PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

INDIVIDUAL PROPERTY DESCRIPTIONS:

LAFAYETTE 7 LLP PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-766895-CO
EFFECTIVE DATE MAY 17, 2017

PARCEL I:
A TRACT OF LAND LOCATED IN SECTION 36, TIN, R69W OF THE 6TH P.M., BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS: BEGINNING AT THE N1/4 CORNER OF SECTION 36, THENCE SOUTH 0°11'35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 2,653.24 FEET TO THE CENTER OF SECTION 36; THENCE SOUTH 89°56'20" EAST ALONG THE EAST-WEST CENTER-LINE OF SECTION 36, A DISTANCE OF 1,327.92 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SECTION 36 AND THE TRUE POINT OF BEGINNING: THENCE SOUTH 0°21'10" WEST, 1,323.16 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SECTION 36; THENCE NORTH 89°55'19" EAST A DISTANCE OF 314.82 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF THE SE1/4 TO A POINT ON A CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF THE BURLINGTON RAILROAD, FROM WHICH A RADIAL LINE BEARS NORTH 23°08'41" WEST; THENCE ALONG A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 40°34', AND WHOSE RADIUS IS 666.26 FEET, A DISTANCE OF 471.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 26°17'19" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 525.34 FEET TO THE PC OF A CURVE WITH A CENTRAL ANGLE OF 4°20'04" AND A RADIUS OF 5450.80 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 413.24 FEET ALONG RAILROAD R.O.W. TO A POINT ON A CURVE, THENCE NORTH 68°02'45" WEST ALONG A RADIAL LINE A DISTANCE OF 421.85 FEET; THENCE NORTH 89°56'20" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36, 652.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:
TRACT R-9, A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE N1/4 CORNER, THENCE SOUTH 0°11'35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36, 2,653.24 FEET TO THE CENTER OF SECTION 36; THENCE SOUTH 89°56'20" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36, A DISTANCE OF 1,320 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'20" EAST ALONG THE EAST-WEST CENTERLINE A DISTANCE OF 660 FEET; THENCE NORTH 0°11'35" EAST ALONG THE WEST LINE OF A TRACT SHOWN AS TRACT I-2 ON SURVEY RECORDED BOULDER COUNTY , RECEPTION NO. 807363 A DISTANCE OF 1,321.63; THENCE NORTH 89°48'25" WEST ALONG THE SOUTH LINE OF A TRACT SHOWN AS TRACT R-6 ON A SURVEY RECORDED BOULDER COUNTY, RECEPTION NO. 807363, A DISTANCE OF 660 FEET; THENCE SOUTH 0°11'35" WEST ALONG THE EAST LINE OF A TRACT SHOWN AS TRACT R-8 ON SURVEY RECORDED BOULDER COUNTY, RECEPTION NO. 807363, A DISTANCE OF 1,323.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL III:
THOSE CERTAIN EASEMENTS AS SET FORTH IN DOCUMENT RECORDED MARCH 6, 1967, AT RECEPTION NO. 840827, FILM NUMBER 596.
COUNTY OF BOULDER,
STATE OF COLORADO.

THE MILLICAN REVOCABLE TRUST PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-766885-CO
EFFECTIVE DATE MAY 17, 2017

THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW 1/4, SE 1/4) AND
THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE 1/4, SW 1/4) AND
THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (S 1/2, N1/2, NW 1/4, SW 1/4) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6 TH P.M.,
COUNTY OF BOULDER,
STATE OF COLORADO.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF THE BNSF RAILWAY.

RICHARD SCHILLAWSKI PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-766894-CO
EFFECTIVE DATE MAY 18, 2017

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TIN, R69W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FROM WHENCE THE NORTHWEST CORNER OF SECTION 36 BEARS N 01°17'40" W, 1333.00 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELAIVE THERETO, THENCE N 89°03'27" E, 1332.38 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, NORTHWEST QUARTER, THENCE S 01°08'00" E, 1329.72 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, NORTHWEST QUARTER, THENCE S 88°54'59" W, 1328.62 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, NORTHWEST QUARTER, THENCE N 01°17'40" W, 1333.00 TO THE POINT OF BEGINNING.

COUNTY OF BOULDER, STATE OF COLORADO.

LINN S. McDONALD PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-773939-CO
EFFECTIVE DATE MAY 17, 2017

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (S1/2 SE1/4) OF SECTION 36, TWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SE1/4 OF SAID SECTION 36 FROM WHICH THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION BEARS S 0°11'E, A DISTANCE OF 75.0 FEET, THE TRUE POINT OF BEGINNING; THENCE N 89°48' E ALONG THE NORTH RIGHT OF WAY LINE OF ST. HGHWY NO. 7, A DISTANCE OF 850.33 FEET; THENCE N 26°59' E, A DISTANCE OF 1320 FEET; THENCE N 89°48' E, A DISTANCE OF 371 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF BOULDER COUNTY ROAD NO. 901; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID ROAD TO NORTH LINE OF S1/2 SE1/4 OF SECTION 36; THENCE S 89°44' W ALONG SAID NORTH LINE OF S1/2 SE1/4 OF SECTION 36, A DISTANCE OF 1864.18 FEET, TO THE NW CORNER OF S1/2 SE1/4 OF SECTION 36; THENCE S 0°11' E, ALONG THE WEST LINE OF S1/2 SE1/4 OF SECTION 36, A DISTANCE OF 1242.80 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE DENVER, UTAH AND PACIFIC RAILROAD CO. BY INSTRUMENTS RECORDED JUNE 4, 1890 IN BOOK 113 AT PAGE 407, JANUARY 4, 1892 IN BOOK 149 AT PAGE 267, MAY 3, 1892 IN BOOK 149 AT PAGE 470 AND JANUARY 23, 1896 IN BOOK 176 AT PAGE 454.

BNSF RAILWAY COMPANY:

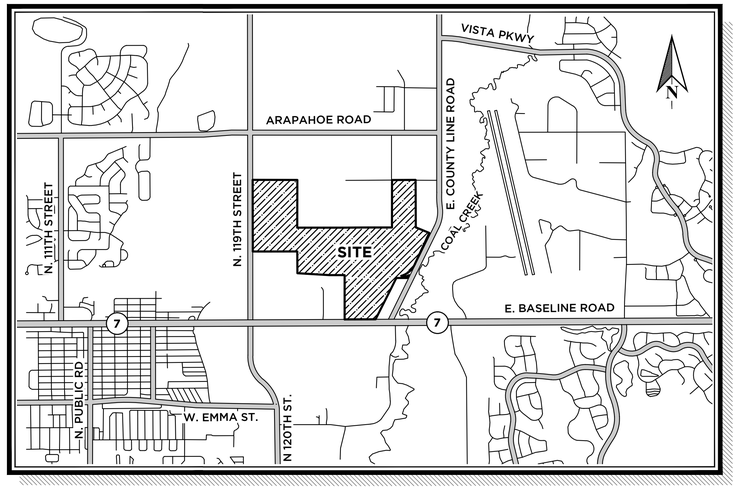
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-773938-CO
EFFECTIVE DATE AUGUST 01, 2016

THAT PORTION OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., AS DESCRIBED IN DEED RECORDED JUNE 4, 1890 IN BOOK 113 AT PAGE 407, JANUARY 4, 1892 IN BOOK 149 AT PAGE 267, MAY 3, 1892 IN BOOK 149 AT PAGE 470 AND JANUARY 23, 1896 IN BOOK 176 AT PAGE 454, COUNTY OF BOULDER, STATE OF COLORADO.

SONJA J. LEWIS PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-773940-CO
EFFECTIVE DATE MAY 17, 2017

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO.



VICINITY MAP
1" = 2000'

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9. DETAILED GRADING, UTILITY & ROADS 1 OF 7
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12. DETAILED GRADING, UTILITY & ROADS 4 OF 7
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18. LANDSCAPE NOTES & PLANT SCHEDULE
19. EXISTING VEGETATION
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41. LANDSCAPE PLAN
42. SITE & LANDSCAPE DETAILS
43. SITE & LANDSCAPE DETAILS
44. SITE & LANDSCAPE DETAILS

COMBINED LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES;

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY LINE OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY LINE OF SAID TRACT A, BLOCK 1 AND THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON RAILROAD AS DESCRIBED IN BOOK 113, PAGE 407, SAID RIGHT-OF-WAY LINE ALSO DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020, SAID POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 23°55'02" W 413.13 FEET, A RADIUS OF 5450.80 FEET, AN ARC OF 413.22 FEET, AND A DELTA OF 04°20'37" TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 26°13'11" W ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 525.34 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 46°29'50" W 461.81 FEET, A RADIUS OF 666.26 FEET, AN ARC OF 471.59 FEET, AND A DELTA OF 40°33'18" TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG SAID BOUNDARY RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING FOUR (4) COURSES:

1) N 89°44'25" E A DISTANCE OF 219.91 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

3) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

4) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1241.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP AS AN 11' WITNESS CORNER, RLS 4846;

THENCE N 89°49'19" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1319.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 1.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°14'20" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886 AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;

THENCE N 00°27'02" W ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 9,516,935 SQUARE FEET, OR 218.4788 ACRES MORE OR LESS.

ENGINEERING:
KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, & #80 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
3.			
4.			
5.			
6.			
7.			
8.			

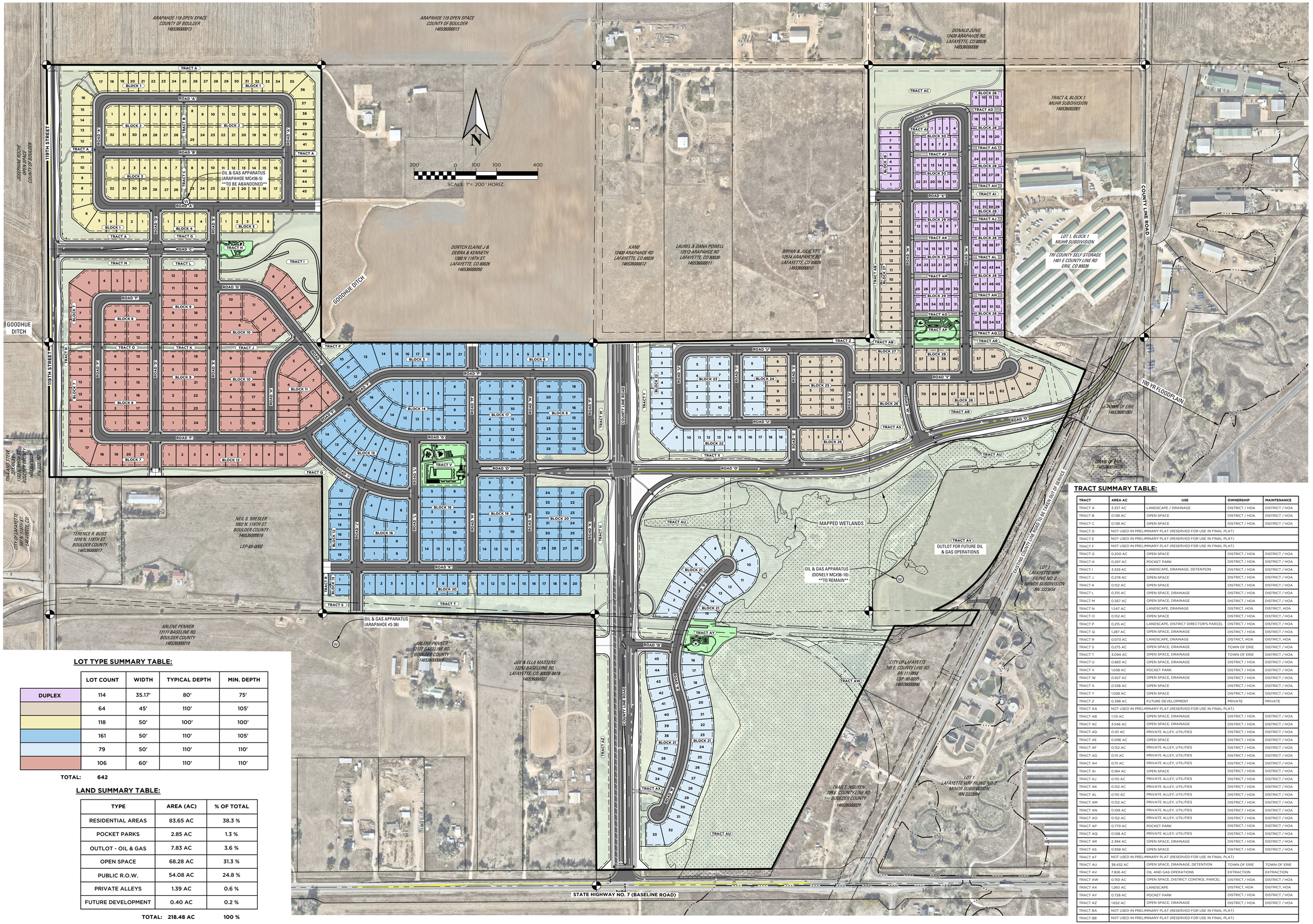
SHEET INFO:

PARKDALE
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = NTS'
SUBMITTED ON: 05.22.17

01 OF 44

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LOT TYPE SUMMARY TABLE:

	LOT COUNT	WIDTH	TYPICAL DEPTH	MIN. DEPTH
DUPLEX	114	35.17'	80'	75'
	64	45'	110'	105'
	118	50'	100'	100'
	161	50'	110'	105'
	79	50'	110'	110'
	106	60'	110'	110'

TOTAL: 642

LAND SUMMARY TABLE:

TYPE	AREA (AC)	% OF TOTAL
RESIDENTIAL AREAS	83.65 AC	38.3 %
POCKET PARKS	2.85 AC	1.3 %
OUTLOT - OIL & GAS	7.83 AC	3.6 %
OPEN SPACE	68.28 AC	31.3 %
PUBLIC R.O.W.	54.08 AC	24.8 %
PRIVATE ALLEYS	1.39 AC	0.6 %
FUTURE DEVELOPMENT	0.40 AC	0.2 %
TOTAL:	218.48 AC	100 %

TRACT SUMMARY TABLE:

TRACT	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	3.337 AC	LANDSCAPE / DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT B	0.138 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT C	0.138 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT D	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			
TRACT E	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			
TRACT F	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			
TRACT G	0.200 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT H	0.297 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT I	3.329 AC	LANDSCAPE, DRAINAGE, DETENTION	DISTRICT / HOA	DISTRICT / HOA
TRACT J	0.278 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT K	0.152 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT L	0.315 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT M	0.567 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT N	1.547 AC	LANDSCAPE, DRAINAGE	DISTRICT, HOA	DISTRICT, HOA
TRACT O	0.152 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT P	0.215 AC	LANDSCAPE, DISTRICT DIRECTOR'S PARCEL	DISTRICT / HOA	DISTRICT / HOA
TRACT Q	1.287 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT R	0.073 AC	LANDSCAPE, DRAINAGE	DISTRICT, HOA	DISTRICT, HOA
TRACT S	0.275 AC	OPEN SPACE, DRAINAGE	TOWN OF ERIE	DISTRICT / HOA
TRACT T	3.094 AC	OPEN SPACE, DRAINAGE	TOWN OF ERIE	DISTRICT / HOA
TRACT U	0.883 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT V	1.058 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT W	0.927 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT X	0.558 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT Y	1.028 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT Z	0.398 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AA	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			
TRACT AB	1.113 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AC	3.546 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AD	0.121 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AE	0.096 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AG	0.111 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AH	0.111 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AI	0.184 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AJ	0.110 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AK	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AL	0.110 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AM	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AN	0.109 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AO	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AP	0.770 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT AQ	0.108 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AR	2.394 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AS	0.958 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AT	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			
TRACT AU	38.432 AC	OPEN SPACE, DRAINAGE, DETENTION	TOWN OF ERIE	TOWN OF ERIE
TRACT AV	7.826 AC	OIL AND GAS OPERATIONS	EXTRACTION	EXTRACTION
TRACT AW	0.150 AC	OPEN SPACE, DISTRICT CONTROL PARCEL	DISTRICT / HOA	DISTRICT / HOA
TRACT AX	1.260 AC	LANDSCAPE	DISTRICT, HOA	DISTRICT, HOA
TRACT AY	0.728 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT AZ	1.652 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT BA	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			
TRACT BB	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)			

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
OVERALL LAND USE PLAN

PROJECT NO: 0043-1532

DRAWN BY: BSS

DESIGNED BY: BSS

SCALE: 1" = 200'

SUBMITTED ON: 05.22.17

02 OF 44

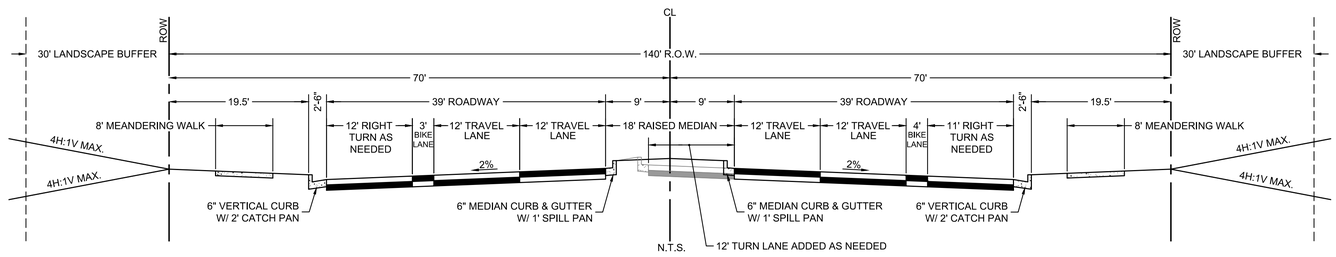
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TYPE

TYPICAL STREET SECTION

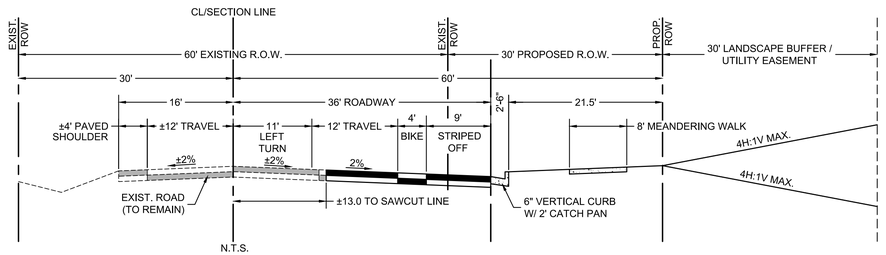
PRINCIPLE ARTERIAL

COUNTY LINE ROAD



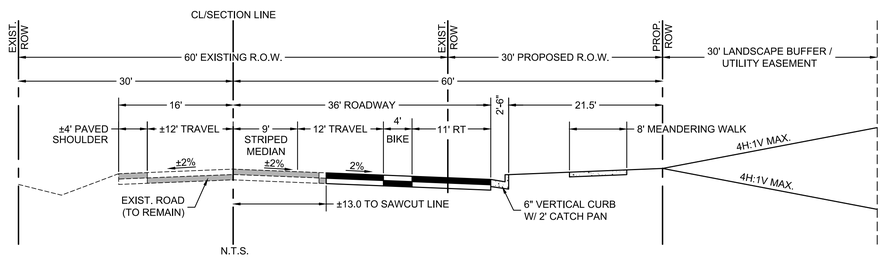
MINOR ARTERIAL
(INTERIM SECTION)

119TH STREET
NORTH OF ROAD 'C'
ENTRANCE



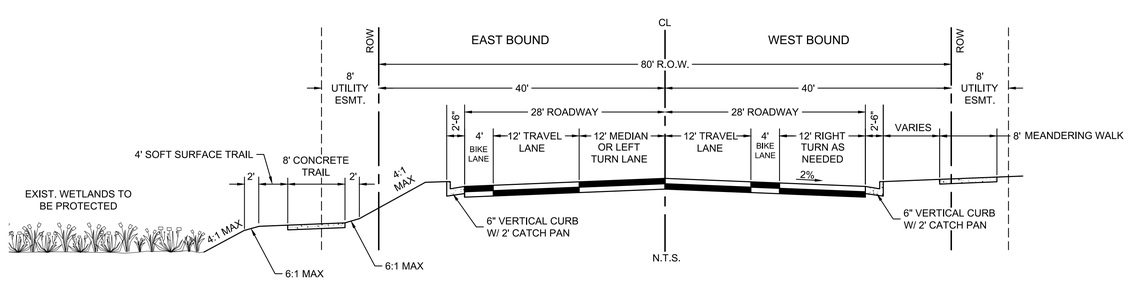
MINOR ARTERIAL
(INTERIM SECTION)

119TH STREET
SOUTH OF ROAD 'C'
ENTRANCE



COLLECTOR
(TYPE A)
(WITHOUT PARKING)

ROAD 'O' EAST OF
COUNTY LINE ROAD



NOTE:

TYPICAL CROSS SECTIONS SHALL BE IN ACCORDANCE TO THE LATEST VERSION OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

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1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
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6.			
7.			
8.			

SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
TYPICAL SECTIONS 1 OF 2

PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = NTS'
SUBMITTED ON: 05.22.17

03 OF 44

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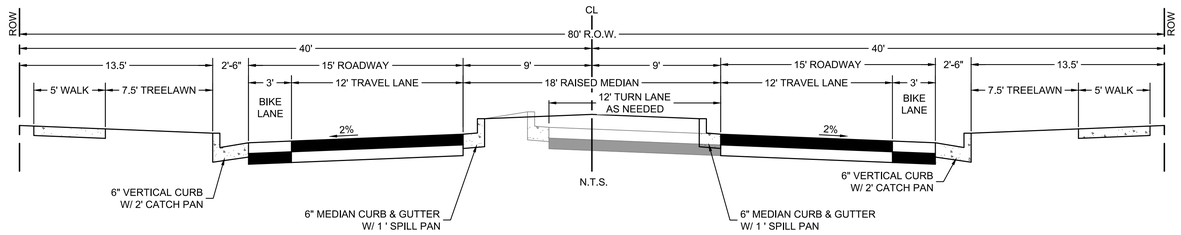
TYPE

TYPICAL STREET SECTION

COLLECTOR
(TYPE B)
(WITHOUT PARKING)

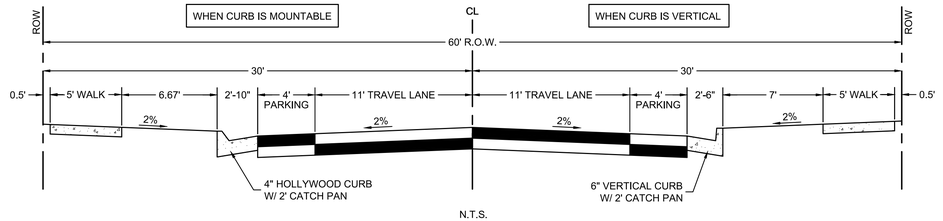
ROAD 'O' WEST OF COUNTY LINE ROAD

ROAD 'C', ROAD 'W'



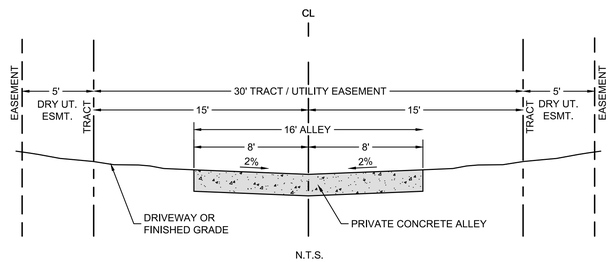
LOCAL

ALL OTHER STREETS



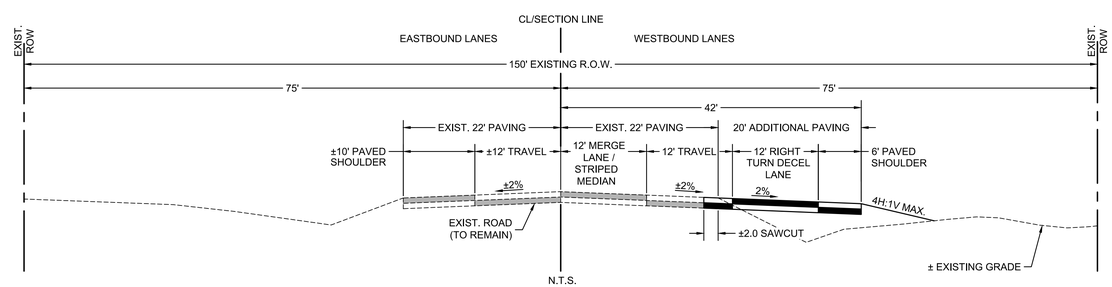
PRIVATE ALLEY

DUPLEX LOTS FRONTING ALLEYS



NON-RURAL PRINCIPAL HIGHWAY (NR-A)

BASELINE ROAD (SH 7)



NOTE:

TYPICAL CROSS SECTIONS SHALL BE IN ACCORDANCE TO THE LATEST VERSION OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

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SHEET INFO:

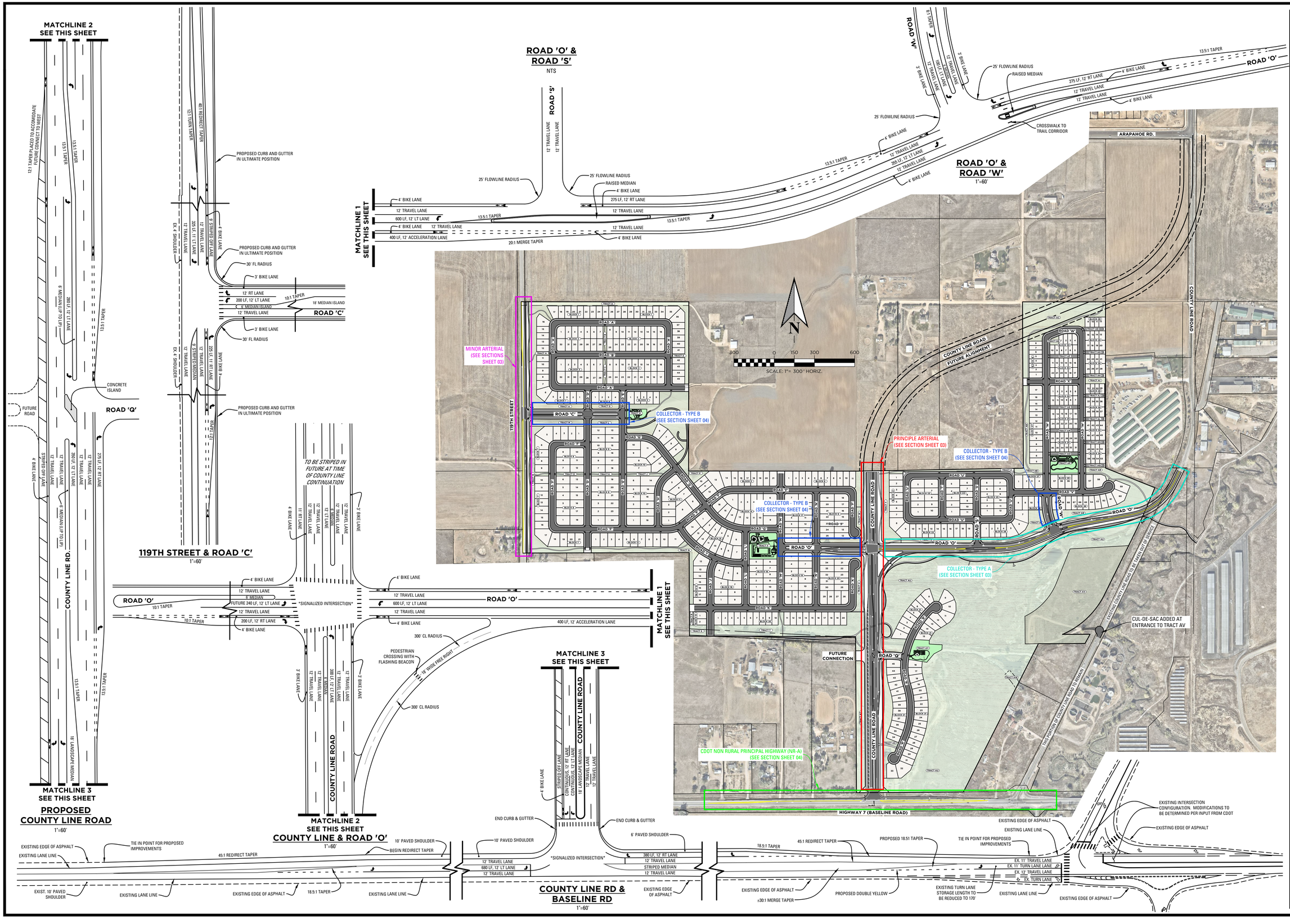
PARKDALE

PRELIMINARY DEVELOPMENT PLAN
TYPICAL SECTIONS 2 OF 2

PROJECT NO: **0043-1532**
DRAWN BY: **BSS**
DESIGNED BY: **BSS**
SCALE: **1" = NTS'**
SUBMITTED ON: **05.22.17**

04 OF 44

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J:\0043\01532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-ROADS-OVERALL.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
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SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
OVERALL ROAD PLANS

PROJECT NO: 0043-1532

DRAWN BY: BSS

DESIGNED BY: BSS

SCALE: 1" = 300'

SUBMITTED ON: 05.22.17

ARAPAHOE 119 OPEN SPACE
COUNTY OF BOULDER
146536000013

ARAPAHOE 119 OPEN SPACE
COUNTY OF BOULDER
146536000013

DONALD JUNG
12428 ARAPAHOE RD.
LAFAYETTE, CO 80026
146536000008

JOSEPHINE ROCHE
OPEN SPACE
COUNTY OF BOULDER

119TH STREET

WATERLINE CONNECTION TO NORTH
(SEE OFFSITE UTILITY SHEET FOR DETAILS)

