NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP-001117-2019

LIST OF CONTACTS

APPLICANT/DEVELOPER
EVERGREEN - 287 & ARAPAHOE, L.L.C.
1873 S BELLAIRE ST. SUITE 1106
DENVER, CO 80222
TEL - (303) 757-0401
CONTACT - DEREK LIS

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL - (303) 770-8884
FAX - (303) 770-3636
CONTACT - JENNY R. ROMANO, P.E.
EMAIL - JennyRomano@GallowayUS.com

SURVEYOR
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL - (303) 770-8884
FAX - (303) 770-3636
CONTACT - BRIAN J. DENNIS, PLS
EMAIL - BrianDennis@GallowayUS.com

ARCHITECT (RETAIL SHOPS)
G3 ARCHITECTURE, INC.
5150 E. YALE CIRCLE, SUITE 301
DENVER, COLORADO 80222
TEL - (720) 542-9416
CONTACT - SCOTT HIGA
EMAIL - shiga@g3architecture.com

ARCHITECT (LOWE'S)
BRR ARCHITECTURE, INC.
6700 ANITOCH PLAZA, SUITE 150
MERRIAM, KS 66204
TEL - (913) 236-3347
CONTACT - RICK CHAVES
EMAIL - Rick.Chaves@brrarch.com

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL - (303) 770-8884
FAX - (303) 770-3636
CONTACT - SARAH ADAMSON
EMAIL - SarahAdamson@GallowayUS.com

UTILITY CONTACTS

WATER & SANITARY SEWER
TOWN OF ERIE
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
645 HOLBROOK ST
ERIE, COLORADO 80516
TEL - (303) 926-2770
CONTACT - DAVID PASIC

FIRE
MOUNTAIN VIEW FIRE RESCUE
3561 N. STAGECOACH RD.
LONGMONT, CO 80504
TEL - (303) 772-0710

STORM SEWER
TOWN OF ERIE - PUBLIC WORKS
645 HOLBROOK ST.
ERIE, CO 80516
TEL - (303) 926-2870

ELECTRICAL
XCEL
1123 WEST 3RD AVE.
DENVER, CO 80223
CONTACT - DONNA GEORGE
EMAIL - donna.l.george@xcelenergy.com

GAS
XCEL
1123 WEST 3RD AVE.
DENVER, CO 80223
CONTACT - DONNA GEORGE
EMAIL - donna.l.george@xcelenergy.com

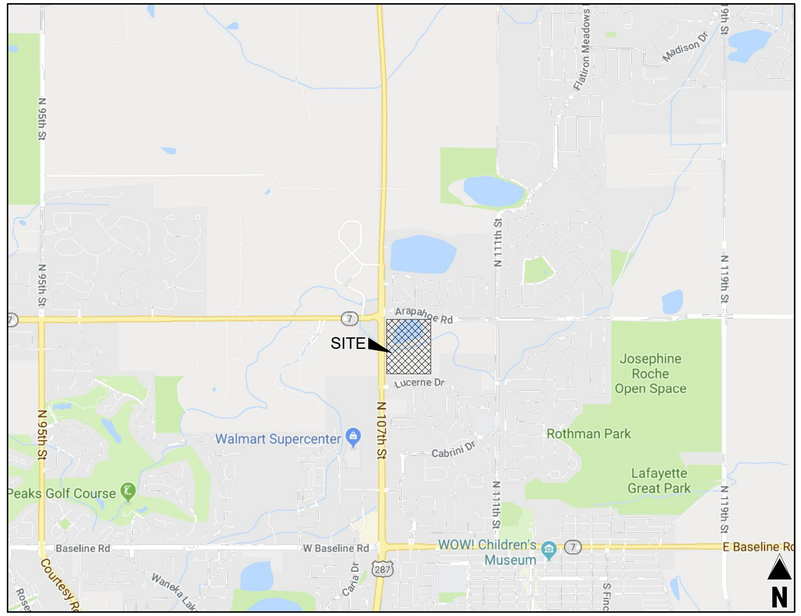
TELEPHONE
CENTURY LINK
CONTACT - TBD

PROJECT NARRATIVE:

THE PROPOSED 11.62 ACRE COMMERCIAL PROPERTY IS LOCATED IN THE NINE MILE CORNER SUBDIVISION, LOTS 1 & 3.THE PROPERTY IS LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN. THE SITE IS BOUNDED BY HIGHWAY 287 AND ARAPAHOE ROAD WITH FUTURE DEVELOPMENT TO THE EAST AND SOUTH.

THE PROPOSED DEVELOPMENT INCLUDES A 110,828 SF HOME IMPROVEMENT STORE AND 27,720 SF GARDEN CENTER, AND 8,000 SF AND 10,000 SF RETAIL SHOPS AS WELL AS THE ASSOCIATED INFRASTRUCTURE INCLUDING PARKING LOTS, UTILITIES, LANDSCAPING, ACCESS TO HIGHWAY 287 AND ARAPAHOE ROAD, AND LANDSCAPING ISLANDS.

FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE PLAN FOR THE PHASE FOR WHICH A PERMIT IS REQUESTED, AND SHALL RECEIVE APPROVAL FROM THE TOWN OF ERIE PRIOR TO ISSUANCE OF A BUILDING PERMIT.



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION

LOTS 1 & 3 OF NINE MILE CORNER, A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS
4	SITE DETAILS
5	SITE DETAILS
6	GRADING PLAN
7	UTILITY PLAN
8	PHOTOMETRIC PLAN
9	PHOTOMETRIC DETAILS
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE NOTES & DETAILS
17	BLACK AND WHITE BUILDING ELEVATIONS - LOWE'S
18	BLACK AND WHITE BUILDING ELEVATIONS - RETAIL SHOPS
19	BLACK AND WHITE BUILDING ELEVATIONS - RETAIL SHOPS
20	BLACK AND WHITE BUILDING ELEVATIONS - RETAIL SHOPS

SITE DATA SUMMARY CHART
ZONE DISTRICT PD

ITEM	SQUARE FOOTAGE		% OF GROSS SITE
	LOWE'S (LOT 1)	RETAIL SHOPS (LOT 3)	
GROSS SITE AREA:	399,321	107,390	100
• BUILDING FOOTPRINT	110,828	18,000	25.4
• GARDEN CENTER	27,515		5.4
• PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	258,242	75,645	65.9
HARDSCAPE TOTAL	396,585	93,645	96.7
• PLANTED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS)	1,094	9,052	2.0
• EXISTING VEGETATION	0	0	0
• TRAILS AND SIDEWALKS	1,642	4,693	1.3
LANDSCAPE TOTAL	2,736	13,745	3.3

ITEM	DESCRIPTION		TOTAL
PARKING:			
• TOTAL REQUIRED			
•• LOWE'S (1 SPACE PER 350 SQ. FT.)	317		
•• GARDEN CENTER	0		
•• RETAIL SHOPS (1 SPACE PER 200 SQ. FT.)		90	
• PROVIDED (INCLUDING HANDICAP)			
•• LOWE'S	361		
•• RETAIL SHOPS		133	
•• HANDICAP PROVIDED	11	5	
• TYPE B LOADING SPACES			
•• REQUIRED	3	1	
•• PROVIDED	3	1	
• BICYCLE PARKING			
•• REQUIRED*	18	7	25
•• PROVIDED	9	18	27

*PER PD, BICYCLE PARKING CAN BE AGGREGATED TOGETHER

OVERALL LANDSCAPE AREA (NINE MILE SUBDIVISION)

TOTAL SUBDIVISION AREA	2,056,537 SQ. FT. (47.212 ACRES)
TOTAL TRACT LANDSCAPE AREA	416,888 SQ. FT. (9.570 ACRES)
TOTAL COMMERCIAL (LOTS 1 & 3) LANDSCAPE AREA	16,481 SQ. FT. (0.378 ACRES)
TOTAL MULTI-FAMILY (LOT 11) LANDSCAPE AREA	55,282 SQ. FT. (1.269 ACRES)
SUBTOTAL LANDSCAPE AREA	488,651 SQ. FT. (11.217 ACRES)
PERCENT LANDSCAPE OF TOTAL AREA	23.76%

SITE PLAN APPROVAL CERTIFICATE

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

DIRECTOR OF COMMUNITY DEVELOPMENT — DATE:

PLANNING COMMISSION CHAIR (IF APPLICABLE) — DATE:

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

(OWNER SIGNATURE) — (OWNER NAME PRINTED)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

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303.770.8884
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1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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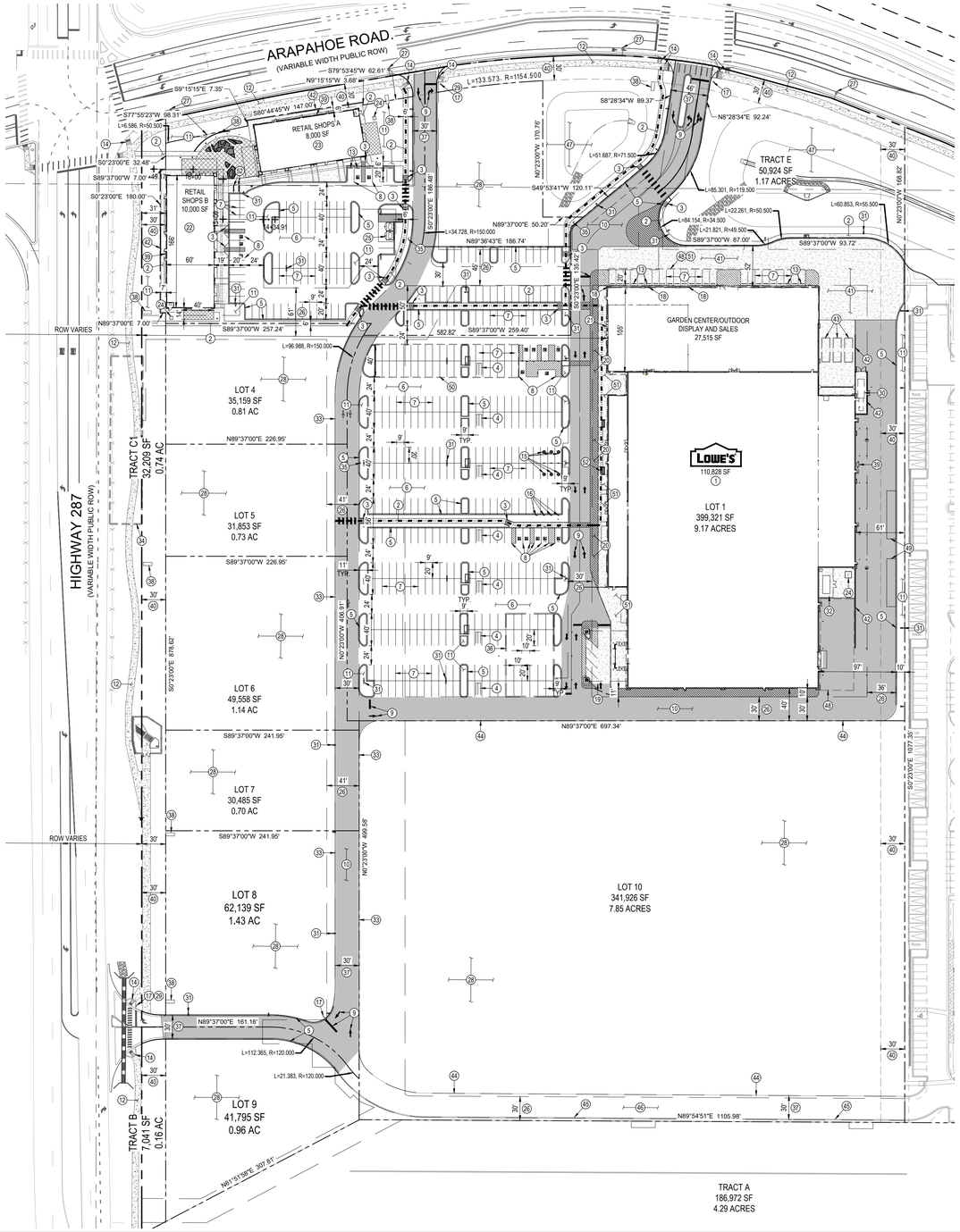
LOWE'S

SITE PLAN COVER SHEET
LOWE'S OF: ERIE, COLORADO
PROJECT No: EDM00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
1
OF 20

NINE MILE CORNER - LOTS 1 & 3

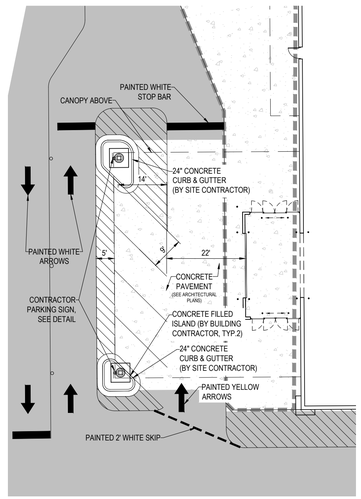
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE
6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOUNDER, COLORADO
SITE PLAN - SP-001117-2019



N

0 40 80

SCALE: 1"=80'



ENLARGED CUSTOMER LOADING CANOPY
SCALE - 1"=20'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- PROPOSED SITE LIGHTING
- TRAFFIC DIRECTION
- CART CORRAL (APPROXIMATE LOCATION)
- HEAVY DUTY ASPHALT PAVING
- PROPOSED ADA ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

SCHEDULE

1. PROPOSED 110,828 SF RETAIL HOME IMPROVEMENT STORE AND ASSOCIATED VESTIBULE (SEE ARCHITECTURAL PLAN)
2. PROPOSED CONCRETE SIDEWALK (TYPICAL)
3. PROPOSED ADA RAMP
4. PROPOSED CART RETURN (FURNISHED AND INSTALLED BY LOWE'S)
5. PROPOSED 6" CONCRETE CURB AND 18" GUTTER (TYPICAL)
6. PROPOSED STANDARD DUTY ASPHALT PAVING
7. PROPOSED 9' X 20' 90-DEGREE PARKING STALL (TYPICAL)
8. PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE (SEE SITE DETAILS)
9. PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS (TYPICAL)
10. PROPOSED HEAVY DUTY ASPHALT PAVING
11. PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
12. SIDEWALK BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
13. PROPOSED WHEEL STOP (TYPICAL)
14. ADA RAMP BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
15. SIX (6) "PICKUP" PARKING SPACES (SEE SITE DETAILS FOR SIGN AND PAVEMENT MARKING)
16. FOUR (4) DEDICATED VETERAN PARKING SPACES (SEE DETAIL)
17. PROPOSED STOP SIGN (SEE SITE DETAILS)
18. PROPOSED CONCRETE BOLLARD (BY LOWE'S CONTRACTOR)
19. PROPOSED CUSTOMER LOADING CANOPY (BY LOWE'S CONTRACTOR (SEE DETAIL, THIS SHEET))
20. PROPOSED LOADING ZONE
21. PROPOSED SHADE STRUCTURE (BY LOWE'S CONTRACTOR)
22. PROPOSED 10,000 SF RETAIL BUILDING
23. PROPOSED 8,000 SF RETAIL BUILDING
24. PROPOSED TRANSFORMER
25. PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL ELEVATIONS ON SHEET 20)
26. PROPOSED UTILITY EASEMENT PER PLAT
27. STREET LIGHT BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
28. FUTURE DEVELOPMENT PAD SITE
29. PROPOSED RIGHT TURN ONLY SIGN (SEE SITE DETAILS)
30. PROPOSED TRASH COMPACTOR
31. PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN) (TYPICAL)
32. PROPOSED GENERATOR
33. PROPOSED ROLLED ASPHALT CURB (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
34. FUTURE LOCATION FOR BUS RAPID TRANSIT STATION
35. PROPOSED BOPUIS DIRECTIONAL SIGN (SEE DETAIL)
36. PROPOSED (24) 10' WIDE CONTRACTOR PARKING SPACES
37. ACCESS EASEMENT PER PLAT
38. PROPOSED MONUMENT SIGN (REFER TO SIGN PACKAGE)
39. PROPOSED GAS METER
40. PD BUILDING SETBACK LINE
41. PROPOSED HEAVY DUTY CONCRETE PAVING
42. PROPOSED SCREEN WALL (SEE ARCHITECTURAL ELEVATIONS)
43. PROPOSED TYPE B LOADING SPACES
44. PROPOSED ROLLED ASPHALT CURB BY OTHERS
45. PROPOSED CURB AND GUTTER BY OTHERS
46. PROPOSED HEAVY DUTY ASPHALT PAVING BY OTHERS
47. PROPOSED DETENTION POND BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
48. PROPOSED OUTDOOR STORAGE AREA
49. PROPOSED CONTAINERIZED STORAGE
50. PROPOSED SEASONAL SALES AREA
51. PROPOSED OUTDOOR DISPLAY AND SALES/SEASONAL SALES AREA (ALL OF LOT 1 BUILDING SIDEWALK)
52. PROPOSED BIKE RACK (SEE SITE DETAILS ON SHEET 5)

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

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LOWE'S

SITE PLAN
SITE PLAN
LOWE'S OF:
ERIE, COLORADO
PROJECT No: EIN000018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 10.11.19

PERMIT SET
ISSUE DATE:

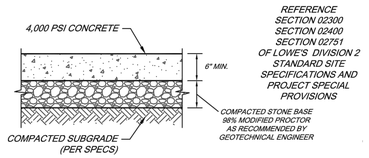
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
2
OF 20

NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

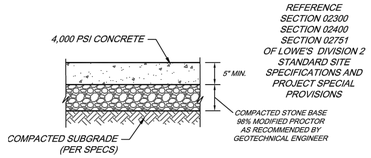
SITE PLAN - SP-001117-2019



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

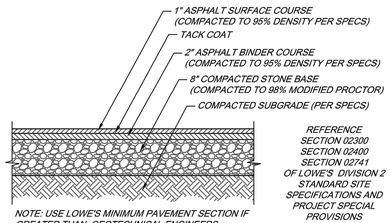
1 HEAVY DUTY CONCRETE PAVING SECTION
NOT TO SCALE



STANDARD DUTY CONCRETE PAVEMENT SECTION

NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

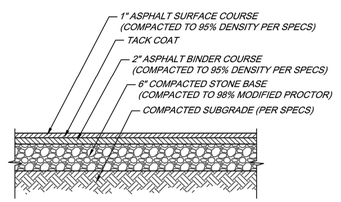
2 STANDARD DUTY CONCRETE PAVING SECTION
NOT TO SCALE



NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

HEAVY DUTY ASPHALT PAVEMENT SECTION

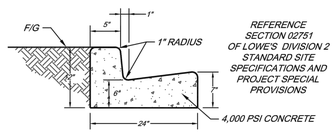
3 HEAVY DUTY ASPHALT PAVING SECTION
NOT TO SCALE



NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

STANDARD DUTY ASPHALT PAVEMENT SECTION

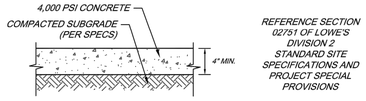
4 STANDARD DUTY CONCRETE PAVING SECTION
NOT TO SCALE



1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

24" CONCRETE CURB & GUTTER DETAIL

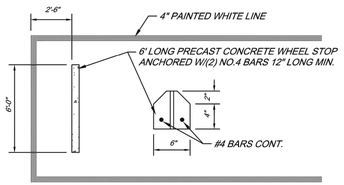
5 24" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

SIDEWALK DETAIL

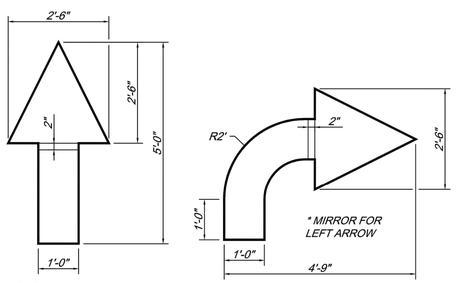
6 SIDEWALK DETAIL
NOT TO SCALE



NOTE: SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS.

CONCRETE WHEEL STOP DETAIL

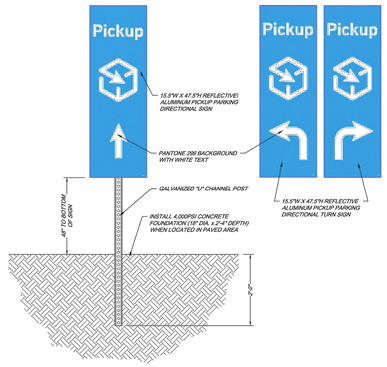
7 CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



NOTES:
1. ALL ARROWS SHALL MATCH EXACT DIMENSIONS, UNLESS REQUIRED BY AHJ.
2. ARROWS SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2741 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN ON ALL ARROWS.

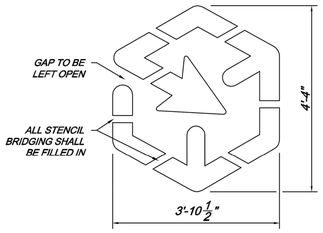
PAVEMENT MARKING ARROWS

8 PAVEMENT MARKING ARROWS
NOT TO SCALE



PICKUP DIRECTIONAL SIGN DETAIL

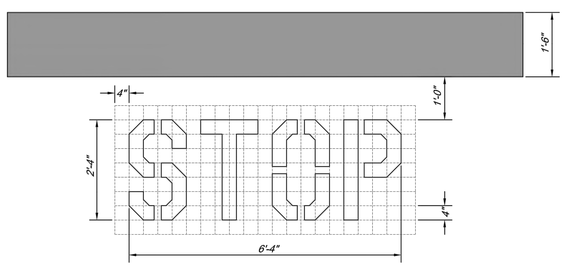
9 BOPUIS PARKING SIGN
NOT TO SCALE



NOTES:
1. MARKING SHALL MATCH EXACT DIMENSIONS.
2. MARKING SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2745 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN.

PICKUP PARKING SPACE MARKING

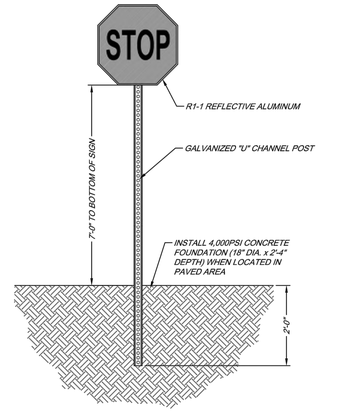
10 BOPUIS PARKING SPACE MARKING
NOT TO SCALE



*STOP BAR AND STOP TEXT**

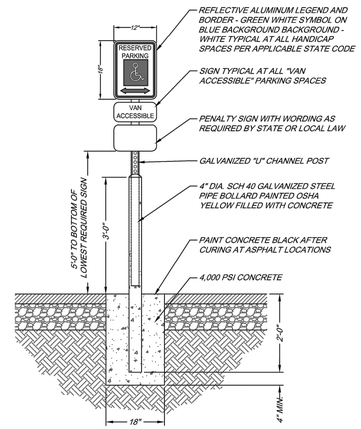
*STOP TEXT SHALL ONLY BE USED AT LUMBER CANOPY EXIT LANES AND NOT WHEN STOP BARS ARE ACCOMPANIED BY A STOP SIGN

11 STOP BAR AND STOP TEXT
NOT TO SCALE



STOP SIGN DETAIL

12 STOP SIGN DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN

13 HANDICAP PARKING SIGN
NOT TO SCALE

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

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1/28/2020	3RD SITE PLAN SUB
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LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S

SITE PLAN
SITE DETAILS
LOWE'S OF:
ERIE, COLORADO

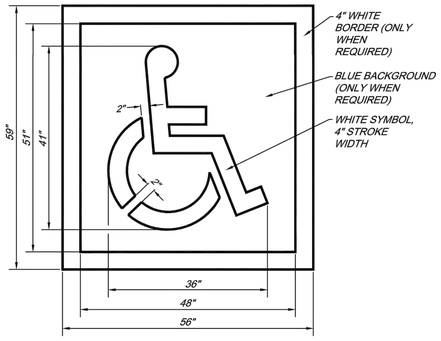
PROJECT No: EDI#00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

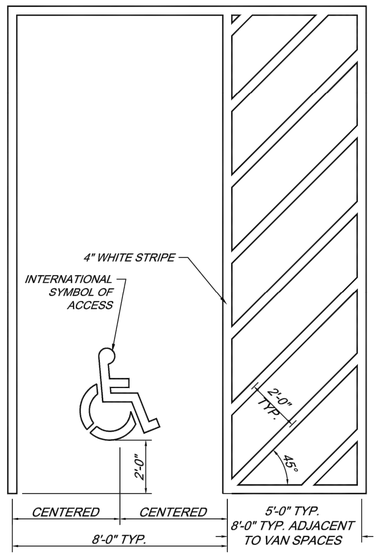
CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
3
OF 20

NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP-001117-2019





NOTES:
1. BLUE BACKGROUND AND/OR WHITE BORDER SHALL ONLY BE INSTALLED WHERE REQUIRED BY AHJ.
2. ALL PAVEMENT MARKINGS SHALL MATCH THE EXACT DIMENSIONS AND COLOR SHOWN ON THIS DETAIL UNLESS REQUIRED OTHERWISE BY AHJ.

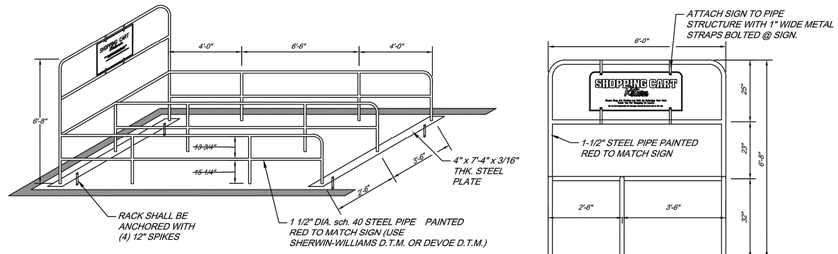
ACCESSIBLE PARKING PAVEMENT MARKINGS

14 ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE

NOTES:
1. ALL LETTERING SHALL BE WHITE. THE WORDS "SHOPPING CART" IS FOLIO EXTRA BOLD, "RETURN" IS FREEHAND 575 OR FREECON, BODY COPY IS HELVETICA BOLD.
2. THE LETER "R" IN THE WORD "RETURN" HAS A BLUE OUTLINE TO SEPARATE IT FROM THE "T" IN THE WORD "SHOPPING".
3. BACKGROUND COLOR IS PMS 280 BLUE.
4. STRIPE ACROSS THE BOTTOM IS PMS 200 RED.
5. SIGN TO BE ALUMINUM.

CART RETURN SIGN DETAIL

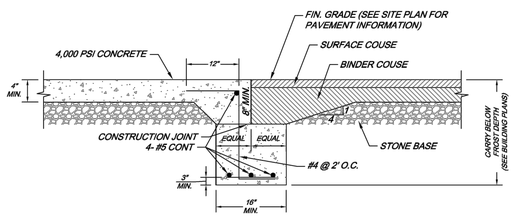
15 CART RETURN SIGN DETAIL
NOT TO SCALE



NOTE: FURNISHED AND INSTALLED BY LOWE'S

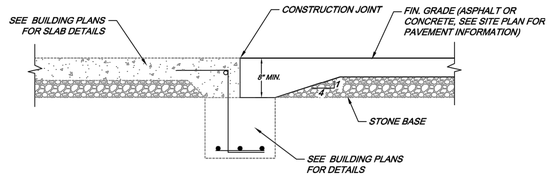
2 STALL CART RETURN RACK DETAIL

16 2 STALL CART RETURN RACK DETAIL
NOT TO SCALE



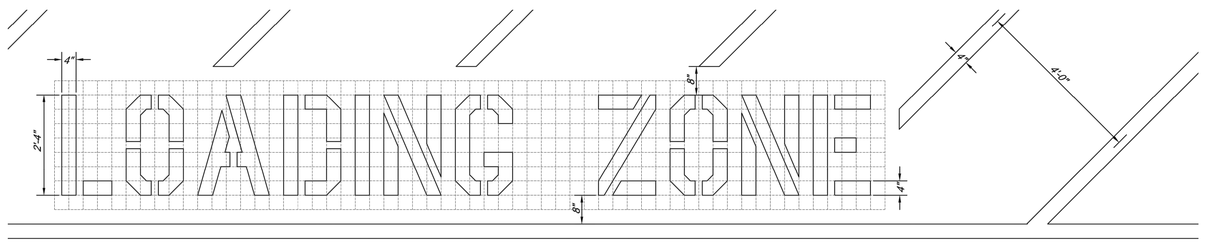
CONCRETE/ASPHALT PAVEMENTJOINT DETAIL

17 ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE



BUILDING SLAB/ PAVEMENT JOINT DETAIL

18 ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE



19 LOADING ZONE PAVEMENT MARKINGS
NOT TO SCALE

PRO PARKING SIGN

NOTES:
1. INSTALL PRO PARKING SIGN ON CUSTOMER LOADING CANOPY COLUMNS AS INDICATED ON (SHEET SP-1).
2. ELEVATION TO TOP OF SIGN SHALL BE 8'-0" ABOVE PARKING SURFACE.

