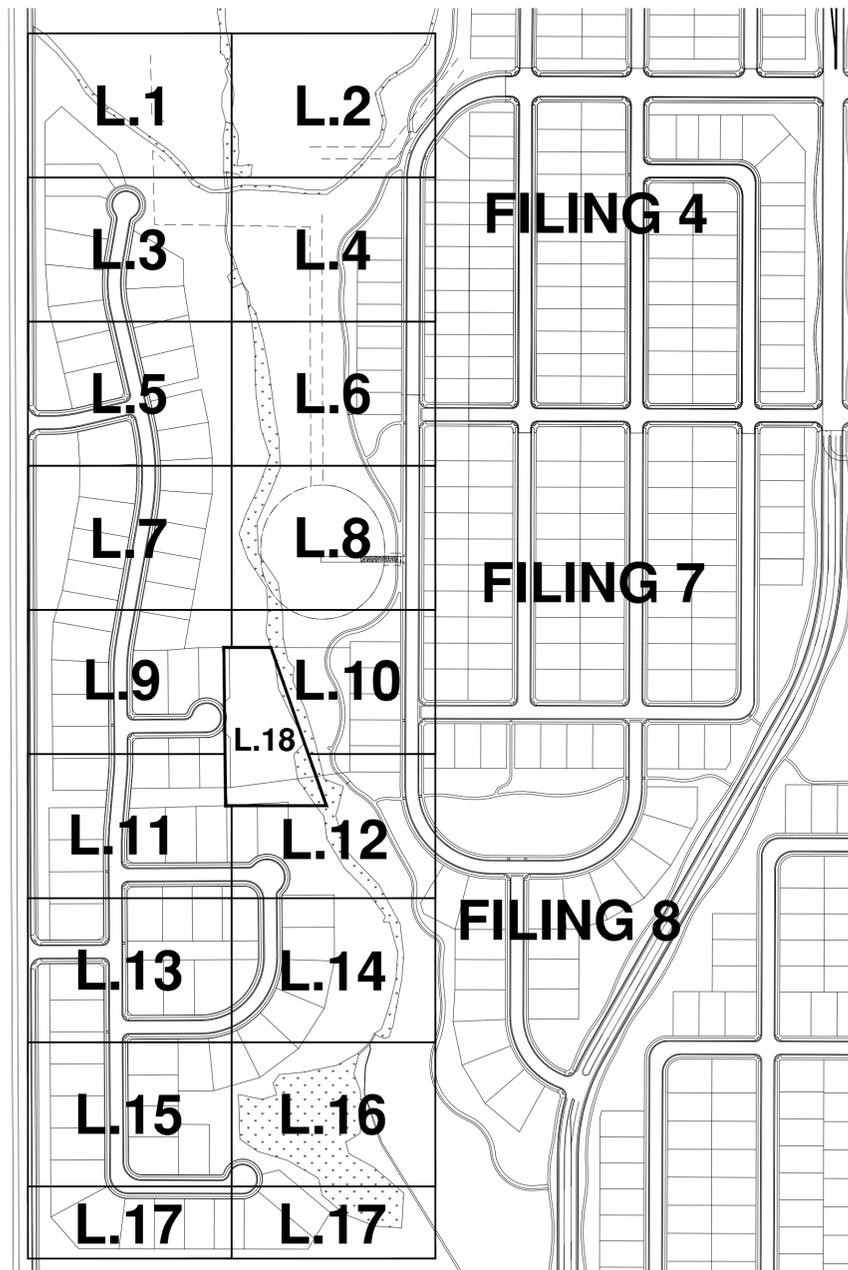


FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 59.525 ACRES - 79 LOTS - 8 TRACTS
 PP-14-00015

KEY MAP



SHEET INDEX

SHEET NUMBER	SHEET NAME	DESCRIPTION
1	COVER	COVER SHEET
2	L.1	LANDSCAPE PLAN
3	L.2	LANDSCAPE PLAN
4	L.3	LANDSCAPE PLAN
5	L.4	LANDSCAPE PLAN
6	L.5	LANDSCAPE PLAN
7	L.6	LANDSCAPE PLAN
8	L.7	LANDSCAPE PLAN
9	L.8	LANDSCAPE PLAN
10	L.9	LANDSCAPE PLAN
11	L.10	LANDSCAPE PLAN
12	L.11	LANDSCAPE PLAN
13	L.12	LANDSCAPE PLAN
14	L.13	LANDSCAPE PLAN
15	L.14	LANDSCAPE PLAN
16	L.15	LANDSCAPE PLAN
17	L.16	LANDSCAPE PLAN
18	L.17	LANDSCAPE PLAN
19	L.18	PARK AMENITIES PLAN
20	L.19	OVERALL LANDSCAPE PLAN
21	D.1	NOTES AND DETAILS
22	D.2	NOTES AND DETAILS

DATE	REVISION DESCRIPTION

rp
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 planning + landscape architecture

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Designer	Drafter	Checked
MJL	NLS	MJL

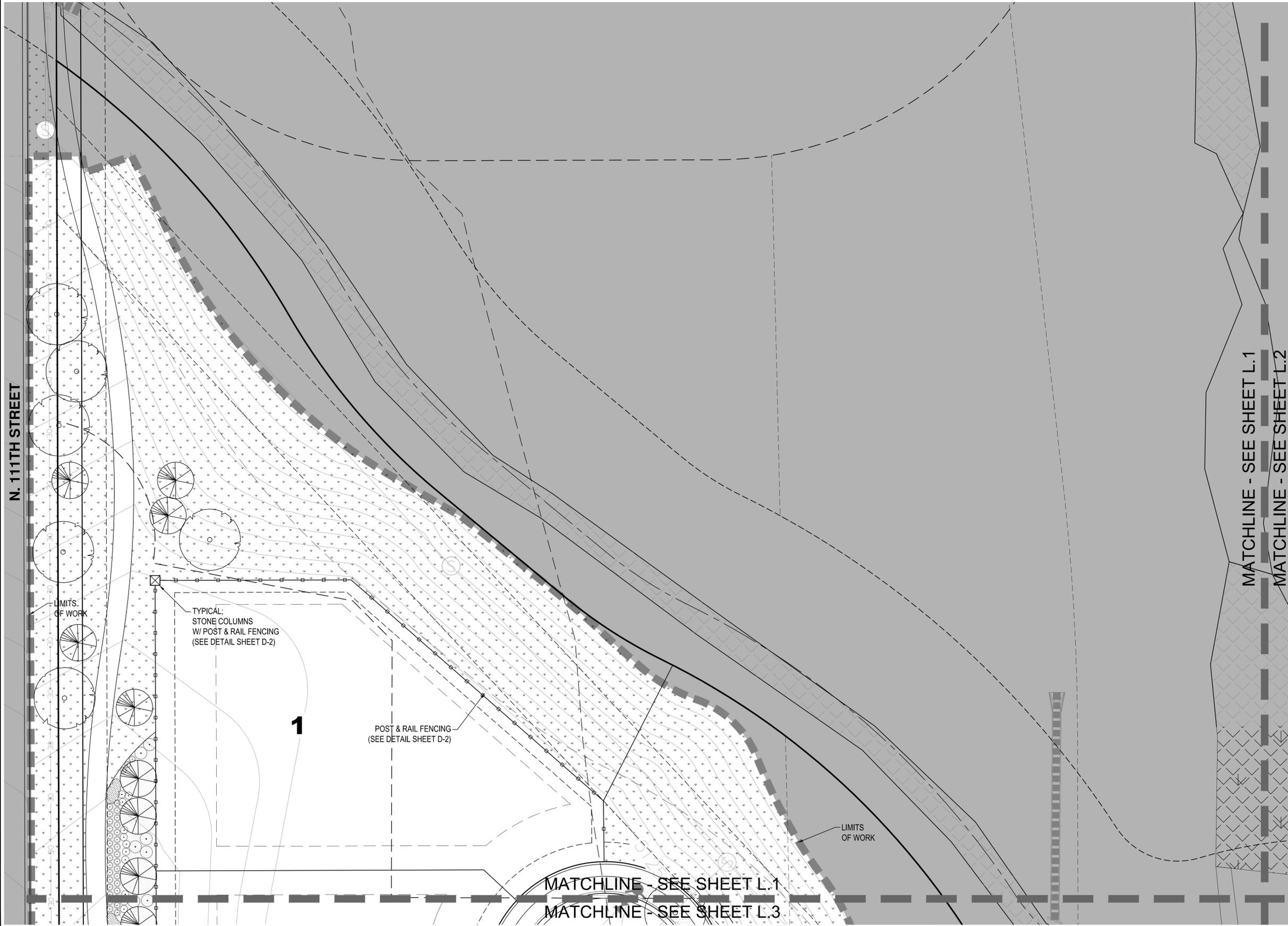
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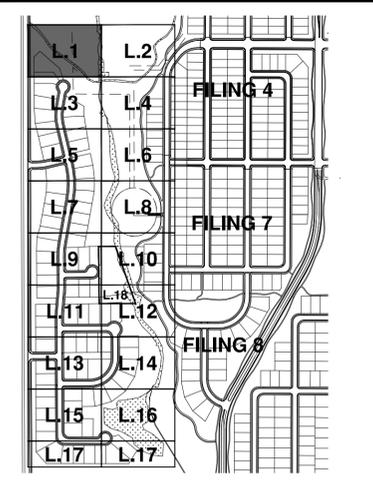
**FLATIRON MEADOWS
 PRELIMINARY PLAT**

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VICINITY MAP



LEGEND

- EVERGREEN TREE
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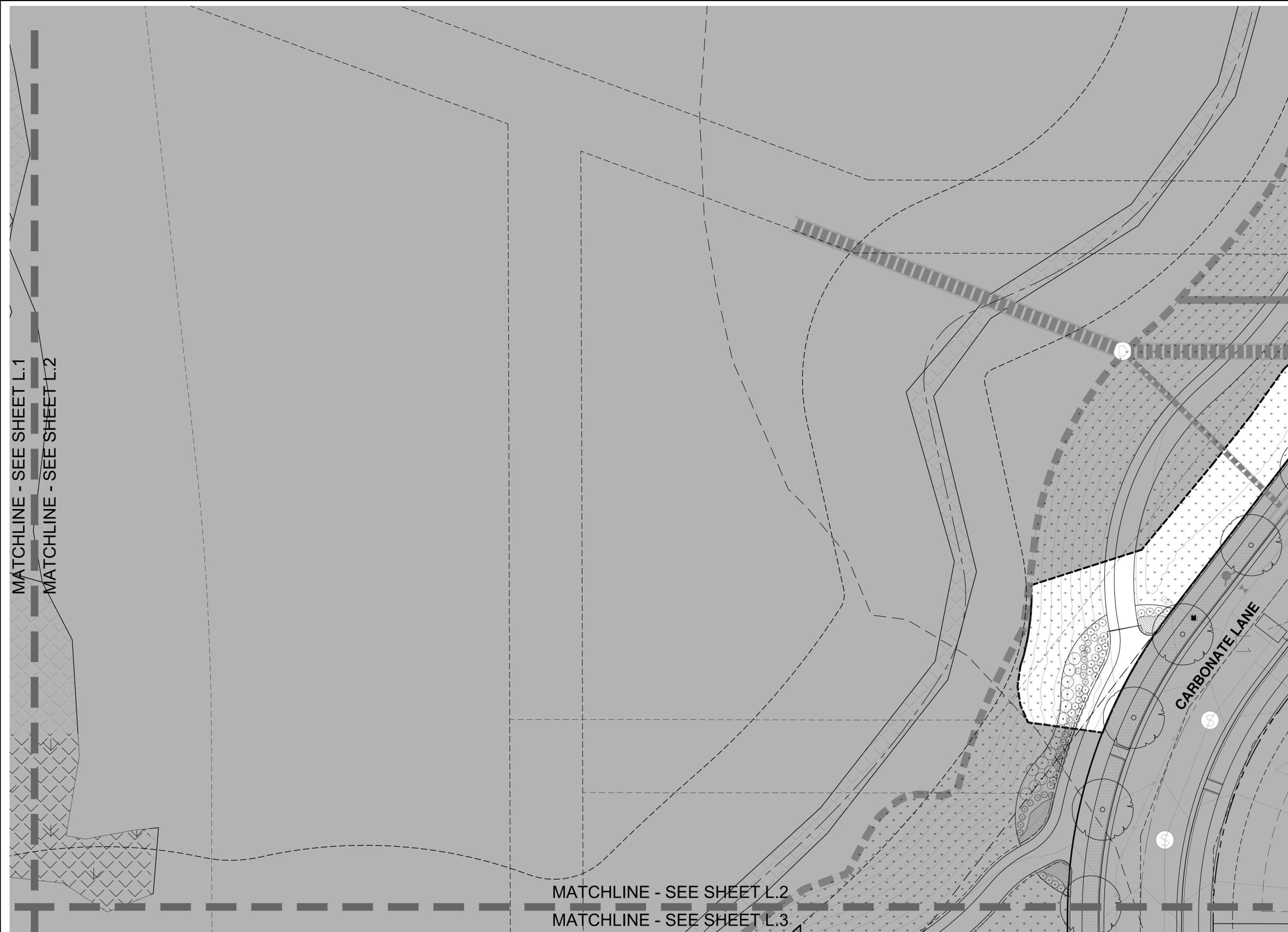
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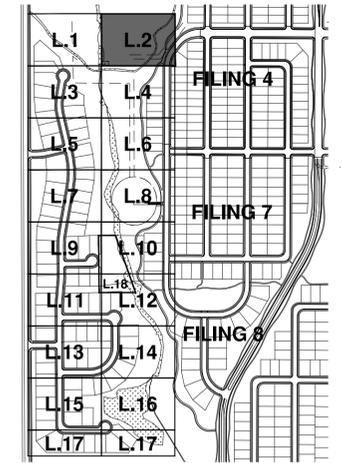
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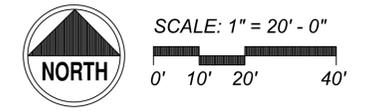


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MATCHLINE - SEE SHEET L.1
MATCHLINE - SEE SHEET L.2

MATCHLINE - SEE SHEET L.2
MATCHLINE - SEE SHEET L.3

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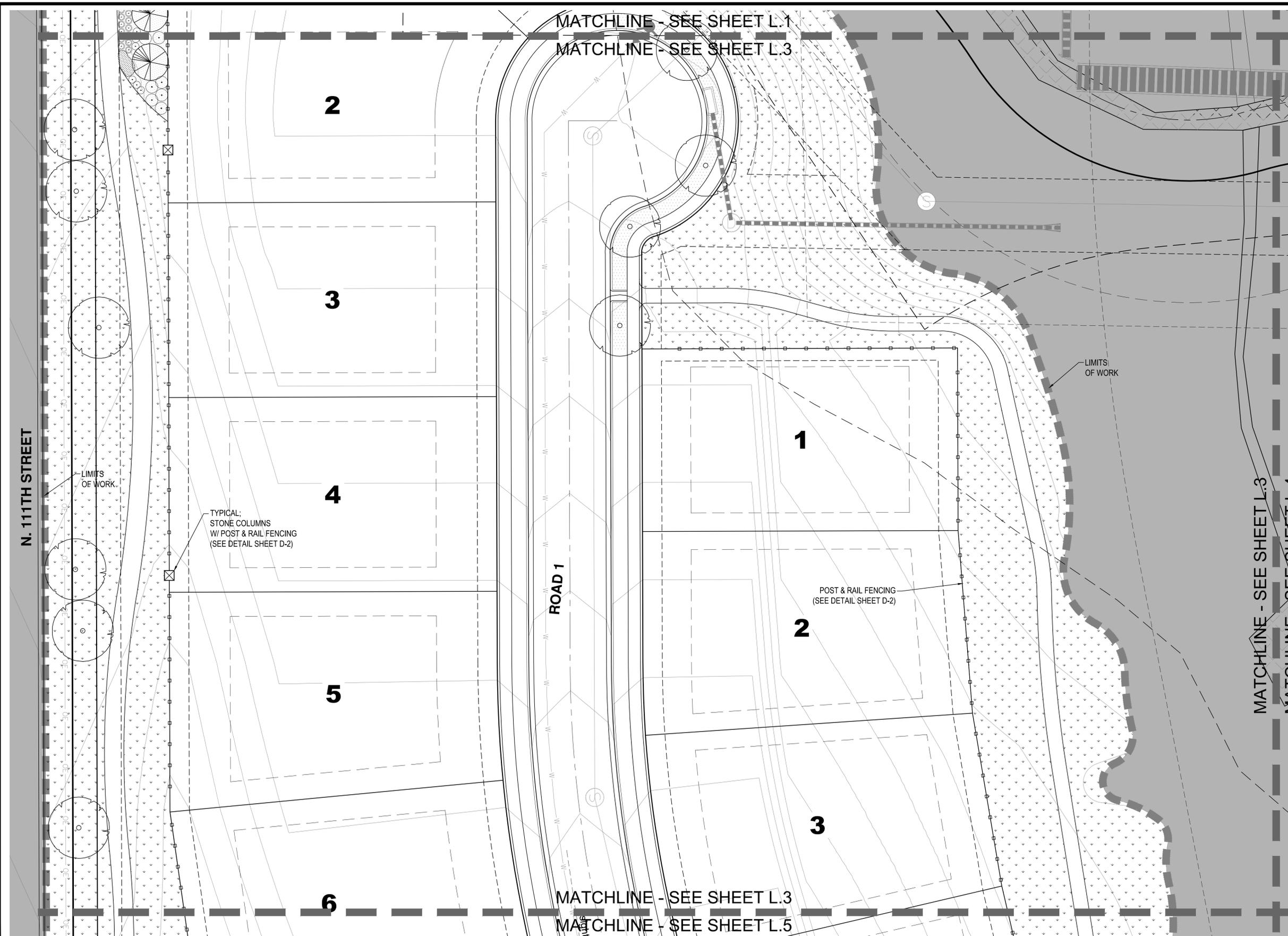
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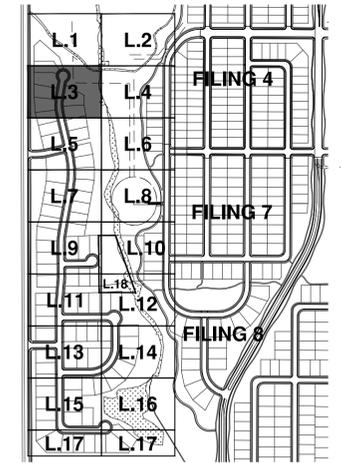
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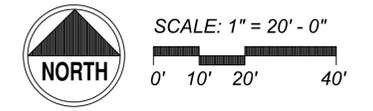