GRAVEL ROAD

DOUBLE 48" CULVERTS
UNDER PRIVATE ROAD

GRAVEL ROAD

TRACT A, BLOCK 1
MUHR SUBDIVISION
146536002001

160' FUTURE ROW OPTION

OIL & GAS WELL HEAD
(DONELY MC#36-5)
TO BE ABANDONED

150' WELL SETBACK

CONNECT TO EXIST.
WATERLINE

SANITARY SEWER OUTFALL
(SEE OFFSITE UTILITY SHEET
FOR DETAILS)

DOUBLE 42"
CULVERTS

DOUBLE 42"
CULVERTS

DOUBLE 42"
CULVERTS

POND A

EMERGENCY
OVERFLOW WEIR

GROUTED BOULDER
DROP STRUCTURE

OUTLET STRUCTURE
(DISCHARGES INTO STORM SEWER
AND GETS CONVEYED TO WETLANDS)

DORTCH ELAINE J &
DEBRA & KENNETH
1380 N 119TH ST.
LAFAYETTE, CO 80026
146536000050

KANO
12400 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000012

LAUREL & DANA POWELL
12512 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000011

BART SCHICHTEL
12514 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000010

WATERLINE CONNECTION TO NORTH
(SEE OFFSITE UTILITY SHEET FOR DETAILS)

GOODHUE
DITCH

GOODHUE
DITCH IN PIPE

PIPED GOOD HUE DITCH
DISCHARGE POINT

LOT 1, BLOCK 1
MUHR SUBDIVISION

TRI COUNTY SELF-STORAGE
1401 E COUNTY LINE RD
ERIE, CO 80026

CONNECT TO SELF STORAGE OUTLET
STRUCTURE DISCHARGE POINT

15" PVC

15" PVC

100 YR FLOODPLAIN

TOWN OF ERIE
146536001001

UNDERDRAIN
DISCHARGE POINT

12" PVC

15" PVC

OUTLET STRUCTURE

TOWN OF ERIE
146536001002

POND B

12" PVC

10" PVC

12" PVC

350' SETBACK FROM LOTS (LIMIT
OF OIL AND GAS OPERATIONS)

PROPOSED OVERFLOW WEIR
SEE DETAIL THIS SHEET

WATERLINE BORE
UNDER WETLANDS

MAPPED WETLANDS

350' WELL SETBACKS

150' WELL SETBACK

OIL & GAS WELL HEAD
(DONELY MC#36-10)
TO REMAIN

OIL & GAS TANK BATTERY & APPARATUS
TO BE REMOVED

OUTLOT FOR FUTURE
OIL & GAS OPERATIONS

LOT 1
LAFAYETTE WRF
FILING NO. 2
MINOR SUBDIVISION
RN 3323854

EXISTING COUNTY LINE ROAD TO BE TAKEN OUT OF SERVICE

COUNTY LINE ROAD

TRINA AND STEVE
ZAHRADKA
1139 N. 119TH ST.
BOULDER COUNTY
146536400023
RN 2201782

CITY OF LAFAYETTE
OPEN SPACE
LAFAYETTE, CO

NEIL S. BRESLER
1002 N. 119TH ST.
BOULDER COUNTY
146536000016

TERENCE R. BUSS
1010 N. 119TH ST.
BOULDER COUNTY
146536000017

LSP-88-0002

FUTURE POINT OF CONNECTION
FOR OUTLET OF UPSTREAM
REGIONAL DETENTION POND

DOUBLE 6'X5'
BOX CULVERT

GROUTED BOULDER
DROP STRUCTURE

DOUBLE 6'X5'
BOX CULVERT

GROUTED BOULDER
DROP STRUCTURE

GROUTED BOULDER
DROP STRUCTURE

18'W X 10'H BOX CULVERT FOR DRAINAGE
AND PEDESTRIAN UNDERPASS

OIL & GAS APPARATUS
(ARAPAHOE #3-36)
150' WELL SETBACK

ARLENE PENNER
12177 BASELINE RD.
BOULDER COUNTY
146536000019

ARLENE PENNER
12177 BASELINE RD.
BOULDER COUNTY
146536000019

JOE & ELLA MASTERS
1220 BASELINE RD.
LAFAYETTE, CO 80026-9418
146536000027

CITY OF LAFAYETTE SANITARY
SEWER TRUNK LINE

CITY OF LAFAYETTE
795 E. COUNTY LINE RD
RN 1119558
LSP-87-0095
146536000046

100 YR FLOODPLAIN

LOT 1
LAFAYETTE WRF FILING NO. 2
MINOR SUBDIVISION
RN 3323854

THAO T. NGUYEN
795 E COUNTY LINE RD
BOULDER COUNTY
146536000029

GROUTED BOULDER
DROP STRUCTURE

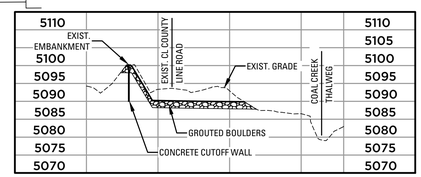
TRIPLE 10'W X 5'H BOX CULVERT

STATE HIGHWAY NO. 7 (BASELINE ROAD)

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

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
- FLOWLINE PROPOSED DRAINAGE SWALE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- TYPE 'R' INLET
- AREA INLET



OVERFLOW WEIR SECTION

J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-UTILITY-OVERALL.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 9-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
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6.			
7.			
8.			

SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
OVERALL UTILITY PLAN

PROJECT NO:
0043-1532

DRAWN BY:
BSS

DESIGNED BY:
BSS

SCALE:
1" = 200'

SUBMITTED ON:
05.22.17

ARAPAHOE 119 OPEN SPACE
COUNTY OF BOULDER
146536000013

ARAPAHOE 119 OPEN SPACE
COUNTY OF BOULDER
146536000013

DONALD JUNG
12428 ARAPAHOE RD.
LAFAYETTE, CO 80026
146536000008

JOSEPHINE ROCHE
OPEN SPACE
COUNTY OF BOULDER

119TH STREET

N

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

EXISTING "ENDORHEIC" DRAINAGE BASIN. RELIEVED BY CHANNEL B OVERFLOW WEIR FOR STORMS GRATER THAN THE THE 100 YR.

CHANNEL B

TRACT A, BLOCK 1
MUHR SUBDIVISION
146536002001

COUNTY LINE ROAD

LOT 1, BLOCK 1
MUHR SUBDIVISION

TRI COUNTY SELF STORAGE
1401 E COUNTY LINE RD
ERIE, CO 80026

OSP BASIN 438

DOUBLE 42" CULVERTS

DOUBLE 42" CULVERTS

DOUBLE 42" CULVERTS

POND A

EMERGENCY OVERFLOW WEIR

OUTLET STRUCTURE (DISCHARGES INTO STORM SEWER AND GETS CONVEYED TO WETLANDS)

GROUTED BOULDER DROP STRUCTURE

CHANNEL C

DORTCH ELAINE J. & DEBRA & KENNETH
1300 N 119TH ST.
LAFAYETTE, CO 80026
146536000050

KANO
12400 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000012

LAUREL & DANA POWELL
12512 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000011

BART SCHICHTEL
12514 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000010

100 YR FLOODPLAIN

TOWN OF ERIE
146536001001

TOWN OF ERIE
146536001002

OUTLET STRUCTURE

PROPOSED OVERFLOW WEIR
WEIR CREST AT 5100.00

POND B

350' SETBACK FROM LOTS (LIMIT OF OIL AND GAS OPERATIONS)

OIL & GAS PAD BERMING

TRACT AV
OUTLOT FOR FUTURE OIL & GAS OPERATIONS

MAXIMUM WATER SURFACE ELEVATION

MAPPED WETLANDS

150' WELL SETBACK

OIL & GAS APPARATUS (DONELY MC#36-10) **TO REMAIN**

EXISTING COUNTY LINE ROAD TO BE TAKEN OUT OF SERVICE

TRACT AU

TRACT AW

TRACT AX

TRACT AY

TRACT AT

TRACT AS

TRACT AR

TRACT AQ

TRACT AP

TRACT AO

TRACT AN

TRACT AM

TRACT AL

TRACT AK

TRACT AJ

TRACT AI

TRACT AH

TRACT AG

TRACT AF

TRACT AE

TRACT AD

TRACT AC

TRACT AB

TRACT AA

TRACT Z

TRACT Y

TRACT X

TRACT W

TRACT V

TRACT U

TRACT T

TRACT S

TRACT R

TRACT Q

TRACT P

TRACT O

TRACT N

TRACT M

TRACT L

TRACT K

TRACT J

TRACT I

TRACT H

TRACT G

TRACT F

TRACT E

TRACT D

TRACT C

TRACT B

TRACT A

ROAD 'A' ROAD 'B' ROAD 'C' ROAD 'D' ROAD 'E' ROAD 'F' ROAD 'G' ROAD 'H' ROAD 'I' ROAD 'J' ROAD 'K' ROAD 'L' ROAD 'M' ROAD 'N' ROAD 'O' ROAD 'P' ROAD 'Q' ROAD 'R' ROAD 'S' ROAD 'T' ROAD 'U' ROAD 'V' ROAD 'W' ROAD 'X'

BLOCK 1 BLOCK 2 BLOCK 3 BLOCK 4 BLOCK 5 BLOCK 6 BLOCK 7 BLOCK 8 BLOCK 9 BLOCK 10 BLOCK 11 BLOCK 12 BLOCK 13 BLOCK 14 BLOCK 15 BLOCK 16 BLOCK 17 BLOCK 18 BLOCK 19 BLOCK 20 BLOCK 21 BLOCK 22 BLOCK 23 BLOCK 24 BLOCK 25 BLOCK 26 BLOCK 27 BLOCK 28 BLOCK 29 BLOCK 30

TRIA AND STEVE ANDRIANOS
1139 N. 119TH ST.
BOULDER COUNTY
RN 233782

CITY OF LAFAYETTE
(BY) N. LAFAYETTE
LAFAYETTE, CO.

TERENCE R. BUSS
1010 N. 119TH ST.
BOULDER COUNTY
146536000017

LSP-88-0002

NEIL S. BRESLER
1002 N. 119TH ST.
BOULDER COUNTY
146536000016

DOUBLE 6'X5' BOX CULVERT

DOUBLE 6'X5' BOX CULVERT

FUTURE POINT OF CONNECTION FOR OUTLET OF UPSTREAM REGIONAL DETENTION POND

GROUTED BOULDER DROP STRUCTURE

GROUTED BOULDER DROP STRUCTURE

GROUTED BOULDER DROP STRUCTURE

CHANNEL A

OIL & GAS APPARATUS (ARAPAHOE #9-36)

POSSIBLE 150' WELL SETBACK

ARLENE PENNER
12177 BASELINE RD.
BOULDER COUNTY
146536000019

18'W X 10'H BOX CULVERT FOR DRAINAGE AND PEDESTRIAN UNDERPASS

AREA INLET

JOE & ELLA MASTERS
12257 BASELEINE RD.
LAFAYETTE, CO. 80026-9418
146536000027

CITY OF LAFAYETTE
795 E. COUNTY LINE RD.
RN 1138858
LSP-90-0095
146536000046

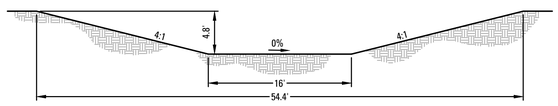
THAO T. NGUYEN
795 E COUNTY LINE RD
BOULDER COUNTY
146536000029

LOT 1
LAFAYETTE WRF FILING NO. 2
MINOR SUBDIVISION
RN-3328654

GROUTED BOULDER DROP STRUCTURE

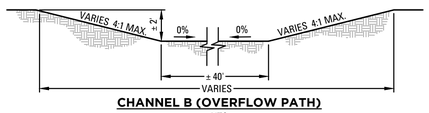
TRIPLE 10'W X 5'H BOX CULVERT

STATE HIGHWAY NO. 7 (BASELINE ROAD)



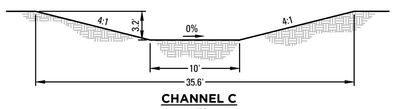
CHANNEL A
NTS

100 YR FLOW	533 CFS
SLOPE	0.3%
N-VALUE	0.030
MAX DEPTH	3.6'
VELOCITY	4.9 FT/S



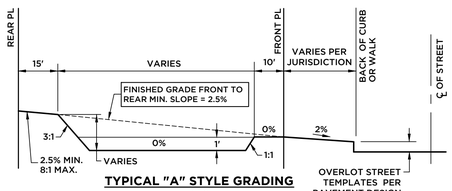
CHANNEL B (OVERFLOW PATH)
NTS

100 YR FLOW	24 CFS
SLOPE	0.2%
N-VALUE	0.030
MAX DEPTH	0.45'
VELOCITY	1.24 FT/S

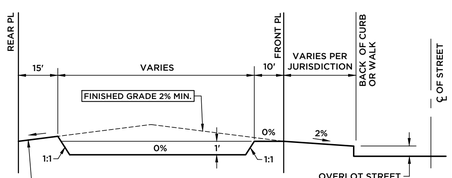


CHANNEL C
NTS

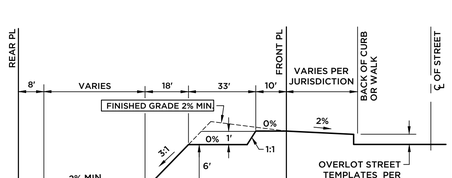
100 YR FLOW	161 CFS
SLOPE	0.60%
N-VALUE	0.035
MAX DEPTH	2.1'
VELOCITY	4.1 FT/S



TYPICAL "A" STYLE GRADING
N.T.S.



TYPICAL "B" STYLE GRADING
N.T.S.



TYPICAL "WO" STYLE GRADING
N.T.S.

NOTE:
OVERLOT TEMPLATES HAVE NOT BEEN APPLIED AT THIS TIME

J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-GRADING-OVERALL.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
OVERALL GRADING PLAN

PROJECT NO:
0043-1532

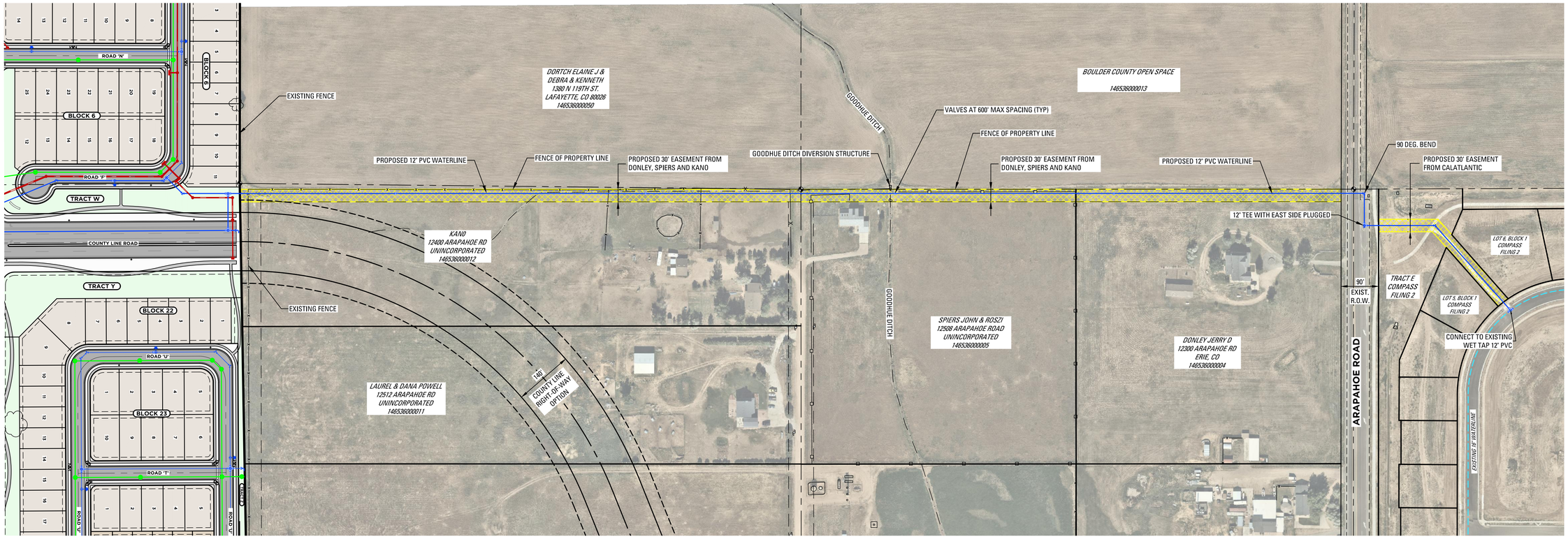
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BSS

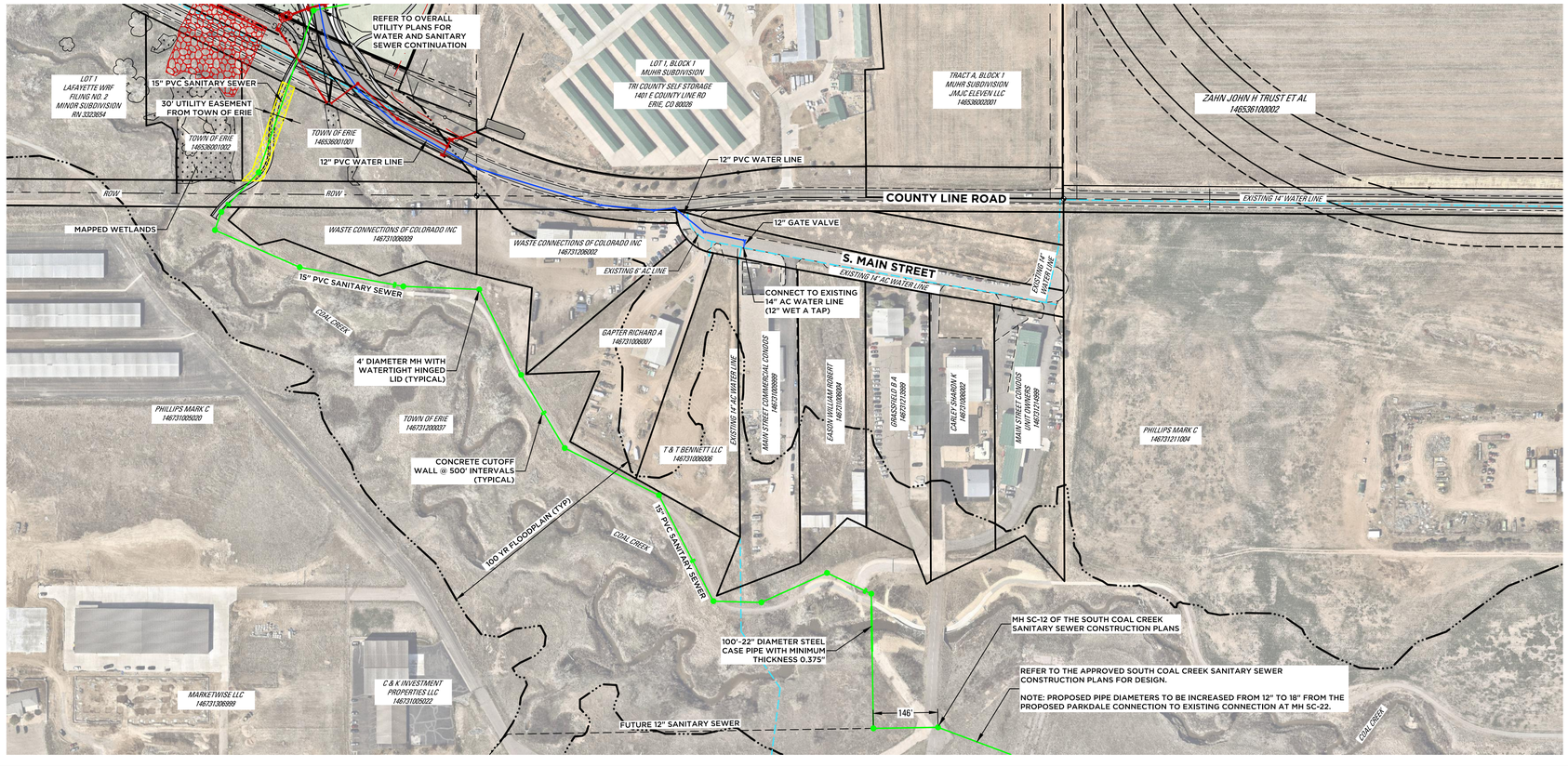
DESIGNED BY:
BSS

SCALE:
1" = 200'

SUBMITTED ON:
05.22.17

07
OF 44

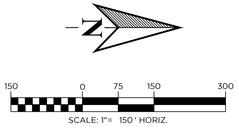






LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE



J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-UT-OFFSITE.dwg

ENGINEERING:

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12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

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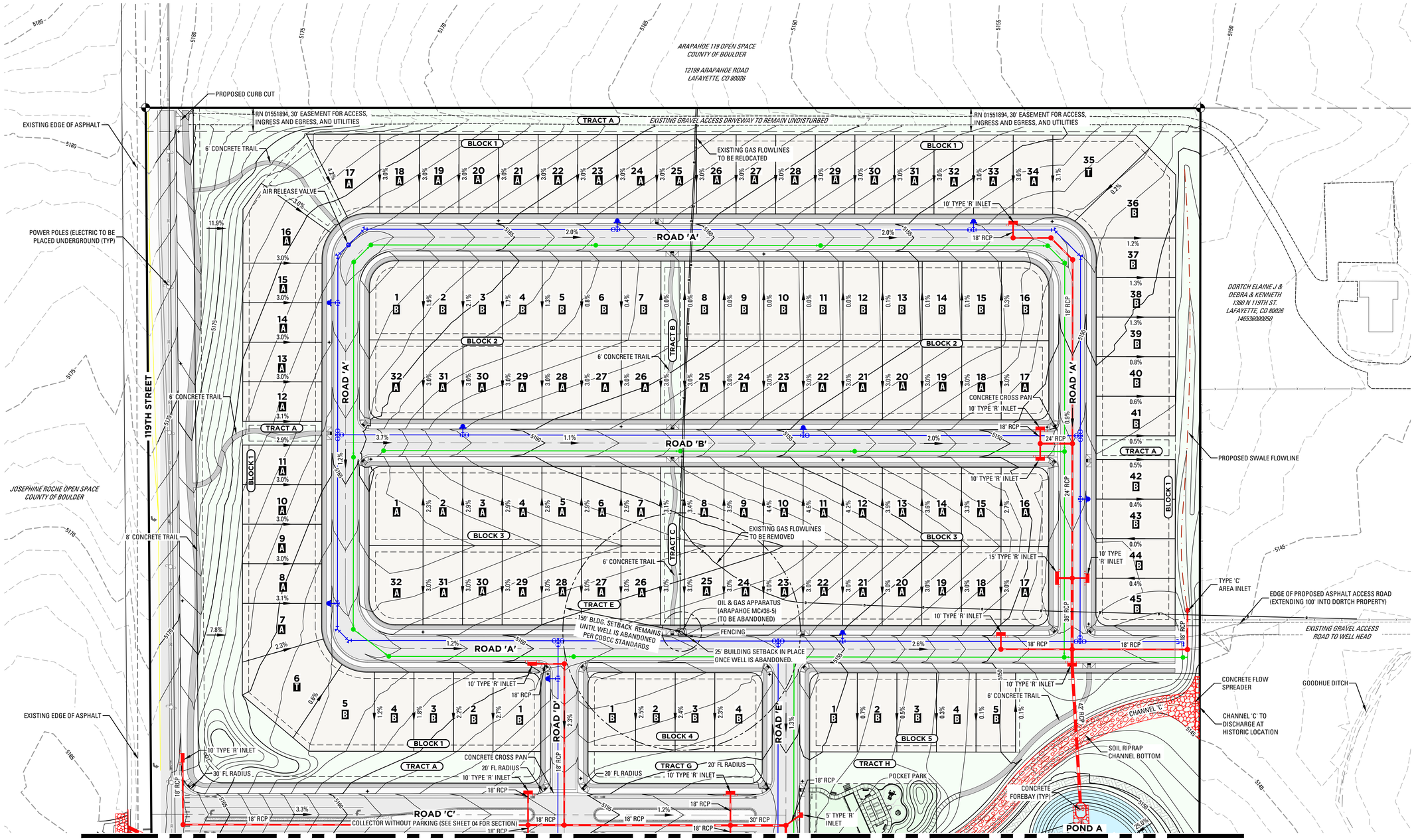
SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
OFFSITE UTILITY PLAN

PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: AS SHOWN
SUBMITTED ON: 05.22.17

08 OF 44



MATCHLINE - SEE SHEET 10

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
- FLOWLINE PROPOSED DRAINAGE SWALE
- GATE VALVE
- FIRE HYDRANT
- WATERLINE MECHANICAL BEND
- SANITARY MANHOLE
- STORM MANHOLE
- TYPE 'R' INLET
- AREA INLET
- A B T WO — LOT TYPE GRADING - "A", "B" TRANSITION, WALKOUT
- 3.0% — LOT SLOPE FROM FRONT TO REAR PROPERTY LINE

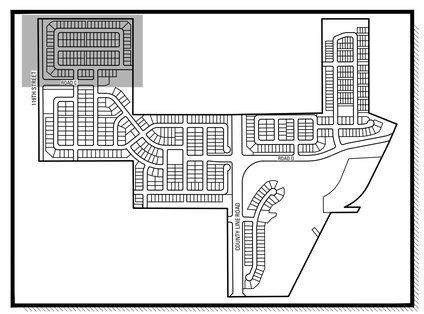
NOTES

1. TYPICAL STREET SECTIONS CAN BE FOUND ON SHEETS 03 & 04.
2. TYPICAL CHANNEL SECTIONS CAN BE FOUND ON SHEET 07.
3. STREETS ARE LOCAL UNLESS NOTED OTHERWISE.
4. ALL CURB RETURN FLOWLINE RADIUS ARE 15' UNLESS NOTED OTHERWISE.
5. OVERLOT GRADING TEMPLATES HAVE NOT YET BEEN APPLIED.

N

60 0 30 60 120

SCALE: 1"= 60' HORIZ.



KEYMAP
NTS

J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-DETAILED-GRADING-UTILITY.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-183 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

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SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
DETAILED GRADING, UTILITY & ROADS

PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = 60'
SUBMITTED ON: 05.22.17

09 OF 44

NOTES

1. TYPICAL STREET SECTIONS CAN BE FOUND ON SHEETS 03 & 04.
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N

60 0 30 60 120
SCALE: 1"= 60 ' HORIZ.

MATCHLINE - SEE SHEET 09

ROAD 'C'
COLLECTOR WITHOUT PARKING (SEE SHEET 04 FOR SECTION)
GROUTED BOULDER DROP STRUCTURE
30' FL RADIUS
10' TYPE 'R' INLET
CONCRETE CROSS PAN
20' FL RADIUS
5' TYPE 'R' INLET
SOIL RIPRAP LINED CHANNEL (TYP)
DOUBLE 42" CULVERTS
CONCRETE SLOPE PAVING
ROAD 'F'
ROAD 'G'
ROAD 'H'
ROAD 'D'
ROAD 'E'
POND A
FOREBAY MAINTENANCE ACCESS ROAD
MAINTENANCE ACCESS ROAD
CONCRETE TRICKLE CHANNEL
RIPRAP EMERGENCY OVERFLOW
OUTLET STRUCTURE MAINTENANCE ACCESS RD.
POND OUTLET STRUCTURE (MODIFIED TYPE D)
EASTERN GOODHUE TURN OUT STRUCTURE (SEE DETAIL THIS SHEET)
GOODHUE DITCH
GOODHUE DITCH IN PIPE
119TH STREET
TRACT L
TRACT M
TRACT I
TRACT O
TRACT K
TRACT J
TRACT N
TRACT Q
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
8' CONCRETE TRAIL
6' CONCRETE TRAIL
15' TYPE 'R' INLET
UTILITY EASEMENT WIDTH VARIES
PROPOSED SWALE
AREA INLET
CURB CHASE
EXISTING EDGE OF PAVEMENT
POWER LINES TO BE PLACED UNDERGROUND ALONG 119TH FRONTAGE (TYP)

JOSEPHINE ROCHE
OPEN SPACE
COUNTY OF BOULDER

DORTCH ELAINE J & DEBRA & KENNETH
1380 N 119TH ST.
LAFAYETTE, CO 80026
146536000050

TINA AND STEVE ZAKANAY
1133 N. 119TH ST.
LAFAYETTE, CO.
RN 2331762

TERENCE R. BUSS
1010 N. 119TH ST.
LAFAYETTE, CO. 80026-9411
146536000017

TERENCE R. BUSS
1010 N. 119TH ST.
LAFAYETTE, CO. 80026-9411
146536000017

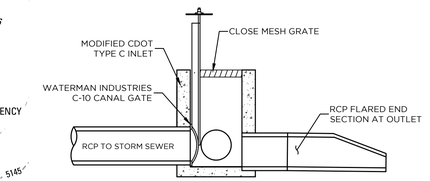
NEIL S. BRESLER
1002 N. 119TH ST.
LAFAYETTE, CO. 80026-9411
146536000016
LSP-88-0002

MATCHLINE SEE SHEET 11

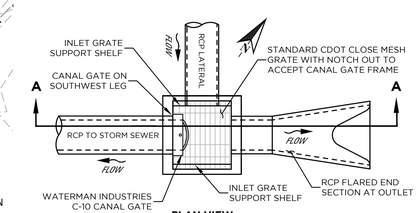
MATCHLINE - SEE SHEET 11

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
- FLOWLINE PROPOSED DRAINAGE SWALE
- GATE VALVE
- FIRE HYDRANT
- WATERLINE MECHANICAL BEND
- SANITARY MANHOLE
- STORM MANHOLE
- TYPE 'R' INLET
- AREA INLET
- A B T WO — LOT TYPE GRADING - "A", "B" TRANSITION, WALKOUT
- 3.0% — LOT SLOPE FROM FRONT TO REAR PROPERTY LINE

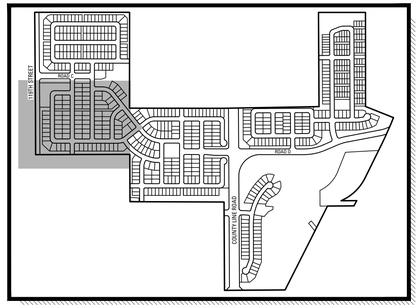


SECTION A-A



PLAN VIEW

EASTERN GOODHUE STRUCTURE
NTS



KEYMAP
NTS

J:\0043\15320\CIVIL\PLANNING\PDP\SHEETS\15320-PDP-DETAILED GRADING-UTILITY.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
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1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

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SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
DETAILED GRADING, UTILITY & ROADS

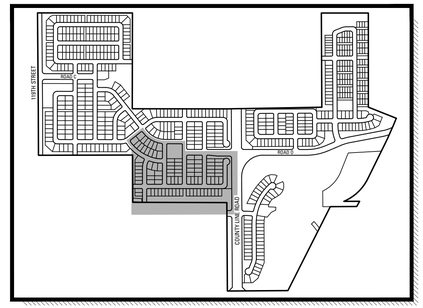
PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = 60'
SUBMITTED ON: 05.22.17

NOTES

1. TYPICAL STREET SECTIONS CAN BE FOUND ON SHEETS 03 & 04.
2. TYPICAL CHANNEL SECTIONS CAN BE FOUND ON SHEET 07.
3. STREETS ARE LOCAL UNLESS NOTED OTHERWISE.
4. ALL CURB RETURN FLOWLINE RADIUS ARE 15' UNLESS NOTED OTHERWISE.
5. OVERLOT GRADING TEMPLATES HAVE NOT YET BEEN APPLIED.