20 PRO PARKING SIGN
NOT TO SCALE

VETERAN PARKING SIGN

NOTES:
1. INSTALL AT EACH VETERAN PARKING SPACE. WHERE VETERAN SPACES FACE ONE ANOTHER, THERE SHALL BE ONE POST WITH SIGNS MOUNTED ON BOTH SIDES.
2. TO BE MOUNTED ON GALVANIZED SIGN POST WITH BOLLARD BASE. SEE HANDICAP SIGN DETAIL (SHEET SP-3) FOR SIGN POST AND BOLLARD CONSTRUCTION DETAILS.

21 VETERAN PARKING SIGN
NOT TO SCALE

REVISIONS

PRE-BID SET ISSUE DATE	POST BID SET ISSUE DATE	DESCRIPTION
1/28/2020		3RD SITE PLAN SUB
2/17/2020		4TH SITE PLAN SUB
3/3/2020		5TH SITE PLAN SUB

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NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

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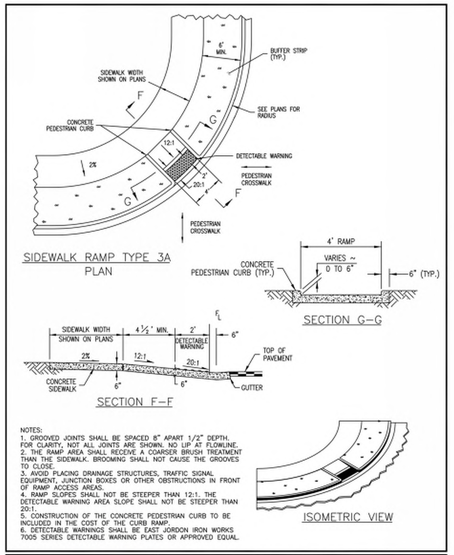
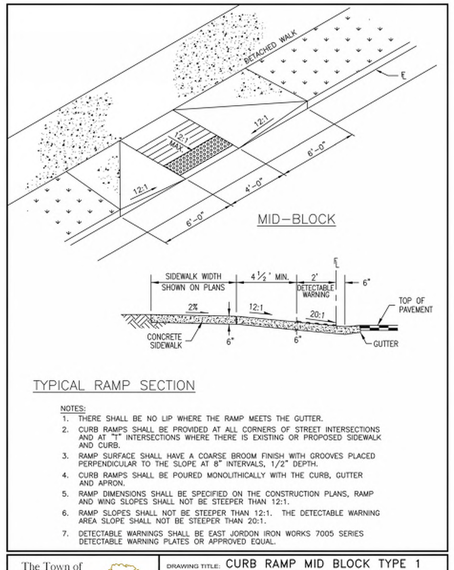


The Town of ERIE COLORADO

DRAWING TITLE: CURB RAMP TYPE 3 DETACHED SIDEWALK
DRAWING NUMBER: SW9
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015

22 CURB RAMP TYPE 3 DETACHED SIDEWALK
NOT TO SCALE



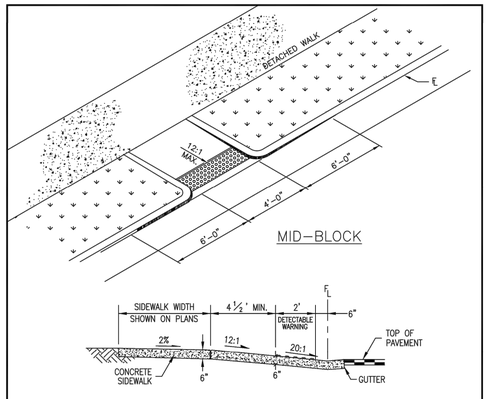
TYPICAL RAMP SECTION

NOTES:
1. THERE SHALL BE NO LIP WHERE THE RAMP MEETS THE GUTTER.
2. CURB RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTIONS AND AT "T" INTERSECTIONS WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.
3. RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH WITH GROOVES PLACED PERPENDICULAR TO THE SLOPE AT 8" INTERVALS, 1/2" DEPTH.
4. CURB RAMPS SHALL BE POURED MONOLITHICALLY WITH THE CURB, GUTTER AND APRON.
5. RAMP DIMENSIONS SHALL BE SPECIFIED ON THE CONSTRUCTION PLANS, RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1.
6. RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1. THE DETECTABLE WARNING AREA SLOPE SHALL NOT BE STEEPER THAN 20:1.
7. DETECTABLE WARNINGS SHALL BE EAST JORDON IRON WORKS 7005 SERIES DETECTABLE WARNING PLATES OR APPROVED EQUAL.

The Town of ERIE COLORADO

DRAWING TITLE: CURB RAMP MID BLOCK TYPE 1 DETACHED SIDEWALK
DRAWING NUMBER: SW10A
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015

23 CURB RAMP MID BLOCK TYPE 1 DETACHED SIDEWALK
NOT TO SCALE



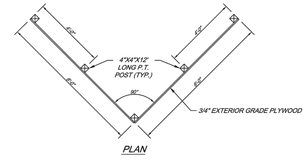
TYPICAL RAMP SECTION

NOTES:
1. THERE SHALL BE NO LIP WHERE THE RAMP MEETS THE GUTTER.
2. CURB RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTIONS AND AT "T" INTERSECTIONS WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.
3. RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH.
4. CURB RAMPS SHALL BE POURED MONOLITHICALLY WITH THE CURB, GUTTER AND APRON.
5. RAMP DIMENSIONS SHALL BE SPECIFIED ON THE CONSTRUCTION PLANS, RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1.
6. RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1. THE DETECTABLE WARNING AREA SLOPE SHALL NOT BE STEEPER THAN 20:1.
7. DETECTABLE WARNINGS SHALL BE EAST JORDON IRON WORKS 7005 SERIES DETECTABLE WARNING PLATES OR APPROVED EQUAL.

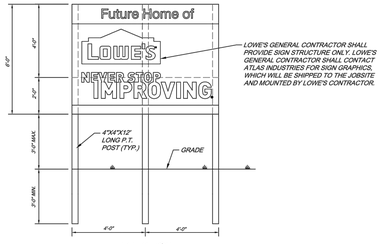
The Town of ERIE COLORADO

DRAWING TITLE: CURB RAMP MID BLOCK TYPE 3 DETACHED SIDEWALK
DRAWING NUMBER: SW10B
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON DATE: 08/2018

24 CURB RAMP MID BLOCK TYPE 3 DETACHED SIDEWALK
NOT TO SCALE



PLAN

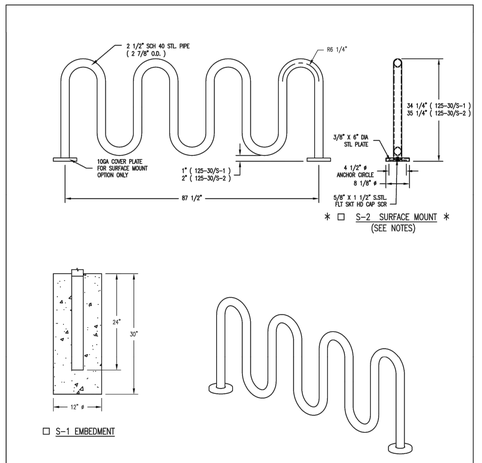


ELEVATION

NOTES:
1. CONTRACTOR SHALL INITIALLY CONSTRUCT THE FUTURE HOME SIGN AT A TEMPORARY LOCATION FOR GROUNDBREAKING CEREMONIES. TEMPORARY SIGN SHALL CONSIST OF ONE (1) 4'X8' PANEL WITH VINYL GRAPHICS. COORDINATE LOCATION WITH LOWE'S PROJECT MANAGER.
2. CONTRACTOR TO FURNISH AND INSTALL SIGN STRUCTURE AT PERMANENT LOCATION, IN LOCATION SHOWN ON CIVIL DRAWINGS, WHEN GRADING COMMENCES. SEE EROSION CONTROL PLAN FOR LOCATION.
3. VINYL GRAPHICS SHALL BE ORDERED FROM ATLAS INDUSTRIES. CONTACT JOE JANELLE OR JODY KLUTZ AT 800-772-7932.

FUTURE HOME SIGN

25 LOWE'S FUTURE HOME SIGN DETAIL
NOT TO SCALE

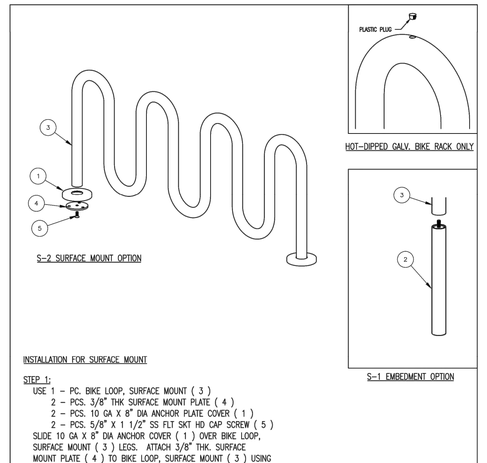


FINISH OPTIONS
☐ HOT DIPPED GALVANIZED (VISIBLE VENT HOLES)
☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTES:
1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2.
2.) PLUGS PROVIDED FOR VISIBLE VENT HOLES. (HOT DIPPED GALV. ONLY)
* UPCHARGE APPLIES TO SUPPORT OPTION – CONSULT YOUR LOCAL REPRESENTATIVE.

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : BIKE RACK		
DATE DRAWN :1/12/10			
DRAWN BY : JSB	REV. B	DRAWING NUMBER 125-40	SHEET 1 OF 2
DATE REV. : 02/28/12			
REV. BY : ESS			



INSTALLATION FOR SURFACE MOUNT

STEP 1:
USE 1 – PC. BIKE LOOP, SURFACE MOUNT (3)
2 – PCS. 3/8" THK SURFACE MOUNT PLATE (4)
2 – PCS. 10 GA X 8" DIA ANCHOR PLATE COVER (1)
2 – PCS. 5/8" X 1 1/2" SS FLT SKT HD CAP SCREW (5)
SLIDE 10 GA X 8" DIA ANCHOR COVER (1) OVER BIKE LOOP, SURFACE MOUNT (3) LEGS. ATTACH 3/8" THK. SURFACE MOUNT PLATE (4) TO BIKE LOOP, SURFACE MOUNT (3) USING HARDWARE (5).

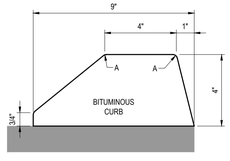
STEP 2:
ANCHOR ACCORDINGLY.

		ITEM	QTY	PART NO	DESCRIPTION
INSTALLATION FOR PLASTIC PLUG HOT-DIPPED GALV ONLY	(S-2 OPTION)	1	2	0-125-04	10 GA X 8" DIA STL COVER W/ 3 1/8" DIA HOLE
	(S-1 OPTION)	2	2	0-125-09/S-1	EMBEDMENT EXTENSION
		3	1	0-125-40/S-2	4-PEAK LOOP BIKE RACK FOR SURF MT
INSERT PLASTIC PLUG INTO HOLE ON TOP OF EACH LOOP	(S-2 OPTION)	4	2	0-83-00-03	3/8" THK SURFACE MOUNT PLATE
	(S-2 OPTION)	5	2	1-12-102	5/8" X 1 1/2" SS FLT SKT HD CAP SCR

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : BIKE RACK ASSEMBLY		
DATE DRAWN : 1/12/10			
DRAWN BY : JSB	REV. B	DRAWING NUMBER 125-40	SHEET 2 OF 2
DATE REV. : 02/28/12			
REV. BY : ESS			

26 BIKE RACK
NOT TO SCALE



TEMPORARY ASPHALT CURB DETAIL SCALE: 3" = 1'

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

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ERIE, COLORADO

PROJECT No: ED0000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

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NINE MILE CORNER - LOTS 1 & 3

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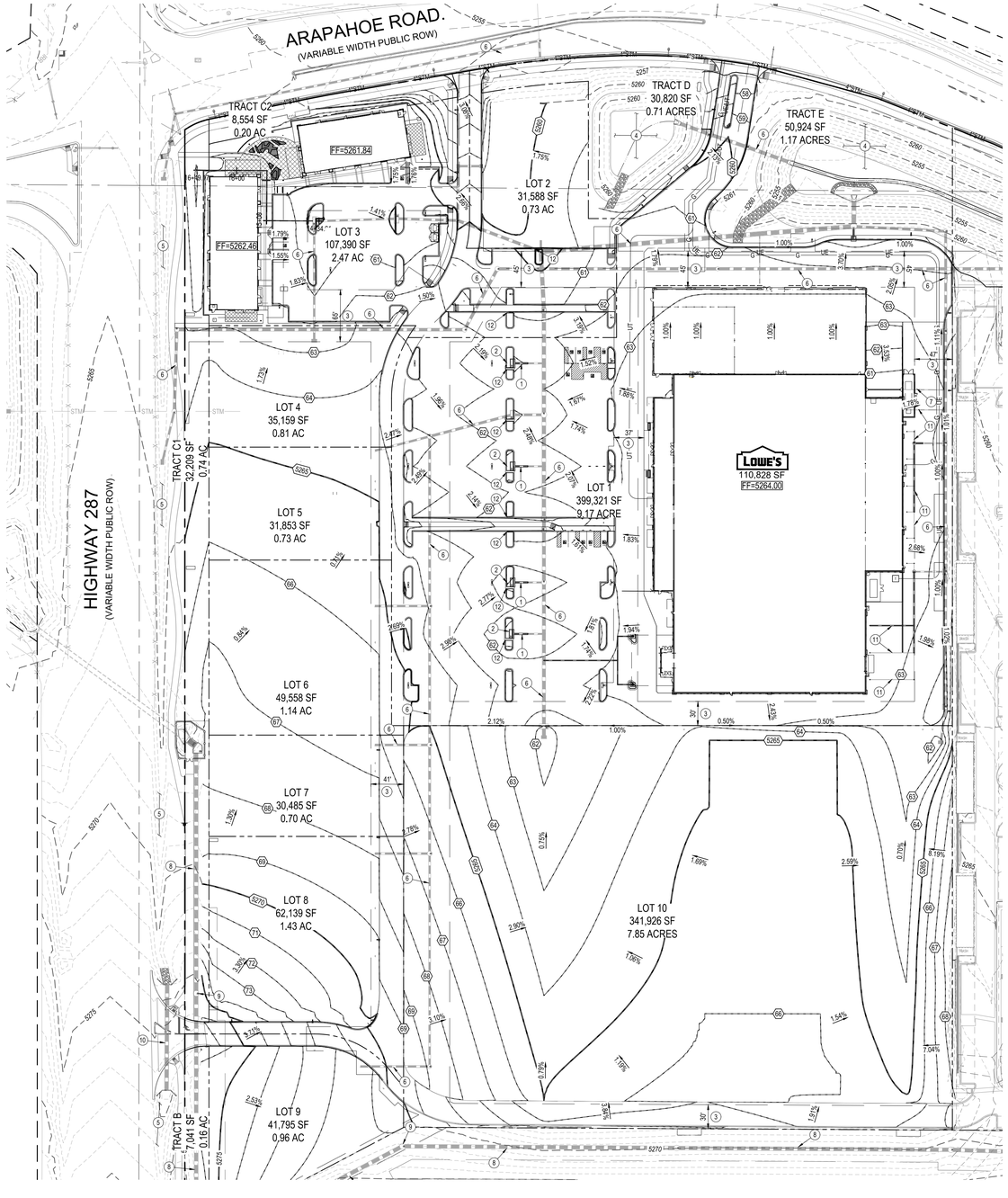
SITE PLAN - SP-001117-2019



N

0 40 80

SCALE: 1"=80'

GRADING LEGEND

39	EXISTING MINOR CONTOUR
40	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
40	PROPOSED MAJOR CONTOUR
40.0	PROPOSED SPOT ELEVATION
40.5 / 40.0	PROPOSED TOP OF CURB ELEVATION / PROPOSED FLOWLINE ELEVATION
XXX%	PROPOSED SLOPE ARROW
FF	FINISHED FLOOR
TOG	TOP OF GRATE
TC	TOP OF CURB
TOS	TOP OF SIDEWALK
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
TOB	TOP OF BERM
CO	CURB OPENING
PC	POINT OF CURVE
FL INT	FLOWLINE INTERSECTION
PCR	POINT OF CURB RETURN
FG	FINISHED GRADE
Ⓒ	CATCH CURB AND GUTTER
Ⓢ	SPILL CURB AND GUTTER
STM	EXISTING STORM SEWER
STM	PROPOSED STORM SEWER (12" AND LARGER)
STM	PROPOSED STORM SEWER (LESS THAN 12")
R/L	PROPOSED RIDGELINE

SCHEDULE

1. PROPOSED STORM SEWER LINE
2. PROPOSED STORM SEWER INLET
3. UTILITY EASEMENT PER PLAT
4. PROPOSED DETENTION POND BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
5. EXISTING SWALE
6. PROPOSED STORM SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
7. PROPOSED 10' TRUCK WELL DRAIN
8. PROPOSED IRRIGATION LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
9. PROPOSED IRRIGATION MANHOLE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
10. PROPOSED CULVERT AND HEADWALLS BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
11. PROPOSED ROOF DRAIN
12. PROPOSED CURB CHASE

GRADING NOTES

1. ADD 5200 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
3. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
5. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
7. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
9. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
10. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
11. ALL ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
12. ALL ADA ACCESSIBLE PATHS SHALL NOT HAVE A CROSS SLOPE THAT EXCEEDS 2% OR A LONGITUDINAL SLOPE THAT EXCEEDS 5%.

BENCHMARK

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88 BASED ON GEOID 12B AS DERIVED FROM THE LIECA SPIDERNET RTK NETWORK.

BM1 - SW SEC9, T3S, R65W, 6TH P.M. = 5493.44'
BM2 - S 1/4 SEC9, T3S, R65W, 6TH P.M. = 5479.34'

SITE BENCH MARK, PUBLISHED NGS MONUMENT DVX M, STAINLESS STEEL ROD IN SLEEVE. ELEV=5457.92'.

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GRADING PLAN

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PROJECT No: EDI000018.20 | DRAWN BY: NCH | CHECKED BY: BSM

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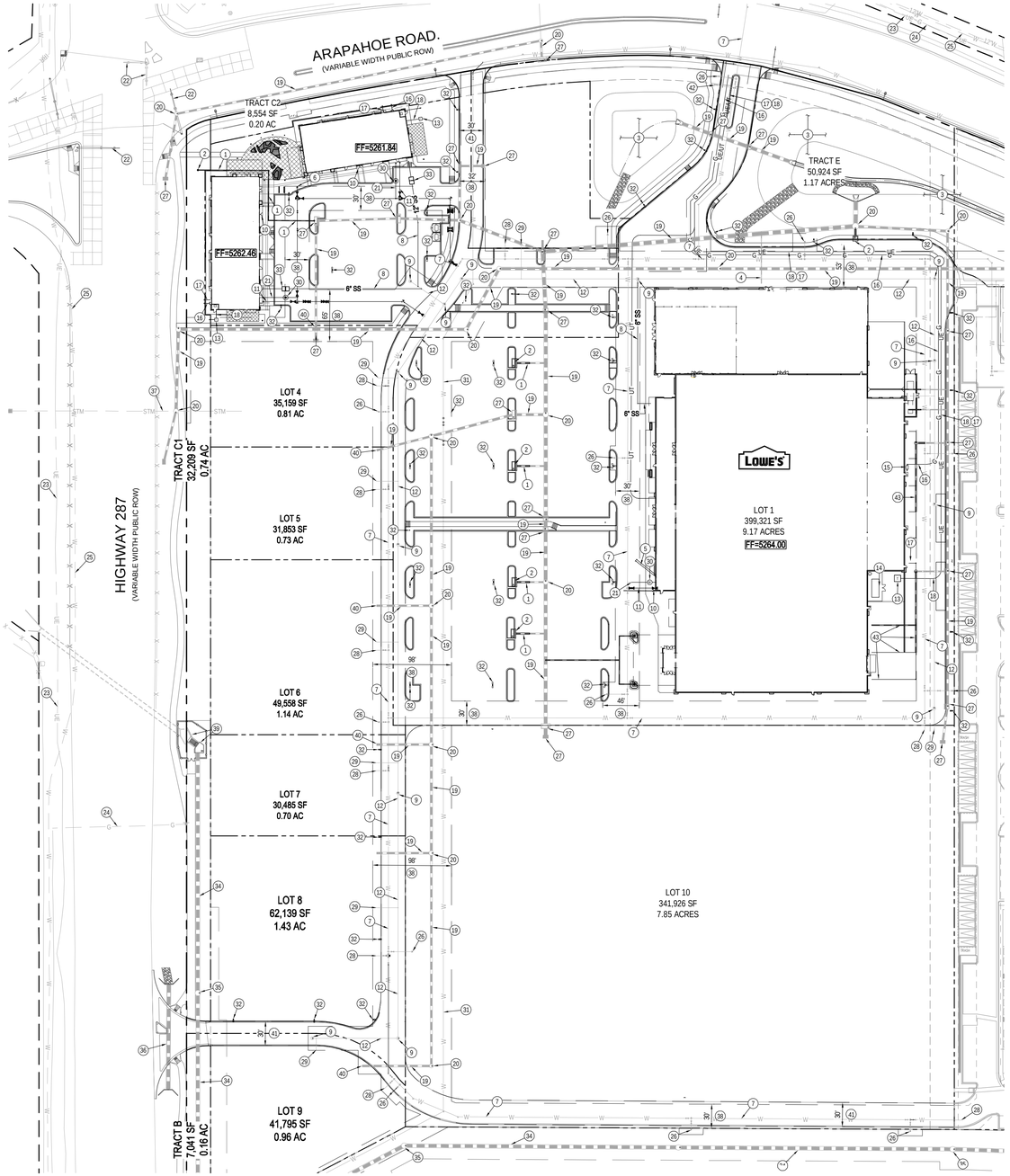

N

0 40 80

SCALE: 1"=80'

SCHEDULE

1. PROPOSED STORM SEWER LINE
2. PROPOSED STORM SEWER INLET
3. PROPOSED DETENTION POND BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
4. PROPOSED STORM DRAIN FOR FRONT & REAR GARDEN CENTER CANOPIES (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
5. PROPOSED IRRIGATION WATER SERVICE LINE
6. PROPOSED FIRE HYDRANT
7. PROPOSED WATER MAIN BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
8. PROPOSED PVC SANITARY SEWER LINE
9. PROPOSED SANITARY SEWER MANHOLE WITH CONCRETE COLLAR BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
10. PROPOSED FIRE DEPARTMENT CONNECTION
11. PROPOSED D.I.P. FIRE LINE
12. PROPOSED SANITARY SEWER MAIN BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
13. PROPOSED PAD MOUNTED TRANSFORMER
14. PROPOSED ELECTRIC GENERATOR
15. PROPOSED GAS METER WITH BOLLARD PROTECTION
16. PROPOSED GAS SERVICE LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
17. PROPOSED TELEPHONE CONDUITS
18. PROPOSED UNDERGROUND ELECTRIC LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
19. PROPOSED STORM SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
20. PROPOSED STORM SEWER MANHOLE BY OTHERS
21. PROPOSED 2" DOMESTIC WATER SERVICE LINE
22. EXISTING TRAFFIC SIGNAL TO REMAIN
23. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
24. EXISTING GAS LINE TO REMAIN
25. EXISTING WATER MAIN TO REMAIN
26. PROPOSED FIRE HYDRANT ASSEMBLY BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
27. PROPOSED STORM SEWER INLET BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
28. PROPOSED WATER STUB WITH IN-LINE PLUG BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
29. PROPOSED SANITARY SEWER STUB WITH IN-LINE PLUG BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
30. PROPOSED 2" DOMESTIC WATER METER VAULT
31. PROPOSED 24" TOWN WATER LINE
32. PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN)
33. PROPOSED GREASE INTERCEPTOR
34. PROPOSED IRRIGATION BY-PASS LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
35. PROPOSED IRRIGATION BY-PASS MANHOLE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
36. PROPOSED CULVERT
37. EXISTING STORM SEWER LINE TO REMAIN
38. PROPOSED UTILITY EASEMENT PER PLAT
39. PROPOSED IRRIGATION BY-PASS LINE INLET STRUCTURE AND JUNCTION BOX BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
40. PROPOSED STORM STUB BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
41. PROPOSED ACCESS EASEMENT PER PLAT
42. PROPOSED IRRIGATION STUB BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
43. PROPOSED ROOF DRAINS

LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- SECTION LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- SAWCUT LINE
- W — PROPOSED WATER LINE
- W — WATER LINE BY OTHERS
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY SEWER
- SS — SANITARY SEWER BY OTHERS
- SS — EXISTING SANITARY SEWER
- STM — PROPOSED STORM SEWER
- STM — PROPOSED STORM SEWER (LESS THAN 12")
- STM — STORM SEWER BY OTHERS
- STM — STORM SEWER BY OTHERS (LESS THAN 12")
- STM — EXISTING STORM SEWER
- STM — EXISTING STORM SEWER
- UG — PROPOSED GAS LINE
- UG — EXISTING GAS LINE
- UE — PROPOSED UNDERGROUND ELECTRICAL
- UE — EXISTING UNDERGROUND ELECTRICAL
- OHE — PROPOSED OVERHEAD ELECTRICAL
- OHE — EXISTING OVERHEAD ELECTRICAL
- UT — PROPOSED UNDERGROUND TELEPHONE
- UT — EXISTING UNDERGROUND TELEPHONE
- FO — PROPOSED FIBER OPTIC LINE
- FO — EXISTING FIBER OPTIC LINE
- EXISTING LIGHT POLE
- E — EXISTING ELECTRICAL BOX
- EM — EXISTING ELECTRICAL METER/RISER
- E — EXISTING ELECTRICAL MANHOLE
- EC — EXISTING ELECTRICAL CABINET
- EVT — EXISTING ELECTRICAL VAULT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- WATER VALVE BY OTHERS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- W — EXISTING WATER METER
- SS — EXISTING SANITARY SEWER MANHOLE
- CO — EXISTING SANITARY SEWER CLEANOUT
- GM — EXISTING GAS METER
- TE — EXISTING TELEPHONE MANHOLE
- RI — EXISTING TELEPHONE RISER
- IR — EXISTING IRRIGATION BOX
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- STORM SEWER INLET BY OTHERS
- PROPOSED MANHOLE
- MANHOLE BY OTHERS
- W — PROPOSED WATER METER
- T — PROPOSED TRANSFORMER

FIRE LINE NOTES

A FIRE LINE CONNECTION IS TO BE STUBBED INTO THE SPRINKLER ROOM AND 1-FT AFF WILL BE INCLUDED.