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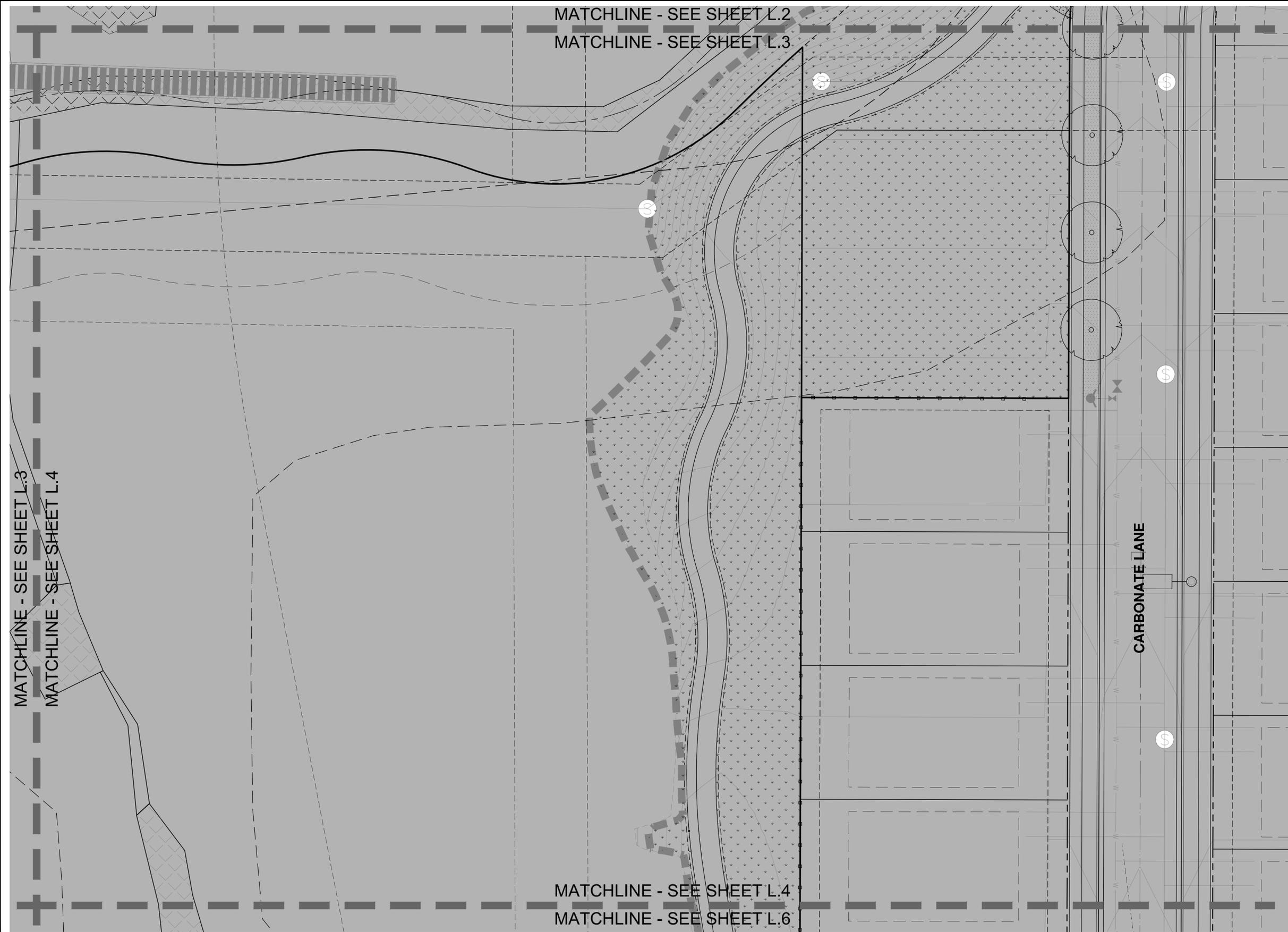
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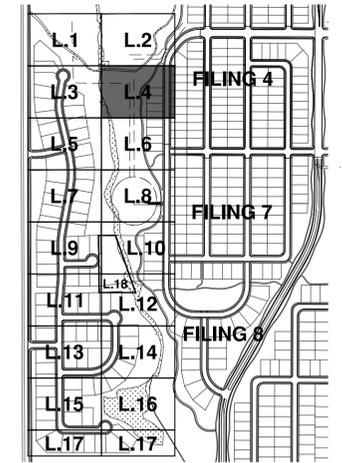
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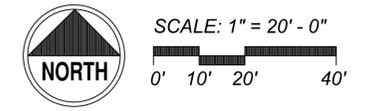


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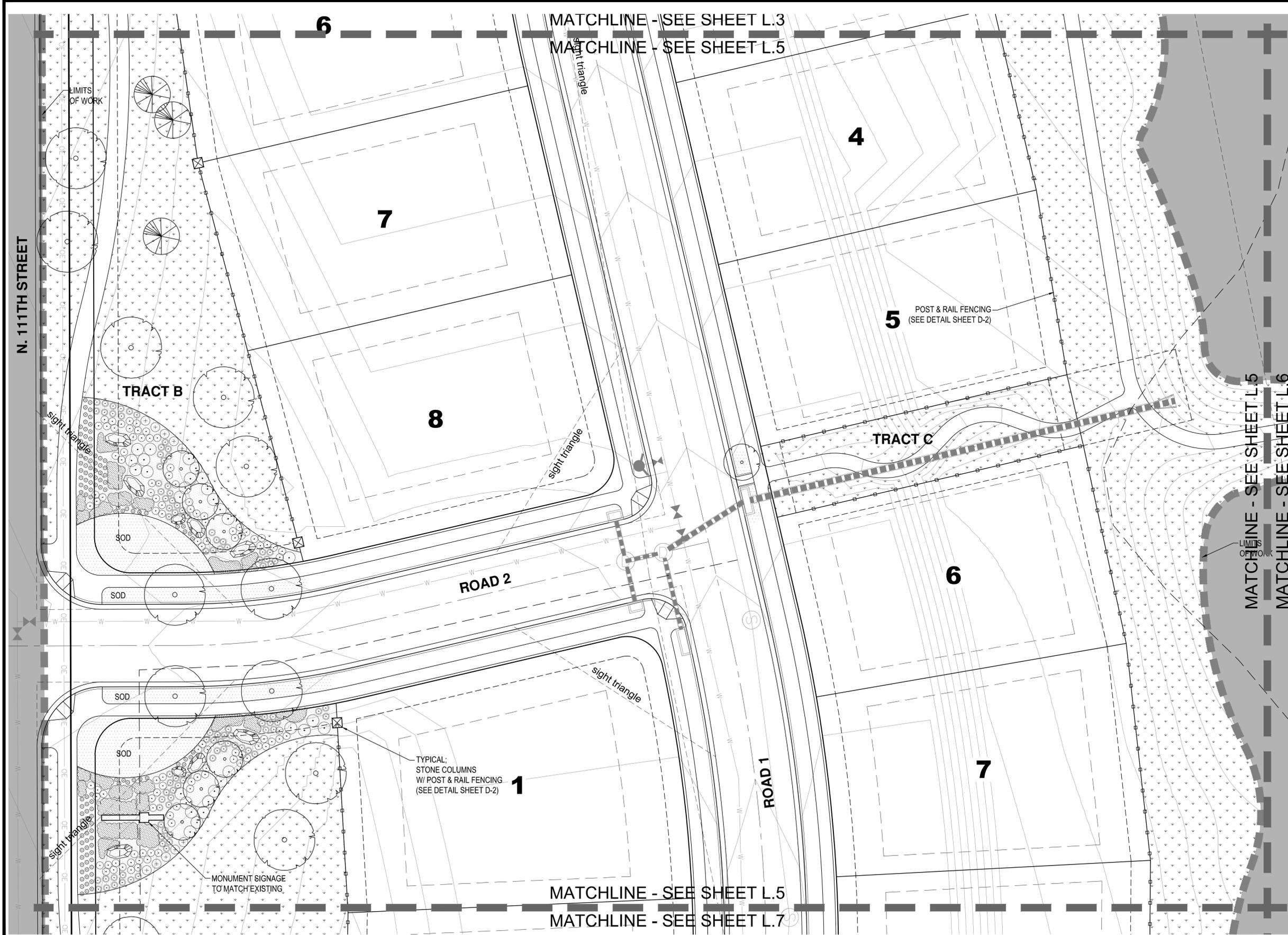
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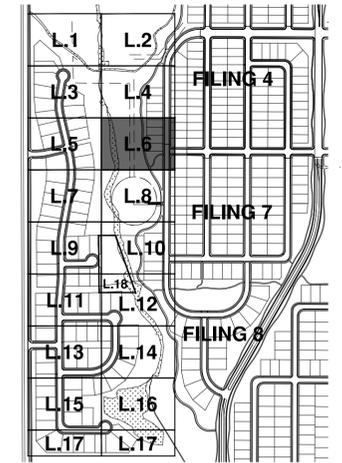
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PRELIMINARY PLAT

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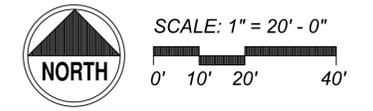


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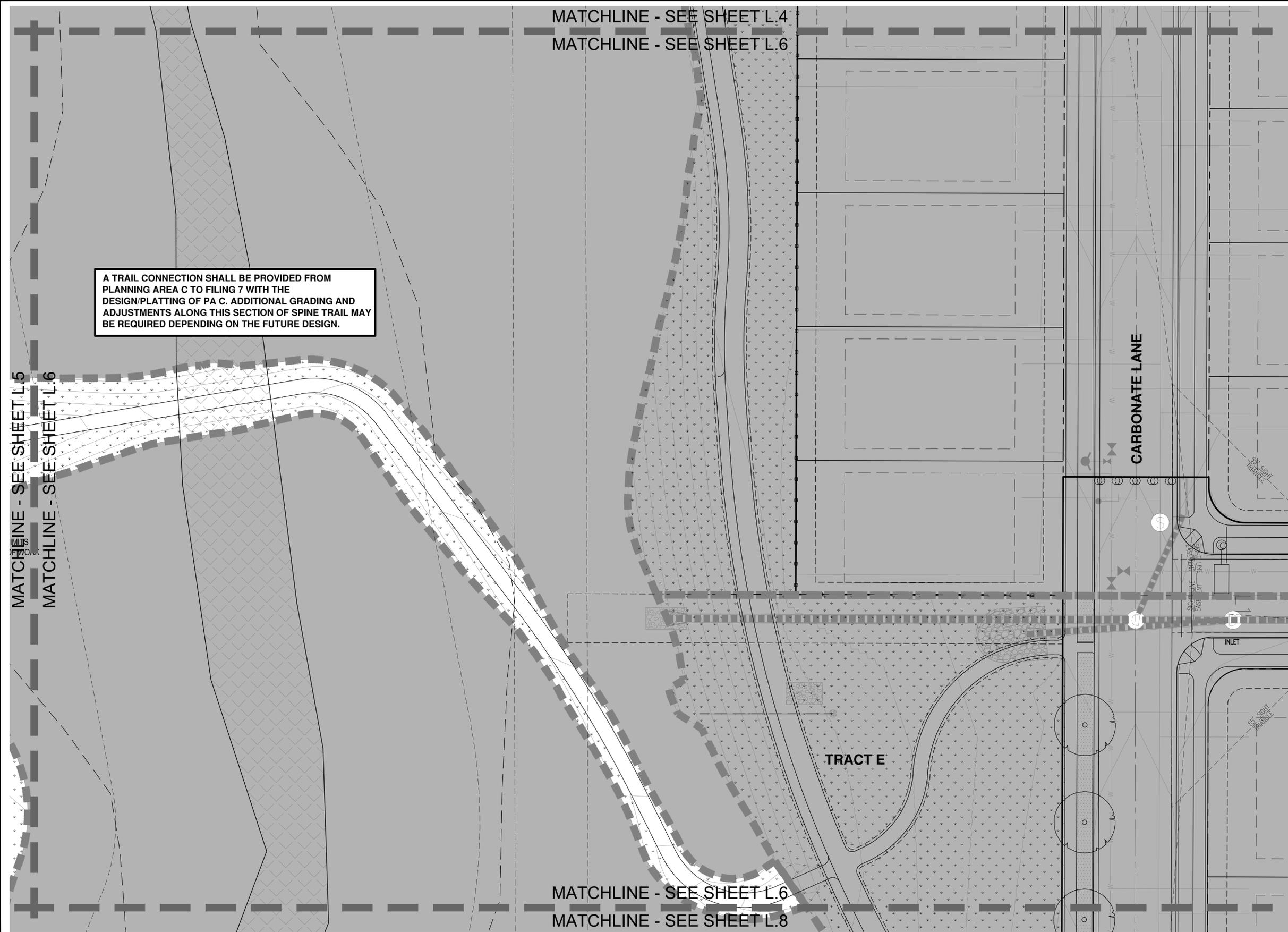
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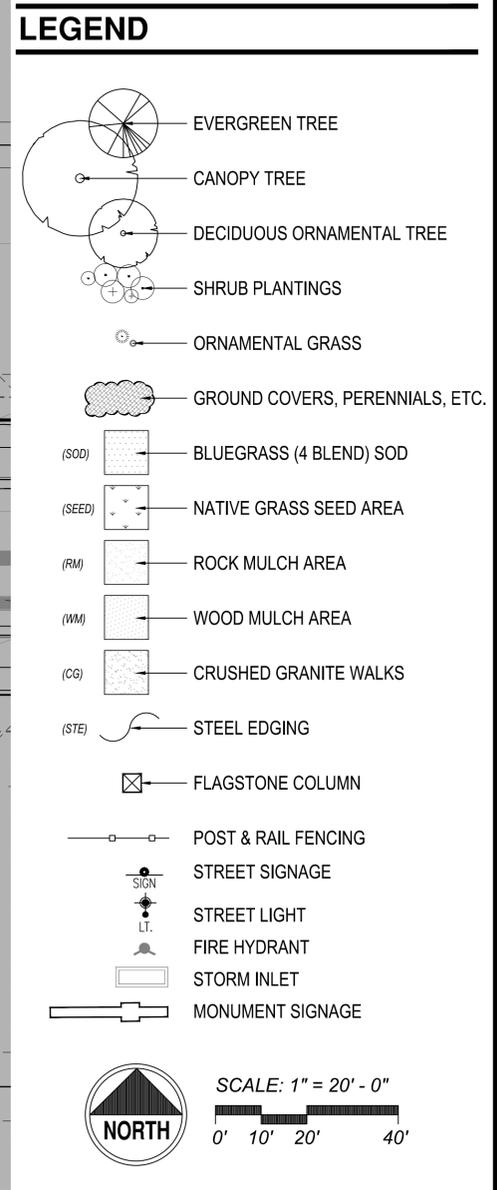
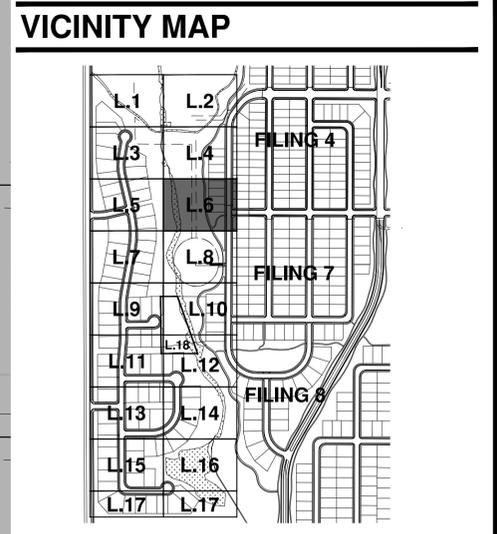
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A TRAIL CONNECTION SHALL BE PROVIDED FROM PLANNING AREA C TO FILING 7 WITH THE DESIGN/PLATTING OF PA C. ADDITIONAL GRADING AND ADJUSTMENTS ALONG THIS SECTION OF SPINE TRAIL MAY BE REQUIRED DEPENDING ON THE FUTURE DESIGN.



