



Planning Commission Remote Meeting Instructions for February 23, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.**

Citizen Participation During Hearing

Click the link below to register for the webinar. After registering, you will receive an email with instructions for joining the meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/86598012010>

Video Replay on YouTube:

Citizens may also view a video replay of the hearing on the City of Greeley's YouTube Channel <https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

Visit the Planning Commission web page at <https://greeleygov.com/government/b-c/boards-and-commissions/planning> to view and download the contents of the agenda packet. You are also welcome to call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



PLANNING COMMISSION

Agenda

February 23, 2021
1:15 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Approval of minutes for meeting held on February 9, 2021**
- IV. A public hearing to consider approval of a Final PUD (Planned Unit Development) on approximately 20.662 acres located west of N. 35th Avenue and south of C Street for a mobile home community with 142 home sites**

Project Name: Stoneybrook Subdivision Filing No. 1 Block 1 Lot 4 Final PUD
Case No.: PUD2020-0009
Applicant: Robert Eck of Stonebrook 234, LLC
Location: West of N. 35th Avenue, south of C Street
Presenter: Caleb Jackson, Planner II

- V. Staff Report**
- VI. Adjournment to Worksession**

Discussion: Growth & Development Report Overview
Presenter: Marian Duran, Long-Range Planner

PLANNING COMMISSION MEETING DATES:

Meetings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m. Agendas are posted at <http://greeleygov.com/government/b-c/boards-and-commissions/planning>.

March 9, 2021	May 25, 2021
March 23, 2021	June 8, 2021
April 13, 2021	June 22, 2021
April 27, 2021	July 13, 2021
May 11, 2021	July 27, 2021

Please visit www.greeleygov.com for more information about the City's response to COVID-19 in order to protect public and employee health & safety



PLANNING COMMISSION

Proceedings

February 9, 2021
1:15 p.m.

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order

Chair Yeater called the meeting to order at 1:15.

II. Roll Call

Chair Yeater, Commissioners Andersen, Briscoe, Franzen, Modlin, Romulo and Schulte were present.

III. Approval of January 12, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated January 12, 2021. Commissioner Romulo seconded the motion. Motion carried 7-0.

IV. Election of Chair

Commissioner Franzen moved to nominate Justin Yeater to serve as Chair of the Planning Commission for 2021. Commissioner Romulo seconded the motion. Motion carried 7-0.

V. Election of Vice-Chair

Commissioner Franzen moved to nominate Erik Briscoe to serve as Vice Chair of the Planning Commission for 2021. Chair Yeater seconded the motion. Motion carried 6-0. (Commissioner Modlin briefly left the meeting.)

VI. Designation of Location for Posting Agendas

Commissioner Modlin re-joined the meeting. Commissioner Romulo moved to designate the City of Greeley's website, www.greeleygov.com, as the official posting site for meeting notices of the Planning Commission, Zoning Board of Appeals, and Air Quality and Natural Resources Commission, and the public lobby of City Hall, located at 1000 10th St, as the backup location for such postings. Commissioner Franzen seconded the motion. Motion carried 7-0.

VII. Designation of Planning Commission as Zoning Board of Appeals and Air Quality and Natural Resources Commission

Commissioner Andersen moved that members of the Planning Commission also serve as members of the Zoning Board of Appeals and the Air Quality and Natural Resources Commission. Commissioner Briscoe seconded the motion. Motion carried 7-0.

VIII. Terry Ranch Update

Presenters: Sean Chambers and Adam Jokerst, Water & Sewer

Sean Chambers, Water & Sewer Director, addressed the Commission and introduced Adam Jokerst, Deputy Director of Water Resources. Mr. Chambers extended an invitation to a virtual open house on February 10th at 6:00 p.m.

Mr. Jokerst addressed the Commission and described the project as well as the background of Greeley's water system. He noted that one of the key needs is for additional water storage, adding that for a long time this has been the Milton Seamon Reservoir along the Poudre River. Mr. Jokerst advised that one proposal that has been considered is to enlarge the reservoir from 5,000 acre feet to 50,000 acre feet, but that it would result in large environmental impacts and would likely not be approved by the Army Corps of Engineers or the Environmental Protection Agency.

Mr. Jokerst stated that for several years, the City has been looking at alternative places to store water and highlighted various sites that have been considered. He noted that a couple of years ago, the City identified the Terry Ranch project, approximately 10,000 acres located in northwest Weld County. Mr. Jokerst added that the City is not interested in the ranch, but rather the groundwater under the ranch, a non-tributary aquifer.

Mr. Jokerst explained that the water would be used during periods of drought and would be pumped through a small water treatment plant located on the ranch then piped southward along a 30-mile pipeline to an existing pipeline just north of Windsor. The water would also be treated and run through an existing transmission line at the Bellvue Treatment Plant.

Mr. Jokerst described the unique nature of the transaction in that the City would purchase water credits from Wingfoot Water Resources. He added that the credits would be redeemable to meet Greeley's water dedication requirement, currently 12,121 credits with each credit equal to one acre-foot dedication. Mr. Jokerst advised that the seller will give \$125 million for infrastructure.

The City went under contract with Wingfoot in June and has been in the due diligence phase, including extensive inspection and review. Mr. Jokerst reported that two consulting firms were hired to provide independent recommendations. According to Mr. Jokerst, the agreement secures the City's water needs up front. He stated the City will solely own, control and operate the water resources, adding that it would provide developers with a third way to pay for new water taps while reducing the City's financial risks.

Mr. Jokerst pointed out that the Terry Ranch project does not give Wingfoot control over Greeley's water resources, benefit other cities, sacrifice existing water, or restrict the purchase of other water. He reported that extensive studies had been conducted to determine water quality and it was found that the water quality is excellent and does not contain many contaminants found in surface water. He noted a low-level presence of uranium, a natural occurrence commonly found in ground water, adding that it will be removed.

Mr. Chambers offered to answer any questions. Commissioner Briscoe asked whether there were any extraction limits or extraction and replacement requirements. Mr. Jokerst stated that the decree that gives the right to use water allows for 12,121 acre-feet per year will roll over each year. He added that the water will only be used during drought years and does not expect any limitations in meeting the City's needs.

IX. A public meeting to consider approval of a preliminary subdivision for 32 lots that will consist of a single-family lot, duplex lots, tri-plex lots and two outlots in the Residential Medium Density (R-M) zone district

Project Name: Cottages at Kelly Farms Preliminary Subdivision
Case No.: SUB2020-0025
Applicant: Melanie Foslien, Northern Engineering, on behalf of Benchmark Custom Homes
Location: North of 4th Street, east of 59th Avenue, west of 57th Avenue
Presenter: Darrell Gesick, Planner III

Darrell Gesick addressed the Commission and introduced the case as a request for approval of a preliminary plat on 7.86 acres. He provided a brief background of the site, stating that the applicant is proposing 32 lots that would consist of a single-family lot, duplex lots, tri-plex lots and two outlots for common open space. Mr. Gesick noted that a final subdivision application was submitted and is being reviewed concurrently with this application and will be reviewed and approved administratively. He noted that a request to rezone the site from Planned Unit Development (PUD) to Residential-Medium Density came before the Commission in 2020.

Mr. Gesick presented a map and aerial photograph showing the location of the site and described the surrounding areas and zoning. He also presented a proposed preliminary plat and pointed out the infrastructure already in place, including curb, gutter and attached sidewalks. Mr. Gesick reported that water and sewer services are available to the site and added that anticipated traffic impacts were less than what was proposed with the original PUD that included commercial uses. He advised that the proposal includes adding

traditional street trees with perimeter treatment to be installed by the developer and maintained by a homeowner's association, adding that landscaping along 59th Avenue would be installed at a later date when 59th Avenue is improved.

Mr. Gesick described the criteria used to evaluate preliminary plats and stated that the proposed project complies with the Residential Medium Density zone district standards. He noted that the internal streets have been built out to full completion and that 59th Avenue north of 4th Street will be built out in the future. Mr. Gesick noted that the proposal has been reviewed by Public Works and Community Development staff. He stated that there are no variances being requested and that the site is not part of a Development Concept Master Plan. Mr. Gesick advised that, as this is a public meeting, notice letters to property owners are not required. Staff recommended approval. Mr. Gesick offered to answer any questions.

Referring to 2nd Street Road, Commissioner Briscoe asked if site lines had been analyzed with regard to 59th Avenue being built out. Mr. Gesick advised that 2nd Street Road, 3rd Street and 57th Avenue were installed as part of the Kelly Farm subdivision and that nothing at this point that would prevent traffic going out to 59th Avenue. He added that as 59th Avenue is improved, Public Works will be looking at any potential issues.

The applicant, Melanie Foslien, addressed the Commission and offered to respond to any questions.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the preliminary subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 18.04.440(d) 1-3; and, therefore, approves the requested preliminary subdivision as presented. Commissioner Romulo seconded the motion. Motion carried 7-0.

X. Staff Report

Community Development Director, Brad Mueller, thanked Mr. Chambers and Mr. Jokerst for the update and noted that the project will have a great impact in terms of future development opportunities. He stated staff continues to work on the Development Code update and added that information about housing occupancy would be provided to the City Council at tonight's worksession.

XI. Adjournment

The meeting adjourned at 2:00 p.m.

Justin Yeater, Chair

Brad Mueller, Secretary

PLANNING COMMISSION SUMMARY

ITEMS: Final PUD for a manufactured home community with 142 homesites

FILE NUMBER: PUD2020-0009

PROJECT: Stoneybrook Subdivision Filing No. 1, Block 1, Lot 4 Final PUD

LOCATION: West of N 35th Avenue, South of C Street

APPLICANT: Robert Eck, Stoneybrook 234 LLC

CASE PLANNER: Caleb Jackson, AICP | Planner II

PLANNING COMMISSION HEARING DATE: February 23, 2021

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and review the proposal for compliance with Chapter 18.32 of the Development Code and approve, approve with conditions, or deny the request. The Planning Commission decision shall be based on a finding that the Final Plan is in substantial conformance with the approved Preliminary Plan.

EXECUTIVE SUMMARY

The City of Greeley is considering a Final PUD (Planned Unit Development) request from Robert Eck of Stoneybrook 234 LLC on approximately 20.662 acres located west of N 35th Avenue and south of C Street for a manufactured home community with 142 homesites.

A. REQUEST

The applicant is requesting approval of a Final PUD on approximately 20.662 acres located at the southwest corner of N 35th Avenue at C Street to develop a manufactured home community consisting of 142 dwelling units (see Attachments A & B). A plat accompanies this request to dedicate needed easements and reflect the additional right-of-way and easements needed for the current widening of N 35th Avenue adjacent to the subject site (see Attachment F).

The proposed Final PUD consists of a single lot with 142 sites for manufactured homes served by private streets (see Attachment C). Open space, trail connections, and amenities are incorporated into the project to allow for pedestrian and bicycle connectivity, outdoor activity, and access to the

Broadview Acres Trail being extended by the City adjacent to the site (see Attachment D). Vehicular access is proposed from C Street. Landscaping is proposed around the site perimeter and in common areas (see Attachment E).

As highlighted by the Strategic Housing Plan, the base code standards for manufactured home communities are outdated and prohibitive. As such, the applicant pursued a PUD to establish modern standards that facilitate development of the manufactured home community while ensuring a high-quality development which was approved with the Preliminary PUD in 2020. The Final PUD conforms to the standards approved by City Council with the Preliminary PUD.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: R-MH (Residential Mobile Home Community)

South: C-L (Commercial Low Intensity), I-M (Industrial Medium Intensity), & R-L (Residential Low Density)

East: R-MH (Residential Mobile Home Community)

West: R-MH (Residential Mobile Home Community)

Site Characteristics:

The site is presently undeveloped and slopes northward with the highline being along the south property line adjacent to the Greeley #3 Ditch. A small section on the north side of the property, where C Street is located, sits within the 100-year floodplain.

Surrounding Land Uses:

North: Retention Pond

South: Greeley #3 Ditch, Vet Hospital, Landscaping Contractor, Fire Training Facility

East: Mobile Home Community

West: Manufactured Home Community

D. BACKGROUND

The subject property was annexed into the City of Greeley as part of the Putnam Farm Annexation in 1985 by Ordinance No. 85. The subject property was zoned R-3 (Multi-Family Residential) upon annexation by Ordinance No. 97, 1985. With the adoption of the Zoning Code of 1998, the R-3 Zoning District transitioned to the R-H Zoning District. The site has remained undeveloped without concrete development proposals prior to this request.

On July 14, 2020, Planning Commission recommended approval of an application to rezone the site to PUD (Planned Unit Development) and establish a Preliminary PUD on the property for a manufactured home community. City Council approved the proposal on August 4, 2020.

E. APPROVAL CRITERIA

The review criteria found in Chapter 18.32 of the Greeley Development Code shall be used when considering a Final PUD approval request.

1. Is the Final PUD Plan substantially in compliance with the approved Preliminary PUD Plan?

Staff Comment: The Final PUD plan is substantially compliant with the Preliminary PUD. Substantial compliance is demonstrated by the application proposing a land use, density, traffic pattern, character, and satisfaction of development standards consistent with the approved Preliminary PUD.

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

Some steep slopes are located on the southern edge of the site that are proposed to be incorporated into the landscape buffer. The 100-year floodplain impacts a small portion of the site as discussed below. No additional hazards are present impacting the proposed development.

WILDLIFE

The subject site is identified on the Areas of Ecological Significance Map as an area with potentially significant natural features that could be moderately impacted by development. During the Preliminary PUD, the applicant provided a biologist's report in accordance with §18.48.050(b) of the Development Code that identified appropriate practices to mitigate the impact of development on the ecological value of the site especially regarding the black-tailed prairie dog colony and a raptor's nest on the site. The tree containing the inactive raptor's nest was unhealthy and removed outside of the nesting season in compliance with the recommendations and the prairie dog colony cannot be removed during the burrowing owl nesting season of May 15 to September 15, without professional confirmation concluding no burrowing owl activity is occurring.

FLOODPLAIN

A small portion of the property is located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data. The floodplain skirts the northern edge of the site, along C Street, and should not impact the proposal. The

applicant has diligently consulted with the City of Greeley's Floodplain Administrator and has adequately addressed floodplain standards.

DRAINAGE AND EROSION

Drainage generally flows north across the property from the high point along the Greeley #3 Ditch. Increases in stormwater flows from the development would be adequately contained. Erosion control devices are required and are reviewed by the City to ensure that best management practices are utilized.

TRANSPORTATION

The applicant proposes access to the site via C Street. The City is currently widening N 35th Avenue adjacent to the site, including a roundabout at C Street. The site is directly served by a Greeley-Evans Transit bus stop along N 35th Avenue. Bicycle lanes are included in the widening of N 35th Avenue. Bicycle traffic can also access the site from connections to the Broadview Acres Trail. Pedestrian access to the site is proposed to be facilitated by sidewalk connections to C Street and two accesses to Broadview Acres Trail.

The applicant has adequately addressed transportation criteria.

SERVICES

The applicant would connect to City water and sanitary sewer mains near the site. The property is served by Greeley Police and Fire Departments, and sufficient access is provided for emergency vehicles to reach the proposed development.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices for this hearing were mailed to surrounding landowners within 500 feet of the site on February 5, 2021, and notice was provided in the newspaper per Development Code standards. Signs were posted on the site on February 9, 2021. The applicant notified the mineral owner of this hearing in accordance with Development Code standards.

No comments were received prior to finalizing this report.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Final PUD is in compliance with the Development Code and is consistent with the Stoneybrook Subdivision Filing No. 1, Block 1, Lot 4 Preliminary PUD and therefore approves the Final PUD as presented.

ATTACHMENTS

Attachment A – Vicinity Map
Attachment B – Project Narrative
Attachment C – Site Plan
Attachment D – Amenities Plan
Attachment E – Landscape Plan
Attachment F – Final Plat

VICINITY MAP





August 21, 2020

City of Greeley
 Department of Community Development
 Planning Services Division
 Attn: Caleb Jackson, AICP
 Planner II
 1100 10th Street, 2nd Floor
 City Center North

Re: Stoneybrook Lot 4 Manufactured Home Community Final PUD

The Stoneybrook Lot 4 Final Planned Unit Development (PUD) has been designed to create a new manufactured home community within the City of Greeley that is inviting, viable, affordable, attainable, and flexible. This PUD is in harmony with existing neighboring manufactured home communities to the east and west and is consistent with the land use within this area of the City. The PUD allows for creative and innovative design solutions that will result in a vibrant, diverse, and attainable neighborhood for current and future City of Greeley residents. This Final PUD is generally consistent with the Preliminary PUD approved by the City Planning Commission on July 14, 2020 and City Council on August 4, 2020. Any deviations are noted herein.

The Final PUD presents the design guidelines and standards for the manufactured home sites and their associated parking, decks, patios, lawns, community landscaping, usable open space, pocket parks, community amenities, private streets and site utilities. Usable open space will include a fully programmed community park, a community pocket park, and enhanced connections to the adjacent regional trail system. Proposed manufactured homesites have been designed to maximize their flexibility, resulting in the development's ability to accommodate diverse manufactured home configurations, dimensions, and architectural elevations. Flexible, but well-regulated housing-types and forms will create a visually intriguing neighborhood both internal and external to the property. The placement of manufactured homes on leased-land areas will be purposeful and well-regulated per the City of Greeley's PUD design standards. The PUD standards have been designed to provide front, rear and side yard setbacks that will create ample green space around structures and areas for accessory decks, patios, and landscaping. Two off-street parking spaces in either tandem or side-by-side configurations will be provided for each homesite. PUD standards will be applicable to all homesites, ensuring a well-organized, purposeful, and visually pleasing community.

The development will be connected to the City of Greeley's future planned Broadview Acres Trail located along the southern boundary of the site. This regional multi-modal trail and greenway will provide bicycle and pedestrian access to a range of recreational opportunities as well as access to schools, employment, and other services. The development will provide two access points to the trail, one at the southwest corner of the property and one at the southeast corner of the property. Trail connections will be linked to the development's interior sidewalk network to provide seamless connections. The interior pedestrian network will provide sidewalks along both sides of all streets, contributing to a complete system of connectivity that meets the needs of neighborhood residents. All vehicular access to the property will be provided by two direct connections to existing C Street. Proposed streets within the community will be

privately owned and maintained by the established Home Owner's Association for this community. The pedestrian system will provide access to several internal greenspaces. A community park is located at the intersection of C Street and the eastern access. The community park will include a wayfinding/community sign, planting beds, diverse tree species, a shelter, a playground, and grass lawns. The plan incorporates landscape buffer standards intended to elevate the internal and external visual aesthetic of the community. These buffers are adjacent to North 35th Avenue and the Broadview Acres trail. The buffer along North 35th Avenue street frontage will incorporate additional tree plantings, and turf within an enhanced greenway to buffer the eastern perimeter of the community along the west side of North 35th Avenue. In addition to this buffer, an additional 15'-wide land area will be dedicated to the City of Greeley for additional right-of-way for the expansion of North 35th Avenue. Landscaping will be also placed within the buffer area adjacent to the Greeley Irrigation Company No. 3 Canal and the future Broadview Acres trail along the southern perimeter of the site in accordance with City of Greeley standards.

The Final PUD plans also present the proposed onsite water, sanitary sewer and stormwater drainage facilities necessary to service this community. An onsite 8" water main will loop through the community and provide two connections to the City's existing regional potable water system within C street and one connection to an existing water line within N. 35th Avenue. Onsite irrigation will be provided by a separate metered connection to the onsite potable water system and separate irrigation piping to the community open space and common areas. An onsite 8" sanitary sewer system will extend offsite across C street to the north along the eastern property line of the Stoneybrook Filing 1, Block 1, Lot 3 parcel owned by Stoneybrook 2,3,4 LLC and up to a proposed connection to the existing 36" diameter sanitary sewer within F street. A 20' exclusive sanitary sewer easement will be dedicated to the City of Greeley for future access and any necessary maintenance. This offsite sanitary sewer is a deviation from the planned sanitary sewer outfall defined in the Preliminary PUD. This alternative sewer routing has been discussed with the City Engineering Department and is presented in the separate construction drawings prepared by Atwell, LLC (accompanying this submittal). The proposed site drainage and grading plan consists of onsite storm inlets and storm sewer piping that will collect and convey stormwater runoff to an existing stormwater detention pond north of C Street established by the Stoneybrook Filing 1, Block 1, Lot 1 development. Modifications to the pond will be incorporated into the construction plans prepared by Interwest Consulting Group for the N 35th Avenue Roadway Improvement Project. Consequently, the proposed onsite water quality pond presented within the Preliminary PUD has been removed.

The above defined Final PUD elements will work in concert to create an attainable, accessible, and market-responsive residential community. The established Stoneybrook Lot 4 PUD will ultimately provide a well-designed and attainable housing choice that is an asset for both the City of Greeley and adjacent neighborhoods.

Sincerely,



Will Wagenlander
David Evans and Associates, Inc.

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

<u>LEGEND</u>		
	8" PUBLIC UTILITY EASEMENT (P.U.E.)	A.D.E. ESMT. FH FL-FL F.O. F.T. FET M MH PVC P.A.U.E. P.U.U. RCP R.U.W. S S.F. STM TYP U.E. W W.E. W/L W.S.W.
	30' CITY OF GREELEY WATER AND SANITARY EASEMENT (W.S.E.)	ACCESS & DRAINAGE EASEMENT EASEMENT FIRE HYDRANT FLOW TO FLOW FIBER OPTIC METER MANHOLE POLY VINYL CHORIDE PUBLIC ACCESS AND UTILITY EASEMENT PRIVATE UTILITY EASEMENT REINFORCED CONCRETE PIPE RIGHT-OF-WAY SANITARY SQUARE FEET STORM TYPICAL UTILITY EASEMENT WATER WATER EASEMENT WATER LINE WATER & SANITARY EASEMENT
	42" ACCESS AND DRAINAGE EASEMENT (A.D.E.)	
	PUBLIC ACCESS EASEMENT (P.A.E.)	

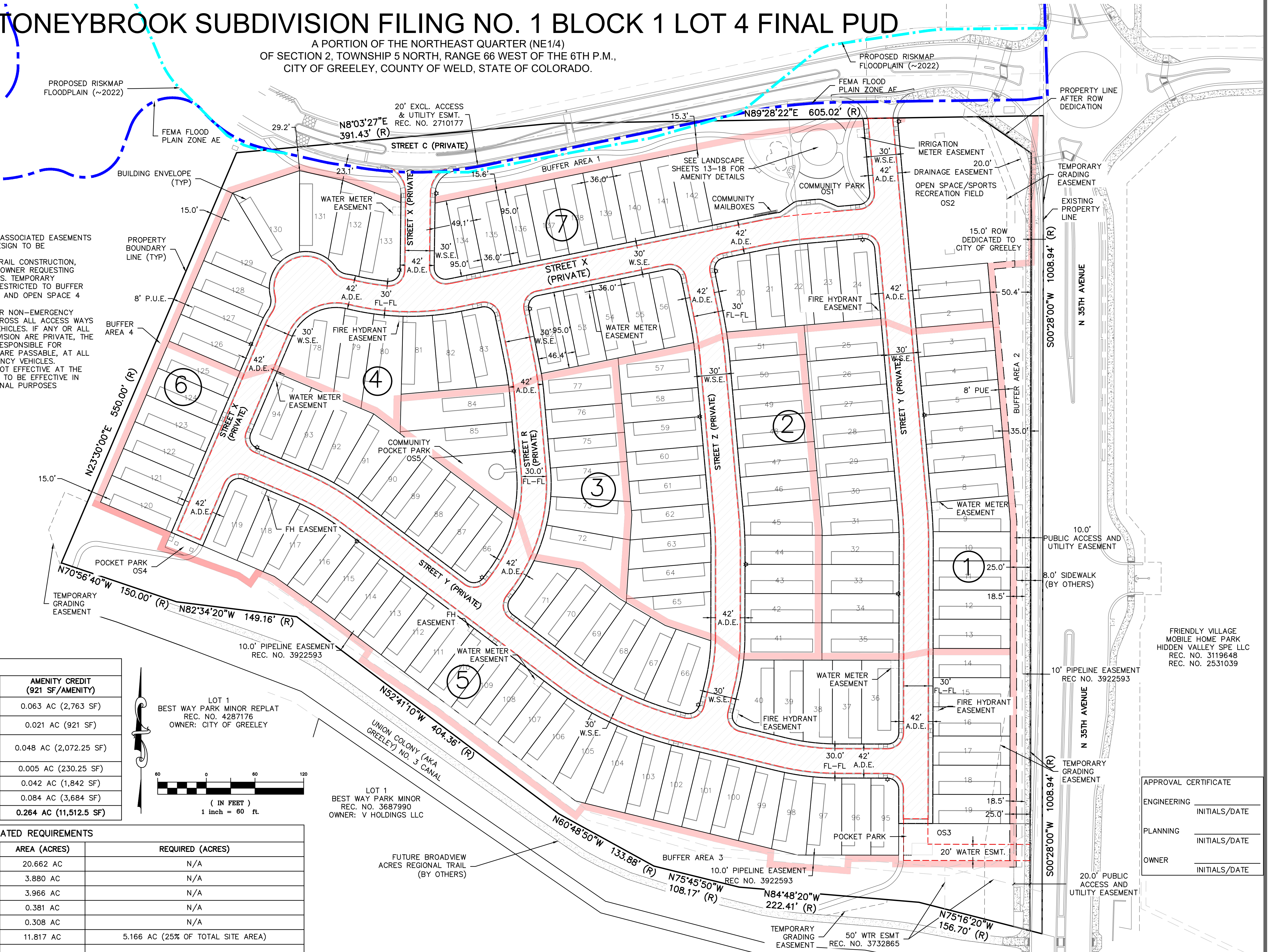
HOME-SITE OPEN SPACE	
TOTAL HOME-SITE OPEN SPACE	7.928 AC
BUFFER AREAS	
AREAS	AREA (ACRES)
BUFFER AREA 1	0.417 AC
BUFFER AREA 2	0.673 AC
BUFFER AREA 3	0.501 AC
BUFFER AREA 4	0.143 AC
TOTAL BUFFER OPEN SPACE	1.688 AC

USABLE OPEN SPACE	
OPEN SPACE	AREA (ACRES)
USABLE OPEN SPACE 1 (US1)	0.525 AC
USABLE OPEN SPACE 2 (US2)	0.673 AC
USABLE OPEN SPACE 3 (US3)	0.501 AC
USABLE OPEN SPACE 4 (US4)	0.401 AC
USABLE OPEN SPACE 5 (US5)	0.101 AC
USABLE OPEN SPACE AREA (ONSITE)	2.201 AC
USABLE OPEN SPACE AREA (OFFSITE)	0.120 AC
USABLE OPEN SPACE (WITHOUT AMENITIES CREDIT)	2.321 AC

USABLE OPEN SPACE SUMMARY	
REQUIRED USABLE OPEN SPACE (50% OF TOTAL REQUIRED OPEN SPACE)	2.583 AC
SUBTOTAL OF USEABLE OPEN SPACE (ON-SITE)	2.201 AC
SUBTOTAL OF USEABLE OPEN SPACE (OFF-SITE)	0.120 AC
TOTAL AMENITIES CREDIT PROVIDED	0.264 AC
PROVIDED USABLE OPEN SPACE (WITH AMENITIES CREDIT)	2.585 AC

AMENITIES			
AMENITY LOCATION	AMENITY TYPE	CREDIT	AMENITY CREDIT (921 SF/AMENITY)
USABLE OPEN SPACE 1 (US1)	* PLAYGROUND * SHELTER * GRILLS & TABLES	3	0.063 AC (2,763 SF)
USABLE OPEN SPACE 2 (US2)	* SMALL-SIDED SOCCER FIELD WITH PERMANENT GOALS	1	0.021 AC (921 SF)
USABLE OPEN SPACE 3 (US3)	* BICYCLE MAINTENANCE STATION * TABLE & SMALL PLAYGROUND * TRAIL CONNECTION TO BROADACRES TRAIL	2.25	0.048 AC (2,072.25 SF)
USABLE OPEN SPACE 4 (US4)	* TRAIL CONNECTION TO BROADVIEW TRAIL	0.25	0.005 AC (230.25 SF)
USABLE OPEN SPACE 5 (US5)	* COUNCIL SEATING * HORSESHOE PITS	2	0.042 AC (1,842 SF)
EXISTING RECREATION CENTER & POOL	* REC CENTER * POOL	4	0.084 AC (3,684 SF)
TOTAL AMENITIES CREDIT PROVIDED		12.5	0.264 AC (11,512.5 SF)

DEVELOPMENT LAND AREA AND ASSOCIATED REQUIREMENTS		
DEVELOPMENT SUMMARY	AREA (ACRES)	REQUIRED (ACRES)
TOTAL SITE AREA	20.662 AC	N/A
TOTAL ROADWAY AREA	3.880 AC	N/A
BUILDING ENVELOPES AREA	3.966 AC	N/A
LAND DEDICATED TO 35TH AVENUE WIDENING	0.381 AC	N/A
EXISTING C STREET IN SITE AREA	0.308 AC	N/A
TOTAL OPEN SPACE AREA (ONSITE) PROVIDED	11.817 AC	5.166 AC (25% OF TOTAL SITE AREA)
OPEN SPACE CATEGORIES	PROVIDED (ACRES)	REQUIRED (ACRES)
ON-HOME SITE OPEN SPACE	7.928 AC	N/A
BUFFER AREAS	1.688 AC	N/A
USABLE OPEN SPACE AREAS (ONSITE)	2.201 AC	2.583 AC (50% OF REQUIRED TOTAL OPEN SPACE)
USABLE OPEN SPACE AREAS (OFFSITE)	0.120 AC	
TOTAL OPEN SPACE AREA PROVIDED (ONSITE & OFFSITE)	11.937 AC	5.166 AC (25% OF TOTAL SITE AREA)
USABLE OPEN SPACE PER AMENITIES CREDIT (12.5 AMENITIES x 921 SF EACH)= 11,512 SF	0.264 AC	N/A



APPROVAL CERTIFICATE	
ENGINEERING	_____ INITIALS/DATE
PLANNING	_____ INITIALS/DATE
OWNER	_____ INITIALS/DATE

 ATWELL 866.850.4200 www.atwell-group.com 6200 SOUTH SYRACUSE WAY, SUITE 470 GREENWOOD VILLAGE, CO 80111 303.825.7100	DAVID EVANS & ASSOCIATES, INC.  1600 Broadway Suite 800 Denver, Colorado 80202 Tel: 720-946-0969 Fax: 720-946-0973	FINAL PUD OVERALL SITE PLAN	SHEET 5 OF 38 DATE: JANUARY 29, 2021 DRAWN BY: CHECKED BY: PROJECT NO.: 19004136

LEGEND

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



8" PUBLIC UTILITY
EASEMENT (P.U.E.)