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

Evergreen Development | Services | Investments
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LOWE'S

SITE PLAN
UTILITY PLAN

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED1000018.20 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 10.11.19

PERMIT SET
ISSUE DATE:

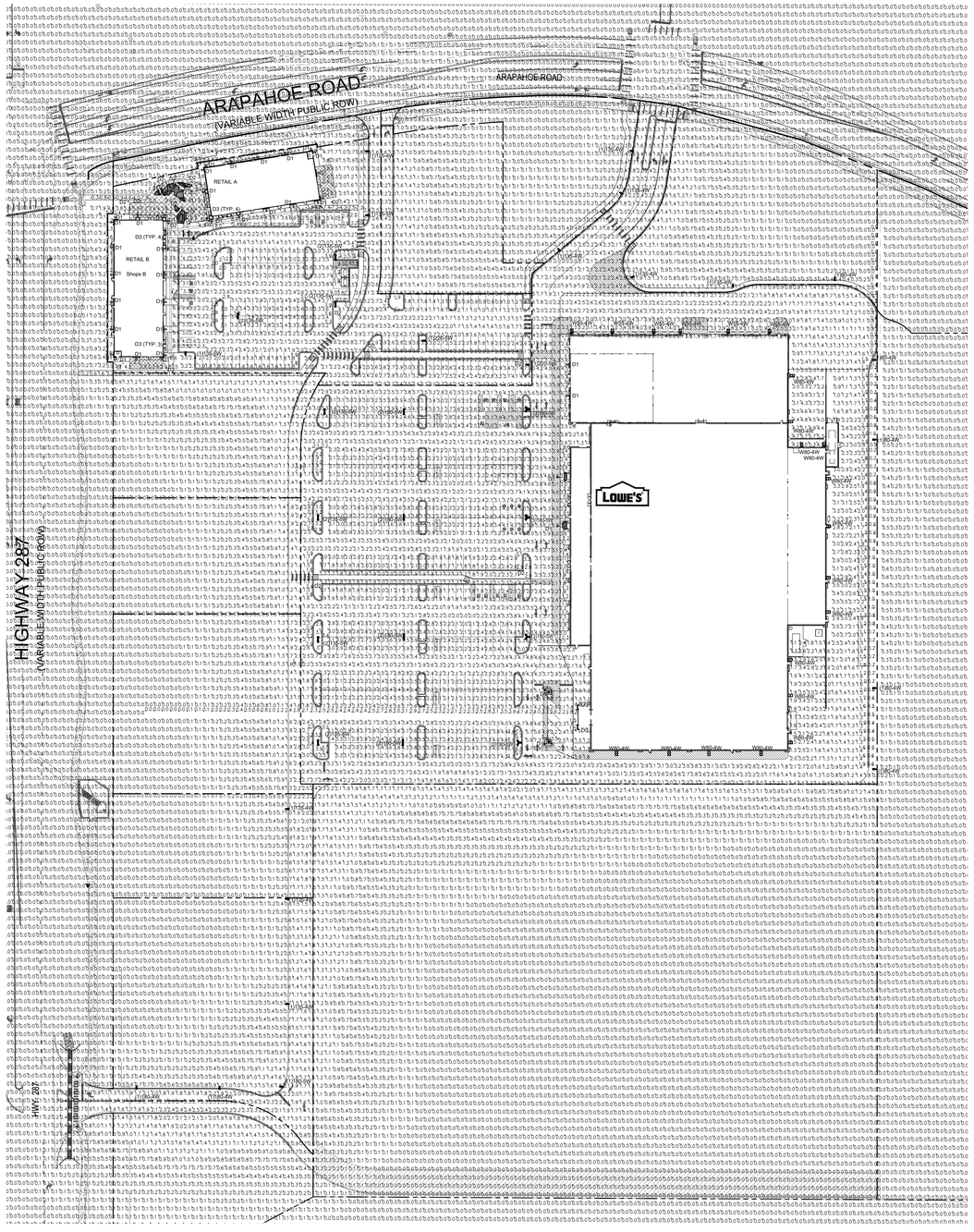
CONSTRUCTION SET
ISSUE DATE:

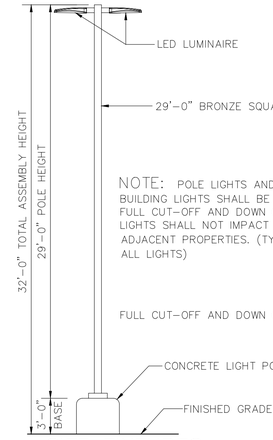
DRAWING NUMBER:
7
OF 20

NINE MILE CORNER - LOTS 1 & 3

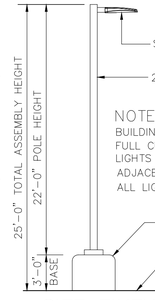
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP-001117-2019





1 SITE FIXTURES AREA LIGHT DETAIL



2 SITE FIXTURE '(1)80-4W' AREA LIGHT DETAIL
SCALE: NOT TO SCALE

3 FIXTURE 'D2' BOLLARD LIGHT DETAIL
SCALE: NOT TO SCALE

4 FIXTURE 'W55-42 & W80-4W' WALL LIGHT DETAIL
SCALE: NOT TO SCALE

STATISTICAL AREA SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING ZONE-LOWE'S	2.71	7.2	0.8	3.39	9.00
FRONT DRIVE AISLE-LOWE'S	4.20	7.3	2.1	2.00	3.48
ENTRY ZONE-ARAPAHOE WEST	2.32	3.4	1.1	2.11	3.09
ENTRY ZONE-ARAPAHOE EAST	2.17	3.8	0.9	2.41	4.22
ENTRY ZONE-HWY. 287	1.78	2.7	1.0	1.78	2.70
SECONDARY PARKING-LOWE'S	2.74	4.1	1.6	1.71	2.56
REAR DRIVE-LOWE'S	1.93	4.1	0.7	2.76	5.86
RETAIL PARKING	2.62	5.0	1.5	1.75	3.33
RETAIL DRIVES	2.55	4.1	1.4	1.82	2.93
RETAIL PLAZA	5.44	13.1	1.5	3.63	8.73
RETAIL BUILDING SURROUNDS	4.06	9.8	1.2	3.38	8.17

LUMINAIRE SCHEDULE							
LOWE'S							
SYMBOL	QTY	LABEL	HEIGHT	ARRANGEMENT	COLOR	WATTS	DESCRIPTION
	10	(1)135-4W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-4W
	1	(1)135-5W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-5W
	2	(1)180-4W	32'-0" AFG	SINGLE	DARK BRONZE	180	Beacon Lighting, Viper Large VP-L-80L-180-4K7-4W
	1	(1)180-5W	32'-0" AFG	SINGLE	DARK BRONZE	180	Beacon Lighting, Viper Large VP-L-80L-180-4K7-5W
	2	(1)220-5W	32'-0" AFG	SINGLE	DARK BRONZE	220	Beacon Lighting, Viper Large VP-L-96L-220-4K7-5W
	5	(1)80-4W	25'-0" AFG	SINGLE	DARK BRONZE	80	Beacon Lighting, Viper Small VP-S-36L-80-4K7-4W-BC
	4	(2)135-5W	32'-0" AFG	BACK-BACK	DARK BRONZE	135	Beacon Lighting, Viper Large (2) VP-L-64L-135-4K7-5W
	4	(2)180-5W	32'-0" AFG	BACK-BACK	DARK BRONZE	180	Beacon Lighting, Viper Large (2) VP-L-80L-180-4K7-5W
	4	(3)180-5W	32'-0" AFG	@ 120 DEGREES	DARK BRONZE	180	Beacon Lighting, Viper Large (3) VP-L-80L-180-4K7-5W
	6	W55-4W	20'-0" AFG	WALL	DARK BRONZE	55	Beacon Lighting, Viper Small VP-S-24L-55-4K7-4W
	15	W80-4W	20'-0" AFG	WALL	DARK BRONZE	80	Beacon Lighting, Viper Small VP-S-36L-80-4K7-4W
	6	D1	11'-0" AFG	WALL	PLATINUM SILVER	27	Beacon Lighting, Slide SLD-24L-27-4K7-4W-STS-PS
	4	D2	3'-6" AFG	BOLLARD	PLATINUM SILVER	20	Kim Lighting, Bounce Bollard BNB-18L4K-UV-PS
RETAIL							
SYMBOL	QTY	LABEL	LABEL	ARRANGEMENT	COLOR	WATTS	DESCRIPTION
	1	(1)135-4W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-4W
	1	(1)135-5W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-5W
	3	(2)135-5W	32'-0" AFG	BACK-BACK	DARK BRONZE	135	Beacon Lighting, Viper Large (2) VP-L-64L-135-4K7-5W
	34	D1	11'-0" AFG	WALL	PLATINUM SILVER	27	Beacon Lighting, Slide SLD-24L-27-4K7-4W-STS-PS
	17	D2	3'-6" AFG	BOLLARD	PLATINUM SILVER	20	Kim Lighting, Bounce Bollard BNB-18L4K-UV-PS
	11	D3	8'-0" AFG	SOFFITT	WHITE	12	Prescolite Lighting LB6LEDA10L-30K-WH

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET.
3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.
4. VERIFY EXACT MOUNTING HEIGHTS AND LOCATIONS ON RETAIL BUILDINGS WITH ARCHITECT.
5. ALL FIXTURES PROPOSED TO BE FULL CUT-OFF FIXTURES, MOUNTED TO DIRECT ALL ILLUMINATION DOWNWARD

REVISIONS

PRE-BID SET ISSUE DATE	POST BID SET ISSUE DATE	DESCRIPTION
1/28/2020		3RD SITE PLAN SUB
2/17/2020		4TH SITE PLAN SUB
3/3/2020		5TH SITE PLAN SUB

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LOWE'S

SITE PLAN
PHOTOMETRIC PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED8000918.20 | DRAWN BY: JMG | CHECKED BY: JMG

CRITERIA
ISSUE DATE: 10.11.19

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8
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NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP-001117-2019

LOWE'S & RETAIL FIXTURES ALL SITE FIXTURES EXCEPT FOR (1)80-4W

VIPER L — BY STRIKE — LARGE VIPER LUMINAIRE

Cat.# | Type | Job | Approvals

BEACON design. perfection. technology

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request switching leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeri for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeri).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- Finish is polyester powder-coat electrostatically applied and thermoset. Finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

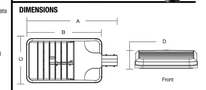
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: https://www.designlights.org/QPL
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: https://www.beaconproducts.com/products/viper_large

Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

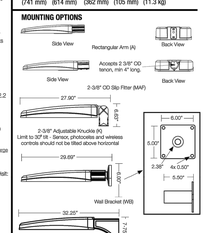
PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	Weight:	EPA
29.9" (741 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.2 ft²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

cULus — DLC — *1000K and warmer CCTs only

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LOWE'S & RETAIL FIXTURES ALL SITE FIXTURES EXCEPT FOR (1)80-4W

ORDERING INFORMATION ORDERING EXAMPLE: VPL/96L-280/4K7/4W/UNV/A/DB/7PR-TL/GENI-04/BC

VPL

SERIES	LED ENGINE	CCT/CRI[1]	ROTATION	VOLTAGE	COLOR	OPTIONS
VPL Viper	64L-135 135W LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing
	80L-180 180W LED array	4K7 4000K, 70 CRI	L[2] Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes
	80L-235 235W LED array	5K7 5000K, 70 CRI	R[2] Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)
	96L-220 220W LED array			240 240V	PS Platinum Silver Smooth	
	96L-280 280W LED array			277 277V	WH White Textured	
	96L-315 315W LED array			347 347V	CC Custom Color	
	96L-395 395W LED array			480 480V		

DISTRIBUTION

FR Type 1/Front Row · 2 Type 2 · 3 Type 3 · 4 Type 4 · 4W Type 4 Wide · SQM Type SQM · SQN Type SQN · SR Type SR (rectangular) · SW Type SW (round wide) · TC Tennis Court

MOUNTING

A Rectangular Arm (formerly RA) for square or round pole · MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm · K Knuckle (formerly PK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon · WB Wall Bracket · AD Universal Arm for square pole · AD3 Universal Arm for 2.4"-4.1" round pole · AD4 Universal Arm for 4.2"-5.3" round pole · AD5 Universal Arm for 5.5"-5.9" round pole · AD6 Universal Arm for 6.0"-6.5" round pole

CONTROL OPTIONS

7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) · 7PR-SC 7-Pin Receptacle w/Shorting Cap · 7PR-TL 7-Pin Receptacle w/Twist Lock photo control · SCP/_ [3,13] Programmable Occupancy Sensor w/ daylight control · GENI-XX[4] ENERGENI · SWP[3,4] SiteSync Pre-Commission · SWPM[3,4] SiteSync Pre-Commission w/ Sensor

HOUSE SIDE SHIELD ACCESSORIES

HSS/EVP-L/90-FB/XXX 90° shield front or back · HSS/EVP-L/90-LR/XXX 90° shield left or right · HSS/EVP-L/270-FB/XXX 270° shield front or back · HSS/EVP-L/270-LR/XXX 270° shield left or right · HSS/EVP-L/360/XXX Full shield

(Replace XXX with rotation for desired finish color) (Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm · VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm · VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm · VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

[1] Not available with other wireless control or sensor options
[2] Specify mounting height, 6 – 8' or less, 40 = 9' to 40'
[3] Specify routine setting code (example GEN-04). See ENERGENI brochure and instructions for setting table and options.
[4] Not available with other wireless control or sensor options
[5] Specify group and zone at time of order. See www.hubbell-automation.com/products/sitesync/ for further details. Order at least one SiteSync Interface. Accessory SWISB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
[6] Specify mounting height: 8=8' or less, 40=9' to 40'

Accessories and Services (Ordered Separately)

Catalog Number	Description
SCP-REMOTE	Remote Control for SCP_ F option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SWTPR*	SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

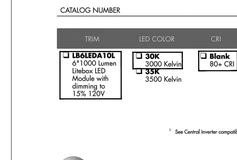
Hubbell Control Solutions – Accessories (sold separately)

Catalog Number	Description	HCS System
NXDFM-1810-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC	wiSCAPE® Lighting Control

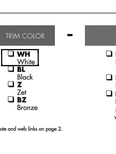
SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/MVR/DB/SWP/ SiteSync only
VP-L/80L-235/4K7/3/MVR/A/DB/SWPM-40/ SiteSync with Motion Control

LEFT ROTATED OPTIC — **RIGHT ROTATED OPTIC**



SiteSync 7-Pin Module



SWTPR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

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LOWE'S FIXTURES (1)80-4W, W55-4W, & W80-4W

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

VIPER S — SMALL VIPER LUMINAIRE — BY STRIKE

RELATED PRODUCTS: Viper Large

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations

cULus — DLC — IDA — *1000K and warmer CCTs only

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE · wiSCAPE · energeni · SiteSync

SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermoset. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration
- Available with Energeri for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

WARRANTY

- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5400–16,216
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–1.3

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LOWE'S FIXTURES (1)80-4W, W55-4W, & W80-4W

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

VIPER S — SMALL VIPER LUMINAIRE

ORDERING GUIDE

Example: VPS–24L–55–4K7–4W–UNV–A–DB–TL–GENI–04–BC

CATALOG #

VPS Series	LED Engine	CCT/CRI[1]	Distribution	Rotation	Voltage
VPS Viper Small	24L-55 55W LED array	3K7 3000K, 70 CRI	FR Type 1/Front Row	Blank No rotation	UNV 120–277V
	36L-65 65W LED array	4K7 4000K, 70 CRI	2 Type 2	L Optic rotation left[2]	347 347V
	36L-80 80W LED array	5K7 5000K, 70 CRI	3 Type 3	R Optic rotation right[2]	480 480V
	48L-110 110W LED array		4 Type 4		
	60L-136 136W LED array		4W Type 4 Wide		
			SQM Type SQM		
			SR Type SR (rectangular)		
			SW Type SW (round wide)		
			TC Tennis Court		

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole	BL Black Textured	7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	F Fusing
MAF Mast Arm Fitter (formerly SF2) for 2⅜" OD horizontal arm	DB Dark Bronze Textured	7PR-SC 7-Pin Receptacle w/Shorting Cap	BSP Bird Spikes
K Knuckle (formerly PK2) limit to 30° tilt or 2⅜" OD horizontal arm or vertical tenon	GYS Light Gray Smooth	7PR-TL 7-Pin Receptacle w/Twist Lock® photo control	BC Backshield (available for FR, 2, 3, 4, 4W Optics)
WB Wall Bracket	PS Platinum Silver Smooth	SCP/_F Programmable Occupancy Sensor w/ daylight control[3,13]	
AD Universal Arm for square pole	WH White Textured	GENI-XX ENERGENI[3]	
AD3 Adapter for 2.4"-4.1" round pole	CC Custom Color*	SWP SiteSync Pre-Commission[3,14]	
AD4 Adapter for 4.2"-5.3" round pole	*Consult representative	SWPM_F SiteSync Pre-Commission w/ Sensor[3,14,15]	
AD5 Adapter for 5.5"-5.9" round pole			
AD6 Adapter for 6.0"-6.5" round pole			

House Side Shield Accessories

☐ HSS/VP-S/90-FB/XXX 90° shield front or back · ☐ HSS/VP-S/90-LR/XXX 90° shield left or right · ☐ HSS/VP-S/270-FB/XXX 270° shield front or back · ☐ HSS/VP-S/270-LR/XXX 270° shield left or right · ☐ HSS/VP-S/360/XXX Full shield

Replace XXX with rotation for desired finish color. Refer to page 8 for shield images.

Mounting Accessories

☐ VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm · ☐ VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm · ☐ VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm · ☐ VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

Notes:
1 Not available with other wireless control or sensor options
2 Specify mounting height, 6 – 8' or less, 40 = 9' to 40'
3 Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options
4 Specify group and zone at time of order. See www.hubbell-automation.com/products/sitesync/ for further details. Order at least one SiteSync Interface. Each option contains SiteSync License, GUI, and Bridge Node
5 Only available with FR, 2, 3, 4, 4W and SR distributions
6 Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

☐ SCP-REMOTE Remote Control for SCP_F option. Order at least one per project to program and control the occupancy sensor

☐ SWUSB* SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node

☐ SWTAB* Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node

☐ SWBRG SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested

☐ SWTPR+ SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120–480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions -- Accessories (Sold Separately)

NX Distributed Intelligence™

☐ NXDFM-1810-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC

wiSCAPE® Lighting Control

☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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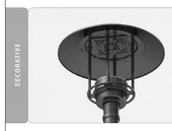
RETAIL FIXTURES D1

SLD

Slide

DECORATIVE



FEATURES

- All cast aluminum parts for the Beacon Slide luminaire shall be ASTM 356 marine grade alloy. The upper chamber/lid shall be topped by a decorative cast aluminum finial/cap and mechanically fastened to the optical chamber.
- Each Beacon Slide luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stamped stainless steel bezel.
- Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNV). Power factor is ≥0.90 at full load.
- The luminaire shall bear a NRTL label and be marked suitable for wet locations.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.

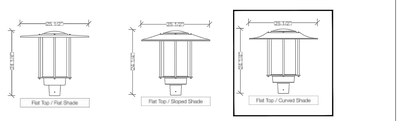
ORDERING INFORMATION

SLD

MODEL	FIXTURE WATTS	CCT/CRI	OPTICS	VOLTAGE	SHADE	CONTROL OPTIONS
SLD Slide	24L-17 27 WATTS	3K7 3000K, 70 CRI	FR type I	UNV 120-277V	FTS Flat	GENI-XX Energeni[1]
	24L-55 55 Watts	4K7 4000K, 70 CRI	2 type II		STS Sloped	SWP[1,2] SiteSync Wireless Pre-Commission
	36L-80 80 Watts	5K7 5000K, 70 CRI	3 type III		CTS Curved	SWPM[3,4,5] SiteSync Wireless Pre-Commission w/ Motion Detection
	48L-110 110 Watts		4 type IV			
			4W type IV, wide			
			SR type V, rectangular			
			SQM type V, square medium			
			SW type V, round wide			

ELECTRICAL OPTIONS	COLOR
PEC-120 photocell, button, 120V	DB Dark Bronze Textured
PEC-208 photocell, button, 208V	BL Black Matte Textured
PEC-240 photocell, button, 240V	PS Platinum Silver
PEC-277 photocell, button, 277V	WH White Textured
	GYS Gray Smooth
	BZT Bronze Textured
	BBT Basic Black Textured
	CC Custom Color (RAL#)

[1] Specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options.
[2] Not available with other wireless control or sensor options
[3] Specify group and zone at time of order. See www.hubbell-automation.com/products/sitesync/ for further details. Order at least one SiteSync Interface. Accessory SWISB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
[4] Specify mounting height: 8=8' or less, 40=9' to 40'



Visit www.beaconproducts.com for up-to-date availability information

RETAIL FIXTURES D3

New and Existing Construction

LB6LEDA10L

LED Downlight Module (1000 Lumens) 12W High Efficacy Wet Location 120V

DATE: TYPE: FIRM NAME: PROJECT:

LiteBox 6"

Aperture: Nominal 6" See Housing Specification Sheet for ceiling cutout requirements Not to Scale

APPLICATIONS:
LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings using the screw base adapter included. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:
High-efficacy LED light engine, 3000K and 3500K, 80+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:
All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:
Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

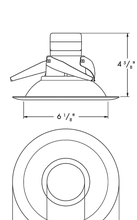
INSTALLATION:
For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:
UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:
5 year warranty
Additional information on page 3
See www.prescolite.com for details.



CATALOG NUMBER — EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM COLOR		ACCESSORIES
❑ LB6LEDA10L 6" 1000 Lumen Litebox LED Module with dimming to 15% 120V	❑ 30K 3000 Kelvin · ❑ 35K 3500 Kelvin	❑ Blank 80+ CRI	❑ WH White · ❑ BL Black · ❑ Z Zet · ❑ BZ Bronze	-	❑ LiteGear[1] Inverter, single phase central lighting, 125VA-250VA · ❑ LPS Series[1] LiteFlower micro-inverter, 20VA-53VA · ❑ DBXQL RC/NonRC Airtight housing with supply wire quick connects

[1] See Central Inverter compatibility note and web links on page 2.

prescolite — An Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LB-LED-009

LOWE'S & RETAIL BOLLARDS FIXTURE D2

BNB1/LE1

Bounce & Era® Lantern Bollard

LOW LEVEL

FEATURES

- Kim Lighting's Bounce Bollard LED series is perfect for pedestrian zones, pathways, perimeters, or other lower-mount and landscape applications, and is ideal for traditional or contemporary architecture requiring a striking European accent
- The BNB head is constructed of die-cast and extruded aluminum with a flat glass lens
- The LE Era Lantern Bollard head is constructed of die-cast aluminum with a flat glass lens or optional enclosure
- Battery back-up, emergency battery pack and houseside shield options

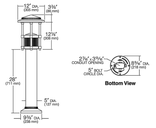
cULus LISTED

ORDERING INFORMATION (Example)

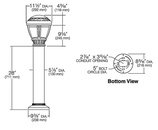
BNB1

FIXTURE	ELECTRICAL MODULE			LUMINAIRE FINISH	OPTIONS
	LED Source	LED Color Temperature	Voltages		
BNB1 Bounce Bollard	18L Type 1	2K 5800K	UV Universal Voltage (120 thru 277)	BL Black	HS Houseside Shield
	27L Type 3	3K 3000K		DB Dark Bronze	SF 120 Volt Single Fuse
	36L Type 5	4K 4000K		LG Light Grey	DF 208 Volt Double Fuse
		5K 5000K		TT Titanium	DF 240 Volt Double Fuse
				PS Platinum Silver	SF 277 Volt Single Fuse
				WH White	SF 347 Volt Single Fuse
				CC Custom Color*	DF 480 Volt Double Fuse
				*Consult representative	EM Battery Bakup
					BBC Dark-Sky compliant Matte Black Body Cap for BNB1
					LS Polycarbonate Lantern Enclosure for LE1
					A Acrylic Lantern Enclosure for LE1

BNB1



LE1



KIM LIGHTING

REVISIONS
PRE-BID SET ISSUE DATE · POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

Evergreen Development | Services | Investments
Galloway
8150 S. Interstate 25, Suite 320 Littleton, CO 80120 303.770.8884 www.gallowayus.com

LOWE'S HOME CONTRACTORS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117
704.758.1000 (V)

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LOWE'S®

SITE PLAN
PHOTOMETRIC DETAILS
LOWE'S OF:
ERIE, COLORADO

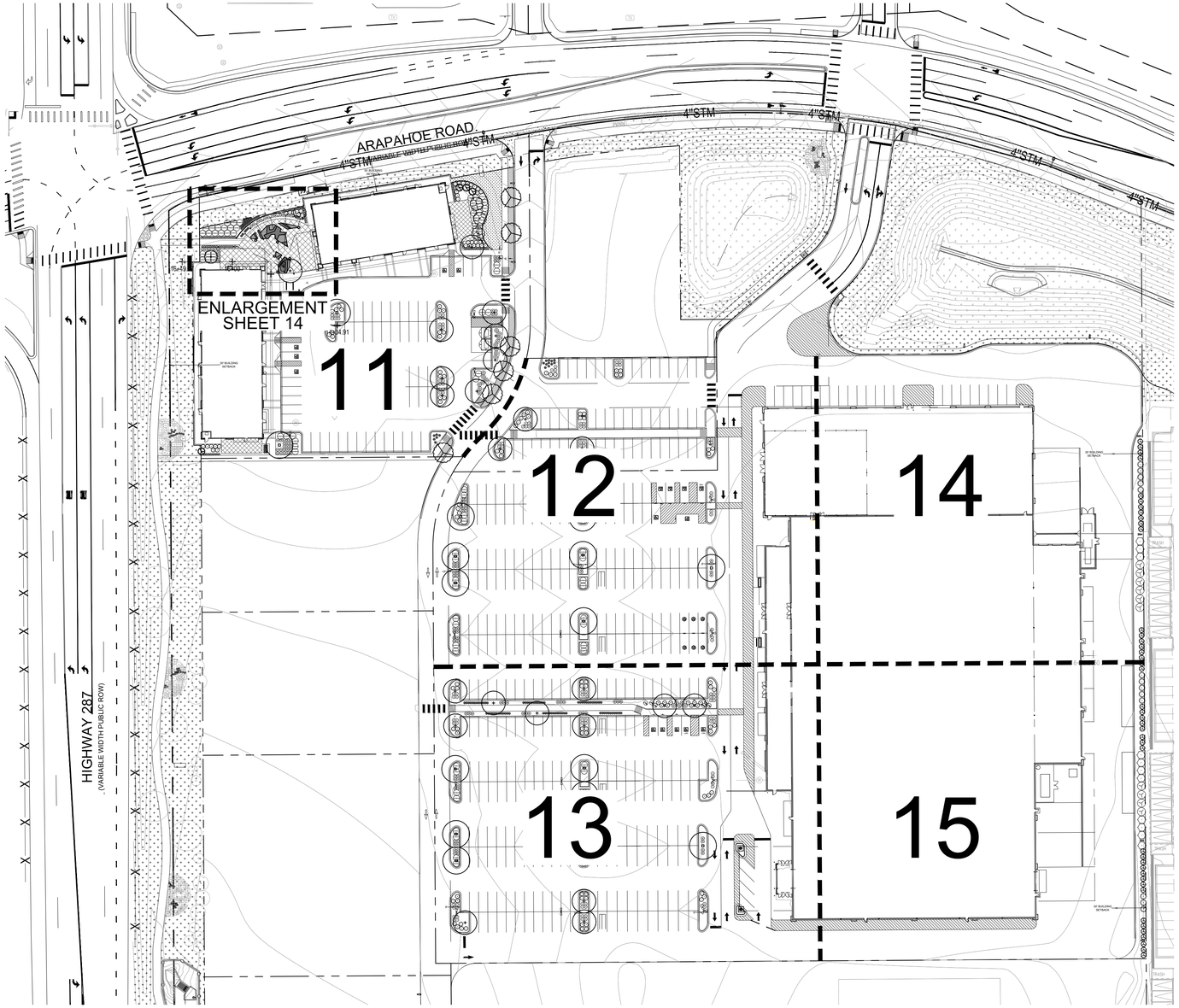
PROJECT No: EDB0001.8.20 | DRAWN BY: JMG | CHECKED BY: JMG

CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
9
OF 20

IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY, STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOUNDER, COLORADO
SITE PLAN - SP-001117-2019



PLANTING LEGEND

QTY	LEGEND ABBREV	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)
DECIDUOUS TREES						
6	GIBI	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL. B&B	40'X30'	M
23	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL. B&B	50'X35'	L
17	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL. B&B	60'X50'	L
EVERGREEN TREES						
4	PIGL	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HEIGHT B&B	20'X10'	M
ORNAMENTAL TREES						
5	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	M
UPRIGHT JUNIPERS						
13	JUVI	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	#5 CONT. 3' HEIGHT	20'X5'	VL
DECIDUOUS SHRUBS						
10	AMCA	AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	VL
116	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL
20	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18-24"	4'X4'	VL
10	COCO	COTINUS COGGYGRIA	PURPLE SMOKE TREE	#5 CONT. 18-24"	15'X8'	L/M
126	GELY	GENISTA 'LYDIA'	LYDIA WOADWAXEN	#5 CONT. 18-24"	2'X2'	VL
6	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL
40	POFR	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	#5 CONT. 18-24"	3'X3'	L/M
80	POTA	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	#5 CONT. 18-24"	2'X3'	L/M
93	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	VL
11	SYVU	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT. 18-24"	15'X8'	VL
EVERGREEN SHRUBS						
137	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT. 18-24"	2'X4'	VL
42	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#5 CONT. 18-24"	6'X5'	VL
MISCELLANEOUS						
1,218 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M
1,524 SF		NATIVE SEED	NATIVE SEED TO MATCH MASTER DEVELOPMENT	SEED		L
22,589 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A
AS NEEDED		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A
100 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTE	EDGING		N/A
AS SHOWN		LANDSCAPE BY OTHERS	LANDSCAPE PER MASTER DEVELOPMENT, NOT THIS SUBMITTAL	LS		N/A

LANDSCAPE CALCULATIONS

NOTE: THESE CALCULATIONS DO NOT INCLUDE LANDSCAPE PROVIDED IN MASTER DEVELOPMENT.