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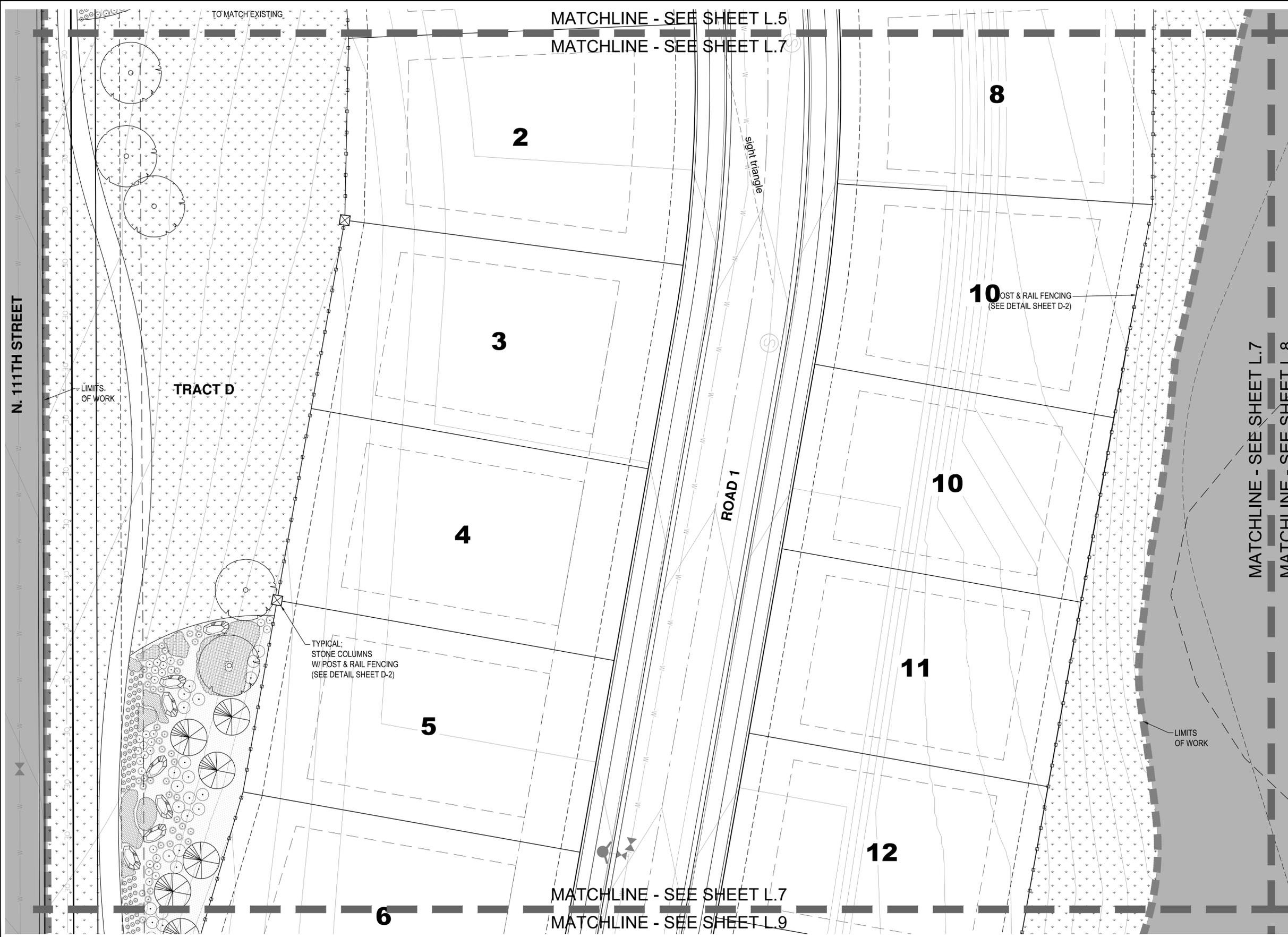
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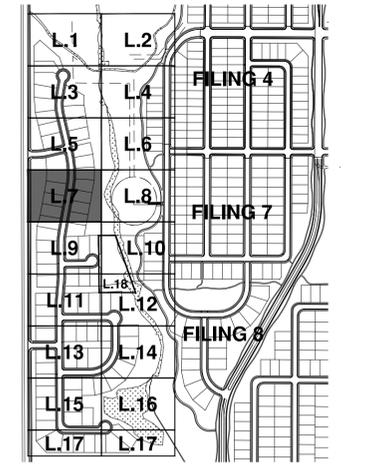
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VICINITY MAP



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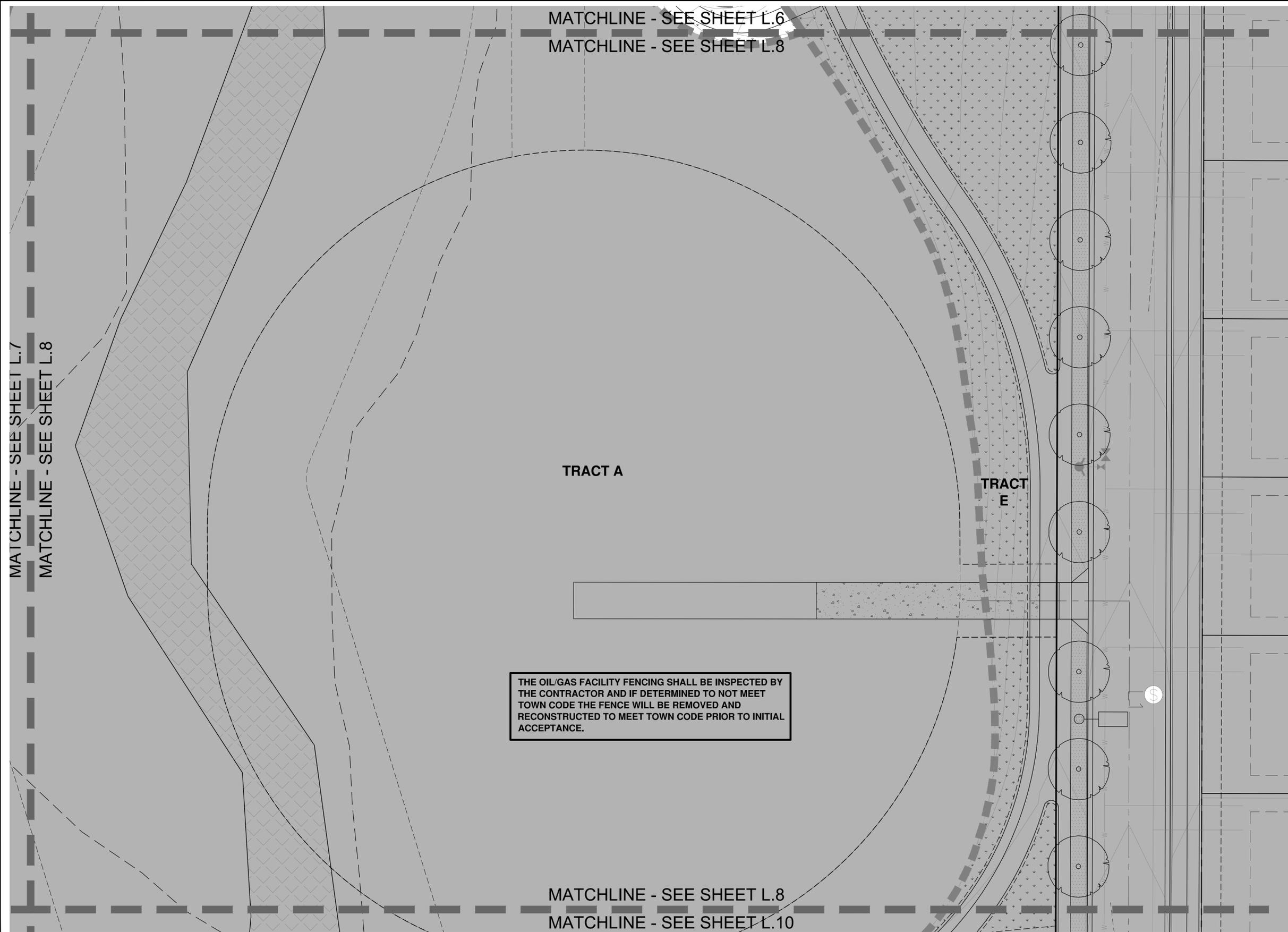
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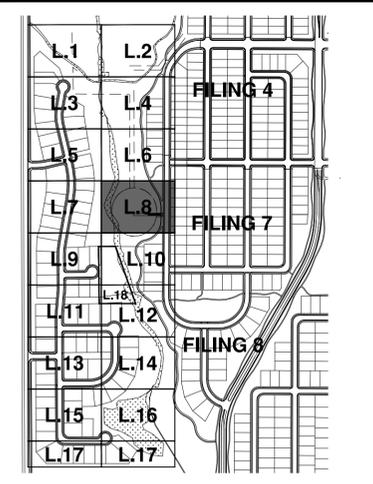
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VICINITY MAP



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THE OIL/GAS FACILITY FENCING SHALL BE INSPECTED BY THE CONTRACTOR AND IF DETERMINED TO NOT MEET TOWN CODE THE FENCE WILL BE REMOVED AND RECONSTRUCTED TO MEET TOWN CODE PRIOR TO INITIAL ACCEPTANCE.

DATE	REVISION	DESCRIPTION
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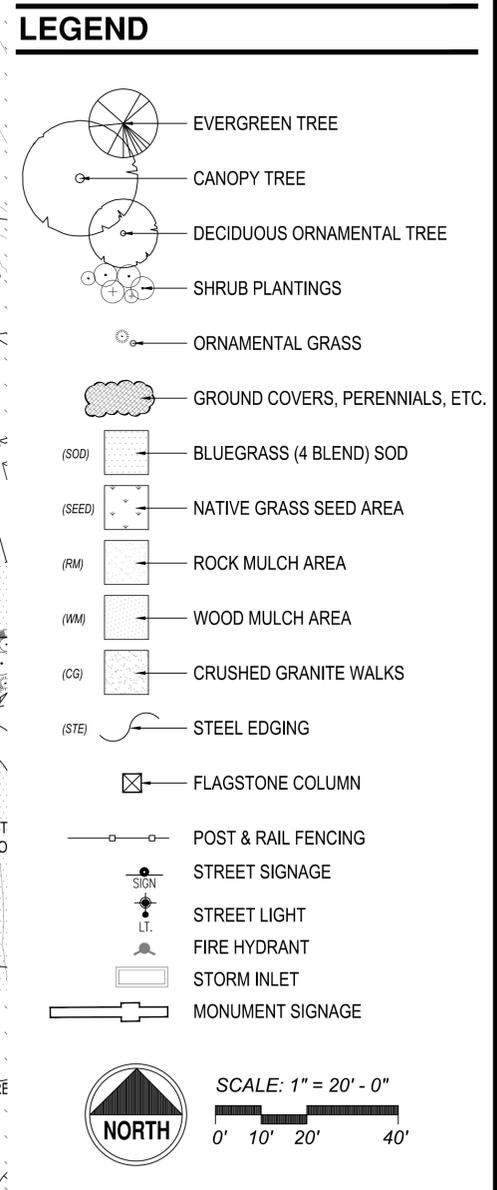
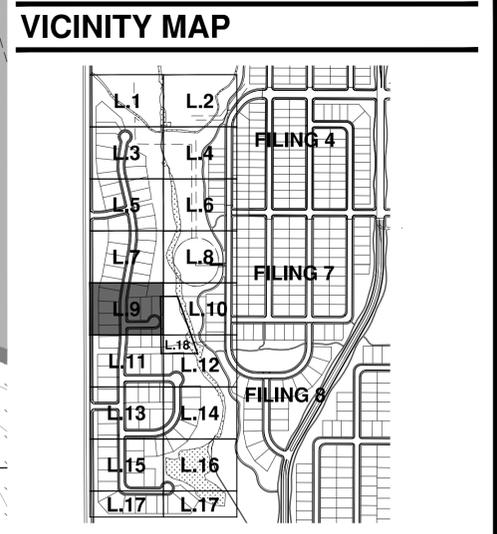
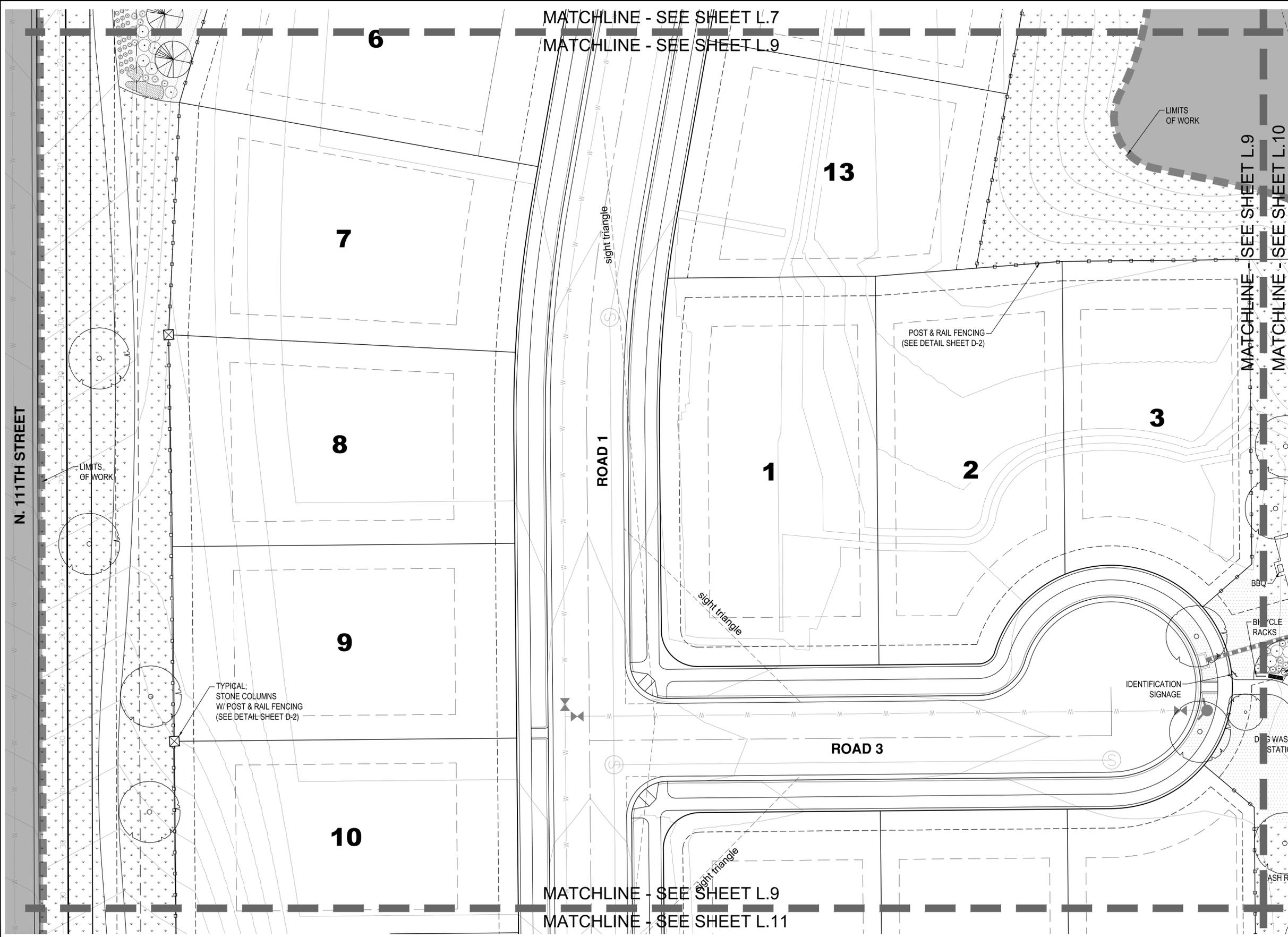
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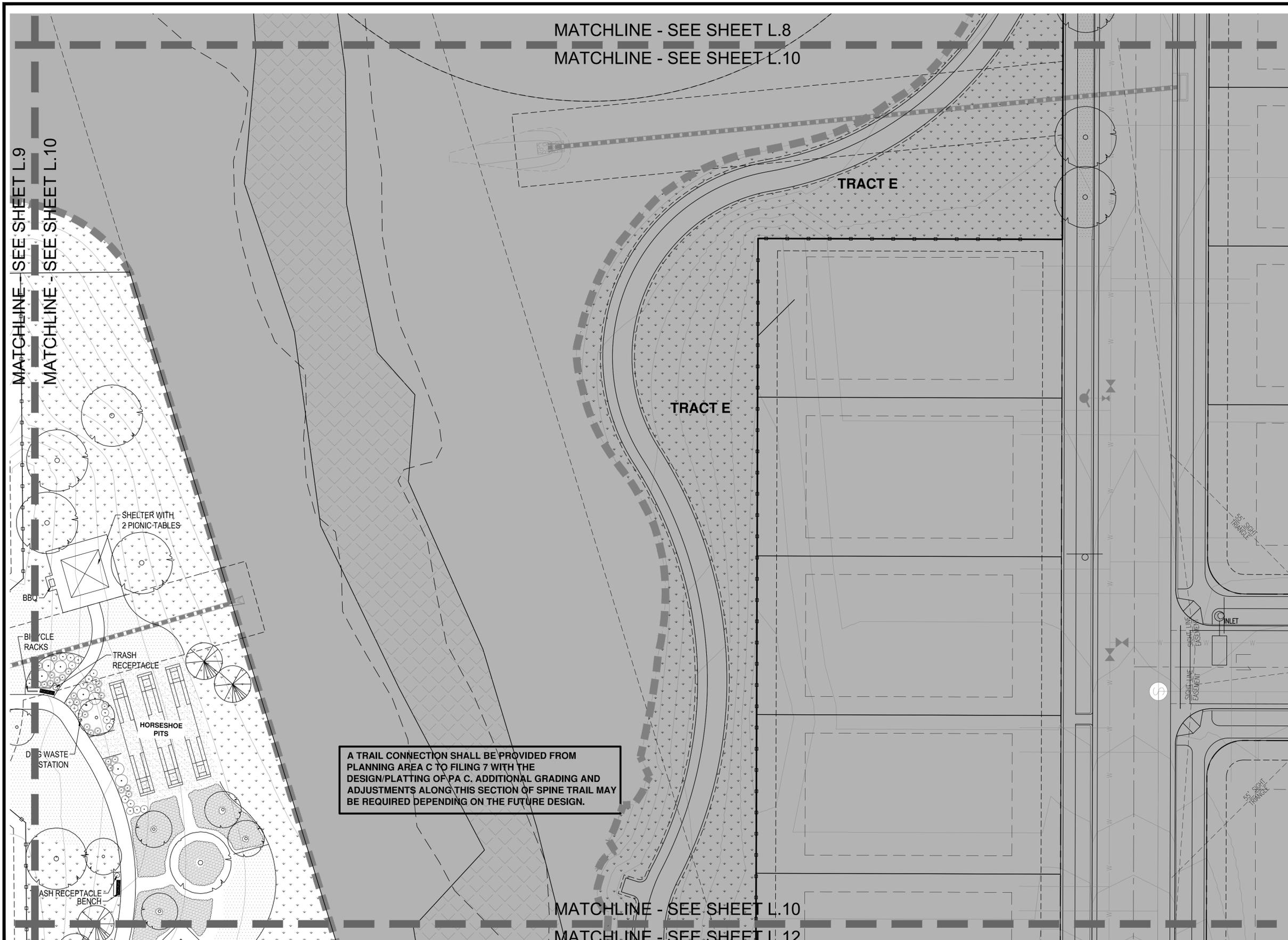
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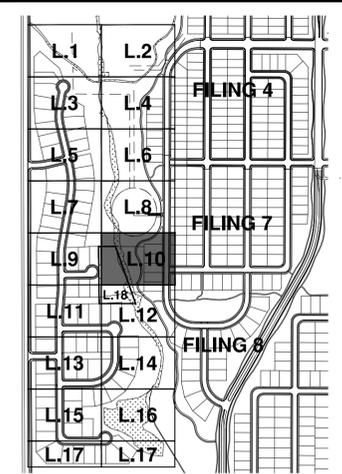
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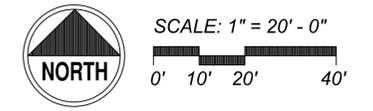
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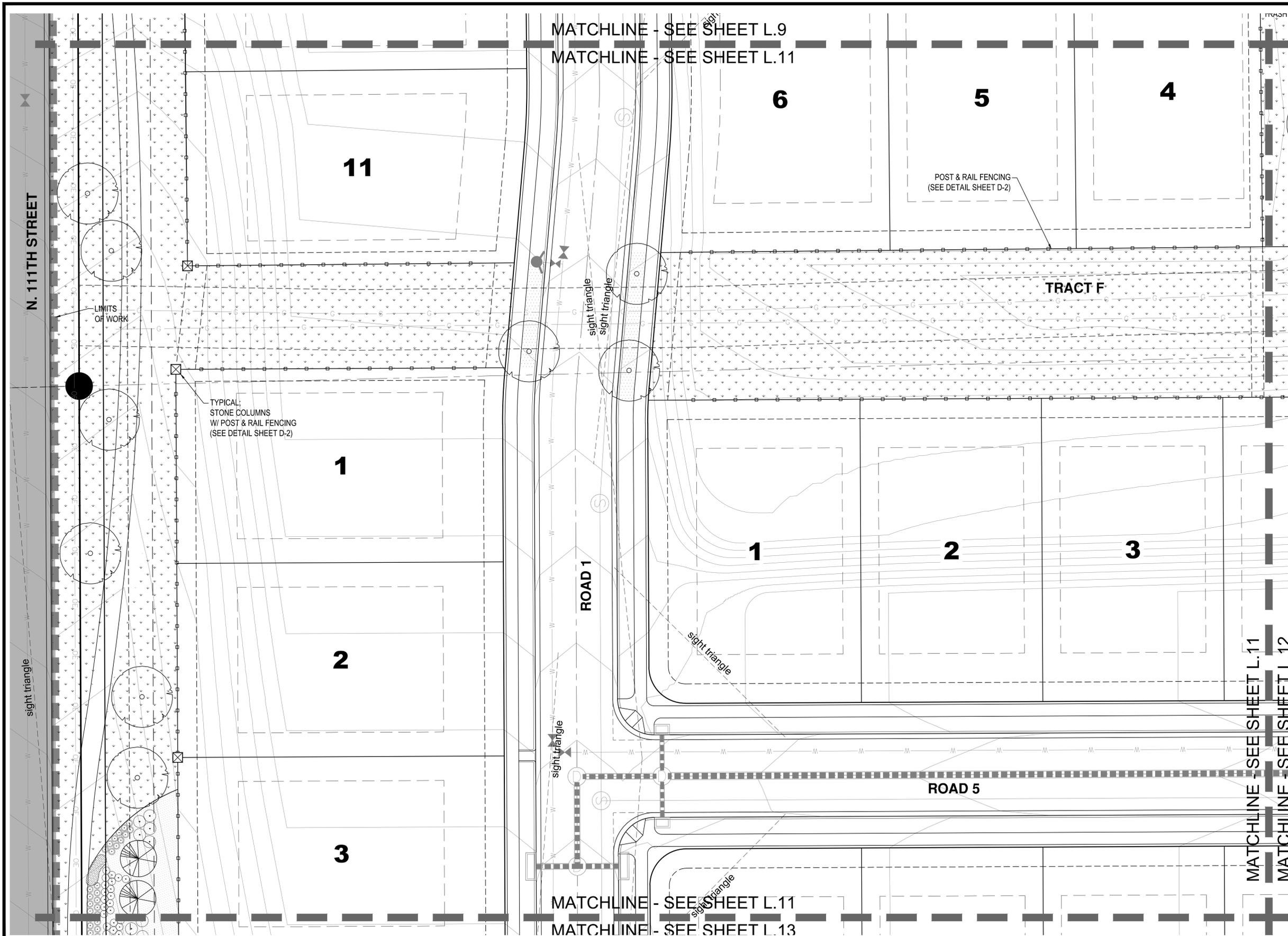
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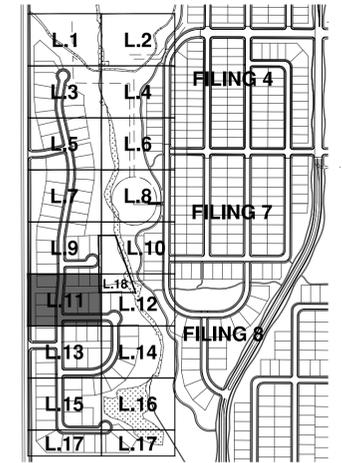
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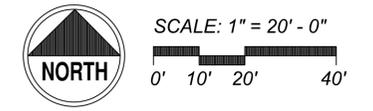