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
- FLOWLINE PROPOSED DRAINAGE SWALE
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- TYPE 'R' INLET
- AREA INLET
- A B T WO — LOT TYPE GRADING - "A", "B" TRANSITION, WALKOUT
- 3.0% — LOT SLOPE FROM FRONT TO REAR PROPERTY LINE



KEYMAP
NTS

N

60 0 30 60 120
SCALE: 1"= 60' HORIZ.

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 12

MATCHLINE SEE SHEET 13

MATCHLINE - SEE SHEET 15

ROAD 'F' ROAD 'G' ROAD 'O' ROAD 'I' ROAD 'J' ROAD 'M' ROAD 'N' ROAD 'K' ROAD 'L' ROAD 'K'

COUNTY LINE ROAD

BLOCK 15 BLOCK 16 BLOCK 18 BLOCK 19 BLOCK 20 BLOCK 12 BLOCK 13 BLOCK 20

TRACT V TRACT S TRACT T TRACT R TRACT U

PARK

SEE SHEET 05 FOR MORE INFO

PROPOSED SWALE

CONCRETE TRICKLE CHANNEL

NEIL S. BRESLER
1002 N. 119TH ST.
LAFAYETTE, CO. 80026-9411
146536000016
LSP-88-0002

ARLENE PENNER
12177 BASELINE RD.
LAFAYETTE, CO. 80026
146536000019

JOE & ELLA MASTERS
12257 BASELEINE RD.
LAFAYETTE, CO. 80026-9418
146536000027

OIL & GAS APPARATUS (ARAPAHOE #3-36)

WELL HEAD (ARAPAHOE #3-36)

150' WELL SETBACK (TYP)

PROPOSED ALIGNMENT FOR CITY OF LAFAYETTE REUSE WATERLINE

EXISTING CITY OF LAFAYETTE SEWER

GROUTED BOULDER DROP STRUCTURE

SOIL RIPRAP CHANNEL BOTTOM

DOUBLE 6'X5' RCBC

50' RAILROAD ROW ACQUIRED BY OEO, LLC.

8' CONCRETE / 4' SOFT SURFACE SPINE TRAIL

8' CONCRETE TRAIL

EXIST. SANITARY SEWER

20' SANITARY SEWER EASEMENT RN 344081 AND 344082

CONCRETE CROSS PAN

5' CONCRETE SIDEWALK

18'W X 10'H BOX CULVERT AND PEDESTRIAN UNDERPASS

PROPOSED AREA INLET

UTILITY EASEMENT BLANKET

J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-DETAILED-GRADING-UTILITY.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
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#3, 9-180 Independence plaza
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PREPARED FOR:

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303.770.9111

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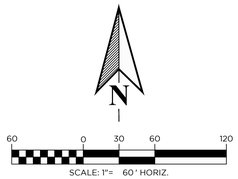
PROJECT NO: 0043-1532

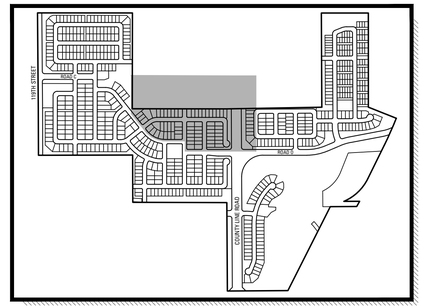
DRAWN BY: BSS

DESIGNED BY: BSS

SCALE: 1" = 60'

SUBMITTED ON: 05.22.17





KEYMAP
NTS

RIPRAP EMERGENCY OVERFLOW

GOODHUE DITCH

DORTCH ELAINE J & DEBRA & KENNETH
1380 N 119TH ST.
LAFAYETTE, CO 80026
146536000050

12" OFFSITE WATERLINE - SEE SHEET 08 FOR CONTINUATION

KANI
12400 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000012

30' LANDSCAPE BUFFER
140' FUTURE RIGHT-OF-WAY
30' LANDSCAPE BUFFER

TRACT P

BLOCK 5

BLOCK 6

BLOCK 14

BLOCK 17

BLOCK 22

ROAD 'F'

ROAD 'G'

ROAD 'M'

ROAD 'N'

ROAD 'O'

CURB CHASE

CONCRETE CROSS PAN

5' TYPE 'R' INLET

10' TYPE 'R' INLET

15' TYPE 'R' INLET

20' FL RADIUS

30' FL RADIUS

8' CONCRETE TRAIL

COUNTY LINE ROAD

TRACT Y

TRACT W
UTILITY EASEMENT
BLANKET

MATCHLINE
SEE SHEET 10

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

SEE SHEET 05 FOR MORE INFO

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
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NOTES

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4. ALL CURB RETURN FLOWLINE RADIUS ARE 15' UNLESS NOTED OTHERWISE.
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REVISIONS:

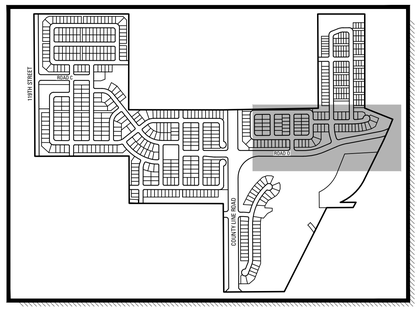
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PARKDALE

PRELIMINARY DEVELOPMENT PLAN
DETAILED GRADING, UTILITY & ROADS

PROJECT NO: 0043-1532
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SUBMITTED ON: 05.22.17



KEYMAP
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N

60 0 30 60 120
SCALE: 1"= 60 ' HORIZ.

MATCHLINE - SEE THIS SHEET

TYPE D INLET ACCEPTS EXISTING ROAD SIDE DITCH FLOW
SELF STORAGE POND DISCHARGE TO BE TIED TO STORM SEWER
LOT 1, BLOCK 1 MUHR SUBDIVISION
TRI COUNTY SELF STORAGE 1401 E COUNTY LINE RD ERIE, CO 80026 146536002002
INGRESS EGRESS EASEMENT FOR MUTUAL BENEFIT OF OWNERS OF RECORD OF TRACTS SHOWN ON SURVEY AT RN 90830620
EXISTING EDGE OF ASPHALT
10' TYPE R INLETS
CONCRETE TRAIL
PROPOSED SWALE
12" WATERLINE (SEE SHEET 08 FOR CONTINUATION)
50' GAS PIPELINE EASEMENT RN 1739436
30' UTILITY EASEMENT
APPARENT 60' ROW AS SHOWN ON LAFAYETTE WRF FILING NO. 2 MINOR SUB.
BURLINGTON NORTHERN AKA DU&P RAILROAD 100' ROW BOOK 113 PG 407
TOWN OF ERIE NO LOCAL ADDRESS 146536001001
10' TYPE R INLETS
POND MAINTENANCE ACCESS RD.
CONCRETE HEADWALL
UNDERDRAIN OUTFALL
12" PVC SEWER
CONCETE FOREBAY
POND OUTLET STRUCTURE (MODIFIED TYPE D)
15" PVC SEWER
PROP. SANITARY SEWER EASEMENT
SANITARY SEWER OUTFALL (SEE SHEET 08 FOR CONTINUATION)

LAUREL & DANA POWELL 12512 ARAPAHOE RD LAFAYETTE, CO 80026 146536000011
TRACT R-8 BART SCHICHTEL 12514 ARAPAHOE RD LAFAYETTE, CO 80026 146536000010
75.42' INGRESS EGRESS EASEMENT, RN 840827, FOR MUTUAL BENEFIT OF OWNERS OF RECORD OF TRACTS SHOWN ON SURVEY AT RN 90830620
5.5' MAX HEIGHT RETAINING WALL
6' CONCRETE TRAIL
TRACT Z
ROAD 'U'
ROAD 'T'
ROAD 'S'
ROAD 'V'
ROAD 'W'
ROAD 'O'
SEE SHEET 05 FOR ADDITIONAL INFO
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 22
TRACT AA
TRACT AB
TRACT AR
TRACT AS
TRACT AT
TRACT AU
TRACT X
18" RCP
24" RCP
30" RCP
36" RCP
42" RCP
54" RCP
60" RCP
10' TYPE 'R' INLET
15' TYPE 'R' INLET
5' TYPE 'R' INLET
AREA INLET
40' UTILITY EASEMENT
20' FL RADIUS
25' FL RADIUS
8' CONCRETE TRAIL
8' CONCRETE WITH 4' SOFT SURFACE TRAIL
12" PVC SEWER
MEDIAN ISLAND
CONCRETE FOREBAY
MAXIMUM POND WATER SURFACE ELEVATION
EXISTING GAS LINE TO BE REMOVED
FOR FUTURE OIL AND GAS OPERATIONS
LOT 1, BLOCK 1 MUHR SUBDIVISION

MATCHLINE - SEE SHEET 12
MATCHLINE - SEE THIS SHEET
MATCHLINE - SEE SHEET 15

J:\0043\1532\CIVIL\PLANNING\PDP\PDP SHEETS\1532-PDP- DETAILED GRADING-UTILITY.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
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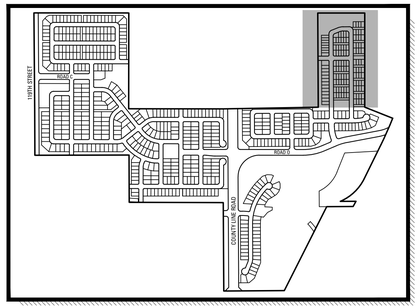
SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
DETAILED GRADING, UTILITY & ROADS

PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = 60'
SUBMITTED ON: 05.22.17

13 OF 44



KEYMAP
NTS

NOTES

1. TYPICAL STREET SECTIONS CAN BE FOUND ON SHEETS 03 & 04.
2. TYPICAL CHANNEL SECTIONS CAN BE FOUND ON SHEET 07.
3. STREETS ARE LOCAL UNLESS NOTED OTHERWISE.
4. ALL CURB RETURN FLOWLINE RADIUS ARE 15' UNLESS NOTED OTHERWISE.
5. OVERLOT GRADING TEMPLATES HAVE NOT YET BEEN APPLIED.

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
- FLOWLINE PROPOSED DRAINAGE SWALE
- GAS LINE (CONCEPTUAL LOCATION)
- ELECTRIC LINE (CONCEPTUAL LOCATION)
- GATE VALVE
- FIRE HYDRANT
- WATERLINE MECHANICAL BEND
- SANITARY MANHOLE
- STORM MANHOLE
- TYPE 'R' INLET
- AREA INLET
- ELECTRIC PEDESTAL (CONCEPTUAL LOCATION)
- ELECTRIC TRANSFORMER (CONCEPTUAL LOCATION)
- A B T WO LOT TYPE GRADING - "A", "B" TRANSITION, WALKOUT

EXISTING HOUSE
TRACT R-8
BART SCHICHTEL
12514 ARAPAHOE RD
LAFAYETTE, CO 80026
146536000010
EXISTING OIL & GAS FLOWLINE
PROPOSED OFFSITE OVERFLOW WEIR
8' CONCRETE TRAIL
EXISTING GRAVEL DRIVEWAY
INGRESS EGRESS EASEMENT, RN 840827, FOR MUTUAL BENEFIT OF OWNERS OF RECORD OF TRACTS SHOWN ON SURVEY AT RN 90830620 (TO REMAIN)
TRACT AB
BLOCK 27
BLOCK 28
ROAD 'X'
ROAD 'W'
10' TYPE 'R' INLET
TRACT AE
TRACT AC
30' LANDSCAPE BUFFER
140' FUTURE RIGHT-OF-WAY
EXISTING GRAVEL ROAD
TRACT R-6
DONALD JUNG
12428 ARAPAHOE RD.
LAFAYETTE, CO 80026
146536000008
CHANNEL B (OVERFLOW PATH)
MATCHLINE - SEE THIS SHEET 13
40' UTILITY EASEMENT
TRACT AP
TRACT AO
TRACT AM
TRACT AK
TRACT AF
TRACT AR
TRACT AQ
TRACT AN
TRACT AL
TRACT AJ
TRACT AI
TRACT AH
TRACT AG
TRACT AD
BLOCK 29
BLOCK 30
TYPE 'C' AREA INLET
18" RCP
24" RCP
PROPOSED SWALE
FENCE ENCROACHES ONTO PROPERTY BY 5' AT THIS POINT (TO BE RELOCATED ONTO PROPERTY LINE)
FENCE ENCROACHES ONTO PROPERTY BY 9' AT THIS POINT (TO BE RELOCATED ONTO PROPERTY LINE)
8' UTILITY EASEMENT
LOT 1, BLOCK 1 MUHR SUBDIVISION
TRI COUNTY SELF STORAGE
1401 E COUNTY LINE RD
ERIE, CO 80026
146536002002
STORAGE UNITS
EXISTING STRUCTURE
TRACT A, BLOCK 1 MUHR SUBDIVISION
JMJC ELEVEN LLC
1401 E. COUNTY LINE ROAD
ERIE, CO 80026
146536002001
SCALE: 1"= 50' HORIZ.

J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-DETAILED-GRADING-UTILITY.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENT	10.09.2017	BSS
2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
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SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
DETAILED GRADING, UTILITY & ROADS

PROJECT NO: 0043-1532
DRAWN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = 50'
SUBMITTED ON: 05.22.17

NOTES

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5. OVERLOT GRADING TEMPLATES HAVE NOT YET BEEN APPLIED.

SCALE: 1"= 60' HORIZ.

STATE HIGHWAY NO. 7 (BASELINE ROAD)

SEE SHEET 05 FOR ADDITIONAL INFO.

COUNTY LINE ROAD

SEE SHEET 05 FOR ADDITIONAL INFO.

JOE & ELLA MASTERS
12257 BASELEINE RD.
LAFAYETTE, CO. 80026-9418
146536000027

THAO T. NGUYEN
795 E. COUNTY LINE RD.
BOULDER COUNTY
146536000029

GROUTED BOULDER DROP STRUCTURE

PROPOSED SWALE

TRIPLE 10'W x 5'H BOX CULVERT

18" RCP

24" RCP

5' TYPE 'R' INLET

CURB CUT

30' UTILITY EASEMENT

12' CONCRETE TRAIL FOR EMERGENCY ACCESS

8' CONCRETE TRAIL

TRACT AZ

TRACT AX

TRACT AU

BLOCK 21

ROAD 'R'

ROAD 'Q'

EXIST. POWER LINES TO BE PLACED UNDERGROUND ALONG FRONTAGE

GRASS LINED SWALE ADJACENT TO LOTS (TYP)

WETLAND LIMITS (TYP.)

WETLAND PROTECTION POOL

EXIST. SANITARY MH

EXIST. SANITARY SEWER

AREA INLET

24" RCP

8' CONCRETE TRAIL

25' FL RADIUS

20' LAFAYETTE SANITARY SEWER EASEMENT

10' TYPE 'R' INLET

18" RCP

CONCRETE CROSS PAN

15' TYPE 'R' INLET

EXIST. SAN MH

30" RCP

MAINT. ACCESS

30' UTILITY EASEMENT

POCKET PARK

CONCRETE FOREBAY (TYP.)

MATCHLINE - SEE SHEET 11

PROPOSED ALIGNMENT FOR CITY OF LAFAYETTE REUSE WATERLINE

18'W X 10'H BOX CULVERT AND PEDESTRIAN UNDERPASS

WETLAND LIMITS (TYP.)

SOIL RIPRAP

20' SAN SEWER ESMT RN 344081 AND 344082

50' RAILROAD R.O.W. AQUIRED BY OEO LLC

EXIST. SANITARY SEWER

HISTORIC RAILROAD BED

EXIST. SAN MH

MAXIMUM WATER SURFACE ELEVATION IN POND

PROPOSED ALIGNMENT FOR CITY OF LAFAYETTE REUSE WATERLINE

LEGEND

- 8" WATERLINE
- 12" WATERLINE
- SANITARY SEWER (8" UNLESS NOTED OTHERWISE)
- STORM SEWER (SIZE AS SHOWN)
- IRRIGATION LINE (GOODHUE DITCH)
- FLOWLINE PROPOSED DRAINAGE SWALE
- GATE VALVE
- FIRE HYDRANT
- WATERLINE MECHANICAL BEND
- SANITARY MANHOLE
- STORM MANHOLE
- TYPE 'R' INLET
- AREA INLET
- A B T WO — LOT TYPE GRADING - "A", "B" TRANSITION, WALKOUT
- 3.0% — LOT SLOPE FROM FRONT TO REAR PROPERTY LINE

KEYMAP
NTS

MATCHLINE - SEE SHEET 13

J:\0043\1532\CIVIL\PLANNING\PDP\SHEETS\1532-PDP-DETAILED GRADING-UTILITY.dwg

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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2.	REVISIONS PER TOWN COMMENT	01.24.2018	BSS
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7.			
8.			

SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
DETAILED GRADING, UTILITY & ROADS

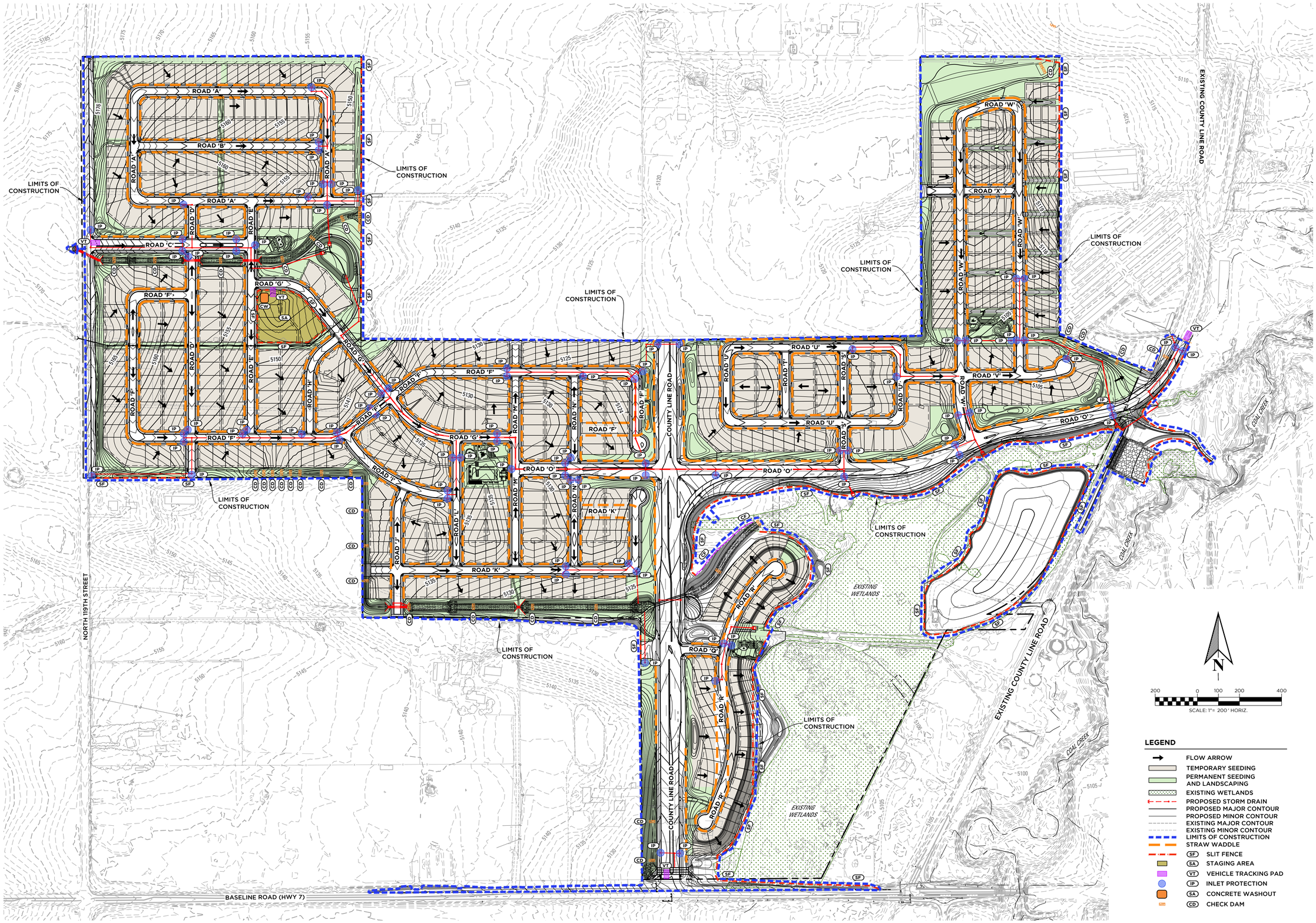
PROJECT NO: 0043-1532

DRAWN BY: BSS

DESIGNED BY: BSS

SCALE: 1" = 60'

SUBMITTED ON: 05.22.17



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ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

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people creating spaces
pcs group inc. www.pcsgroupco.com
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PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

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8.			

SHEET INFO:

PARKDALE

PRELIMINARY DEVELOPMENT PLAN
EROSION CONTROL PLAN

PROJECT NO: 0043-1532
DRAWN BY: KPT
DESIGNED BY: KPT
SCALE: 1" = 200'
SUBMITTED ON: 05.22.17

PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES

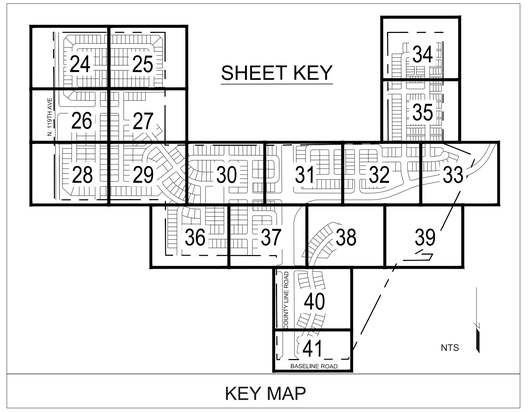
TOWN OF ERIE GENERAL NOTES - LANDSCAPE & IRRIGATION:

IRRIGATION:

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/ARCHITECT SHALL ENSURE THAT THE IRRIGATION 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 REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS. THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS
4. ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
5. THE CONTRACTOR 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 IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS & RECREATION DIRECTOR OR 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 DIVISION PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
9. THE CONTRACTOR SHALL WARRANTY THE 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
12. 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. THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

LANDSCAPE:

13. 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.
14. THE DEVELOPER/ARCHITECT SHALL ENSURE THAT THE IRRIGATION 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.
15. STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS. THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
18. ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS & RECREATION DIRECTOR OR DESIGNEE PRIOR TO IMPLEMENTATION.
19. THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DIVISION PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
20. THE CONTRACTOR SHALL WARRANTY THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
21. DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
22. 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.
23. GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
24. ALL TREE SPECIES SHALL BE FROM THE TOWN OF ERIE APPROVED TREE LIST.
25. NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.
26. ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY THE PARKS & RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES WHETHER THEY ARE INSTALLED BY THE DEVELOPER, CONTRACTOR, OR HOMEOWNER
27. NO ASH TREES SHALL BE PLANTED UNDER ANY CIRCUMSTANCES.



KEY MAP

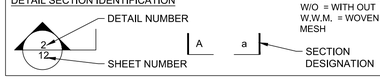
SYMBOLS & ABBREVIATIONS

AC. = ACRE
APPROXIMATE = APPROX.
B&B = BALL AND BURLAP
BOC = BACK OF CURB
B.M. = BENCH MARK
BLDG. = BUILDING
B.S. = BOTTOM OF STAIR
B.W. = BOTTOM OF WALL
CAL. = CALIPER
C.B. = CATCH BASIN
CL CATCH BASIN CENTER LINE
C.O. = CLEANOUT
COL. = COLUMN
CONC. = CONCRETE
CONT. = CONTINUOUS
CONTR = CONTRACTOR
C.F. = CUBIC FEET
C.Y. = CUBIC YARD
DET. = DETAIL
DIM. = DIMENSION
DIA. = DIAMETER
DWG. = DRAWING
EA. = EACH
ELEV. = ELEVATION
EXIST. = EXISTING

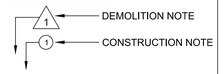
E.P. = EDGE OF PAVING
EXP. = EXPANSION
E.W. = EACH WAY
F.F. = FINISH FLOOR
F.G. = FINISH GRADE
FIN. = FINISH
F.H. = FIRE HYDRANT
FL = FLOW LINE
FTG. = FOOTING
FT. = FEET
GA. = GAUGE
GALV. = GALVANIZED
H.W. = HEAD WALL
H.P. = HIGH POINT
HT. = HEIGHT
HORIZ. = HORIZON
I.D. = INNER DIAMETER
IN. = INCH
INV. = INVERT
L.P. = LOW POINT
L.F. = LINEAR FEET
MAX. = MAXIMUM
M.H. = MAN HOLE
MIN. = MINIMUM
MISC. = MISCELLANEOUS
N.I.C. = NOT IN CONTRACT

N.T.S. = NOT TO SCALE
O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CONNECTION
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = PROPERTY LINE
R = RADIUS
R.C.P. = = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
REQ'D. = REQUIRED
REINF. = REINFORCED
SHT. = SHEET
SPEC. = SPECIFICATIONS
SQ. = SQUARE
S.F. = SQUARE FEET
S.Y. = SQUARE YARD
S.S. = STAINLESS STEEL
T.C. = TOP OF CURB
T.S. = TOP OF STAIR
T.W. = TOP OF WALL
TYP. = TYPICAL
VERT. = VERTICAL
W/O = WITH OUT
W.W.M. = WOVEN WIRE MESH

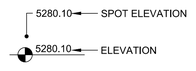
DETAIL SECTION IDENTIFICATION



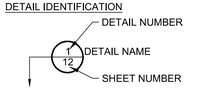
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



ENGINEERING:
KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
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PREPARED FOR:
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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

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8.			

