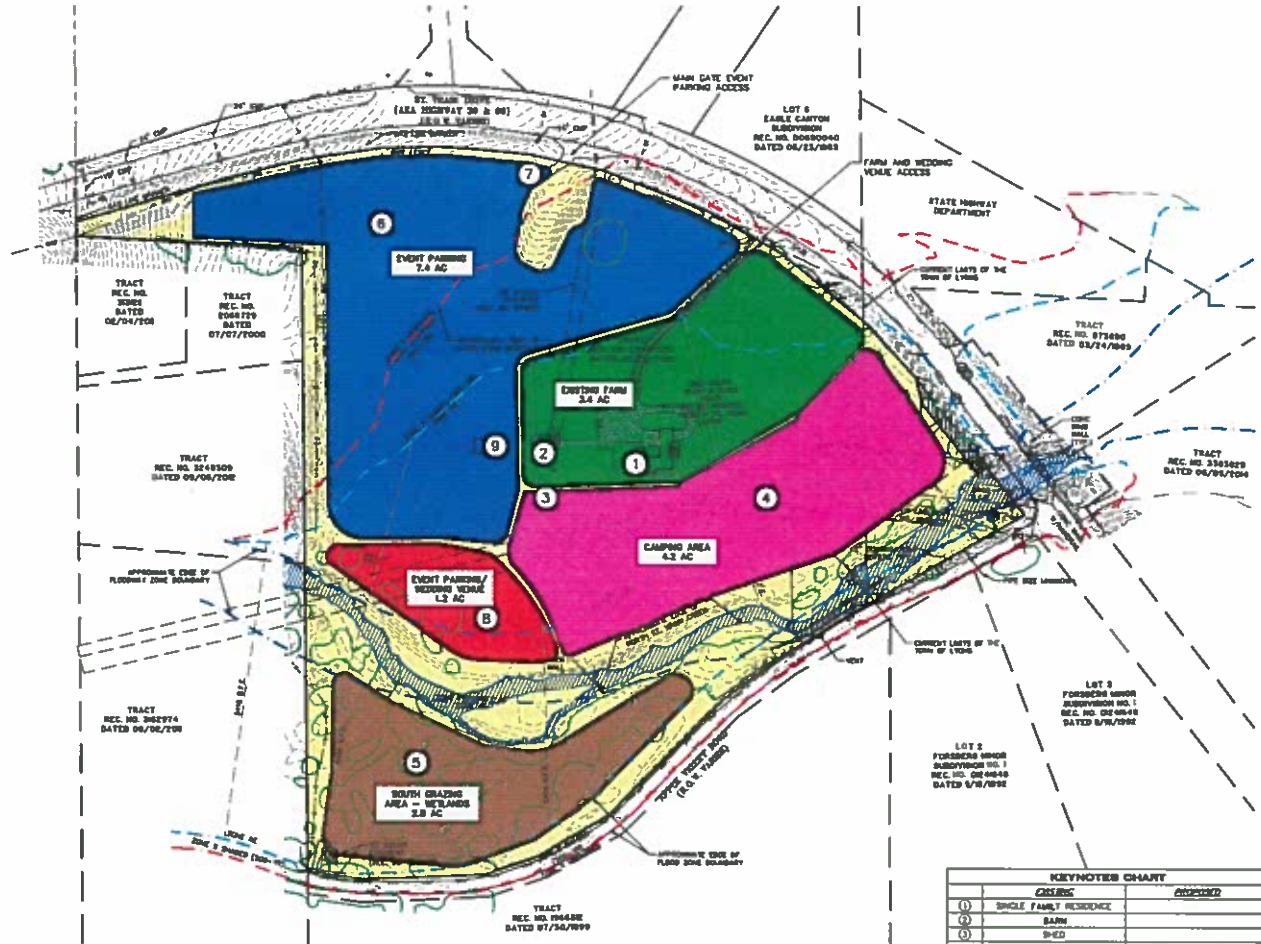


PLANET BLUEGRASS FARM ANNEXATION CONCEPTUAL PLAN

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
86.5 ACRES



USE TABLE

PROPOSED ZONING	COMMERCIAL ENTERTAINMENT - 1		
	LAND USE	AREAS	PERCENTAGE OF PROP.
■	EXISTING FARM	3.4	13.0%
■	EVENT PARKING	7.4	28.2%
■	EVENT PARKING/WEDDING VENUE	1.2	4.8%
■	NORTH CAMPING AREA	4.2	16.0%
■	OPEN SPACE	7.2	27.5%
■	SOUTH GRAZING AREA - WETLANDS	2.8	10.7%
	TOTAL	29.2	100%

APPLICANT:
PLANET BLUEGRASS ANNEX, LLD
PO BOX 799
LYONS, CO 80540
908-829-0846 X 101



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Dashed line)	ADJACENT PROP. LINE	(Circle with cross)	WATER VALVE
(Solid line)	ABANDONED PROP. LINE	(Square with cross)	FIRE HYDRANT
(Dashed line)	EASEMENT LINE	(Circle with dot)	WATER HEAD
(Dashed line)	SECTION LINE	(Circle with horizontal line)	STORM SEWER LINE
(Dashed line)	CENTERLINE	(Circle with vertical line)	STORM SEWER MANHOLE
(Dashed line)	200'-10" FLOODPLAIN	(Circle with diagonal line)	SAWTOOTH SEWER LINE
(Dashed line)	100'-10" FLOODPLAIN	(Circle with diagonal line)	SAWTOOTH SEWER MANHOLE
(Dashed line)	FLOODPLAIN LIMIT	(Circle with diagonal line)	OVERHEAD UTILITY LINE
(Dashed line)	EDGE OF ASPHALT	(Circle with diagonal line)	TELEPHONE POLE
(Dashed line)	6"-11" CONDUIT LINE	(Circle with diagonal line)	UTILITY POLE
(Dashed line)	14"-17" CONDUIT LINE	(Circle with diagonal line)	DUY BOLT
(Dashed line)	RAIL LINE	(Circle with diagonal line)	ELECTRIC LINE
(Dashed line)	WATER MAIN	(Circle with diagonal line)	POLE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE
(Dashed line)	PIPE	(Circle with diagonal line)	VENUE

KEYNOTES CHART

KEYNOTE	DESCRIPTION	PROVIDED
1	SHOULDER RESIDENCE	
2	BARN	
3	SHED	
4	PARKING AND OVERNIGHT TENT CAMPING AREA	
5	SOUTH GRAZING AREA - WETLANDS, NO CAMPING OR PARKING	
6	ALTERNATIVE ACCESS TO SITE	
7	EVENT PARKING/WEDDING VENUE	
8	CATTLE PROTECTION SHED	

Note
1. EXISTING SITE CONDITIONS AND TOPOGRAPHY IS BASED ON SURVEY PREPARED BY FLAIRTIONS, INC. DATED APRIL 23, 2016, PROJECT NO. 15-08483 AND APPROXIMATE SURVEY PLAT PREPARED BY FLAIRTIONS, INC. DATED DECEMBER 30, 2016, PROJECT NO. 15-08483.

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

811
FOR CITY & COUNTY ONLY

DRAWING
C-1
SHEET
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