30' CITY OF GREELEY
WATER AND
SANITARY EASEMENT
(W.S.E.)

42' ACCESS AND
DRAINAGE EASEMENT
(A.D.E.)

PUBLIC ACCESS
EASEMENT (P.A.E.)

KEY MAP
SCALE: 1" = 200'

SKMAP FLOODPLAIN
(~2022)

ENVELOPE

PROPERTY
BOUNDARY
LINE (TYP)

8' P.U.

BUFFER
AREA 4

N23°30'00"E 550.00' (R)

20' EXCL. ACCESS
& UTILITY ESMT. -
REC. NO. 2710177

STREET C (PRIVATE)

BUFFER AREA 1

SEE LANDSCAPE SHEETS
3-18 FOR AMENITY DETAILS

N89°28'22"E 605.02' (R)

PROPOSE
(~2022)

FEMA FLOOD
PLAIN ZONE AE

IRRIGATION METER
EASEMENT

PROPERTY LINE AFTER
ROW DEDICATION

20.0'
DRAINAGE EASEMENT

OPEN SPACE/SPORTS
RECREATION FIELD

TEMPORARY GRADING EASEMENT

EXISTING
PROPERTY LINE

DEDICATED TO
CITY OF GREELEY

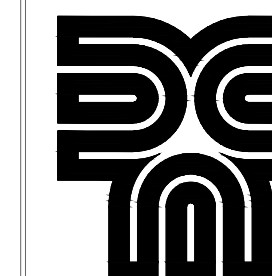
SEE SHEET 7



(IN FEET)
1 inch = 40 ft.



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FINAL PUD

SITE PLAN NORTH

SHEET 6

6 OF 38

DATE:
JANUARY 29, 2021

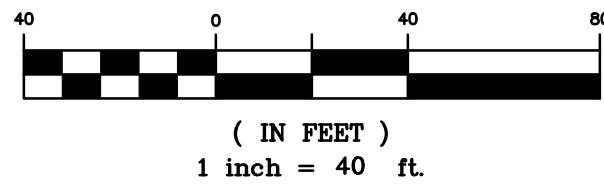
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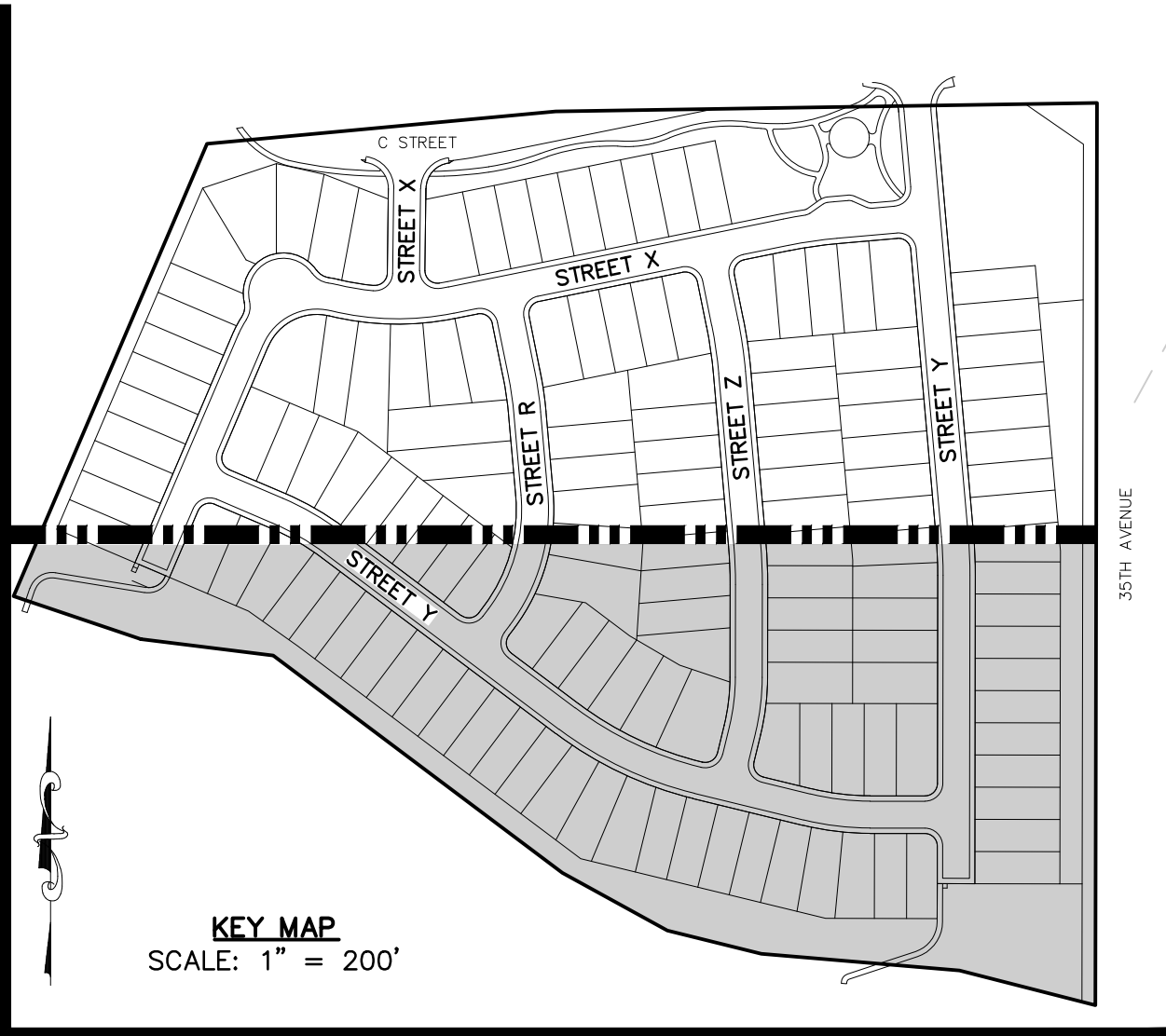
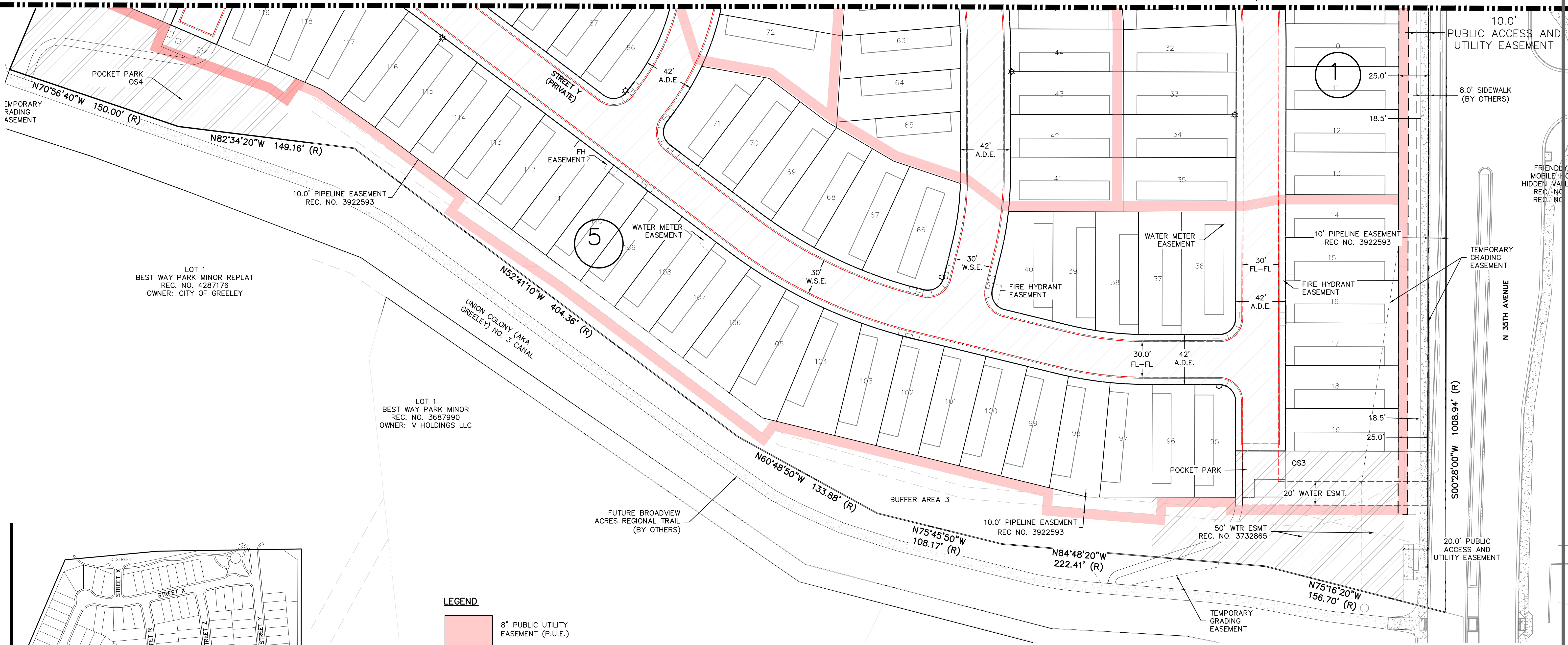
PROJECT NO.:
19004136

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



SEE SHEET 6



LEGEND

- 8" PUBLIC UTILITY EASEMENT (P.U.E.)
- 30' CITY OF GREELEY WATER AND SANITARY EASEMENT (W.S.E.)
- 42' ACCESS AND DRAINAGE EASEMENT (A.D.E.)
- PUBLIC ACCESS EASEMENT (P.A.E.)

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6200 SOUTH SYRACUSE WAY, SUITE 470
GREENWOOD VILLAGE, CO 80111
303.825.7100

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1600 Broadway Suite 800
Denver, Colorado 80202
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Fax: 720-946-0973
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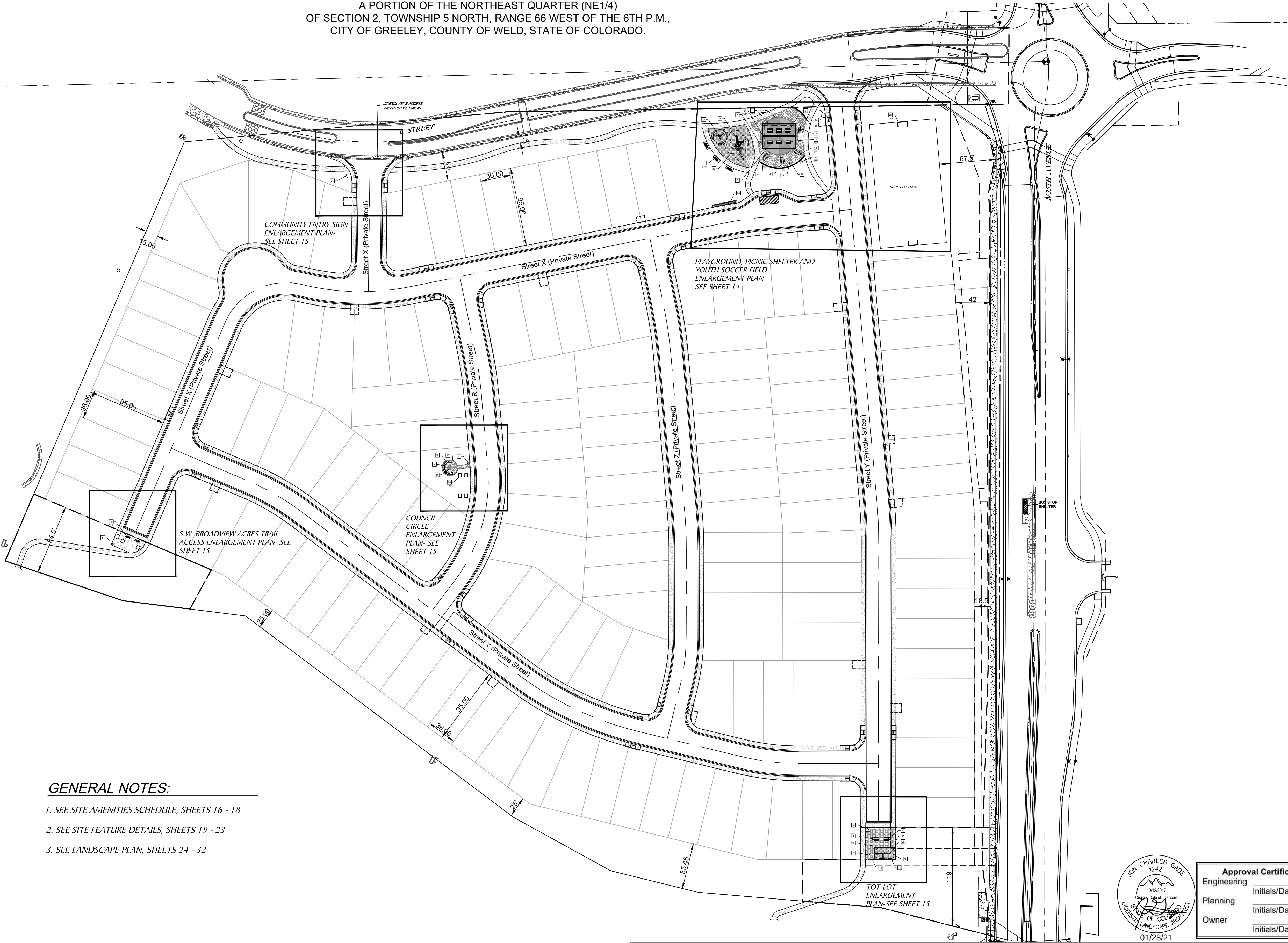
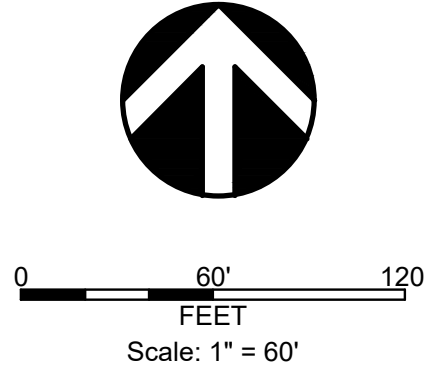
FINAL PUD
SITE PLAN SOUTH

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE

SHEET 7
7 OF 38
DATE: JANUARY 29, 2021
DRAWN BY:
CHECKED BY:
PROJECT NO.: 19004136

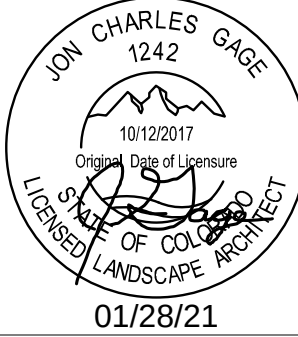
STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

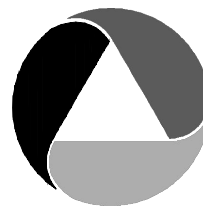


GENERAL NOTES:

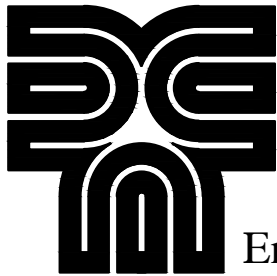
- 1. SEE SITE AMENITIES SCHEDULE, SHEETS 16 - 18
- 2. SEE SITE FEATURE DETAILS, SHEETS 19 - 23
- 3. SEE LANDSCAPE PLAN, SHEETS 24 - 32



Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date



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**FINAL PUD
OVERALL
SITE FEATURE
LAYOUT PLAN**

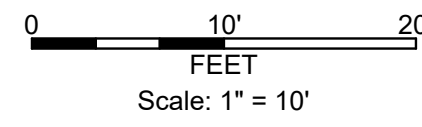
SHEET 13
13 OF 38

DATE:
January 28, 2021

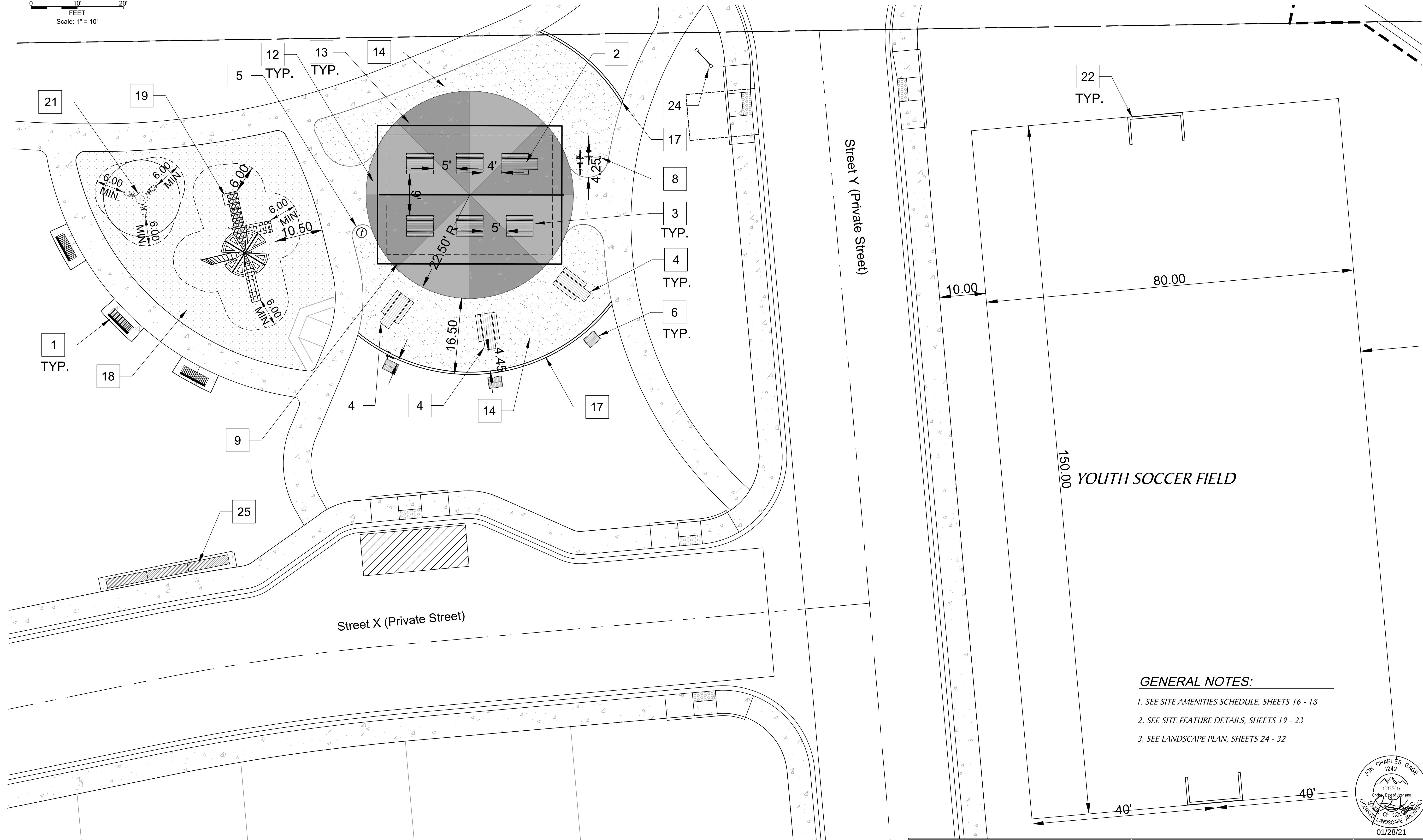
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CHECKED BY: **JCGA**

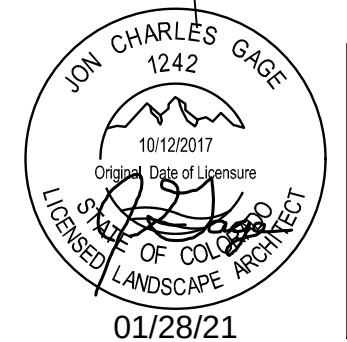
PROJECT NO.:
ATWE-00000007



A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



1. SEE SITE AMENITIES SCHEDULE, SHEETS 16 - 18
2. SEE SITE FEATURE DETAILS, SHEETS 19 - 23
3. SEE LANDSCAPE PLAN, SHEETS 24 - 32



Approval Certificate	
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Planning	_____ Initials/Date
Owner	_____ Initials/Date



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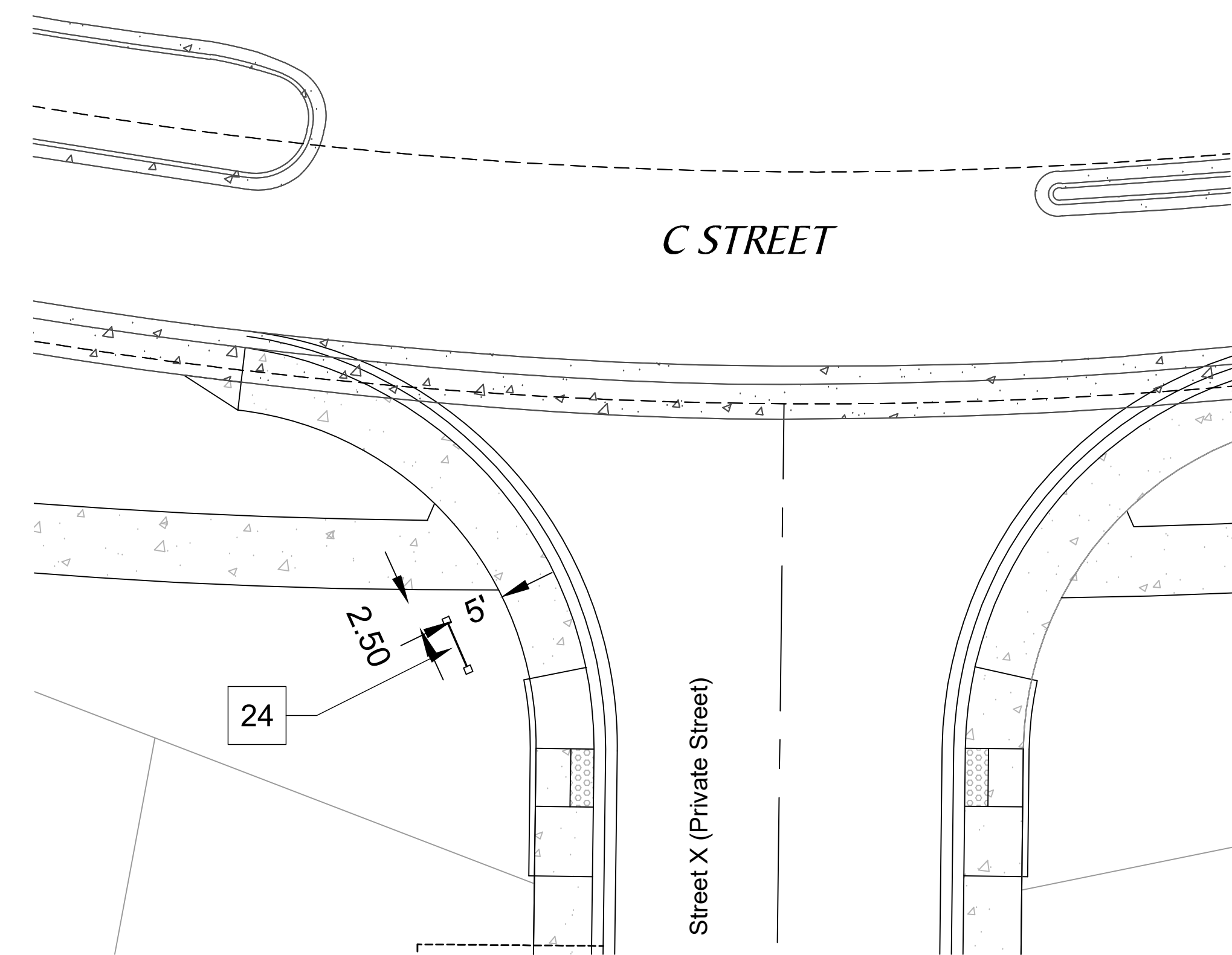
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**FINAL PUD
SITE FEATURE
ENLARGEMENT
PLAN
(COMMUNITY
PARK)**

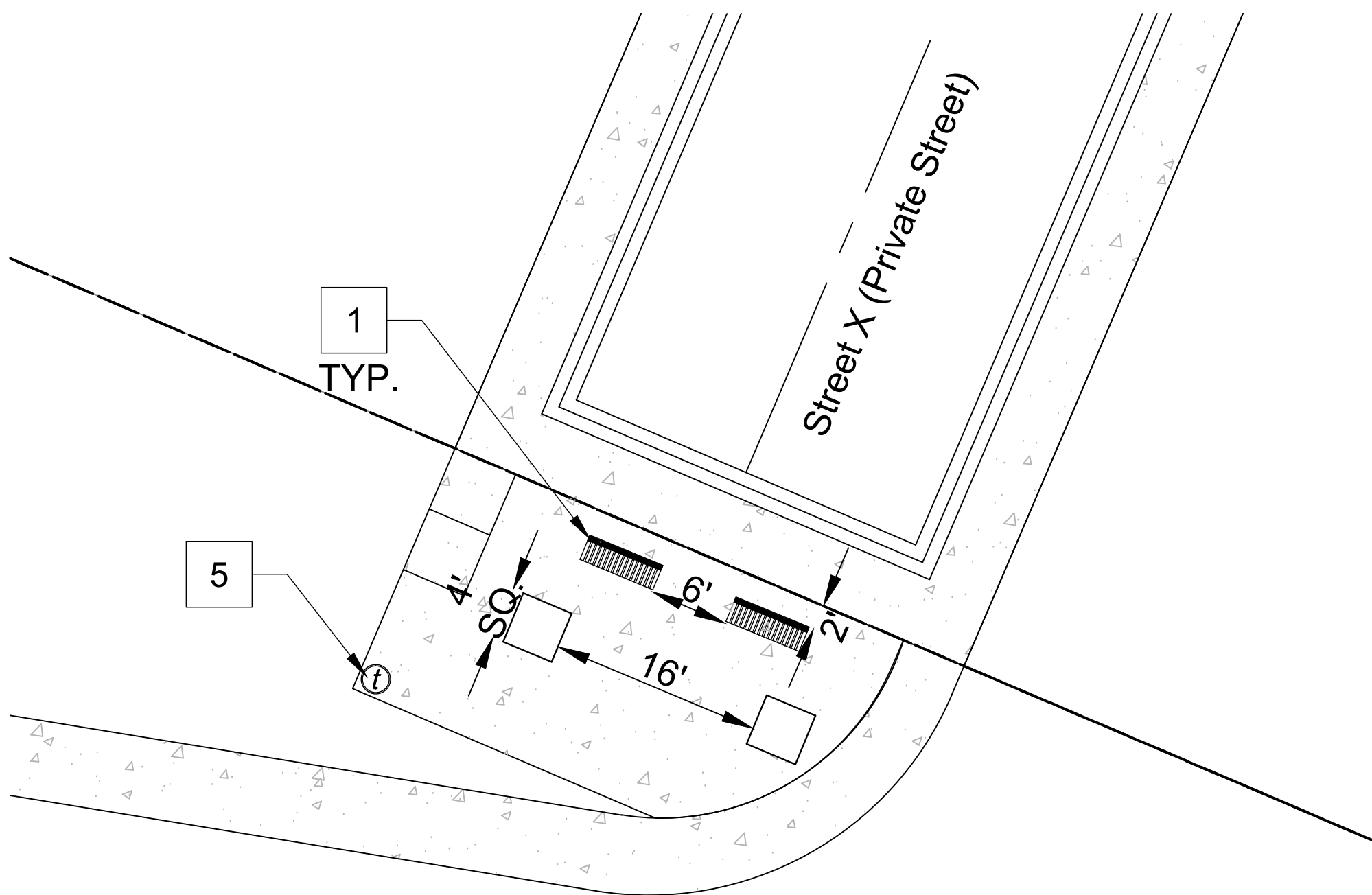
SHEET 14
14 OF 37
DATE: **January 28, 2021**
DRAWN BY: **JTS**
CHECKED BY: **JCGA**
PROJECT NO.:
ATWE-00000007

