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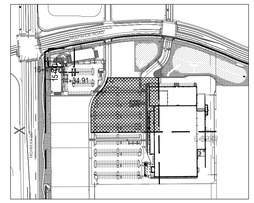
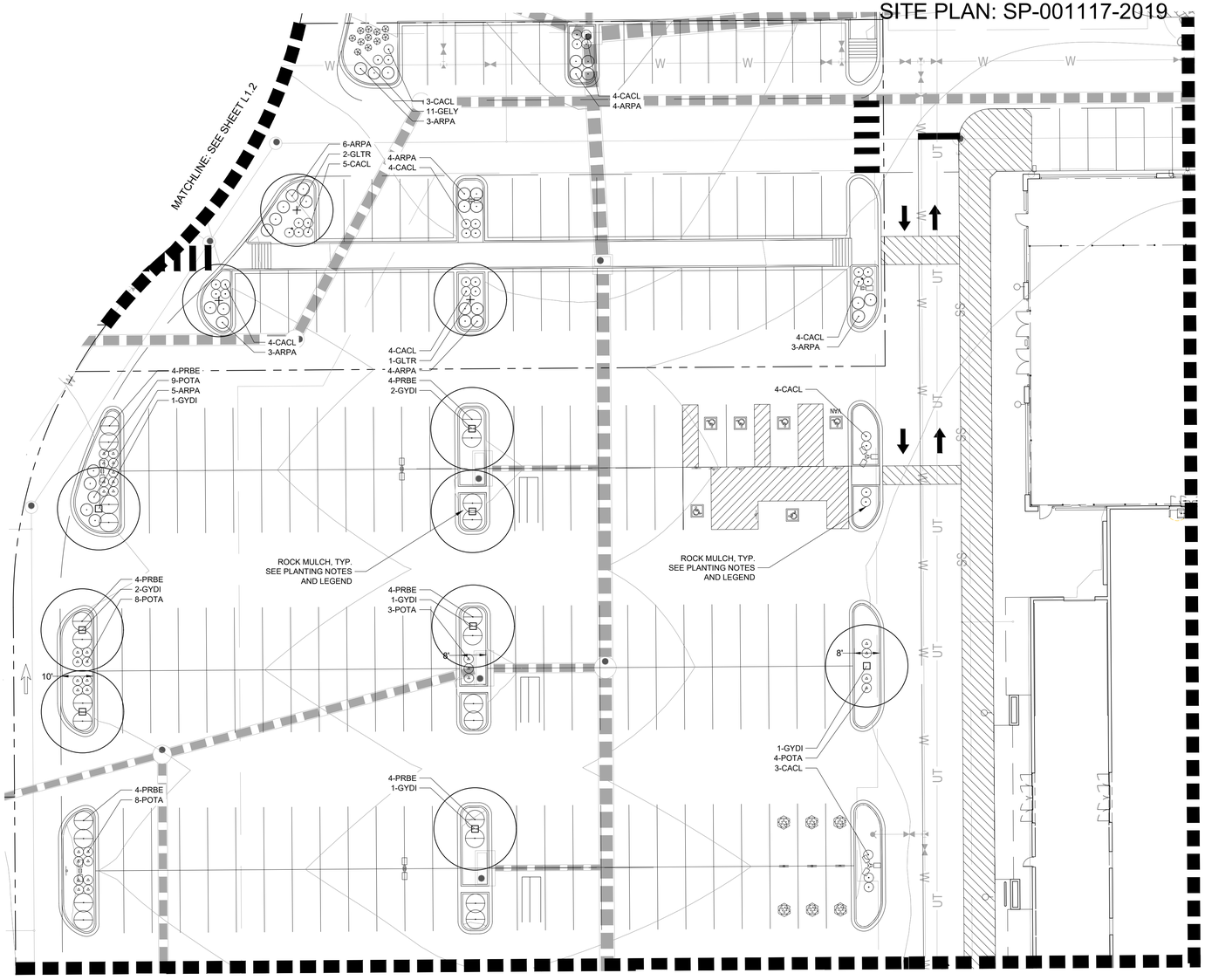
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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





N

0 10 20

SCALE: 1"=20'

UTILITY NOTES

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REVISIONS

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03/03/20	3RD SITE CD SUB.