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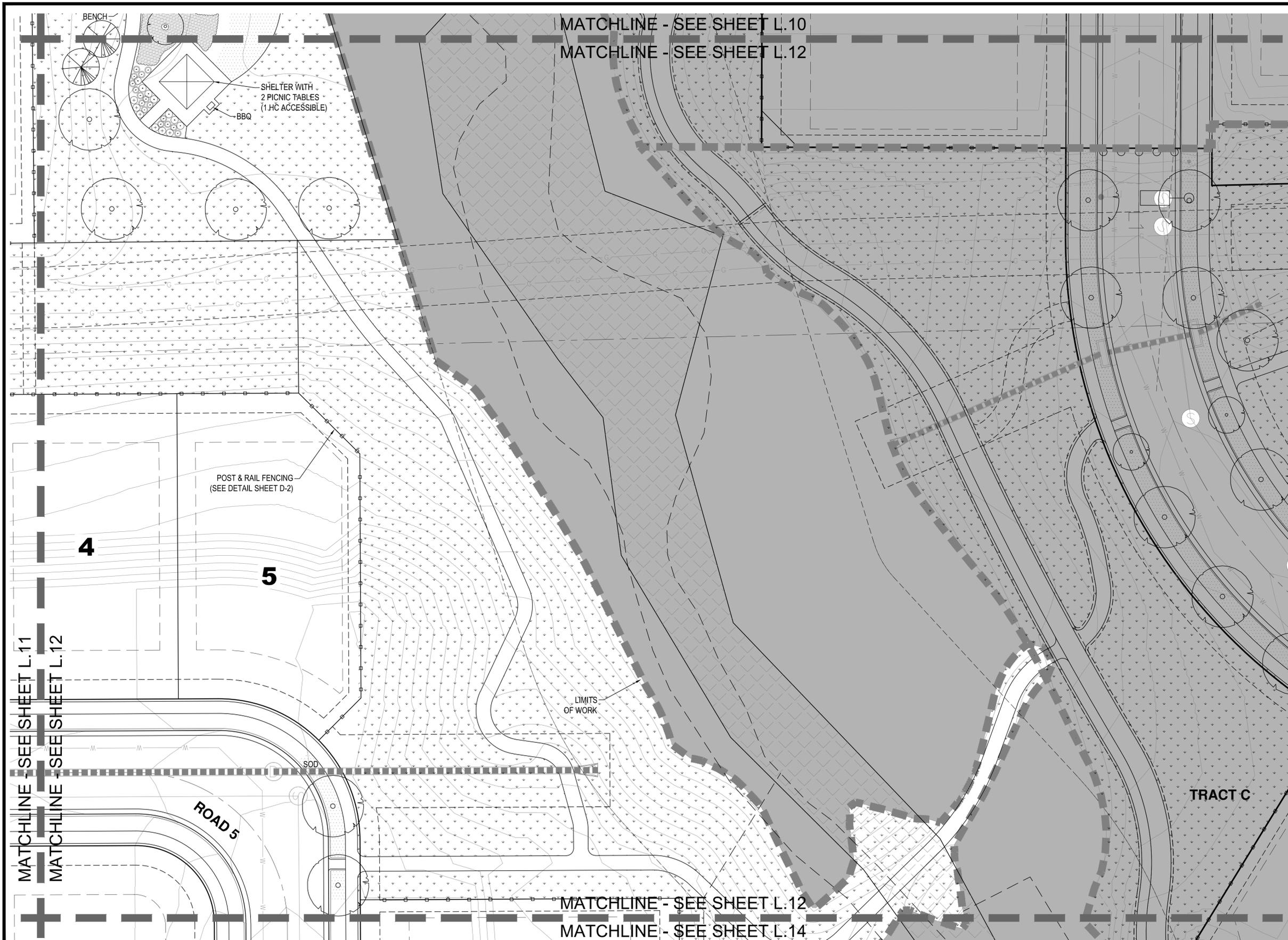
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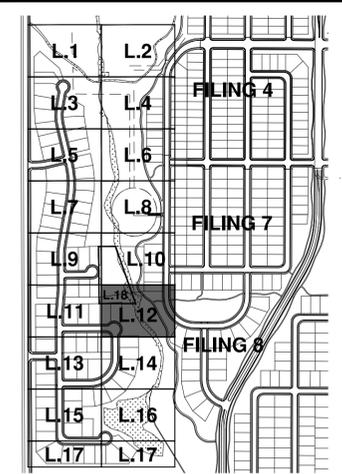
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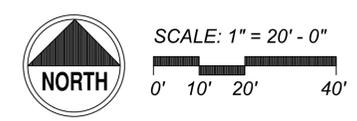


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- MONUMENT SIGNAGE



DATE	REVISION	DESCRIPTION
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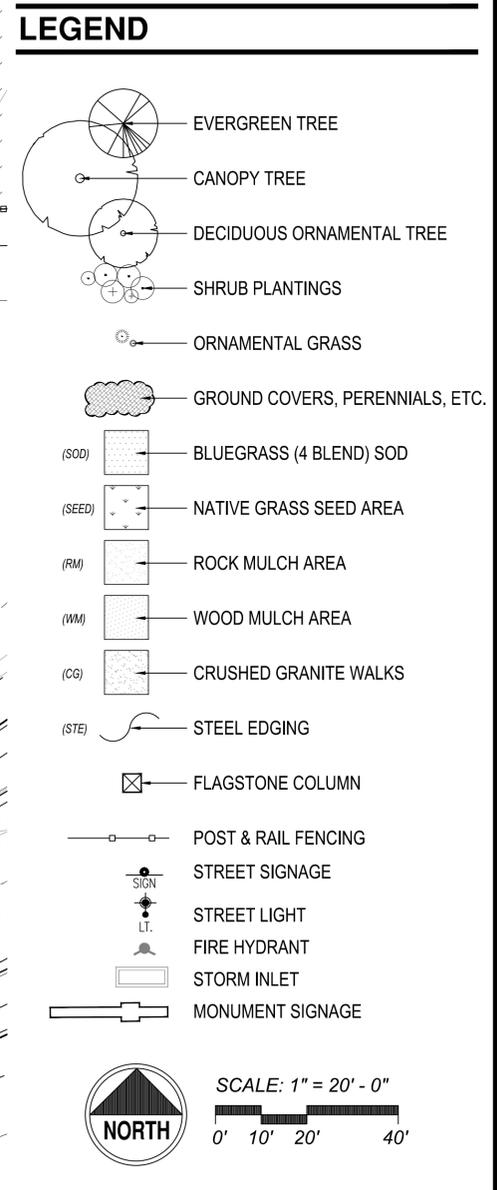
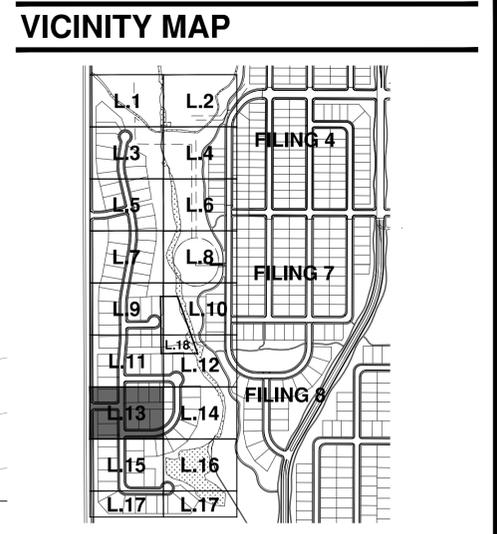
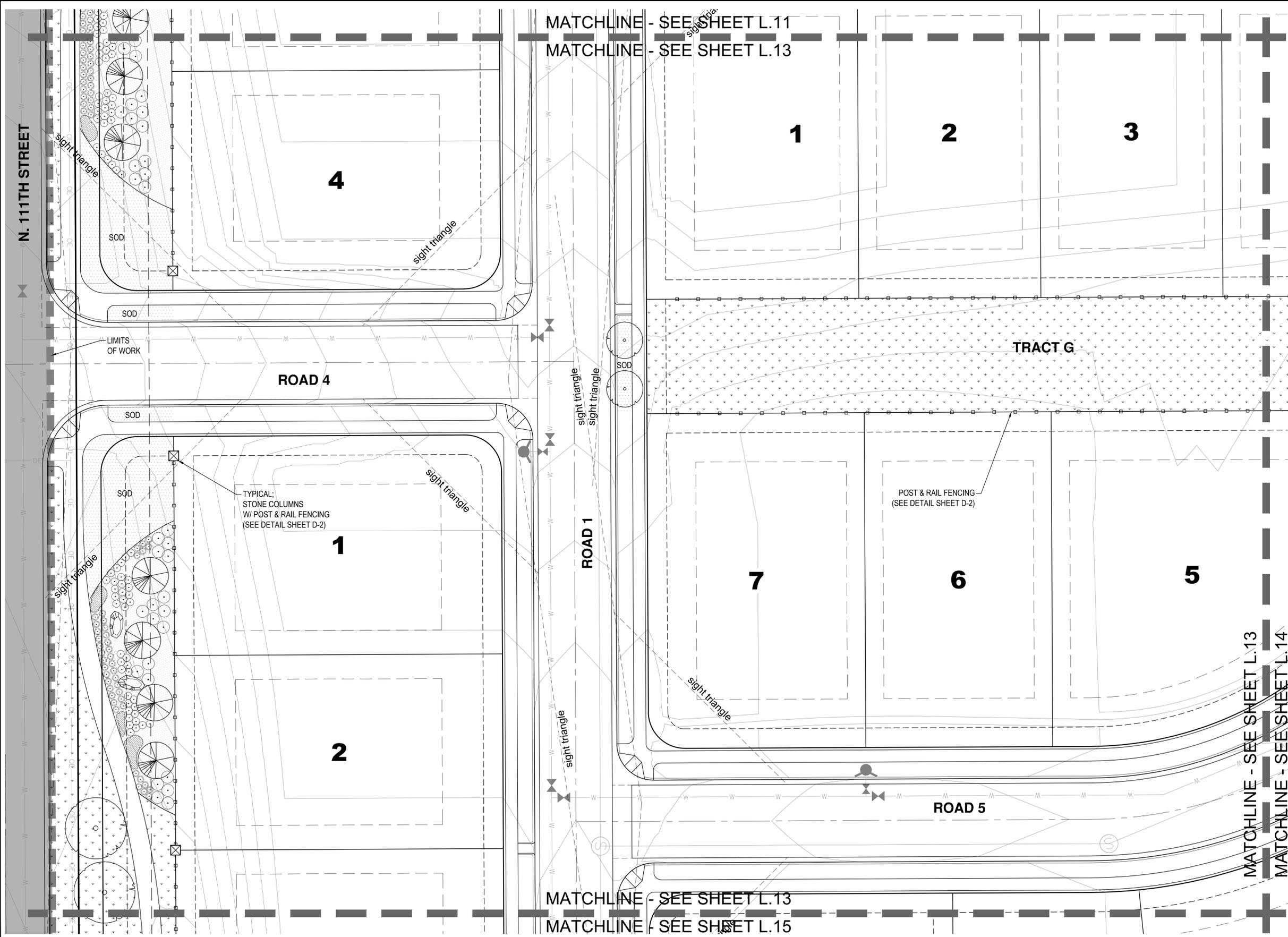
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FLATIRON MEADOWS
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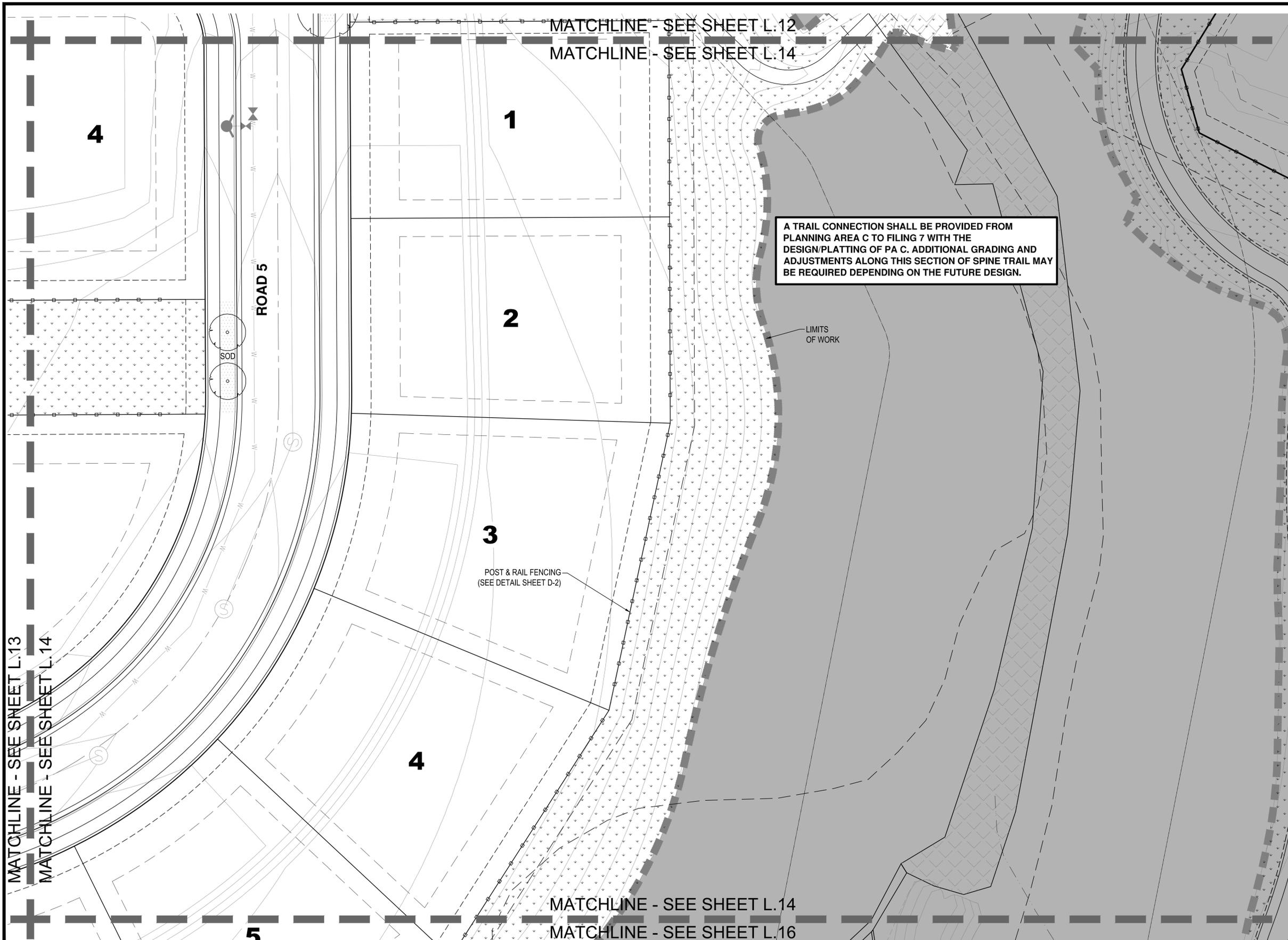
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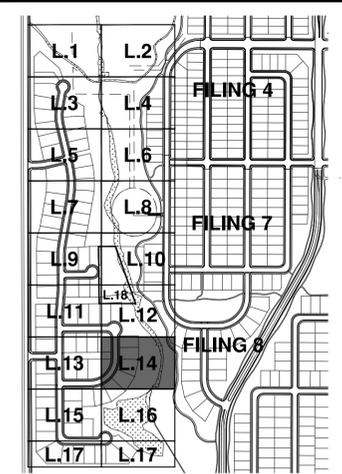
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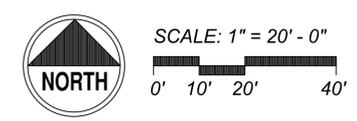