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

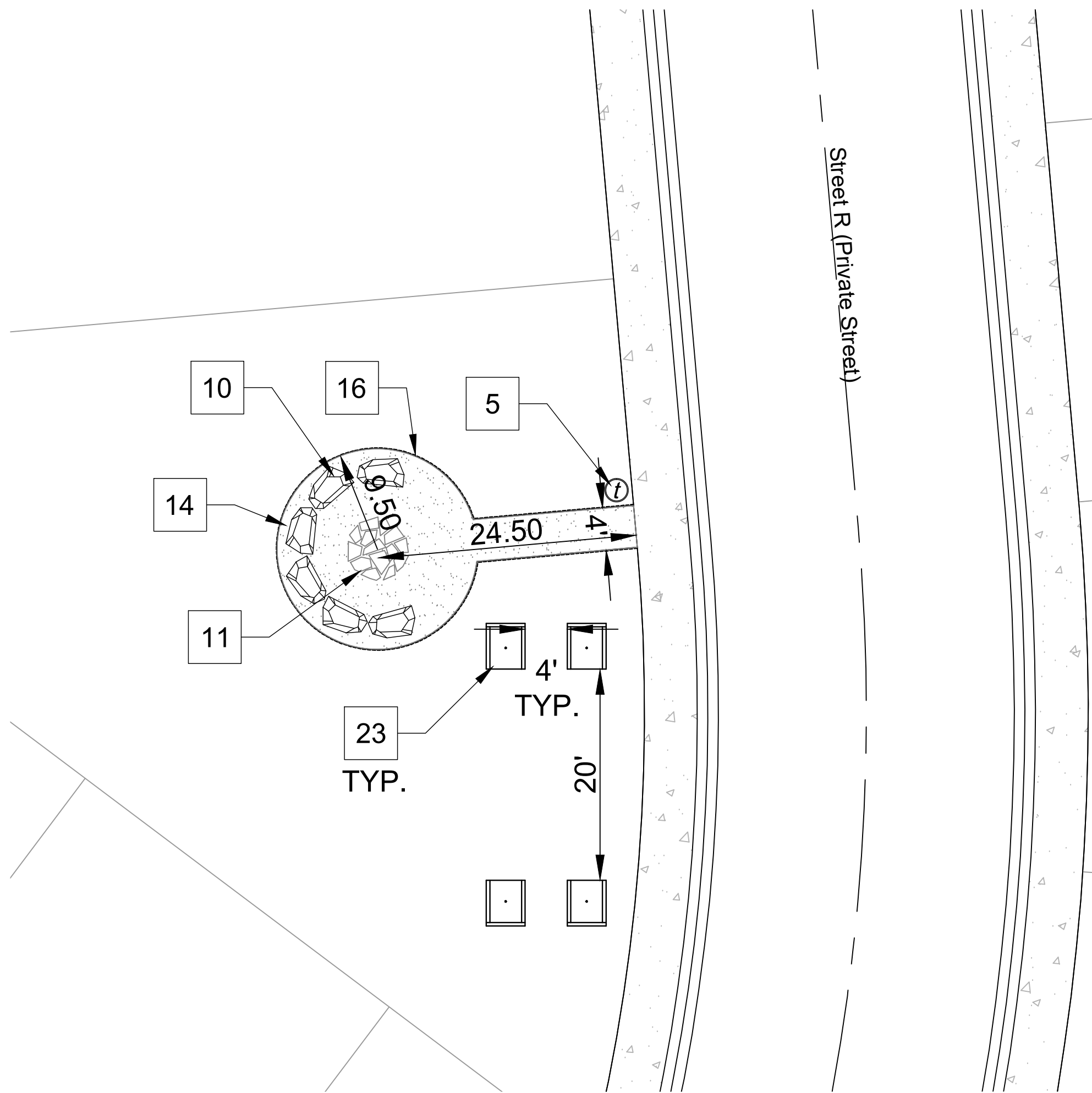
A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



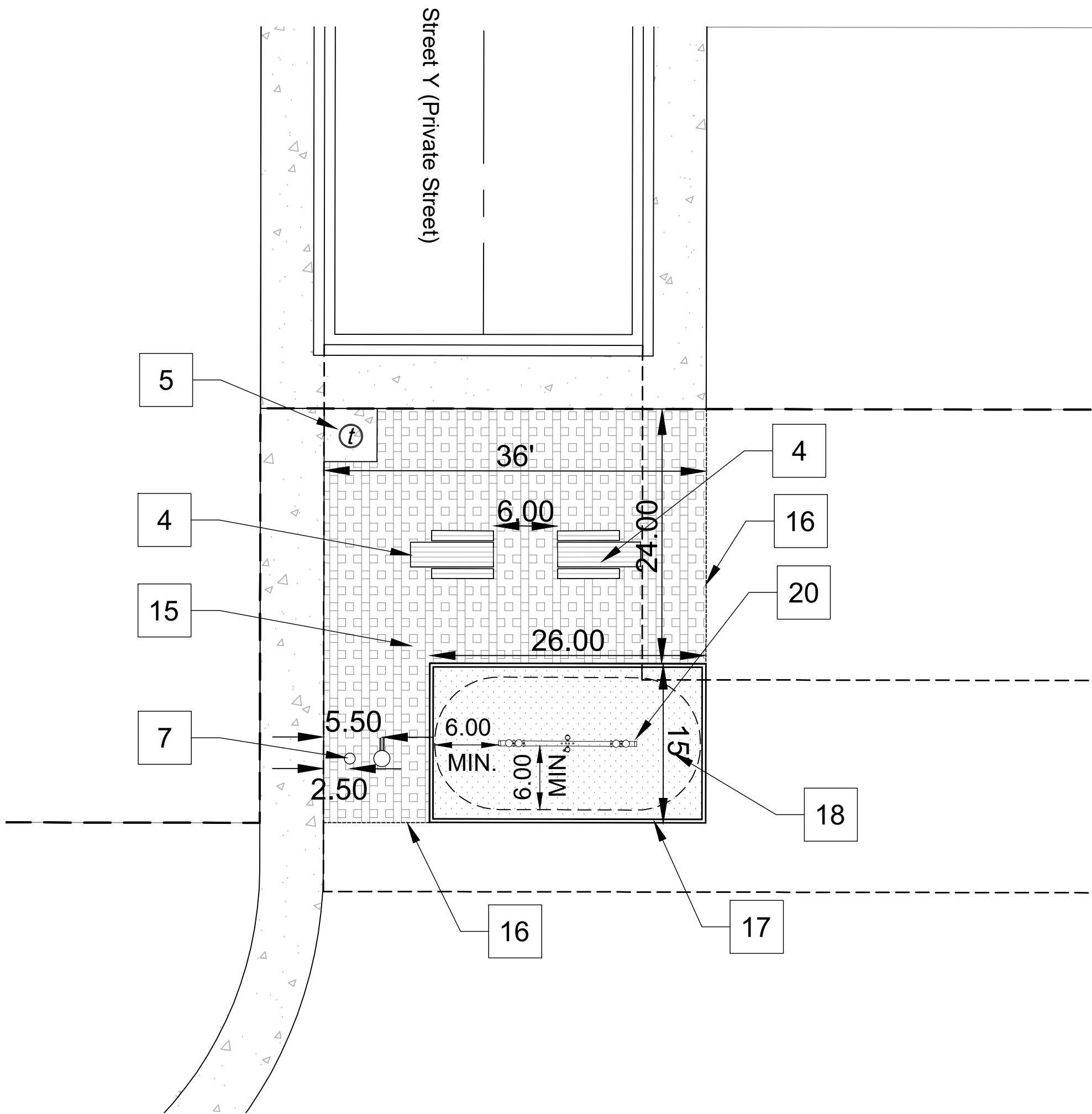
COMMUNITY ENTRY SIGN
ENLARGEMENT PLAN



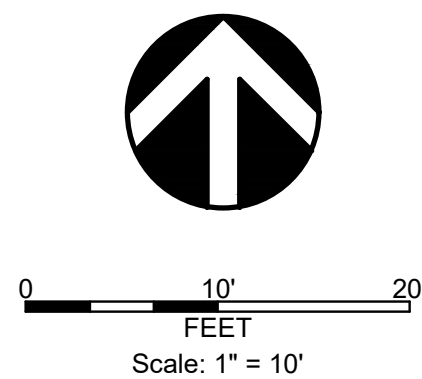
S.W. BROADVIEW ACRES TRAIL
ACCESS ENLARGEMENT PLAN



COUNCIL CIRCLE ENLARGEMENT PLAN

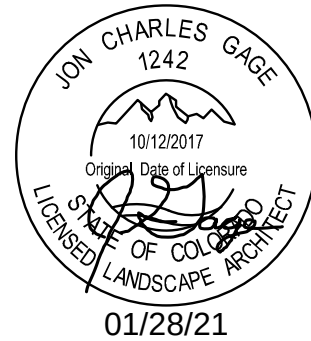


TOT-LOT ENLARGEMENT PLAN



GENERAL NOTES:

1. SEE SITE AMENITIES SCHEDULE, SHEETS 16 - 18
2. SEE SITE FEATURE DETAILS, SHEETS 19 - 23
3. SEE LANDSCAPE PLAN, SHEETS 24 - 32



Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date



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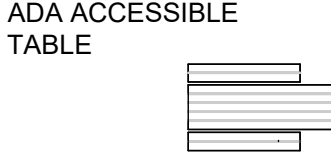
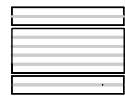
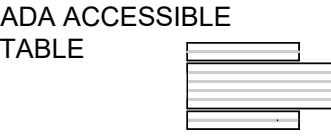
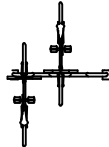
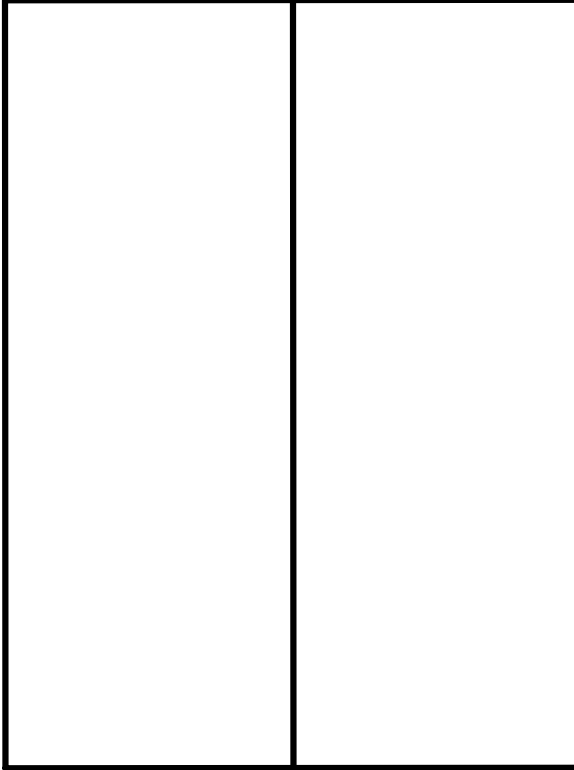
FINAL PUD
SITE FEATURE
ENLARGEMENT
PLAN
(POCKET
PARKS)

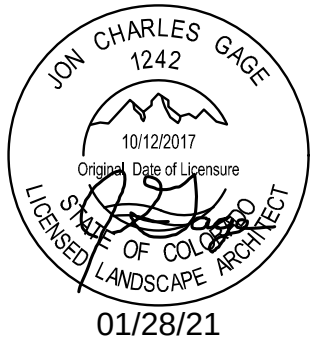
SHEET 15
15 OF 37
DATE:
January 28, 2021
DRAWN BY: JTS
CHECKED BY: JCGA
PROJECT NO.:
ATWE-00000007

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

SITE FURNISHING and MATERIALS SCHEDULE AND NOTES

SYMBOL	FEATURE NO.	DESCRIPTION	QUANTITY	DETAIL DETAIL/SHEET	MANUFACTURER	PRODUCT INFORMATION
	1	BENCH WITH BACK (METAL)	5	2 / 21	THE PARK AND FACILITIES	MODEL: KENSINGTON 43S-S6 6 FT. LONG, SURFACE MOUNT COLOR: POWDERCOAT, BLACK GLOSS OR SEMI GLOSS
	2	PICNIC TABLE (POLY)	1	3 / 19	THE PARK AND FACILITIES	MODEL: 898-9075 (ADA-ACCESSIBLE) 8' LONG RECYCLED PLASTIC TABLE WITH 8' LONG BENCHES, SURFACE MOUNT COLOR: PLANKS BROWN, FRAME-BLACK/GLOSS OR SEMI GLOSS POWDERCOAT
	3	PICNIC TABLE (POLY)	5	2 / 19	THE PARK AND FACILITIES	MODEL: 398-9075 6' LONG RECYCLED PLASTIC TABLE WITH 6' LONG BENCHES, SURFACE MOUNT COLOR: PLANKS- BROWN, FRAME-BLACK/GLOSS OR SEMI GLOSS POWDERCOAT
	4	PICNIC TABLE (POLY)	5	2 / 20	KOMPAN	MODEL: PAR4075 6 FT LONG RECYCLED PLASTIC PLANKS ON METAL FRAME. FRAME COLOR: BLACK, PLANK COLOR: BROWN
	5	TRASH RECEPTACLE W/ DOME LID	4	1 / 21	THE PARK AND FACILITES	MODEL: 543-5015, 32 GAL. STEEL STRAP RECEPTACLE. 32 GALLON LINER MODEL 543 SERIES, PLASTIC DOME TOP, MODEL 543 SERIES COLOR FOR TRASH: POWDERCOAT BLACK GLOSS OR SEMI GLOSS COLOR FOR DOME TOP: BLACK GLOSS OR SEMI GLOSS
	6	OUTDOOR BBQ GRILLE	3	1 / 22	THE PARK AND FACILITIES	MODEL: 136-1049, IN-GROUND MOUNT. COLOR: MATTE BLACK
	7	BIKE REPAIR STATION	1	3 / 21	THE PARK AND FACILITIES	MODEL: 529-2001, SURFACE MOUNT, COLOR: POWDERCOAT COLOR ALL METAL PARTS GLOSSY GREEN OR AS APPROVED BY OWNER.
	8	WAVE STYLE BIKE RACK	1	3 / 20	THE PARK AND FOUNDATION	MODEL: 343-1002, IN-GROUND MOUNT, COLOR: POWDERCOAT TO BE GLOSSY GREEN OR AS APPROVED BY OWNER.
	9	PICNIC SHELTER -30'X40' OPEN TIMBER TRUSS	1	1 / 19	CEDAR FOREST PRODUCTS	MODEL: OTT3040 COLOR: CEDAR
	10	LANDSCAPE BOULDERS	6	2 / 23		LANDSCAPE BOULDERS SHALL BE COLORADO BUFF SANDSTONE ANGULAR BOULDER, MINIMUM 4' LONG X 20" X 18" THICK. PLACE FLAT SIDE UP FOR OPTIMAL SEATING. OWNER'S REPRESENTATIVE SHALL APPROVE SOURCE AND PHOTO'S OF INDIVIDUAL BOULDERS. LOCATION ON PLAN IS SCHEMATIC. OWNER'S REPRESENTATIVE SHALL APPROVE FINAL LOCATION.



Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date



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FINAL PUD

SITE
AMENITIES
SCHEDULE

SHEET 16

16 OF 37

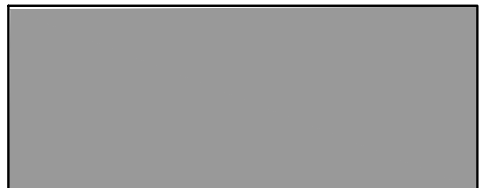
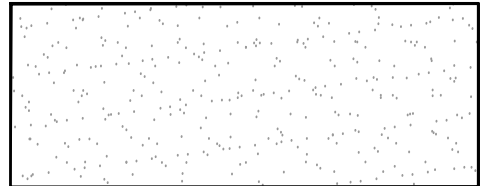
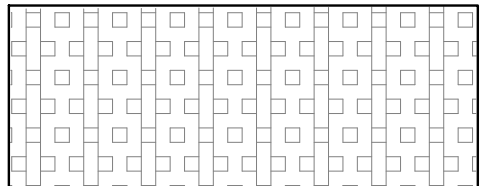
DATE:
January 28, 2021

DRAWN BY: JTS
CHECKED BY: JCGA

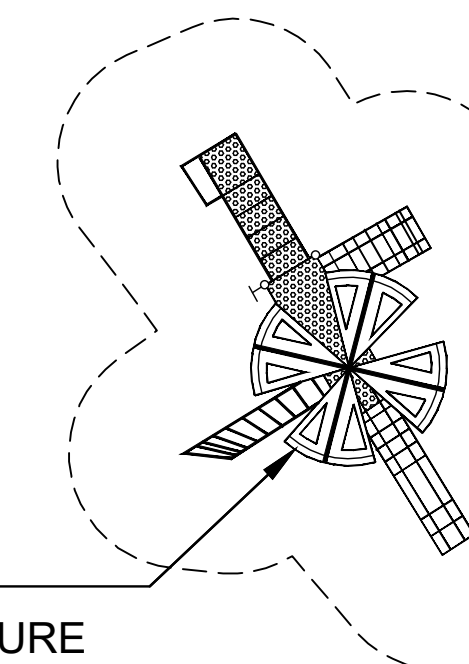
PROJECT NO.:
ATWE-00000007

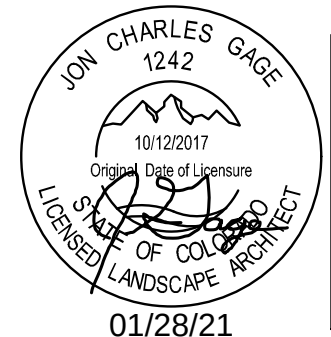
STONEBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

<u>SYMBOL</u>	<u>FEATURE NO.</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>DETAIL</u> DETAIL/SHEET	<u>MANUFACTURER</u>	<u>PRODUCT INFORMATION</u>
	11	FLAGSTONE PAVERS	28 SF	7 / 23		COLORADO BUFF SANDSTONE FLAGSTONE PAVERS. OWNER'S REPRESENTATIVE SHALL APPROVE SOURCES, PHOTO'S OF MATERIAL AND FINAL LOCATION
	12	CONCRETE PAVEMENT	792 SF	SEE CIVIL	BUTTERFIELD UNI-MIX OR APPROVED EQUAL	CONCRETE PAVEMENT WITH INTEGRAL COLOR, LIGHT BROOM FINISH, COLOR: U31 WEATHERED TERRA COTTA
	13	CONCRETE PAVEMENT	792 SF	SEE CIVIL	BUTTERFIELD UNI-MIX OR APPROVED EQUAL	CONCRETE PAVEMENT WITH INTEGRAL COLOR, LIGHT BROOM FINISH, COLOR: U21 SANDSTONE
	14	CRUSHED ROCK	17 CY	3 / 23		3/8" MINUS BREEZE MATERIAL,COLOR: BUFF CONTRACTOR TO SUBMIT SOURCE AND SAMPLE TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE.
	15	PLASTIC TURF REINFORCEMENT	789 SF	4 / 23		CONTRACTOR TO SUBMIT SOURCE AND SAMPLE TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE.
	16	METAL EDGING	120 LF	3 / 23	SURE-LOC OR APPROVED EQUAL	METAL EDGING SHALL BE: 5" HIGH X 16' LONG X .25" THICK, INTERLOCKING SYSTEM. SECURE WITH 12" MIN. STEEL STAKES AT EVERY JOINT. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
	17	CONCRETE CURB EDGE	120 LF	6 / 23		

PLAY EQUIPMENT SCHEDULE

	18	PLAYGROUND SAFETY AND AREA PREPARATION	83 CY	5 / 23	FIBAR OR APPROVED EQUAL	CONTRACTOR TO SUBMIT SOURCE AND SAMPLE TO BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE.
	19	PLAY STRUCTURE REQUIRED SAFETY ZONE, TYP. SEE PLAY EQUIPMENT DETAILS AND PLAY AREA LAYOUT PLANS.	1	1 / 20	SUPERIOR RECREATIONAL PRODUCTS, AS PROPOSED BY GO PLAY.	REQUIRED AREA (PER MANUFACTURER)- 37' X 29'. PLAY AREA INSTALLER SHALL CONFIRM FIT OF PLAY EQUIPMENT W/ REQUIRED SAFETY SURFACE PRIOR TO CONSTRUCTION OF PLAY AREA/INSTALLATION OF EQUIPMENT. COLOR: NATURE TRAIL



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Planning	_____ Initials/Date
Owner	_____ Initials/Date



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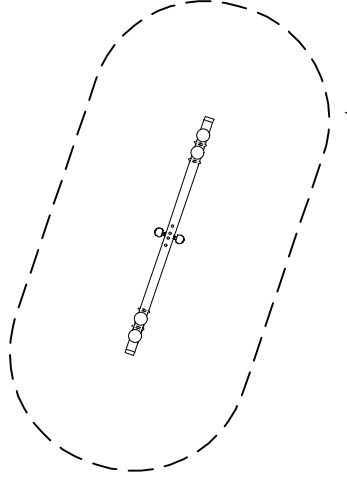
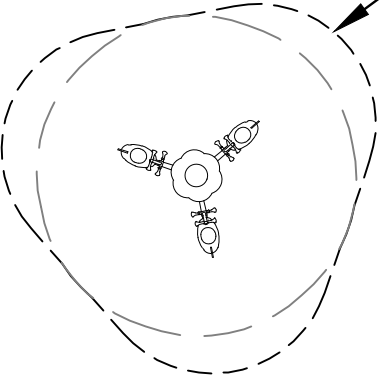
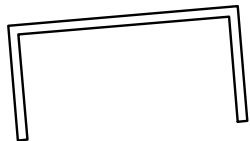
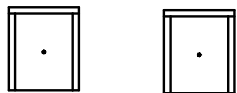
FINAL PUD

**SITE
AMENITIES
SCHEDULE**

SHEET 17
17 OF 37
DATE:
January 28, 2021
DRAWN BY: **JTS**
CHECKED BY: **JCGA**
PROJECT NO.:
ATWE-00000007

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

SYMBOL	FEATURE NO.	DESCRIPTION	QUANTITY	DETAIL DETAIL/SHEET	MANUFACTURER	PRODUCT INFORMATION
	20	ENTRY LEVEL SEE SAW 4-PERSON	1	3 / 22	KOMPAN PLAY PRODUCTS, PROPOSED BY HIGHWIRE	MODEL: NR0106-1003
	21	BLAZER - SPRING TOY 3-PERSON	1	4 / 22	KOMPAN PLAY PRODUCTS, PROPOSED BY HIGHWIRE	MODEL: ELE400021-3218
	22	PERMANENT SOCCER FIELD BACKSTOP	2			YOUTH SOCCER BACKSTOP APPROX. 6'X 12', IN-GROUND MOUNT. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER' REPRESENTATIVE TO REVIEW AND APPROVE. OWNER'S REPRESENTATIVE SHALL APPROVE FINAL LOCATION.
	23	HORSESHOE PIT WITH BACKSTOP	4			CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE TO REVIEW AND APPROVE. OWNER'S REPRESETATIV SHALL APPROVE FINAL LOCATION.
	24	COMMUNITY ENTRY SIGN	2	1 / 23		CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE TO REVIEW AND APPROVE. OWNER'S REPRESENTATIVE SHALL APPROVE FINAL LOCATION.
	25	COMMUNITY MAILBOX	3	2 / 22	AF FLORENCE MANUFACTURING COMPANY OR APPROVED EQUAL	MAIL KIOSK, MODEL VARXP3, COLOR: POSTAL GRAY PMS413C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER' REPRESENTATIVE TO REVIEW AND APPROVE. OWNER'S REPRESENTATIVE SHALL APPROVE FINAL LOCATION.

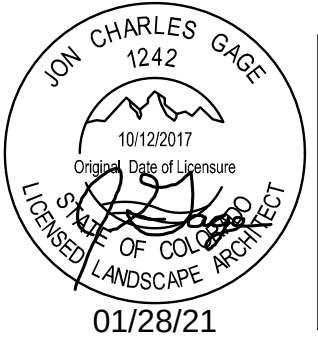
PLAY EQUIPMENT NOTES:

1. PLAYGROUND SAFETY WOOD CHIPS, IN CONFORMANCE WITH ADA AND ASTM F1292 FOR 12 FT DROP HT., AS MANUFACTURED BY FIBAR, 800-342-2721.
2. SUBMIT MANUFACTURER'S DRAWINGS AND DATA FOR ALL PLAY EQUIPMENT FOR APPROVAL. INCLUDE DIMENSIONED FALL ZONES SHOWN LOCATED IN THE PLAY AREAS.

CONTACT INFORMATION:

CEDAR FOREST PRODUCTS - WWW.CEDARFORESTPRODUCTS.COM, PHONE (800) 552-9495
THE PARKS AND FACILITIES - WWW.THEPARKCATALOG.COM, PHONE (888) 280-9894
KOMPAN INC.- WWW.USSALES@KOMPAN.COM, PHONE (800) 425-9788
HIGHWIREUS - WWW.HIGHWIREUS.COM,CONTACT PETER TAMMATA, PHONE: (206) 384-8188
GO PLAY PLAYGROUNDS -WWW.JENNIFER@GOPLAYPLAYGROUNDS.COM (970) 420-6798

HIGHWIRE - WWW.HIGHWIREUS.COM, CONTACT: PETER TAMMATA, PHONE: (206) 384-8188
SUPERIOR RECREATIONAL PRODUCTS -WWW.SUPERIORRECREATIONALPRODUCTS.COM
GO PLAY PLAYGROUNDS -WWW.JENNIFER@GOPLAYPLAYGROUNDS. COM,
CONTACT: JENNIFER VAN WORMER, PHONE: (970) 420-6796



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Planning	Initials/Date
Owner	Initials/Date



