

Concrete Paths

Concrete Results

The Challenge

Located in Aurora, CO, the Dam West subdivision has the distinction of being the first HOA in the state of Colorado. The 327-single family home subdivision includes such amenities as a clubhouse, pool, tennis courts and over 20 acres of preserved open space, all tied together by a system of walking paths.

The Solution

In 1991, the HOA board of directors faced a decision on what to do with the asphalt path system built by the subdivision developer.

The paths were literally falling apart, shrinking in width, and in some places, completely disintegrating. After considering the life cycle costs of replacing the path system with concrete or asphalt, the board elected to systematically replace all the asphalt paths with concrete pavement. The project was phased over eight years, to accommodate budget constraints.

The Results

The project was completed in 1999. Total cost of the reconstruction was \$105,000. Other than replacing a panel or two due to tree root expansion, the HOA has spent no money on maintaining the concrete path system over the last 25 years, freeing up resources to spend in other areas. Besides the concrete path system, residents also enjoy their concrete parking lot and post-tensioned concrete tennis courts.



AFTER

Dam West Subdivision

Peoria Street and Yale Avenue
Aurora, CO

Design Factors:

- 10,500 feet in length, 4 - 5 feet width
- 4 inch thick unreinforced concrete
- Placed on compacted subgrade following removal of existing asphalt pavement

Concrete Placement:

- 4,000 psi concrete
- Fixed form placement with wood screed.
- 4 feet O.C. joint spacing



BEFORE