SHEET INFO:

PARKDALE
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE COVER SHEET

PROJECT NO: 000894-2017
DRAWN BY: BM/GG
DESIGNED BY: BM
SCALE: N.T.S
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT
AA2	ACER FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B
AG	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B
AG4	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B
ABS	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B
WC	CATALPA SPECIOSA	NORTHERN CATALPA	B & B
HB	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B
CC	CERCIS CANADENSIS	EASTERN REDBUD	B & B
GS	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B
GI	GLEDITSIA TRIACANTHOS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B
KCT	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B
KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B
PA2	POPULUS ANGUSTIFOLIA	NARROWLEAF POPLAR	B & B
PS	POPULUS SARGENTII	PLAINS COTTONWOOD	B & B
BRO	QUERCUS MACROCARPA	BURR OAK	B & B
QR	QUERCUS X WAREI `REGAL PRINCE`	REGAL PRINCE OAK	B & B
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	B & B
TL	TILIA AMERICANA `LEGEND`	AMERICAN LEGEND	B & B
TG	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT
JWB	JUNIPERUS SCOPULORUM `WICHITA BLUE`	WICHITA BLUE JUNIPER	15 GAL
JB2	JUNIPERUS VIRGINIANA `BRODIE`	BRODIE COLUMNAR CEDAR	B & B
PD	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B
PP	PICEA PUNGENS	COLORADO SPRUCE	B & B
LPN	PINUS FLEXILIS	LIMBER PINE	B & B
VP	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	B & B
PN	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	CONT
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B
WKH	CRATAEGUS VIRIDIS `WINTER KING`	`WINTER KING` HAWTHORN	B & B
MPR	MALUS X `PROFUSION`	PROFUSION CRAB APPLE	B & B
PC	PYRUS CALLERYANA `CLEVELAND SELECT`	CLEVELAND SELECT PEAR	B & B

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT
AA4	ACHILLEA X `ANTHEA`	ANTHEA YARROW	1 GAL
AC	AGASTACHE X `CORANADO RED`	ANISE HYSSOP	1 GAL
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL
EC	EUONYMUS FORTUNEI `COLORATA`	PURPLE-LEAF WINTER CREEPER	1 GAL
HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL
MNS	SALVIA X SYLVESTRIS `MAY NIGHT`	MAYNIGHT SALVIA	1 GAL

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
RGB	BERBERIS THUNBERGII `ROSE GLOW`	ROSY GLOW BARBERRY	5 GAL
BUD	BUDDLEJA DAVIDII `BLACK KNIGHT`	BLACK KNIGHT BUTTERFLY BUSH	5 GAL
CD	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	BLUE MIST SHRUB	5 GAL
CF	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH`	FERNBUSH	5 GAL
CR	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL
CN	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	DWARF BLUE RABBITBRUSH	5 GAL
CI	CORNUS SERICEA `ISANTI`	ISANTI REDOSIER DOGWOOD	5 GAL
CK2	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	5 GAL
CC3	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL
DB	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	5 GAL
EC2	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL
LV	LIGUSTRUM VICARYI	GOLDEN PRIVET	5 GAL
LL	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	5 GAL
RSA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL
PD2	POTENTILLA FRUTICOSA `GOLD DROP`	GOLD DROP POTENTILLA	5 GAL
PP3	PRUNUS BESSEYI `PAWNEE BUTTES`	SAND CHERRY	5 GAL
PLS	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL
RA	RHUS AROMATICA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	5 GAL
RG	RIBES AUREUM	GOLDEN CURRANT	5 GAL
RF	ROSA X `FLOWER CARPET CORAL`	CORAL FLOWER CARPET ROSE	5 GAL
PKR	ROSA X `PINK KNOCKOUT`	PINK KNOCKOUT ROSE	5 GAL
SE	SALIX EXIGUA	SANDBAR WILLOW	5 GAL
GFS	SPIRAEA JAPONICA `GOLDFLAME`	SPIREA	5 GAL
SS	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	5 GAL
MKL	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	5 GAL
SC	SYRINGA X PRESTONIAE `MISS CANADA`	MISS CANADA PRESTON LILAC	5 GAL
VL2	VIBURNUM LENTAGO	NANNYBERRY	5 GAL

EVERGREEN SHRUB	BOTANICAL NAME	COMMON NAME	CONT
AC2	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	MANZANITA	5 GAL
AP	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	5 GAL
EE	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	5 GAL
HJ	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	5 GAL
JW	JUNIPERUS HORIZONTALIS `WILTONII`	BLUE RUG JUNIPER	5 GAL
JUA	JUNIPERUS SABINA `ARCADIA`	ARCADIA JUNIPER	5 GAL
JS	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	5 GAL
JM	JUNIPERUS SCOPULORUM `MOONGLOW`	MOONGLOW JUNIPER	10 GAL
JB	JUNIPERUS SQUAMATA `BLUE STAR`	BLUE STAR JUNIPER	5 GAL
JP	JUNIPERUS X MEDIA `PFITZERANA COMPACTA`	COMPACT PFITZER JUNIPER	5 GAL

GRASSES	BOTANICAL NAME	COMMON NAME	CONT
CR2	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL
CK	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL
MM	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	1 GAL
PMG	MISCANTHUS SINENSIS `PURPURASCENS`	AUTUMN RED FLAME GRASS	1 GAL
VSG	MISCANTHUS SINENSIS `VARIEGATUS`	VARIEGATED JAPANESE SILVER GRASS	1 GAL
DMG	MISCANTHUS SINENSIS `YAKU JIMA`	DWARF MAIDEN GRASS	1 GAL
PD3	PANICUM VIRGATUM `DALLAS BLUES` TM	DALLAS BLUES SWITCH GRASS	1 GAL
SL2	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL
ST	SCHIZACHYRIUM SCOPARIUM `THE BLUES`	LITTLE BLUESTEM	5 GAL
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	5 GAL

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	CRUSHER FINES	CRUSHER FINES	STAKES
	DETENTION SEED MIX	DETENTION SEED MIX	STAKES
	FIBAR	FIBAR	STAKES
	GRAY ROCK MULCH, 1.5"	GRAY ROCK MULCH, 1.5"	STAKES
	MULCH WOOD	WOOD MULCH	STAKES
	SEED, NON-IRRIG	SEED, NON-IRRIG	STAKES
	SOD, IRRIG	SOD, IRRIG	STAKES

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
6. A PRE-CONSTRCUTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
7. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
8. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
9. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
11. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
12. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
13. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
14. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
15. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 5 CUBIC YARDS PER 1,000 SF.
16. CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION..

TURF, PLANT & GROUNDCOVER MATERIAL

17. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS AND IN ACCORDANCE WITH TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
18. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
19. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
20. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
21. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
22. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
23. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED 10' OF FIRE HYDRANT.
24. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
25. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
26. IF SPECIFIED PLANTS ARE NOT COMMERCIALLY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

PLANTING BEDS

27. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH AND INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
28. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"DIA. ROUND RIVER COBBLE, GREY COLOR, 4" DEPTH.
29. ROCK MULCH BEDS WITHOUT VEGETATION SHALL BE CONTAIN 3"-4" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH, SEATED.
30. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
31. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
32. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

HARDSCAPE

33. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
34. 3' MINMUM FLARES AT ALL TRAIL INTERSECTION PER TOWN CODE.

IRRIGATION

35. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
36. TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
37. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
38. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

MAINTENANCE

39. CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
40. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
41. ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
42. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS DISTRICT. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE CITY) SHALL BE REPLACED PER CODE OF NOTIFICATION BY THE CITY. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
43. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STREET TREE REQUIREMENTS:

LANDSCAPE QUANTITIES				
AREA	*AREA / LENGTH*	*UNIT*	*TREES REQUIRED*	*TREES PROVIDED*
Internal Streets Adjacent to Open Space / Parks	10,973	LF	274	275
N. 119th Street	1,914	LF	47	50
County Line Road	4,746	LF	118	119
Road C	1,317	LF	32	34
Road O	5,968	LF	149	149
TOTAL	**24,918**	**LF**	**623**	**627**

Note: Trees provided do not include median trees

DETENTION & DRAINAGE TREE REQUIREMENTS

Naturalized Detention Areas	1 Tree or 15-Shrub-Thicket Every 50' along all Drainages		
	Linear Feet	Required	Provided
Detention Pond	582	12	12
Drainage West	2,229	45	45
Drainage South #1	4,864	97	97
Drainage South #2	728	15	15
Drainage North (Omitted)	-	-	-
Total:	**8,403**	**169**	**169**

TREE REPLACEMENT REQUIREMENTS:

TREE REPLACEMENT QUANTITIES			
DBH REMOVED & REPLACED (in inches)	*GROSS CALIPER (in inches)*	*TREE REPLACEMENT REQ'D*	*TREES PROVIDED*
77	116	58	64

NOTE:
1. REPLACEMENT TREES ADDED ALONG 119th STREET, EAST COUNTY LINE ROAD & OPEN SPACE AREAS.

* THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS SUPERSEDES THE LANDSCAPE NOTES AND SHALL BE FOLLOWED FOR TOWN OF ERIE MAINTAINED AREAS. IN ADDITION, A PRE-CONSTRUCTION MEETING, APPLICABLE INSPECTIONS AND AS-BUILTS WILL BE REQUIRED.

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,Biso n or Texoka		3
Sideoats grama	*Boutelua curtipendula*	Butte, Niner or El Reno		5
Prairie sandreed	*Calamovilfa longifolia*	Goshen orBowman		1
Blue grama	*Chondrosum gracile*	Lovington, Alma,Native or Hachita		3
Western wheatgrass	*Pascopyrum smithii*	Arriba, or Rosana		5
Little bluestem	*Schizachryiu m scoparium*	Pastura, Cimarron, Aldous Camper		4
Alkali sacaton	*Sporobolus airoides*	Common		1
Sand dropseed	*Sporobols cryptandrs*	Common		1
Switchgrass	*Panicum virgatum*	Blackwell		5
SEEDING RATE POUNDS PLS/ACRE				28
Optional Addition of Native Wildflowers				
Fringed sage	*Artemisia frigida*	Common	1	
Purple prairie clover	Dalea purpurea	Common	6	
Blanketflower	Gaillardia aristata	Common	6	
Gayfeather	Liatris punctata	Common	4	
Tansy aster	Machaeranthera tanacetafolia	Common	3	
Prairie coneflower	Ratibida columnifera	Common	3	
OUNCES			23	**1.4375**
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWERS OPTION				**29.4375**

TOWN OF ERIE SHORTGRASS
PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACR E	PLS LBS/ACRE
Buffalograss	*Buchloe dactyliodes*	Native, Bison or Texoka		14
Blue grama	*Chondrosum gracile*	Lovington Alma,Native, or Hachita		12
Sand dropseed	*Sporobolus cryptandrus*	Common		4
SEEDING RATE POUNDS PLS/ACRE				**30**
Optional Addition of Native Wildflowers				
Fringed sage	*Artemisia frigida*	Common	1	
Purple prairie clover	*Dalea purpurea*	Common	4	
Gayfeather	Liatris punctata	Common	4	
Tansy aster	Machaeranthera tanacetafolia	Common	3	
OUNCES			12	0.75
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWERS OPTION				**30.75**

TOWN OF ERIE
MOIST SWALE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACR
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
Buffalograss	*Buchloe dactyloides*	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*	Blackvell	3
Western wheatgrass	*Pascopyrum smithii*	Arriba or Rosana	5
SEEDING RATE POUNDS PLS/ACRE			**15.2**
Optional Addition of Native Wildflowers			
Aster	Aster laevis		0.05
Yarrow	Achillea millefolium	Western	0.05
Prairie coneflower	Ratibida columnifera		0.05
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWER OPTION			**15.35**

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

ENGINEERING:
KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENTS	10/09/2017	
2.	REVISIONS PER TOWN COMMENTS	1/24/2018	
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:
PARKDALE
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE NOTES & PLANT SCHEDULE

PROJECT NO: 000894-2017
DRAWN BY: BM/GG
DESIGNED BY: BM
SCALE: N.T.S
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

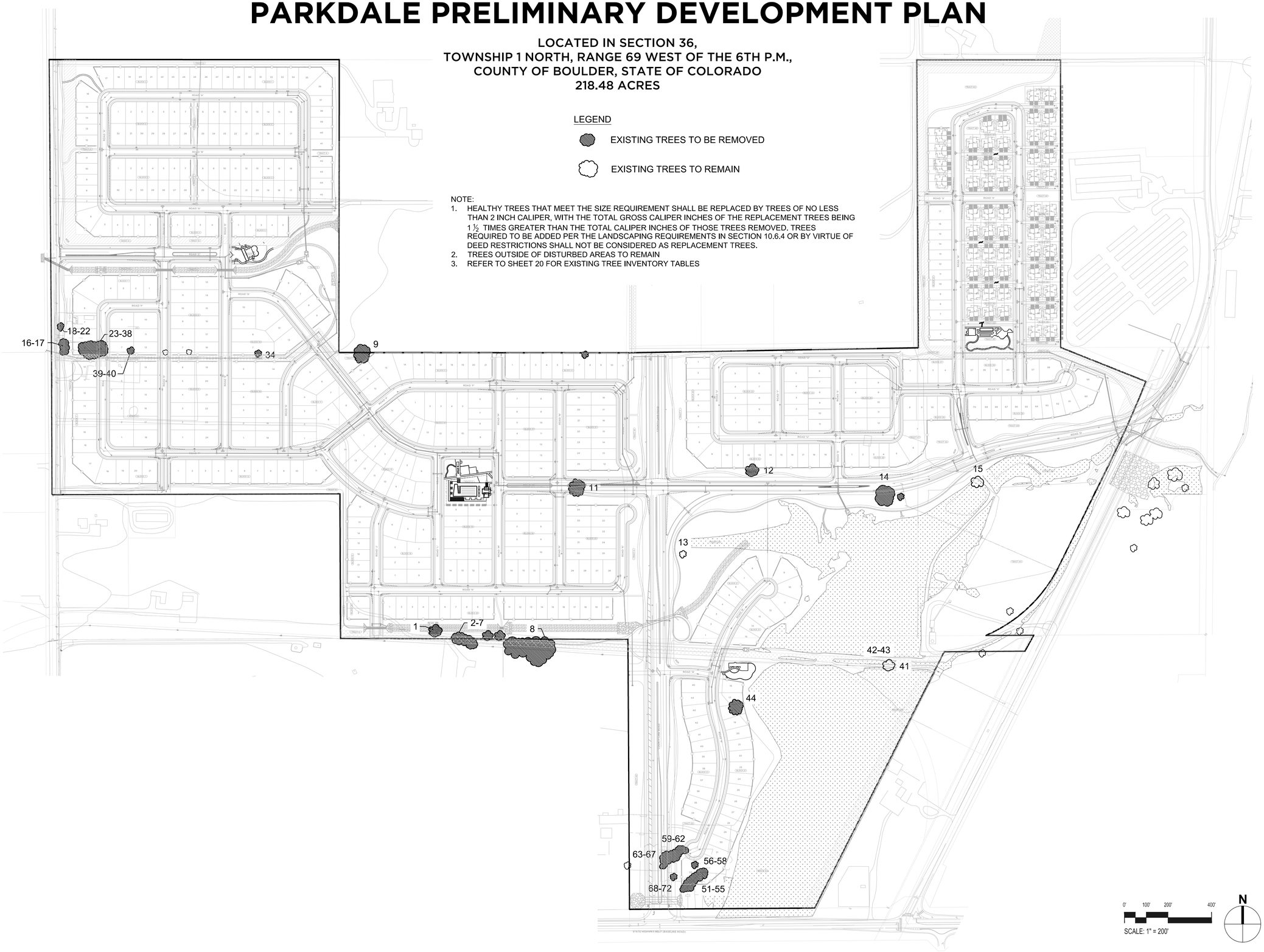
LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

NOTE:
1. HEALTHY TREES THAT MEET THE SIZE REQUIREMENT SHALL BE REPLACED BY TREES OF NO LESS THAN 2 INCH CALIPER, WITH THE TOTAL GROSS CALIPER INCHES OF THE REPLACEMENT TREES BEING 1 ½ TIMES GREATER THAN THE TOTAL CALIPER INCHES OF THOSE TREES REMOVED. TREES REQUIRED TO BE ADDED PER THE LANDSCAPING REQUIREMENTS IN SECTION 10.6.4 OR BY VIRTUE OF DEED RESTRICTIONS SHALL NOT BE CONSIDERED AS REPLACEMENT TREES.
2. TREES OUTSIDE OF DISTURBED AREAS TO REMAIN
3. REFER TO SHEET 20 FOR EXISTING TREE INVENTORY TABLES



ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
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PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENTS	10/09/2017	
2.	REVISIONS PER TOWN COMMENTS	1/24/2018	
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:

PARKDALE
PRELIMINARY DEVELOPMENT PLAN
EXISTING VEGETATION

PROJECT NO: 000894-2017
DRAWN BY: BM/GG
DESIGNED BY: BM
SCALE: 1"=200'
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES

Project: Parkdale Area: Erie, Colorado Sheet 1 of 5
Date: May 4, 2017
By: Keith Worley, Forester
ISA Certified Arborist

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND.%	MITIGATION INCHES	$ VALUE	COMMENTS
1A	SE	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
1B	SE	14.0			0.65	0.5	0	0.0	$ -	Dead
1C	SE	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
1D	SE	22.0			0.65	0.5	0.1	2.2	$ 679	Poor condition, co-doms, dieback, included bark.
1E	SE	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
2A	CW	6.0			0.65	0.5	0.3	1.8	$ 218	Poor condition, co-doms, dieback, included bark.
2B	CW	9.0			0.65	0.5	0.3	2.7	$ 401	Poor condition, co-doms, dieback, included bark.
2C	CW	10.0			0.65	0.5	0.3	3.0	$ 478	Poor condition, co-doms, dieback, included bark.
2D	CW	7.0			0.65	0.5	0.3	2.1	$ 271	Poor condition, co-doms, dieback, included bark.
2E	CW	8.0			0.65	0.5	0.3	2.4	$ 332	Poor condition, co-doms, dieback, included bark.
2F	CW	18.0			0.65	0.5	0.3	5.4	$ 1,387	Poor condition, co-doms, dieback, included bark.
2G	CW	12.0			0.65	0.5	0.3	3.6	$ 657	Poor condition, co-doms, dieback, included bark.
2H	CW	15.0			0.65	0.5	0.3	4.5	$ 985	Poor condition, co-doms, dieback, included bark.
2I	CW	5.0			0.65	0.5	0.3	1.5	$ 174	Poor condition, co-doms, dieback, included bark.
2J	CW	7.0			0.65	0.5	0.3	2.1	$ 271	Poor condition, co-doms, dieback, included bark.
2K	CW	6.0			0.65	0.5	0.3	1.8	$ 218	Poor condition, co-doms, dieback, included bark.
2L	CW	6.0			0.65	0.5	0.3	1.8	$ 218	Poor condition, co-doms, dieback, included bark.
2M	CW	14.0			0.65	0.5	0.3	4.2	$ 868	Poor condition, co-doms, dieback, included bark.
3A	SE	4.0			0.65	0.5	0.1	0.4	$ 46	Poor condition, co-doms, dieback, included bark.
3B	SE	5.0			0.65	0.5	0.1	0.5	$ 58	Poor condition, co-doms, dieback, included bark.
3C	SE	7.0			0.65	0.5	0	0.0	$ -	Poor condition, co-doms, dieback, included bark.
4A	SE	7.0			0.65	0.5	0.1	0.7	$ 90	Poor condition, co-doms, dieback, included bark.
4B	SE	7.0			0.65	0.5	0.1	0.7	$ 90	Poor condition, co-doms, dieback, included bark.
5A	CW	9.0			0.65	0.5	0.3	2.7	$ 401	Poor condition, co-doms, dieback, included bark.
5B	CW	12.0			0.65	0.5	0.3	3.6	$ 657	Poor condition, co-doms, dieback, included bark.
5C	CW	12.0			0.65	0.5	0.3	3.6	$ 595	Poor condition, co-doms, dieback, included bark.
5D	CW	6.0			0.65	0.5	0.3	1.8	$ 198	Poor condition, co-doms, dieback, included bark.
5E								0.0	$ -	
6	CW	16.0			0.65	0.5	0.5	8.0	$ 1,852	Fair condition
7	CW	18.0			0.65	0.5	0.5	9.0	$ 2,268	Fair condition
8	SE	5.0			0.65	0.5	0.1	0.5	$ 57	Poor condition, co-doms, dieback, included bark.
9A	CW	72.0			0.65	0.5	0.1	7.2	$ 6,374	HAZARDOUS Tree. Not recommended for retention.
9B	CW	72			0.65	0.5	0.1	7.2	$ 6,374	HAZARDOUS Tree. Not recommended for retention.
10A	CW	12			0.65	0.5	0.3	3.6	$ 595	Poor condition, co-doms, dieback, included bark.
10B	CW	12			0.65	0.5	0.3	3.6	$ 337	Poor condition, co-doms, dieback, included bark.
11A	CW	38			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
11B	CW	42			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
12A	CW	14			0.65	0.5	0.1	1.4	$ 148	Poor condition, co-doms, dieback, included bark.
12B	CW	18			0.65	0.5	0.1	1.8	$ 236	Poor condition, co-doms, dieback, included bark.
13	SE	5			0.65	0.5	0.1	0.5	$ 30	Poor condition, co-doms, dieback, included bark.
14A	CW	9			0.65	0.5	0.1	0.9	$ 69	Poor condition, co-doms, dieback, included bark.
14B	CW	38			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
14C	CW	6			0.65	0.5	0.1	0.6	$ 38	Poor condition, co-doms, dieback, included bark.
14D	CW	8			0.65	0.5	0.1	0.8	$ 57	Poor condition, co-doms, dieback, included bark.
14E	CW	36			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
14F	CW	38			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
14G	CW	24			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
14H	CW	19			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
14I	CW	15			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
14J	CW	6			0.65	0.5	0.1	0.6	$ 42	Poor condition, co-doms, dieback, included bark.
14K	CW	3			0.6	0.5	0.1	0.3	$ 18	Poor condition, co-doms, dieback, included bark.
14L	CW	4			0.65	0.5	0.1	0.4	$ 24	Poor condition, co-doms, dieback, included bark.
14M	CW	30			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
					0.65	0.5		0.0	$ -	
TOTAL INCHES		824.0		SUBTOTAL FOR MITIGATION INCHES				103.1	$ 28,502	

CW: Cottonwood
SE: Siberian Elm

NOTE:
None of the trees listed above are recommended for retention as part of a residential development. Tree structure and decay are significant in all trees.

Project: Parkdale Area: Erie, Colorado Sheet 2 of 5
Date: May 4, 2017
By: Keith Worley, Forester
ISA Certified Arborist

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND.%	MITIGATION INCHES	$ VALUE	COMMENTS
15A	WIL	9.0			0.65	0.5	0.1	0.9	$ 134	Poor condition, co-doms, dieback, included bark.
15B	WIL	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
15C	WIL	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
15D	WIL	10.0			0.65	0.5	0.1	1.0	$ 159	Poor condition, co-doms, dieback, included bark.
15E	WIL	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
15F	WIL	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
15G	WIL	9.0			0.65	0.5	0.1	0.9	$ 134	Poor condition, co-doms, dieback, included bark.
16A	HL	6.0			0.65	0.5	0.1	0.6	$ 73	Poor condition, co-doms, dieback, included bark.
16B	HL	7.0			0.65	0.5	0.1	0.7	$ 90	Poor condition, co-doms, dieback, included bark.
17	ASH	9.0			0.65	0.5	0	0.0	$ -	Poor condition, co-doms, dieback, included bark.
18	SE	50.0			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
19A	SE	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
19B	SE	3.0			0.65	0.5	0.1	0.3	$ 36	Poor condition, co-doms, dieback, included bark.
19C	SE	4.0			0.65	0.5	0.1	0.4	$ 46	Poor condition, co-doms, dieback, included bark.
19D	SE	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
20A	SE	10.0			0.65	0.5	0.1	1.0	$ 159	Poor condition, co-doms, dieback, included bark.
20B	SE	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
20C	SE	11.0			0.65	0.5	0.1	1.1	$ 188	Poor condition, co-doms, dieback, included bark.
21A	APPLE	5.0			0.65	0.5	0.1	0.5	$ 58	Poor condition, co-doms, dieback, included bark.
21B	APPLE	3.0			0.65	0.5	0.1	0.3	$ 36	Poor condition, co-doms, dieback, included bark.
21C	APPLE	3.0			0.65	0.5	0.1	0.3	$ 36	Poor condition, co-doms, dieback, included bark.
21D	APPLE	5.0			0.65	0.5	0.1	0.5	$ 58	Poor condition, co-doms, dieback, included bark.
21E	APPLE	3.0			0.65	0.5	0.1	0.3	$ 36	Poor condition, co-doms, dieback, included bark.
22	ASH	22.0			0.65	0.5	0.1	2.2	$ 679	Poor condition, co-doms, dieback, included bark.
23	SE	22.0			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
24	SE	36.0			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
25A	SE	16.0			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
25B	SE	16.0			0.65	0.5	0	0.0	$ -	Poor condition, co-doms, dieback, included bark.
25C	SE	6.0			0.65	0.5	0.1	0.6	$ 73	Poor condition, co-doms, dieback, included bark.
25D	SE	4.0			0.65	0.5	0.1	0.4	$ 45	Poor condition, co-doms, dieback, included bark.
25E	SE	4.0			0.65	0.5	0.1	0.4	$ 45	Poor condition, co-doms, dieback, included bark.
25F	SE	6.0			0.65	0.5	0.1	0.6	$ 66	Poor condition, co-doms, dieback, included bark.
26A	SE	8			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
26B	SE	6			0.65	0.5	0.1	0.6	$ 66	Poor condition, co-doms, dieback, included bark.
26C	SE	9			0.65	0.5	0.1	0.9	$ 69	Poor condition, co-doms, dieback, included bark.
26D	SE	5			0.65	0.5	0.1	0.5	$ 57	Poor condition, co-doms, dieback, included bark.
27A	SE	12			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
27B	SE	12			0.65	0.5	0.1	1.2	$ 112	Poor condition, co-doms, dieback, included bark.
27C	SE	20			0.65	0.5	0.1	2.0	$ 289	Poor condition, co-doms, dieback, included bark.
27D	SE	13			0.65	0.5	0.1	1.3	$ 130	Poor condition, co-doms, dieback, included bark.
27E	SE	13			0.65	0.5	0.1	1.3	$ 130	Poor condition, co-doms, dieback, included bark.
27F	SE	12			0.65	0.5	0.1	1.2	$ 112	HAZARDOUS Tree. Not recommended for retention.
27G	SE	14			0.65	0.5	0.1	1.4	$ 148	Poor condition, co-doms, dieback, included bark.
27H	SE	9			0.65	0.5	0.1	0.9	$ 69	Poor condition, co-doms, dieback, included bark.
28	CW	28			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
29	CW	27			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
30	ASH	4			0.65	0.5	0.2	0.8	$ 49	Fair condition
31	HL	6			0.65	0.5	0.5	3.0	$ 211	Fair condition
32	HL	3			0.65	0.5	0.5	1.5	$ 91	Fair condition
33	SE	6			0.65	0.5	0	0.0	$ -	90% dead
34A	SE	8			0.65	0.5	0.1	0.8	$ 67	Poor condition, co-doms, dieback, included bark.
34B	SE	4			0.65	0.5	0.1	0.4	$ 24	Poor condition, co-doms, dieback, included bark.
34C	SE	4			0.65	0.5	0.1	0.4	$ 24	Poor condition, co-doms, dieback, included bark.
					0.65	0.5		0.0	$ -	
TOTAL INCHES		582.0		SUBTOTAL FOR MITIGATION INCHES				39.2	$ 5,256	

CW: Cottonwood ASH: Ash WIL: Willow sp.
SE: Siberian Elm HL: Honey Locust

NOTE:
None of the trees listed above are recommended for retention as part of a residential development. Tree structure and decay are significant in all trees.

Project: Parkdale Area: Erie, Colorado Sheet 3 of 5
Date: May 4, 2017
By: Keith Worley, Forester
ISA Certified Arborist

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND.%	MITIGATION INCHES	$ VALUE	COMMENTS
35	CW	5.0			0.65	0.5	0.2	1.0	$ 116	Sucker
36	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
37A	CW	5.0			0.65	0.5	0.1	0.5	$ 58	Poor condition, co-doms, dieback, included bark.
37B	CW	7.0			0.65	0.5	0.1	0.7	$ 90	Poor condition, co-doms, dieback, included bark.
38	SE	5.0			0.65	0.5	0.1	0.5	$ 58	Poor condition, co-doms, dieback, included bark.
39	PP	6.0			0.65	0.5	0.5	3.0	$ 364	Fair condition
40A	ASH	10.0			0.65	0.5	0.1	1.0	$ 159	Poor condition, co-doms, dieback, included bark.
40B	ASH	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
40C	ASH	7.0			0.65	0.5	0.1	0.7	$ 90	Poor condition, co-doms, dieback, included bark.
40D	ASH	4.0			0.65	0.5	0.1	0.4	$ 46	Poor condition, co-doms, dieback, included bark.
41A	SE	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
41B	SE	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
41C	SE	9.0			0.65	0.5	0.1	0.9	$ 134	Poor condition, co-doms, dieback, included bark.
42	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
43	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
44	CW	32.0			0.65	0.5	0	0.0	$ -	HAZARDOUS Tree. Not recommended for retention.
								0.0	$ -	Missed numbers
50	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
51	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
52	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
53	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
54	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
55	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
56	RMJ	5.0			0.65	0.5	0.1	0.5	$ 58	Storm damaged, poor condition
57A	HL	12.0			0.65	0.5	0.2	2.4	$ 438	At building foundation, fair condition
57B	HL	12.0			0.65	0.5	0.2	2.4	$ 397	At building foundation, fair condition
58	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
59A	POP	14.0			0.65	0.5	0.1	1.4	$ 284	Poor condition, co-doms, dieback, included bark.
59B	POP	24.0			0.65	0.5	0.1	2.4	$ 803	Poor condition, co-doms, dieback, included bark.
59C	POP	14.0			0.65	0.5	0.1	1.4	$ 284	Poor condition, co-doms, dieback, included bark.
59D	POP	20.0			0.65	0.5	0.1	2.0	$ 555	Poor condition, co-doms, dieback, included bark.
59E	POP	20.0			0.65	0.5	0.1	2.0	$ 512	Poor condition, co-doms, dieback, included bark.
59F	POP	18			0.65	0.5	0.1	1.8	$ 419	Poor condition, co-doms, dieback, included bark.
59G	POP	20			0.65	0.5	0.1	2.0	$ 512	Poor condition, co-doms, dieback, included bark.
59H	POP	14			0.65	0.5	0.1	1.4	$ 148	Poor condition, co-doms, dieback, included bark.
59I	POP	8			0.65	0.5	0.1	0.8	$ 109	Poor condition, co-doms, dieback, included bark.
59J	POP	18			0.65	0.5	0.1	1.8	$ 454	Poor condition, co-doms, dieback, included bark.
59K	POP	12			0.65	0.5	0.1	1.2	$ 112	Poor condition, co-doms, dieback, included bark.
59L	POP	18			0.65	0.5	0.1	1.8	$ 236	Poor condition, co-doms, dieback, included bark.
59M	POP	12			0.65	0.5	0.1	1.2	$ 112	Poor condition, co-doms, dieback, included bark.
59N	POP	12			0.65	0.5	0.1	1.2	$ 112	Poor condition, co-doms, dieback, included bark.
60	HL	6			0.65	0.5	0	0.0	$ -	90% dead
								0.0	$ -	
								0.0	$ -	
								0.0	$ -	
								0.0	$ -	
								0.0	$ -	
								0.0	$ -	
TOTAL INCHES		377.0		SUBTOTAL FOR MITIGATION INCHES				39.2	$ 7,100	

CW: Cottonwood HL: Honey Locust POP: Poplar RMJ: Rky. Mtn. Juniper
RO: Russian Olive SE: Siberian Elm ASH: Ash PP: Ponderosa Pine

NOTE:
None of the trees listed above are recommended for retention as part of a residential development. Tree structure and decay are significant in all trees.