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LOWE'S

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

PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

CRITERIA
ISSUE DATE: 11.21.19

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ISSUE DATE:

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ISSUE DATE:

DRAWING NUMBER:

L1.3

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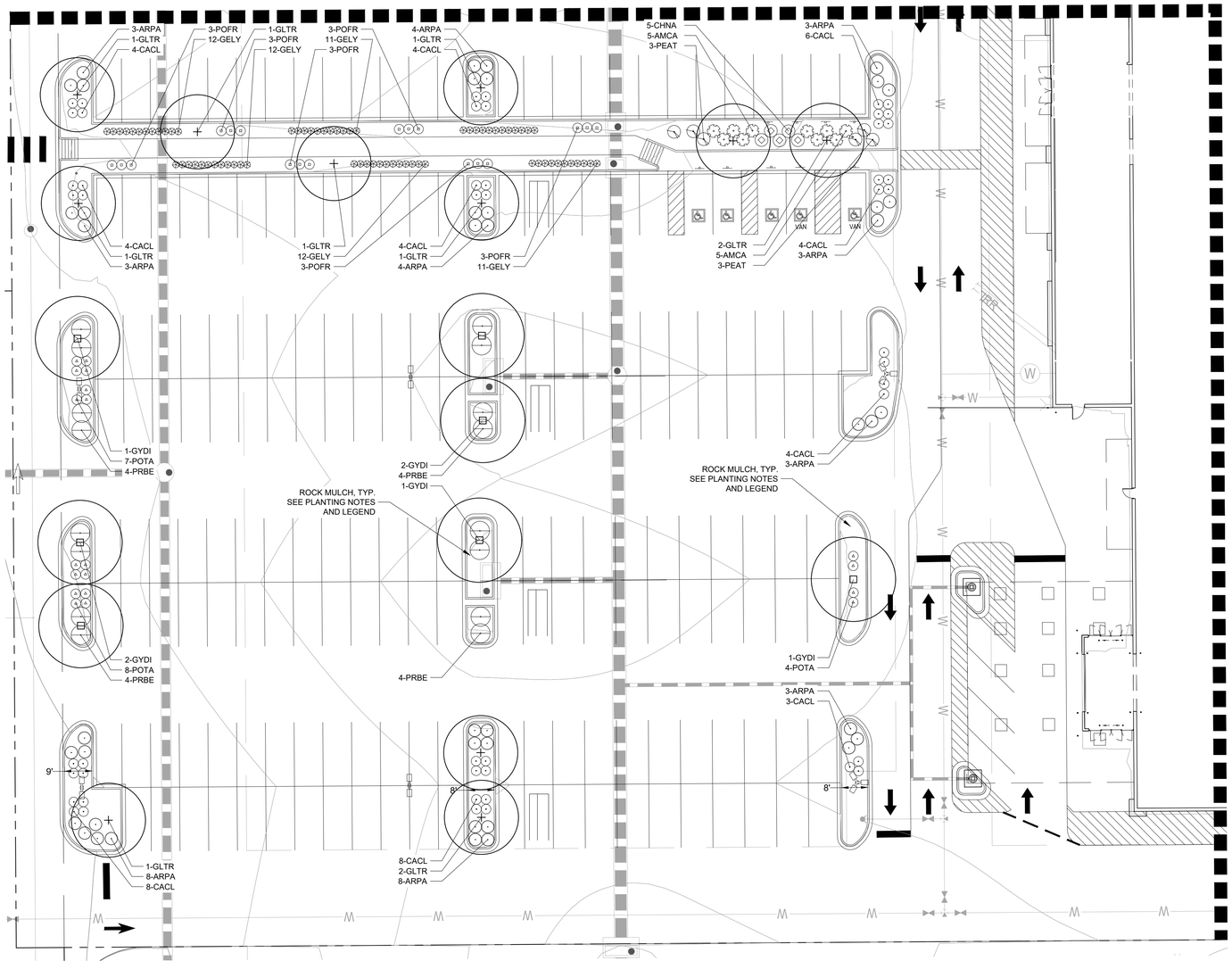
SITE PLAN: SP-001117-2019