VICINITY MAP



LEGEND

- EVERGREEN TREE
- CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUB PLANTINGS
- ORNAMENTAL GRASS
- GROUND COVERS, PERENNIALS, ETC.
- (SOD) BLUEGRASS (4 BLEND) SOD
- (SEED) NATIVE GRASS SEED AREA
- (RM) ROCK MULCH AREA
- (WM) WOOD MULCH AREA
- (CG) CRUSHED GRANITE WALKS
- (STE) STEEL EDGING
- FLAGSTONE COLUMN
- POST & RAIL FENCING
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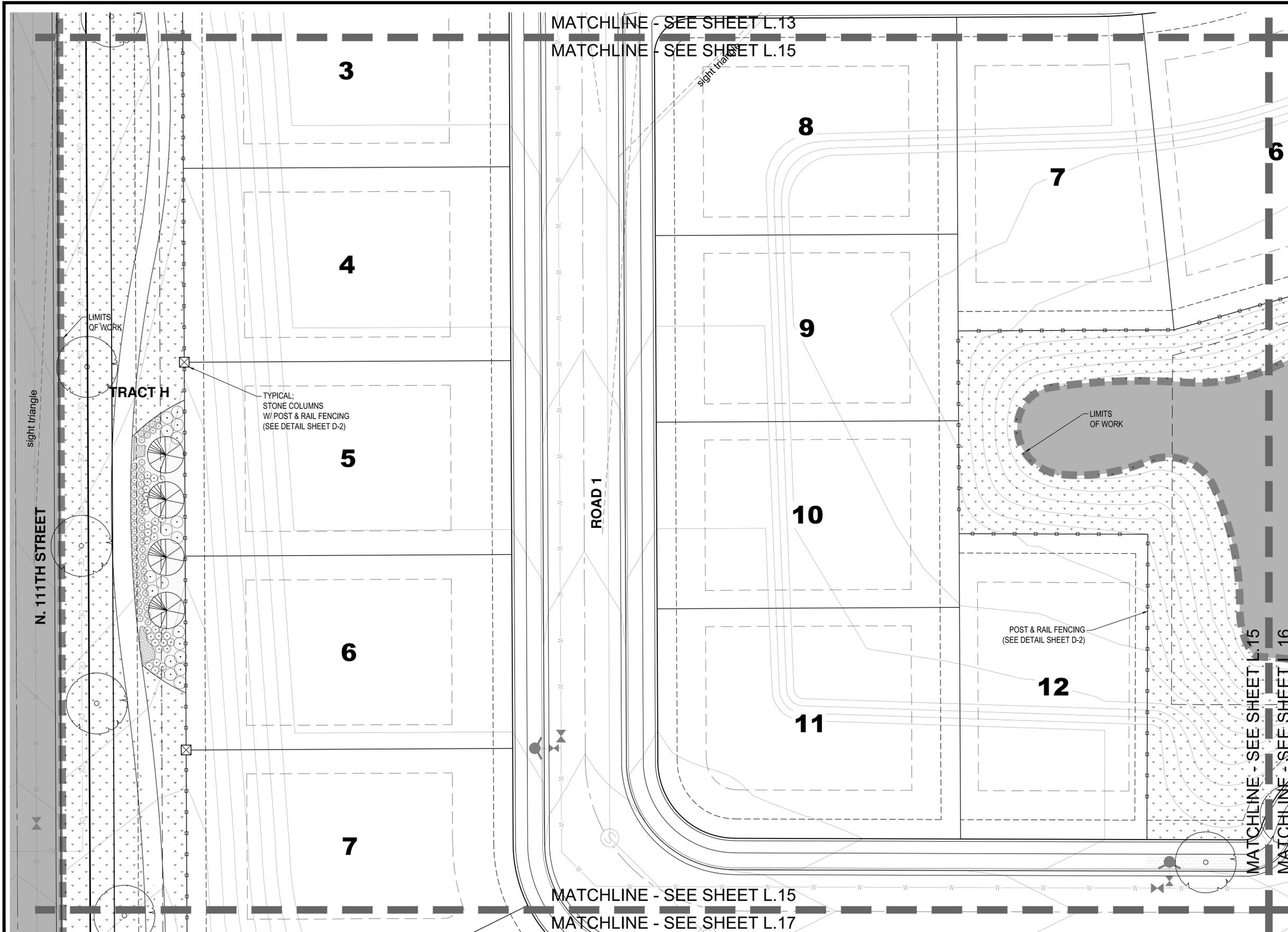
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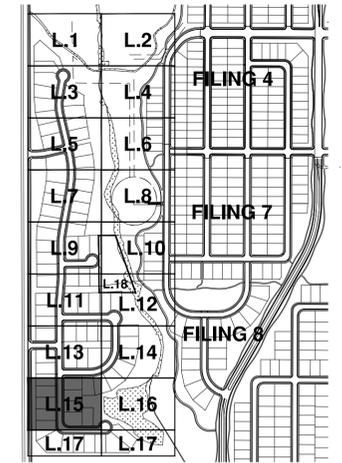
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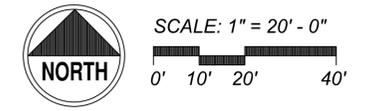


VICINITY MAP



LEGEND

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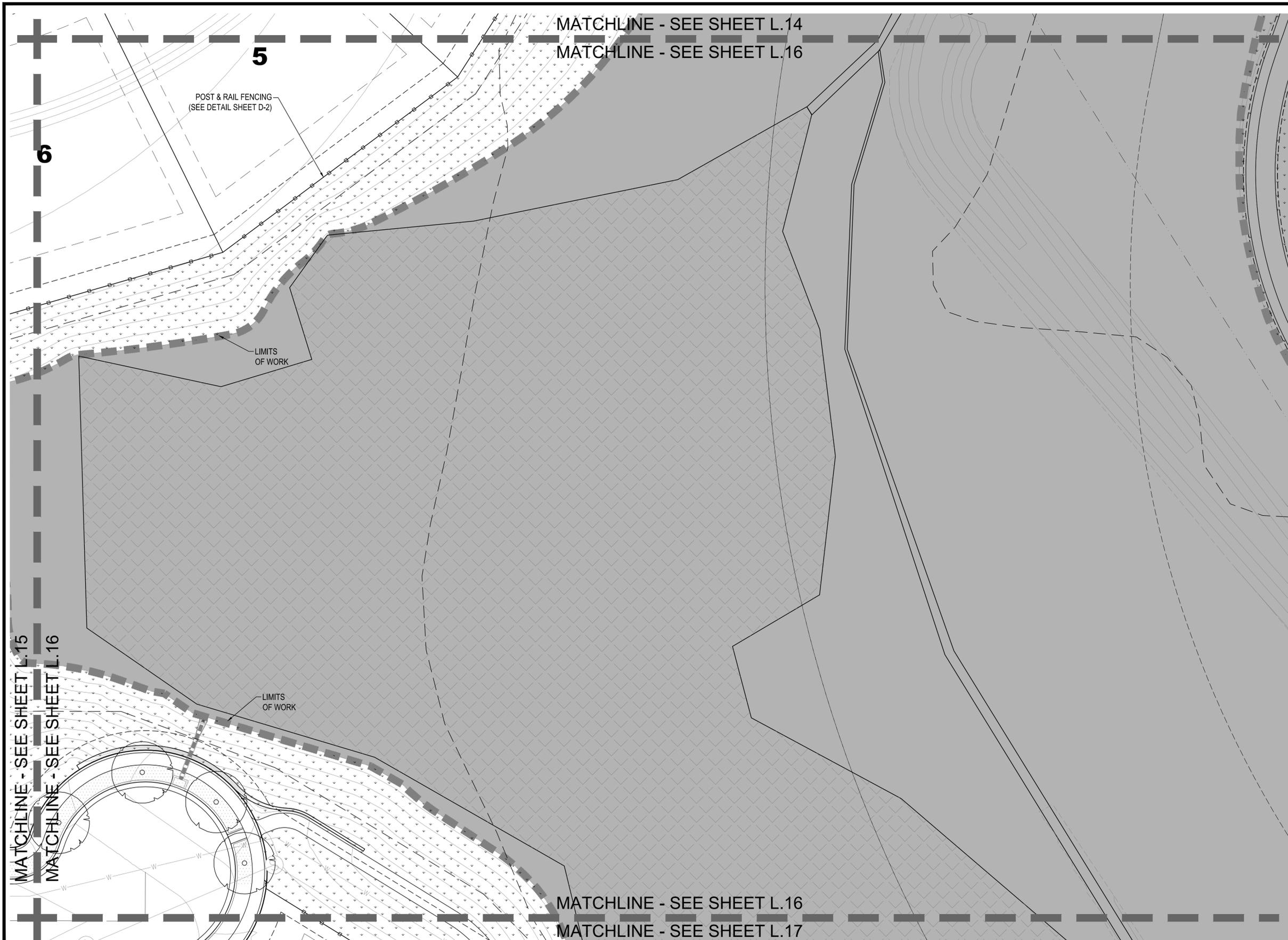
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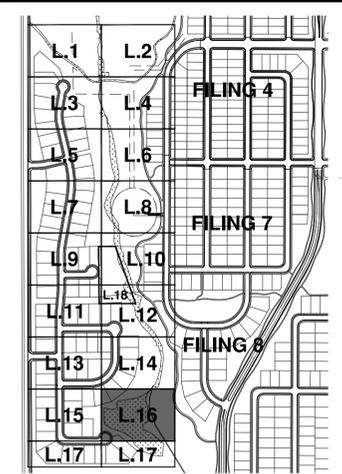
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VICINITY MAP