Project: Parkdale Area: Erie, Colorado Sheet 4 of 5
Date: May 4, 2017
By: Keith Worley, Forester
ISA Certified Arborist

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND.%	MITIGATION INCHES	$ VALUE	COMMENTS
61A	POP	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
61B	POP	4.0			0.65	0.5	0.1	0.4	$ 46	Poor condition, co-doms, dieback, included bark.
61C	POP	10.0			0.65	0.5	0.1	1.0	$ 159	Poor condition, co-doms, dieback, included bark.
61D	POP	6.0			0.65	0.5	0.1	0.6	$ 73	Poor condition, co-doms, dieback, included bark.
61E	POP	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
61F	POP	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
61G	POP	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
61H	POP	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
61I	POP	10.0			0.65	0.5	0.1	1.0	$ 159	Poor condition, co-doms, dieback, included bark.
61J	POP	20.0			0.65	0.5	0.1	2.0	$ 565	Poor condition, co-doms, dieback, included bark.
61K	POP	14.0			0.65	0.5	0.1	1.4	$ 289	Poor condition, co-doms, dieback, included bark.
61L	POP	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
61M	POP	16.0			0.65	0.5	0.1	1.6	$ 370	Poor condition, co-doms, dieback, included bark.
61N	POP	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
61O	POP	17.0			0.65	0.5	0.1	1.7	$ 415	Poor condition, co-doms, dieback, included bark.
61P	POP	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
61Q	POP	18.0			0.65	0.5	0.1	1.8	$ 462	Poor condition, co-doms, dieback, included bark.
61R	POP	12.0			0.65	0.5	0.1	1.2	$ 219	Poor condition, co-doms, dieback, included bark.
61S	POP	4.0			0.65	0.5	0.1	0.4	$ 46	Poor condition, co-doms, dieback, included bark.
61T	POP	6.0			0.65	0.5	0.1	0.6	$ 73	Poor condition, co-doms, dieback, included bark.
61U	POP	9.0			0.65	0.5	0.1	0.9	$ 134	Poor condition, co-doms, dieback, included bark.
61V	POP	8.0			0.65	0.5	0.1	0.8	$ 111	Poor condition, co-doms, dieback, included bark.
62A	SE	20.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
62B	SE	14.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
62C	SE	12.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
63	ASH	18.0			0.65	0.5	0.1	1.8	$ 419	Poor condition, co-doms, dieback, included bark.
64	RO	0.0			0.65	0.5	0	0.0	$ -	Noxious weed
65A	SE	19.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
65B	SE	13.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
65C	SE	12.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
65D	SE	18.0			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
66	RMJ	4.0			0.7	0.5	0.1	0.4	$ 43	Poor condition, co-doms, dieback, included bark.
67A	SE	8			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
67B	SE	10			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
67C	SE	4			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
67D	SE	6			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
68	RO	0			0.65	0.5	0	0.0	$ -	Noxious weed
69	HL	12			0.7	0.5	0.1	1.2	$ 120	Poor condition, co-doms, dieback, included bark.
70A	HL	3			0.7	0.5	0.1	0.3	$ 20	Poor condition, co-doms, dieback, included bark.
70B	HL	7			0.7	0.5	0.1	0.7	$ 49	Poor condition, co-doms, dieback, included bark.
71A	SE	15			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
71B	SE	12			0.65	0.5	0	0.0	$ -	HAZARDOUS. Do not retain.
72	PP	18			0.7	0.5	0.1	1.8	$ 253	Poor condition, co-doms, dieback, included bark, thin foliage
								0.0	$ -	
								0.0	$ -	
								0.0	$ -	
								0.0	$ -	
TOTAL INCHES		479.0		SUBTOTAL FOR MITIGATION INCHES				31.6	$ 5,948	

CW: Cottonwood SE: Siberian Elm RO: Russian Olive RMJ: Rky. Mtn. Juniper
POP: Poplar PP: Ponderosa Pine HL: Honey Locust ASH: Ash

NOTE:
None of the trees listed above are recommended for retention as part of a residential development. Tree structure and decay are significant in all trees.

Project: Parkdale Area: Erie, Colorado Sheet 5
Date: May 4, 2017 Summaries
By: Keith Worley, Forester
ISA Certified Arborist

Legend

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND.%	MITIGATION INCHES	$ VALUE	COMMENTS
					0.65	0.5		0.0	$ -	
TOTAL INCHES		0.0		SUBTOTAL FOR MITIGATION INCHES				0.0	$ -	

Species Codes:
CW: Cottonwood SE: Siberian Elm ASH: Ash WIL: Willow HL: Honey Locust
RO: Russian Olive APP: Apple SUM: Sumac PP: Ponderosa Pine RMJ: Rky. Mtn. Juniper

NOTES:
1. None of the trees are recommended for retention as part of a residential development. Tree structure and decay are significant in all trees.
2. Cottonwood "volunteers" in poor condition due to drought.
3. Siberian elms, in some jurisdictions, are considered a "weed" tree due to seeding in unplanned locations. Also, structural issues are common (poor structure, included bark, etc.).
4. Russian olives are listed as a "Noxious Weed" by the Colorado Dept. of Agriculture, and not included in the inventory.
5. Willows (tree form) are in poor condition due to extended drought.
6. All ash were in poor condition, with decay present. Consider removal due to threat of Emerald Ash Borer.
7. Apple (crab apple?) were in generally fair condition. Truncks from stump sprouts.
8. Trees identified as "hazardous" should be removed, and not retained in a built environment, or park/trail locations.

REMOVAL SUMMARY

Sheet #	DBH Removed (inches) *	DBH Removed & Replaced (inches) **
1	800	34
2	508	13
3	348	30
4	479	0
Totals	2135	77

* Removed vegetation in poor condition, Hazardous or Noxious weeds not to be replaced
** Removed vegetation in fair condition to be replaced

TREE REPLACEMENT SUMMARY

Total Gross Caliper inches	Total Tree Replacement Quantity (2" cal.)
116	58

NOTE:
HEALTHY TREES THAT MEET THE SIZE REQUIREMENT SHALL BE REPLACED BY TREES OF NO LESS THAN 2 INCH CALIPER, WITH THE TOTAL GROSS CALIPER INCHES OF THE REPLACEMENT TREES BEING 1 ½ TIMES GREATER THAN THE TOTAL CALIPER INCHES OF THOSE TREES REMOVED. TREES REQUIRED TO BE ADDED PER THE LANDSCAPING REQUIREMENTS IN SECTION 10.6.4 OR BY VIRTUE OF DEED RESTRICTIONS SHALL NOT BE CONSIDERED AS REPLACEMENT TREES.

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PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

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SHEET INFO:

PARKDALE
PRELIMINARY DEVELOPMENT PLAN
EXISTING VEGETATION

PROJECT NO: 000894-2017
DRAWN BY: BM/GG
DESIGNED BY: BM
SCALE: N.T.S.
SUBMITTED ON: 2017-12-22

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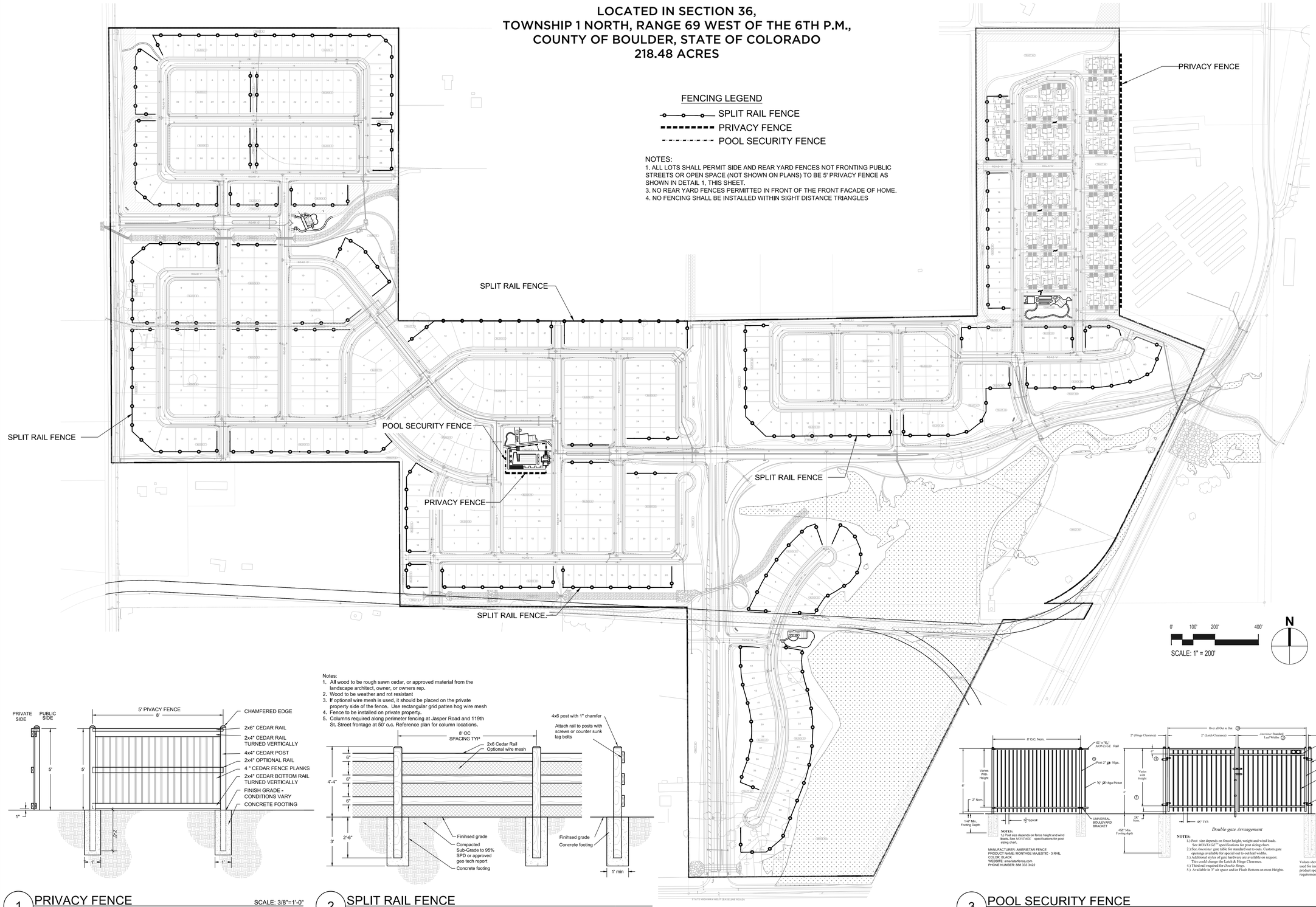
PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES

FENCING LEGEND

- SPLIT RAIL FENCE
- PRIVACY FENCE
- POOL SECURITY FENCE

NOTES:
1. ALL LOTS SHALL PERMIT SIDE AND REAR YARD FENCES NOT FRONTING PUBLIC STREETS OR OPEN SPACE (NOT SHOWN ON PLANS) TO BE 5' PRIVACY FENCE AS SHOWN IN DETAIL 1, THIS SHEET.
3. NO REAR YARD FENCES PERMITTED IN FRONT OF THE FRONT FACADE OF HOME.
4. NO FENCING SHALL BE INSTALLED WITHIN SIGHT DISTANCE TRIANGLES



1 PRIVACY FENCE

SIDE AND REAR YARDS NOT FRONTING PUBLIC STREETS
OR OPEN SPACE NOT SHOWN ON PLAN (OR APPROVED EQUAL)

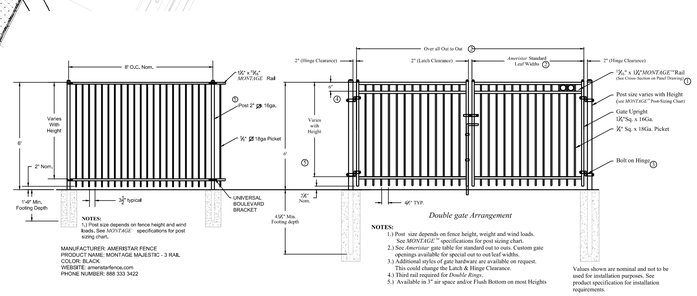
SCALE: 3/8"=1'-0"

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 mesh is used, it should be placed on the private property side of the fence. Use rectangular grid patten hog wire mesh
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.

2 SPLIT RAIL FENCE

(OR APPROVED EQUAL)

SCALE: 3/8"=1'-0"



3 POOL SECURITY FENCE

(OR APPROVED EQUAL)

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

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SHEET INFO:

PARKDALE
PRELIMINARY DEVELOPMENT PLAN
FENCING PLAN

PROJECT NO:
000894-2017

DRAWN BY:
BM/GG

DESIGNED BY:
BM

SCALE:
1"=200'

SUBMITTED ON:
2017-12-22

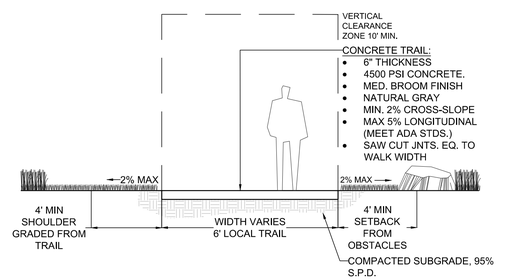
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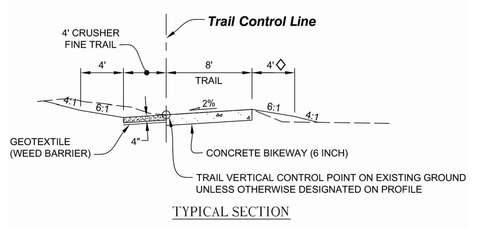
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COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES

TRAILS LEGEND
- CONCRETE TRAIL
- SPINE TRAIL
- SOFT SURFACE TRAIL (SEE CIVIL PLANS)

6' CONCRETE TRAIL
6' CONCRETE TRAIL
8' CONCRETE TRAIL
6' CONCRETE TRAIL
8' CONCRETE TRAIL
6' CONCRETE TRAIL
8' CONCRETE TRAIL
8' CONCRETE TRAIL
SPINE TRAIL
8' CONCRETE TRAIL
STATE HIGHWAY 66/LEFT (BASELINE ROAD)



1 CONCRETE TRAIL
NOT TO SCALE



TYPICAL SECTION

2 SPINE TRAIL
NOT TO SCALE

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

N

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PRELIMINARY DEVELOPMENT PLAN
TRAILS PLAN

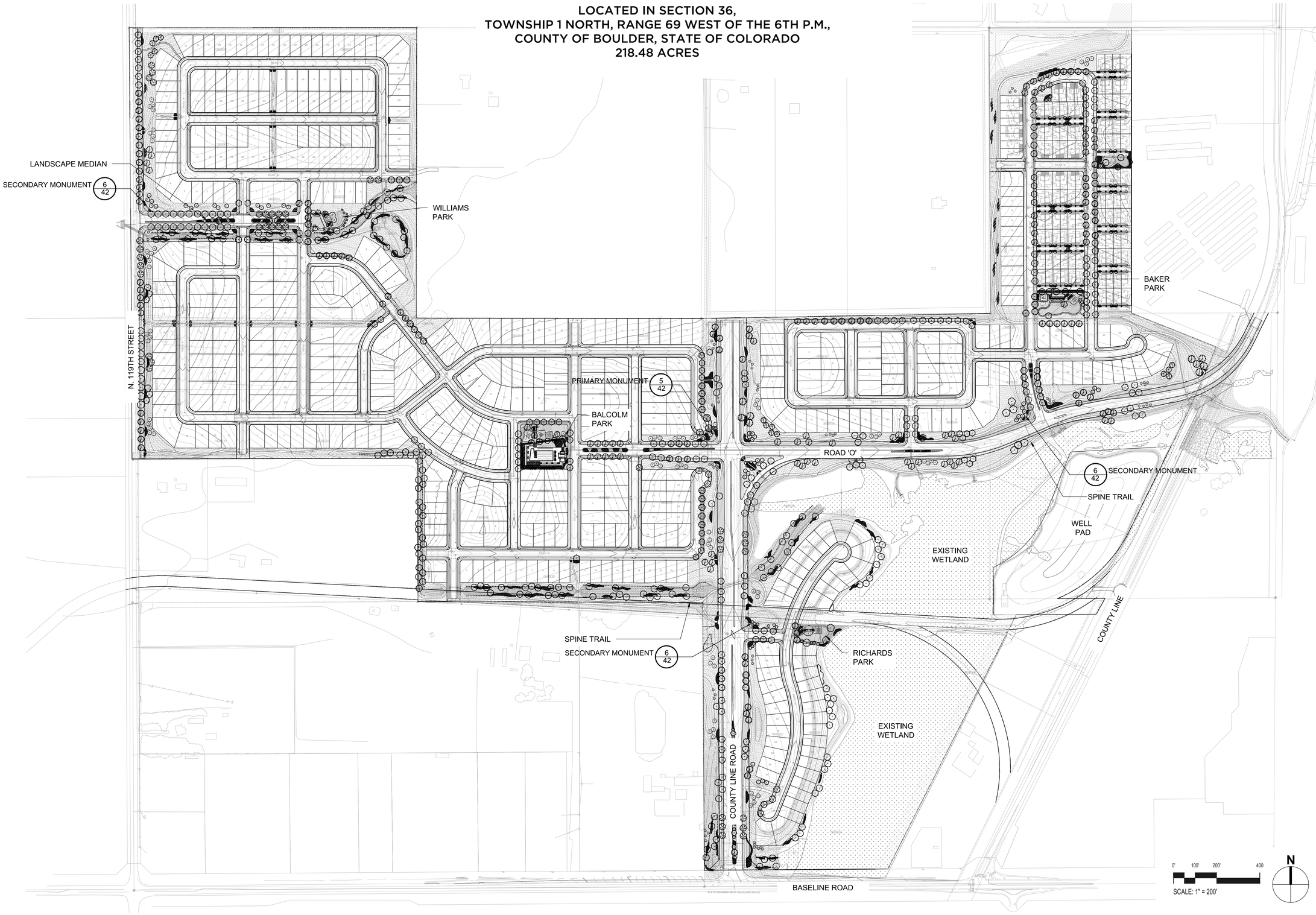
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SCALE: 1"=200'
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

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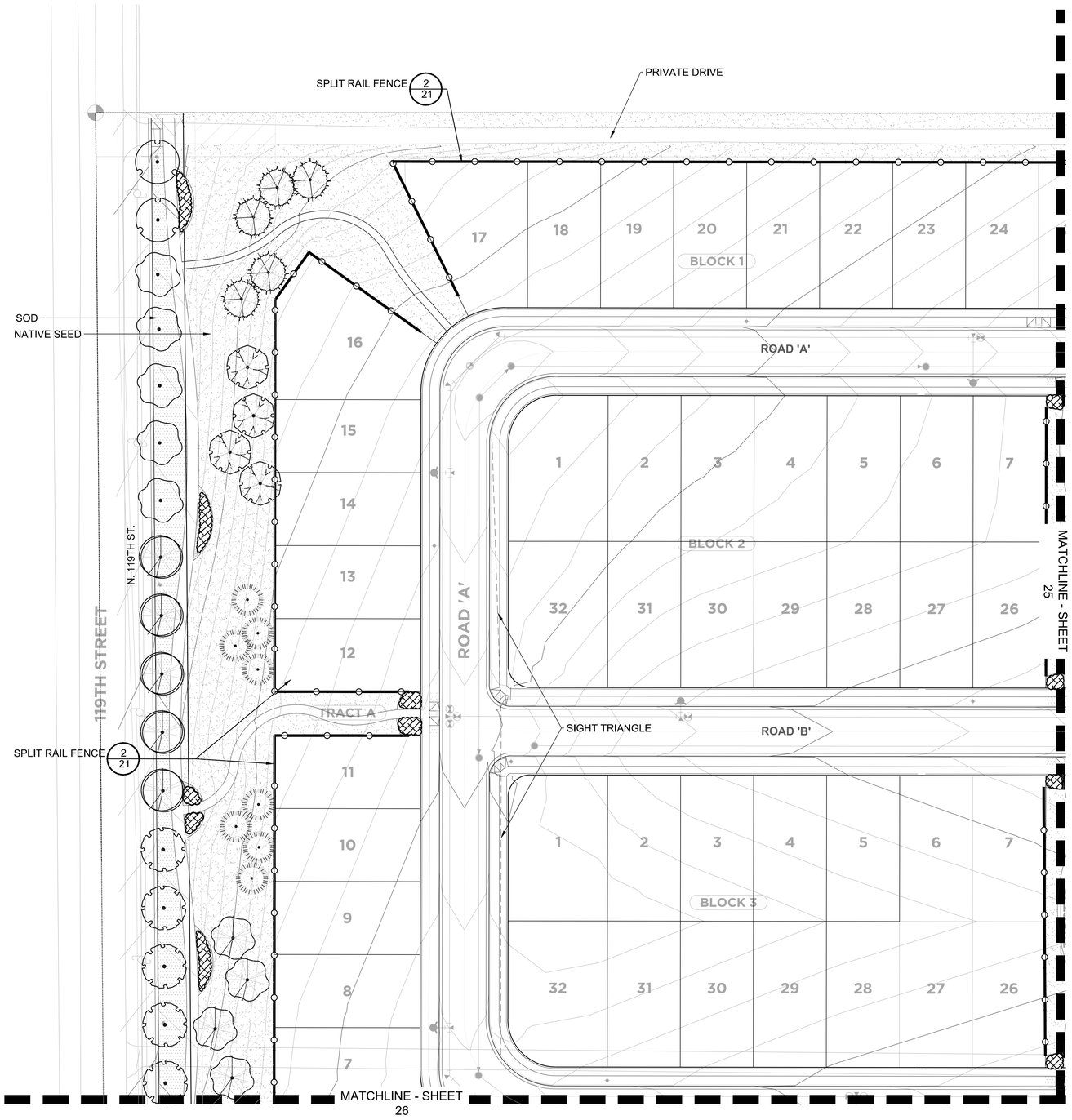
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OVERALL LANDSCAPE PLAN

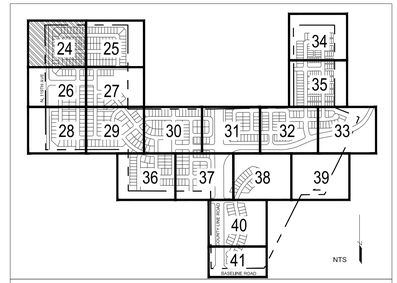
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LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

LEGEND

- DECIDUOUS TREES
  * TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- PRIVACY FENCE
- SECURITY FENCE
- LANDSCAPE BOULDERS
- SOD
- NATIVE SEED
  ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN (15) FEET OF EDGE OF SPINE TRAILS AND ROADS
- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

SCALE: 1" = 40'

N

ENGINEERING:

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LAND PLANNING:

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LANDSCAPE PLAN

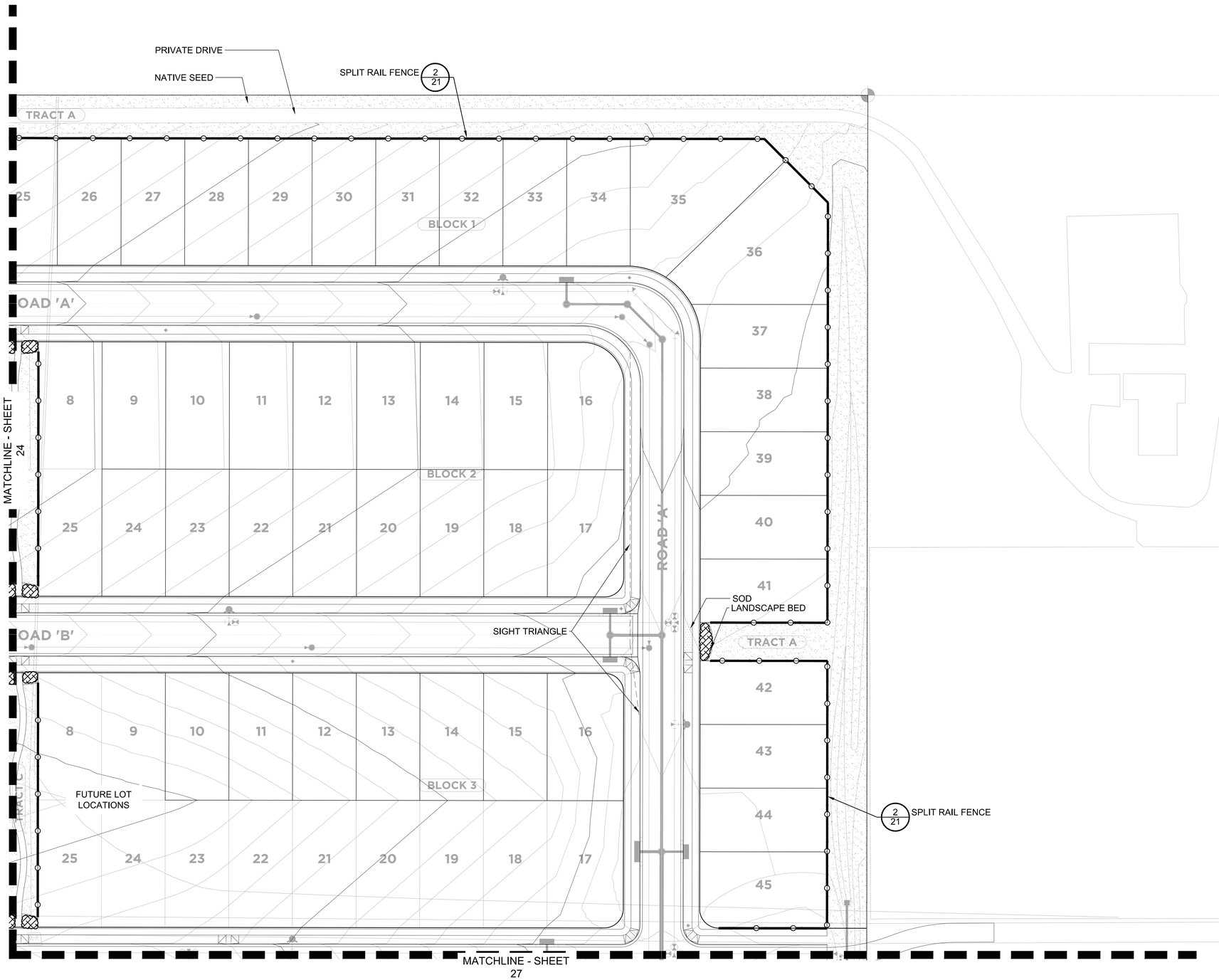
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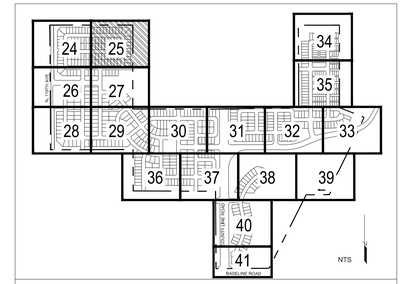
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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





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- EVERGREEN TREES
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- ROCK MULCH
- STEEL EDGING