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FINAL PUD

SITE
AMENITIES
SCHEDULE

SHEET 18

18 OF 37

DATE:
January 28, 2021

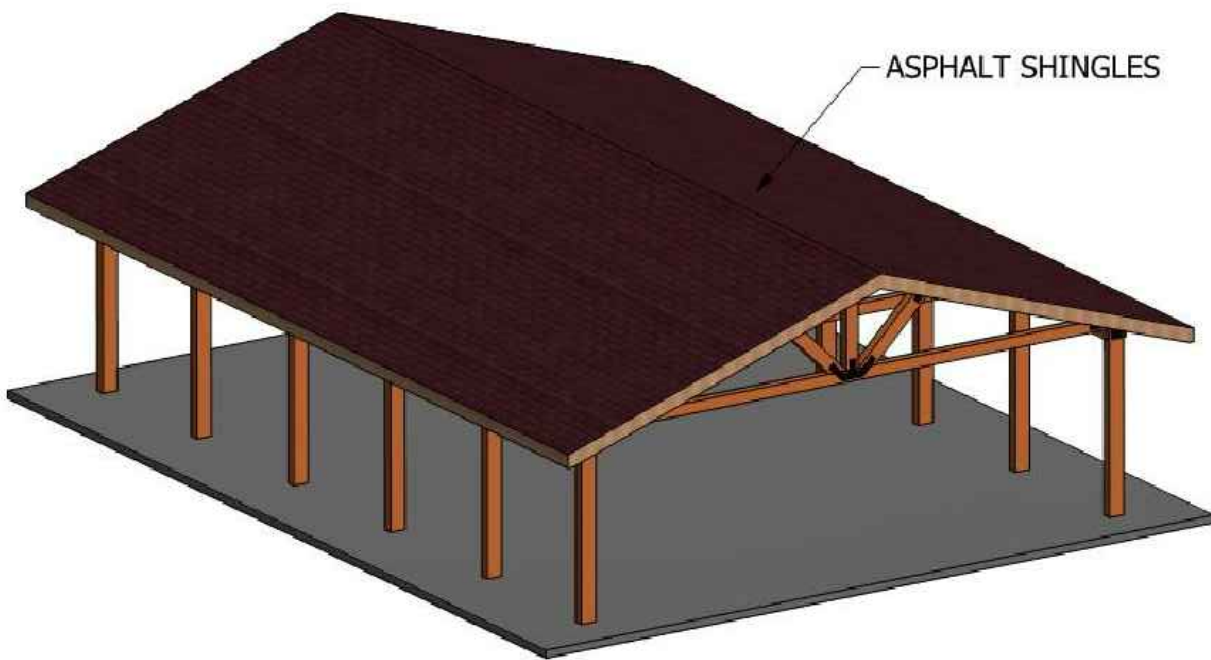
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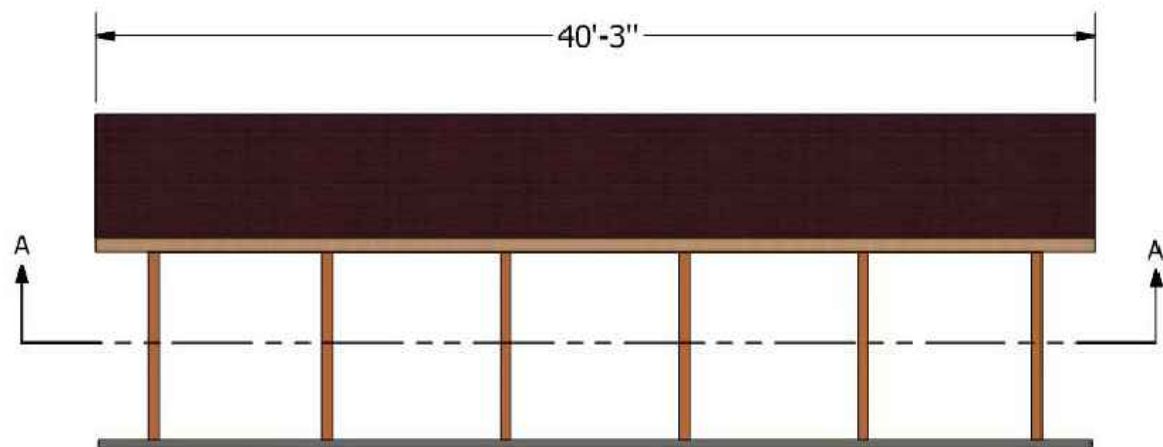
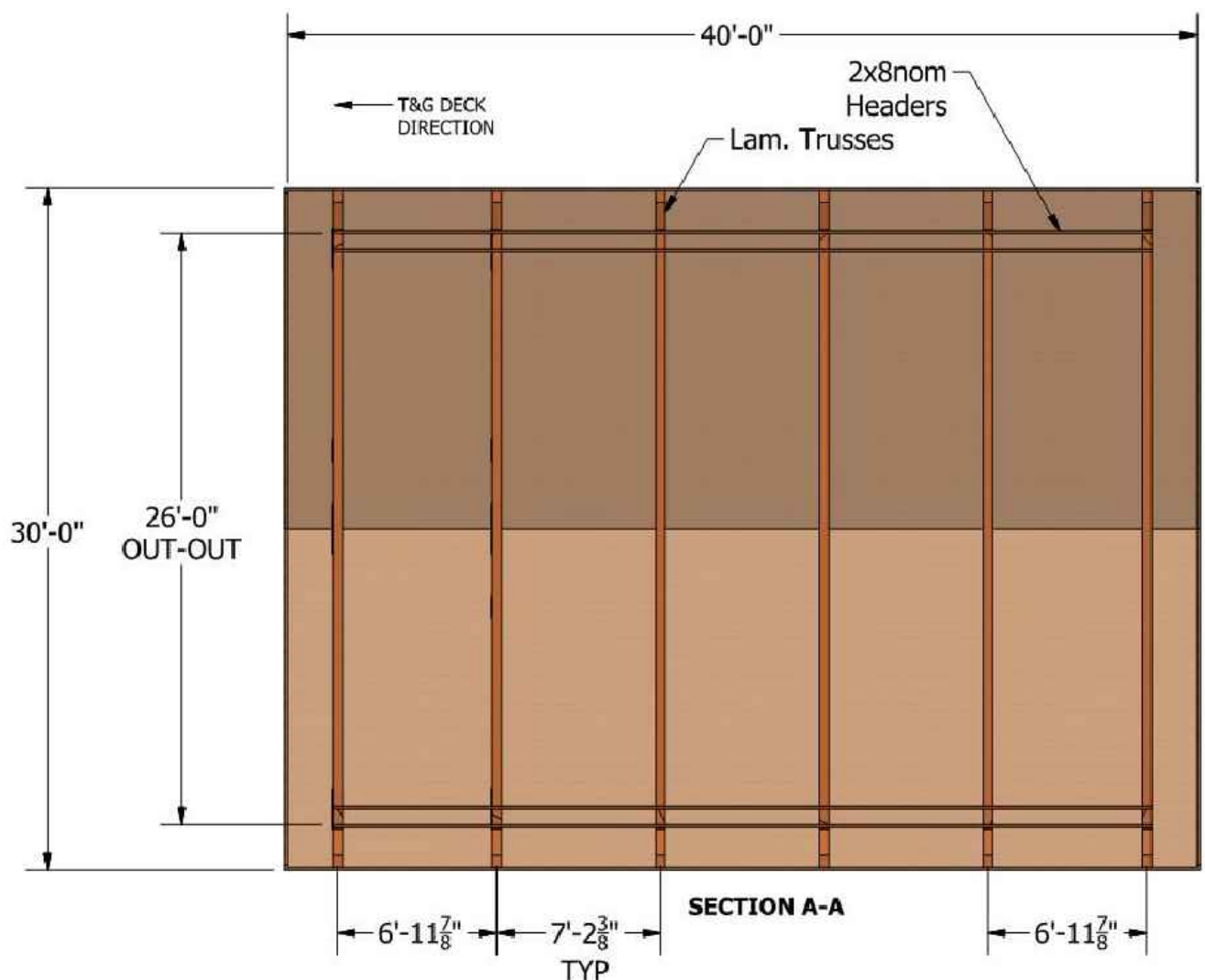
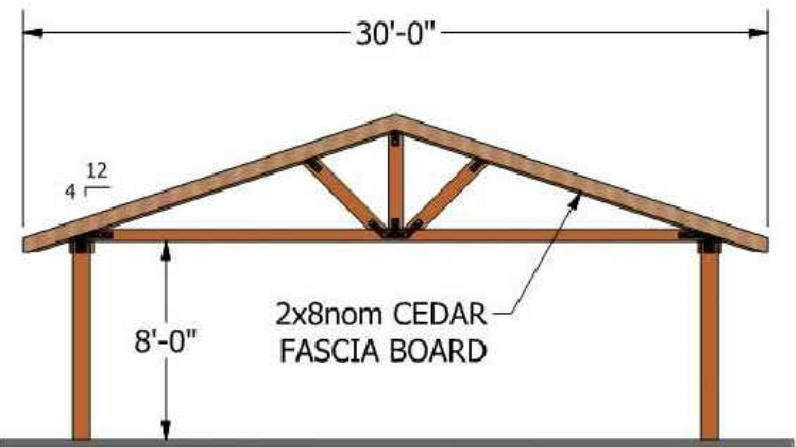
STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PAGE: 2 of 4



NOTE:
CONTRACTOR SHALL SUBMIT SHOP
DRAWING TO OWNER'S REPRESENTATIVE
FOR REVIEW AND APPROVAL. SHOP
DRAWING SHALL INCLUDE FINAL DESIGN
OF CONCRETE FOOTINGS AND PIERS.

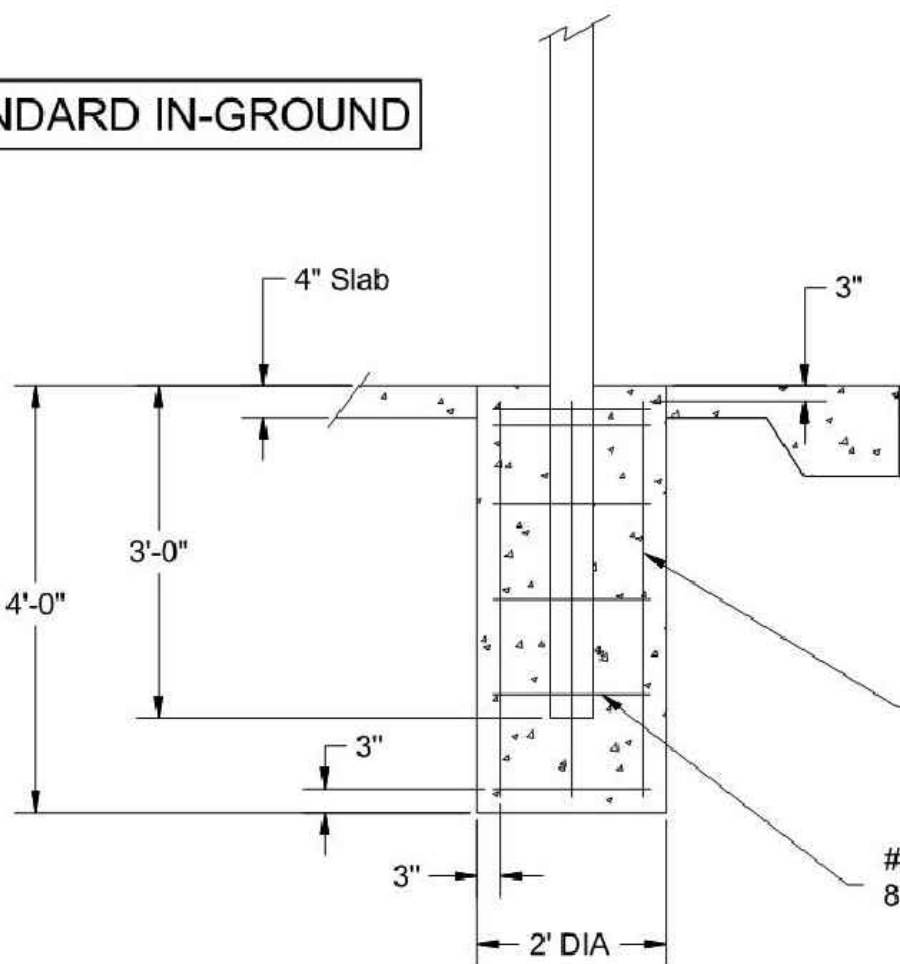


PRELIMINARY LAYOUT
NOT FOR CONSTRUCTION

DESCRIPTION:	MODEL #:	DATE:	JES DESIGN #:	REV:
30x40 Open Timber Truss	OTT3040	2/18/2019	JES-709A	0

PAGE: 3 of 4

STANDARD IN-GROUND

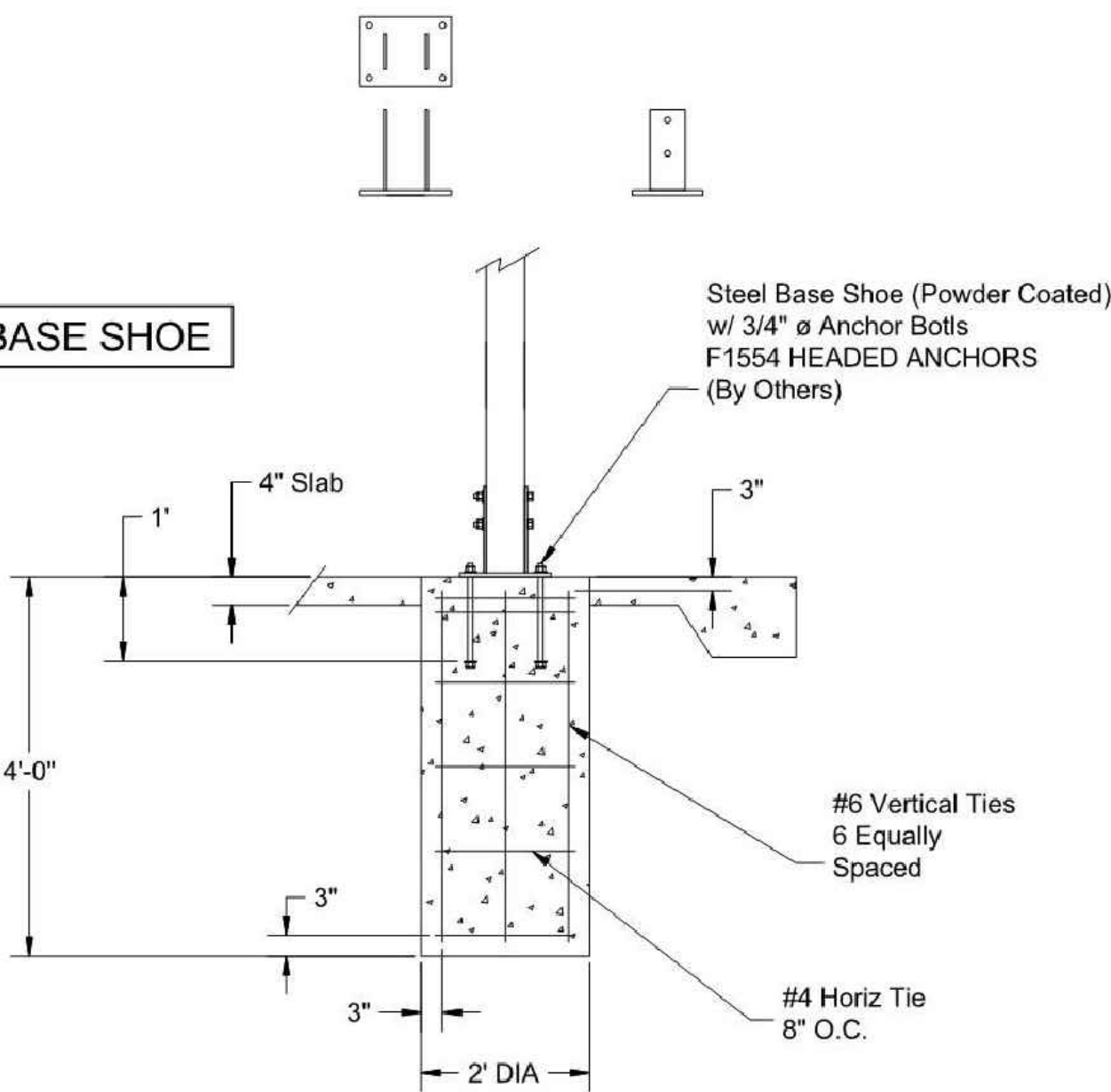


Column/Footing Detail
Final Size TBD
Concrete Pier By Others



PRELIMINARY LAYOUT
NOT FOR CONSTRUCTION

OPTIONAL BASE SHOE

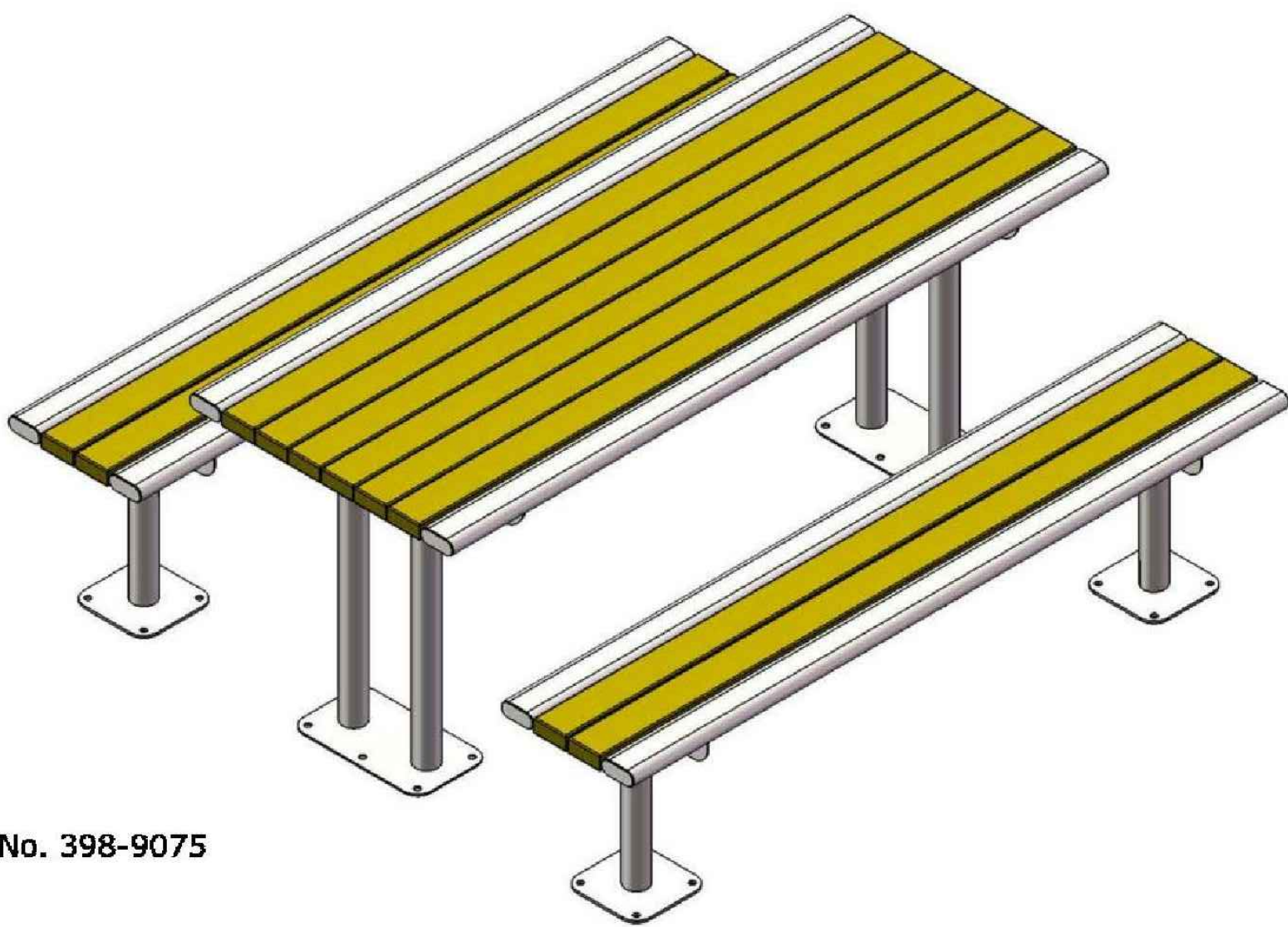


Column/Footing Detail
Final Size TBD
Concrete Pier By Others

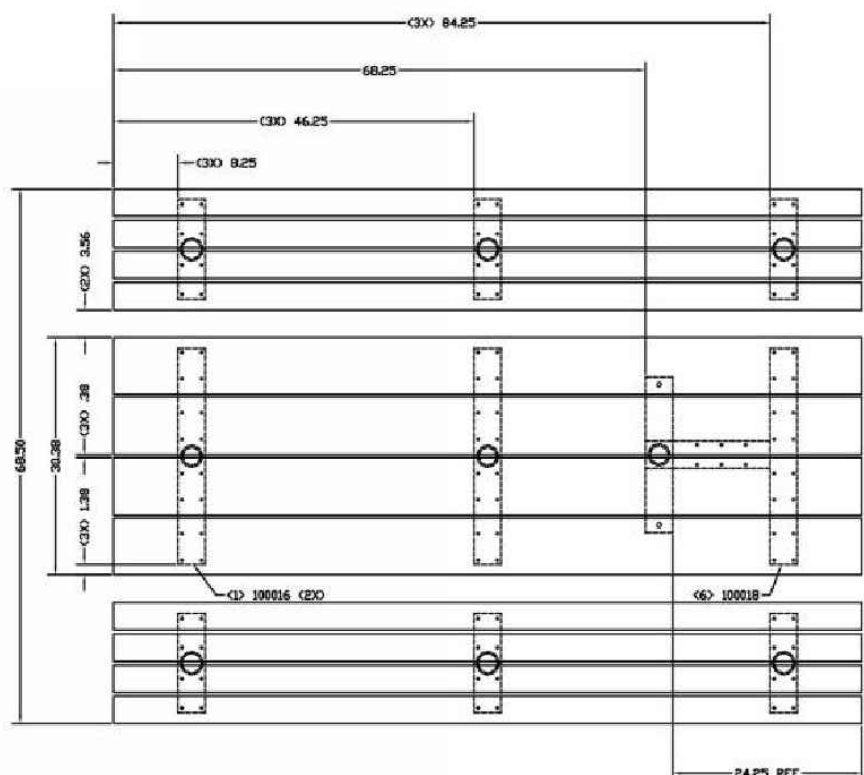
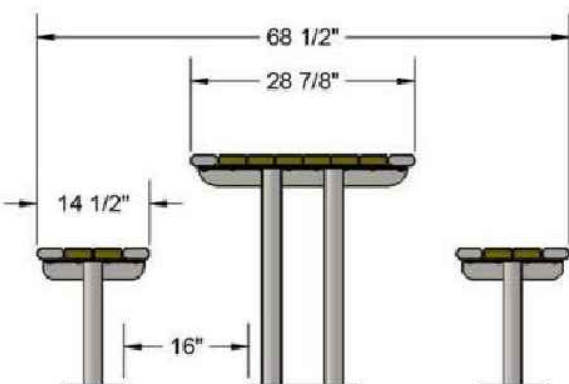
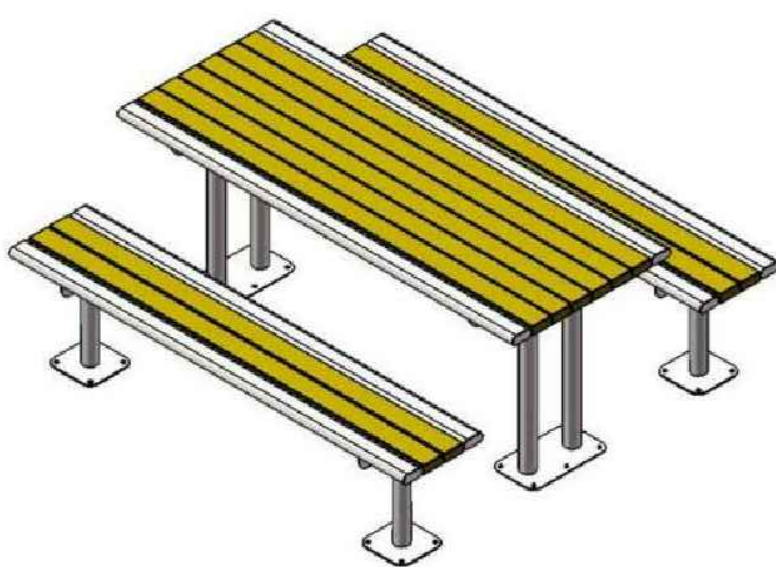
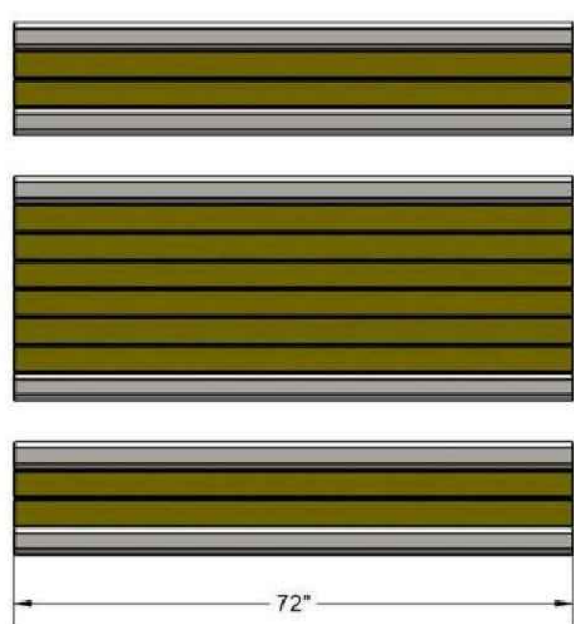
DESCRIPTION:	MODEL #:	DATE:	JES DESIGN #:	REV:
30x40 Open Timber Truss	OTT3040	2/18/2019	JES-709A	0

1 PICNIC SHELTER

NOT TO SCALE

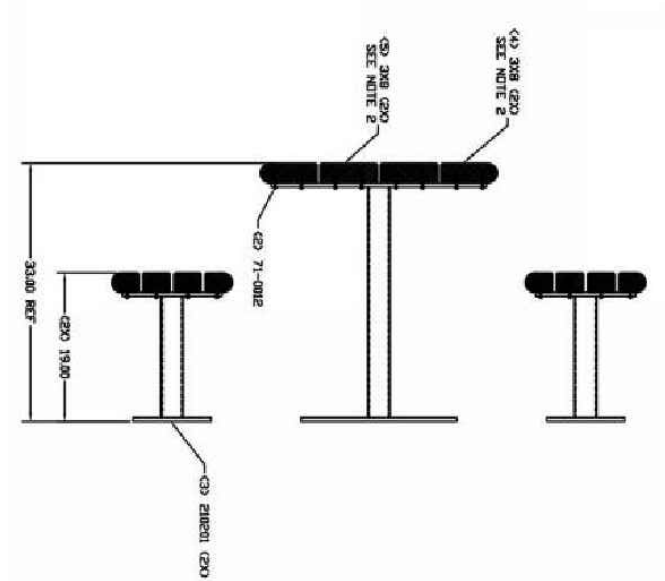


Model No. 398-9075



LABEL	DESCRIPTION	QTY
1	100015	2
2	11-1607	2
3	210201 (96" ADA SEAT)	2
4	3 X 8 X 96 BULLDOGE	2
5	3 X 8 X 96 BULLDOGE	2
6	100018	1

NOTE: 1. SCREW REQUIRES 5/32 PILOT HOLE
2. 3X8 MATERIAL MUST HAVE 25R ON THE ENDS
3. USE 1/2" CEMENT ANCHORS TO FASTEN DOWN



		The Park and Facilities Catalog 220 Congress Park Cir. #215 Delray Beach, FL 33445	
		ASM, 96" ADA PICNIC TABLE PORTABLE, PARK SCAPE	
		DATE: 10/13/2017 BY: JES CHECKED BY: JCGA	DRAWING NO: 180101 SCALE: 1" = 1'-0" SHEET: 1 OF 1
PROPOSED CHANGES APPROVED: _____ DATE: _____ REVIEWED: _____ DATE: _____		SEE PLAN "NOTED" REVISIONS CHANGES TO: _____	
LVL: 000 DRAWN BY: JES DATE: 10/13/2017	DATE: 10/13/2017 BY: JES CHECKED BY: JCGA		

3 ADA PICNIC TABLE IN SHELTER

NOT TO SCALE

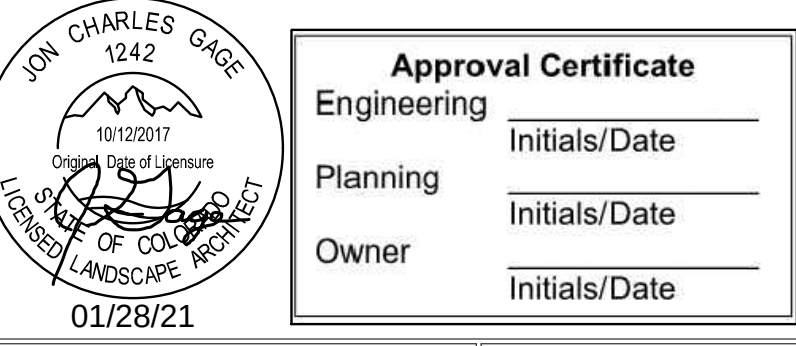
2 PICNIC TABLE IN SHELTER

NOT TO SCALE



FINAL PUD
SITE FEATURE
DETAILS

SHEET 19
19 OF 37
DATE: January 28, 2021
DRAWN BY: JTS
CHECKED BY: JCGA
PROJECT NO: ATWE-00000007



STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Stoneybrook Subdivision Filing No. 1
Structure PS3-70780



Proposed by:
Jennifer VanWormer
(970)420-6796
jennifer@goplayplaygrounds.com



NOTE:
CONTRACTOR SHALL SUBMIT SHOP
DRAWING TO OWNER'S REPRESENTATIVE
FOR REVIEW AND APPROVAL. SHOP
DRAWING SHALL INCLUDE FINAL DESIGN
OF CONCRETE FOOTINGS AND PIERS.

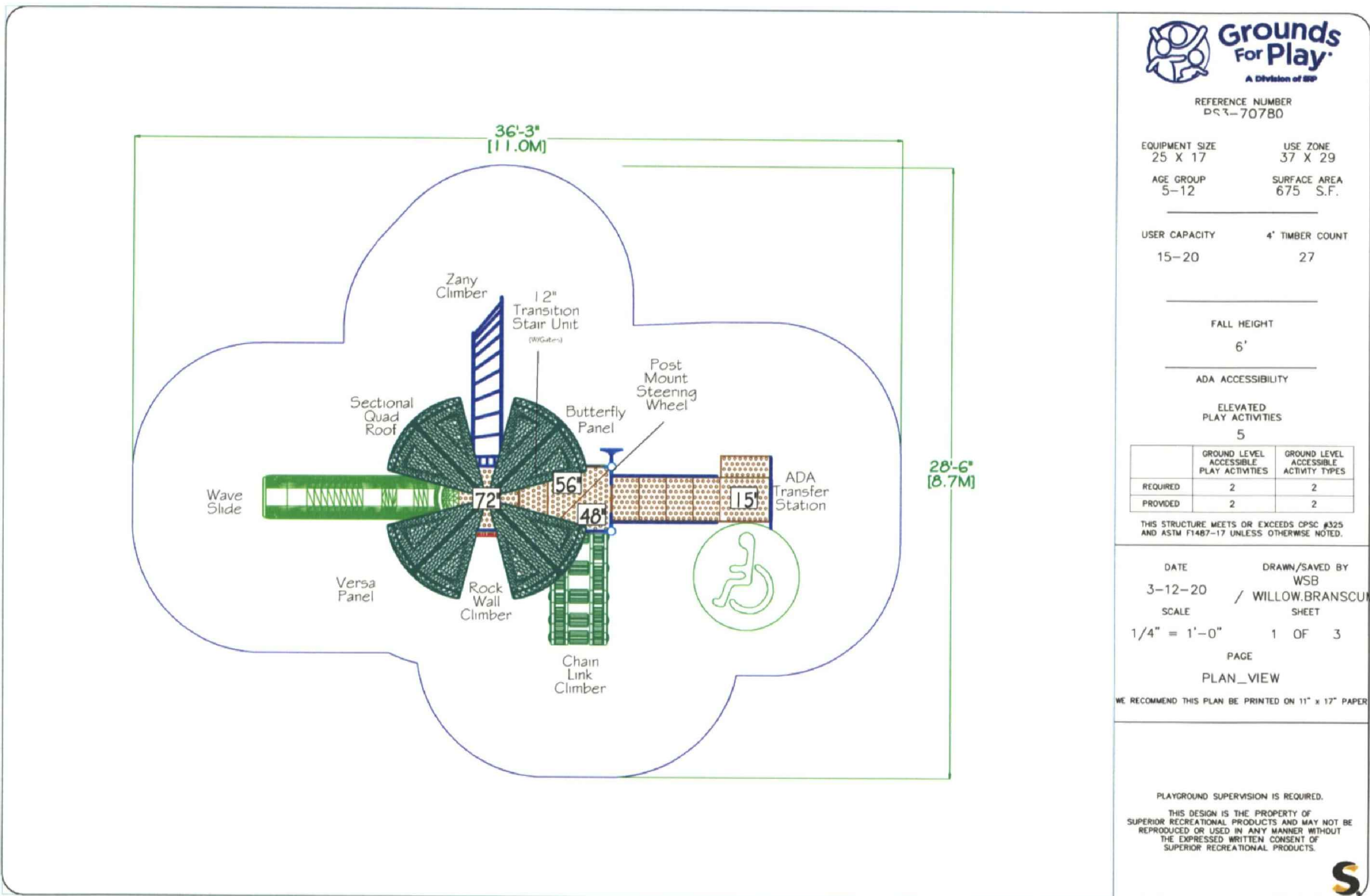


Please note – colors shown for illustration only.
Customer selects preferred colors at time of order.