MATCHLINE: SEE SHEET L1.3



MATCHLINE: SEE SHEET L1.6

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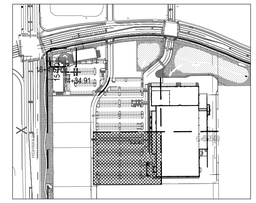
KEY MAP



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LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

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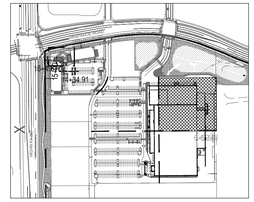
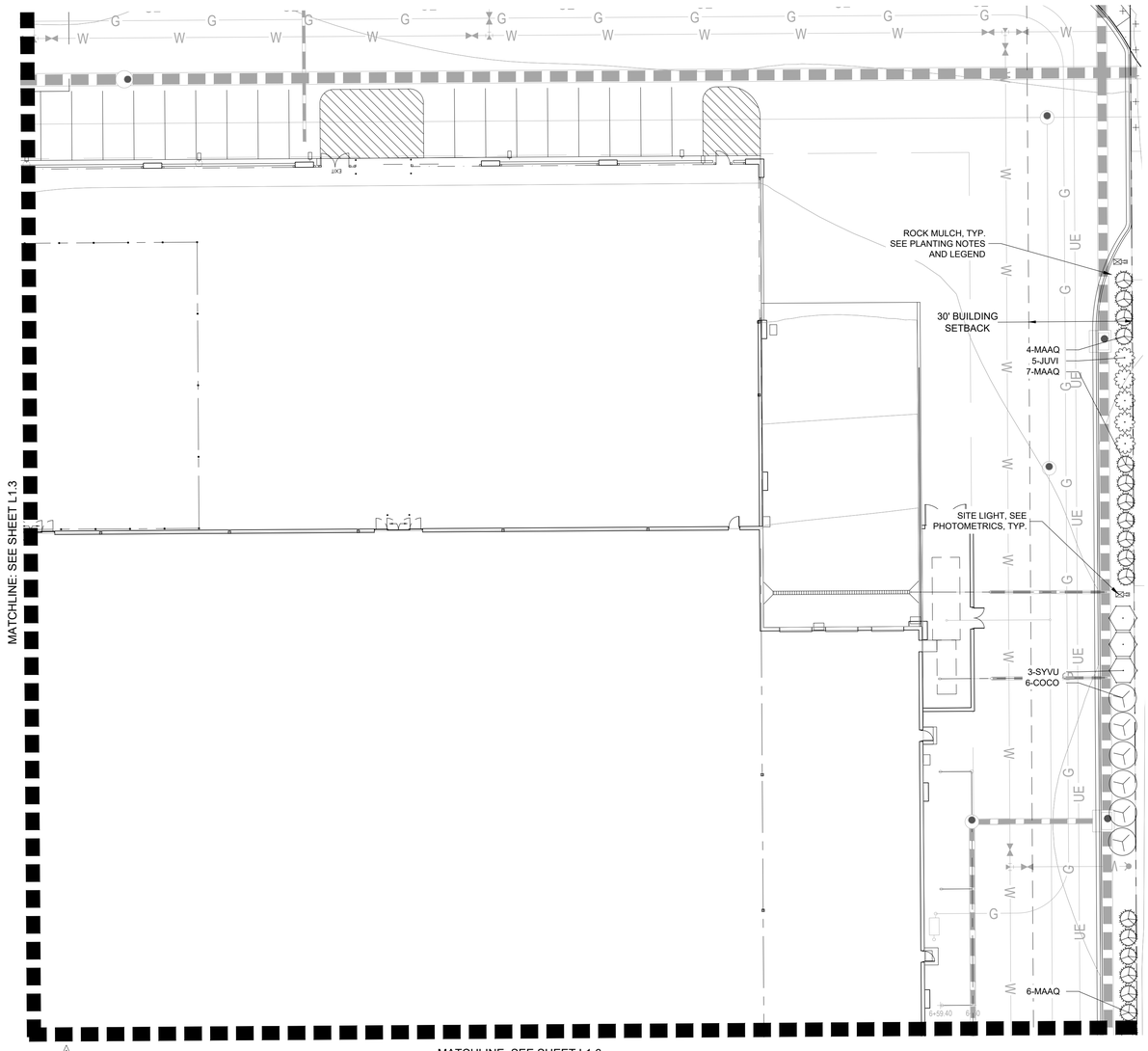
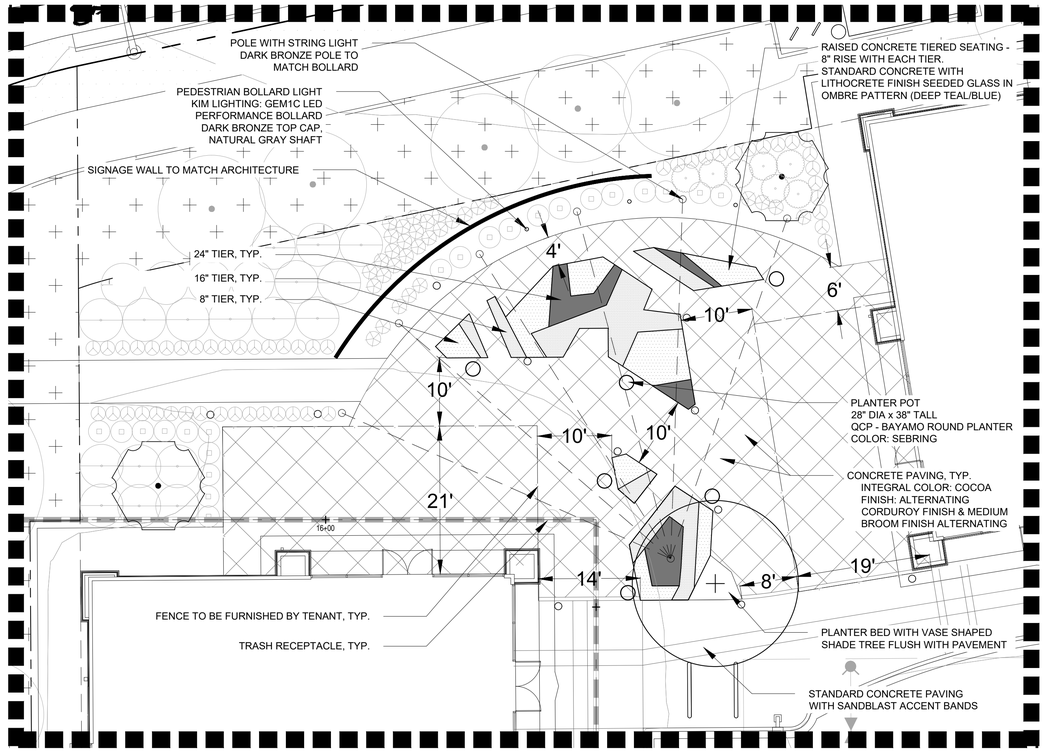
SITE PLAN: SP-001117-2019

KEY MAP







PLAZA ENLARGEMENT: SEE DETAILS SHEET L1.6

N

0 10 20

SCALE: 1"=20'

N

0 5 10

SCALE: 1"=10'