CODE SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
10-6-4E 1A	1 TREE PER 40 LF OF STREET FRONTAGE	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT
10-6-4E 7B	15% GROSS SITE AREA LANDSCAPED	523,634 SF GROSS SITE AREA	78,545 SF LANDSCAPE AREA	25,331 SF LANDSCAPE AREA*
10-6-4E 7C1	1 TREE PER 1,000 SF OF LANDSCAPE AREA	78,545 SF REQUIRED LANDSCAPE AREA	79 TREES	27 TREES*
10-6-4E 7C2	1 SHRUB PER 150 SF OF LANDSCAPE AREA	78,545 SF REQUIRED LANDSCAPE AREA	524 SHRUBS	211 SHRUBS* (30 SHRUBS SUB FOR 5 TREES)
10-6-4E 8E1	1 TREE PER 15 PARKING SPACES	493 PARKING SPACES PROVIDED	33 TREES	33 TREES
10-6-4E 8E2	1 SHRUB PER PARKING SPACE	493 PARKING SPACES PROVIDED	493 SHRUBS	493 SHRUBS

* THE REMAINING REQUIRED 53,214 SF OF LANDSCAPE AREA AND ASSOCIATED 52 TREES & 343 SHRUBS WILL BE PROVIDED WITH TRACTS C, D & E IN THE MASTER DEVELOPMENT PLANS.

REVISIONS

PRE-BID SET ISSUE DATE / POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

Evergreen Development | Services | Investments
Galloway
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LOWE'S

SITE PLAN
LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDI000818.20 | DRAWN BY: SRA | CHECKED BY: DTT

CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
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ISSUE DATE:
DRAWING NUMBER:

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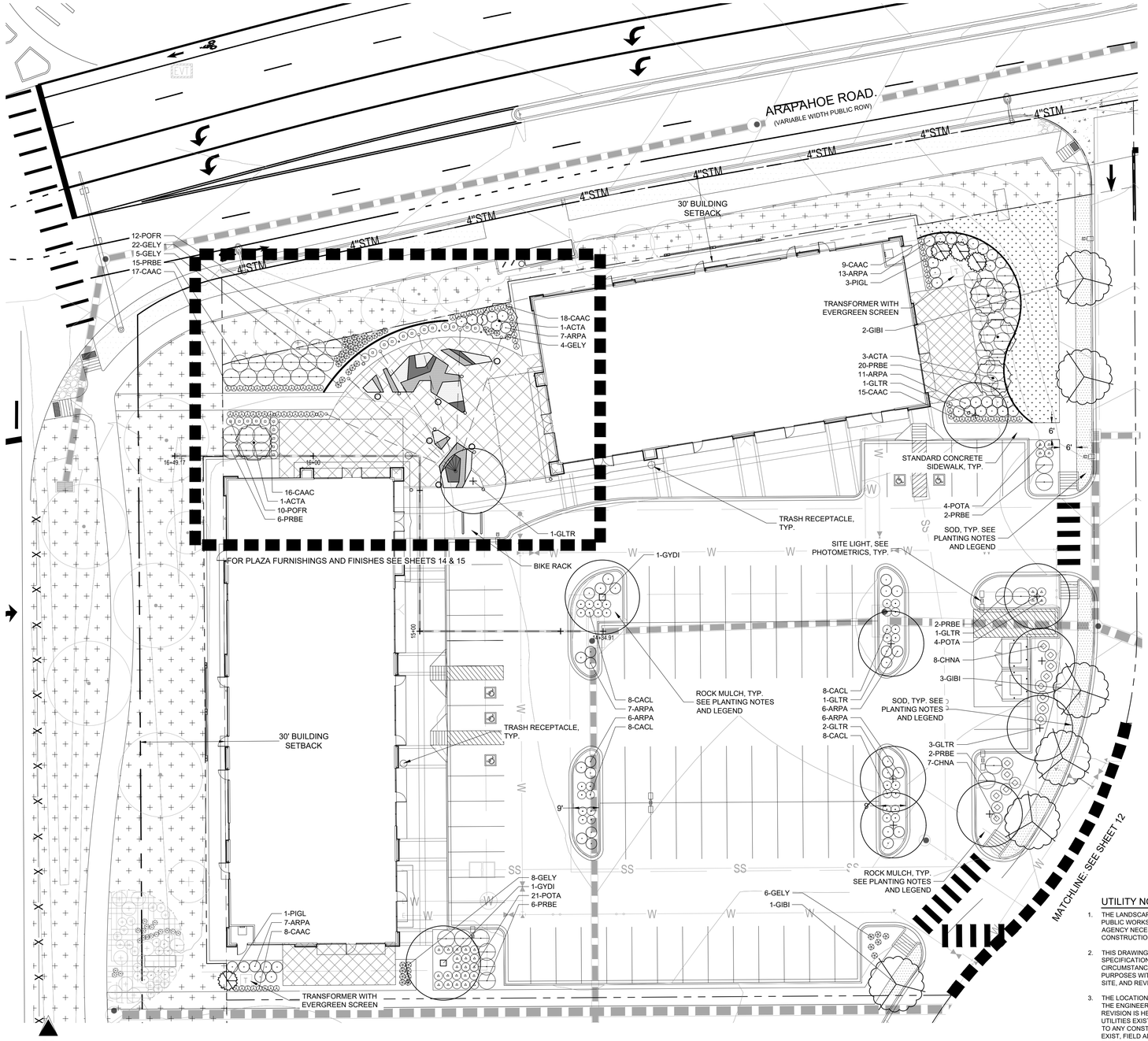
NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP-001117-2019



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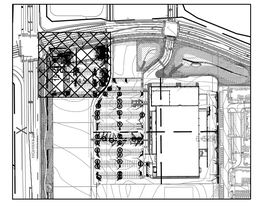
KEY MAP



REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

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6162 S Willow Drive, Suite 320
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LOWE'S

SITE PLAN
LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDI000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

CRITERIA
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PERMIT SET
ISSUE DATE:

CONSTRUCTION SET
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11
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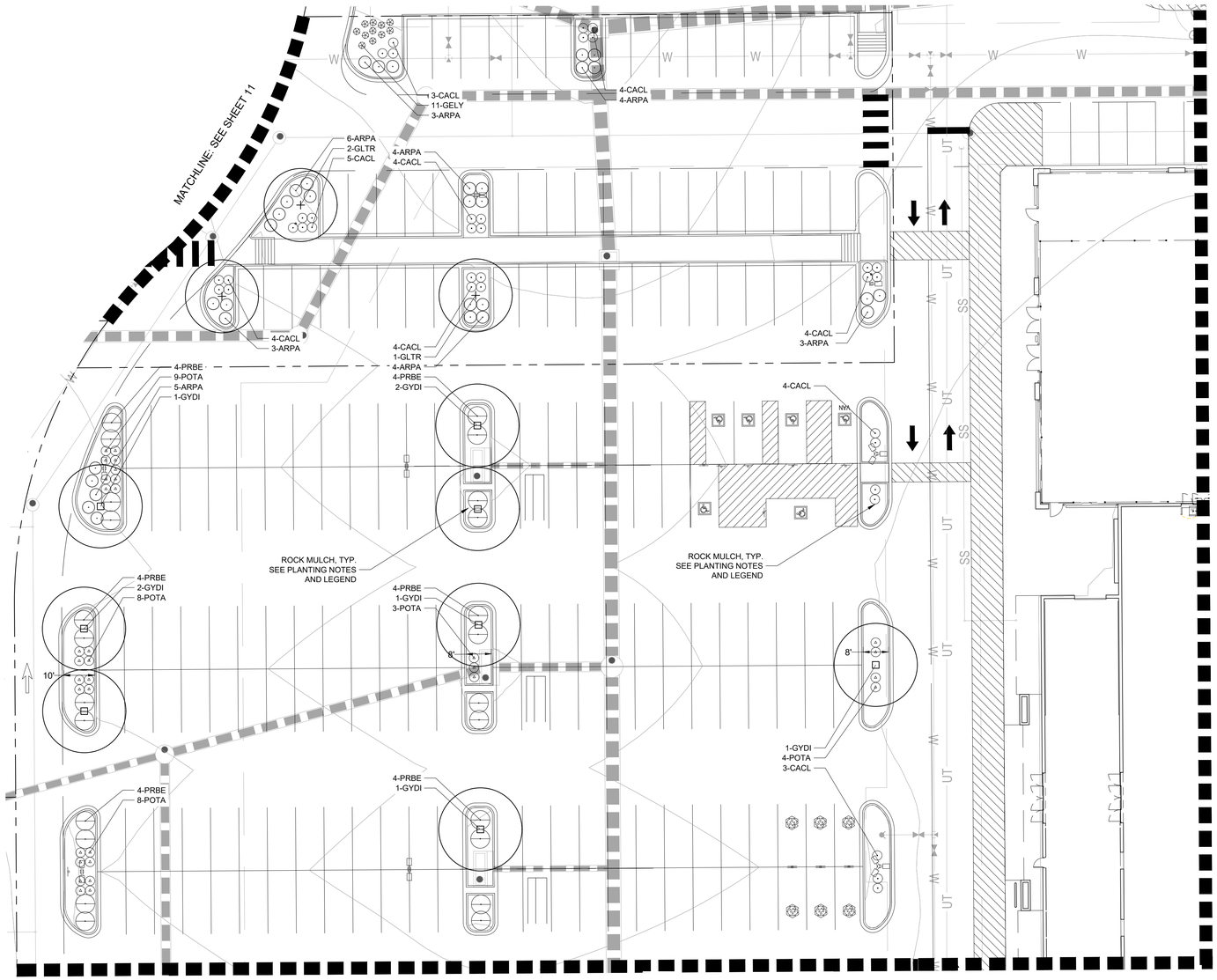

N

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SCALE: 1"=20'

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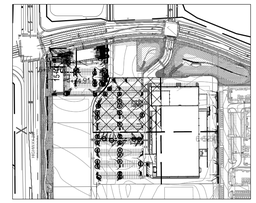

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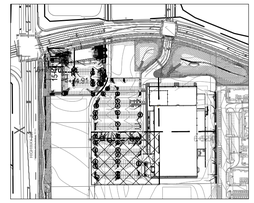

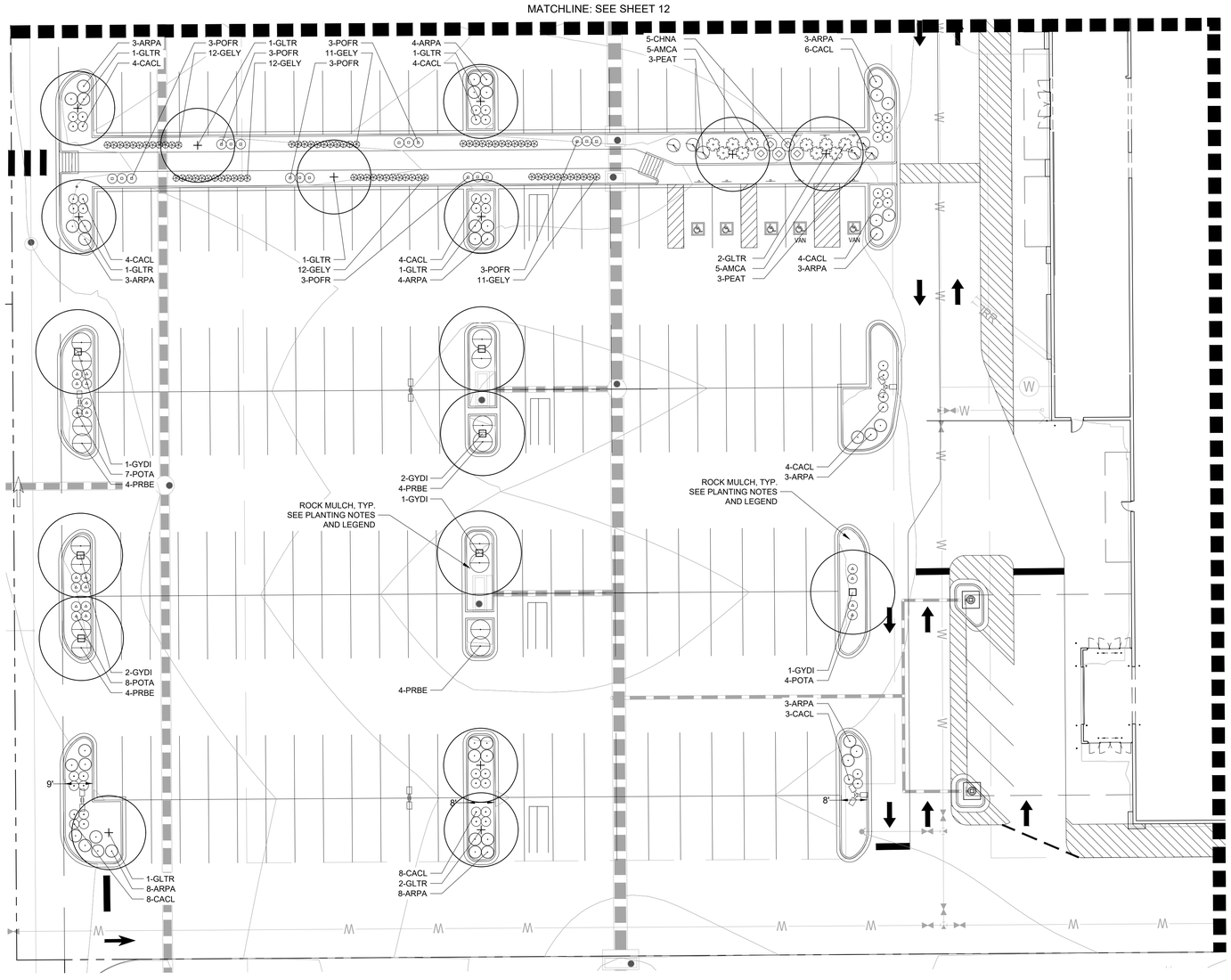

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SCALE: 1"=20'

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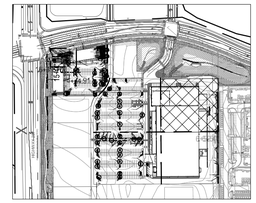

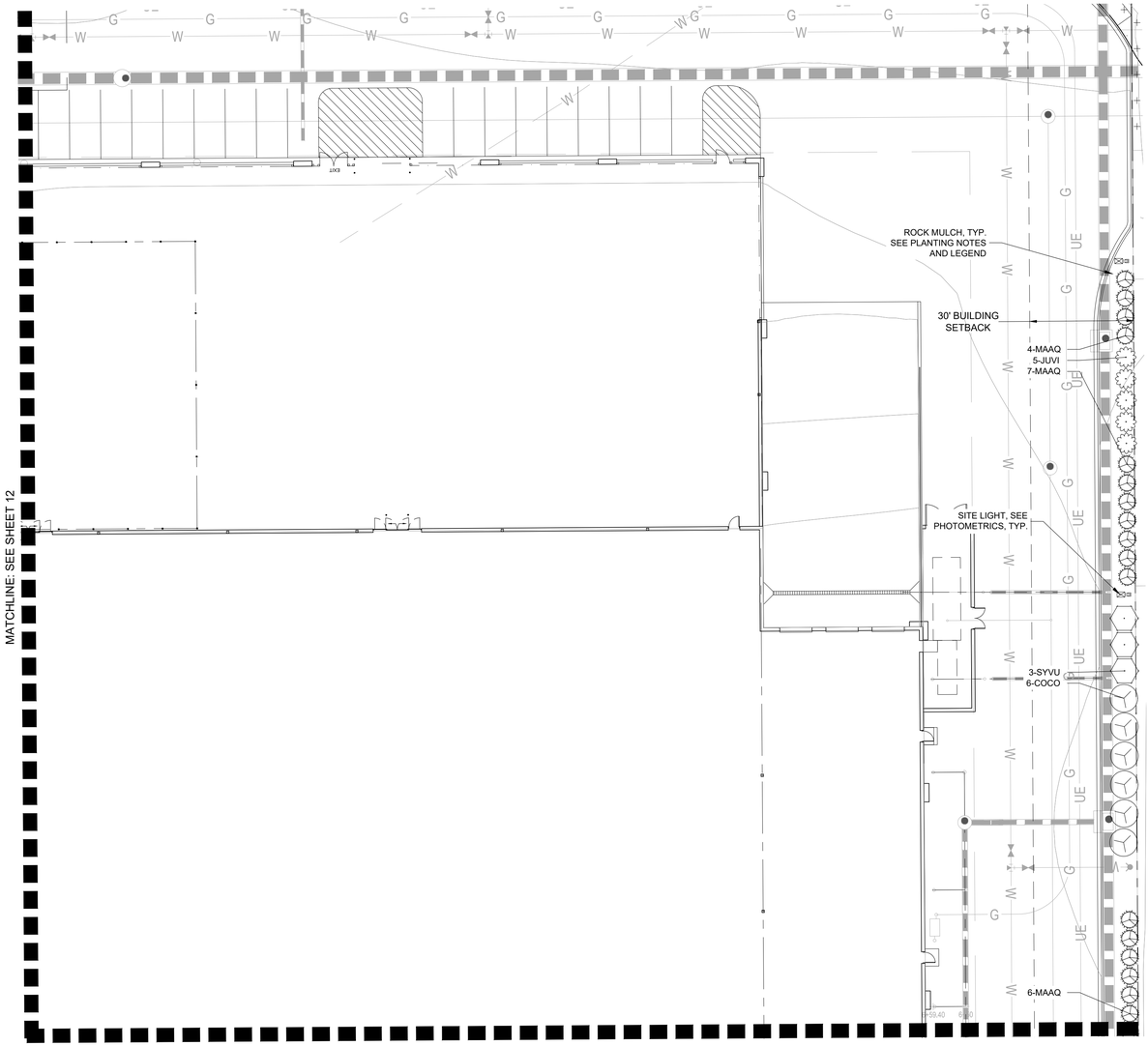

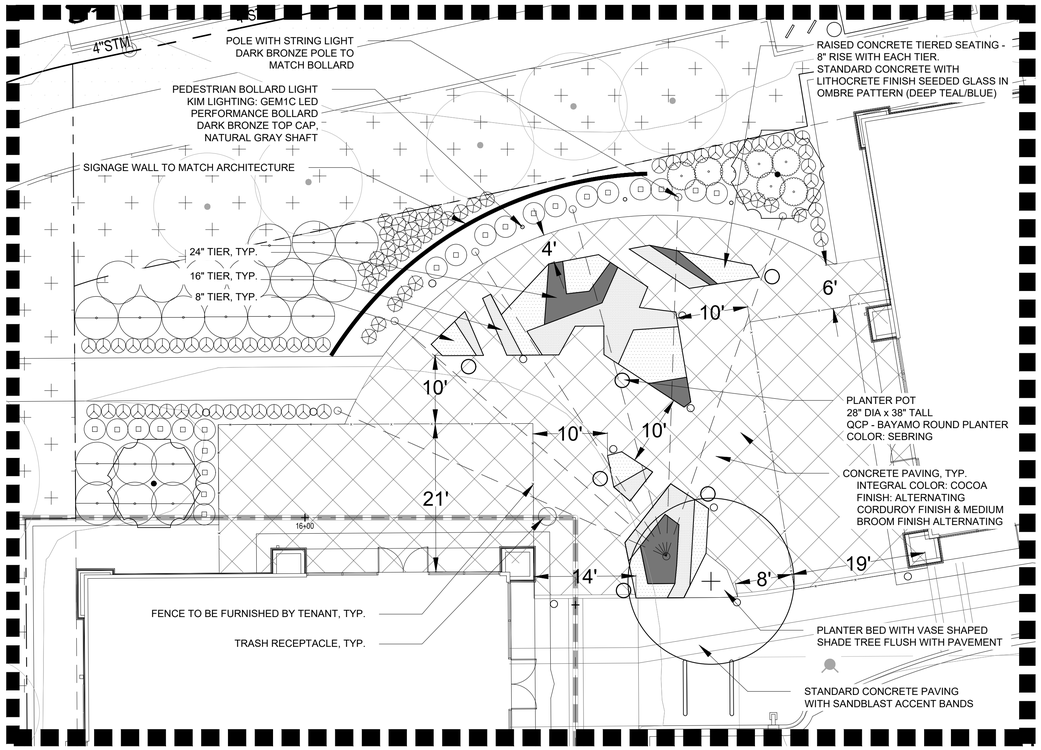

PLAZA ENLARGEMENT: SEE DETAILS SHEET 15

N

0 5 10

SCALE: 1"=10'

N

0 10 20

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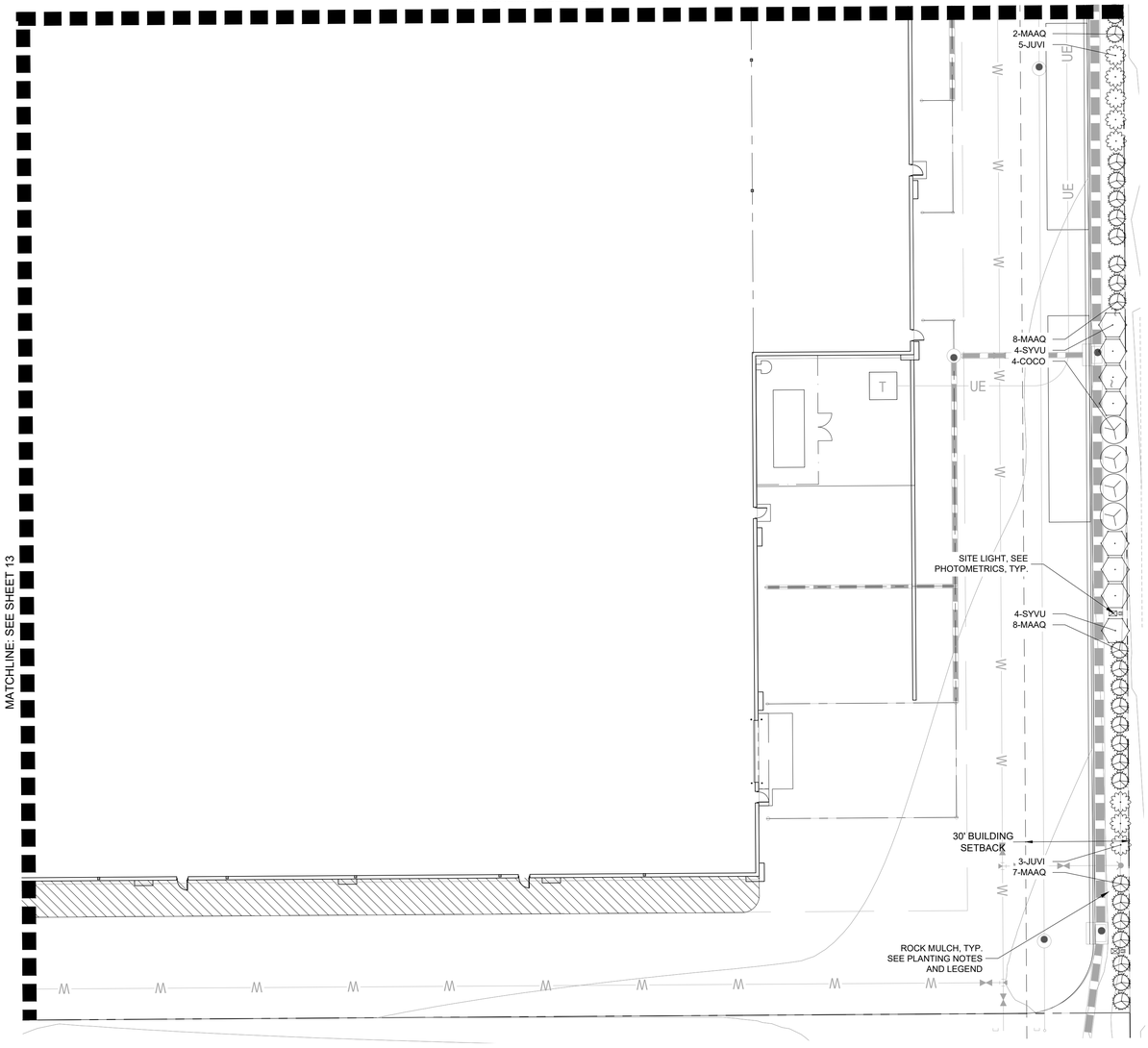
SITE PLAN - SP-001117-2019

MATCHLINE: SEE SHEET 14



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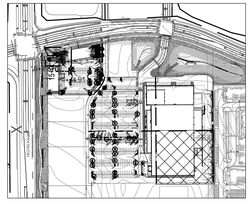

U:\angular concrete seating.jpg

CONCRETE TIERED SEATING
8" CONCRETE TIERS

FINISH: LITHOCRETE WITH SEEDED GLASS
CONCRETE COLOR: STANDARD
GLASS COLOR: DEEP TEAL/BLUE
LOCATION: SEE PLANS

A TIERED SEATING

NOT TO SCALE

COCOA
2 LBS 6130

PLAZA CONCRETE
ALTERNATING CORDUROY AND BROOM FINISH

DIMENSIONS: 24" X 24" SCORE JOINTS, ALTERNATE FINISH IN GROUPS OF 4 TILES
COLOR: COCOA DAVIS COLOR
LOCATION: SEE PLANS

HEAVY
MEDIUM
LIGHT
NONE

SHOPS: STORE FRONT PAVING
STANDARD CONCRETE WITH MEDIUM SANDBLAST ACCENT BANDS

DIMENSIONS: SEE PLANS
COLOR : NO ADDED COLOR

B PAVING FINISHES

NOT TO SCALE

BAYAMO ROUND PLANTER
QCP

SIZE: 28" DIAMETER X 36" HEIGHT
COLOR & FINISH: SEBRING SRC
LOCATION: SEE PLANS
AVAILABLE: QCP-CORP.COM

C PLANTER POT

NOT TO SCALE

STRING LIGHTS
NEW HOUSE LIGHTING

OUTDOOR WEATHERPROOF
COMMERCIAL GRADE LED STRING LIGHTS WITH HANGING SOCKETS AND DIMMER.
MOUNTING: ROUND ALUMINUM
NON-TAPERED POLE BY KIM LIGHTING - BRONZE TO MATCH BOLLARDS
LOCATION: SEE PLANS

D STRING LIGHTS

NOT TO SCALE

SAGE LITTER RECEPTACLE
VICTOR STANLEY

MATERIAL: PERFORATED STEEL
SIZE: 36 GALLON
COLOR: BRONZE
LOCATION: SEE PLANS

E TRASH RECEPTACLE

NOT TO SCALE

125-30 BIKE RACK
DUMOR

MATERIAL: STEEL
COLOR: BRONZE
MOUNT: SURFACE
LOCATION: SEE PLANS

F BIKE RACK

NOT TO SCALE

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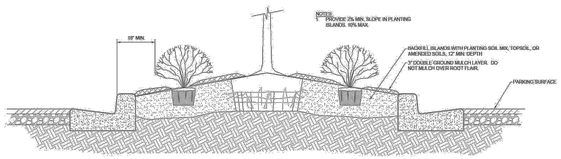
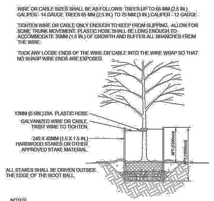
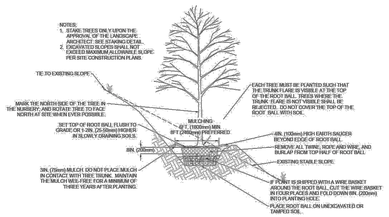


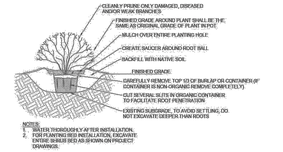
ISLAND PLANTING DETAIL



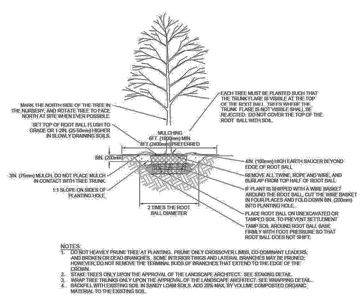
TREE STAKING DETAIL
TREES 3IN. CALIPER OR LESS



SLOPE TREE PLANTING



SHRUB DETAIL - POTTED



TREE PLANTING DETAIL
B&B TREES IN ALL SOIL TYPES

LOWES STANDARD LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLECT OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THIRD. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
3. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
4. PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION, CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTEE PERIOD.
5. CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH, SNAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
6. EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLE/BED SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
7. EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWING. DO NOT OVER-EXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
8. PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
9. LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
10. REMOVE ALL PLASTIC, PAPER, FIBER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCLING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
11. CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
12. FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
13. STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
14. ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREDDED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES (8 CM) OF THE TRUNKS OF TREES OR SHRUBS.
15. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTEE DURING THE WARRANTEE PERIOD.
16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SPECIFICATIONS.

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE.

TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
TREE - DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"
TREE - CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'
SHRUB	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY. BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL C

NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP-001117-2019

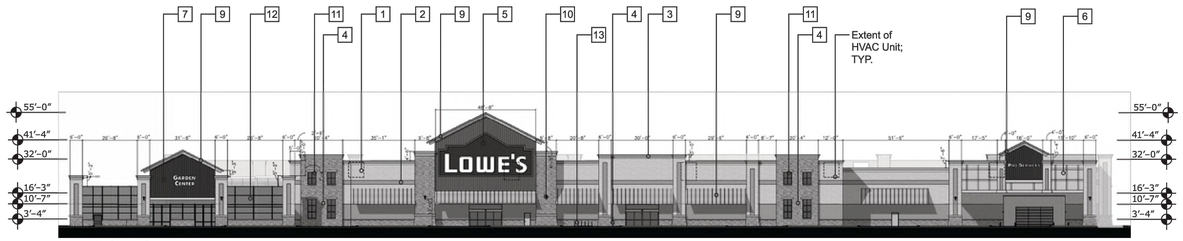
Lowe's - Erie, Colorado

Perspectives & Elevations

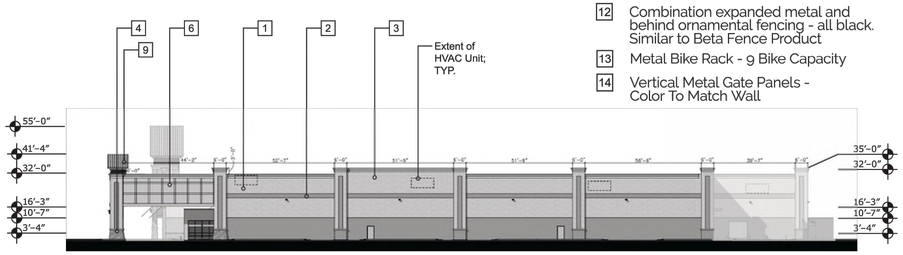
ALL SIGNS SHOWN ON ELEVATIONS ARE CONCEPTUAL AND WILL BE REVIEWED AT THE SIGN PERMIT PHASE.

Material Key

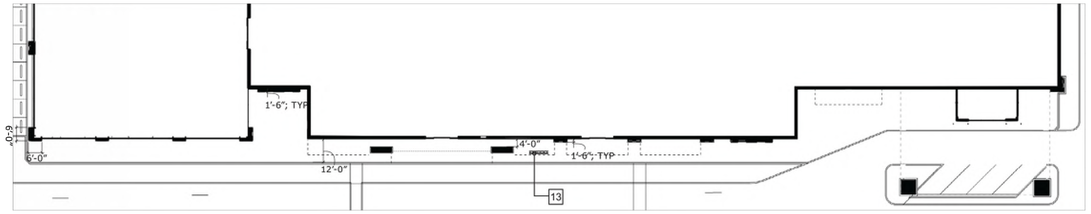
1. CMU - Splitface - To Match SW 7036 "Accessible Beige"
2. CMU - Smoothface - To Match SW 7513 "Sanderling"
3. Cornice - To Match SW 7036 "Accessible Beige"
4. Environmental Stoneworks - "Nantucket Cobble Ledgestone"
5. EIFS - To Match Lowe's Blue
6. EIFS - To Match SW 7036 "Accessible Beige"
7. Metal Panels - To Match SW 7054 "Suitable Brown"
8. Metal Panels - To Match Lowe's Blue
9. Metal Standing Seam - Berridge Cityscape 12"
10. Light to Match Adjacent Shops
11. Black Spandrel Glazing in 2" Aluminum Framing - Black
12. Combination expanded metal and behind ornamental fencing - all black. Similar to Beta Fence Product
13. Metal Bike Rack - 9 Bike Capacity
14. Vertical Metal Gate Panels - Color To Match Wall



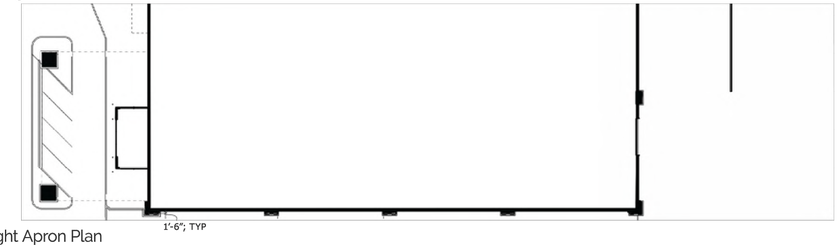
Front Elevation



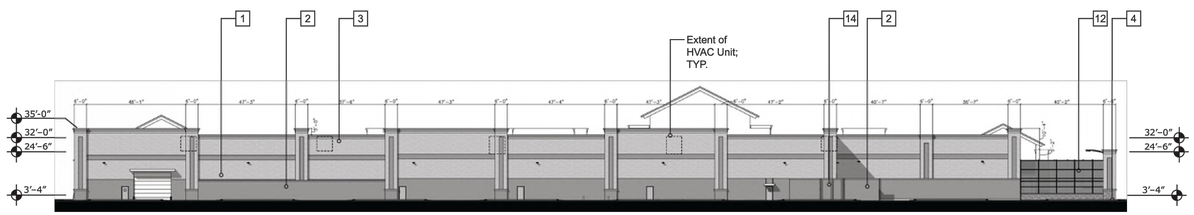
Right Elevation



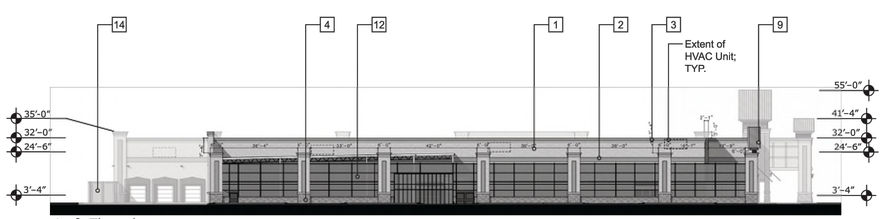
Front Apron Plan



Right Apron Plan

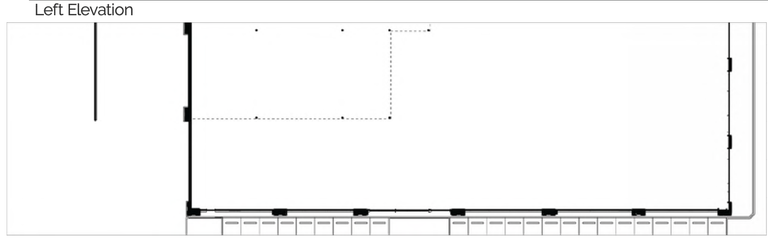


Rear Elevation



Left Elevation

Rear Apron Plan



Left Apron Plan

50'-0" 100'-0" 200'-0"

Bar Scale

brr

REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/17/2020	4TH SITE PLAN SUB
3/3/2020	5TH SITE PLAN SUB

Evergreen Development | Services | Investments

Galloway

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LOWE'S

SITE PLAN
LOWE'S BUILDING ELEVATIONS
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EIN000018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA ISSUE DATE: 10.11.19

PERMIT SET ISSUE DATE:

CONSTRUCTION SET ISSUE DATE:

DRAWING NUMBER:

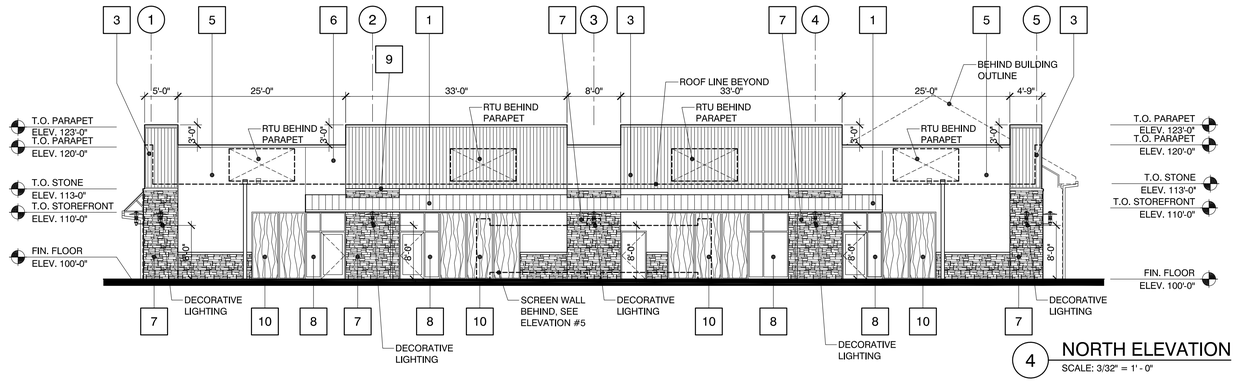
17

OF 20

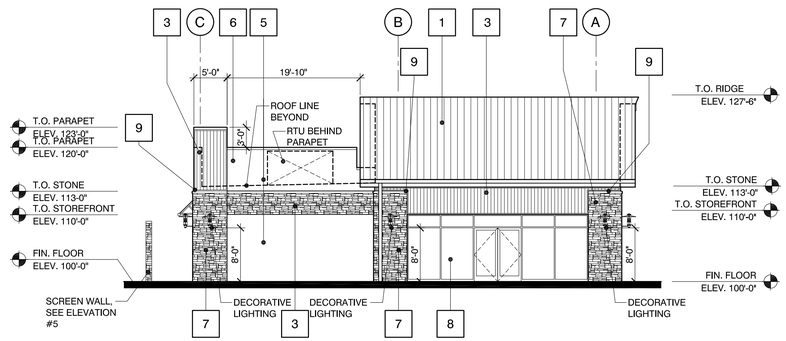
NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

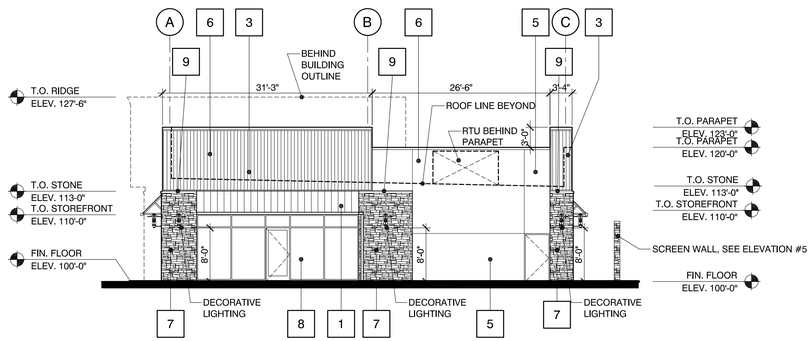
SITE PLAN - SP-001117-2019



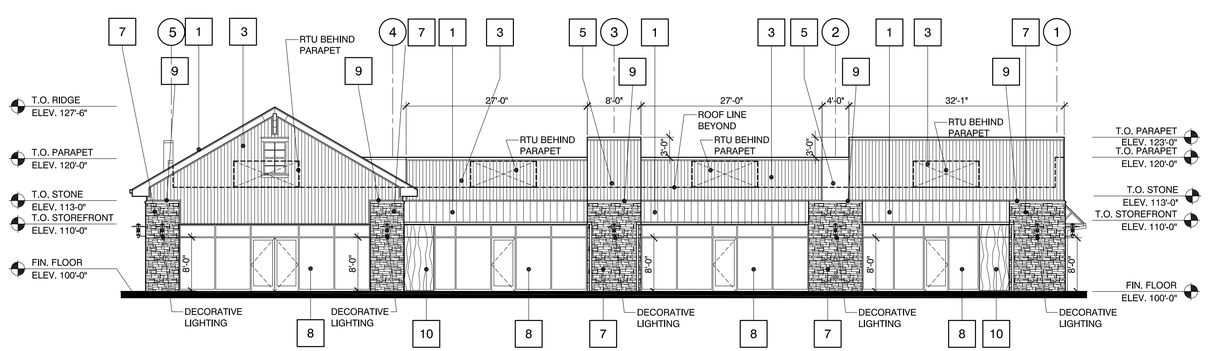
4 NORTH ELEVATION
SCALE: 3/32" = 1' - 0"



3 WEST ELEVATION
SCALE: 3/32" = 1' - 0"



2 EAST ELEVATION
SCALE: 3/32" = 1' - 0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICATIONS RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

EXTERIOR FINISH SCHEDULE	
	MATERIAL
1	METAL PANEL: BERRIDGE KYNAR 500 "CITYSCAPE"
2	METAL PANEL: BERRIDGE KYNAR 500 "COPPER-COTE"
3	FIBER CEMENT BOARD: HARDIE PLANK LAP SIDING "MOUNTAIN SAGE"
4	FIBER CEMENT BOARD: HARDIE PLANK LAP SIDING "BOOTHBAY BLUE"
5	EIFS: SHERWIN WILLIAMS, SW 7036, "ACCESSIBLE BEIGE"
6	PAINT: SHERWIN WILLIAMS, SW 7018, "DOVETAIL"
7	CULTURED STONE PRO-FIT LEDGESTONE GRAY
8	STOREFRONT: MEDIUM BRONZE ANODIZED ALUMINUM
9	PRECAST CONCRETE NATURAL GRAY CAP
10	DECORATIVE METAL PERFORATED PANEL
11	BASALITE SPLIT FACE CMU BLOCK "600R"
12	PAINT: SHERWIN WILLIAMS, SW 7068, "GRIZZLE GRAY"

BUILDING LIGHTING: WALL MOUNTED SLD SLIDE WITH FLAT TOP / SLOPED SHADE IN PLATINUM SILVER FINISH. GRANVILLE BY BEACON ARM IN PLATINUM SILVER FINISH.

ENTRANCE SOFFITS: WOODTONE "MOUNTAIN CEDAR" ON HARDIE

TRASH ENCLOSURE: BASALITE SPLIT FACE CMU BLOCK 600R

12" PILASTER DEPTH TYPICAL.

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB
2/14/2020	4TH SITE PLAN SUB

Evergreen Development | Services | Investments

Galloway
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704.758.1000 (V)

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LOWE'S

RETAIL BUILDING A ELEVATIONS

LOWE'S OF:

ERIE, COLORADO

CHECKED BY:

DRAWN BY:

PROJECT No: E0I000018-20

CRITERIA ISSUE DATE: 10.11.19

PERMIT SET ISSUE DATE:

CONSTRUCTION SET ISSUE DATE:

DRAWING NUMBER:

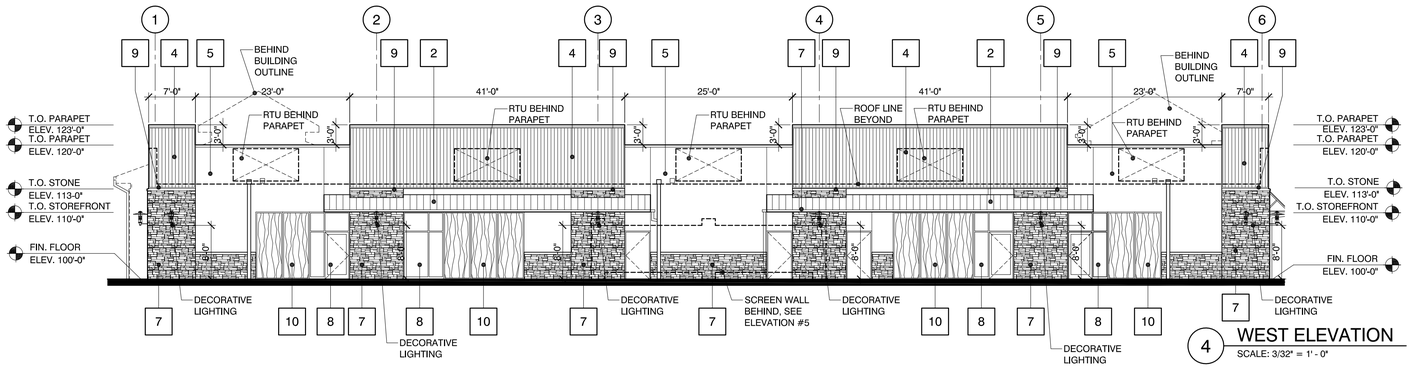
18

OF 20

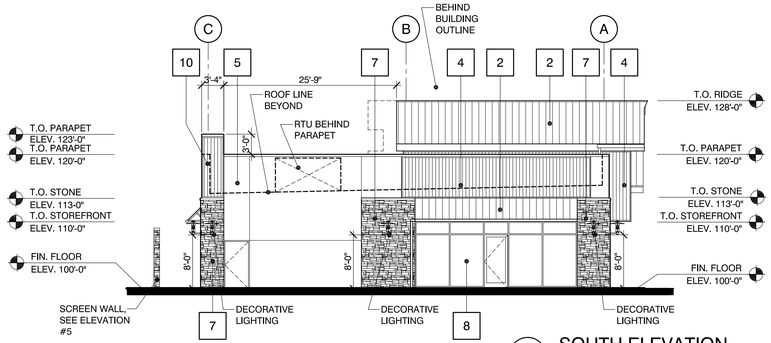
NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

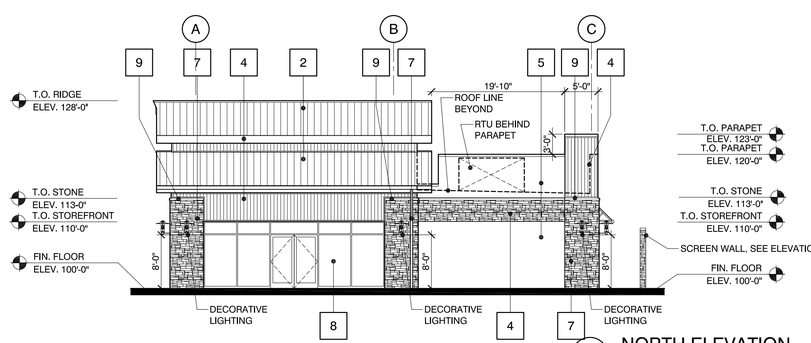
SITE PLAN - SP-001117-2019



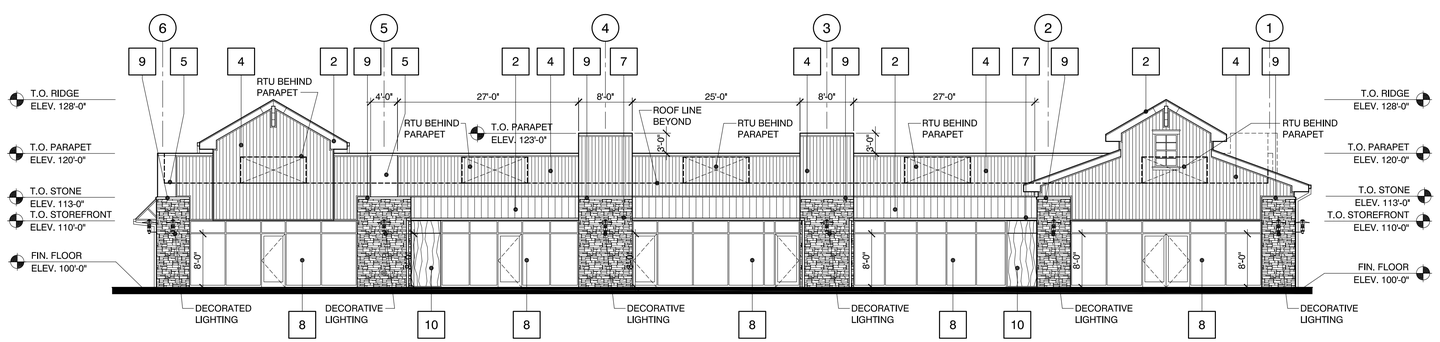
4 WEST ELEVATION
SCALE: 3/32" = 1' - 0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"



2 NORTH ELEVATION
SCALE: 3/32" = 1' - 0"



1 EAST ELEVATION
SCALE: 3/32" = 1' - 0"

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TRASH ENCLOSURE: BASALITE SPLIT FACE CMU BLOCK 600R

12" PILASTER DEPTH TYPICAL.

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LOWE'S

RETAIL BUILDING B
ELEVATIONS
LOWE'S OF:
ERIE, COLORADO

CHECKED BY:
DRAWN BY:
PROJECT No: E0I000018-20

CRITERIA ISSUE DATE: 10.11.19
PERMIT SET ISSUE DATE:
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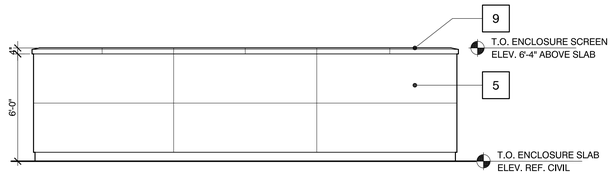
OF 20

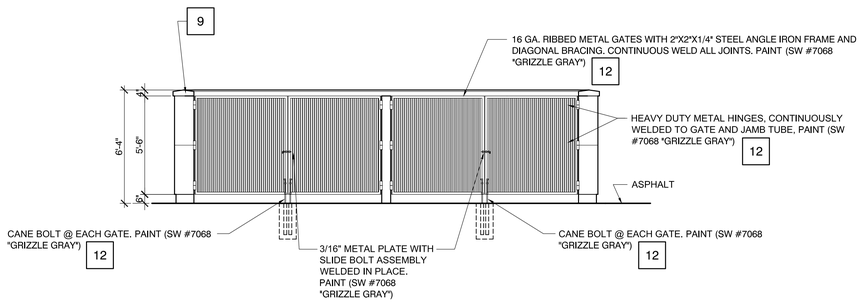
NINE MILE CORNER - LOTS 1 & 3

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

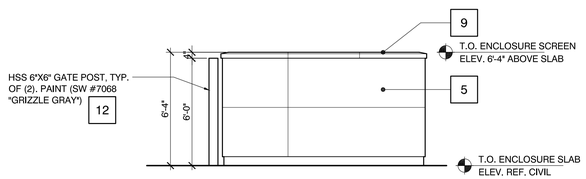
SITE PLAN - SP-001117-2019



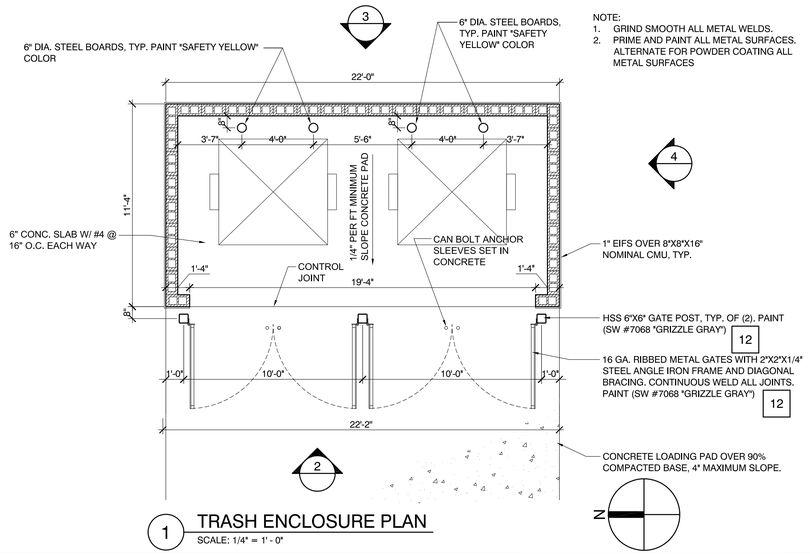
3 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1' - 0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1' - 0"



4 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1' - 0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
1. GRIND SMOOTH ALL METAL WELDS.
2. PRIME AND PAINT ALL METAL SURFACES. ALTERNATE FOR POWDER COATING ALL METAL SURFACES

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LOWE'S

LOWE'S OF:
ERIE, COLORADO

CHECKED BY:
DRAWN BY:
PROJECT No: EI0000018.20

CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
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20
OF 20

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

LIST OF CONTACTS

APPLICANT/DEVELOPER
EVERGREEN - 287 & ARAPAHOE, L.L.C.
1873 S BELLAIRE ST. SUITE 1106
DENVER, CO 80222
TEL - (303) 757-0401
CONTACT - DEREK LIS

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL - (303) 770-8884
FAX - (303) 770-3636
CONTACT - JENNY R. ROMANO, P.E.
EMAIL - JennyRomano@GallowayUS.com

SURVEYOR
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL - (303) 770-8884
FAX - (303) 770-3636
CONTACT - BRIAN J. DENNIS, PLS
EMAIL - BrianDennis@GallowayUS.com

ARCHITECT (RETAIL SHOPS)
G3 ARCHITECTURE, INC.
5150 E. YALE CIRCLE, SUITE 301
DENVER, COLORADO 80222
TEL - (720) 542-9416
CONTACT - SCOTT HIGA
EMAIL - shiga@g3architecture.com

ARCHITECT (LOWE'S)
BRR ARCHITECTURE, INC.
6700 ANITOCH PLAZA, SUITE 150
MERRIAM, KS 66204
TEL - (913) 236-3347
CONTACT - RICK CHAVES
EMAIL - Rick.Chaves@brrarch.com

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL - (303) 770-8884
FAX - (303) 770-3636
CONTACT - SARAH ADAMSON
EMAIL - SarahAdamson@GallowayUS.com

UTILITY CONTACTS

WATER & SANITARY SEWER
TOWN OF ERIE
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
645 HOLBROOK ST
ERIE, COLORADO 80516
TEL - (303) 926-2770
CONTACT - DAVID PASIC

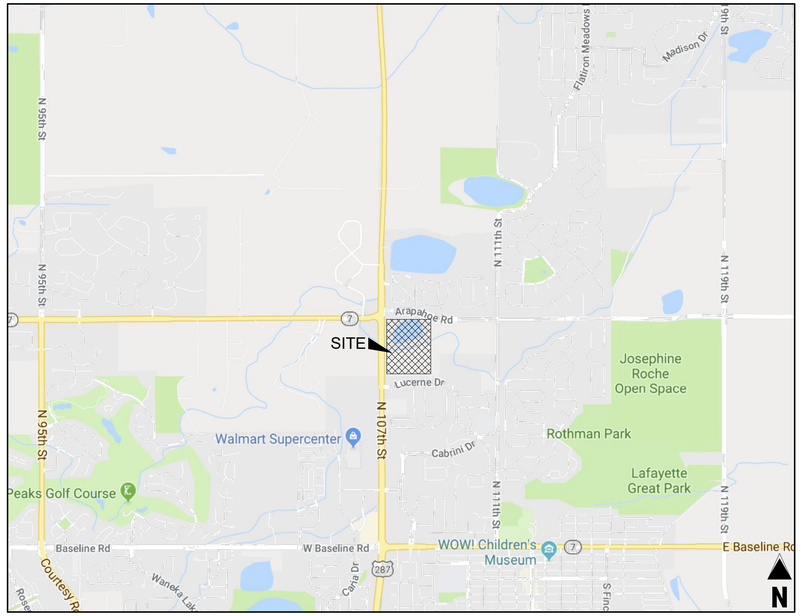
FIRE
MOUNTAIN VIEW FIRE RESCUE
3561 N. STAGECOACH RD.
LONGMONT, CO 80504
TEL - (303) 772-0710

STORM SEWER
TOWN OF ERIE - PUBLIC WORKS
645 HOLBROOK ST.
ERIE, CO 80516
TEL - (303) 926-2870

ELECTRICAL
XCEL
1123 WEST 3RD AVE.
DENVER, CO 80223
CONTACT - DONNA GEORGE
EMAIL - donna.l.george@xcelenergy.com

GAS
XCEL
1123 WEST 3RD AVE.
DENVER, CO 80223
CONTACT - DONNA GEORGE
EMAIL - donna.l.george@xcelenergy.com

TELEPHONE
CENTURY LINK
CONTACT - TBD



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION

LOTS 1 & 3 OF NINE MILE CORNER, A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO.