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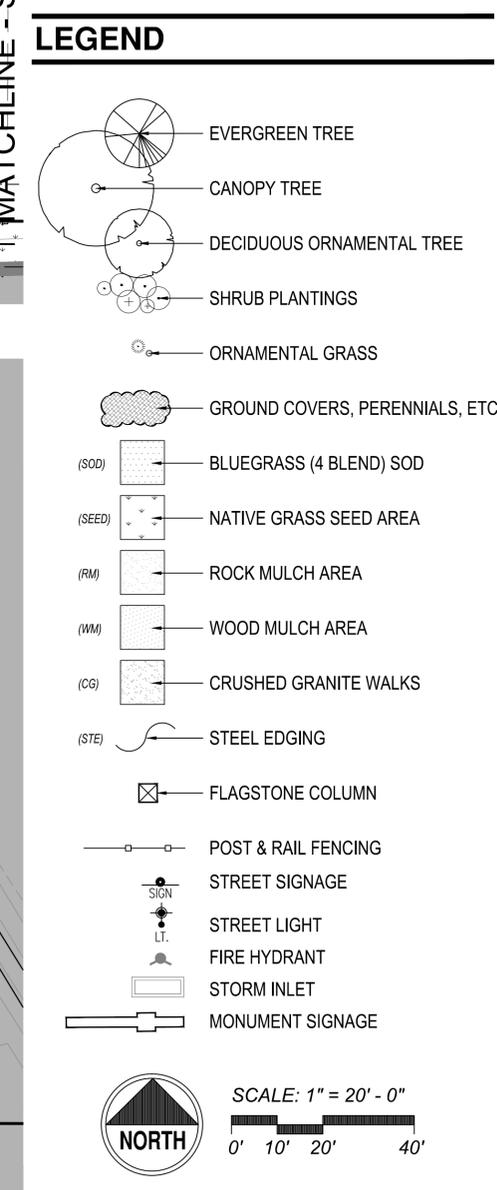
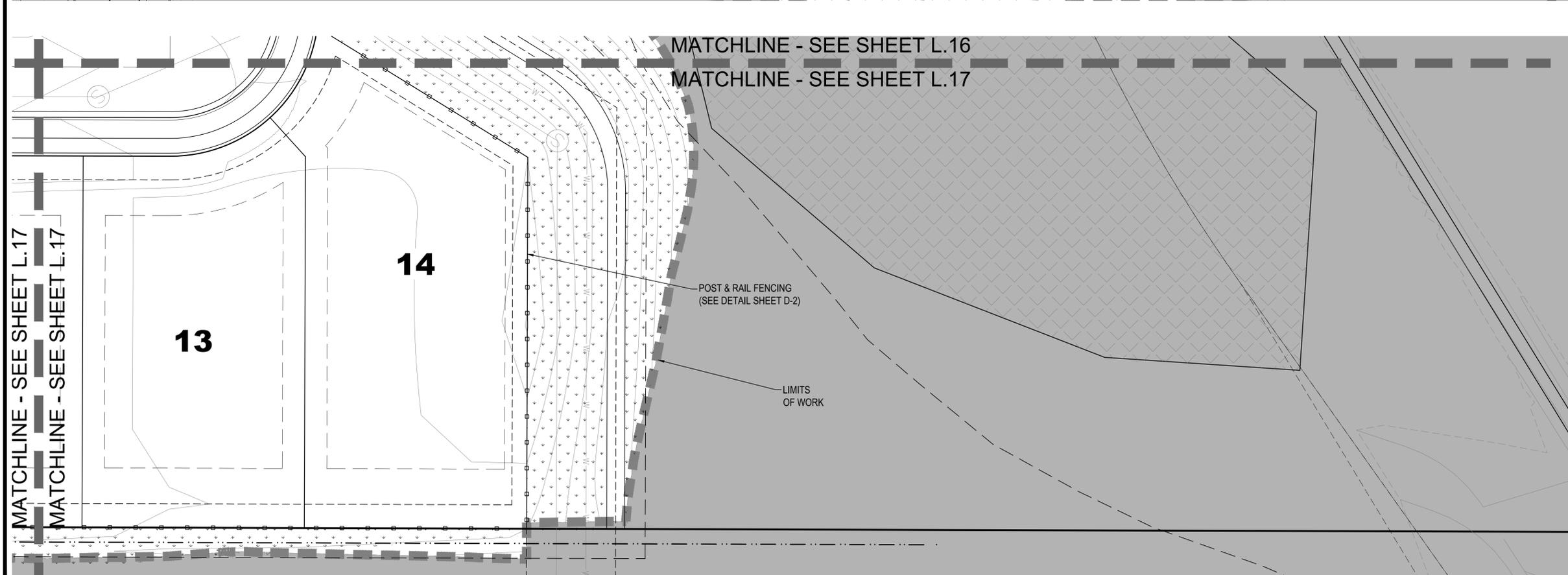
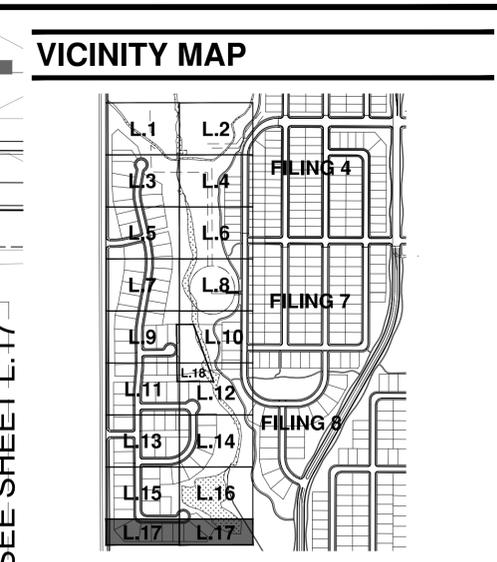
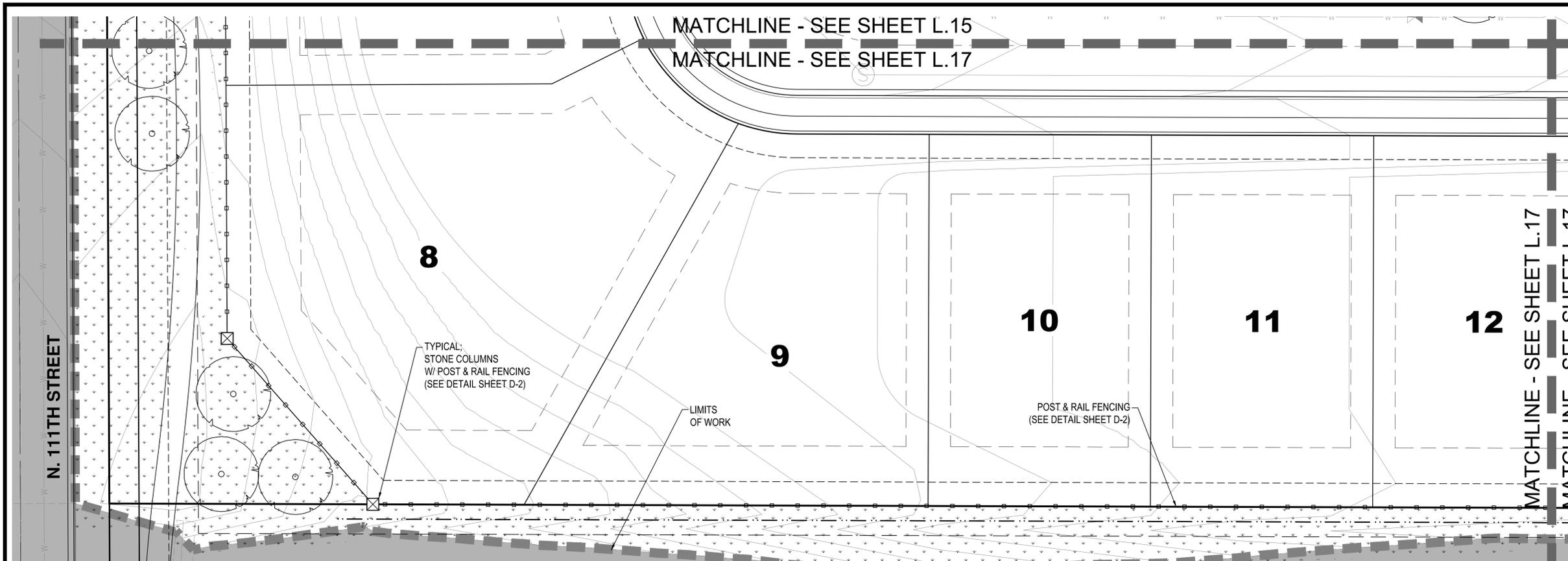
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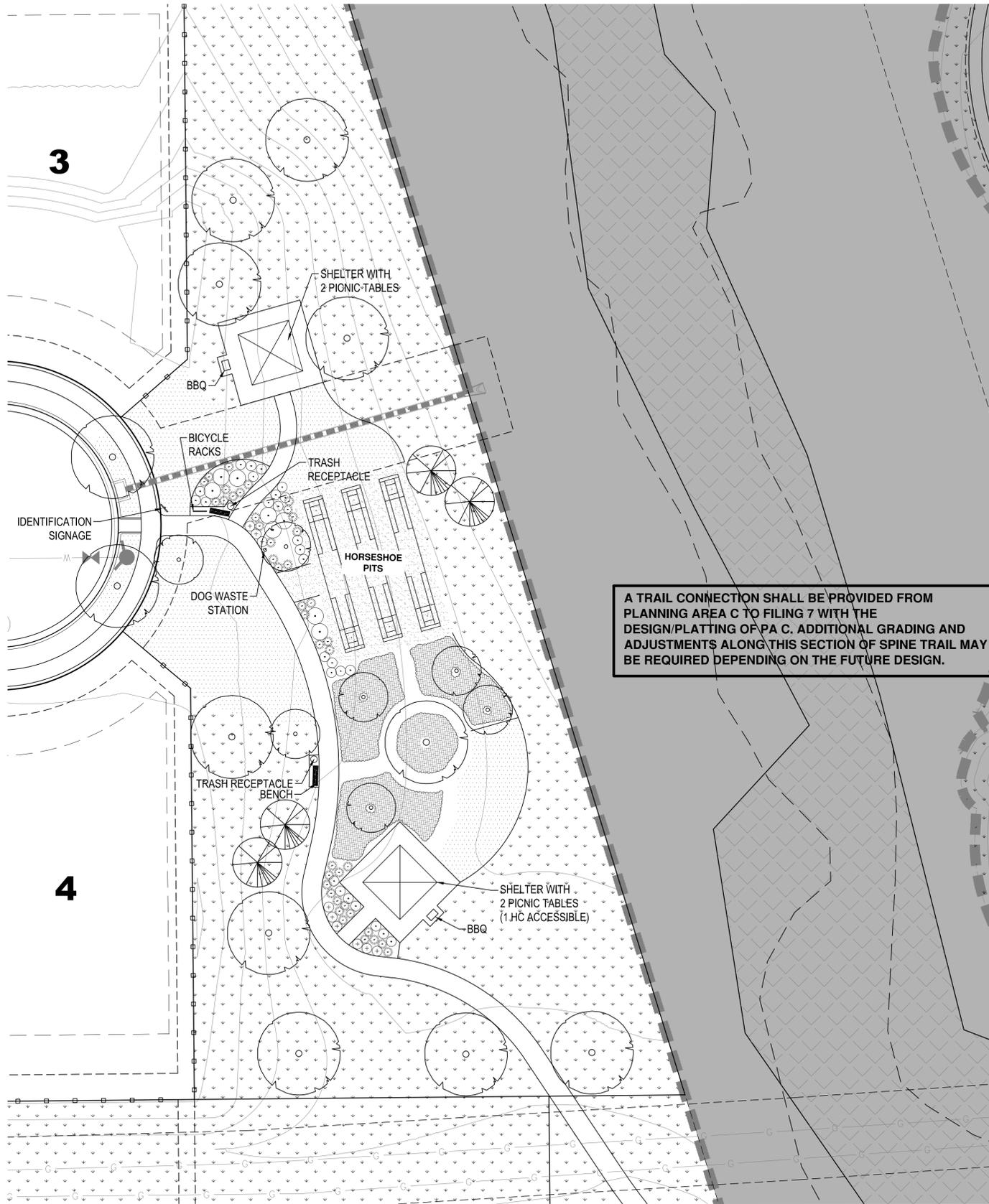
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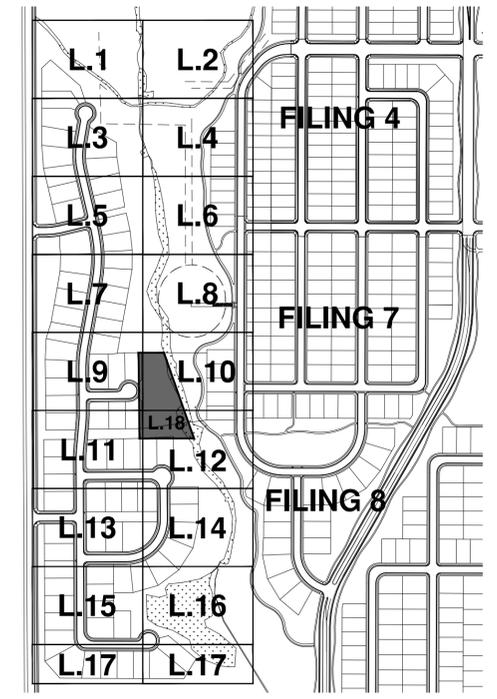
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POCKET PARK AMENITIES PLAN



A TRAIL CONNECTION SHALL BE PROVIDED FROM PLANNING AREA C TO FILING 7 WITH THE DESIGN/PLATTING OF PA C. ADDITIONAL GRADING AND ADJUSTMENTS ALONG THIS SECTION OF SPINE TRAIL MAY BE REQUIRED DEPENDING ON THE FUTURE DESIGN.

VICINITY MAP



POCKET PARK DESIGN STANDARDS

Pocket Park Design Elements	PAC
List A Infrastructure – (All Required)	
1. Benches (two minimum).	X
2. Bicycle Racks (min. to serve four bikes).	X
3. Dog pick up station.	X
4. Identification sign (clearly specifying contact number for maintenance or other concerns).	X
5. Individual shelter with two picnic tables.	X
6. Irrigation.	X
7. Open turf area (min. size 3,000 sf, max size 15,000 sf).	X
8. Sidewalks (ADA accessible).	X
9. Trash receptacles (minimum of two).	X
10. Plant Materials:	
a. Five (5) deciduous trees.	X
b. Three (3) ornamental trees.	X
c. Two (2) evergreen trees.	X
d. Twenty (20) shrubs.	X
e. Twenty four (24) perennials.	X
f. Three (3) ornamental grasses.	X
List B Pre selected components – (Select 2)	
1. Display garden.	X
2. Group picnic shelter (min. size 500 sf and four tables in place of individual shelter in List A).	
3. Loop walk (min. length 2,000 lf).	
4. Natural area (min. size 10,000 sf).	X
5. Multi level play structure.	
List C Components of Choice – (Select 3)	
If not selected in list A or B	
1. Loop walk (min. length 2,000 lf – if not used as a pre-selected component).	
2. Natural area – min. size 10,000 sf (if not used as pre-selected component).	
3. Multi-level play structure (if not used as pre-selected component).	
4. Individual shelters with two tables (in addition to shelter in List A or group shelter in List B).	X
Additional components:	
5. Basketball (one full court).	
6. Bocce ball.	
7. Boulder play area or climbing structure.	
8. Community garden.	X
9. Fitness course.	
10. Handball.	
11. Horseshoe pits.	X
12. Open turf sculpted as a play berm, mound or hill with a minimum three-foot height.	
13. Other play features that include swings, spring toys, sand play, dramatic play, tetherball, etc. (include at least three).	
14. Outdoor classroom to seat 20.	
15. Public art.	
16. Shuffleboard.	
17. Tennis.	
18. Volleyball.	
19. Water spray ground.	
20. Water feature (A passive, water-based amenity such as fountains, ponds, or waterfalls).	
21. Or equivalent component as approved by Town of Erie.	
List D Comfort and Convenience Features – (Select 2)	
All may be counted only once, except as noted	
1. BBQ grills (min. one per every two tables).	X
2. Benches (min. two per acre, in addition to benches in List A).	
3. Drinking fountain (may include dog bowl attachment).	
4. Electricity and lighting to shelter for night use (counted one per item).	
5. Landscaping (results in double the 'List A' landscaping requirements).	X
6. Picnic tables (in addition to those in List A, B, or C).	
7. Shade structures for components from List B or C (other than List B shelters) counted one per item.	

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OVERALL LANDSCAPE PLAN



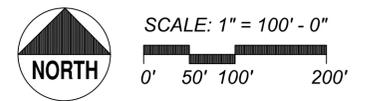
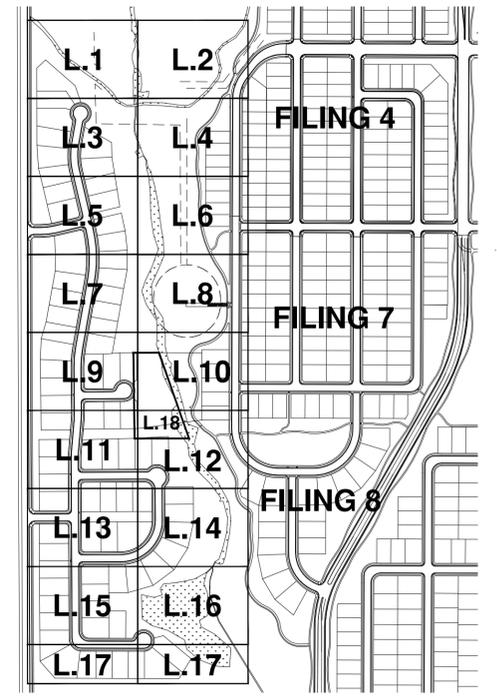
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MATCHLINE - SEE SOUTH PORTION THIS SHEET

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VICINITY MAP



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FLATIRON MEADOWS
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PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE & COND	MATURE SIZE	SPACING
CANOPY TREES						
CAS	WESTERN CATALPA	CATALPA SPECIOSA	0	2" CAL B&B	40'-60"HT.x30'-50'SPR.	25' MIN.
GYD	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	0	2" CAL B&B	50'-60"HT.x40'-50'SPR.	25' MIN.
QBI	SWAMP WHITE OAK	QUERCUS BICOLOR	0	2" CAL B&B	40'-60"HT.x40'-60'SPR.	25' MIN.
OMA	BUR OAK	QUERCUS MACROCARPA	0	2" CAL B&B	50'-80"HT.x50'-80'SPR.	25' MIN.
ORU	NORTHERN RED OAK	QUERCUS RUBRA	0	2" CAL B&B	40'-60"HT.x40'-60'SPR.	25' MIN.
TAM	AMERICAN LINDEN	TILIA AMERICANA	0	2" CAL B&B	40'-60"HT.x30'-40'SPR.	25' MIN.
TGR	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	0	2" CAL B&B	30'-40"HT.x25'-35'SPR.	25' MIN.
UAC	ACCOLADE ELM	ULMUS X 'ACCOLADE'	0	2" CAL B&B	30'-40"HT.x25'-35'SPR.	25' MIN.
TOTAL CANOPY TREES 0						

ORNAMENTAL TREES						
CCR	CRUESADER HAWTHORN	CRATAEGUS CRUS-G. 'CRUESADER'	0	2" CAL B&B	15'-20"HT.x15'-20'SPR.	12' MIN.
MPF	PRAIRIE FIRE CRABAPPLE	MALUS X 'PRAIRIE FIRE'	0	2" CAL B&B	15'-20"HT.x15'-20'SPR.	12' MIN.
MSS	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	0	2" CAL B&B	15'-20"HT.x15'-20'SPR.	12' MIN.
PRV	CANADA RED CHERRY	PRUNUS VIRGINIANA	0	2" CAL B&B	25'-30"HT.x20'-30'SPR.	12' MIN.
PYC	CHANTICLEER PEAR	PYRUS CALLERYANA	0	2" CAL B&B	20'-35"HT.x15'-30'SPR.	12' MIN.
TOTAL ORNAMENTAL TREES 0						