Stoneybrook Subdivision Filing No. 1- PS3-70780 Structure Detail



Proposed by -Jennifer VanWormer
(970)420-6796
jennifer@goplayplaygrounds.com



REFERENCE NUMBER
PS3-70780

EQUIPMENT SIZE
25' X 17'

AGE GROUP
5-12

USER CAPACITY
15-20

FALL HEIGHT
6'

ADA ACCESSIBILITY
ELEVATED
PLAY ACTIVITIES
5

GROUND LEVEL ACCESSIBLE
PLAY ACTIVITIES
REQUIRED
2

DATE
3-12-20

SCALE
1/4" = 1'-0"

PAGE
PLAN_VIEW

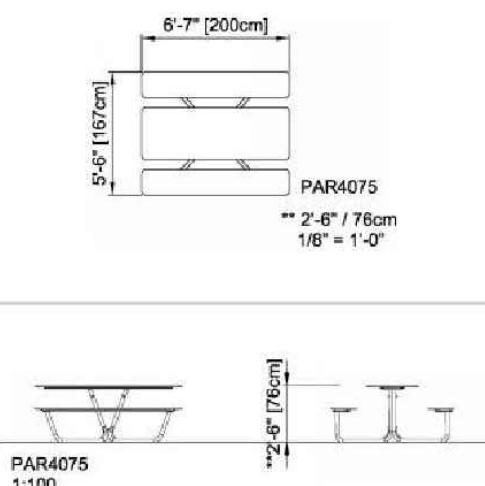
WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.
THIS DESIGN IS THE PROPERTY OF
SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE
REPRODUCED OR USED IN ANY MANNER WITHOUT
THE EXPRESSED WRITTEN CONSENT OF
SUPERIOR RECREATIONAL PRODUCTS.



1 PLAY STRUCTURE IN PLAYGROUND AREA

PAR4075
AGORA PICNIC BLUE HPL BENCHTABLE
SET



* = Highest designated play surface.
** = Total height of product.

AGORA PICNIC is a part of the awarded furniture line from KOMPAN. AGORA is developed according to the latest inclusive design principles for outdoor furnishing without compromising on design qualities. KOMPAN truly believes in making public spaces more attractive and accessible for all. AGORA offers a high level of flexibility when it comes to anchoring, color and material options in order to inspire architectural creativity and to fit the site specific requirements for individual customer projects. AGORA comes in durable and robust design, and is manufactured with low maintenance materials to ensure long lasting outdoor solutions with the lowest possible total cost of ownership.

Product Line Outdoor Furniture
Category AGORA
Total height (CM) 76

Weight/heaviest parts kg.
Concrete required NaN m3
Foundation amount/footing NaN

Installation (Manpower) Persons
Installation (Hours) Hours
Excavation NaN m3

Product
Wave Style Bike Rack Heavy Duty
Model: 543-1002, 1003, 1004, 1005, 1006, 1007

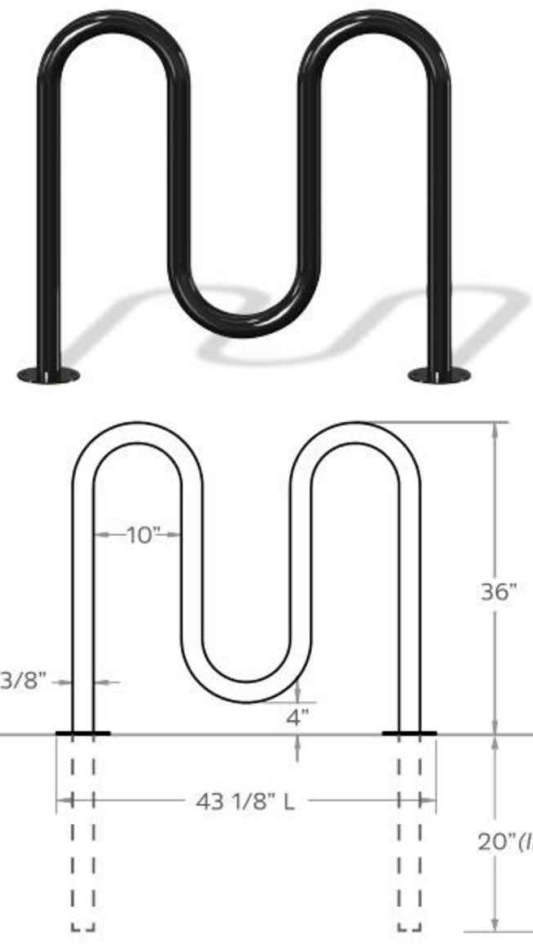
Materials:
2.0" Schedule 40 Steel Pipe (2.375" OD)

Finishes:

- ☐ Galvanized
An after fabrication hot dipped galvanized finish is available
- ☐ Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
 1. Sanded down
 2. Washed and Dried
 3. Zinc Primer
 4. Powder Coat
 5. UV Clear Topcoat
- ☐ SealGuard
Polyethylene Thermoplastic applied by fluidized bed to maintain even and complete coating, UV stabilized, impact resistant, mold and mildew resistant, graffiti resistant.

Color Options:

- ☐ Standard Color
Black

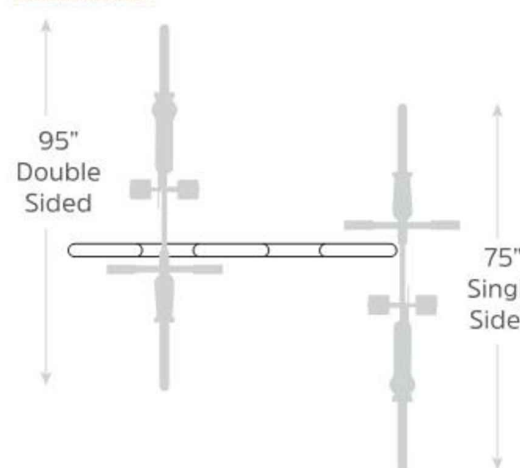


- ☐ Colors
Black | Burgundy | Burnt Red
Red | White | Ivory | Silver
Brown | Orange | Hunter Green

Mount Options:

- ☐ In-Ground
- ☐ Surface

Setbacks:



Capacity:

- ☐ 543-1002 Parks 5 Bikes 43" L
- ☐ 543-1003 Parks 7 Bikes 68" L
- ☐ 543-1004 Parks 9 Bikes 93" L
- ☐ 543-1005 Parks 11 Bikes 117" L
- ☐ 543-1006 Parks 13 Bikes 142" L
- ☐ 543-1007 Parks 15 Bikes 167" L



* These setbacks represent generally recommended distances.
Be sure to consult local building and city codes before installing racks.

2 PICNIC TABLE - IN OPEN PICNIC AREAS



NOT TO SCALE

3 BICYCLE RACK

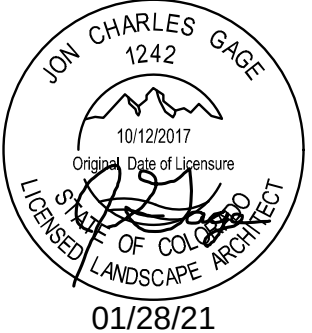
NOT TO SCALE



DAVID EVANS & ASSOCIATES, INC.
1600 Broadway Suite 800
Denver, Colorado 80202
Tel: 720-946-0969
Fax: 720-946-0973
Engineers • Surveyors • Planners

FINAL PUD
SITE FEATURE
DETAILS

SHEET 20
20 OF 37
DATE:
January 28, 2021
DRAWN BY: JTS
CHECKED BY: JCGA
PROJECT NO.: ATWE-00000007



Approval Certificate
Engineering Initials/Date
Planning Initials/Date
Owner Initials/Date

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

thepark
AND FACILITIES
CATALOG

Spec Sh

thepark
AND FACILITIES
CATALOG

32 Gal. Liner - 543 Series

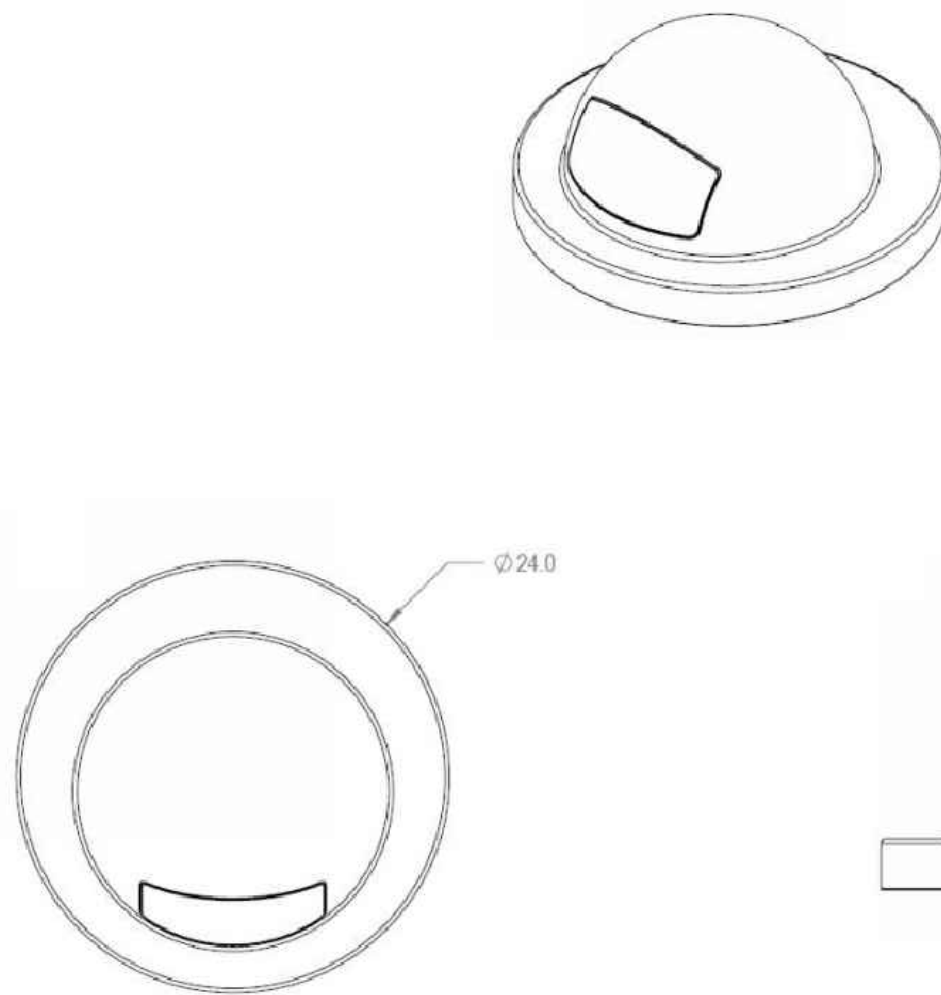
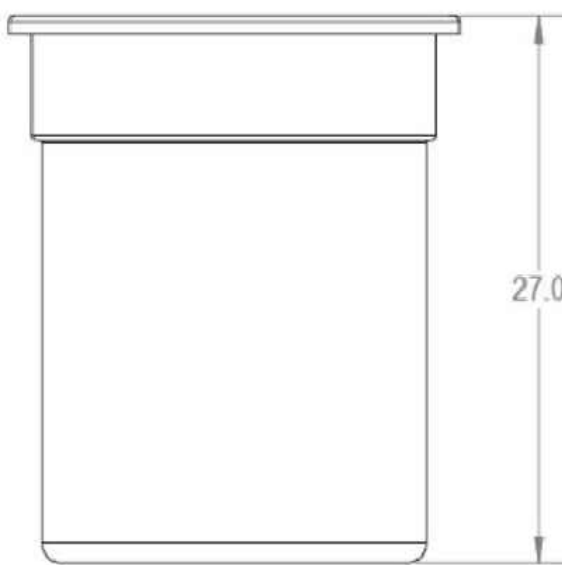
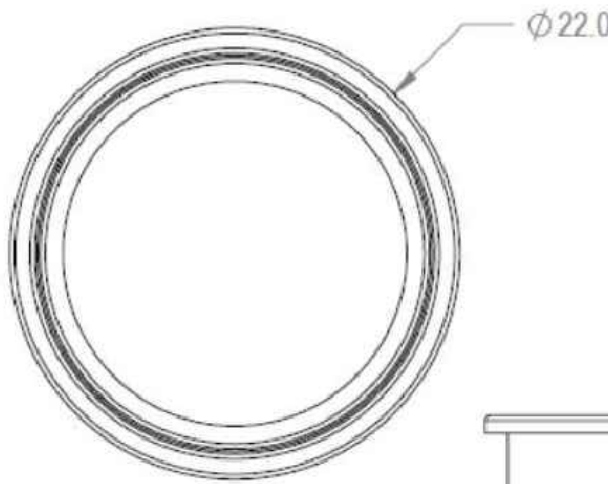
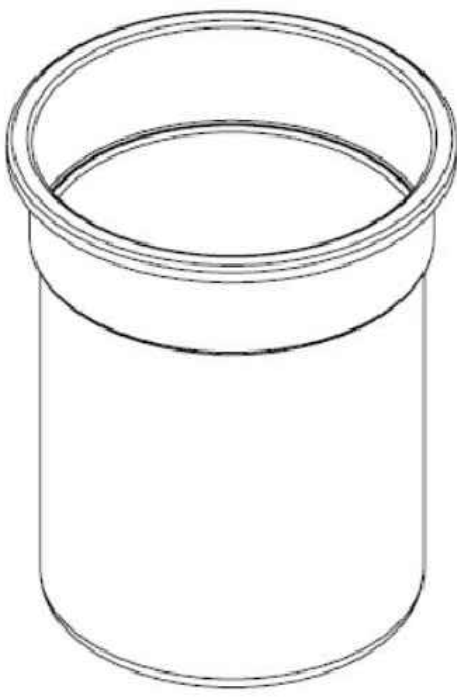
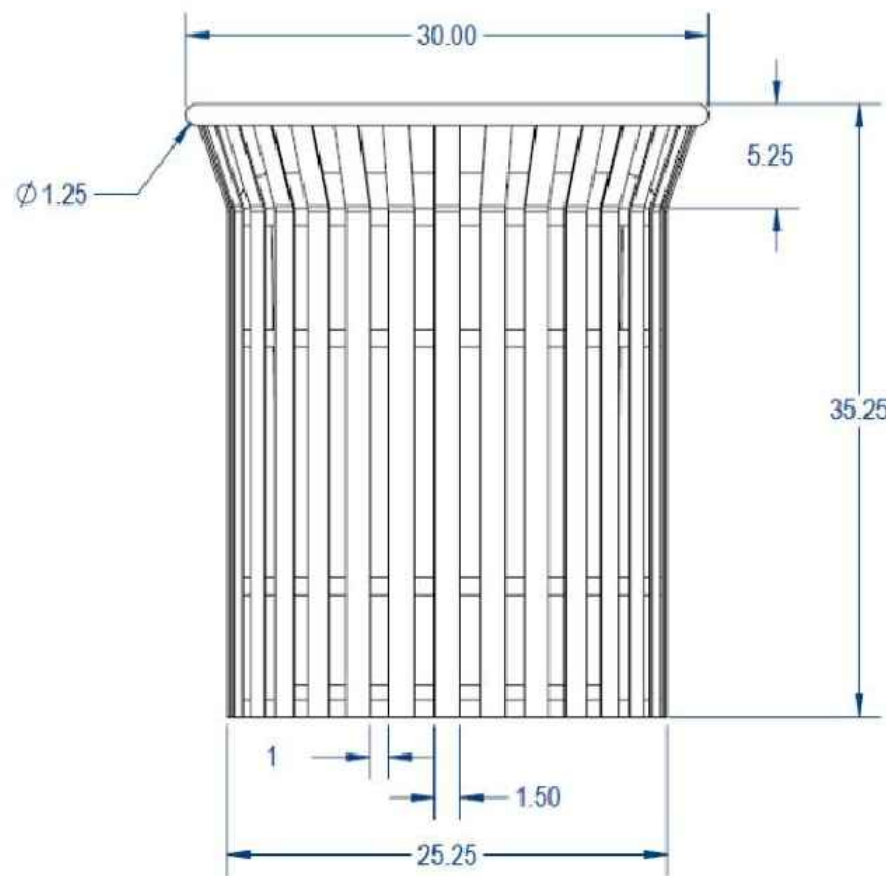
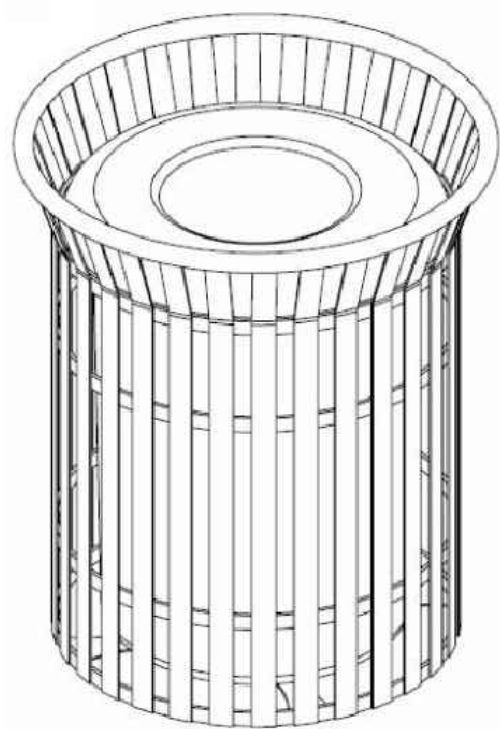
Spec Sheet

thepark
AND FACILITIES
CATALOG

Plastic Dome Lid - 543 Series

Spec Sheet

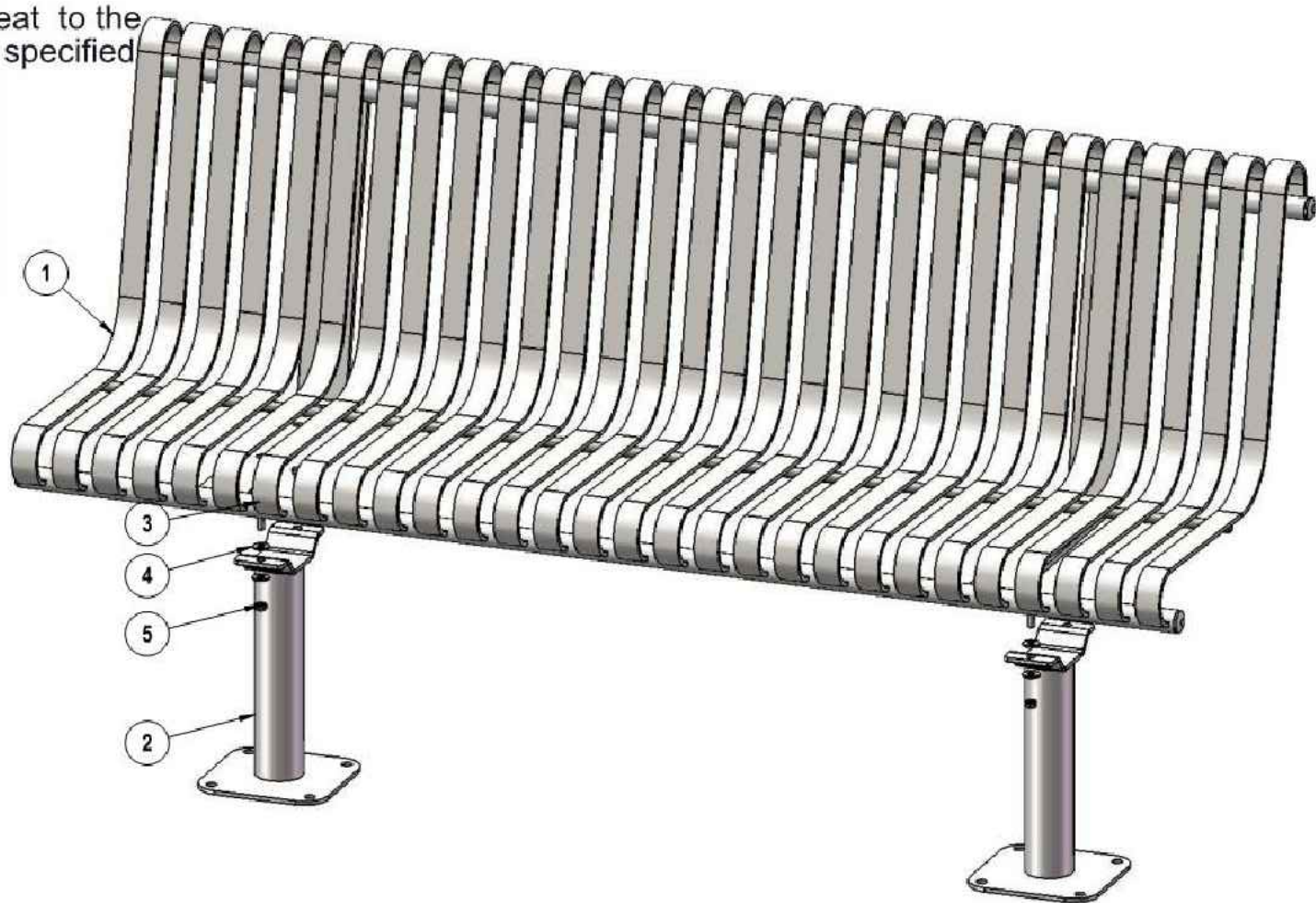
Skyline Trash Receptacle without Side Opening - 543-5015



1 TRASH RECEPTACLE

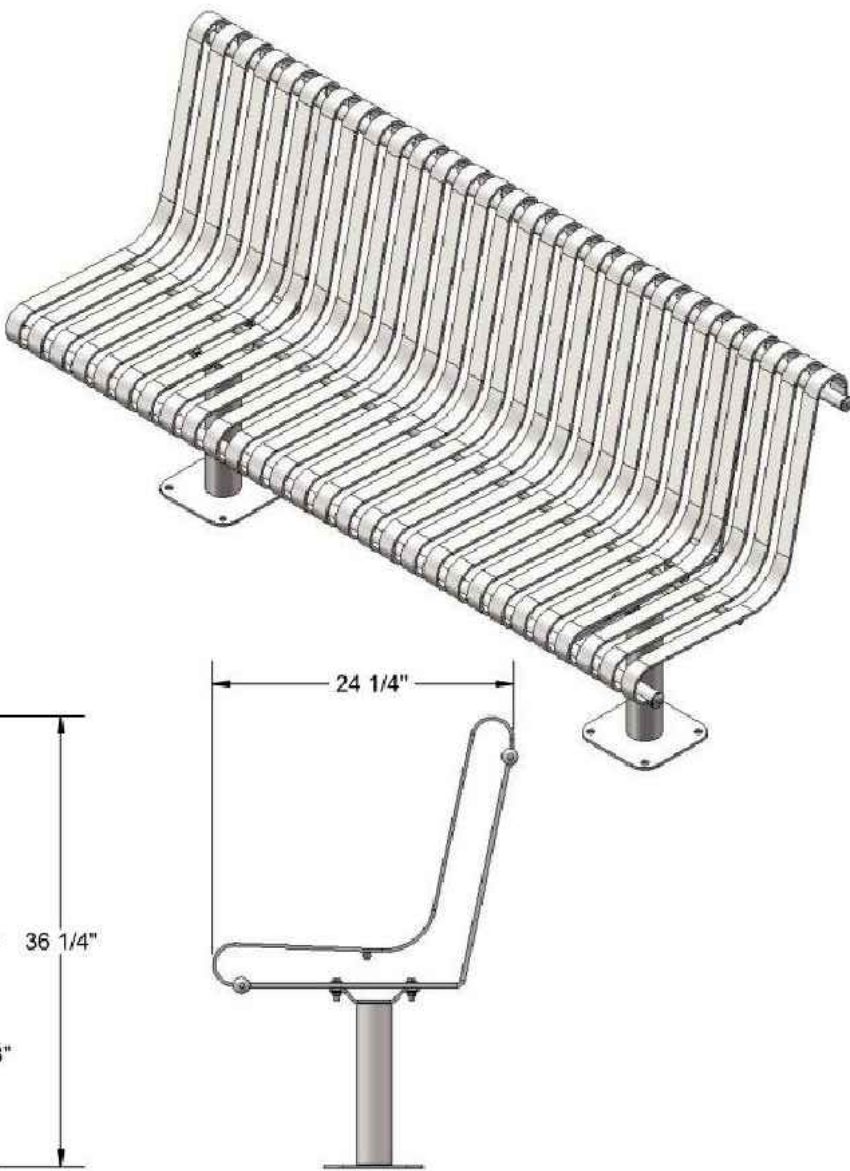
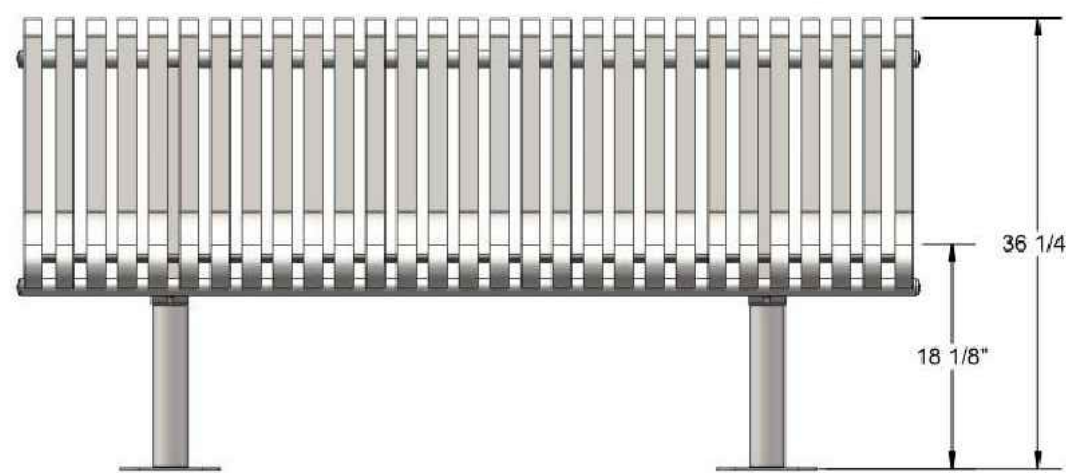
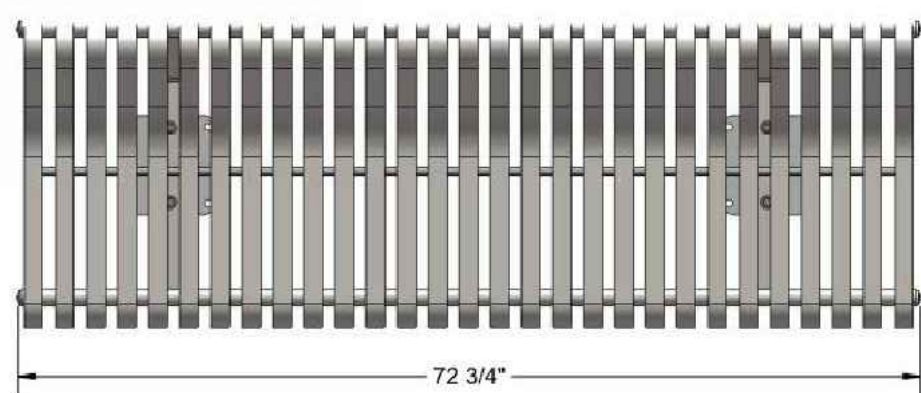
NOT TO SCALE

Attach the 6' Kensington Seat to the Kensington Legs using the specified hardware.