DRAWING ACCEPTANCE:

ALL WORK SHALL BE CONSTRUCTED TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. **THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.**

ACCEPTED BY: _____ DATE: _____
TOWN ENGINEER

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	NOTES
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN - NW
C1.2	SITE PLAN - NE
C1.3	SITE PLAN - SE
C1.4	SITE PLAN - SW
C1.5	SITE DETAILS
C1.6	SITE DETAILS
C1.7	SITE DETAILS
C2.0	OVERALL GRADING
C2.1	GRADING PLAN - NW
C2.2	GRADING PLAN - NE
C2.3	GRADING PLAN - SE
C2.4	GRADING PLAN - SW
C3.0	EROSION CONTROL PLAN - INITIAL
C3.1	EROSION CONTROL PLAN - INTERIM AND FINAL
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
C4.0	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN - NW
C4.2	UTILITY PLAN - NE
C4.3	UTILITY PLAN - SE
C4.4	UTILITY PLAN - SW
C4.5	UTILITY DETAILS
C4.6	UTILITY DETAILS
C4.7	UTILITY DETAILS
C4.8	UTILITY DETAILS
C4.9	OVERALL PHOTOMETRIC PLAN
C4.10	PHOTOMETRIC SITE PLAN-NW
C4.11	PHOTOMETRIC SITE PLAN-NE
C4.12	PHOTOMETRIC SITE PLAN-SE
C4.13	PHOTOMETRIC SITE PLAN-SW
C4.14	PHOTOMETRIC DETAILS
C5.1	STORM SEWER PLAN & PROFILE
C5.2	STORM SEWER PLAN & PROFILE
C5.3	STORM SEWER PLAN & PROFILE
C5.4	STORM SEWER PLAN & PROFILE
C6.1	WATER PLAN & PROFILE
C7.1	SANITARY SEWER PLAN & PROFILE
IR1.0	IRRIGATION PLAN
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR1.5	IRRIGATION PLAN
IR1.6	IRRIGATION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE NOTES & DETAILS

SITE DATA SUMMARY CHART
ZONE DISTRICT PD

ITEM	SQUARE FOOTAGE		% OF GROSS SITE
	LOWE'S (LOT 1)	RETAIL SHOPS (LOT 3)	
GROSS SITE AREA:	399,321	107,390	100
• BUILDING FOOTPRINT	110,828	18,000	25.4
• GARDEN CENTER	27,515		5.4
• PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	258,242	75,645	65.9
HARDSCAPE TOTAL	396,585	93,645	96.7
• PLANTED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS)	1,094	9,052	2.0
• EXISTING VEGETATION	0	0	0
• TRAILS AND SIDEWALKS	1,642	4,693	1.3
LANDSCAPE TOTAL	2,736	13,745	3.3

ITEM	DESCRIPTION		TOTAL
PARKING:			
• TOTAL REQUIRED			
•• LOWE'S (1 SPACE PER 350 SQ. FT.)	317		
•• GARDEN CENTER	0		
•• RETAIL SHOPS (1 SPACE PER 200 SQ. FT.)		90	
• PROVIDED (INCLUDING HANDICAP)			
•• LOWE'S	361		
•• RETAIL SHOPS		133	
•• HANDICAP PROVIDED	11	5	
• TYPE B LOADING SPACES			
•• REQUIRED	3	1	
•• PROVIDED	3	1	
• BICYCLE PARKING			
•• REQUIRED*	18	7	25
•• PROVIDED	9	18	27

*PER PD, BICYCLE PARKING CAN BE AGGREGATED TOGETHER

OVERALL LANDSCAPE AREA (NINE MILE SUBDIVISION)

TOTAL SUBDIVISION AREA	2,056,537 SQ. FT. (47.212 ACRES)
TOTAL TRACT LANDSCAPE AREA	416,888 SQ. FT. (9.570 ACRES)
TOTAL COMMERCIAL (LOTS 1 & 3) LANDSCAPE AREA	16,481 SQ. FT. (0.378 ACRES)
TOTAL MULTI-FAMILY (LOT 11) LANDSCAPE AREA	55,282 SQ. FT. (1.269 ACRES)
SUBTOTAL LANDSCAPE AREA	488,651 SQ. FT. (11.217 ACRES)
PERCENT LANDSCAPE OF TOTAL AREA	23.76%

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

BENCHMARK

ELEVATIONS SHOWN ARE NAVD 88 AND ARE DERIVED VIA GPS OBSERVATIONS FROM THE LIECA SMARTNET RTK GPS NETWORK AND GEOID 12B.

BASIS OF BEARING

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE PLAN FOR THE PHASE FOR WHICH A PERMIT IS REQUESTED, AND SHALL RECEIVE APPROVAL FROM THE TOWN OF ERIE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

REVISIONS
PRE-BID SET ISSUE DATE / POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.
03/03/20	3RD SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
COVER SHEET
LOWE'S OF: ERIE, COLORADO
PROJECT No: EDK00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
C0.0

TOWN OF ERIE GENERAL NOTES - CONSTRUCTION

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS" BY THE TOWN OF ERIE. COPIES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF ERIE WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE ENGINEERING STAFF AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN OF ERIE ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
3. THE TOWN OF ERIE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS'' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN OF ERIE SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.
6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN OF ERIE REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.
7. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
8. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN OF ERIE ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL NOTIFY TOWN OF ERIE ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE TOWN OF ERIE ENGINEERING STAFF.
10. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
11. AS-BUILT DRAWINGS AND A CD INCLUDING AUTOCAD AND PDF FILES, AS REQUIRED IN THE SPECIFICATIONS, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
13. THE CONTRACTOR IS RESPONSIBLE FOR:
    A. NOTIFYING THE TOWN OF ERIE UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN OF ERIE FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.
    B. NOTIFYING THE TOWN OF ERIE ENGINEERING STAFF IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ERIE FORTY-EIGHT (48) HOURS PRIOR TO RESTART.
    C. IN THE EVENT OF AN AFTER HOURS EMERGENCY, CALL 303-441-4444.
    D. NOTIFYING THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF ERIE, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE
16. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN OF ERIE DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE TOWN OF ERIE, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN OF ERIE FOR REVIEW, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
17. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OF ERIE OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN OF ERIE ENGINEERING STAFF, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
18. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
19. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT DISTURBING OVER ONE ACRE FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE TOWN OF ERIE.
20. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN OF ERIE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITION. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
22. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN OF ERIE STANDARDS & SPECIFICATIONS.
23. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
24. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
25. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF ERIE STANDARD SPECIFICATIONS.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.
27. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN.
28. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION/ CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN OF ERIE. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN OF ERIE AT NO EXPENSE TO THE TOWN.
29. THE DESIGN ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS AND SURVEYS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE DESIGN ENGINEER'S PURVIEW.
30. THE SOILS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE SOILS ENGINEER'S PURVIEW.

TOWN OF ERIE GENERAL NOTES - GRADING

1. ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND EITHER A PUBLIC IMPROVEMENT PERMIT OR A GRADING AND STORMWATER QUALITY PERMIT FROM THE TOWN OF ERIE. CONTRACTOR SHALL:
    A. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN OF ERIE INSPECTORS UPON REQUEST.
    B. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPS AS SPECIFIED IN THE SWMP.
    C. INSPECT ALL BEST MANAGEMENT PRACTICES (BMPS) AT LEAST EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
    D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN OF ERIE ENGINEERING STAFF.
    E. BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BE NECESSARY IF AT ANY TIME THE SPECIFIED BMPS DO NOT MEET THE OBJECTIVES OF THE PERMIT. ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF THE SWMP.
    F. THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A SIGNIFICANT CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
    G. INSTALLATION AND MAINTENANCE OF BMPS SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
2. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF ERIE "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
3. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE TOWN OF ERIE ENGINEERING STAFF.
4. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
5. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.
6. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL CONFORM TO THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
7. AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
8. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
9. TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
10. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
11. OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
12. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
    A. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
    B. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
    C. EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
    D. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.

TOWN OF ERIE GENERAL NOTES - SEWER

1. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING SEWERS TO BE CONNECTED TO PRIOR TO CONSTRUCTION STAKING.
2. CONNECTION TO EXISTING TOWN OF ERIE LINES WILL BE PERMITTED UPON SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE NEW SANITARY SEWER SYSTEM. EXISTING PIPE AT THE POINT OF CONNECTION SHALL NOT BE "BROKEN OUT" UNTIL THE NEW SYSTEM IS ACCEPTED. IF CONNECTING TO AN EXISTING MANHOLE, THE NEW LINE SHALL BE PLUGGED UNTIL THE NEW SYSTEM IS ACCEPTED.
3. MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATIONS ARE LESS THAN EIGHTEEN (18) INCHES, THE UTILITY PIPES SHALL BE REINFORCED AND PROTECTED AS REQUIRED BY CURRENT TOWN STANDARD SPECIFICATIONS.
4. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (11/2) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
5. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
6. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" or "X".
7. THE LENGTH OF SANITARY SEWER LINE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, THE DISTANCES INDICATED ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.
8. SERVICE LINE CONNECTIONS TO DEAD END MANHOLES THAT HAVE NO FURTHER POSSIBILITY OF EXTENSION SHALL BE ALLOWED AND SHALL HAVE A MINIMUM DROP OF 0.75 X MAIN DIAMETER. SERVICE LINE CONNECTING TO IN-LINE MANHOLES ARE NOT PERMITTED. MINIMUM SERVICE LINE SLOPE; 4 INCHES=2%; 6 INCHES= 1%; 8 INCHES=0.4%.
9. ALL FOUR (4) THROUGH FIFTEEN (15) INCH SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL BE IN ACCORDANCE WITH ASTM D-3034-SDR35, "STANDARD SPECIFICATION FOR PVC SEWER PIPE AND FITTINGS". ANY SANITARY SEWER HAVING A DEPTH IN EXCESS OF FIFTEEN (15) FEET SHALL BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
10. BEDDING MATERIAL SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
11. WARNING TAPE SHALL BE INSTALLED 12'' MINIMUM AND 18'' MAXIMUM ABOVE SEWER PIPE.
12. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C0478. MANHOLE STEPS SHALL BE POLYPROPYLENE COVERED STEEL CONFORMING TO ASTM. D-4101 AND ASTMA-615. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A-48.
13. MANHOLES SHALL BE A MINIMUM FOUR (4) FOOT DIAMETER AND CONSTRUCTED PER THE STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY SHAPE ALL MANHOLE INVERTS AND BENCHES IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS, TO PROMOTE SMOOTH FLOW THROUGH THE MANHOLE. INVERTS OF LINES INTERSECTING AT 90 DEGREES AND AT HIGHLY DIVERGENT OR FLAT SLOPES ARE ESPECIALLY CRITICAL. MANHOLE INVERTS SHALL BE CONSTRUCTED WITH A SMOOTH TROWEL FINISH, AND BENCH FINISHED WITH A LIGHT BROOMED, NON-SKID, FINISH.
15. SEWER TEES AND/OR WYES SHALL BE STAKED BY A SURVEY CREW. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS-CONSTRUCTED" LOCATION OF TEES AND WYES. ALL SERVICE LINES ARE FOUR (4) INCH UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR, AT THE OWNER'S EXPENSE, WILL MAKE ALL SEWER SERVICE TAPS.
17. PRIOR TO BACKFILL THE TOWN OF ERIE ENGINEERING STAFF SHALL INSPECT ALL SANITARY SEWER MAINS AND SERVICE EXTENSIONS.
18. MANHOLE RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS. WHETHER THE MANHOLE IS AT PAVED OR UNPAVED GRADE. A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) CONCRETE RINGS SHALL BE USED TO ADJUST THE RIM ELEVATION TO FINAL GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.
19. A SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE NEW SANITARY SEWER MAINS IS CONTINGENT UPON THE RECEIPT OF COPIES OF:
    A. SANITARY SEWER TRENCH COMPACTION TEST RESULT, AND
    B. RECORD DRAWINGS, BOTH MYLAR AND ELECTRONIC FILES AND THE SANITARY SEWER SYSTEM BEING TESTED IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS WHICH INCLUDES:
    C. LOW PRESSURE AIR TEST 100% OF THE NEW SYSTEM, AND
    D. VACUUM TEST 100% OF THE NEW SYSTEM MANHOLES.
    E. JET VACUUM 100% OF THE NEW SYSTEM.

TOWN OF ERIE GENERAL NOTES - STORM DRAIN

1. EXCEPT WHERE NOTED, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III AND SHALL CONFORM TO REQUIREMENTS OF ASTM C76. ALL RCP SHALL HAVE RUBBER GASKETED JOINTS AND SHALL CONFORM TO REQUIREMENTS OF ASTM C443, AND SHALL PROVIDE WATERTIGHT PERFORMANCE CHARACTERISTICS.
2. TONGUE AND GROOVE JOINTS SHALL NOT BE ALLOWED.
3. THE MINIMUM COVERAGE FOR ALL STORM DRAINAGE PIPES SHALL BE 1.5 FEET FOR CLASS III PIPE AND 1 FOOT FOR CLASS IV PIPE.
4. BEDDING MATERIAL SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
5. ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604-20.
6. THE MINIMUM MANHOLE DIAMETER SHALL BE AS SPECIFIED BELOW:

PIPE DIAMETER	MANHOLE SIZE
15" TO 18"	4' DIAMETER
21" TO 42"	5' DIAMETER
48" TO 54"	6' DIAMETER
60" AND LARGER	BOX BASE MANHOLE

7. ALL STREET INLETS SHALL BE CURB OPENING TYPE R, CONFORMING TO CDOT STANDARD M-604-12, EXCEPT WHERE OTHERWISE NOTED.
8. ALL INLET ACCESS COVERS SHALL HAVE THE WORDS "NO DUMPING - DRAINS TO RIVERS'' AND ''STORM SEWER'' CAST INTO THE COVER PER TOWN OF ERIE STANDARD DETAIL.
9. ALL END SECTIONS SHALL CONFORM TO CDOT STANDARD M-603-10.
10. WHERE RIPRAP IS CALLED FOR ON THE PLANS FOR EROSION CONTROL, IT SHALL CONFORM TO THE URBAN STORM DRAINAGE CRITERIA MANUAL SPECIFICATIONS (LATEST REVISION).

TOWN OF ERIE GENERAL NOTES - ROADWAY

1. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PREPARE THE SUBGRADE BY SCARIFYING THE UPPER ONE (1) FOOT OF THE SUBGRADE IN CUT AREAS OR AREAS WITH LITTLE OR NO FILL, UNLESS SPECIFIED IN THE SOILS REPORT. THE WORK SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. PAVEMENT SHALL NOT BE CONSTRUCTED UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED, TESTED AND ACCEPTED BY THE TOWN OF ERIE ENGINEERING STAFF.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO SUPERVISE AND CERTIFY THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO, SEWER, WATER, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES AND ACCEPTED BY THE TOWN OF ERIE ENGINEERING STAFF AND THE SOILS ENGINEER.
5. STREET PAVING SHALL NOT START UNTIL:
    A. A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN OF ERIE ENGINEERING STAFF.
    B. ALL STREETS ARE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE TOWN OF ERIE SPECIFICATIONS.
    C. ALL COMPACTION TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN ENGINEERING STAFF PRIOR TO PROOF ROLLS.
    D. PROOF ROLLS ARE PERFORMED USING SINGLE AXLE, FIVE (5) TON TRUCK AND MONITORED BY THE TOWN OF ERIE ENGINEERING STAFF.
6. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY MANHOLE COVERS AND ACCESS LIDS TO GRADE.
7. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, IN CONFORMANCE WITH CDOT STANDARDS.
8. ALL CONCRETE EDGES MUST BE ROUNDED TO A FOURTH (1/4) INCH RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
9. ONE HALF (1/2) INCH EXPANSION JOINTS SHALL BE INSTALLED AT ALL CURB RETURNS, CURB CUTS AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FOOT INTERVALS, HALF STONES ARE NOT ALLOWED.
10. BEFORE PLACING OF ASPHALT THE SUBGRADE SHALL RECEIVE A GROUND STERILANT APPLIED AT A RATE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
11. TACK COAT SHALL BE USED PRIOR TO OVERLAY, (CSS-1H), 50:50 DILUTION,

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

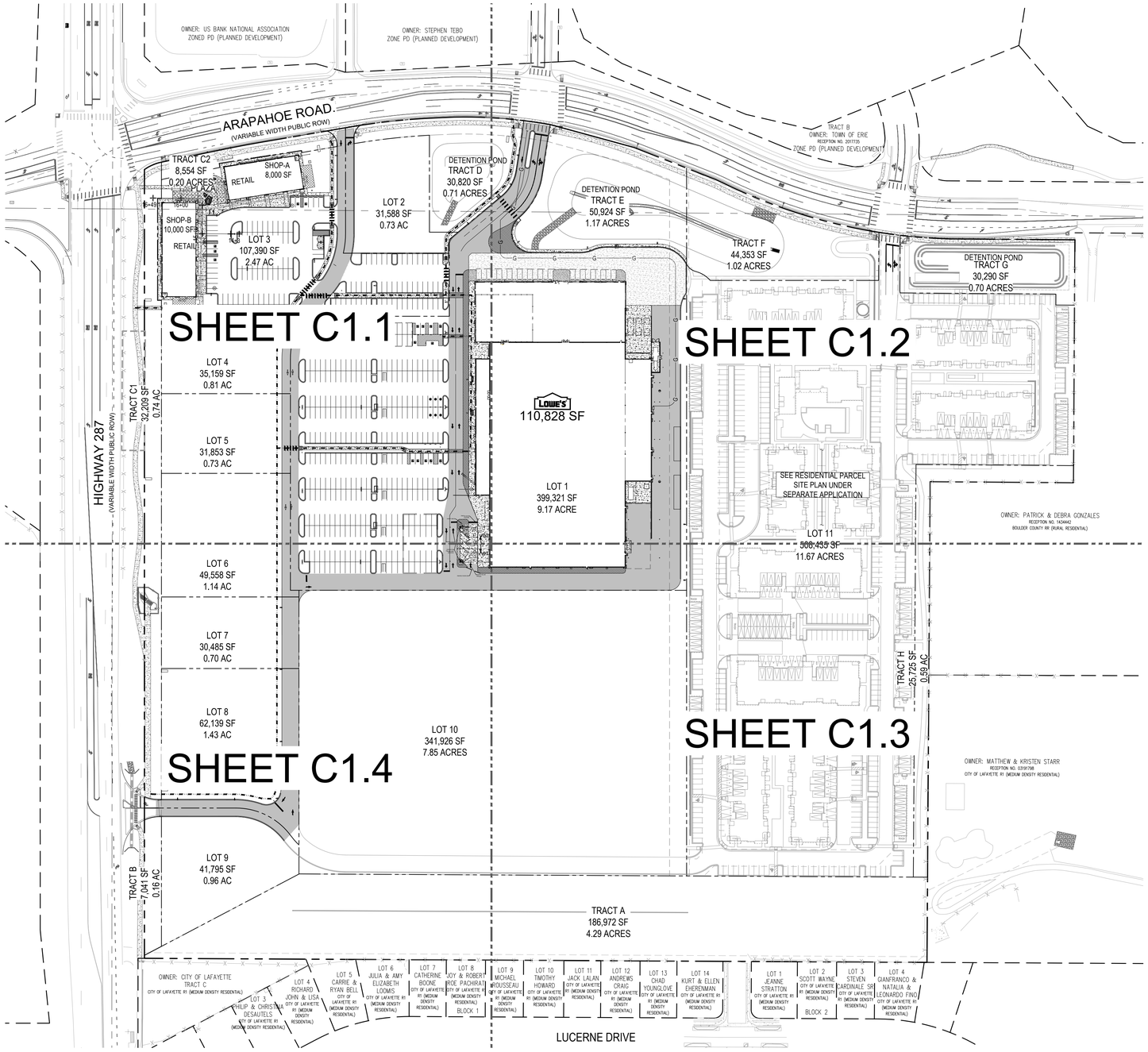
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

N

0 20 50 100

SCALE: 1"=100'



BASIS OF BEARING

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

BENCHMARK

ELEVATIONS SHOWN ARE NAVD 88 AND ARE DERIVED VIA GPS OBSERVATIONS FROM THE LIECA SMARTNET RTK GPS NETWORK AND GEOID 12B.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

REVISIONS

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA	
ISSUE DATE:	11.21.19
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:

C1.0

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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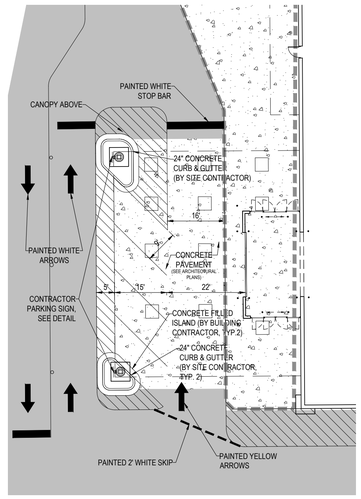
SITE PLAN: SP-001117-2019



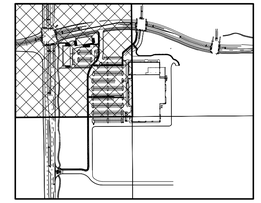
ENLARGED CUSTOMER LOADING CANOPY

SCALE - 1"=20'

PARKING DATA TABLE			
	LOWE'S		RETAIL SHOPS (18,000 SQ. FT.)
	BUILDING (110,828 SQ. FT.)	GARDEN CENTER (27,515 SQ. FT.)	
REQUIRED	1 SPACE PER 350 SQ. FT.		1 SPACE PER 200 SQ. FT.
	317	N/A	90
TOTAL	317		
PROVIDED	361		133
ACCESSIBLE REQUIRED	8		5
ACCESSIBLE PROVIDED	11		5
TYPE B REQUIRED	3		1
TYPE B PROVIDED	3		1
BICYCLE REQUIRED*	1 SPACE PER 20 OFF-STREET PARKING SPACES		
	18		7
BICYCLE PROVIDED	9		18

*PER PD, BICYCLE PARKING CAN BE AGGREGATED TOGETHER

KEY MAP



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- HEAVY DUTY ASPHALT PAVING
- HEAVY CONCRETE PAVING
- PROPOSED ADA ROUTE
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- PROPOSED MANHOLE COVER
- PROPOSED INLET

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3. PROPOSED ADA RAMP
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SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - NW

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED8000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
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CONSTRUCTION SET
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DRAWING NUMBER:
C1.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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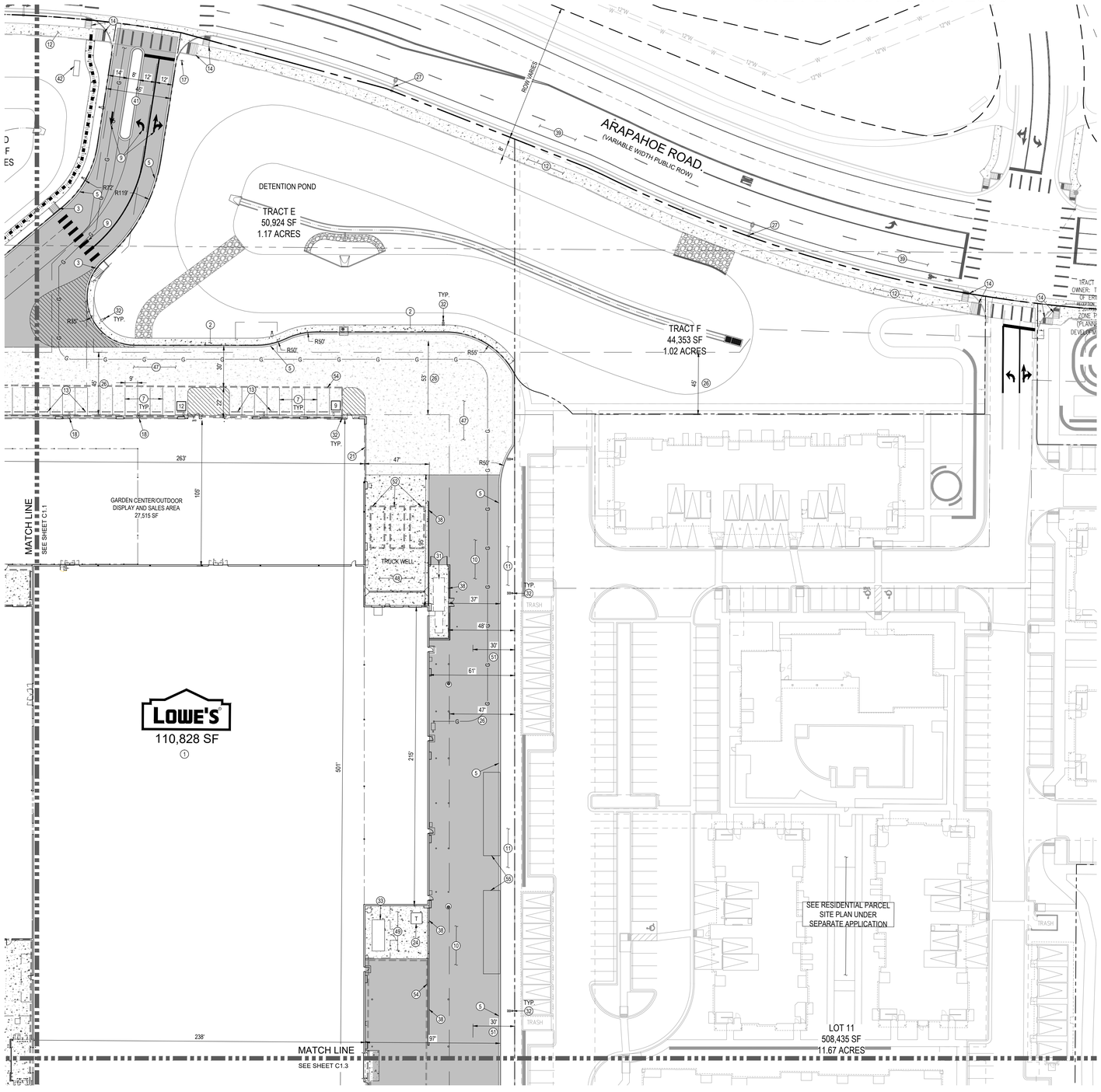
SITE PLAN: SP-001117-2019



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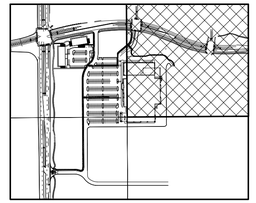

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SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - NE

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0001818.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
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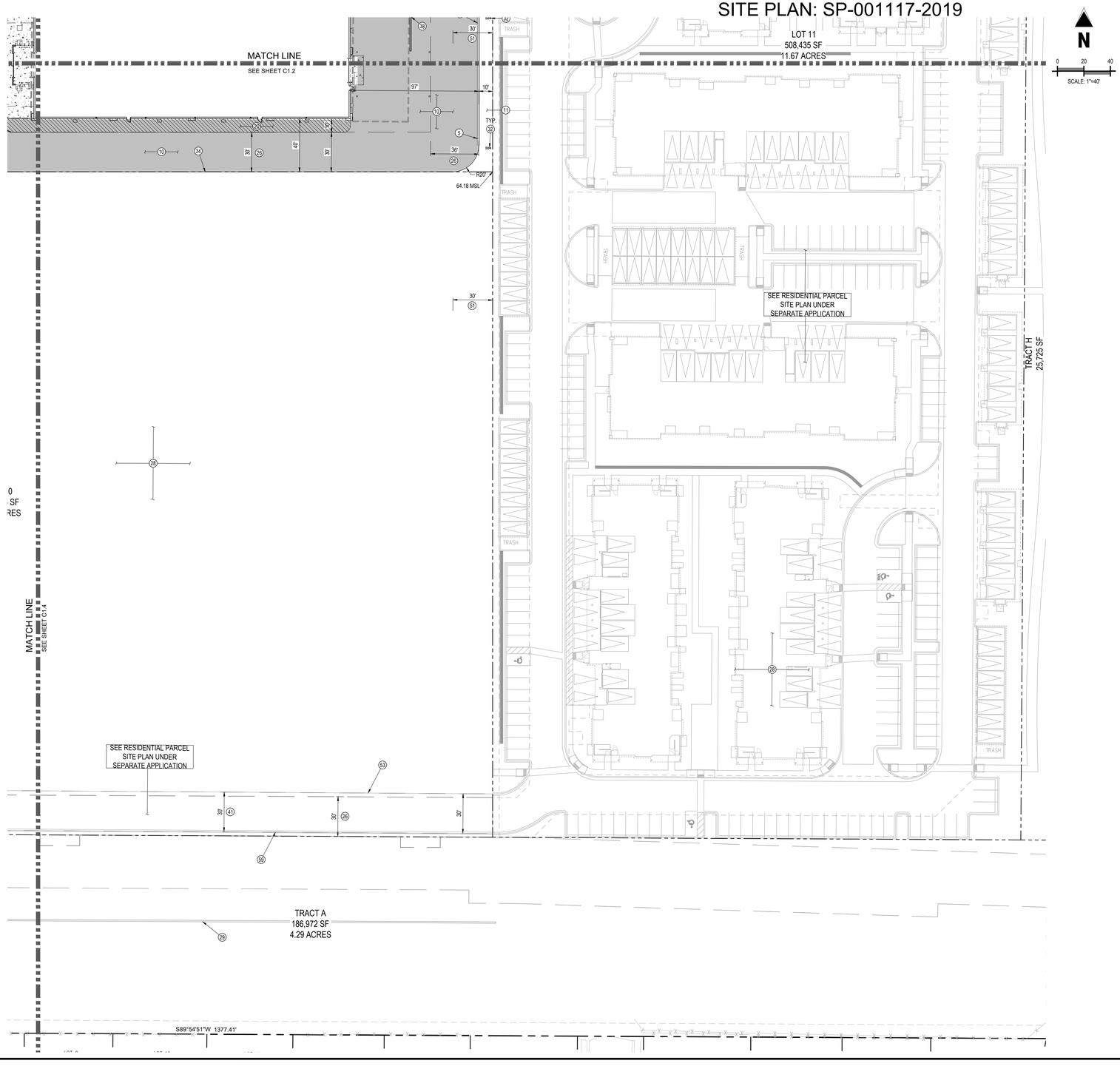
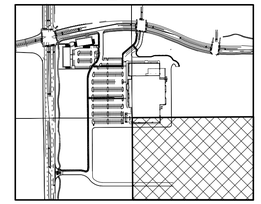