EVERGREEN TREES						
PIP	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	0	8'-12' HT.	40'-60"HT.x20'-30'SPR.	15' MIN.
PN1	AUSTRIAN PINE	PINUS NIGRA	0	8'-12' HT.	40'-60"HT.x20'-30'SPR.	15' MIN.
PPO	PONDEROSA PINE	PINUS PONDEROSA	0	8'-12' HT.	60'-80"HT.x30'-40'SPR.	15' MIN.
TOTAL EVERGREEN TREES 0						

DECIDUOUS SHRUBS						
AMA	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	0	5 GAL. CONT.	6'-20"HT.x6'-12'SPR.	+/- 4" O.C.
AMR	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	0	5 GAL. CONT.	6'-8"HT.x6'-8'SPR.	+/- 4" O.C.
BUD	PINK BUTTERFLY BUSH	Buddleia DAVIDII 'PINK DELIGHT'	0	5 GAL. CONT.	6'-12"HT.x4'-8'SPR.	+/- 4" O.C.
CHN	DWARF BLUE RABBITBRUSH	CHRY'SOTHAMNUS NAUSEOSIS	0	5 GAL. CONT.	1'-4"HT.x1'-4'SPR.	+/- 3" O.C.
EUA	DWARF BURNING BUSH	ERYONMUS ALATUS 'COMPACTUS'	0	5 GAL. CONT.	6'-8"HT.x6'-8'SPR.	+/- 4" O.C.
PEA	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'L.S.'	0	5 GAL. CONT.	3'-4"HT.x3'-4'SPR.	+/- 3" O.C.
PTF	WHITE FLOWER CINQUEFOIL	POTENTILLA FR. DAV. 'PRAIRIE SNOW'	0	5 GAL. CONT.	2'-3"HT.x3'-5'SPR.	+/- 3" O.C.
PTJ	JACKMAN POTENTILLA	POTENTILLA FRUITICOSA 'JACKMANI'	0	5 GAL. CONT.	2'-3"HT.x3'-4'SPR.	+/- 3" O.C.
PRB	CREEP WEST SANDCHERRY	PRUNUS BESSEYI 'PAWNEE B.'	0	5 GAL. CONT.	4'-6"HT.x4'-6'SPR.	+/- 4" O.C.
RTY	STAGHORN SUMAC	RHUS TYPHINA	0	5 GAL. CONT.	10'-15"HT.x10'-15'SPR.	+/- 5" O.C.
ROF	DWARF RED SHRUB ROSE	ROSA FLORIBUNDA 'MEIDLAND'	0	5 GAL. CONT.	2'HT.x4'-6'SPR.	+/- 3" O.C.
SYM	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	0	5 GAL. CONT.	4'-6"HT.x4'-6'SPR.	+/- 3" O.C.
SYV	DBL. RED FRENCH LILAC	SYRINGA VULGARIS 'CHARLES JOLY'	0	5 GAL. CONT.	8'-12"HT.x6'-8'SPR.	+/- 4" O.C.
TOTAL DECIDUOUS SHRUBS 0						

EVERGREEN SHRUBS						
COL	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM 'COLOGREEN'	0	5 GAL. CONT.	15'-20"HT.x5'-6'SPR.	+/- 4" O.C.
JUH	WILTON CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	0	5 GAL. CONT.	4'-6"HT.x5'-8'SPR.	+/- 4" O.C.
PMG	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	0	5 GAL. CONT.	3'-5"HT.x3'-7'SPR.	+/- 5" O.C.
TOTAL EVERGREEN SHRUBS 0						

ORNAMENTAL GRASSES						
CAL	K. FOERSTER FEATHER REED	CALAMAGROSTIS ACUTIFLORA 'K.F.'	0	1 GAL. CONT.	4'-5"HT.x1'-2'SPR.	+/-30" O.C.
HEL	BLUE Avena GRASS	HELICTOTRICHON SEMPERVIRENS	0	1 GAL. CONT.	2'-3"HT.x2'-3'SPR.	+/-30" O.C.
LGB	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0	1 GAL. CONT.	3'-4"HT.x2'SPR.	+/-18" O.C.
PEN	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROID. 'HAMELN'	0	1 GAL. CONT.	1'-2"HT.x1'-2'SPR.	+/-18" O.C.
PHA	RIBBON GRASS	PHALARIS ARUNDINACEA 'PICTA'	0	1 GAL. CONT.	1'-2"HT.x1'-2'SPR.	+/-18" O.C.
TOTAL ORNAMENTAL GRASSES 0						

GROUNDCOVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.						
ACH	COMMON WHITE YARROW	ACHILLEA MILLEFOLIUM	0	1 GAL. CONT.	1'-2"HT.x1'-2'SPR.	+/-18" O.C.
AGA	BLUE FORTUNE HYSSOP	AGASTACHE 'BLUE FORTUNE'	0	1 GAL. CONT.	3'-4"HT.x2'-3'SPR.	+/-30" O.C.
AG1	DBL. BUBBLEMINT HYSSOP	AGASTACHE CANA	0	1 GAL. CONT.	3'-4"HT.x2'-3'SPR.	+/-30" O.C.
BES	BLACK-EYED SUSAN	RUBROCKIA FULGIDA 'GOLDSTRUM'	0	1 GAL. CONT.	1'-2"HT.x1'-2'SPR.	+/-24" O.C.
CFL	PURPLE CONEFLOWER	ERHINACEA PURPUREA	0	1 GAL. CONT.	2'-3"HT.x1'-2'SPR.	+/-24" O.C.
DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	0	1 GAL. CONT.	1'-2"HT.x1'-2'SPR.	+/-24" O.C.
RUD	BLACK-EYED SUSAN	RUBROCKIA FULGIDA 'GOLDSTURM'	0	1 GAL. CONT.	2'-3"HT.x1'-2'SPR.	+/-24" O.C.
LEU	OX-EYED DAISY	LEUCANTHEMUM VULGARE	0	1 GAL. CONT.	2'-3"HT.x1'-2'SPR.	+/-24" O.C.
REV	RED VALERIAN	CENTRANTHUS RUBER	0	1 GAL. CONT.	2'-3"HT.x1'-2'SPR.	+/-24" O.C.

NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT QUANTITIES SHOWN AND NOTED ON THE PLAN WHICH SHALL TAKE PRECEDENCE OVER PLANT QUANTITIES LISTED IN THE PLANT LIST. PLANT SPACING DIMENSIONS ARE GENERAL PLANTING GUIDELINES ONLY, ACTUAL PLANT LOCATIONS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICTING INFORMATION.

LANDSCAPE MATERIALS		
-	BO.	BOULDER - SELECTED, BUFF FLAGSTONE, MONUMENT SLABS.
-	COB.	COBBLED AREA - 6" DIA. GRAY COLORED WASHED RIVER ROCK OVER WEED BARRIER FABRIC.
-	R.M.	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. RIVER ROCK OVER WEED BARRIER FABRIC.
-	SEED	NATIVE GRASS AREA - NATIVE GRASS SEEDED AREA, TEMPORARY IRRIGATED (SEE SPECS).
-	SOD	SOD AREA - APPROVED BLUEGRASS BLEND (4 VARIETIES), INCL. PREP. & FINE GRADING.
-	ST.E.	STEEL EDGING - 6"x3/16"x20' SIZED GREEN PAINTED STEEL EDGER.
-	W.M.	WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH.

SEEDING SPECIFICATIONS:

- AREAS TO BE SEEDED WITH NATIVE GRASSES SHALL BE GRADED TO A SUITABLE FINISHED GRADE (+/-10). AREAS SHALL BE SCARIFIED TO A DEPTH OF 6" (MIN.) INCORPORATING 800 LBS. OF "BIOSOL FORTE" PER 1000 SF. (PER S&S 1022.03 PRIOR TO HYDRO-MULCHING) IN THE PROCESS. AREAS SHALL BE SETTLED AND FINE GRADED TO A SMOOTH, UNIFORM, FIRM (UNCOMPACTED) SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS VEGETATION, ETC. OVER 1.5" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEEDED WITH A UNIFORM MIXTURE OF THE FOLLOWING NATIVE GRASS MIX (AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SEEDING):

NOTE: THIS SEED MIX SHALL BE USED IN OPEN SPACE SEEDED AREAS AT LEAST 10' AWAY FROM SIDEWALK, TRAIL AND ROAD EDGES. SEED SHALL BE INSTALLED BETWEEN OCTOBER 15TH AND MARCH 30TH TIME PERIOD ONLY.

TABLE 1: MIXED GRASS PRAIRIE NATIVE SEED MIX:

DRILLED & HYDRO-MULCHED; IRRIGATED; OCCASIONALLY MOWED				
COMMON NAME:	SCIENTIFIC NAME:	VARIETY	OZ./ACRE	LB./ACRE
BUFFALOGRASS	BUCHLOE DACTYLOIDES	NATIVE	3.0	
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	BUTTE	5.0	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	1.0	
BLUE GRAMA	BOUTELOUA GRACILIS	LOVINGTON	3.0	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA	5.0	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PASTURA	4.0	
ALKALI SACATON	SPOROBOLUS AIROIDES	COMMON	1.0	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	5.0	
FRINGED SAGE	ARTEMISIA FRIGIDA	COMMON	1.0	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	COMMON	6.0	
BLANKET FLOWER	GAILARDIA ARISTATA	COMMON	6.0	
GAYFEATHER	LIATRIS PUNCIATA	COMMON	4.0	
BLUE FLAX	LINUM PERENNE	COMMON	3.0	
TANSY ASTER	MACHAERANTHERA TANACETIFOLIA	COMMON	3.0	
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	COMMON	3.0	
TOTAL OUNCES			26.0	1.625
TOTAL			29.625	LB./AC.

NOTE: THIS SEED MIX SHALL BE USED IN OPEN SPACE SEEDED AREAS 10' OR LESS AWAY FROM SIDEWALK, TRAIL AND ROAD EDGES. SEED SHALL BE INSTALLED BETWEEN OCTOBER 15TH AND MARCH 30TH TIME PERIOD ONLY.

TABLE 2: SHORTGRASS PRAIRIE NATIVE SEED MIX:

DRILLED & HYDRO-MULCHED; IRRIGATED; OCCASIONALLY MOWED				
COMMON NAME:	SCIENTIFIC NAME:	VARIETY	OZ./ACRE	LB./ACRE
BUFFALOGRASS	BUCHLOE DACTYLOIDES	NATIVE	14.0	
BLUE GRAMA	BOUTELOUA GRACILIS	LOVINGTON	12.0	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	4.0	
FRINGED SAGE	ARTEMISIA FRIGIDA	COMMON	1.0	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	COMMON	4.0	
GAYFEATHER	LIATRIS PUNCIATA	COMMON	4.0	
TANSY ASTER	MACHAERANTHERA TANACETIFOLIA	COMMON	3.0	
TOTAL OUNCES			12.0	0.75
TOTAL			30.75	LB./AC.

- NATIVE GRASS SEED SHALL BE DISTRIBUTED EVENLY AT THE SPECIFIED RATE OF PURE LIVE SEED (PLS) PER ACRE. SEED SHALL BE DRILLED WITH DRILL EQUIPMENT EQUIPPED WITH A SATISFACTORY FEEDING MECHANISM, AN AGITATOR, DOUBLE DISC FURROW OPENERS, DEPTH BANDS AND PACKER WHEELS (E.G. "BRILLION" SEEDER, OR EQUAL). AREAS INACCESSIBLE TO DRILL EQUIPMENT CAN BE SUBSTITUTED WITH AN ALTERNATIVE BROADCAST METHOD (E.G. HAND BROADCAST, ETC.). IF THE ALTERNATIVE METHOD IS USED, THE SEEDING RATE MUST BE DOUBLED, AND THE AREA MUST BE DRAGGED (OR RAKED) AFTER SEEDING FOLLOWED BY HYDRO-MULCHING.
- SEEDED AREAS SHALL BE HYDRO-MULCHED WITH 2500 LBS./ACRE OF HYDRO-MULCH (100% VIRGIN WOOD CELLULOSE FIBER), AND 150 LBS./ACRE ORGANIC TACKIFIER. SOIL COVERAGE SHALL BE 100%. AREAS WHERE SOIL IS VISIBLE SHALL BE HYDROMULCHED UNTIL COVERAGE IS SATISFACTORY (AT THE CONTRACTOR'S EXPENSE). IF WEATHER CONDITIONS DETERIORATE, WORK SHALL BE DELAYED UNTIL WEATHER CONDITIONS ARE FAVORABLE. MULCH SHALL BE APPLIED IN A SEPARATE OPERATION, ON THE SAME DAY AS SEEDING. NO HAY IS PERMITTED ON THE CONSTRUCTION SITE, FOR ANY PURPOSE.

LANDSCAPE SPECIFICATIONS:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- 10). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 5 CYDS./1000 SF. OF "CLASS 1" COMPOST UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELED, AND RAKED TO A FINISHED GRADE. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. SURFACE SHALL BE FINE GRADED SMOOTH AND FIRM (NON-COMPACTED) PRIOR TO SODDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. AREAS SHALL RECEIVE A BOOSTER FERTILIZER WITH A CHEMICAL ANALYSIS OF NITROGEN-18, PHOSPHORUS-12, POTASH-4, 4% IRON AND 8% SULFUR AT THE RATE OF 5 LBS./1000 SF. IMMEDIATELY PRIOR TO SODDING. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SODDING.
- SOD SHALL BE A DROUGHT TOLERANT (TOWN OF ERIE APPROVED) BLUEGRASS SOD (4 VARIETY) BLEND. SOD SHALL BE FREE FROM WEEDS AND OBJECTIONABLE GRASSES. SOD SHALL BE PROTECTED IN TRANSIT AND ON SITE FROM DRYING OUT. SOD SHALL BE LAID OVER FIRM (NON-COMPACTED), PRE-MOISTENED, PREPPED SURFACE. SOD STRIPS SHALL BE LAID TIGHT WITH STAGGERED JOINTS, NO VOIDS OCCURRING BETWEEN STRIPS. SOD SHALL BE LAID NO CLOSER THAN 24" FROM THE CENTER OF SHRUB PLANTINGS AND NO CLOSER THAN 24" FROM THE CENTER OF TREE TRUNKS. SOD SURFACE SHALL BE 1" BELOW ADJACENT EDGING. IMMEDIATELY UPON INSTALLATION, SOD SHALL BE WATERED TO A 4" DEPTH. WHEN MOISTURE CONTENT OF THE SOIL IS PROPER, SOD SHALL BE ROLLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF SOD UNTIL ACCEPTANCE OF WORK.
- AT THE TIME OF THE FIRST MOWING OF ALL TURF GRASS, THE CONTRACTOR SHALL APPLY A COMMERCIAL FERTILIZER WITH A CHEMICAL ANALYSIS OF NITROGEN-20, PHOSPHOROUS-5, POTASH-10, PLUS 2% IRON AT THE RATE OF 5 LBS./1000 SF. CARE SHALL BE TAKEN TO PREVENT BURNING. ANY AREAS DISTURBED OR DAMAGED BY THE CONTRACTOR DURING FERTILIZING OPERATIONS SHALL BE REPAIRED IN ACCORDANCE WITH TOWN OF ERIE STANDARDS & SPECIFICATIONS (AT THE CONTRACTOR'S EXPENSE).
- AREAS TO BE PLANTED IN GROUND COVERS, PERENNIALS, ETC. SHALL BE GRADED TO A SUITABLE GRADE (+/- 10). AREAS SHALL BE TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES INCORPORATING FIVE (5) CYDS. OF "CLASS 1" COMPOST PER 1000 SF. UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION AREAS SHALL BE FINE GRADED TO PROPER GRADE.
- PLANT MATERIAL QUALITY SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK. PLANTS SHALL MEET OR EXCEED SPECIFIED SIZES. TREES SHALL HAVE WELL BRANCHED TOPS WITH REASONABLY STRAIGHT, WELL DEVELOPED SINGLE LEADERS (UNLESS OTHERWISE NOTED). THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTS OF INFERIOR QUALITY. NO PLANTS SHALL BE PLANTED DURING INCLEMENT WEATHER OR INTO FROZEN GROUND (UNLESS SPECIFICALLY ALLOWED WITH WRITTEN APPROVAL FROM THE DEVELOPER'S REPRESENTATIVE).
- PLANTING PIT DIAMETERS SHALL BE DUG WITH TWICE THE DIAMETER OF THE ROOT BALL. PITS SHALL BE DUG DEEP ENOUGH SO THAT THE TOP OF THE ROOT BALL IS 1" ABOVE GRADE FOR ALL PLANTS, EXCEPT FOR JUNIPERS WHICH SHALL BE 2" ABOVE GRADE. PITS SHALL BE BACKFILLED WITH UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% "CLASS 1" COMPOST. PRIOR TO BACK FILLING PLANTING PITS, CONTRACTOR SHALL REMOVE ALL WIRE BASKETS AND OTHER PROTECTIVE MATERIALS (E.G. BURLAP) FROM THE ROOT BALLS. ALL FLAGS, TAGS, ETC. SHALL BE REMOVED FROM ALL PLANTS.
- TREES SHALL BE GUYED AND STAKED TO THE EXTENT NECESSARY TO KEEP THEM IN A PLUMB POSITION UNTIL THE TREE IS ESTABLISHED. EVERGREEN TREES SHALL BE SECURELY GUYED AND STAKED WITH 3 WIRES (MIN.) SPACED EQUALLY AROUND THE TREE. DECIDUOUS TREES SHALL BE SECURED WITH 2 WIRES SPACED EQUALLY AROUND THE TREE. STAKES SHALL BE GREEN PAINTED 6' LONG STEEL T-POSTS (OR APPROVED EQUAL). STAKES SHALL BE SET IN UNDISTURBED SOIL AT SLIGHT ANGLE FACING AWAY FROM THE TREE TRUNK. TRUNKS SHALL BE SECURED WITH #12 GAUGE GALVANIZED STEEL WIRE AND NYLON STRAP WITH GROMMETS. CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRE ADJUSTMENTS DURING THE GUARANTEE PERIOD, AND REMOVAL OF STAKES AND WIRES UPON COMPLETION OF THE GUARANTEE PERIOD. (SEE TREE PLANTING DETAIL SHEET L-6.)
- TRUNKS OF FALL PLANTED DECIDUOUS TREES SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM GROUND TO HEIGHT OF SECOND BRANCH. WRAPPING SHALL BE SECURED TO TRUNK IN AN ACCEPTABLE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT TO WRAPPING DURING THE GUARANTEE PERIOD AND SHALL REMOVE WRAPPING UPON COMPLETION OF THE GUARANTEE PERIOD.
- PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM DATE OF WORK ACCEPTANCE. REPLACED PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT. DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY MAINTENANCE DEFICIENCIES.
- SHRUB PLANTING BED AREAS NOTED 'R.M.' SHALL BE ROCK MULCHED. ROCK MULCH SHALL BE 1.5" DIA. WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF APPROVED GEOTEXTILE WEED BARRIER FABRIC (E.G. "TYPAR #3401" OR EQUAL). ROCK MULCH SHALL KEPT AWAY FROM THE CENTER OF PLANTS (12" DIA. MIN.). PLANT CENTERS SHALL BE WOOD MULCHED WITH A 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH. AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND MULCH. COURSES OF FABRIC SHALL OVERLAP 12" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- SHRUB PLANTING BED AREAS NOTED 'W.M.' SHALL BE WOOD MULCHED. WOOD MULCH SHALL BE SHREDDED CEDAR WOOD MULCH PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. "TYPAR #3401" OR EQUAL). AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND MULCH. COURSES OF FABRIC SHALL OVERLAP 12" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- CONTINUOUS GROUND COVER AREAS TO BE WOOD MULCHED SHALL BE TREATED WITH "TREFLAN" GRANULAR PRE-EMERGENT HERBICIDE ACCORDING TO MFR. SPECIFICATIONS. AREAS SHALL BE FINE GRADED PRIOR TO HERBICIDE APPLICATION, REMOVING ALL DEBRIS, ROCKS, ETC. OVER 1" DIAMETER. EVEN DISTRIBUTION OF HERBICIDE IS IMPERATIVE.
- ALL PLANTING PITS (LOCATED WITHIN SOD AND ROCK MULCH AREAS) SHALL BE MULCHED WITH SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). MULCH SHALL BE PLACED IN A UNIFORM 3" THICK LAYER OVER AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT.
- STEEL EDGING SHALL BE 3/16"x6" SIZED PIECES OF GREEN PAINTED STEEL EDGING. STEEL SHALL BE INSTALLED VERTICALLY AND STAKED. TOP OF STEEL SHALL BE EVEN WITH THE SOD (OR MULCH) GRADE. STEEL EDGING SHALL BE INSTALLED WHEREVER NECESSARY (OR SHOWN ON PLAN DRAWINGS) TO SEPARATE TURF AREAS FROM MULCHED AREAS.