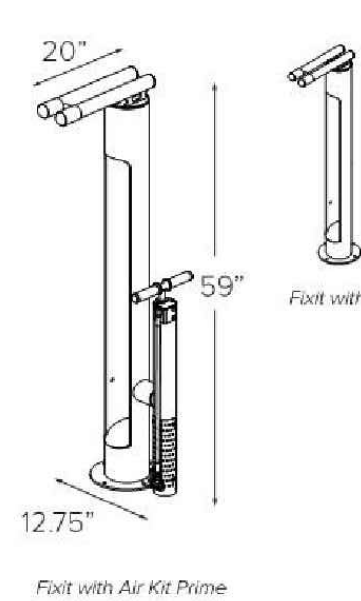


ITEM NO.	PartNo	DESCRIPTION	Qty.
1	01-01-0504	Kensington w/back Slat Seat 6'	1
2	01-01-0507	Kensington w/ back SM Leg	2
3	33-05-0049	3/8" x 1 1/2" Machine Bolt (SS)	4
4	33-02-0008	3/8" Flat Washer (SS)	8
5	33-03-0013	3/8" Kep Nut (SS)	4

Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)



FIXIT
Submittal Sheet



- CAPACITY** 1 Bike
- MATERIALS** Main body: 6" x 154" tube
Bike Hangers: 15" x 40 pipe, 1/4" plate
Foot: 10" dia. x .25" plate
Tool leathers: 5/32" stainless steel cable
Manual air pump
Hand tools:
Phillips and flat head screwdrivers
2.5, 3, 4, 5, 6, 8mm Allen wrenches
Headset wrench
Pedal wrench
8, 9, 10, 11mm box wrenches
Tire levers (2)
- FINISHES** ☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS** ☐ **Surface**
Has 10" diameter x .25" foot with four anchors per foot.



2 PARK BENCH

NOT TO SCALE

3 BICYCLE REPAIR STATION

NOT TO SCALE

ATWELL
866.850.4200 www.atwell-group.com
6200 SOUTH SYRACUSE WAY, SUITE 470
GREENWOOD VILLAGE, CO 80111
303.825.7100

DAVID EVANS & ASSOCIATES, INC.
1600 Broadway Suite 800
Denver, Colorado 80202
Tel: 720-946-0969
Fax: 720-946-0973
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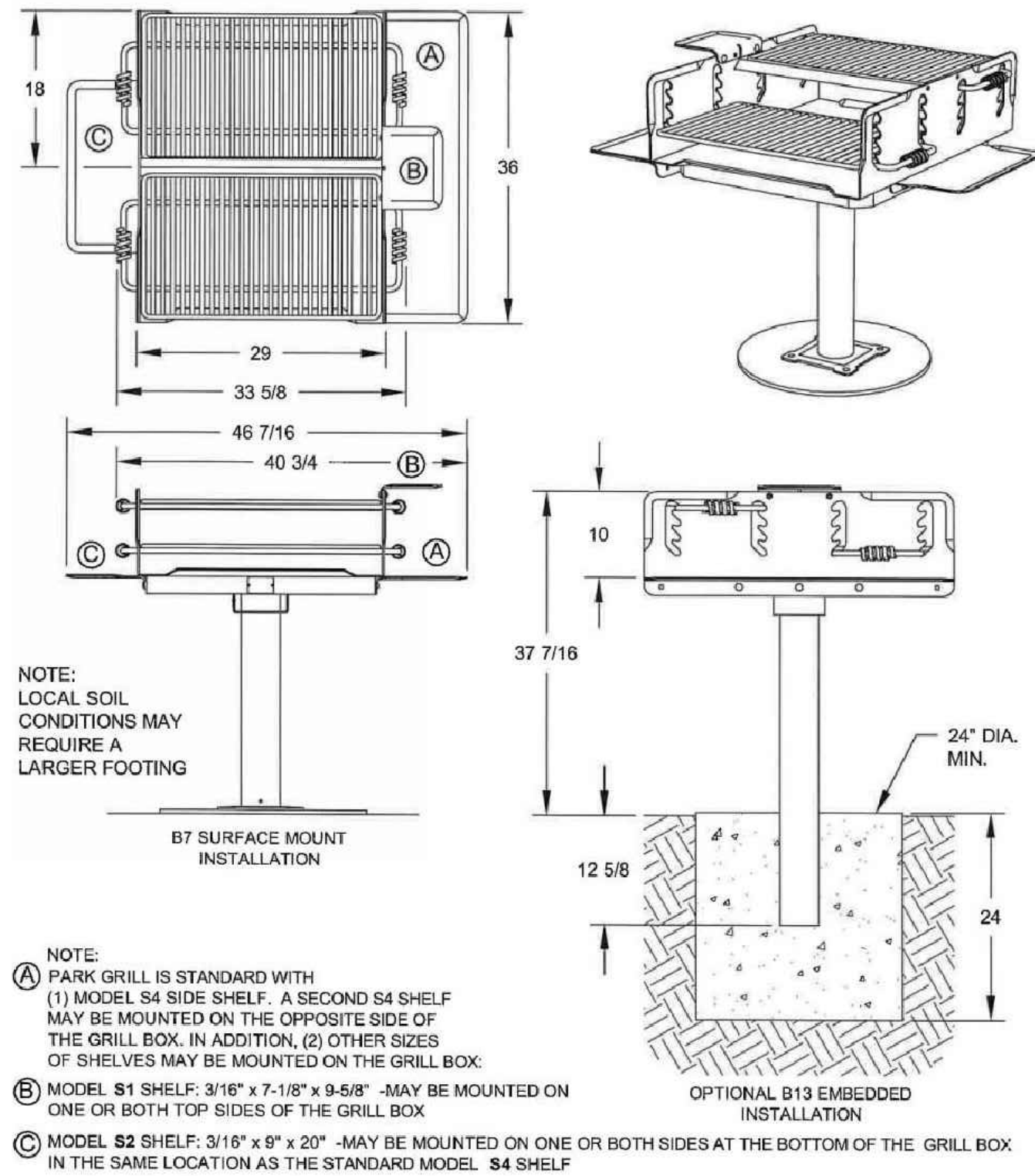
FINAL PUD
SITE FEATURE
DETAILS

SHEET 21
21 of 37
DATE:
January 28, 2021
DRAWN BY: **JTS**
CHECKED BY: **JCGA**
PROJECT NO.:
ATWE-00000007

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Item #: 136-1049
1008 Sq. Large Group Park Grill with Utility Shelf



ALL DIMENSIONS IN INCHES

- Item #: 136-1049 with embedded posts.
1. Use a post hole digger to make a hole a minimum of 24" dia. x 24" deep. Fill the hole with concrete (see Fig. 3).
NOTE: Local soil conditions may require a larger footing. Check local codes.
 2. Take the end of the Post Base that has 2 holes in it and place the opposite end into the concrete. Install the Post 26" above ground level and plumb vertically (see Fig. 3). Allow the concrete to cure before installing the Grill on the Base.
 3. To install and lock the Grill on the Post Base, follow steps 3 through 5 on Page 1 (see Fig. 2).

10" x 10" Base Plate welded to the post for standard installation on the surface of the concrete. Four "J" Bolt Anchors are included to anchor the Base Plate (see Fig. 4).

1. Dig a hole a minimum of 24" dia. x 24" deep. Fill the hole with concrete.
NOTE: Local soil conditions may require a larger footing. Check local codes.
2. Install the "J" Bolt Anchors in the concrete leaving a minimum of 1" of the threaded end above the surface. Place the Anchors in a square pattern and 8" on centers (see Fig. 4).
3. After the concrete has cured, match up and install the Holes in the Post Base Plate over the protruding threaded ends of the Anchor Bolts. Place the included Flat Washers and Nuts on the Anchor Bolts and tighten the Base Plate down (see Fig. 4).
4. To install and lock the Grill on the Post Base, follow Steps 3 through 5 on Page 1 (see Fig. 2, Page 1).

NOTE: The minimum 24" dia. x 24" deep footing is also the recommended size for installation with the optional embedded Post Bases.

Alternatively, if the Grill is to be installed on an existing finished slab, the concrete must be a minimum of 4" deep for the use of 1/2" dia. x 3" minimum concrete anchor screws. **Concrete anchor bolts are not included.**

IMPORTANT! GRILL MAINTENANCE:
In order to maximize the useful lifetime of your grill firebox and cooking grate, follow these steps:

1. Regularly clean out all coal and wood ash from the firebox bottom. Rainwater and ash accelerates the rusting process.
2. The high heat paint will last between one and two years depending on use. When there are signs of rusting, wire brush off surface rust and spray or brush apply another coat of non-toxic high heat black enamel.
3. Do not re-coat the cooking grate as the grease from cooking meat will usually keep rust at bay and a good wire brushing after the grate is hot also helps. If there is still rust on the grate, use aluminum foil between your food and the grate.

Local environment and climatic conditions may require more frequent maintenance. Lack of proper maintenance will void any warranty.

1 PARK GRILL

NOT TO SCALE

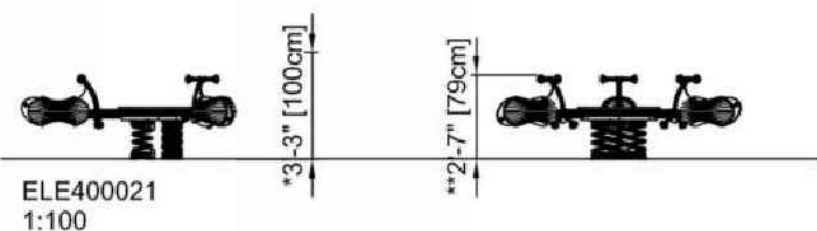
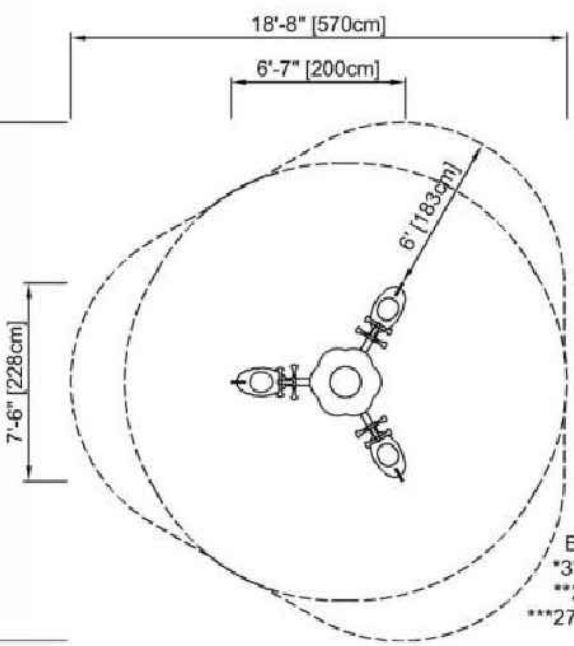
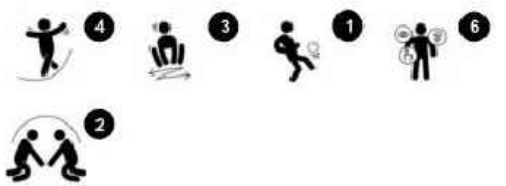
Blazer
ELE400021

KOMPAN
Let's play

Blazer
ELE400021

KOMPAN
Let's play

Item no. ELE400021-3218	
General Product Information	
Dimensions LxWxH	67"x76"x27"
Age group	2-5
Play capacity (users)	6
Color options	



The whimsical shapes and colors of the Blazer evoke children's curiosity: they want to try it out. The vibrant colors are consciously chosen to support 3+ year olds in their developing understanding of rules play because they can choose their color and make a game of it. The springs make it possible to rock individually or in even or uneven numbers, too. The platform

in the middle supports lying and standing. The platform can be used to start games or as a meeting point. Rocking on the Blazer, especially when standing on the middle platform, trains the child's sense of space and balance. These are crucial as a basis of navigating the world securely. Good mastery of space and balance supports other skills such

as being able to sit still. When the sense of balance is not developed, children cannot focus on anything else, so it is very important to develop the sense of balance in the early years. The Blazer is a fun, playful way to do that.

4 BLAZER SPRING TOY

NOT TO SCALE



VARXP3*

Installed Kit Height (with finials)	7'-7 1/8"
Installed Kit Depth (w/o panels)	1'-6 1/2"
Installed Kit Depth (with panels)	1'-7"
Installed Kit Width (w/o panels)	8'-5 3/4"
Installed Kit Width (with panels)	8'-11 3/8"
Maximum Mailboxes	49
Minimum Parcel Lockers (1:10 ratio)	5
4C Suite Compatibility	A, C, E, F, G, H, I



Postal Grey
PMS 413C

2 COMMUNITY MAILBOX

NOT TO SCALE

ENTRY SEESAW, 4 PERSONS

NRO106



NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWING TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. SHOP DRAWING SHALL INCLUDE FINAL DESIGN OF CONCRETE FOOTINGS AND PIERS.

The Seesaw 4 is a playground classic. It still attracts players again and again, as it has for generations. The archaic play event is still with us for a reason: the looking in the stomach when going up high, going down fast is eternally appealing. The Seesaw 4 develops the sense of space and rhythm and leg muscles of children. These are crucial motor skills that

help children navigate the world securely, e.g. in the street when estimating time, movement and objects. The social dimension and degree of trust in your peer that is demanded when seesawing, is great training of social-emotional life skills such as turn-taking and cooperation. With four users, empathy is trained, too. Players will need to consider others' limits and

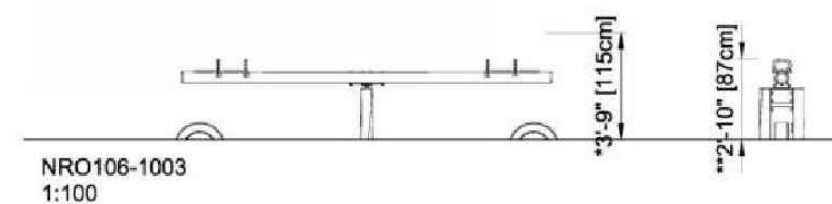
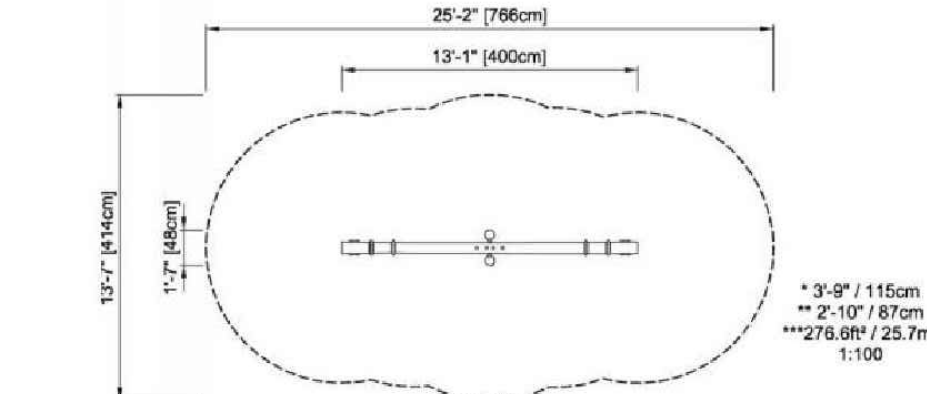
limitations. Especially in groups of four, the seesawing is a fantastic social play event.

ENTRY SEESAW, 4 PERSONS

NRO106

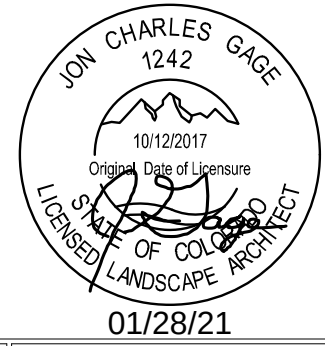
Max fall height | Total height | Safety surfacing area

Max fall height | Total height



3 SEESAW

NOT TO SCALE



Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date



DAVID EVANS & ASSOCIATES, INC.
1600 Broadway Suite 800
Denver, Colorado 80202
Tel: 720-946-0969
Fax: 720-946-0973
Engineers • Surveyors • Planners

FINAL PUD
SITE FEATURE
DETAILS

SHEET 22
22 OF 37
DATE:
January 28, 2021
DRAWN BY: JTS
CHECKED BY: JCGA
PROJECT NO.: ATWE-00000007

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

BUFFER AREA 1		
STANDARD APPLIED		BUFFER YARD A (18.44-10)
LENGTH	846 OR 8.46 UNITS OF 100'	
AVERAGE WIDTH	35'	
MULTIPLIER	0.80	
PLANTING TYPES		REQUIRED
SHADE TREE	7	7
ORNAMENTAL TREE OR TYPE 3 SHRUB	7	7 ORN. TREES
TYPE 1 SHRUB	34	102

BUFFER AREA 4
(NO STANDARDS APPLY)

LIVE PLANTING COVERAGE OF BUFFER AREAS
(PER CITY OF GREELEY MUNICIPAL CODE 18.44.050)

BUFFER AREA 1 = 28,200 SF REQUIRED LIVE COVERAGE (50%) 28,200 / 2 = 14,100 SF LIVE COVERAGE PROVIDED (50%+) 68,200 SF
BUFFER AREA 2 = 26,024 SF REQUIRED LIVE COVERAGE (50%) 26,024 / 2 = 13,012 SF LIVE COVERAGE PROVIDED (50%+) 18,762 SF
BUFFER AREA 3 = 62,298 SF REQUIRED LIVE COVERAGE (50%) 62,298 / 2 = 31,150 SF LIVE COVERAGE PROVIDED (50%+) 49,136 SF
BUFFER AREA 4 = 6,222 SF REQUIRED LIVE COVERAGE (50%) 6,222 / 2 = 3,111 SF LIVE COVERAGE PROVIDED (50%+) 6,222 SF

STREET TREES ALONG N. 35TH AVE BY CITY OF GREELEY. TO BE PLANTED IN 35TH AVE WIDENING PROJECT. PLANT NO MORE THAN 10' FROM SIDEWALK EXCEPT WHERE CONFLICTS WITH PEDESTRIAN OR ELECTRICAL EASEMENTS. SEE STREET TREE LEGEND THIS SHEET FOR SPECIES AND QUANTITIES.

BUFFER AREA 2	
STANDARD APPLIED	
LENGTH	980 OR 9.8 UNITS OF 100'
PLANTING TYPES	
SHADE OR ORNAMENTAL TREE	10
EVERGREEN TREE	10
LARGE AND MEDIUM SHRUBS	20 (LARGE)
	40 (MEDIUM)
OR	
SMALL SHRUBS	117

BUFFER AREA 2	
SHADE OR ORNAMENTAL TREE	10
EVERGREEN TREE	10
LARGE AND MEDIUM SHRUBS	L=32 / M=42
SMALL SHRUBS	0
STREET TREES PROVIDED	28

GENERAL LANDSCAPE AND SITE NOTES

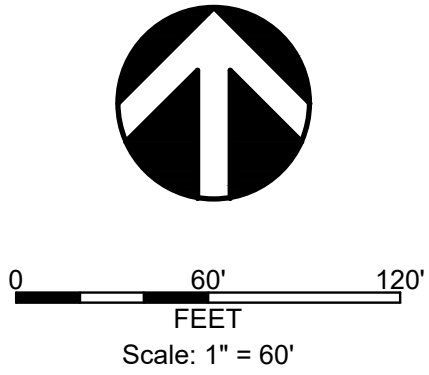
- PLANNING AREA 1 IS REQUIRED TO HAVE A MINIMUM OF TWO (2) NEIGHBORHOOD IDENTITY FEATURES BASED ON THE PROPOSED TOTAL NUMBER OF DWELLING UNITS (51 TO 150 DWELLING UNITS= 2 FEATURES). THIS PLAN PROPOSES THE FOLLOWING 2 FEATURES TO COUNT TOWARDS THIS REQUIREMENT.
 - COMMUNITY PARK - (1) FEATURE
 - PLAYGROUND IN COMMUNITY PARK - (1) FEATURE
- ADDITIONAL COMMUNITY WAYFINDING FEATURES INCLUDE INSTALLATION OF TWO (2) SIGNS (ONE AT EACH ENTRANCE) FOR VISITOR & EMERGENCY WAYFINDING PURPOSES. (SEE SHEET 23 FOR DETAILS & SHEET 2 FOR DEFINITIONS & DEVIATIONS)
- EACH HOMESITE WILL DEPICT A SIGN POSTED ON THE FRONT OF EACH STRUCTURE FOR IDENTIFICATION. (SEE SHEET 23 FOR DETAILS & SHEET 2 FOR DEFINITIONS & DEVIATIONS)
- IDENTITY FEATURES WHETHER PROPOSED WITH THIS PRELIMINARY PLAN OR WITH FUTURE PLANS ARE TO COUNT TOWARDS THE TOTAL FEATURES REQUIRED FOR ENTIRE P.U.D. (SEE SHEET 23 FOR DETAILS & SHEET 2 FOR DEFINITIONS & DEVIATIONS)
- PER THE DEVELOPMENT CODE ALL HEALTHY TREE'S (EXCLUDING SIBERIAN ELM LOCATED ALONG 35TH STREET) ARE TO BE PRESERVED, UNLESS OTHERWISE NOT PRACTICAL. IN THE EVENT A HEALTHY TREE HAS TO BE REMOVED IT WILL BE REPLACED BASED ON THE CALIPER OF THE TREE REMOVED. SEE THIS SHEET AND TABLE 18.44-6 IN GREELEY'S DEVELOPMENT CODE FOR REPLACEMENT VALUES.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS. [VOLUME III, SECTION 2.05(A)]
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES. [VOLUME III, SECTION 2.05(B)]
- IN THOSE AREAS WHERE USEABLE OPEN SPACE IS LOCATED WITHIN AREAS OTHERWISE GOVERNED BY BUFFER YARD STANDARDS, BUFFER YARD STANDARDS SHALL APPLY. BUFFER AREA 1 & BUFFER AREA 3 BOUNDARIES SHALL ADHERE TO "BUFFER YARD A STANDARDS" WITH EXISTING AND MATURE, HEALTHY TREES WITHIN THE AREA COUNTING TOWARDS THE DEFINED BUFFER YARD A STANDARDS. THE PORTION OF THE EASTERN PUD BOUNDARY ADJACENT TO NORTH 35TH AVENUE (BUFFER AREA 2) SHALL ADHERE TO ARTERIAL BUFFER STANDARDS.
- SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU.YDS OF ORGANIC MATERIAL PER 1000 SQ.FT. [CHAPTER 14.08.290(7)]
- AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE. [CHAPTER 18.44.100.3.B]

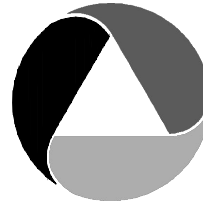
STREET TREE LEGEND for N. 35TH AVENUE

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	CONDITION/REMARKS	QUANT.
STREET TREES				
	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	9
	QUERCUS MACROCARPA / BUR OAK	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	9
	ULMUS 'MORTON' ACCOLADE / ACCOLADE ELM	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	10

STREET TREES BY CITY OF GREELEY. TO BE PLANTED AT TIME OF 35TH AVENUE WIDENING PROJECT.

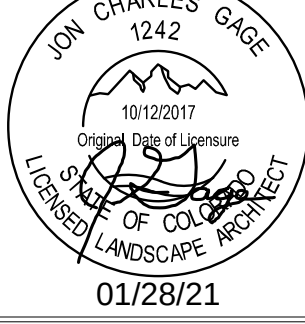
BUFFER AREA 3		
STANDARD APPLIED		BUFFER YARD A (18.44-10)
LENGTH	1,123 OR 11.2 UNITS OF 100'	
AVERAGE WIDTH	53'	
MULTIPLIER	0.80	
PLANTING TYPES		REQUIRED
SHADE TREE	9	9
ORNAMENTAL TREE OR TYPE 3 SHRUB	9	12 ORN. TREES
TYPE 1 SHRUB	45	55



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Owner Initials/Date

FINAL PUD
OVERALL LANDSCAPE PLAN & SHEET INDEX

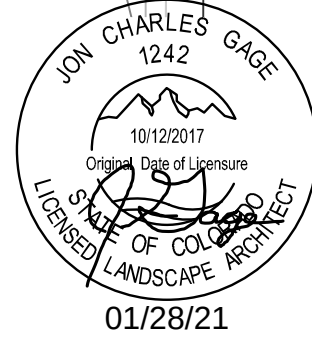
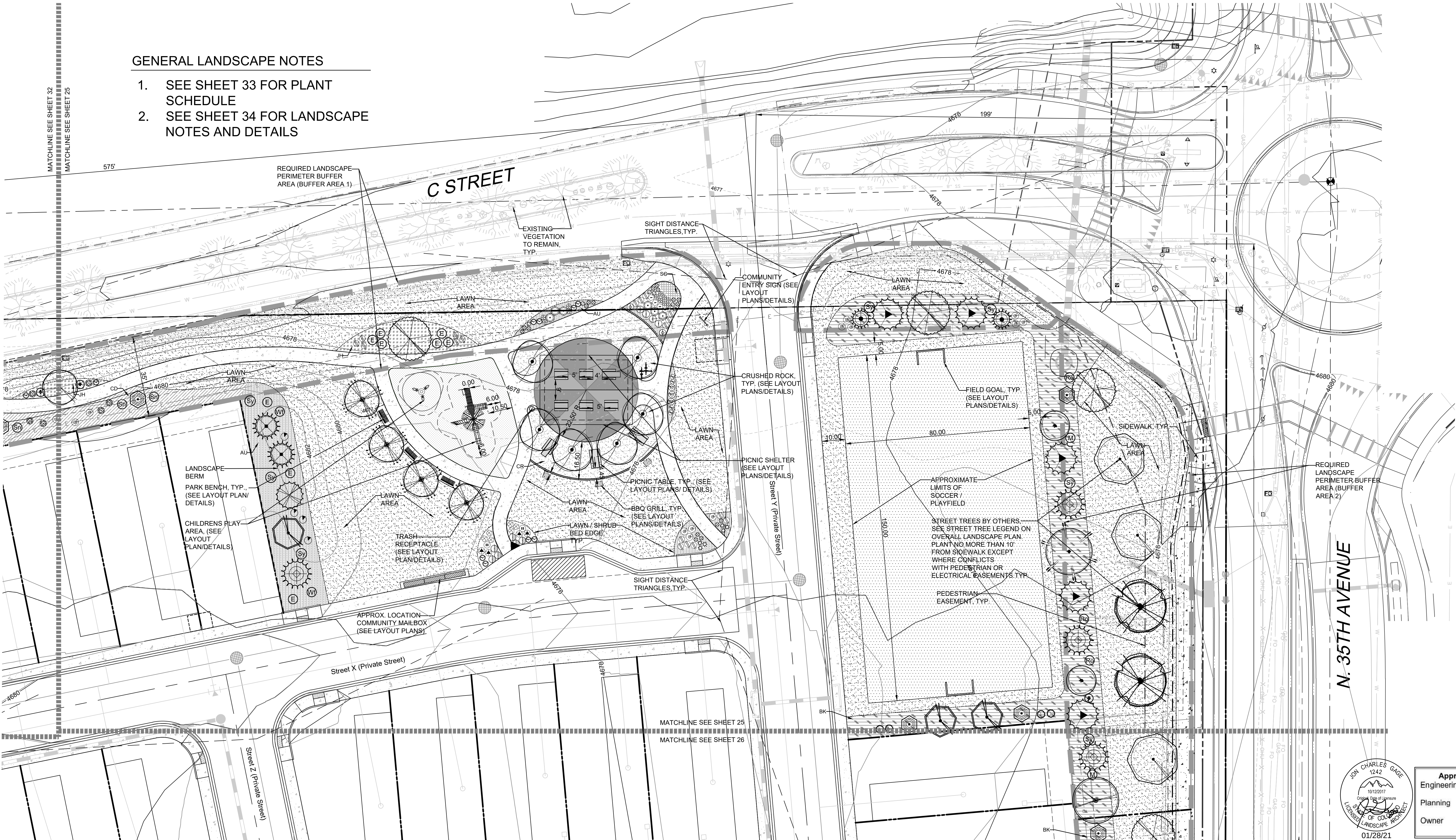
SHEET 24
24 of 38
DATE: **January 28, 2021**
DRAWN BY: **JTS**
CHECKED BY: **JCGA**
PROJECT NO.: **ATWE-00000007**

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

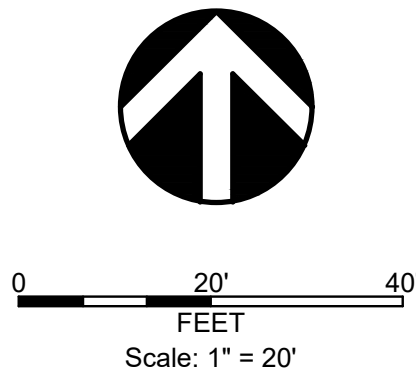
A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

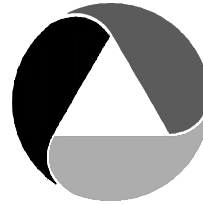
GENERAL LANDSCAPE NOTES

- 1. SEE SHEET 33 FOR PLANT SCHEDULE
- 2. SEE SHEET 34 FOR LANDSCAPE NOTES AND DETAILS



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Planning	Initials/Date
Owner	Initials/Date



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FINAL PUD
LANDSCAPE PLAN ENLARGEMENT

SHEET 25
25 of 38
DATE: **January 28, 2021**
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PROJECT NO.: **ATWE-00000007**

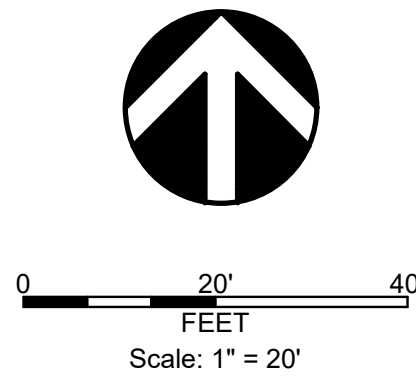
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



GENERAL LANDSCAPE NOTES

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Owner	Initials/Date

Professional Engineer Seal: JON CHARLES GAGE, 1242, 01/28/2017, State of Colorado, License No. 0128/21