KEY MAP



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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - SE
LOWE'S OF:
ERIE, COLORADO
PROJECT No: ED0000118.20 | DRAWN BY: NCH | CHECKED BY: BSM

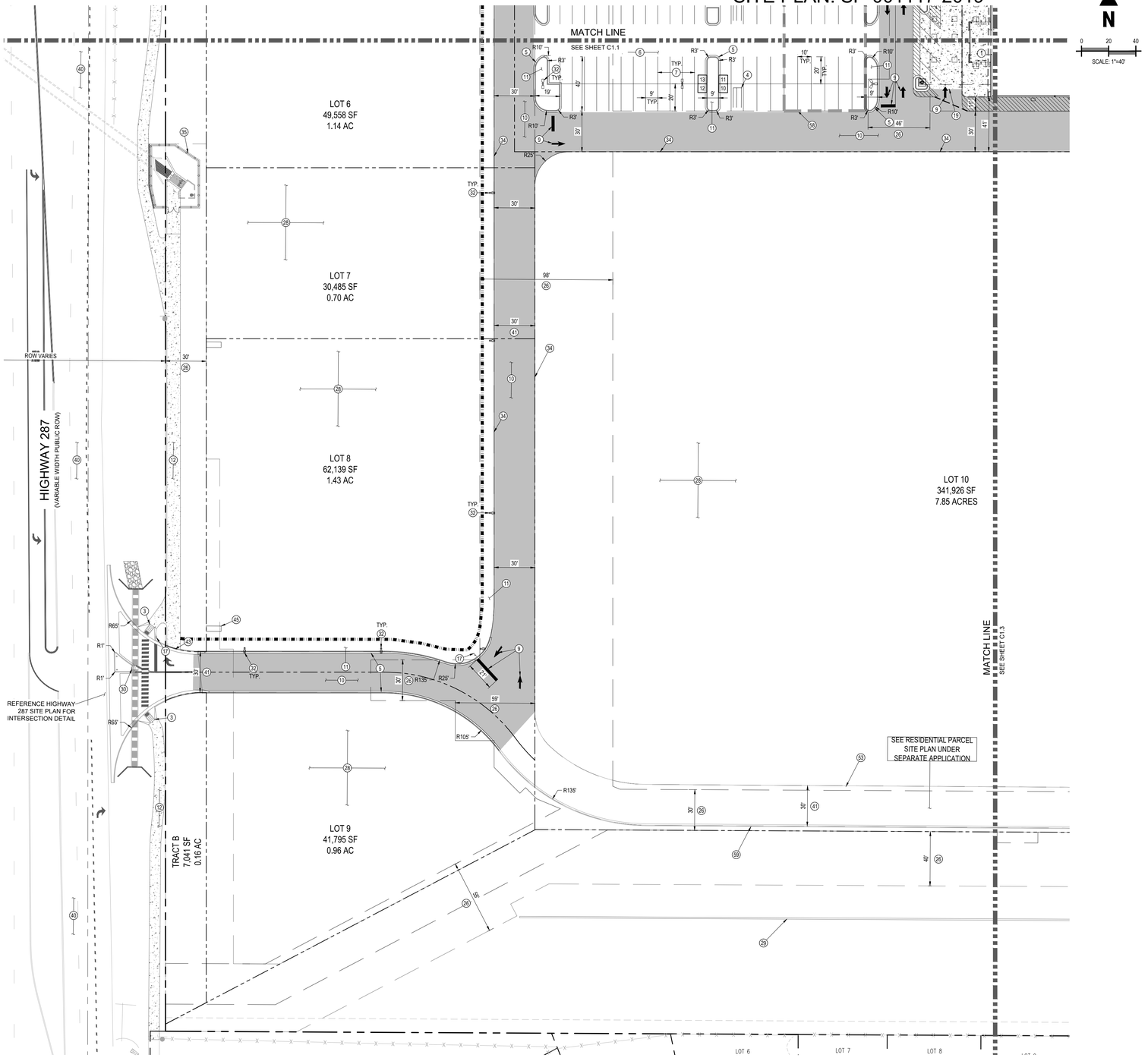
CRITERIA ISSUE DATE: 11.21.19
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

C1.3

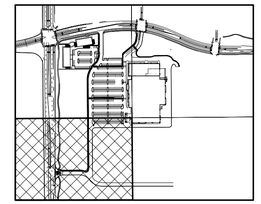
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



KEY MAP



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- PROPOSED SITE LIGHTING
- TRAFFIC DIRECTION
- PARKING COUNT
- CART CORRAL (APPROXIMATE LOCATION)
- HEAVY DUTY ASPHALT PAVING
- HEAVY CONCRETE PAVING
- PROPOSED ADA ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

SCHEDULE

1. PROPOSED 110,828 SF RETAIL HOME IMPROVEMENT STORE AND ASSOCIATED VESTIBULE (SEE ARCHITECTURAL PLAN)
2. PROPOSED CONCRETE SIDEWALK
3. PROPOSED ADA RAMP
4. PROPOSED CART RETURN (FURNISHED AND INSTALLED BY LOWE'S)
5. PROPOSED 6" CONCRETE CURB AND 18" GUTTER
6. PROPOSED STANDARD DUTY ASPHALT PAVING
7. PROPOSED 9' X 20' 90-DEGREE PARKING STALL
8. PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE (SEE DETAIL SHEET)
9. PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS
10. PROPOSED HEAVY DUTY ASPHALT PAVING
11. PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
12. SIDEWALK BY OTHERS
13. PROPOSED WHEEL STOP
14. ADA RAMP BY OTHERS
15. SIX (6) "PICKUP" PARKING SPACES (SEE DETAILS FOR SIGN AND PAVEMENT MARKING)
16. FOUR (4) DEDICATED VETERAN PARKING SPACES (SEE DETAIL SHEET)
17. PROPOSED STOP SIGN (SEE DETAIL SHEET)
18. PROPOSED CONCRETE BOLLARD (BY LOWE' CONTRACTOR)
19. PROPOSED CUSTOMER LOADING CANOPY (BY LOWE'S CONTRACTOR)
20. PROPOSED LOADING ZONE
21. PROPOSED SHADE STRUCTURE (BY LOWE'S CONTRACTOR)
22. PROPOSED 10,000 SF RETAIL
23. PROPOSED 8,000 SF RETAIL
24. PROPOSED TRANSFORMER
25. PROPOSED TRASH ENCLOSURE
26. PROPOSED UTILITY EASEMENT PER PLAT
27. STREET LIGHT BY OTHERS
28. FUTURE DEVELOPMENT PAD SITE
29. PROPOSED RETAINING WALL BY OTHERS
30. PROPOSED RIGHT TURN ONLY SIGN (SEE DETAIL SHEET)
31. PROPOSED TRASH COMPACTOR
32. PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN)
33. PROPOSED GENERATOR
34. PROPOSED ROLLED ASPHALT CURB (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
35. PROPOSED IRRIGATION DITCH TO UNDERGROUND CONVERSION STRUCTURE BY OTHERS
36. FUTURE LOCATION FOR BRT STATION
37. PROPOSED BOPUS DIRECTIONAL SIGN (SEE DETAIL SHEET)
38. PROPOSED SCREEN WALL
39. EXISTING ASPHALT PUBLIC ROAD TO REMAIN
40. EXISTING CONCRETE PUBLIC ROAD TO REMAIN
41. ACCESS EASEMENT PER PLAT
42. PROPOSED 4' SIGNAGE WALL (REFER TO SIGN PACKAGE)
43. PROPOSED MOUNTABLE CURB (BY OTHERS)
44. PROPOSED RETAIL BUILDING AND PATIO (SEE LANDSCAPE PLANS FOR DETAILS)
45. PROPOSED MONUMENT SIGN (BY OTHERS)
46. PROPOSED CONCRETE APRON AT BUILDING (REFER TO ARCHITECTURE PLANS)
47. PROPOSED HEAVY DUTY CONCRETE PAVING
48. PROPOSED CONCRETE TRUCK WELL (REFER TO ARCHITECTURAL PLANS)
49. PROPOSED CONCRETE PAD FOR ELECTRICAL EQUIPMENT (REFER TO ARCHITECTURAL PLANS)
50. PROPOSED BIKE RACK
51. BUILDING SETBACK
52. PROPOSED TYPE B LOADING SPACE
53. PROPOSED ROLLED ASPHALT CURB BY OTHERS
54. PROPOSED OUTDOOR STORAGE AREA
55. PROPOSED CONTAINERIZED STORAGE
56. PROPOSED SEASONAL SALES AREA
57. PROPOSED OUTDOOR DISPLAY AND SALES/SEASONAL SALES AREA
58. PROPOSED (24) 10' WIDE CONTRACTOR PARKING SPACES
59. PROPOSED CONCRETE CURB AND GUTTER BY OTHERS

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

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Evergreen Development | Services | Investments
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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - SW
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
C1.4

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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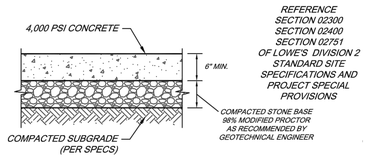
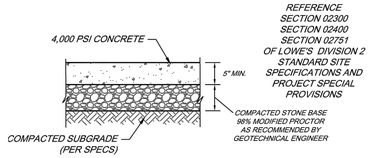
SITE PLAN: SP-001117-2019



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

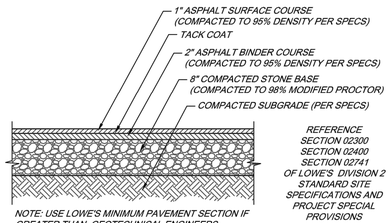
1 HEAVY DUTY CONCRETE PAVING SECTION
NOT TO SCALE



STANDARD DUTY CONCRETE PAVEMENT SECTION

NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

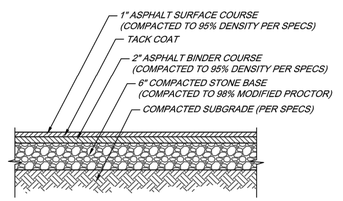
2 STANDARD DUTY CONCRETE PAVING SECTION
NOT TO SCALE



NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

HEAVY DUTY ASPHALT PAVEMENT SECTION

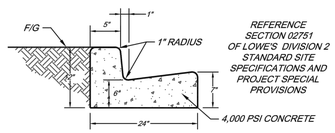
3 HEAVY DUTY ASPHALT PAVING SECTION
NOT TO SCALE



NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

STANDARD DUTY ASPHALT PAVEMENT SECTION

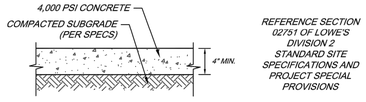
4 STANDARD DUTY CONCRETE PAVING SECTION
NOT TO SCALE



1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

24" CONCRETE CURB & GUTTER DETAIL

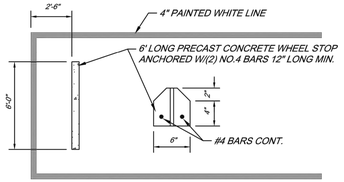
5 24" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

SIDEWALK DETAIL

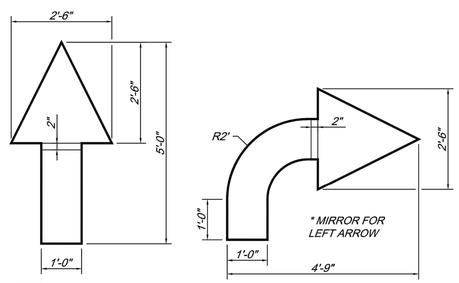
6 SIDEWALK DETAIL
NOT TO SCALE



NOTE: SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS.

CONCRETE WHEEL STOP DETAIL

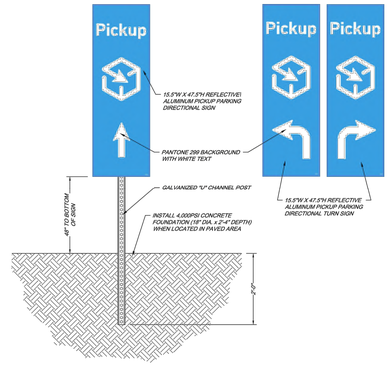
7 CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



NOTES:
1. ALL ARROWS SHALL MATCH EXACT DIMENSIONS, UNLESS REQUIRED BY AHJ.
2. ARROWS SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2741 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN ON ALL ARROWS.

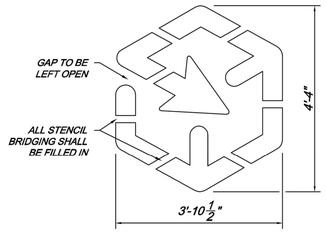
PAVEMENT MARKING ARROWS

8 PAVEMENT MARKING ARROWS
NOT TO SCALE



PICKUP DIRECTIONAL SIGN DETAIL

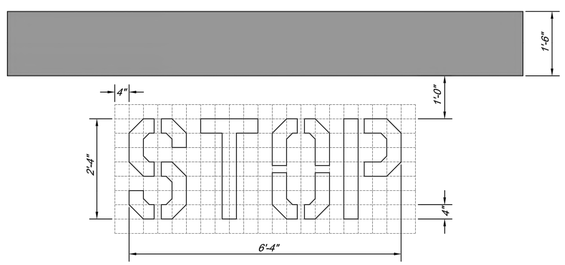
9 BOPUIS PARKING SIGN
NOT TO SCALE



NOTES:
1. MARKING SHALL MATCH EXACT DIMENSIONS.
2. MARKING SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2745 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN.

PICKUP PARKING SPACE MARKING

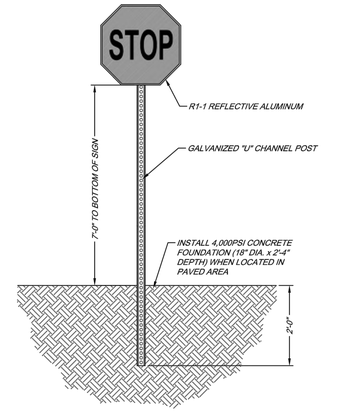
10 BOPUIS PARKING SPACE MARKING
NOT TO SCALE



*STOP BAR AND STOP TEXT**

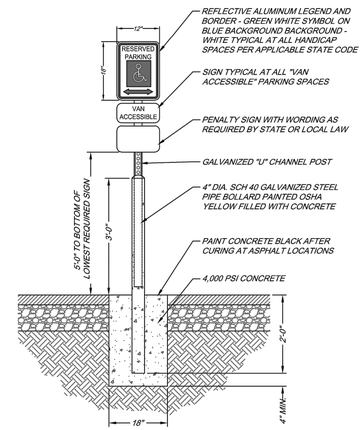
*STOP TEXT SHALL ONLY BE USED AT LUMBER CANOPY EXIT LANES AND NOT WHEN STOP BARS ARE ACCOMPANIED BY A STOP SIGN

11 STOP BAR AND STOP TEXT
NOT TO SCALE



STOP SIGN DETAIL

12 STOP SIGN DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN

13 HANDICAP PARKING SIGN
NOT TO SCALE

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE DETAILS
LOWE'S OF:
ERIE, COLORADO
PROJECT No: EDI#00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
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C1.5

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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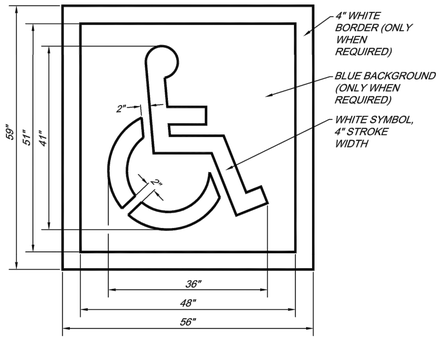
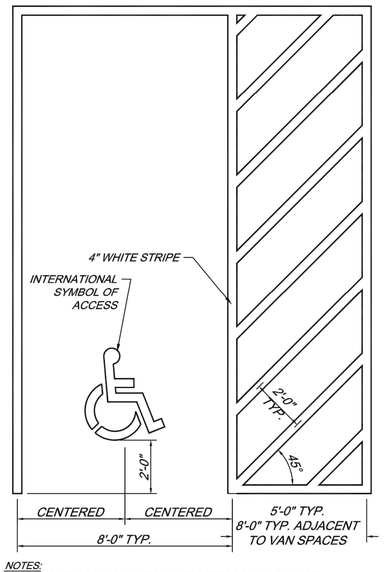
SITE PLAN: SP-001117-2019





NOTES:
1. BLUE BACKGROUND AND/OR WHITE BORDER SHALL ONLY BE INSTALLED WHERE REQUIRED BY AHJ.
2. ALL PAVEMENT MARKINGS SHALL MATCH THE EXACT DIMENSIONS AND COLOR SHOWN ON THIS DETAIL UNLESS REQUIRED OTHERWISE BY AHJ.

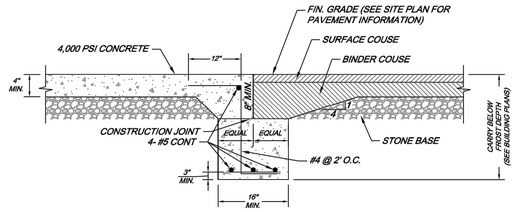
ACCESSIBLE PARKING PAVEMENT MARKINGS

14 ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE

NOTES:
1. ALL LETTERING SHALL BE WHITE. THE WORDS "SHOPPING CART" IS FOLIO EXTRA BOLD, "RETURN" IS FREEHAND 575 OR FREECON, BODY COPY IS HELVETICA BOLD.
2. THE LETER "R" IN THE WORD "RETURN" HAS A BLUE OUTLINE TO SEPARATE IT FROM THE "I" IN THE WORD "SHOPPING".
3. BACKGROUND COLOR IS PMS 280 BLUE.
4. STRIPE ACROSS THE BOTTOM IS PMS 200 RED.
5. SIGN TO BE ALUMINUM.

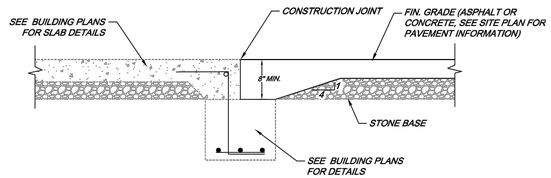
CART RETURN SIGN DETAIL

16 CART RETURN SIGN DETAIL
NOT TO SCALE



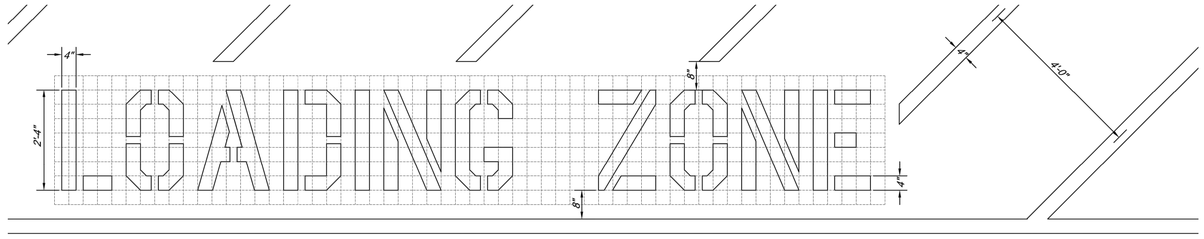
CONCRETE/ASPHALT PAVEMENTJOINT DETAIL

17 ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE



BUILDING SLAB/ PAVEMENT JOINT DETAIL

18 ACCESSIBLE PARKING PAVEMENT MARKINGS
NOT TO SCALE



15 LOADING ZONE PAVEMENT MARKINGS
NOT TO SCALE

PRO PARKING SIGN

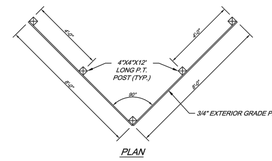
NOTES:
1. INSTALL PRO PARKING SIGN ON CUSTOMER LOADING CANOPY COLUMNS AS INDICATED ON (SHEET SP-1).
2. ELEVATION TO TOP OF SIGN SHALL BE 6'-0" ABOVE PARKING SURFACE.

19 PRO PARKING SIGN
NOT TO SCALE

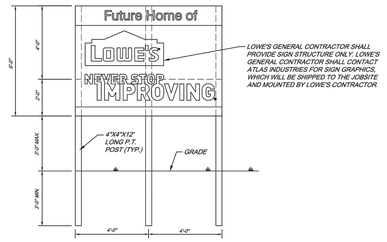
VETERAN PARKING SIGN

NOTES:
1. INSTALL AT EACH VETERAN PARKING SPACE. WHERE VETERAN SPACES FACE ONE ANOTHER, THERE SHALL BE ONE POST WITH SIGNS MOUNTED ON BOTH SIDES.
2. TO BE MOUNTED ON GALVANIZED SIGN POST WITH BOLLARD BASE. SEE HANDICAP SIGN DETAIL (SHEET SP-2) FOR SIGN POST AND BOLLARD CONSTRUCTION DETAILS.

20 VETERAN PARKING SIGN
NOT TO SCALE



PLAN

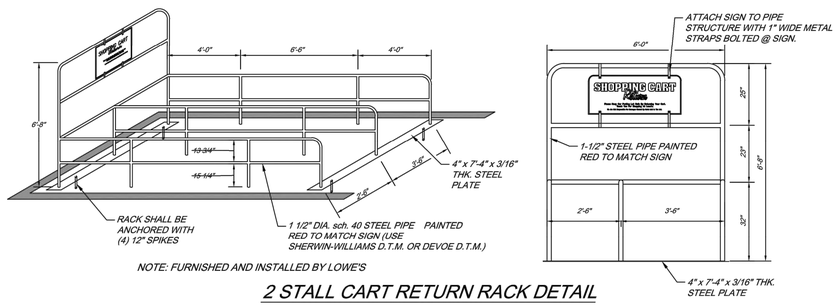


ELEVATION

NOTES:
1. CONTRACTOR SHALL INITIALLY CONSTRUCT THE FUTURE HOME SIGN AT A TEMPORARY LOCATION FOR GROUNDBREAKING CEREMONIES. TEMPORARY SIGN SHALL CONSIST OF ONE (1) EXIST PANEL WITH VINYL GRAPHICS. COORDINATE LOCATION WITH LOWE'S PROJECT MANAGER.
2. CONTRACTOR TO FURNISH AND INSTALL SIGN STRUCTURE AT PERMANENT LOCATION, IN LOCATION SHOWN ON CIVIL DRAWINGS, WHEN GRADING COMMENCES. SEE EROSION CONTROL PLAN FOR LOCATION.
3. VINYL GRAPHICS SHALL BE ORDERED FROM ATLAS INDUSTRIES. CONTACT JOE JANELLE OR JODY KLUTZ AT 800-772-7932.

FUTURE HOME SIGN

21 FUTURE HOME SIGN
NOT TO SCALE



NOTE: FURNISHED AND INSTALLED BY LOWE'S

2 STALL CART RETURN RACK DETAIL

22 2 STALL CART RETURN RACK DETAIL
NOT TO SCALE

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE DETAILS

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000118.20 | DRAWN BY: NCH | CHECKED BY: BSM

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NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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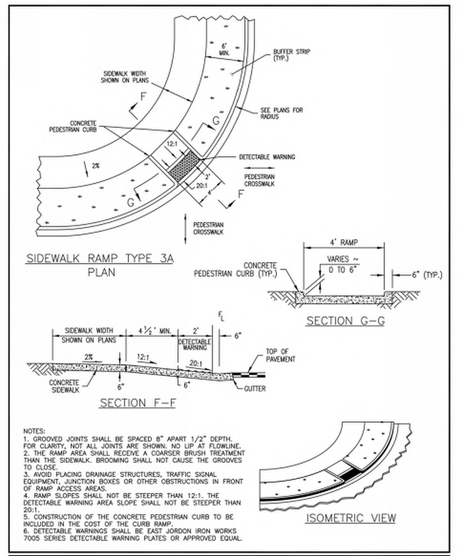
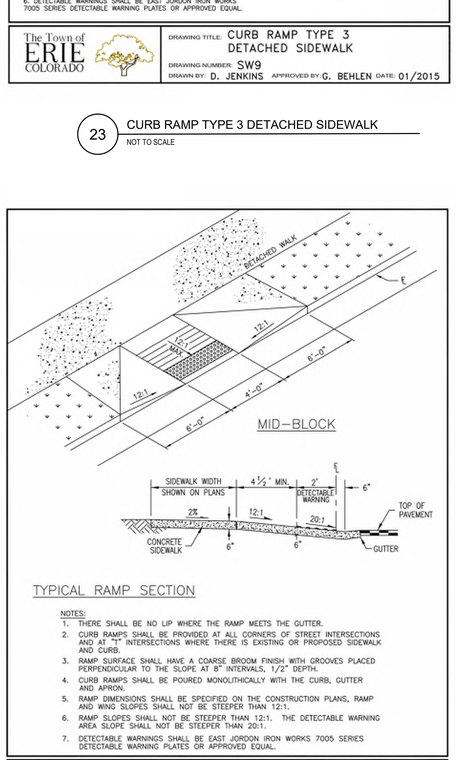
SITE PLAN: SP-001117-2019



The Town of ERIE COLORADO

DRAWING TITLE: CURB RAMP TYPE 3 DETACHED SIDEWALK
DRAWING NUMBER: SW9
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015

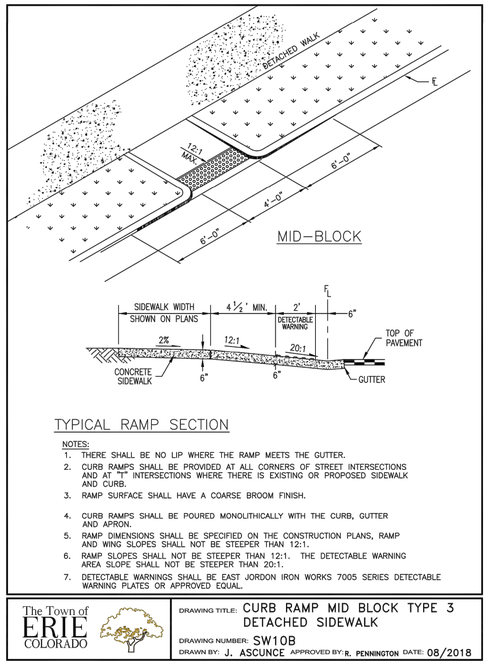
23 CURB RAMP TYPE 3 DETACHED SIDEWALK
NOT TO SCALE



The Town of ERIE COLORADO

DRAWING TITLE: CURB RAMP MID BLOCK TYPE 1 DETACHED SIDEWALK
DRAWING NUMBER: SW10A
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015

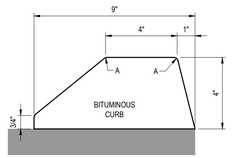
24 CURB RAMP MID BLOCK TYPE 1 DETACHED SIDEWALK
NOT TO SCALE



The Town of ERIE COLORADO

DRAWING TITLE: CURB RAMP MID BLOCK TYPE 3 DETACHED SIDEWALK
DRAWING NUMBER: SW10B
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON DATE: 08/2018

25 CURB RAMP MID BLOCK TYPE 3 DETACHED SIDEWALK
NOT TO SCALE



TEMPORARY ASPHALT CURB DETAIL SCALE: 3" = 1'

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.
03/03/20	3RD SITE CD SUB.