LAYOUT AND APPROVAL

- ALL WORK SHALL COMPLY WITH THE "TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
- ALL TREES SHALL BE PLACED A MINIMUM OF 8' FROM ALL BUILDINGS, WALLS, STRUCTURES, FENCES, ETC. ALL CONIFEROUS TREES SHALL BE PLANTED A MINIMUM OF 10' FROM ALL HARDSCAPES, AND ALL OTHER TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL HARDSCAPES.
- ALL TREES SHALL BE PLANTED A MINIMUM OF TEN (10) FEET AWAY FROM ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING ALL TREE LOCATIONS PRIOR TO PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE TOWN OF ERIE SHALL APPROVE AREAS IT WILL MAINTAIN, (E.G. ERIE PARKWAY MEDIAN LANDSCAPING).
- THE LANDSCAPE ARCHITECT SHALL APPROVE THE FINE GRADING OF ALL LAWN, TURF AND PLANTING BED AREAS PRIOR TO INSTALLATION OF SOD, NATIVE GRASS - TEMPORARY IRRIGATION OR PLANTS.
- SEE THE LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

GENERAL NOTES:

- SEE THE CIVIL ENGINEER PLANS FOR ADDITIONAL SITE CONSTRUCTION AND GRADING INFORMATION.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE DEVELOPER, SUCCESSOR OR ASSIGNS. MAINTENANCE SHALL INCLUDE PRUNING, MOWING, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE DEVELOPER, SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF DEAD (OR UNACCEPTABLE) PLANTS WITHIN ONE PLANTING SEASON. THE SIZE OF THE REPLACEMENT OF PLANT MATERIALS SHALL REFLECT THE REASONABLE GROWTH OF THE PLANT MATERIALS BEING REPLACED HAD THE PLANT MATERIALS REMAINED HEALTHY.
- AN AUTOMATIC IRRIGATION SYSTEM, MEETING THE TOWN OF ERIE REQUIREMENTS, SHALL BE DESIGNED AND INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY OR ROTOR HEADS COVERING TURF AREAS, AND DRIP IRRIGATION FOR MULCHED PLANTING AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS. NATIVE GRASS SEED AREAS SHALL BE IRRIGATED WITH A BURIED, TEMPORARY IRRIGATION SYSTEM, EXCEPT WITHIN THE TOWN OF ERIE R.O.W. AREAS WHERE IT SHALL BE A PERMANENT IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, SITE CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING MATERIALS, LABOR, EQUIPMENT, AND SERVICES (INCLUDING PERMITS, TAXES, ETC.) NECESSARY AND REASONABLE INCIDENTAL TO CARRY OUT SPECIFIED WORK.
- ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES FOR HOA/DISTRICT MAINTAINED TRACTS SHALL BE FOLLOWED.

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DATE		REVISION DESCRIPTION

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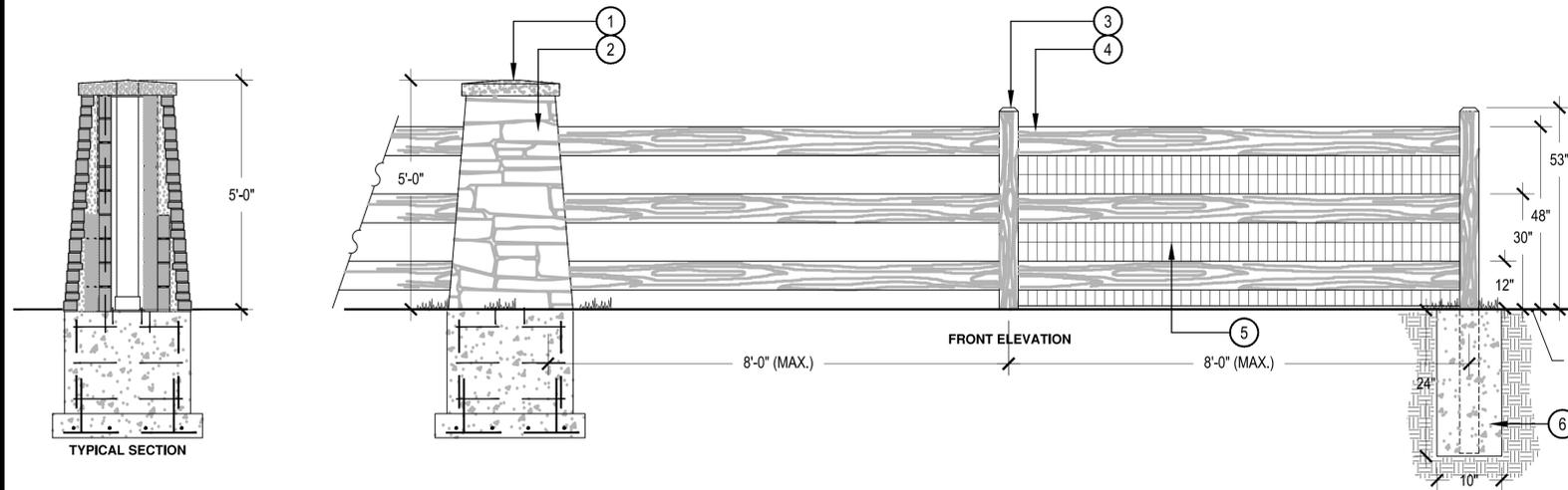
Designer	Drafter	Checked
MJL	NLS	MJL

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FLATIRON MEADOWS
PRELIMINARY PLAT

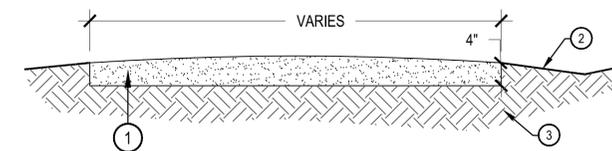
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- ① FLAGSTONE CAP (24"X24"X3" TYPICAL)
- ② BUFF FLAGSTONE COLUMN (24"X24" TAPER TO 32"X32" TYPICAL)
- ③ POST (4"X6" TYPICAL)
- ④ RAIL (2"X6" TYPICAL)
- ⑤ 2"X4" WIRE MESH GRID FENCING (ADJACENT TO PRIVATE LOTS ONLY)
- ⑥ CONCRETE FOOTING (10"X24" TYPICAL)

NOTES:

- 1. COLUMNS SHALL BE SPACE +/-130' O.C., (OR AS SHOWN ON THE PLAN DRAWINGS)
- 2. ALL WOOD SHALL BE ROUGH SAWN CEDAR AND STAINED PER DEVELOPER TYPE & COLOR SELECTION.



COMPACTION NOTES:

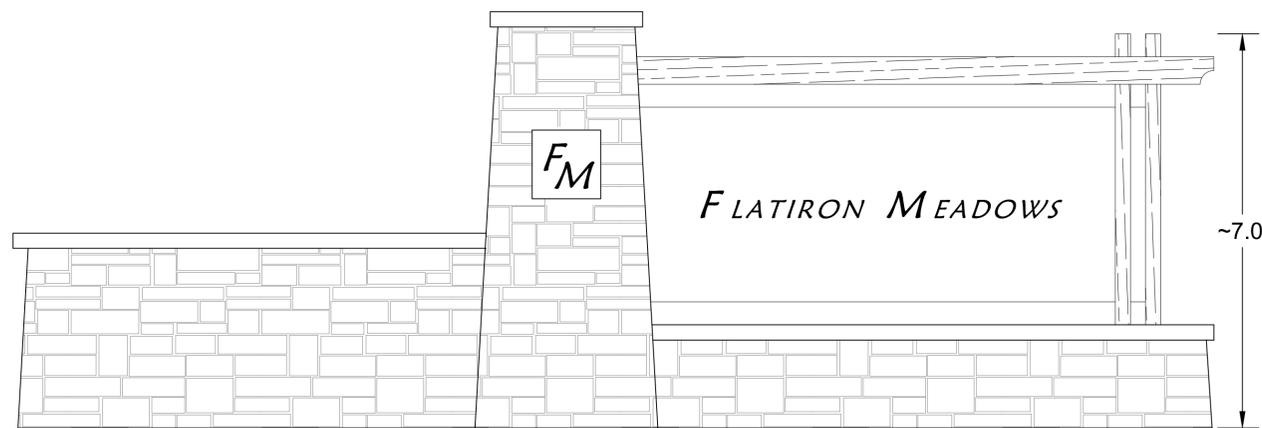
- 1. COMPACT WET FOR BEST RESULTS.
- 2. USE A SMALL PLATE TAMPER TO COMPACT WALKWAYS.
- 3. CROWN WALKS IN FLAT AREAS (AS SHOWN).
- 4. CROSS-SLOPE WALK AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

① 3 RAIL POST & RAIL FENCE

② CRUSHED GRANITE WALKWAYS

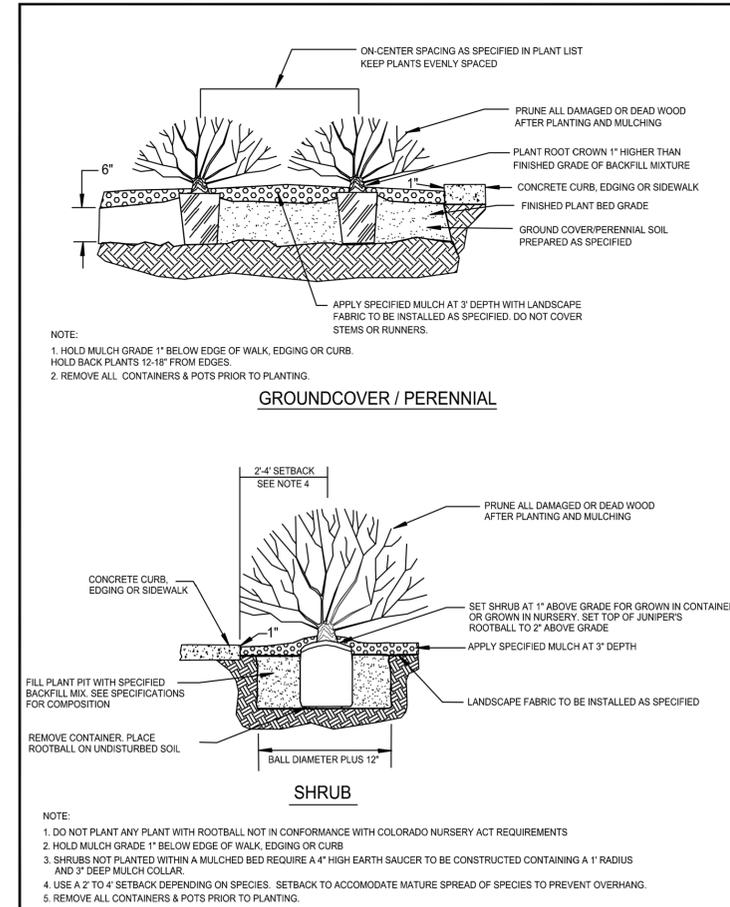
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SCALE: 3/4" = 1'-0"



③ CONCEPTUAL MONUMENT DESIGN

SCALE: NTS

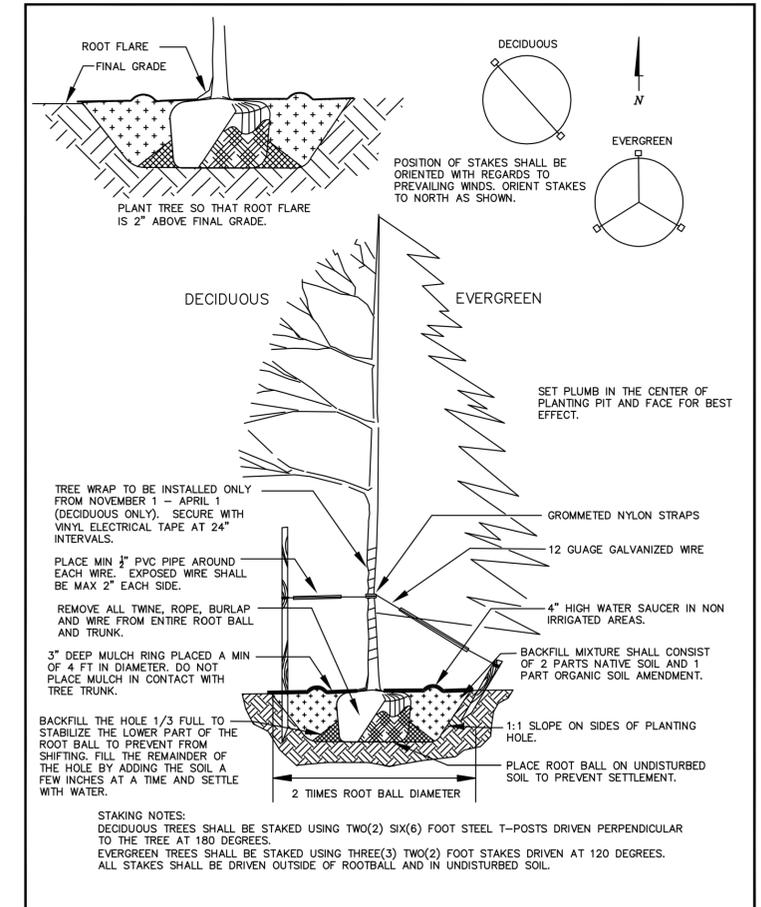


The Town of **ERIE** COLORADO

DRAWING TITLE: SHRUB & GROUNDCOVER/ PERENNIAL PLANTING DETAIL

DRAWING NUMBER: P20B

DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006



The Town of **ERIE** COLORADO

DRAWING TITLE: TREE PLANTING DETAIL

DRAWING NUMBER: P20A

DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006

DATE	REVISION	DESCRIPTION
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FLATIRON MEADOWS
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