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

PROJECT No: ED#00018.20 | DRAWN BY: SRA | CHECKED BY: DTT

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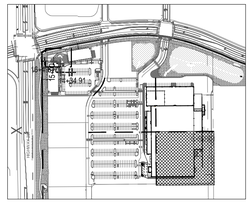
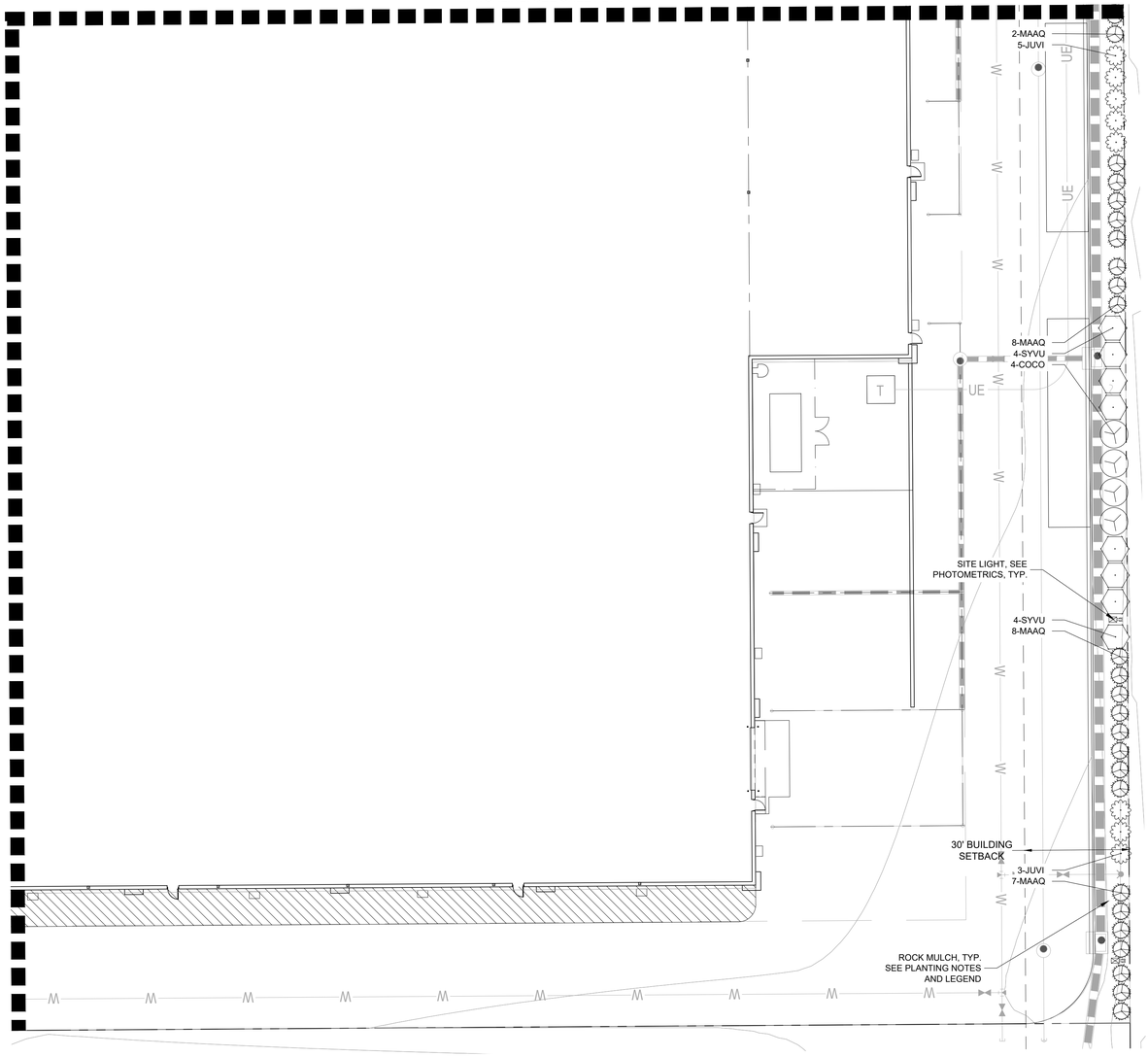
SITE PLAN: SP-001117-2019