FINAL PUD

LANDSCAPE PLAN ENLARGEMENT

SHEET 26
26 of 38

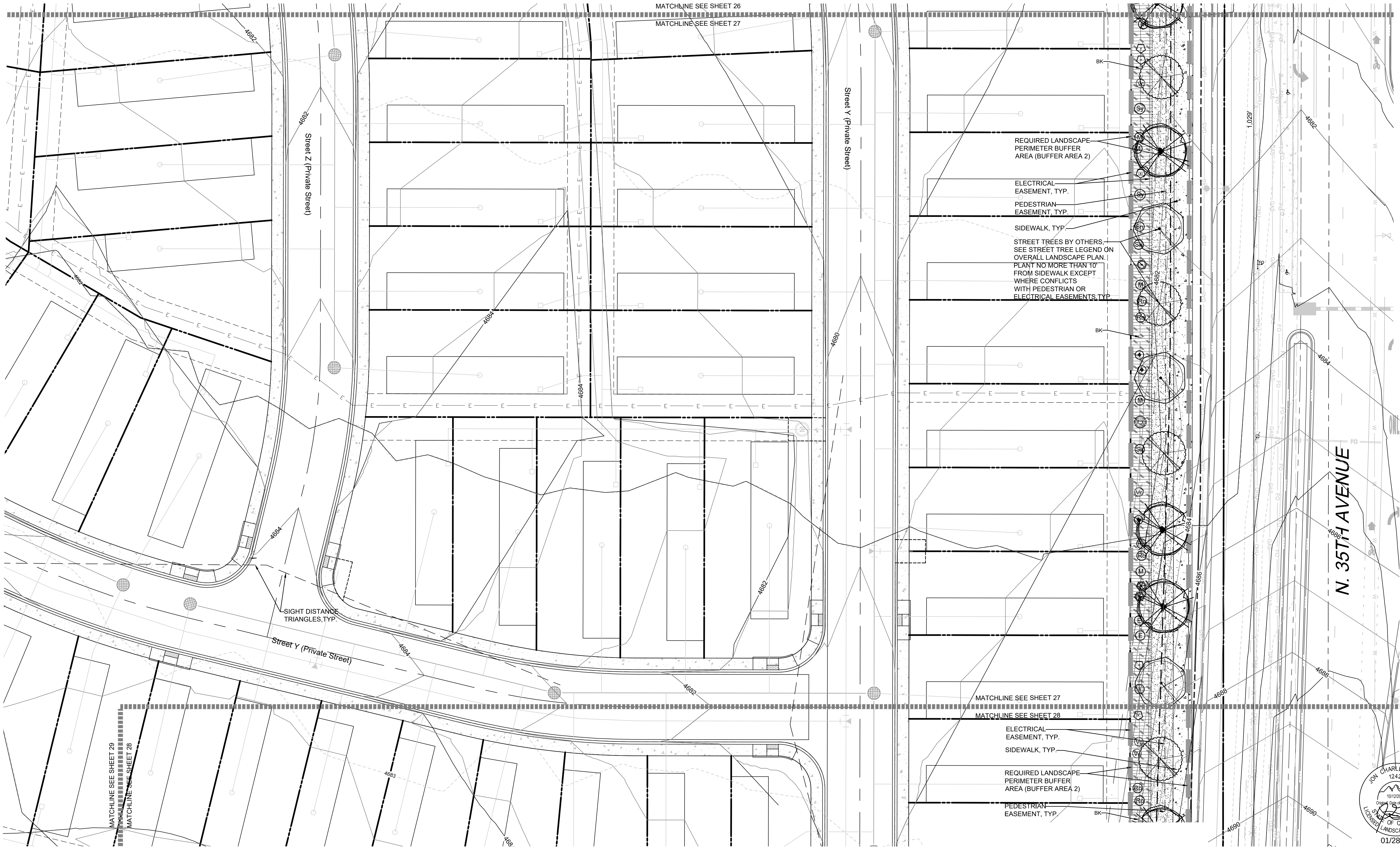
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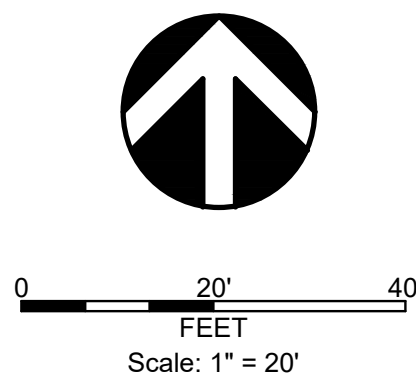
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A PORTION OF THE NORTHEAST QUARTER (NE1/4)
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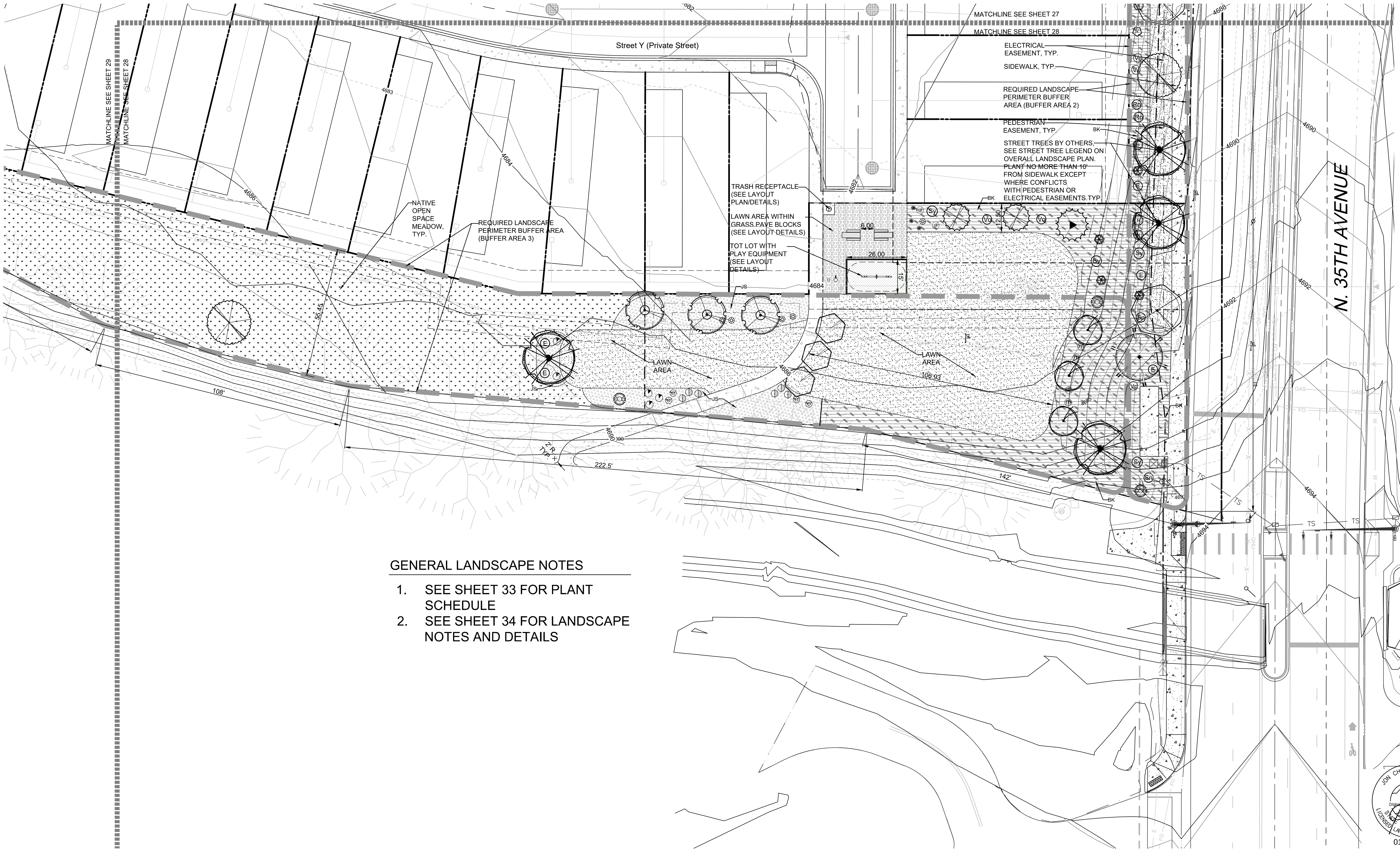
FINAL PUD
LANDSCAPE PLAN ENLARGEMENT

SHEET 27
27 of 38
DATE: **January 28, 2021**
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CHECKED BY: **JCGA**
PROJECT NO.: **ATWE-00000007**

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Planning Initials/Date
Owner Initials/Date
JON CHARLES GAGE
1242
10122017
Original Seal of License
LANDSCAPE ARCHITECT
01/28/21

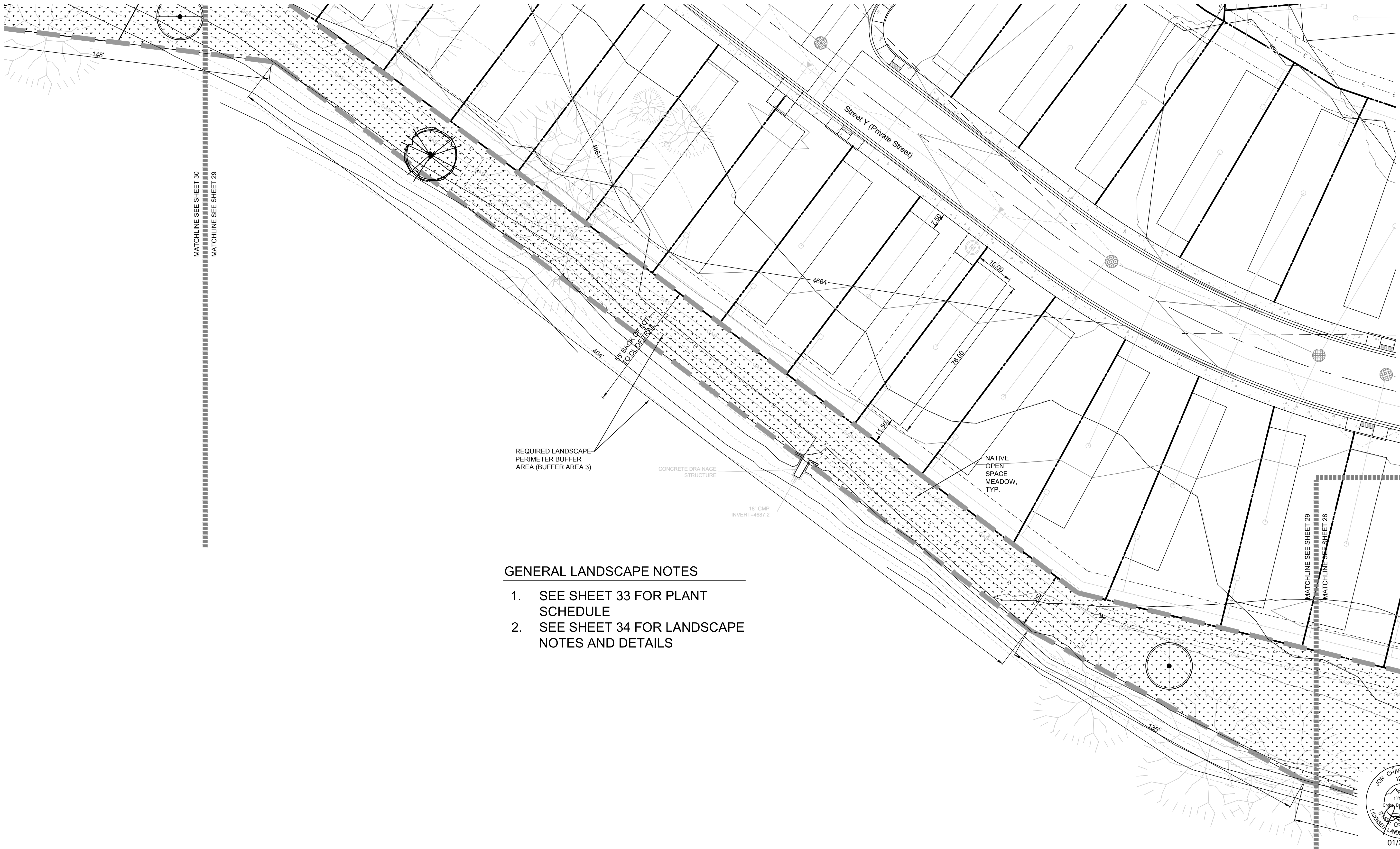
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A PORTION OF THE NORTHEAST QUARTER (NE1/4)
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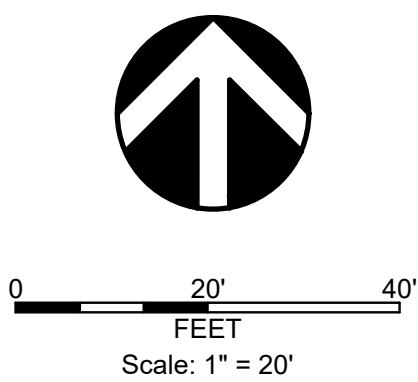
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GENERAL LANDSCAPE NOTES

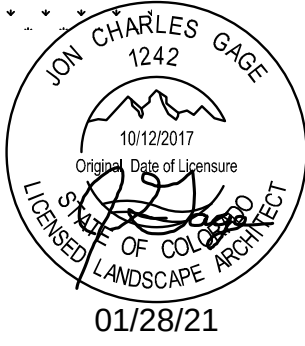
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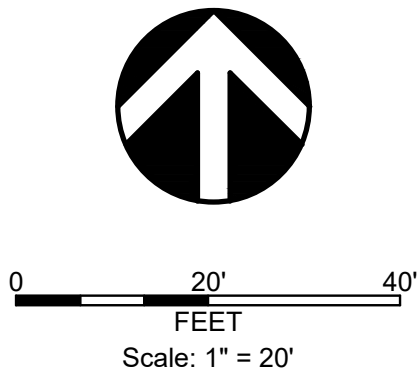
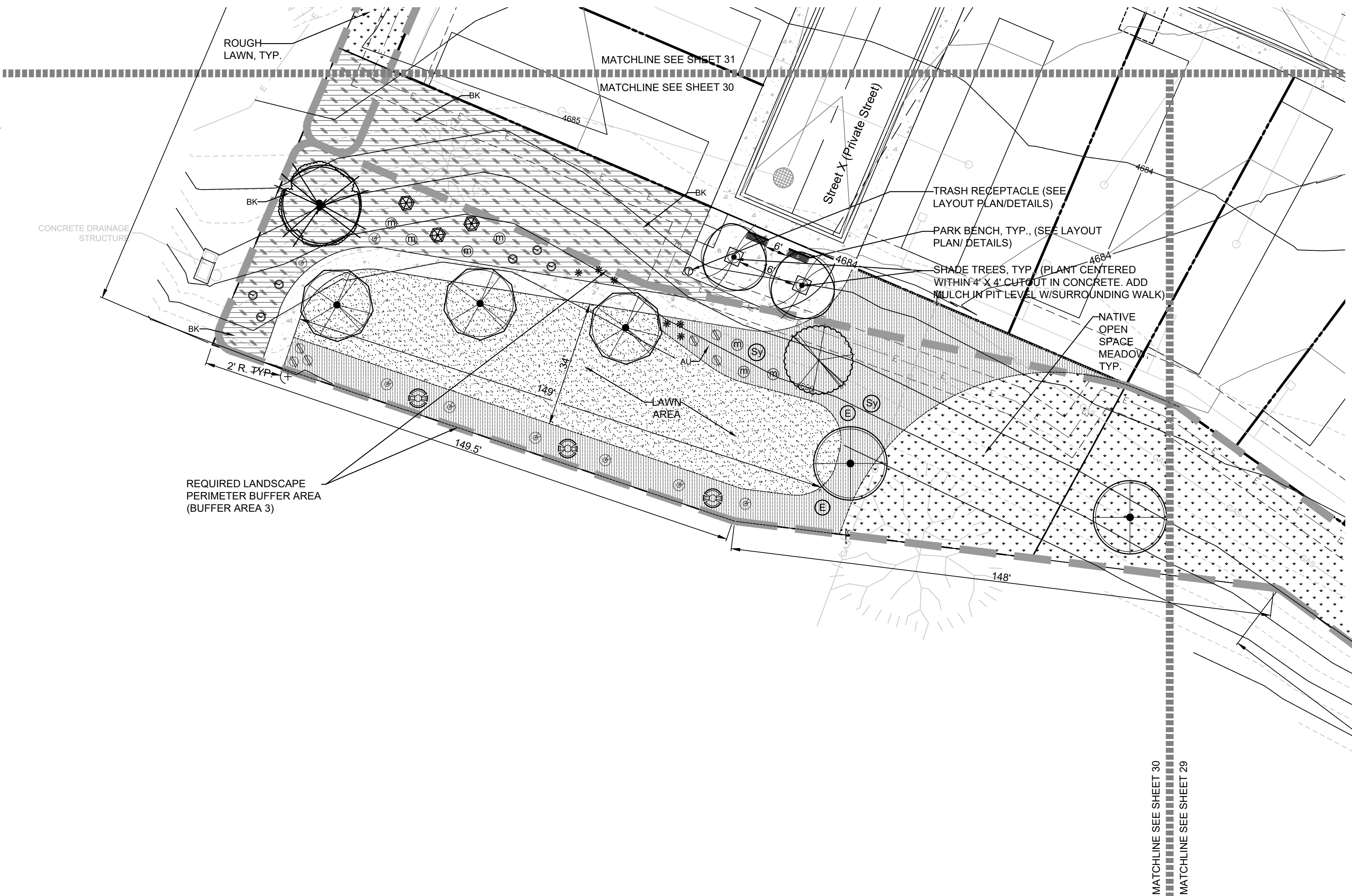
SHEET 29
29 of 38
DATE: **January 28, 2021**
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PROJECT NO.: **ATWE-00000007**

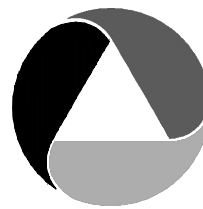
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GENERAL LANDSCAPE NOTES

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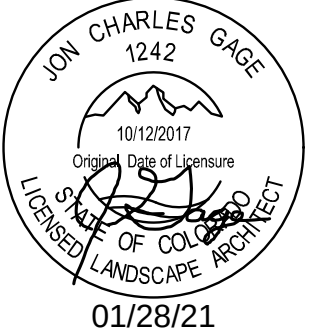
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SHEET 30
30 of 38
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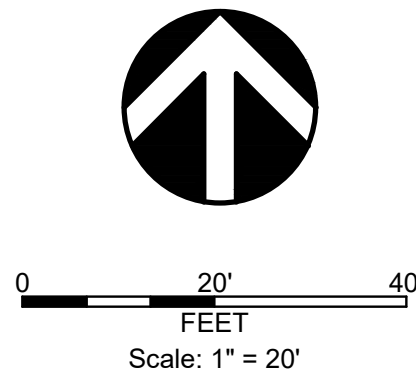
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GENERAL LANDSCAPE NOTES

- 1. SEE SHEET 33 FOR PLANT SCHEDULE
- 2. SEE SHEET 34 FOR LANDSCAPE NOTES AND DETAILS

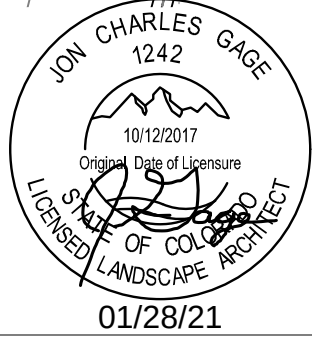


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SHEET 31
31 of 38
DATE: **January 28, 2021**
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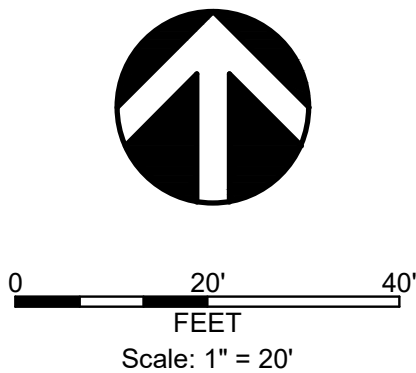
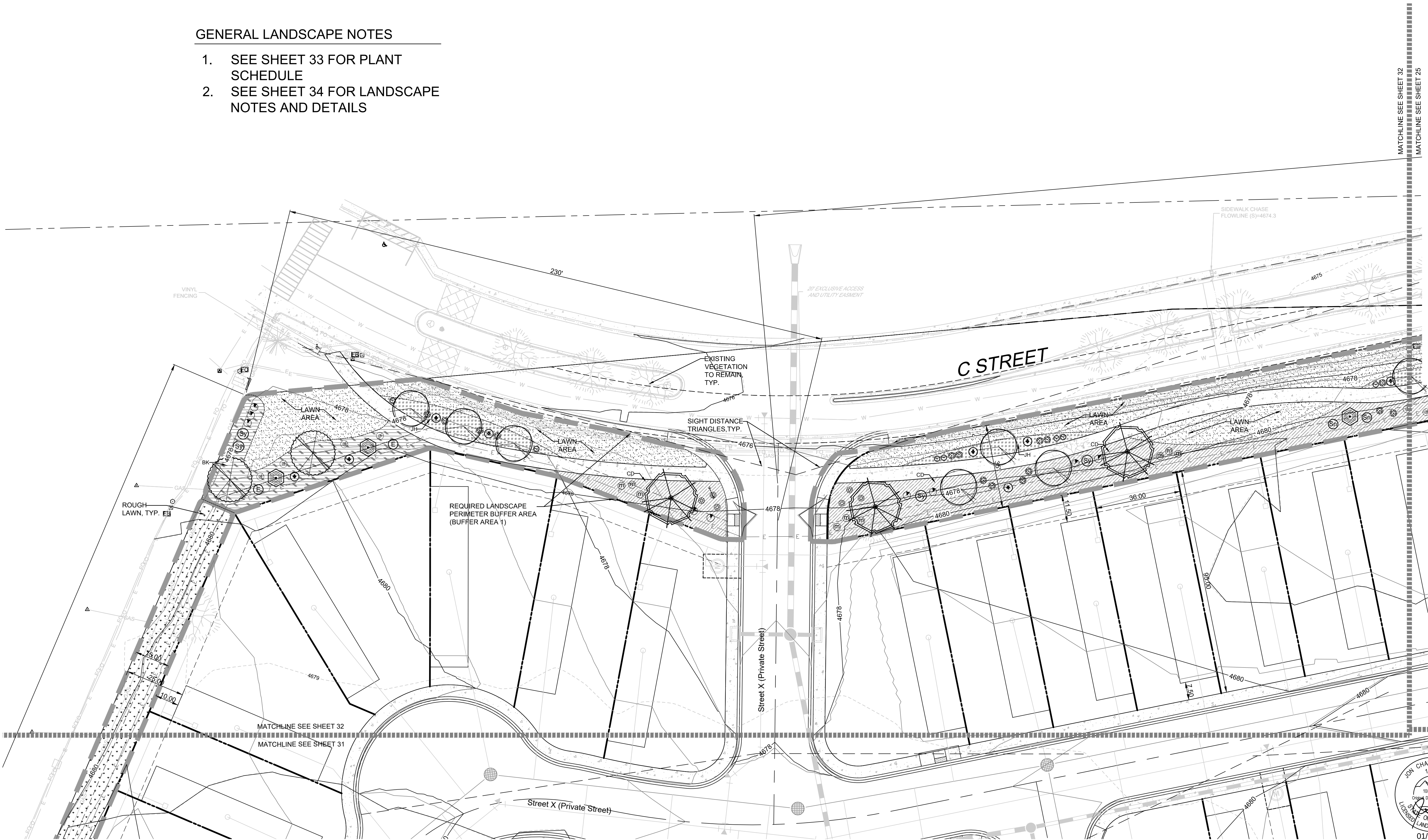
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Planning	Initials/Date
Owner	Initials/Date

STONEYBROOK SUBDIVISION FILING NO. 1 BLOCK 1 LOT 4 FINAL PUD

A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
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GENERAL LANDSCAPE NOTES

- 1. SEE SHEET 33 FOR PLANT SCHEDULE
- 2. SEE SHEET 34 FOR LANDSCAPE NOTES AND DETAILS

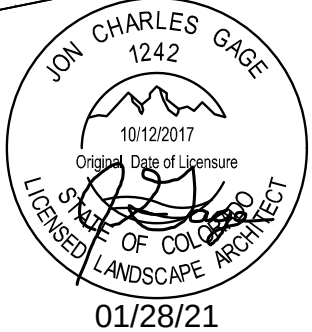


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SHEET 32
32 of 38
DATE: January 28, 2021
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A PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PLANT SCHEDULE for STONEYBROOK

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	CONDITION/REMARKS	QUANT.
SHADE TREES				
	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	GINKGO BILOBA / MAIDENHAIR TREE (MALE OF SPECIES ONLY)	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	2
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	8
	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	4
	QUERCUS MACROCARPA / BUR OAK	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	6
	QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3

ORNAMENTAL TREES

	ACER GINNALA / AMUR MAPLE	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	4
	ACER TARTARICUM / TARTARICUM MAPLE	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	CRATAEGUS CRUS-GALLI VAR. INERMIS / THORNLESS COCKSPUR HAWTHORN	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	MALUS 'RADIANT' / RADIANT FLOWERING CRABAPPLE	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	MALUS 'SPRING SNOW' / SPRING SNOW FLOWERING CRABAPPLE	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	POPULUS TREMULOIDES / QUAKING ASPEN	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	4
	PRUNUS MAACKII / AMUR CHOKECHERRY	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	4
	PRUNUS PADUS / BIRD CHERRY	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	7
	PYRUS CALLERYANA 'BRADFORD' / BRADFORD PEAR	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	3
	SYRINGA RETICULATA / JAPANESE TREE LILAC (SINGLE-STEMMED VAR.)	1-1/2" CAL. AS MEASURED 6" ABOVE GROUND.	B&B, SYMMETRICAL, SPEC. QUALITY, MATCHED, BRANCHED TO 4-5' HT.	2

EVERGREEN TREES - 25 FT MIN MATURE HT

	ABIES CONCOLOR / WHITE FIR	6' MIN. HT.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	2
	JUNIPERUS MONOSPERMA / ONE-SEED JUNIPER	6' MIN. HT.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	4
	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	6' MIN. HT.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	2
	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6' MIN. HT.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	3
	PINUS NIGRA / AUSTRIAN BLACK PINE	6' HT MIN.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	4
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6' MIN. HT.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	6

COLUMNAR DECIDUOUS OR EVERGREEN TREES

	TAXUS BACCATA 'STRICTA' / IRISH YEW	6' MIN. HT.	B&B, FULL TO BASE, SINGLE STRAIGHT LEADER	9
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PLANT SCHEDULE for STONEYBROOK

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS	QUANT.
COLUMNAR EVERGREEN TREES - LESS THAN 8FT MATURE HT				
	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	4-5' HT. B&B OR CONT.	FULL TO BASE, SINGLE STRAIGHT LEADER	10
LARGE SHRUBS - MORE THAN 8 FT MATURE HT (TYPE 3)				
	CORNUS SERICEA / RED-OSIER DOGWOOD	5 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	2
	CORNUS SERICEA 'BUDD'S YELLOW' OR 'FLAVIRAMEA' / BUDD'S YELLOW TWIG DOGWOOD OR YELLOW TWIG DOGWOOD	5 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	9
	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	12
	PHILADELPHUS LEWISII / MOCK ORANGE	5 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	2
	RHUS TYPHINA 'TIGER EYES' / SUMAC 'TIGER EYES'	5 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	16
	SAMBUCUS NIGRA 'BLACK LACE' / BLACK LACE ELDERBERRY	5 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	9
	SYRINGA VULGARIS SPP. / LILAC (MIX OF DARK PURPLE & WHITE VARIETIES)	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	20

MEDIUM SHRUBS - 4 TO 8 FT MATURE HT (TYPE 2)

	CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	6
	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	24
	FORSYTHIA x INTERMEDIA 'NEW HAMPSHIRE GOLD' OR 'NORTHERN GOLD' / NEW HAMPSHIRE OR NORTHERN GOLD FORSYTHIA (BUD HARDY VARS.)	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	9
	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' OR 'ZINFIN DOLL' / LITTLE QUICK FIRE OR ZINFIN DOLL PANICLE HYDRANGEA	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	4
	ROSA RUGOSA / RUGOSA ROSE	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	9
	SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND NIPPON SPIRAEA	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	10
	VIBURNUM CARLESII / KOREAN SPICE BUSH	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	5
	VIBURNUM OPULUS 'COMPACTUM' / COMPACT EUROPEAN CRANBERRY BUSH	5 GAL. CONT.,	FULL & HEALTHY, WELL BRANCHED	5

SMALL SHRUBS - LESS THAN 4 FT MATURE HT (TYPE 1)

