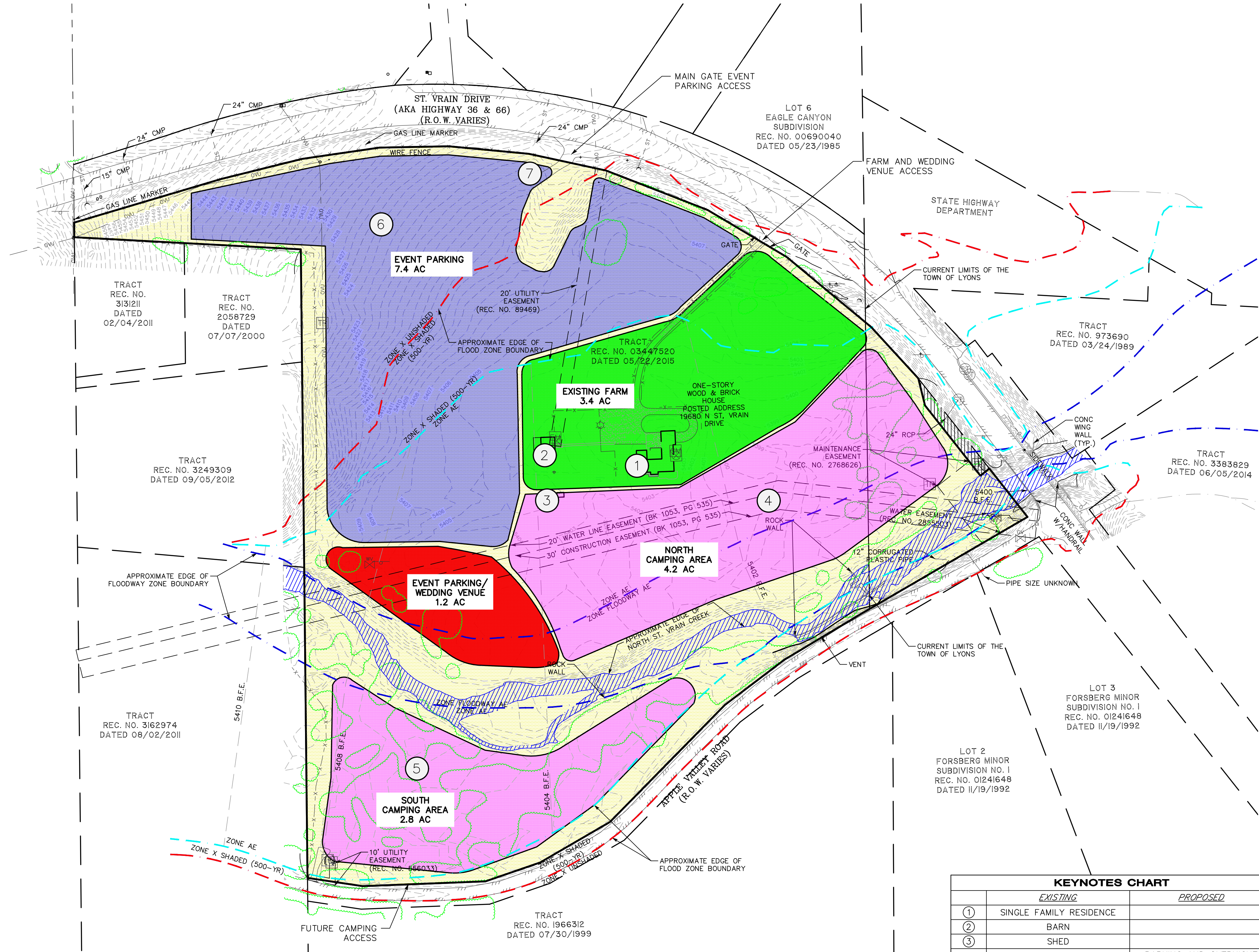


PLANET BLUEGRASS FARM ANNEXATION CONCEPTUAL PLAN

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

TOTAL PROPERTY AREA
26.2 ACRES

USE TABLE			
PROPOSED ZONING	COMMERCIAL ENTERTAINMENT - 1		
	LAND USE	ACREAGE	PERCENTAGE OF PROP.
	EXISTING FARM	3.4	13.0%
	EVENT PARKING	7.4	28.2%
	EVENT PARKING/WEDDING VENUE	1.2	4.6%
	CAMPING AREA	7.0	26.7%
	OPEN SPACE	7.2	27.5%
	TOTAL	26.2	100%



APPLICANT:
PLANET BLUEGRASS ANNEX, LLC
PO BOX 769
LYONS, CO 80540
303-823-0848 X 101

Legend	
EXISTING	PROPOSED
PL	PROPERTY LINE
ESMT	ADJACENT PROP. LINE
SEC	EASEMENT LINE
CL	SECTION LINE
CL	CENTERLINE
EOA	500-YR FLOODPLAIN
EOA	100-YR FLOODPLAIN
EOA	FLOODWAY LIMIT
EOA	EDGE OF ASPHALT
EOA	5-FT CONTOUR LINE
EOA	1-FT CONTOUR LINE
WL	WATER LINE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
ST	STORM SEWER LINE
STMH	STORM SEWER MANHOLE
SS	SANITARY SEWER LINE
SAMH	SANITARY SEWER MANHOLE
OVU	OVERHEAD UTILITY LINE
TR	TELEPHONE RISER
PP	UTILITY POLE
GUY	GUY WIRE
EL	ELECTRIC LINE
FNC	FENCE
DT	TREE BOUNDARY
	REGULAR STREAM

KEYNOTES CHART		
	EXISTING	PROPOSED
①	SINGLE FAMILY RESIDENCE	
②	BARN	
③	SHED	
④		PARKING AND OVERNIGHT TENT CAMPING AREA
⑤		OVERNIGHT TENT CAMPING AREA
⑥		PARKING
⑦	ALTERNATIVE ACCESS TO SITE	

Notes

- EXISTING SITE CONDITIONS AND TOPOGRAPHY IS BASED ON SURVEY PREPARED BY FLATIRONS, INC. DATED APRIL 25, 2016, PROJECT NO. 15-66,693 AND IMPROVEMENT SURVEY PLAT PREPARED BY FLATIRONS, INC. DATED DECEMBER 30, 2016, PROJECT NO. 15-66,693.

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8

JOB NUMBER: 16-66,693
DATE: 02.20.2017
DESIGNED BY: DBR
DRAWN BY: DV
CHECKED BY: KWC
APPROVED BY: CDP

Flatirons, Inc.
Surveying, Engineering & Geomatics
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

PLANET BLUEGRASS FARM
ANNEXATION
CONCEPTUAL PLAN
19600 N ST. VRAIN DR
CONCEPTUAL PLAN

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
MEMBER UTILITIES CALL IN
ADVANCE 2-BUSINESS DAYS IN
ADVANCE OF ANY WORK TO
BE DONE TO PREVENT
DAMAGE TO UNDERGROUND
UTILITY LINES, OR EXCAVATE
YOU DIG, GRADE, OR EXCAVATE

PROGRESS
FOR SET
& COMMENT
ONLY

DRAWING
C-1
SHEET
1 OF 1