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LANDSCAPE PLAN

PROJECT NO:
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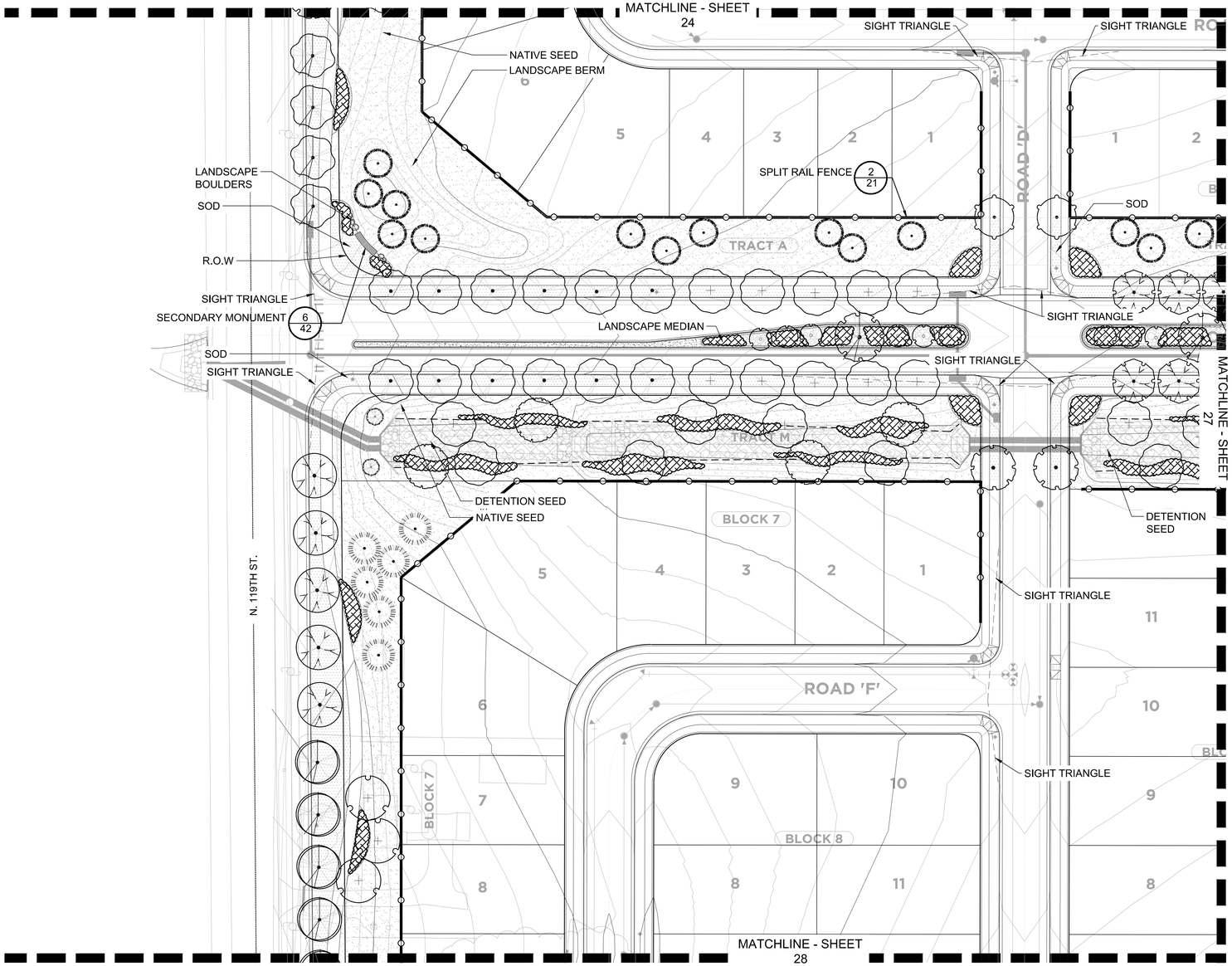
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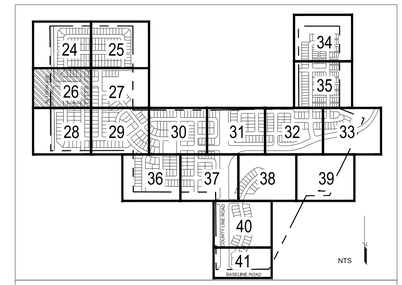
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COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

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- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

0' 20' 40' 80'
SCALE: 1" = 40'

N

ENGINEERING:

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PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

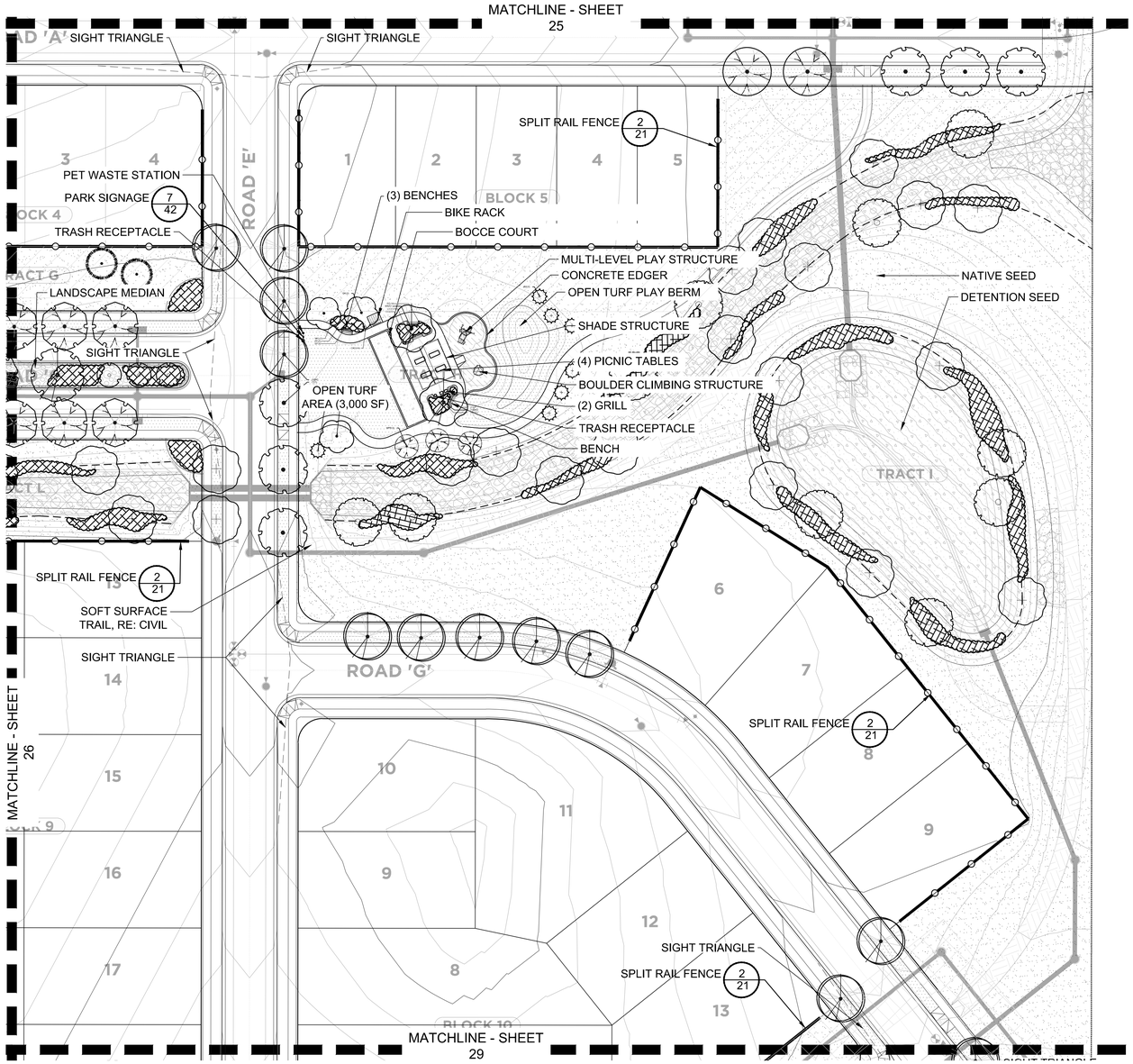
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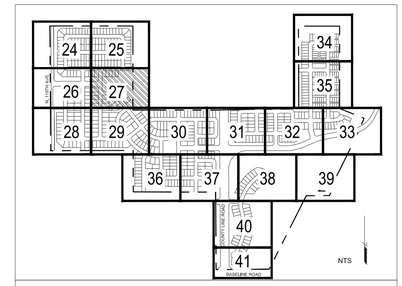
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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

LIST 'A' - REQUIRED POCKET PARK PLANT MATERIAL QUANTITIES		
DECIDUOUS TREES	QTY	COMMON NAME
BRO	2	BURR OAK
QR	3	REGAL PRINCE OAK
EVERGREEN TREES	QTY	COMMON NAME
JB2	3	BRODIE COLUMNAR CEDAR
ORNAMENTAL TREES	QTY	COMMON NAME
MPR	3	PROFUSION CRAB APPLE
ANNUALS/PERENNIALS	QTY	COMMON NAME
EP	9	PURPLE CONEFLOWER
EC	26	PURPLE-LEAF WINTER CREEPER
DECIDUOUS SHRUBS	QTY	COMMON NAME
CC3	11	CORAL BEAUTY COTONEASTER
LV	8	GOLDEN PRIVET
RF	5	CORAL FLOWER CARPET ROSE
MKL	3	MISS KIM LILAC
GRASSES	QTY	COMMON NAME
CR2	14	KOREAN FEATHER REED GRASS

WILLIAM'S PARK
REQUIREMENTS PER TOWN OF ERIE
POCKET PARK DESIGN STANDARDS

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); PET WASTE STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

PLANT MATERIAL:		
PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	5
ORNAMENTAL TREES	3	3
EVERGREEN TREES	2	3
SHRUBS	20	27
PERENNIALS	24	35
ORNAMENTAL GRASS	3	14

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); MULTI-LEVEL PLAY STRUCTURE

LIST C - OPEN TURF PLAY BERM; BOULDER CLIMBING STRUCTURE; BOCCE COURT

LIST D - BBQ GRILLS (2); ADDITIONAL BENCHES (2)

LEGEND

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- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

SCALE: 1" = 40'

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

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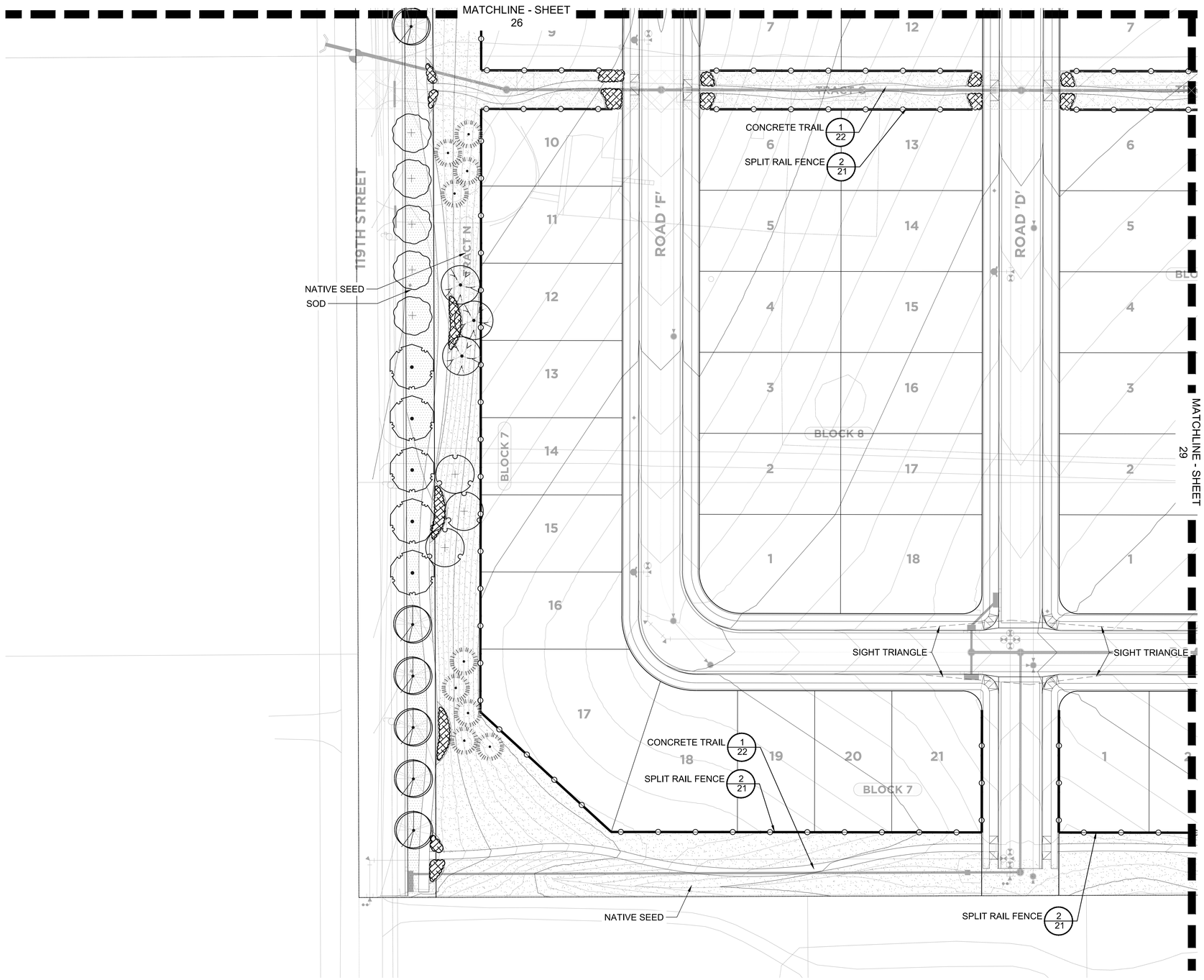
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PARKDALE
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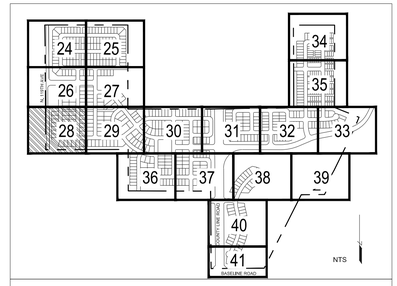
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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

LEGEND

- DECIDUOUS TREES
  * TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
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- PROPERTY LINE
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0' 20' 40' 80'
SCALE: 1" = 40'

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ENGINEERING:
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P: 720.638.5190

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t 303.531.4905 . f 303.531.4908

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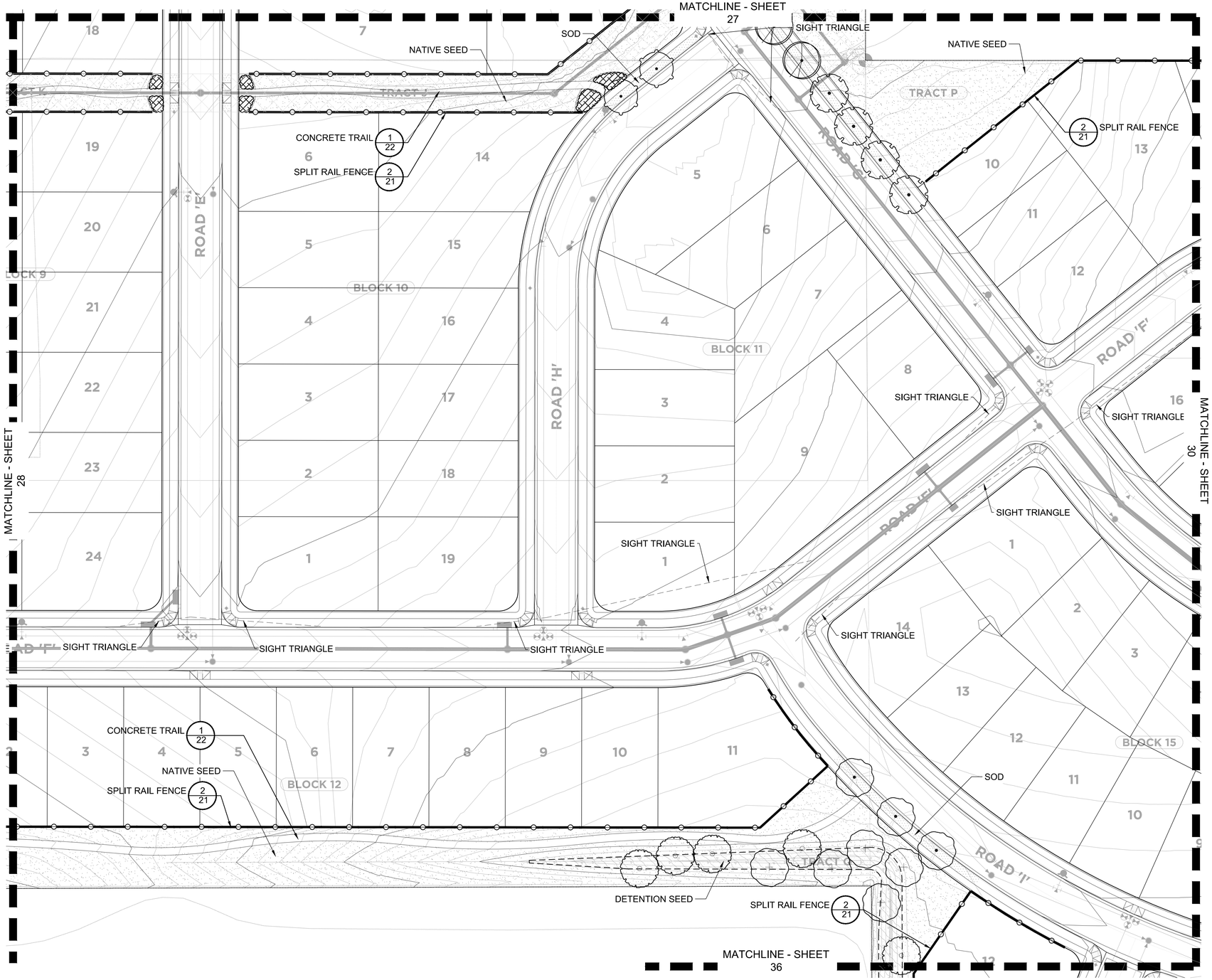
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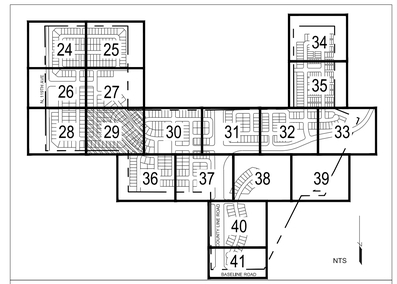
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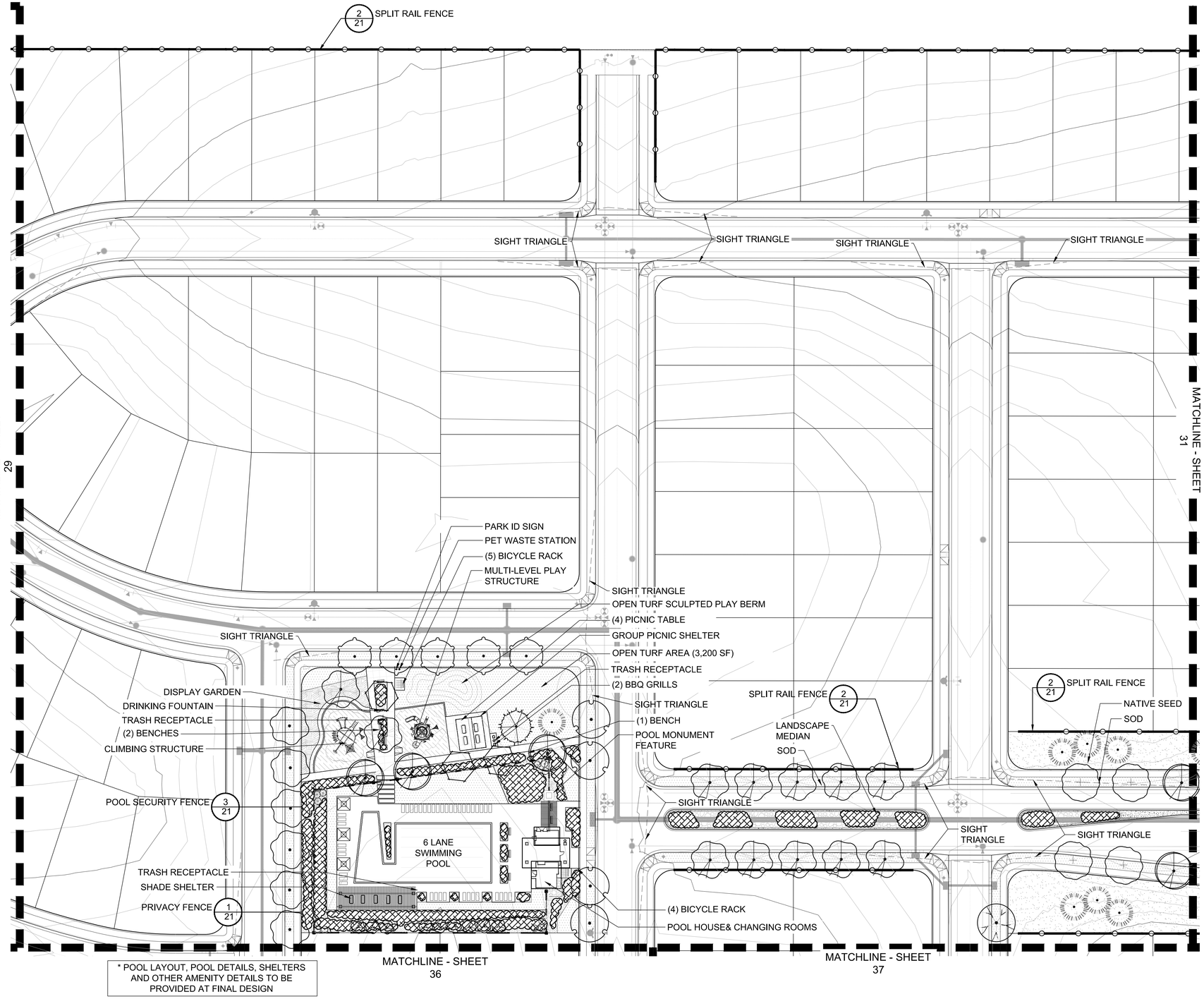
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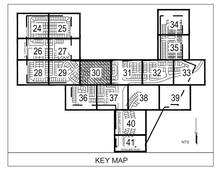
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LOCATED IN SECTION 36,
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218.48 ACRES



* POOL LAYOUT, POOL DETAILS, SHELTERS AND OTHER AMENITY DETAILS TO BE PROVIDED AT FINAL DESIGN



KEY MAP

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- ROCK MULCH
- STEEL EDGING

LIST 'A' - REQUIRED POCKET PARK PLANT MATERIAL QUANTITIES*

DECIDUOUS TREES	QTY	COMMON NAME
WC	3	NORTHERN CATALPA
BRO	2	BURR OAK
EVERGREEN TREES	QTY	COMMON NAME
JWB	2	WICHITA BLUE JUNIPER
PN	2	AUSTRIAN BLACK PINE
ORNAMENTAL TREES	QTY	COMMON NAME
CP	3	WASHINGTON HAWTHORN
ANNUALS/PERENNIALS	QTY	COMMON NAME
EC	148	PURPLE-LEAF WINTER CREEPER
DECIDUOUS SHRUBS	QTY	COMMON NAME
CC3	2	CORAL BEAUTY COTONEASTER
LV	27	GOLDEN PRIVET
LL	10	LODENSE PRIVET
PP3	6	SAND CHERRY
RF	40	CORAL FLOWER CARPET ROSE
MKL	18	MISS KIM LILAC
GRASSES	QTY	COMMON NAME
MM	7	MORNING LIGHT MAIDEN GRASS
DMG	11	DWARF MAIDEN GRASS

*THESE QUANTITIES DO NOT INCLUDE DISPLAY GARDEN PLANT MATERIALS. RE: "REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARDS" FOR TOTAL REQUIRED VS. TOTAL PROVIDED QUANTITIES.

BALCOM PARK
REQUIREMENTS PER TOWN OF ERIE
POCKET PARK DESIGN STANDARDS

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); PET WASTE STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

	PLANT MATERIAL:	
PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	5
ORNAMENTAL TREES	3	3
EVERGREEN TREES	2	4
SHRUBS	20	102
PERENNIALS	24	149
ORNAMENTAL GRASS	3	18

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); MULTI-LEVEL PLAY STRUCTURE

LIST C - CLIMBING STRUCTURE; DISPLAY GARDEN; OPEN TURF SCULPTED BERM

LIST D - BBQ GRILLS (2); DRINKING FOUNTAIN (1)

DISPLAY GARDEN
PLANT MATERIAL QUANTITIES*

ANNUALS/PERENNIALS	QTY	COMMON NAME
AC	22	ANISE HYSSOP
DECIDUOUS SHRUBS	QTY	COMMON NAME
CF	19	FERNBUSH
DB	3	CAROL MACKIE DAPHNE
PLS	5	PURPLE LEAF SAND CHERRY
RF	7	CORAL FLOWER CARPET ROSE
MKL	6	MISS KIM LILAC
EVERGREEN SHRUB	QTY	COMMON NAME
AC2	15	MANZANITA
AP	27	PANCHITO MANZANITA
EE	9	BLUESTEM JOINT FIR
GRASSES	QTY	COMMON NAME
MM	11	MORNING LIGHT MAIDEN GRASS
PD3	20	DALLAS BLUES SWITCH GRASS

*THESE QUANTITIES INCLUDE DISPLAY GARDEN PLANT QUANTITIES ONLY

0' 20' 40' 80'
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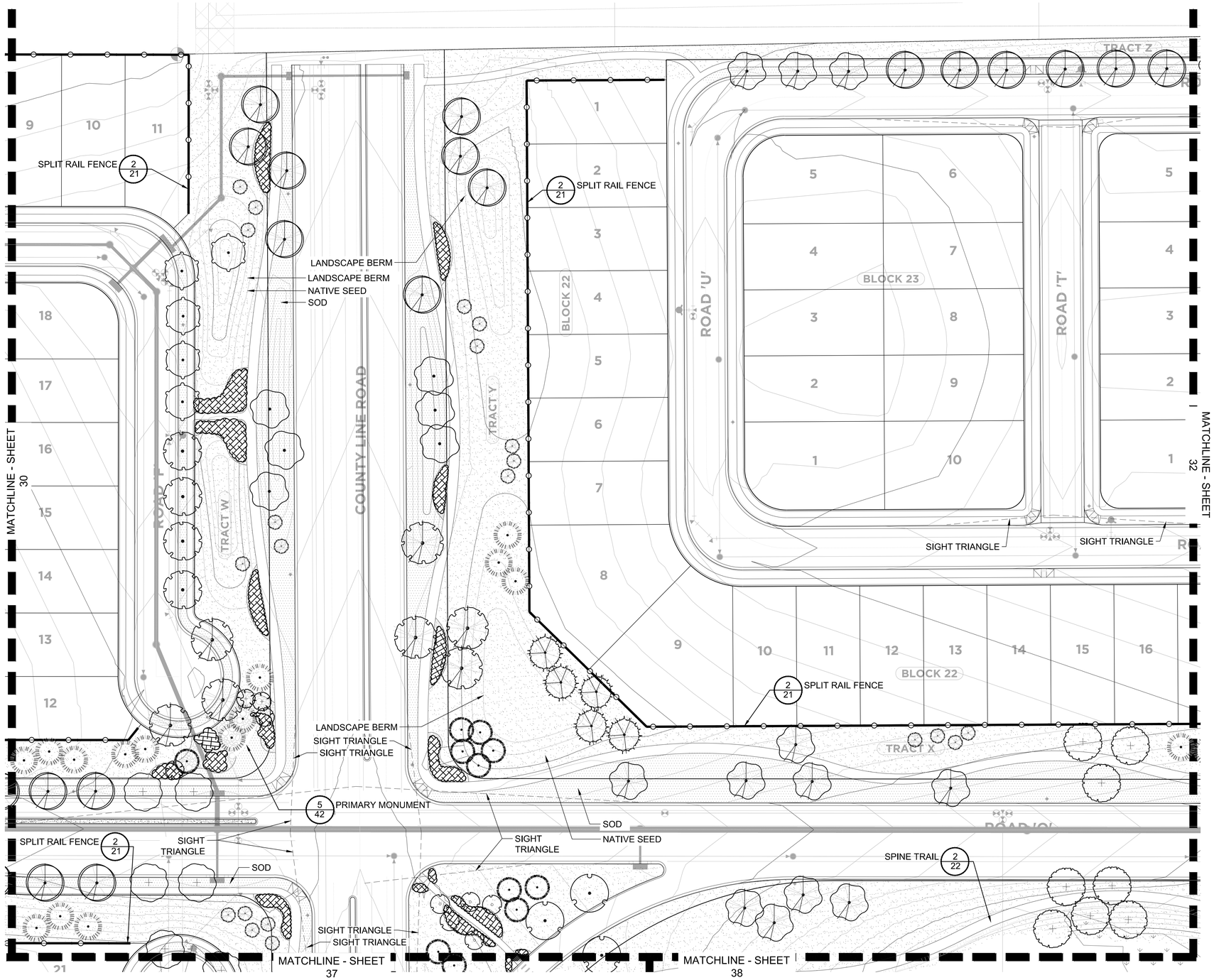
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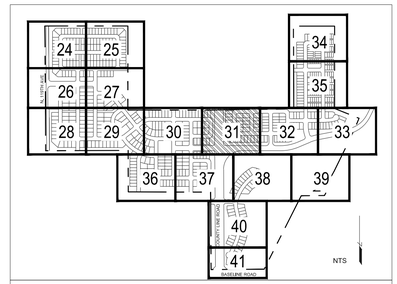
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218.48 ACRES