Evergreen Development | Services | Investments
Galloway
6162 S. Willow Dr., Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

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1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE DETAILS

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

C1.7

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

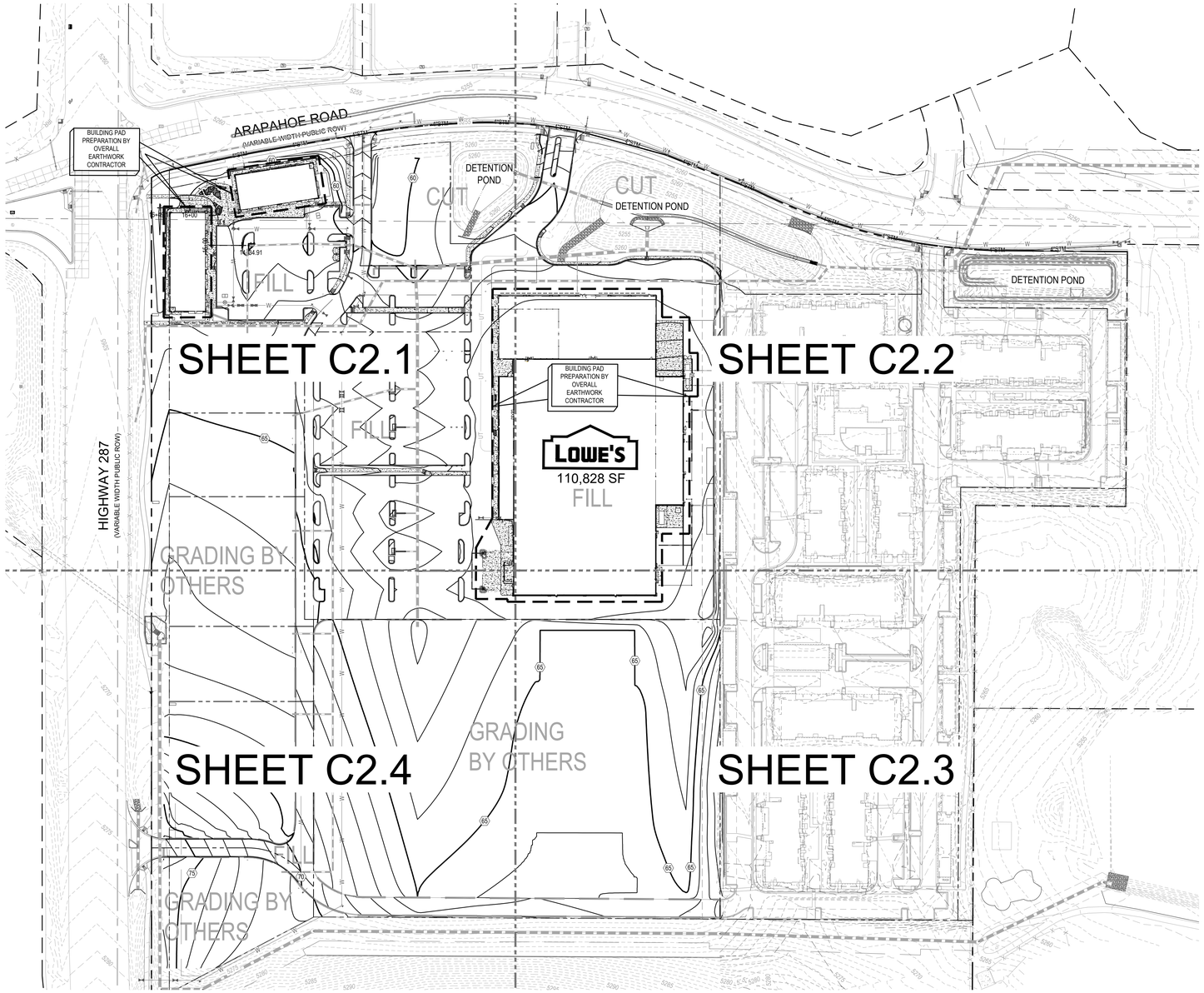
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

N

0 20 50 100

SCALE: 1"=100'



GRADING LEGEND

39	EXISTING MINOR CONTOUR
40	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
40	PROPOSED MAJOR CONTOUR
40.0	PROPOSED SPOT ELEVATION
40.5 / 40.0	PROPOSED TOP OF CURB ELEVATION / PROPOSED FLOWLINE ELEVATION
XXX%	PROPOSED SLOPE ARROW
FFE	FINISHED FLOOR
TOG	TOP OF GRATE
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
TOB	TOP OF BERM
CO	CURB OPENING
PC	POINT OF CURVE
FL INT	FLOWLINE INTERSECTION
PCR	POINT OF CURB RETURN
FG	FINISHED GRADE
C	CATCH CURB AND GUTTER
S	SPILL CURB AND GUTTER
STM	EXISTING STORM SEWER
STM	PROPOSED STORM SEWER (12" AND LARGER)
STM	PROPOSED STORM SEWER (LESS THAN 12")
	CUT/FILL LIMITS
	PROPOSED RIDGELINE
	BUILDING PAD PREPARATION LIMITS (REFER TO GEOTECHNICAL REPORT)

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: CTL THOMPSON, INC.
REPORT NO: DN48,647-125-R1 (DATED NOVEMBER 21, 2019)

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

BENCHMARK

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88 BASED ON GEOID 12B AS DERIVED FROM THE LIECA SPIDERNET RTK NETWORK.

BM1 - SW SEC9, T3S, R65W, 6TH P.M. = 5493.44'
BM2 - S 1/4 SEC9, T3S, R65W, 6TH P.M. = 5479.34'

SITE BENCH MARK, PUBLISHED NGS MONUMENT DVX M, STAINLESS STEEL ROD IN SLEEVE. ELEV=5457.92'.

BASIS OF BEARING

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
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03/03/20	3RD SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
OVERALL GRADING

LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDB00018.20 | DRAWN BY: STF | CHECKED BY: MSM

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

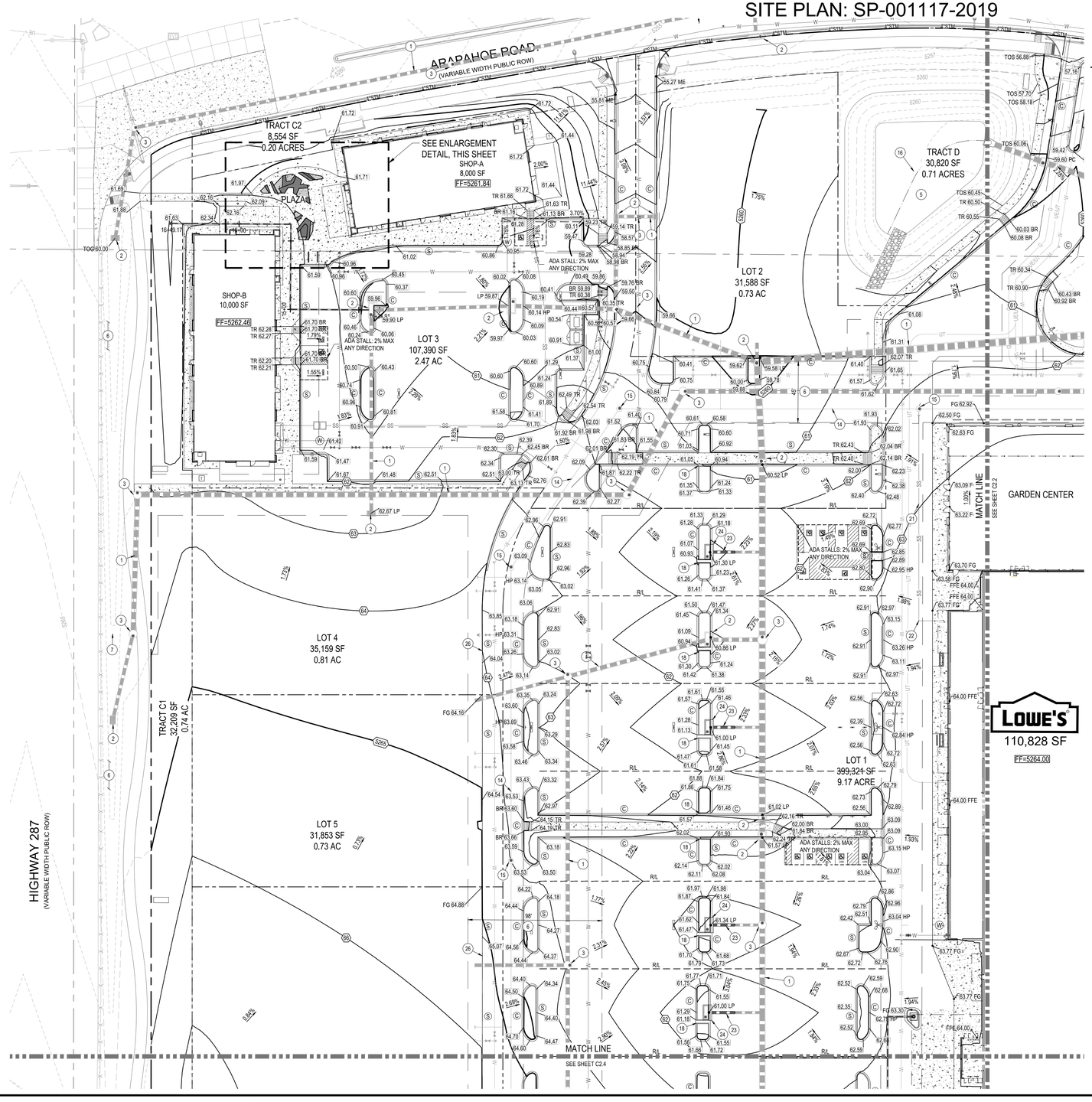
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
C2.0

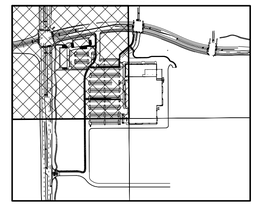
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



KEY MAP



SCHEDULE

1. PROPOSED STORM SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
2. PROPOSED STORM SEWER INLET BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
3. PROPOSED STORM SEWER MANHOLE WITH CONCRETE COLLAR BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
4. UTILITY EASEMENT
5. PROPOSED DETENTION POND BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
6. EXISTING SWALE
7. EXISTING STORM SEWER LINE
8. PROPOSED FLARED END SECTION BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
9. PROPOSED 10" TRUCK WELL DRAIN
10. PROPOSED IRRIGATION LINE
11. PROPOSED IRRIGATION MANHOLE
12. (4) - 24" CULVERT PIPES WITH HEADWALLS BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
13. PROPOSED RETAINING WALL BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
14. PROPOSED SANITARY SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
15. PROPOSED SANITARY MANHOLE WITH CONCRETE COLLAR BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
16. PROPOSED TRICKLE CHANNEL BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
17. PROPOSED ROOF DRAIN
18. PROPOSED 1-FT CURB OPENING
19. PROPOSED CLEANOUT
20. PROPOSED INSTA-TEE BY OTHERS
21. PROPOSED SANITARY SEWER LINE
22. PROPOSED SANITARY CLEANOUT
23. PROPOSED STORM SEWER LINE
24. PROPOSED STORM SEWER INLET
25. PROPOSED STORM SEWER MANHOLE WITH CONCRETE COLLAR
26. PROPOSED ROLLED ASPHALT CURB
27. PROPOSED ROLLED ASPHALT CURB (BY OTHERS)

GRADING LEGEND

39	EXISTING MINOR CONTOUR
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40	PROPOSED MAJOR CONTOUR
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LP	LOW POINT
ME	MATCH EXISTING
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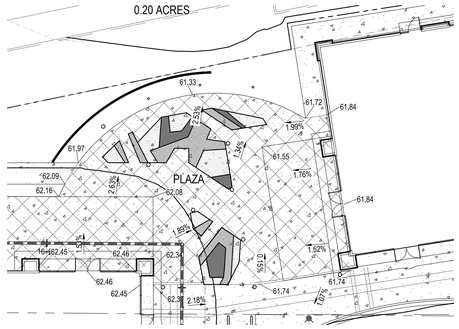
TOB	TOP OF BERM
CO	CURB OPENING
PC	POINT OF CURVE
FL INT	FLOWLINE INTERSECTION
PCR	POINT OF CURB RETURN
FG	FINISHED GRADE
Ⓒ	CATCH CURB AND GUTTER
Ⓢ	SPILL CURB AND GUTTER
STM	EXISTING STORM SEWER
STM	PROPOSED STORM SEWER (12" AND LARGER)
STM	PROPOSED STORM SEWER (LESS THAN 12")
	CUT/FILL LIMITS
	PROPOSED RIDGELINE

GRADING NOTES

1. ADD 5200 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
3. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
5. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
7. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
9. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
10. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
11. ALL ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
12. ALL ADA ACCESSIBLE PATHS SHALL NOT HAVE A CROSS SLOPE THAT EXCEEDS 2% OR A LONGITUDINAL SLOPE THAT EXCEEDS 5%.
13. INTERIM ON-SITE DETENTION AND WATER QUALITY MUST BE INSTALLED PRIOR TO THE DEVELOPMENT OF LOTS 3A & 3B; REFERENCE SECOND CREEK VILLAGE - PHASE 1 INFRASTRUCTURE CONSTRUCTION PLANS.



ENLARGEMENT DETAIL

SCALE: 1"=20'

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.
03/03/20	3RD SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
GRADING PLAN - NW

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED#000018.20 | DRAWN BY: STF | CHECKED BY: BSM

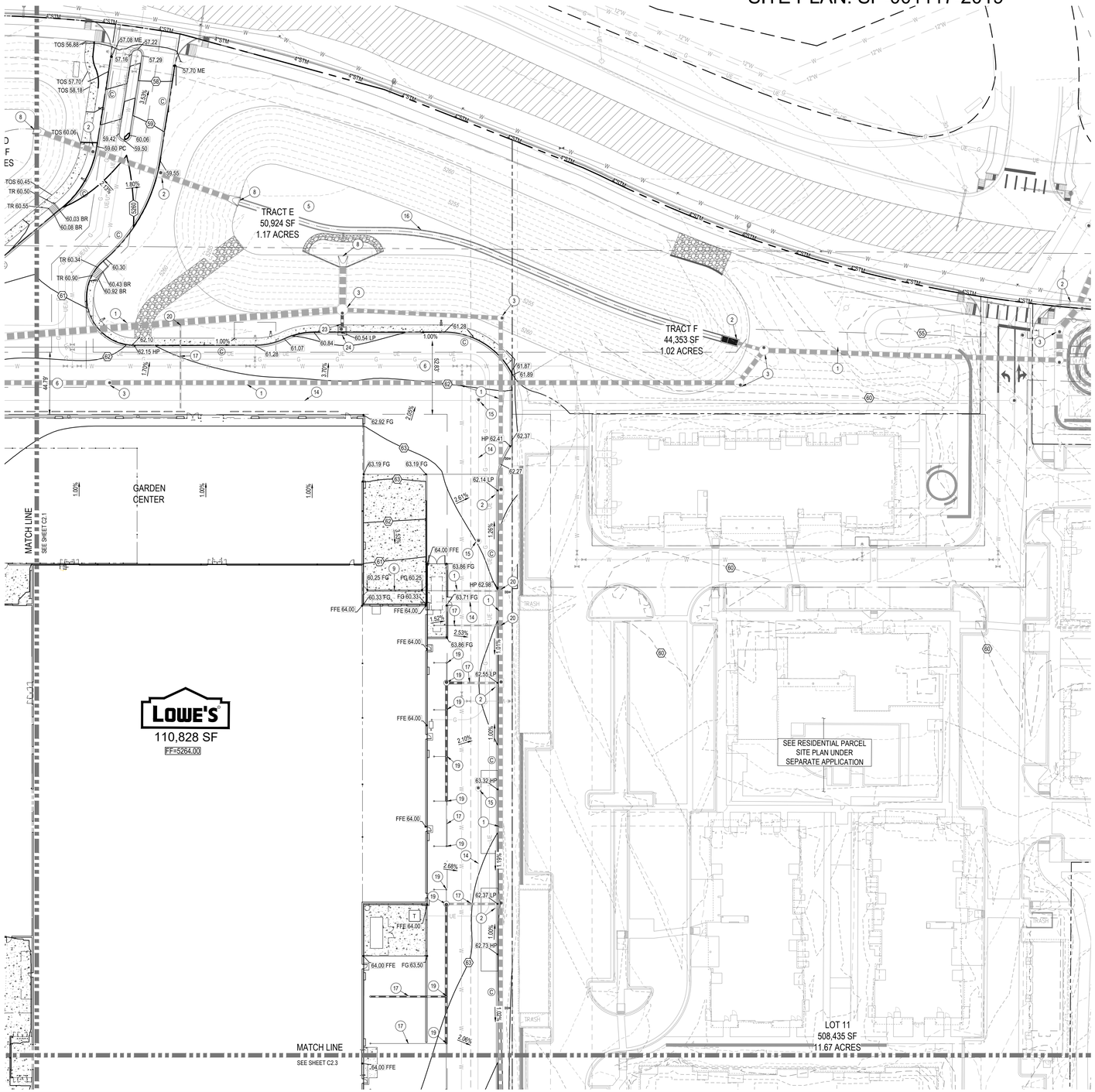
CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

C2.1

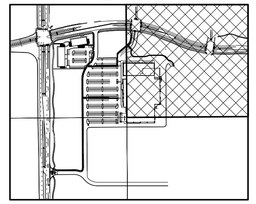
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



KEY MAP



GRADING LEGEND

39	EXISTING MINOR CONTOUR
40	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
40	PROPOSED MAJOR CONTOUR
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	PROPOSED RIDGELINE

GRADING NOTES

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REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.
03/03/20	3RD SITE CD SUB.

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SITE PLAN CONSTRUCTION DOCUMENTS
GRADING PLAN - NE
LOWE'S OF: ERIE, COLORADO
PROJECT No: ED8000018.20 | DRAWN BY: STF | CHECKED BY: KRM

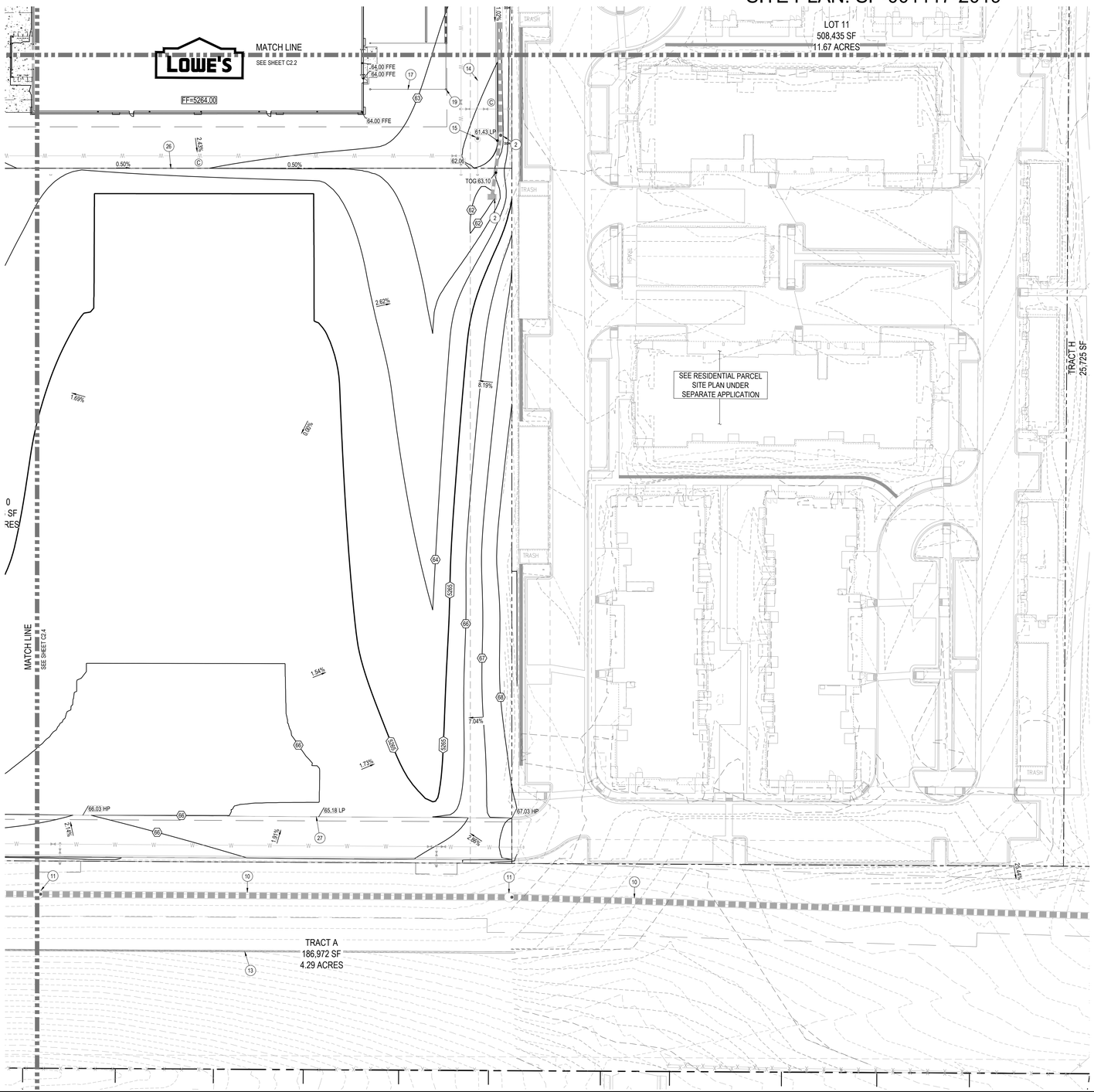
CRITERIA ISSUE DATE: 11.21.19
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

C2.2

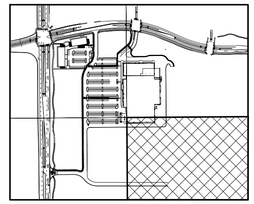
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOUNDER, COLORADO

SITE PLAN: SP-001117-2019



KEY MAP



GRADING LEGEND

39	EXISTING MINOR CONTOUR
40	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
40	PROPOSED MAJOR CONTOUR
40.0	PROPOSED SPOT ELEVATION
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FG	FINISHED GRADE
Ⓒ	CATCH CURB AND GUTTER
Ⓢ	SPILL CURB AND GUTTER
STM	EXISTING STORM SEWER
STM	PROPOSED STORM SEWER (12" AND LARGER)
STM	PROPOSED STORM SEWER (LESS THAN 12")
	CUT/FILL LIMITS
	PROPOSED RIDGELINE

GRADING NOTES

1. ADD 5200 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
3. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
5. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
7. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
9. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
10. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
11. ALL ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
12. ALL ADA ACCESSIBLE PATHS SHALL NOT HAVE A CROSS SLOPE THAT EXCEEDS 2% OR A LONGITUDINAL SLOPE THAT EXCEEDS 5%.
13. INTERIM ON-SITE DETENTION AND WATER QUALITY MUST BE INSTALLED PRIOR TO THE DEVELOPMENT OF LOTS 3A & 3B; REFERENCE SECOND CREEK VILLAGE - PHASE 1 INFRASTRUCTURE CONSTRUCTION PLANS.

SCHEDULE

1. PROPOSED STORM SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
2. PROPOSED STORM SEWER INLET BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
3. PROPOSED STORM SEWER MANHOLE WITH CONCRETE COLLAR BY OTHEI (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
4. UTILITY EASEMENT
5. PROPOSED DETENTION POND BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
6. EXISTING SWALE
7. EXISTING STORM SEWER LINE
8. PROPOSED FLARED END SECTION BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
9. PROPOSED 10" TRUCK WELL DRAIN
10. PROPOSED IRRIGATION LINE
11. PROPOSED IRRIGATION MANHOLE
12. (4) - 24" CULVERT PIPES WITH HEADWALLS BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
13. PROPOSED RETAINING WALL BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
14. PROPOSED SANITARY SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
15. PROPOSED SANITARY MANHOLE WITH CONCRETE COLLAR BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
16. PROPOSED TRICKLE CHANNEL BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
17. PROPOSED ROOF DRAIN
18. PROPOSED 1-FT CURB OPENING
19. PROPOSED CLEANOUT
20. PROPOSED INSTA-TEE BY OTHERS
21. PROPOSED SANITARY SEWER LINE
22. PROPOSED SANITARY CLEANOUT
23. PROPOSED STORM SEWER LINE
24. PROPOSED STORM SEWER INLET
25. PROPOSED STORM SEWER MANHOLE WITH CONCRETE COLLAR
26. PROPOSED ROLLED ASPHALT CURB
27. PROPOSED ROLLED ASPHALT CURB (BY OTHERS)

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.
03/03/20	3RD SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
GRADING PLAN - SE
LOWE'S OF:
ERIE, COLORADO
PROJECT No: EIN000018.20 | DRAWN BY: STF | CHECKED BY: BSH

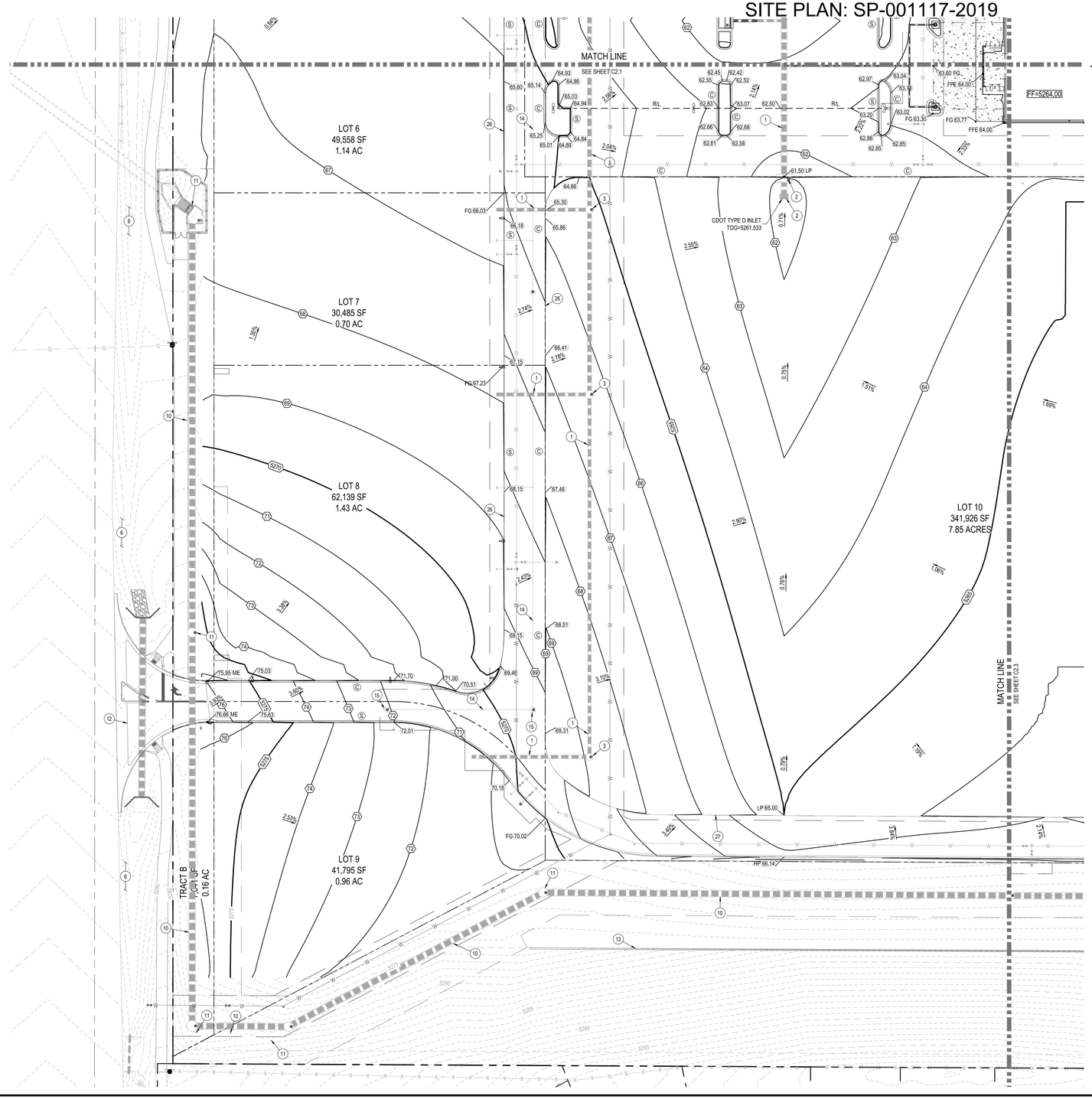
CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

C2.3

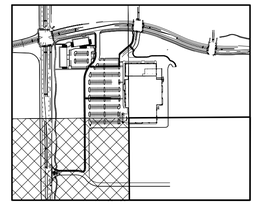
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



KEY MAP



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GRADING LEGEND

39	EXISTING MINOR CONTOUR
40	EXISTING MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
40	PROPOSED MAJOR CONTOUR
40.0	PROPOSED SPOT ELEVATION
40.5 / 40.0	PROPOSED TOP OF CURB ELEVATION / PROPOSED FLOWLINE ELEVATION
XX%	PROPOSED SLOPE ARROW
FFE	FINISHED FLOOR
TOG	TOP OF GRATE
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
TOB	TOP OF BERM
CO	CURB OPENING
PC	POINT OF CURVE
FL INT	FLOWLINE INTERSECTION
PCR	POINT OF CURB RETURN
FG	FINISHED GRADE
Ⓒ	CATCH CURB AND GUTTER
Ⓢ	SPILL CURB AND GUTTER
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LOWE'S

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LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED#000918.20 | DRAWN BY: STF | CHECKED BY: BSM

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