	CALLUNA VULGARIS 'H. E. BEALE' OR 'FIREFLY' / H. E. BEALE OR FIREFLY HEATHER	1 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	12
	ERICA x DARLYENSIS 'KRAMER'S ROTE' OR 'ANNE SPARKES' / KRAMER'S RED OR ANNE SPARKES HEATH	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	11
	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / NICK'S COMPACT PFITZER JUNIPER	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	31
	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR CREEPER	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	7
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	20
	PICEA ABIES 'LITTLE GEM' OR 'PUMILA' / LITTLE GEM NORWAY SPRUCE OR DWARF NORWAY SPRUCE	1 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	24
	PINUS MUGO VAR. PUMILIO / DWARF MUGO PINE	1 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	24
	PINUS MUGO 'SHERWOOD COMPACT' / SHERWOOD COMPACT MUGO PINE	1 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	22
	POTENTILLA FRUTICOSA 'ABBOTSWOOD' OR 'RED ACE' / ABBOTSWOOD OR RED ACE SHRUBBY CINQUOIL	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	11
	POTENTILLA FRUTICOSA 'KLONDIKE' OR 'SUTTER'S GOLD' / KLONDIKE OR SUTTER'S GOLD SHRUBBY CINQUOIL (YELLOW)	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	19
	POTENTILLA FRUTICOSA 'PINK PRINCESS' / PINK PRINCESS SHRUBBY CINQUOIL	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	2
	SPIRAEA JAPONICA 'LIMEMOUND' OR 'SPIRAEA JAPONICA 'CANDLELIGHT' / LIMEMOUND OR CANDLELIGHT SPIRAEA	2 GAL. CONT.	CONT., FULL & HEALTHY, SPACING AS SHOWN	4
	TAXUS x MEDIA 'DENSIFORMIS' / DENSIFORMIS YEW	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	8
	WEIGELA FLORIDA 'MINUET' / DWARF WEIGELA	2 GAL. CONT.	FULL & HEALTHY, WELL BRANCHED	2

PLANT SCHEDULE for STONEYBROOK

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS	QUANT.
EVERGREEN GROUNDCOVERS				
	CD * COTONEASTER APICULATUS 'TOM THUMB' OR COTONEASTER DAMMERI / TOM THUMB CRANBERRY COTONEASTER OR BEARBERRY COTONEASTER	1 GAL. CONT.	FULL & HEALTHY, 36" O.C. TRIANG. SPACING	N/A
	JH * JUNIPERUS HORIZONTALIS 'HUNTINGTON BLUE' OR 'WILTONII' / HUNTINGTON BLUE OR BLUE CARPET RUG JUNIPER	1 GAL. CONT.	FULL & HEALTHY, 36" O.C. TRIANG. SPACING	N/A
	JS * JUNIPERUS SABINA 'BUFFALO' OR 'SCANDIA' / BUFFALO OR SCANDIA JUNIPER	1 GAL. CONT.	FULL & HEALTHY, 36" O.C. TRIANG. SPACING	N/A
	TB * TAXUS BACCATA 'REPENDANS' / SPREADING ENGLISH YEW	1 GAL. CONT.	FULL & HEALTHY, 36" O.C. TRIANG. SPACING	N/A
ORNAMENTAL GRASSES/GRASS LIKE PLANTS				
	Ⓒ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / HEATHER REED GRASS	1 GAL. CONT.	FULL & HEALTHY	8
	Ⓒ CAREX OSHIMENSIS 'EVERGOLD' / GOLD VARIEGATED JAPANESE SEDGE	1 GAL. CONT.	FULL & HEALTHY	4
	Ⓒ HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. CONT.	FULL & HEALTHY	4
	Ⓒ STIPA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL. CONT.	FULL & HEALTHY	6

PERENNIALS AND BULBS

	Ⓒ ECHINACEA 'POW WOW WHITE' / POW WOW WHITE CONEFLOWER	1 GAL. CONT.	FULL & HEALTHY	2
	Ⓒ GERANIUM 'GERWAT' ROZANNE / HARDY GERANIUM CRANESBILL	1 GAL. CONT.	FULL & HEALTHY	6
	Ⓒ GEUM CHILOENSE 'LADY STRATHEDEN' / LADY STRATHEDEN GEUM (YELLOW)	1 GAL. CONT.	FULL & HEALTHY	4
	* HEMEROCALLIS 'STELLA D'ORO' / DTELLA D'ORO DAYLILY	1 GAL. CONT.	FULL & HEALTHY	6
	* PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE (DWARF) RUSSIAN SAGE	1 GAL. CONT.	FULL & HEALTHY	3
	Ⓒ RUDBECKIA FULGIDA 'SULLIVANTII GOLDSTURM' / BLACK EYED SUSAN	1 GAL. CONT.	FULL & HEALTHY	11
	Ⓒ SALVIA x SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SAGE	1 GAL. CONT.	FULL & HEALTHY	21

GROUNDCOVERS (DECIDUOUS / SEMI-DECIDUOUS)

	AU ARCTOSTAPHYLOS UVA URSI / KINKINICK	1 GAL. CONT.	FULL & HEALTHY, 36" O.C. TRIANG. SPACING	N/A
	FC FRAGRARIA CHILOENSIS OR FRAGRARIA 'LIPSTICK' / SAND OR 'LIPSTICK' STRAWBERRY	1 GAL. CONT.	FULL & HEALTHY, 36" O.C. TRIANG. SPACING	N/A
	SC ANNUAL AND SEASONAL ACCENT PLANTS AS SELECTED BY OWNER	SIZE VARIES PER OWNER	SPACING VARIES PER OWNER (APPROX. 45 SF)	N/A
	BK BARK MULCH			

LAWNS

	SEEDED LAWN (OR SOD LAWN)	SEE LANDSCAPE NOTES FOR ADDITIONAL SPECS. & INFO.	COLORADO GENERAL TURF: 40% PERENNIAL RYEGRASS 30% FESCUE 30% BLUEGRASS. AVAILABLE THROUGH ECHTER'S GRASS SEED BLENDS ARVADA, CO 1-(303)-424-7979 IN LIEU OF THIS SEED MIX CONTRACTOR MAY USE CITY APPROVED EQUAL SELECTED FOR INTERIOR MOUNTAIN WEST / MID WEST REGIONS UPON APPROVAL OF OWNER.
	ROUGH LAWN (HEAVY TRAFFIC/PLAYFIELD LOCATION)	SEE LANDSCAPE NOTES FOR ADDITIONAL SPECS. & INFO.	RICHLAWN PRO-TURF: 40% PERENNIAL RYEGRASSES 30% TALL FESCUE 20% BLUEGRASSES 10% TEXAS HYBRID BLUEGRASS AVAILABLE THROUGH ECHTER'S GRASS SEED BLENDS ARVADA, CO 1-(303)-424-7979 IN LIEU OF THIS SEED MIX CONTRACTOR MAY USE CITY APPROVED EQUAL SELECTED FOR INTERIOR MOUNTAIN WEST / MID WEST REGIONS UPON APPROVAL OF OWNER.
	NATIVE OPEN SPACE SEED MIX (USE IN AREAS SUCH AS PASSIVE MEADOWS WHERE TALLER GRASSES ARE MORE DESIRABLE)	SEE LANDSCAPE NOTES FOR ADDITIONAL SPECS. & INFO.	OPEN SPACE MIX: SPECIES POUNDS PER ACRE-PURE LIVE SEED SIDEOKTS GRAMA 2.0 WESTERN WHEATGRASS 2.0 LITTLE BLUESTEM 2.0 BLUE GRAMA 2.0 SAND DROPSEED 0.2
	ROUGH LAWN WITH PLASTIC TURF REINFORCEMENT	SEE DETAIL 4 SHEET 22	USE ROUGH LAWN SEED MIX ABOVE. CONTRACTOR TO INSTALL PLASTIC TURF REINFORCEMENT PER MANUFACTURER'S INSTRUCTIONS

ATWELL
866.850.4200 www.atwell-group.com
6200 SOUTH SYRACUSE WAY, SUITE 470
GREENWOOD VILLAGE, CO 80111
303.825.7100

DAVID EVANS & ASSOCIATES, INC.

1600 Broadway Suite 800
Denver, Colorado 80202
Tel: 720-946-0969
Fax: 720-946-0973
Engineers • Surveyors • Planners

FINAL PUD

PLANT SCHEDULE

SHEET 33
33 of 38

DATE: **January 28, 2021**

DRAWN BY: **JTS**

CHECKED BY: **JCGA**

PROJECT NO.: **ATWE-00000007**

Approval Certificate

Engineering Initials/Date

Planning Initials/Date

Owner Initials/Date

STONEYBROOK SUBDIVISION FILING NO. 1, FIRST REPLAT
BEING A REPLAT OF LOT 4, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 4, BLOCK 1, STONEYBROOK SUBDIVISION FILING NO. 1,
RECORDED AT RECEPTION NO. 2710177
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

CONTAINING 900,024 SQUARE FEET, OR 20.66 ACRES, MORE OR LESS.

DEDICATION:

STONEYBROOK 234, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER IN FEE OF LOT 4, STONEYBROOK SUBDIVISION FILING NO. 1, WELD COUNTY, COLORADO, SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE ATTACHED MAP; AND DO HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME STONEYBROOK SUBDIVISION FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION IN THE CITY OF GREELEY, WELD COUNTY, COLORADO; AND DO DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DO FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SIGNATURE OF OWNER

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)SS
COUNTY OF WELD)

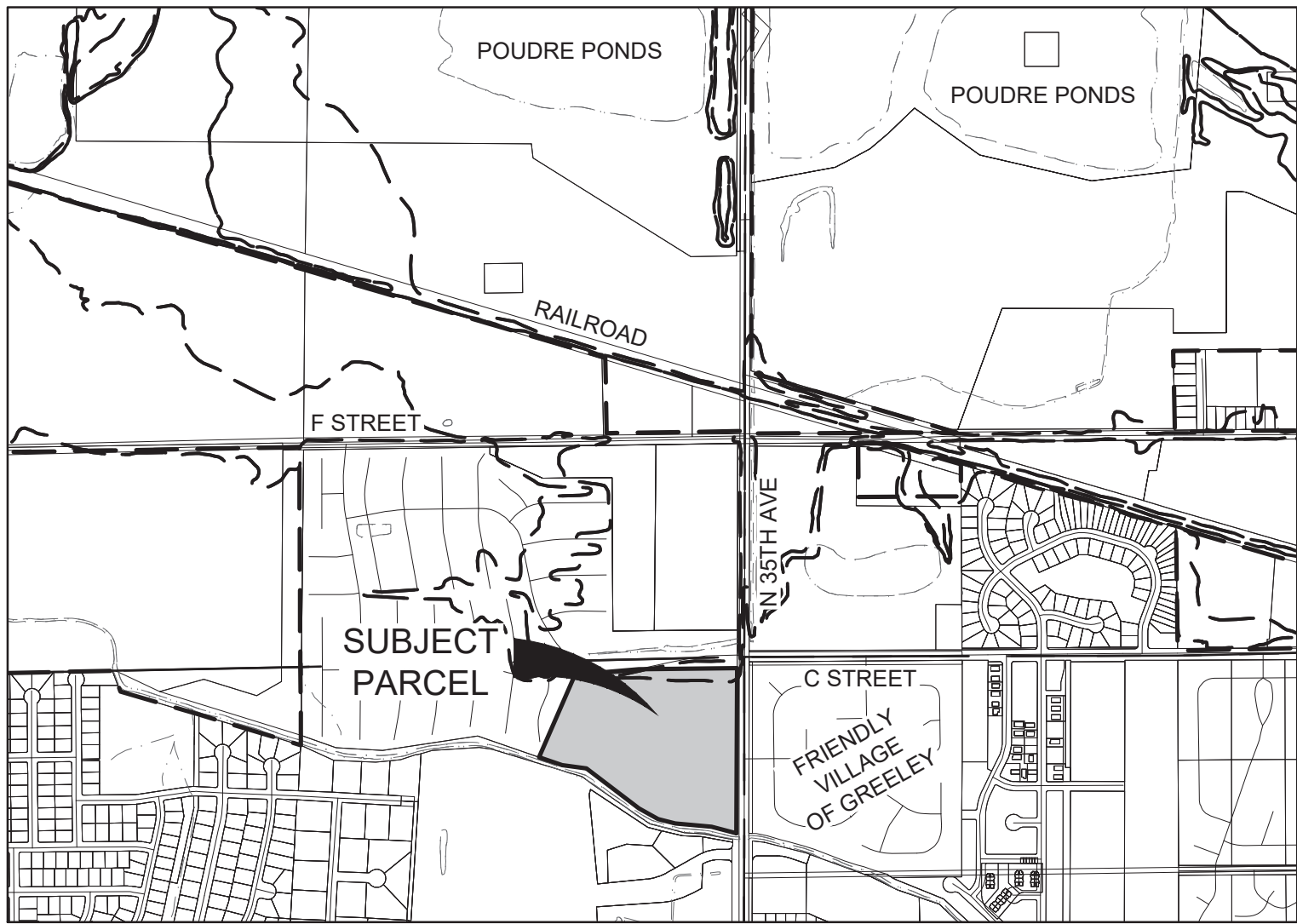
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____
_____, 20____, WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES:

- A. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)
- B. DRAINAGE MAINTENANCE. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN (10) WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN (10) WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- C. DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
- D. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- E. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 18.44.090(B)(1) OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.
- F. PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.



VICINITY MAP
SCALE: 1"=1000'

NOTES: (CONT.)

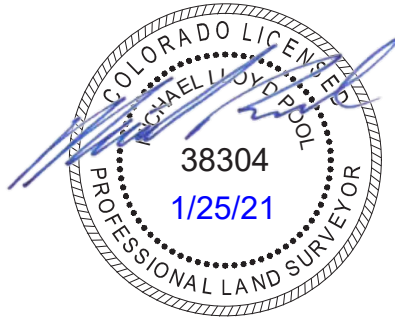
- G. DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
- 1) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORM WATER MANAGEMENT PLAT.
- 2) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- 3) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORM WATER MANAGEMENT PLAN.
- H. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE (3) FEET TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.
- I. WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND/OR LAND OWNER. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.
- J. THE DEFINED PRIVATE ACCESS EASEMENTS (PAE) SHOWN HEREIN ARE DEDICATED TO THE CITY OF GREELEY FOR PUBLIC AND PEDESTRIAN USE OF ALLOCATED OPEN SPACE, COMMUNITY PARK, AREAS AND SIDEWALKS, WHERE SHOWN.
- K. THE 8' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED TO XCEL ENERGY, COMCAST COMMUNICATION, AND ATMOS GAS COMPANY FOR ELECTRIC, COMMUNICATIONS AND GAS UTILITIES TO SERVE THE SUBDIVISION.
- L. THE VARIABLE WIDTH TEMPORARY GRADING EASEMENT IS A TEMPORARY EASEMENT DEDICATED TO THE CITY OF GREELEY FOR CONSTRUCTION PURPOSES ASSOCIATED WITH THE N. 35TH AVENUE ROAD WIDENING PROJECT. SAID TEMPORARY EASEMENT SHALL EXPIRE WITHIN 1 (ONE) YEAR OF APPROVAL OF THIS PLAT.

OWNER / SUBDIVIDER:
STONEYBROOK 234, LLC
15400 W. 64TH AVENUE
UNIT E9-123
ARVADA, COLORADO 80007

SURVEYOR / ENGINEER:
ATWELL, LLC
143 UNION BLVD, SUITE 700
LAKEWOOD, COLORADO 80228

SURVEYOR'S CERTIFICATE:

THAT I, MICHAEL LLOYD POOL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY EASEMENTS AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.



MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

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

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 20____, BY THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER OR THEIR DESIGNEE OF THE CITY OF GREELEY, COLORADO.

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

COMMUNITY DEVELOPMENT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20____, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR



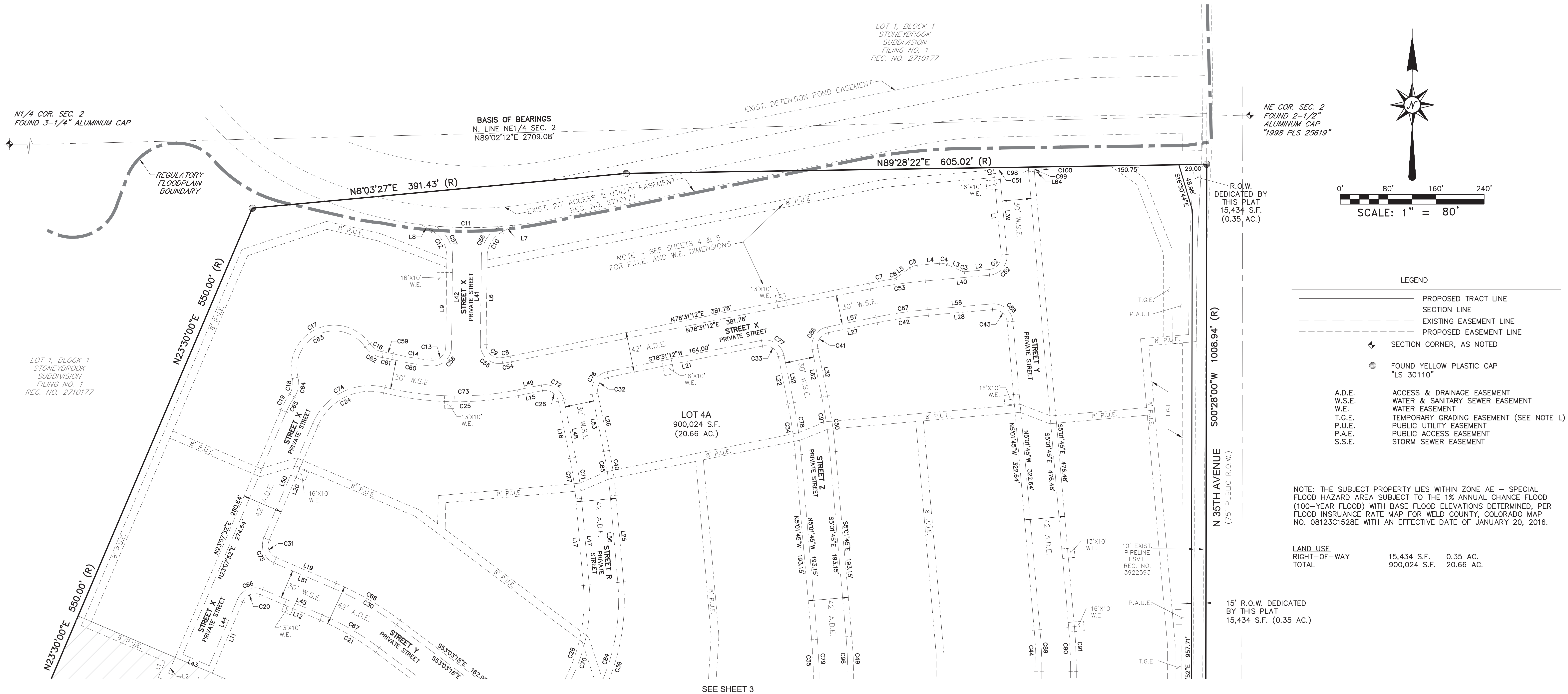
REVISIONS	
REVISED	10/12/2020
REVISED	11/10/2020
REVISED	11/19/2020
REVISED	12/02/2020
REVISED	12/22/2020
REVISED	01/25/2021

SHEET
1
OF 5

FILE NO. 19004136-01 4 PLAT
DATE 06/24/2020
DRAWN BY TWK
CHECK BY MLP
JOB NO. 19004136

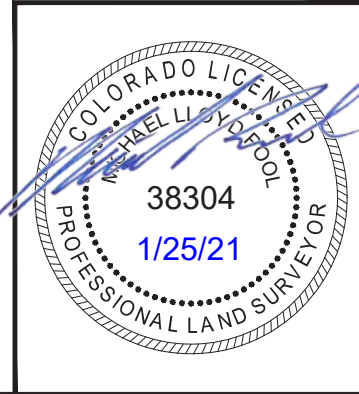
STONEBROOK SUBDIVISION FILING NO. 1, FIRST REPLAT

BEING A REPLAT OF LOT 4, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 3

LOT 4A
900,024 S.F.
(20.66 AC.)



REVISIONS		SHEET 2 OF 5
REVISED 10/12/2020		
REVISED 11/10/2020		
REVISED 11/19/2020		
REVISED 12/02/2020		
REVISED 12/22/2020		
REVISED 01/25/2021		
FILE NO. 19004136 LOT ONE AND		
DATE 06/24/2020		
DRAWN BY TWK		
CHECK BY MLP		
JOB NO. 19004136		

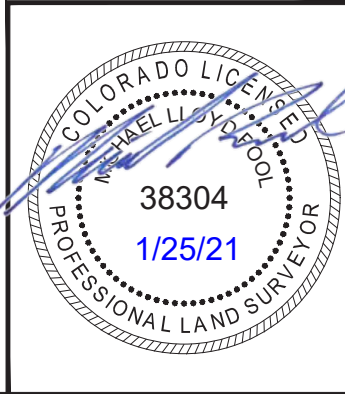
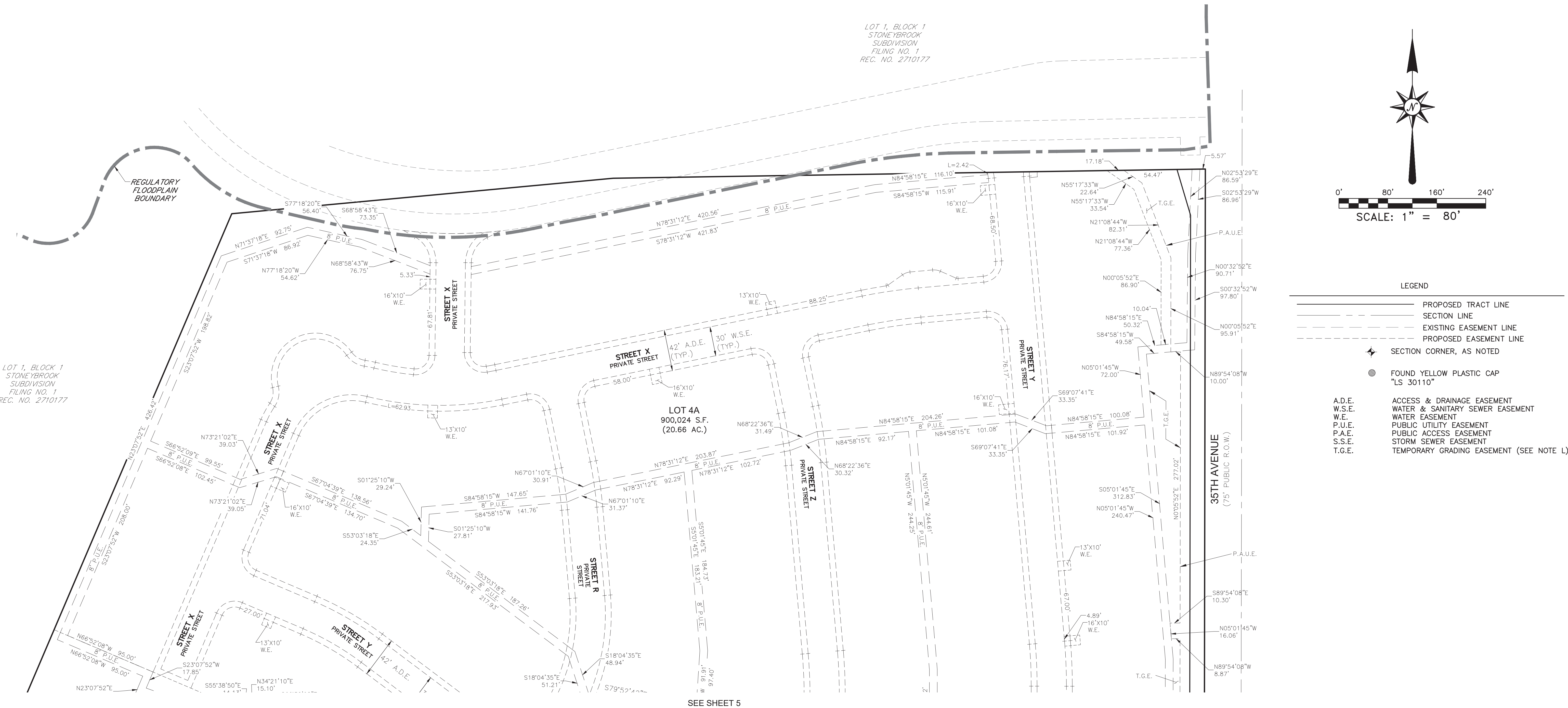
BEING A REPLAT OF LOT 4, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



REVISIONS REVISED 10/12/2020 REVISED 11/10/2020 REVISED 11/19/2020 REVISED 12/02/2020 REVISED 12/22/2020 REVISED 01/25/2021		SHEET 3 OF 5
		FILE NO. 19004136 LOT 4 PLAN DATE 08/24/2020 DRAWN BY TWK CHECK BY MLP JOB NO. 19004136

STONEYBROOK SUBDIVISION FILING NO. 1, FIRST REPLAT

BEING A REPLAT OF LOT 4, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

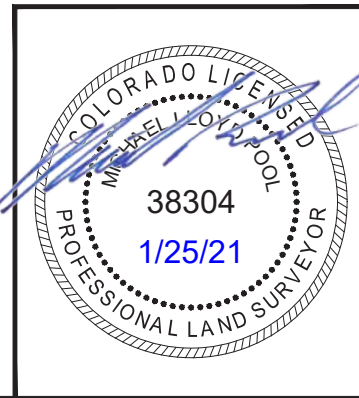
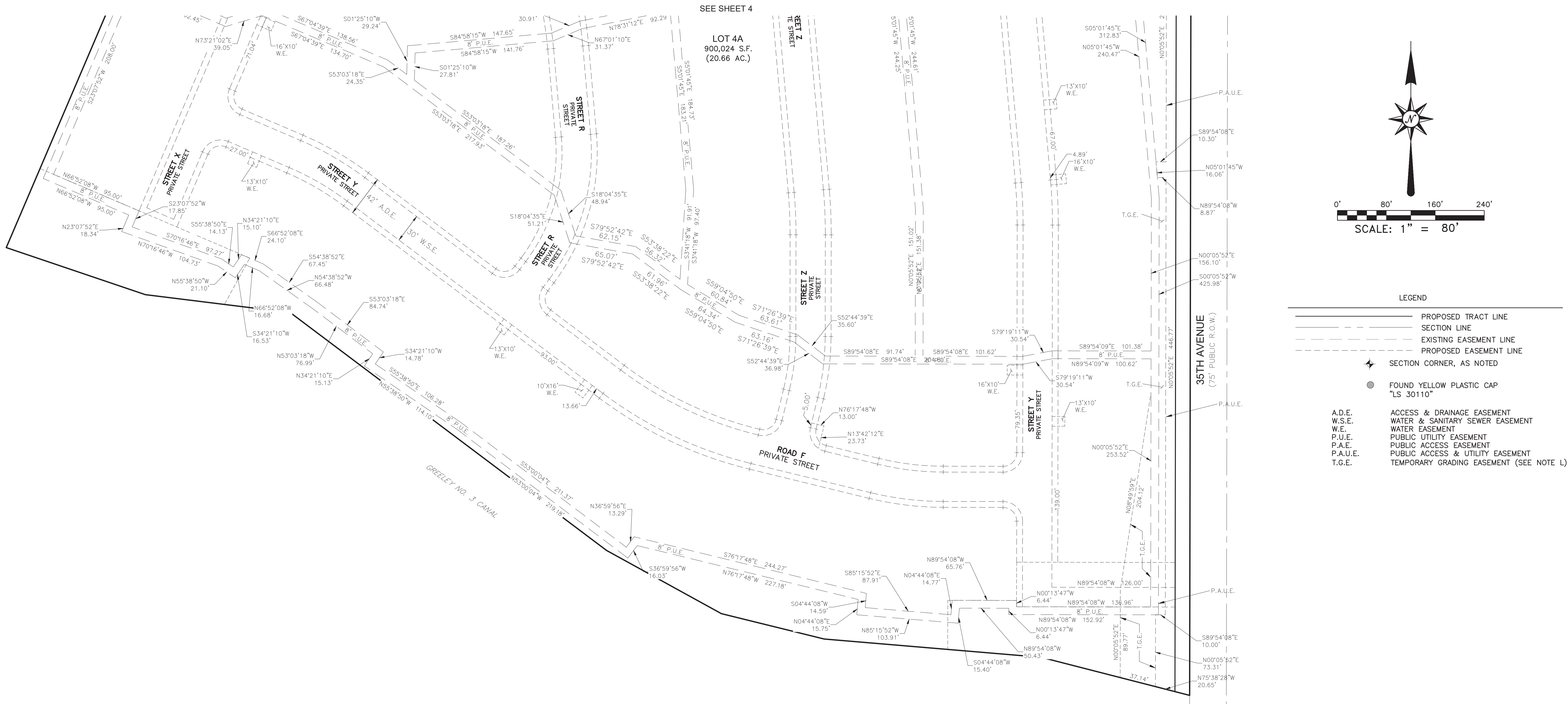


REVISIONS	
REVISED 10/12/2020	
REVISED 11/10/2020	
REVISED 11/19/2020	
REVISED 12/02/2020	
REVISED 12/22/2020	
REVISED 01/25/2021	

SHEET 4 OF 5	
FILE NO.	19004136 LOT 4 PLAT
DATE	06/24/2020
DRAWN BY	TWK
CHECK BY	MLP
JOB NO.	19004136

STONEYBROOK SUBDIVISION FILING NO. 1, FIRST REPLAT

BEING A REPLAT OF LOT 4, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



REVISIONS		SHEET 5 OF 5
REVISED 10/12/2020		
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REVISED 11/19/2020		
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FILE NO. 19004136 LOT 4 PLAT		
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JOB NO. 19004136		