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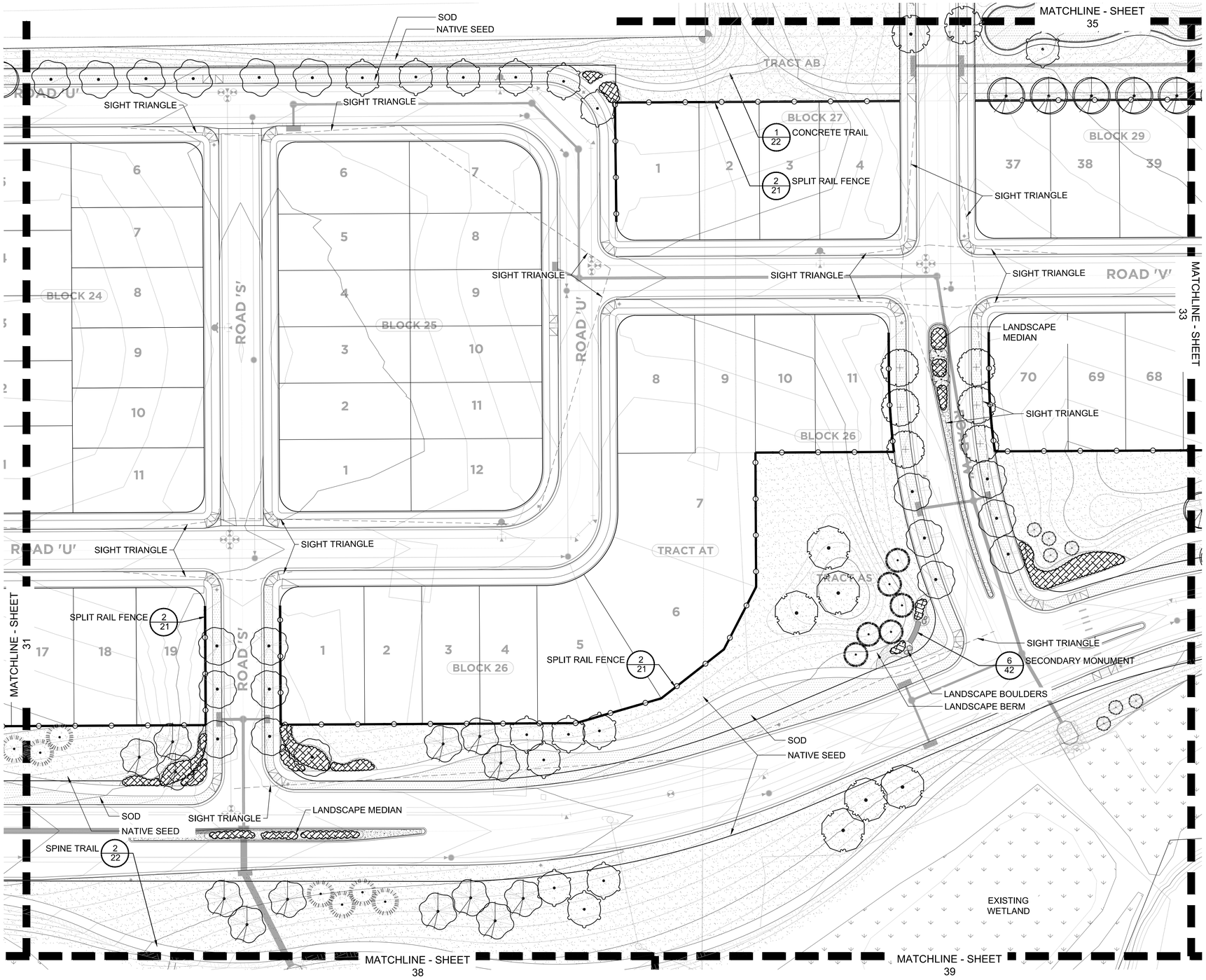
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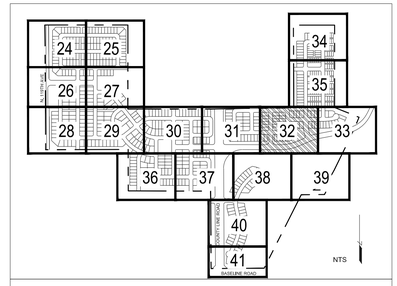
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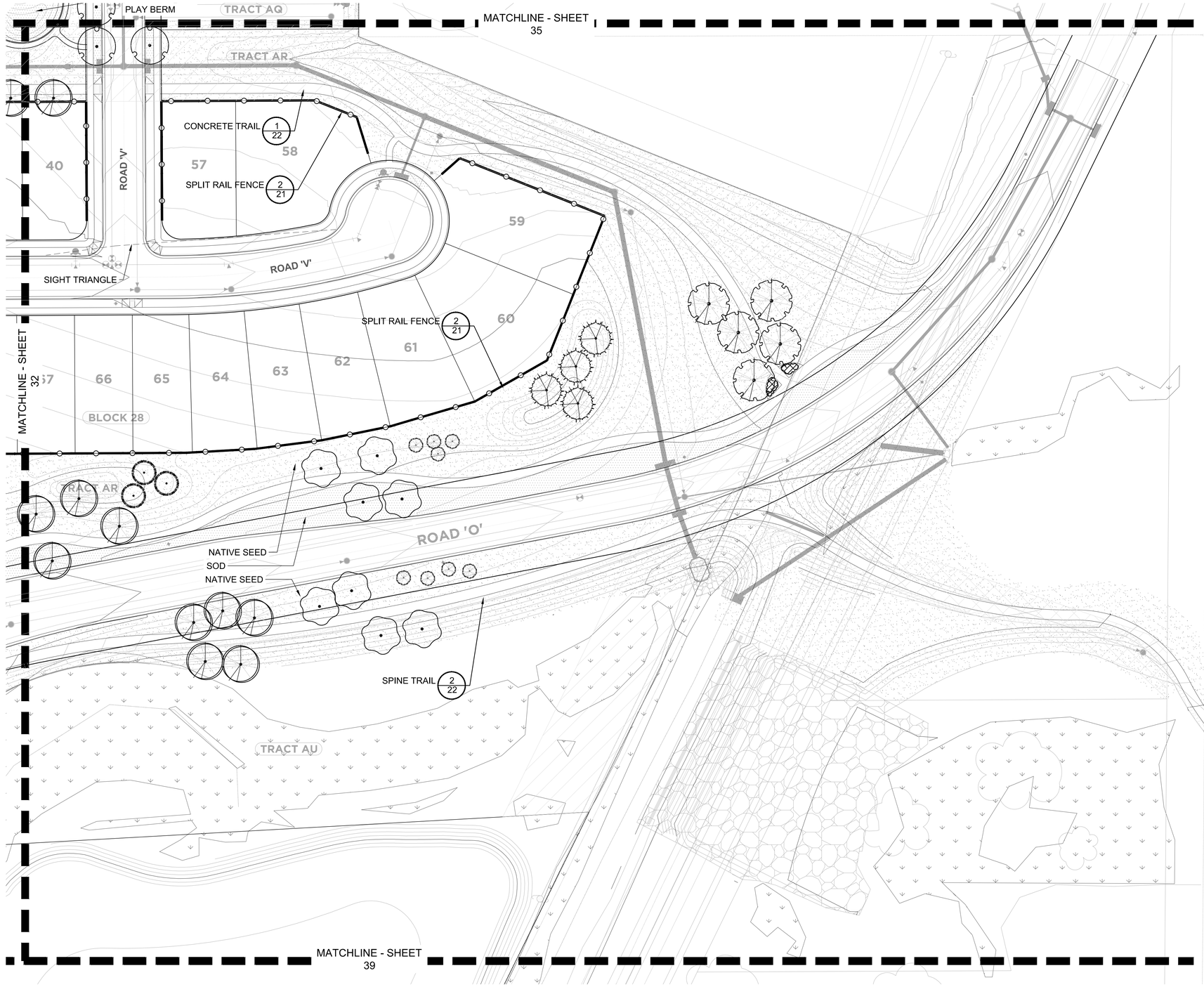
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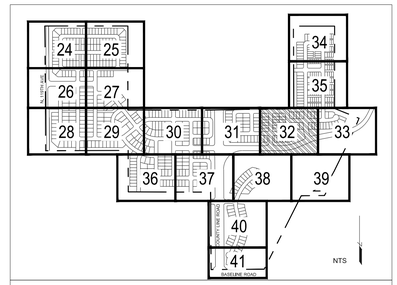
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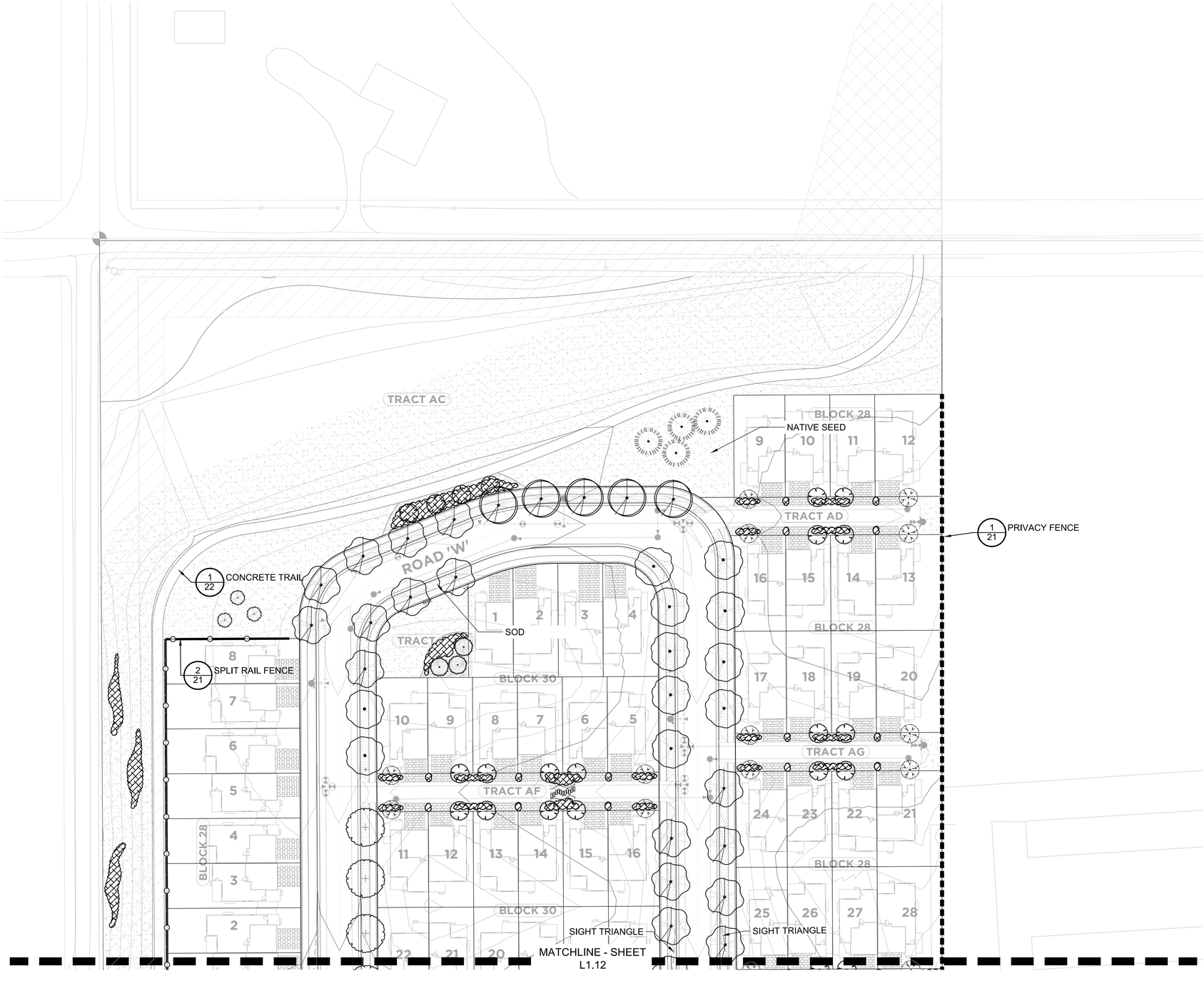
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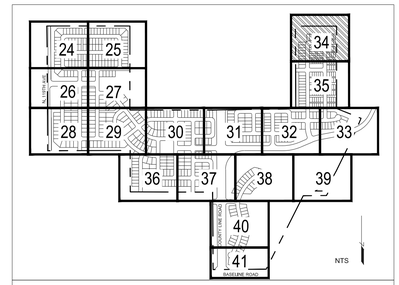
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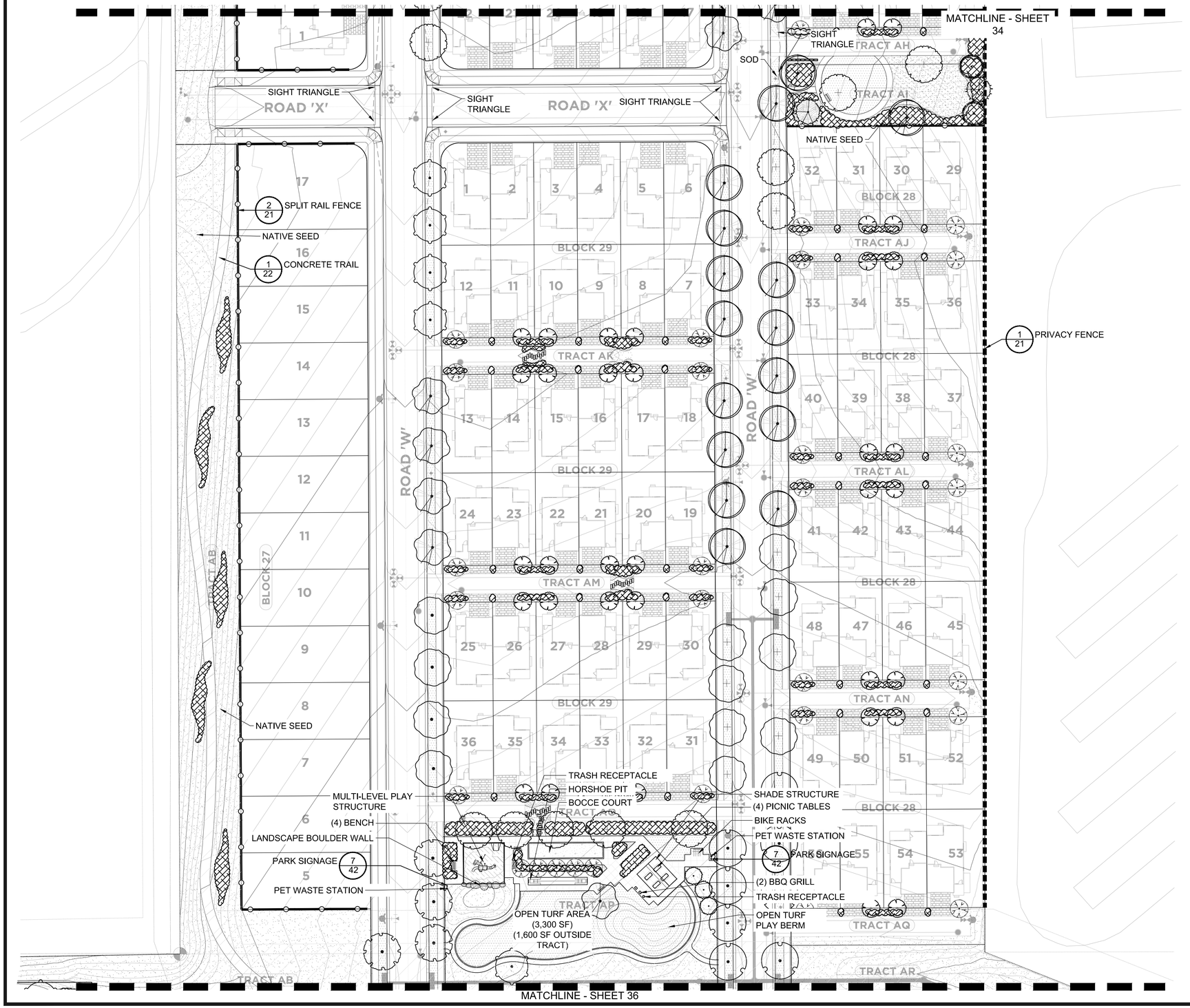
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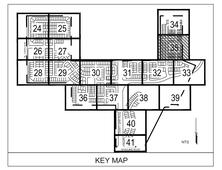
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- NATIVE SEED (ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN 15'(+/-)FEET OF EDGE OF SPINE TRAILS AND ROADS)
- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

LIST 'A' - REQUIRED POCKET PARK PLANT MATERIAL QUANTITIES

DECIDUOUS TREES	QTY	COMMON NAME
CC	6	EASTERN REDBUD
BRO	1	BURR OAK
SJ	1	JAPANESE PAGODA TREE
EVERGREEN TREES	QTY	COMMON NAME
VP	3	VANDERWOLF`S PYRAMID PINE
ORNAMENTAL TREES	QTY	COMMON NAME
MPR	5	PROFUSION CRAB APPLE
ANNUALS/PERENNIALS	QTY	COMMON NAME
EP	32	PURPLE CONEFLOWER
MNS	13	MAYNIGHT SALVIA
DECIDUOUS SHRUBS	QTY	COMMON NAME
BUD	12	BLACK KNIGHT BUTTERFLY BUSH
CD	66	BLUE MIST SHRUB
LV	56	GOLDEN PRIVET
PLS	4	PURPLE LEAF SAND CHERRY
RG	16	GOLDEN CURRANT
RF	31	CORAL FLOWER CARPET ROSE
PKR	4	PINK KNOCKOUT ROSE
MKL	14	MISS KIM LILAC
EVERGREEN SHRUB	QTY	COMMON NAME
JM	10	MOONGLOW JUNIPER
GRASSES	QTY	COMMON NAME
CK	33	FEATHER REED GRASS
VSG	44	VARIEGATED JAPANESE SILVER GRASS
DMG	13	DWARF MAIDEN GRASS

BAKER PARK
REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARDS

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); PET WASTE STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

	PLANT MATERIAL:	
PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	8
ORNAMENTAL TREES	3	5
EVERGREEN TREES	2	3
SHRUBS	20	213
PERENNIALS	24	45
ORNAMENTAL GRASS	3	90

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); MULTI-LEVEL PLAY STRUCTURE

LIST C - HORSESHOE PIT; OPEN TURF PLAY BERM; BOCCE BALL COURT

LIST D - BBQ GRILLS (2); ADDITIONAL BENCHES (2)

SCALE: 1" = 40'

ENGINEERING:
KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENTS	10/09/2017	
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PARKDALE
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

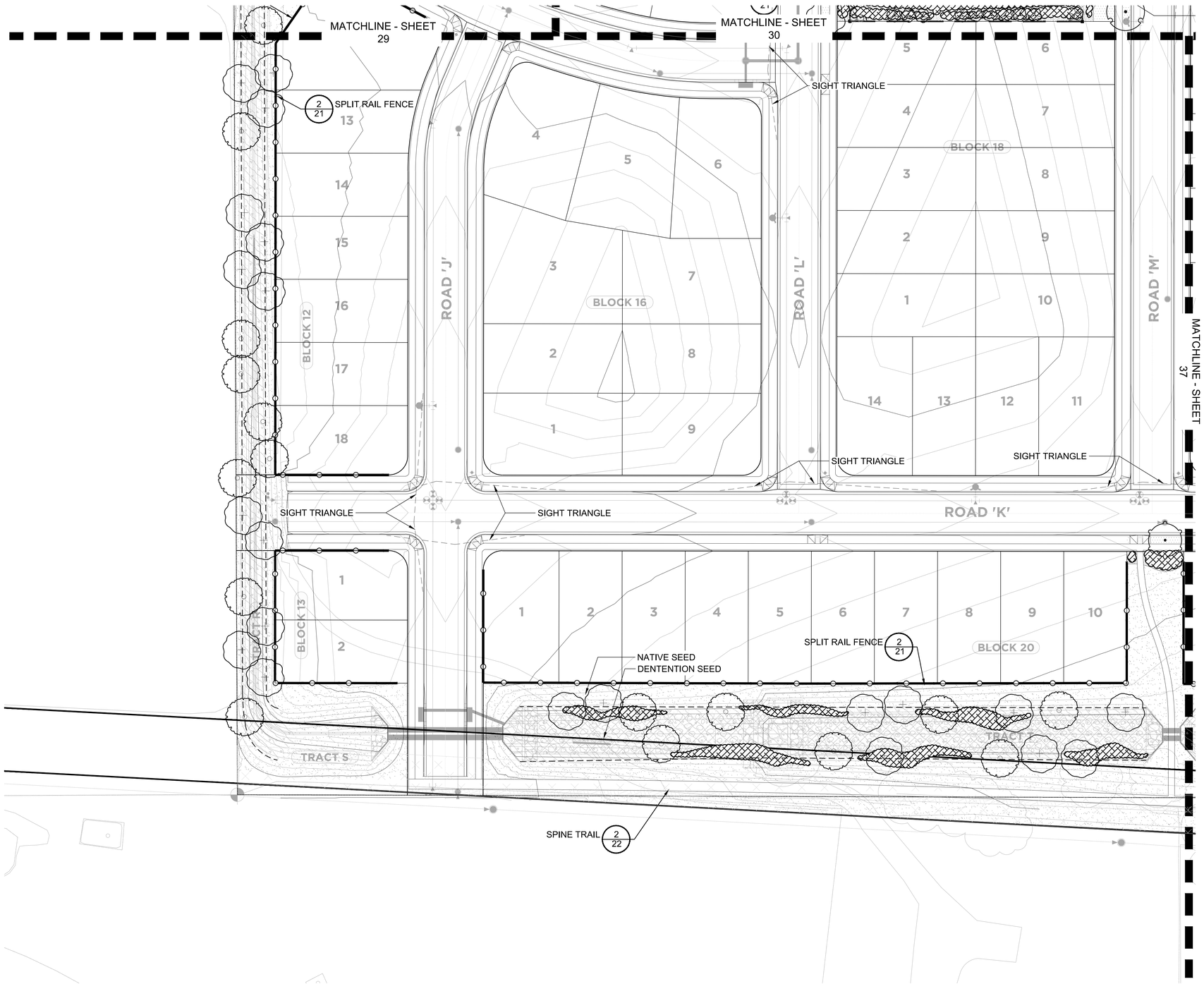
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SUBMITTED ON: 2017-12-22

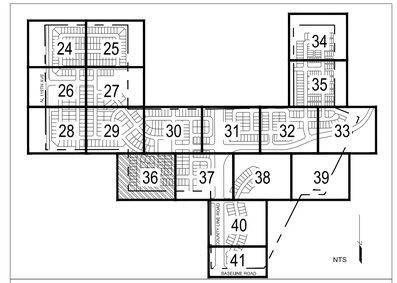
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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

LEGEND

- DECIDUOUS TREES
  * TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
- PRIVACY FENCE
- SECURITY FENCE
- LANDSCAPE BOULDERS
- SOD
- NATIVE SEED
  ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN (15) FEET OF EDGE OF SPINE TRAILS AND ROADS
- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

0' 20' 40' 80'
SCALE: 1" = 40'

N

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

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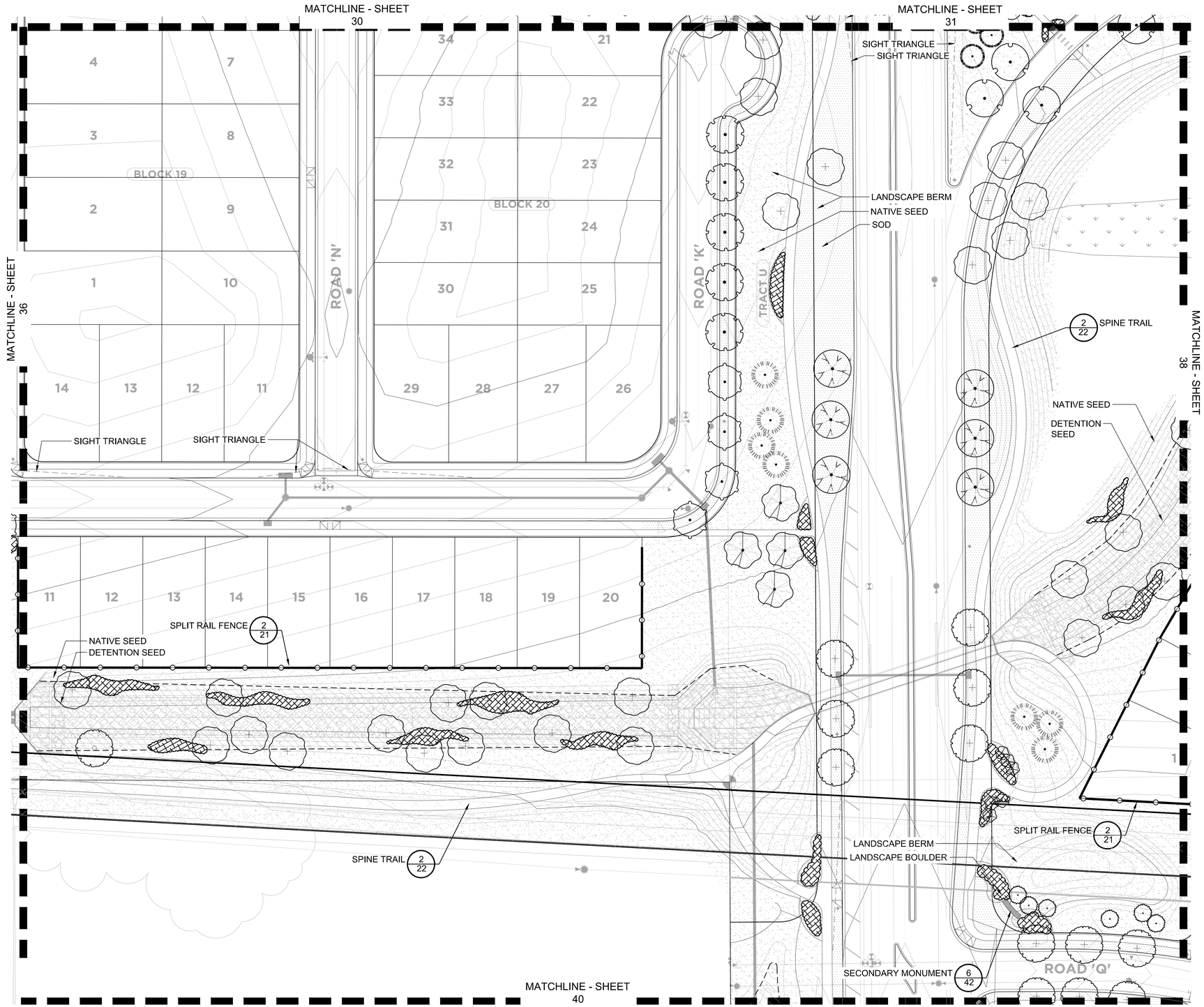
PARKDALE
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

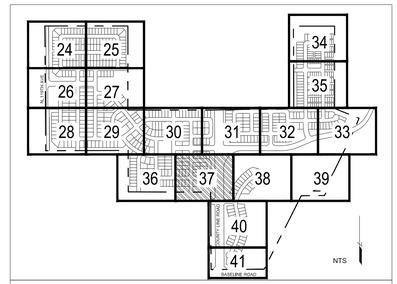
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SCALE: 1"=40'
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





LEGEND

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- SHRUBS
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- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

SCALE: 1" = 40'

ENGINEERING:

KT ENGINEERING
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303.770.9111

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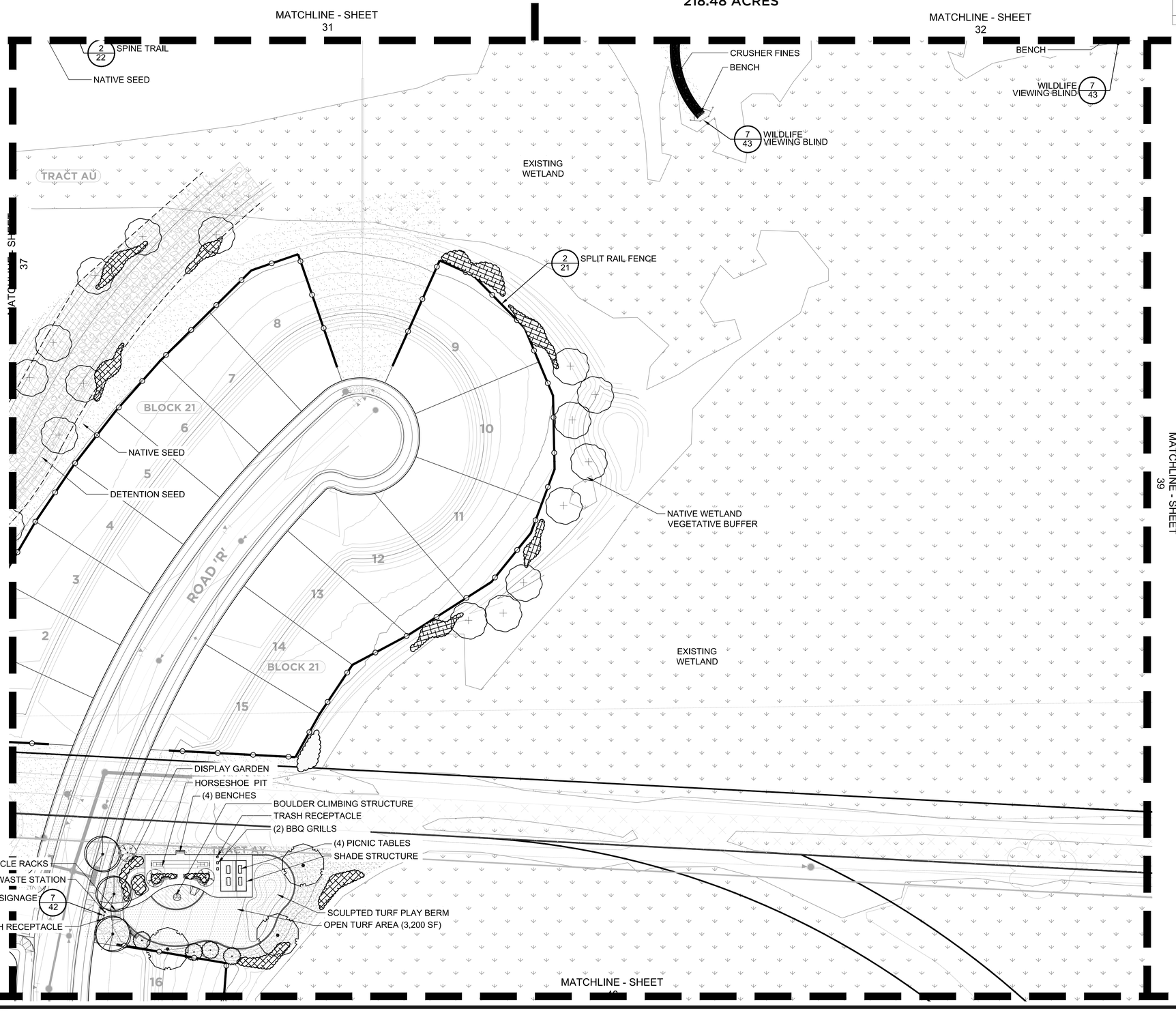
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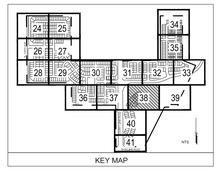
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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





LEGEND

- DECIDUOUS TREES (* TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES)
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- SPLIT RAIL FENCE
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- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

LIST 'A' - REQUIRED POCKET PARK PLANT MATERIAL QUANTITIES*

DECIDUOUS TREES	QTY	COMMON NAME
WC	2	NORTHERN CATALPA
KCT	3	KENTUCKY COFFEE TREE
EVERGREEN TREES	QTY	COMMON NAME
VP	4	VANDERWOLF`S PYRAMID PINE
ORNAMENTAL TREES	QTY	COMMON NAME
MPR	3	PROFUSION CRAB APPLE
ANNUALS/PERENNIALS	QTY	COMMON NAME
EC	36	PURPLE-LEAF WINTER CREEPER
DECIDUOUS SHRUBS	QTY	COMMON NAME
SE	21	SANDBAR WILLOW
GRASSES	QTY	COMMON NAME
CK	18	FEATHER REED GRASS
VSG	4	VARIEGATED JAPANESE SILVER GRASS

*THESE QUANTITIES DO NOT INCLUDE DISPLAY GARDEN PLANT MATERIALS. RE: "REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARDS" FOR TOTAL REQUIRED VS. TOTAL PROVIDED QUANTITIES.

RICHARD'S PARK
REQUIREMENTS PER TOWN OF ERIE
POCKET PARK DESIGN STANDARDS

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); PET WASTE STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

PLANT MATERIAL:

PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	5
ORNAMENTAL TREES	3	3
EVERGREEN TREES	2	4
SHRUBS	20	21
PERENNIALS	24	36
ORNAMENTAL GRASS	3	22

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); DISPLAY GARDEN

LIST C - HORSESHOE PIT; OPEN TURF PLAY BERM; BOULDER CLIMBING STRUCTURE

LIST D - BBQ GRILLS (2); BENCHES (2 ADDITIONAL FROM LIST 'A' REQUIREMENTS)

DISPLAY GARDEN
PLANT MATERIAL QUANTITIES*

ANNUALS/PERENNIALS	QTY	COMMON NAME
AA4	7	ANTHEA YARROW
EP	12	PURPLE CONEFLOWER
MNS	14	MAYNIGHT SALVIA
DECIDUOUS SHRUBS	QTY	COMMON NAME
LV	8	GOLDEN PRIVET
RG	1	GOLDEN CURRANT
RF	8	CORAL FLOWER CARPET ROSE
PKR	3	PINK KNOCKOUT ROSE
GRASSES	QTY	COMMON NAME
MM	14	MORNING LIGHT MAIDEN GRASS
SH	28	PRAIRIE DROPSEED

*THESE QUANTITIES INCLUDE DISPLAY GARDEN PLANT QUANTITIES ONLY

0' 20' 40' 80'
SCALE: 1" = 40'

N

ENGINEERING:
KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
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PREPARED FOR:
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CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

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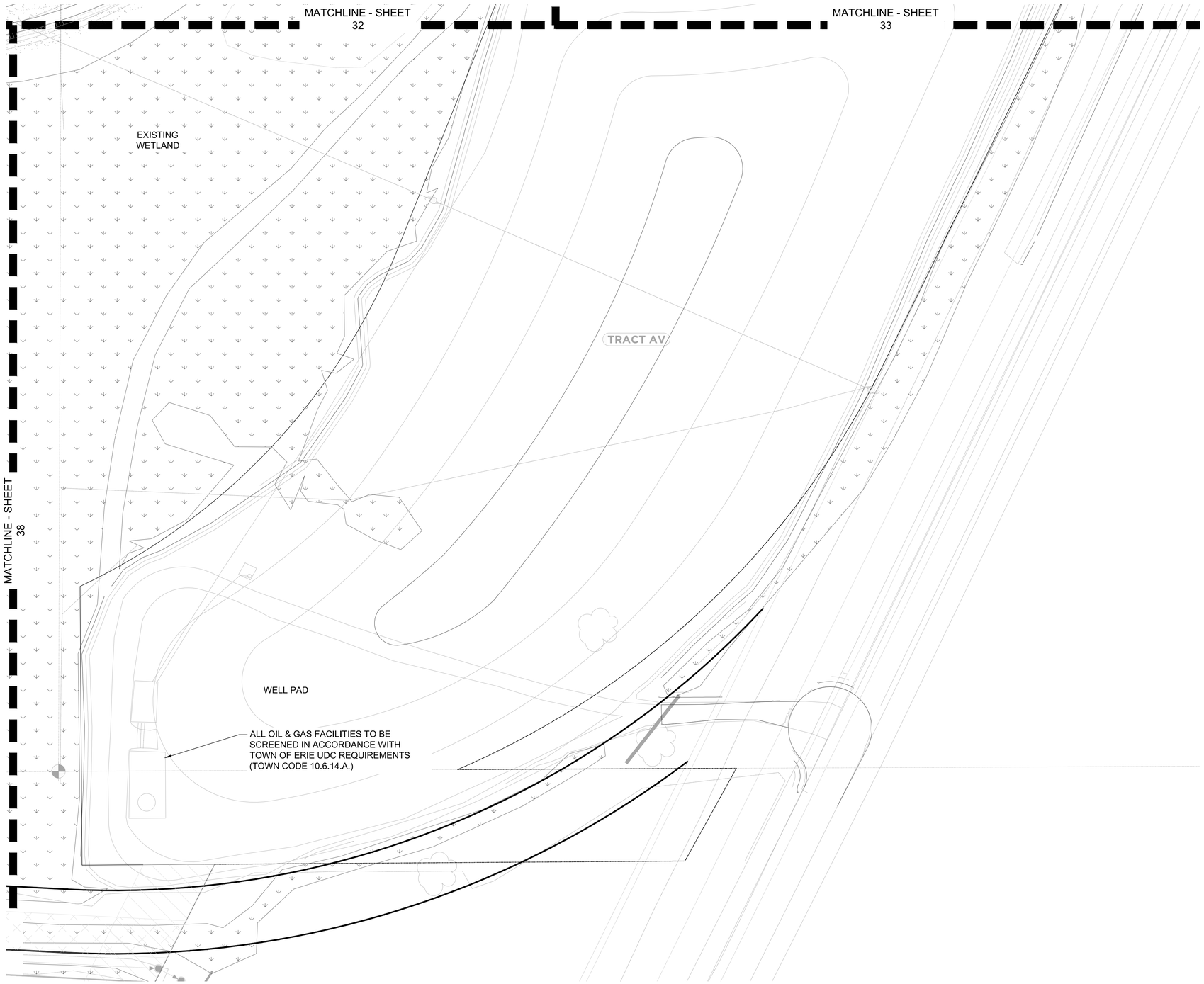
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LANDSCAPE PLAN

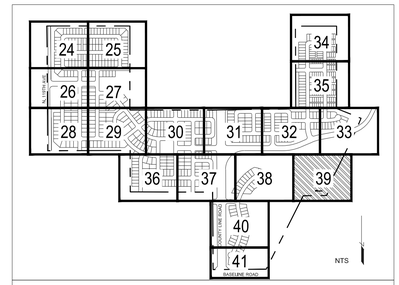
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DESIGNED BY: BM
SCALE: 1"=40'
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

LEGEND

- DECIDUOUS TREES
  * TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
- EVERGREEN TREES
- SHRUBS
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- DETENTION SEED
- ROCK MULCH
- STEEL EDGING

0' 20' 40' 80'
SCALE: 1" = 40'

N

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

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pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

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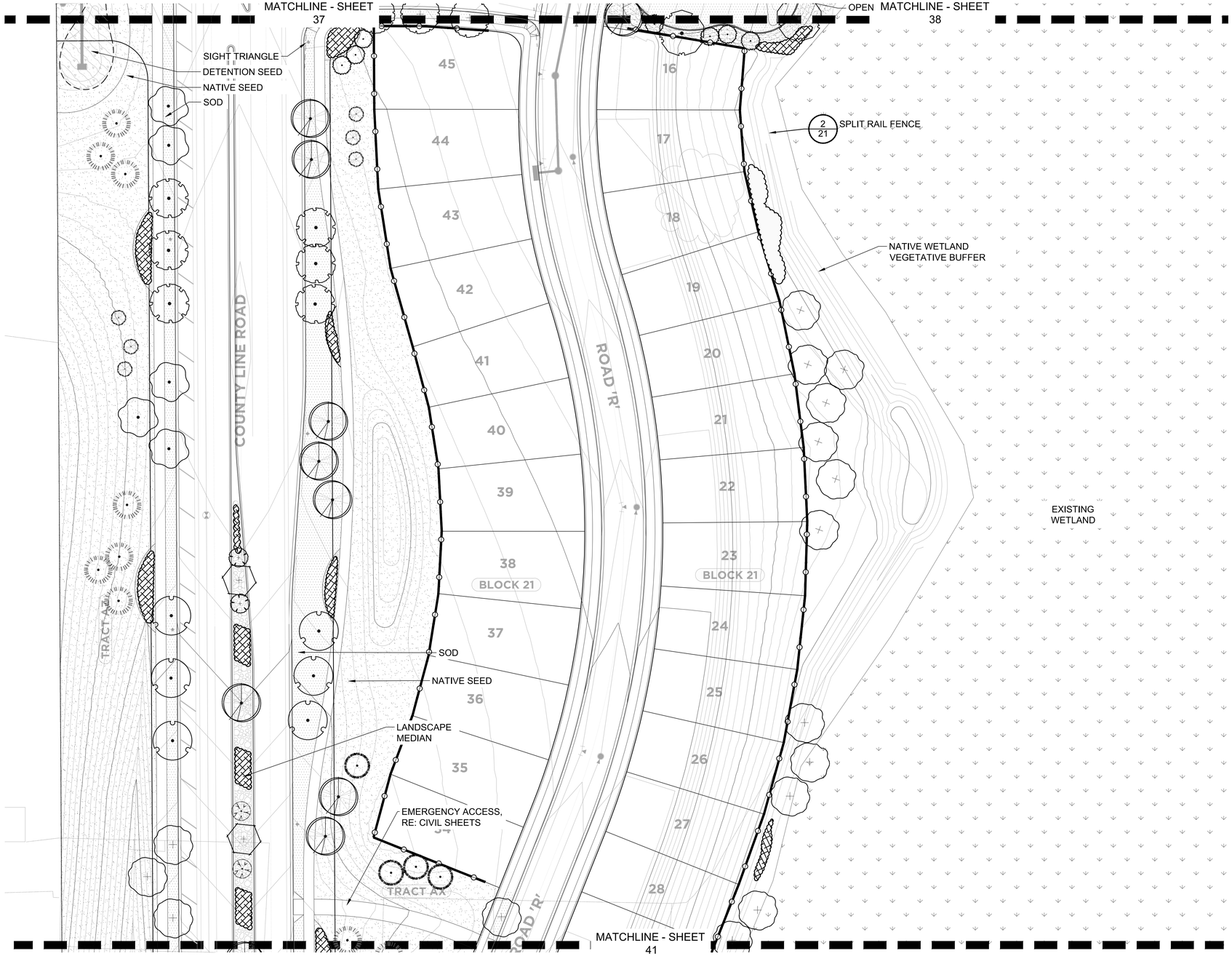
PARKDALE
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

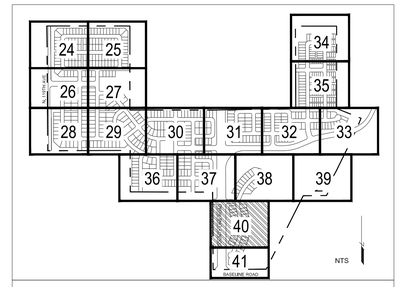
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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES





KEY MAP

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0' 20' 40' 80'
SCALE: 1" = 40'

N

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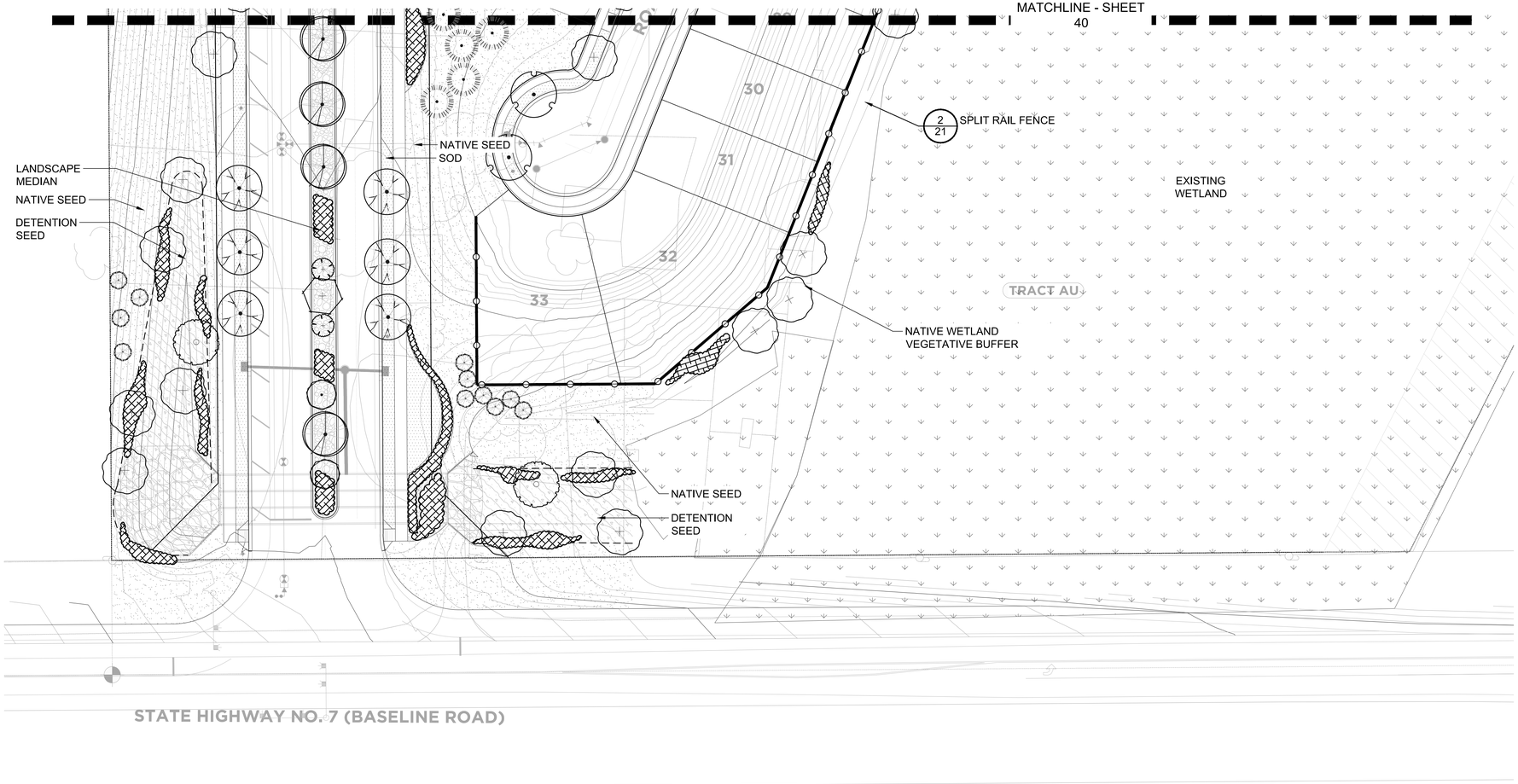
PARKDALE
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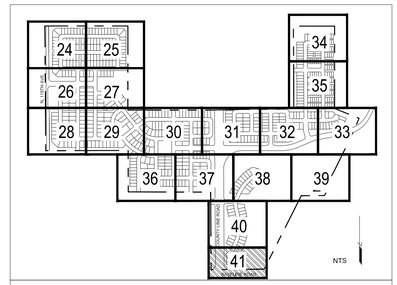
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LOCATED IN SECTION 36,
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218.48 ACRES





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0' 20' 40' 80'
SCALE: 1" = 40'

N

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LANDSCAPE PLAN

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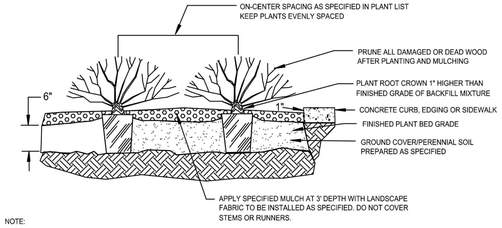
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SUBMITTED ON:
2017-12-22

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OF 44

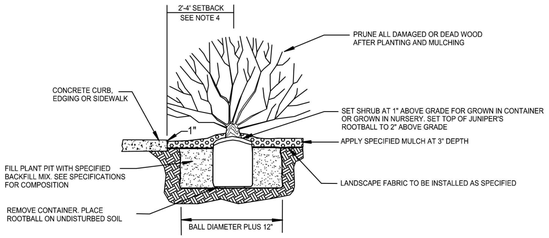
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218.48 ACRES



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.

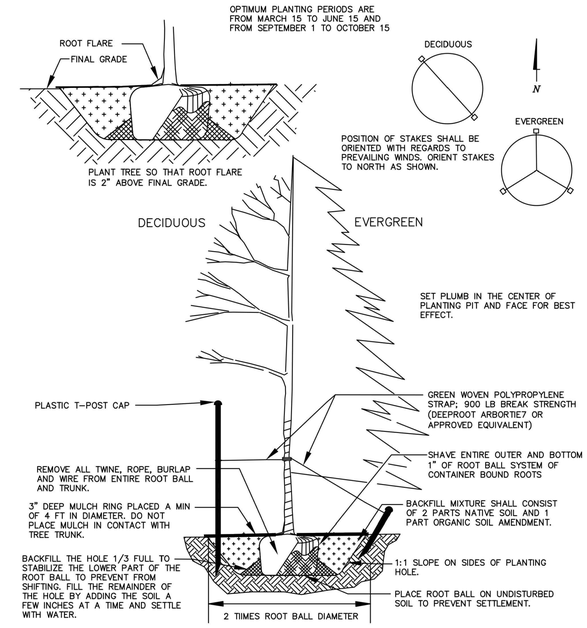
GROUNDCOVER / PERENNIAL



SHRUB

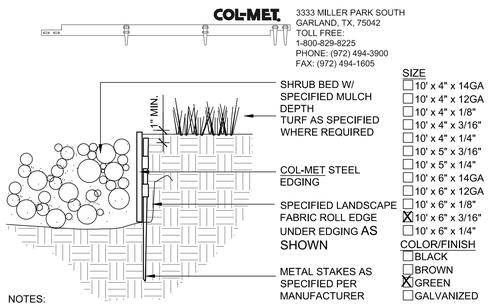
NOTE:
1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
2. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB
3. SHRUBS NOT PLANTED WITHIN A MULCHED BED REQUIRE A 4" HIGH EARTH SAUCER TO BE CONSTRUCTED CONTAINING A 1' RADIUS AND 3" DEEP MULCH COLLAR.
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.

1 SHRUB PLANTING — NOT TO SCALE



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.

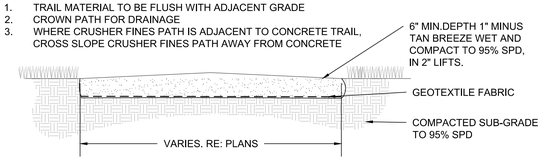
2 TREE PLANTING — NOT TO SCALE



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.

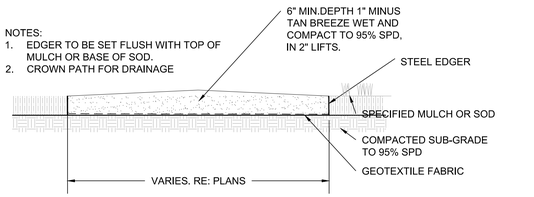
3 EDGER — NOT TO SCALE

NOTES:
1. TRAIL MATERIAL TO BE FLUSH WITH ADJACENT GRADE
2. CROWN PATH FOR DRAINAGE
3. WHERE CRUSHER FINES PATH IS ADJACENT TO CONCRETE TRAIL, CROSS SLOPE CRUSHER FINES PATH AWAY FROM CONCRETE



TRAIL IN NATIVE/SEEDED AREAS

NOTES:
1. EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
2. CROWN PATH FOR DRAINAGE



TRAIL IN ROCK/WOOD MULCH BEDS

4 CRUSHER FINES — NOT TO SCALE



5 PRIMARY MONUMENT — NOT TO SCALE





6 SECONDARY MONUMENT — NOT TO SCALE



7 PARK SIGNAGE — NOT TO SCALE
SIGN TO INCLUDE A CONTACT PHONE NUMBER FOR MAINTENANCE

ENGINEERING:
KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISIONS PER TOWN COMMENTS	10/09/2017	
2.	REVISIONS PER TOWN COMMENTS	1/24/2018	
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:

PARKDALE
PRELIMINARY DEVELOPMENT PLAN
SITE & LANDSCAPE DETAILS

PROJECT NO: 000894-2017
DRAWN BY: BM/GG
DESIGNED BY: BM
SCALE:
SUBMITTED ON: 2017-12-22

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PARKDALE PRELIMINARY DEVELOPMENT PLAN

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES



1 PICNIC TABLE
NOT TO SCALE



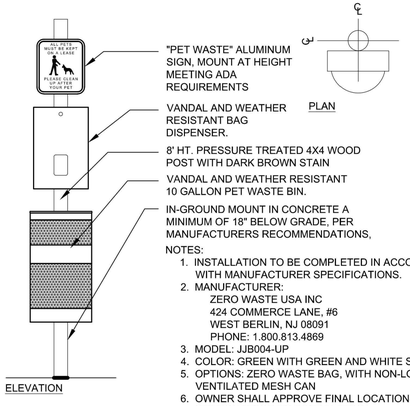
2 BENCH W/ BACK
NOT TO SCALE



3 TRASH RECEPTACLE
NOT TO SCALE



4 BIKE RACK
NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
   ZERO WASTE USA INC
   424 COMMERCE LANE, #6
   WEST BERLIN, NJ 08091
   PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

5 PET WASTE STATION
NOT TO SCALE



6 SHELTER
NOT TO SCALE



* WILDLIFE VIEWING BLIND DEPICTED IS FOR CONCEPTUAL USE ONLY. FINAL DESIGN TO BE COMPLETED AS PART OF FINAL CD PACKAGE.

7 WILDLIFE VIEWING BLIND
NOT TO SCALE

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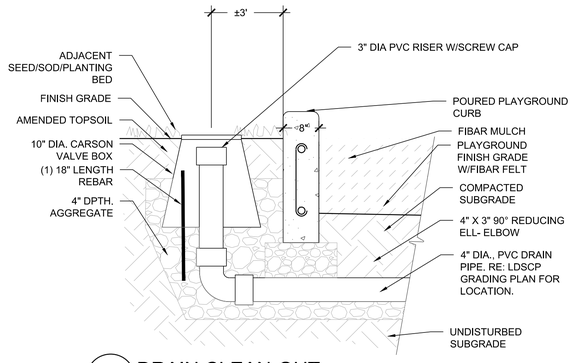
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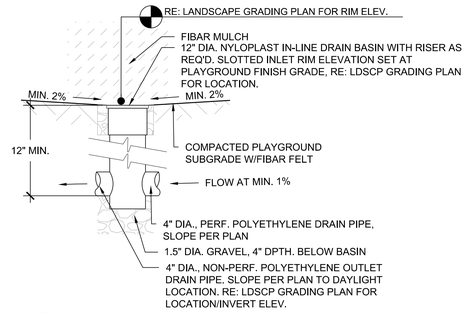
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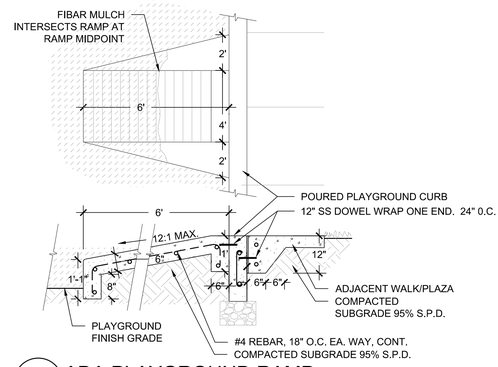
1 DRAIN CLEAN-OUT

SCALE: NTS



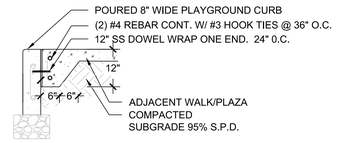
2 PLAYGROUND DRAIN

SCALE: NTS



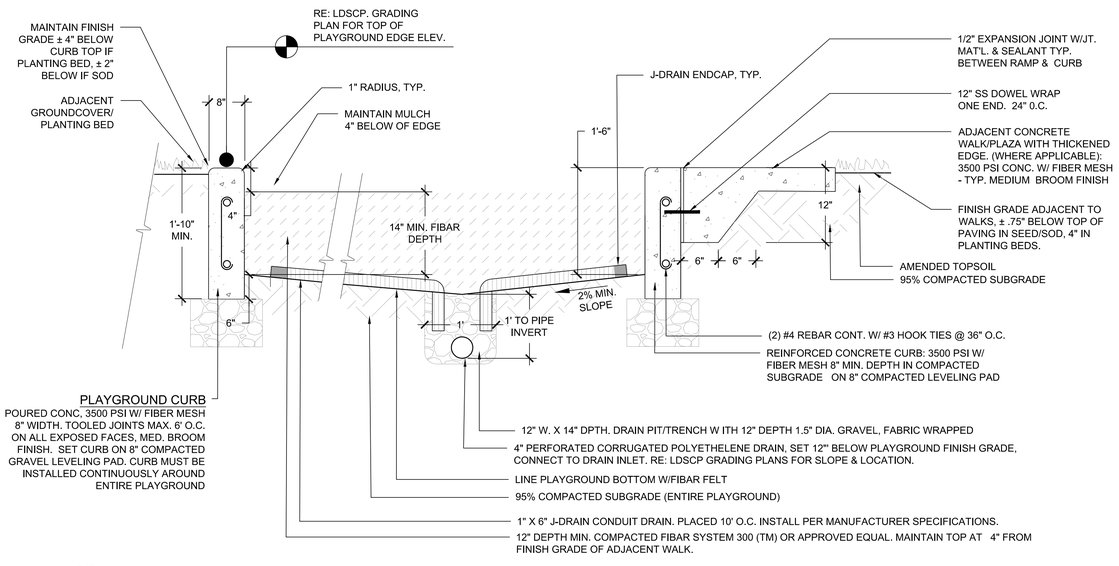
3 ADA PLAYGROUND RAMP

SCALE: NTS



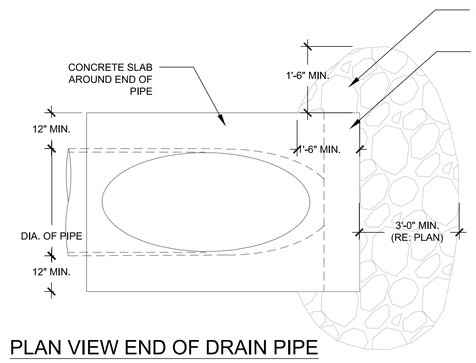
4 PLAYGROUND CURB

SCALE: NTS

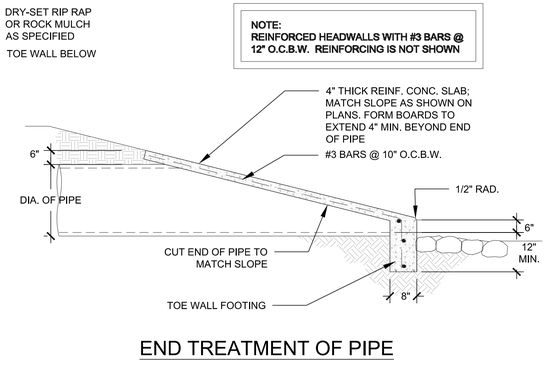


5 PLAYGROUND CURB, SURFACE & DRAINAGE

SCALE: NTS



PLAN VIEW END OF DRAIN PIPE



END TREATMENT OF PIPE

6 PLAYGROUND DAYLIGHTING DETAIL

SCALE: NTS

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