KEY MAP



MATCHLINE: SEE SHEET L1.5



MATCHLINE: SEE SHEET L1.4

N

0 10 20
SCALE: 1"=20'

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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

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

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: TBD

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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LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

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

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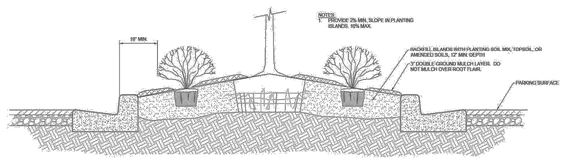
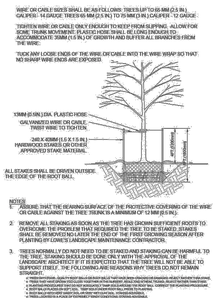
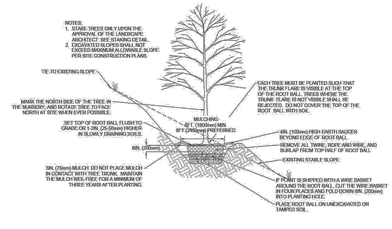


ISLAND PLANTING DETAIL

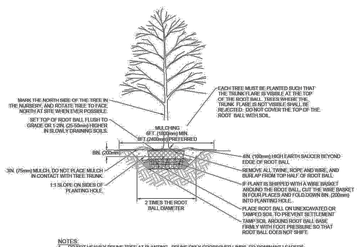


TREE STAKING DETAIL
TREES 3IN. CALIPER OR LESS



SLOPE TREE PLANTING

SHRUB DETAIL - POTTED



NOTES:
1. "DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
4. MACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MIN. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

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 POTENTIA

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

March 3, 2020

Hannah Hippley
Planning and Development
645 Holbrook Street
P.O. Box 750
Erie, CO 80516

Re: Nine Mile Commercial Site Plan

Please find below our re-submittal package addressing the comments received on February 19, 2020. To facilitate your review, we have included the original comments in italicized font, and have provided our responses in **bold**.

Commercial Site Plan – Civil Engineering Plans Comments – Provided by David Pasic

1. General Comments:
   c. Provide Drainage Memo and Utility Memo showing conformance with the master drainage and utility reports.
   Galloway Response: *Drainage and Utility Conformance Letters have been provided.*
   Town Follow-Up: Each letter will need to be signed and stamped by the Engineer of Record for Acceptance once all comments are addressed.
   Galloway Response: Stamped/signed Drainage and Utility Conformance Letters have been included with this submittal.

Drainage Comments – Provided by Merrick 2/18/2020

1. On Sheet C5.1, show proposed inlets on all storm pipe profiles.
   Galloway Response: Inlets are shown on storm pipe profiles

2. On Sheets C5.1 to C5.3, label the proposed contours on the plan views.
   Galloway Response: Proposed contours are labeled on the plan views.

3. On Sheets C5.1 to C5.3 Storm Sewer Plan & Profiles, provide the hydraulic grade line profiles (StormCAD) for all storm laterals, particularly those on the west side of the Lowe's
   Galloway Response: Hydraulic grade lines are now provided on all storm sewer profiles on sheets C5.1 – C5.3.

Sincerely,
Galloway & Company, Inc.

Jenny Romano, P.E.
JennyRomano@GallowayUS.com

Nine Mile Commercial Site Plan
Relines provided by David Pasic
February 19, 2020

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
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5150 E. YALE CIRCLE, SUITE 301
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CONTACT - SCOTT HIGA
EMAIL - shiga@g3architecture.com

ARCHITECT (LOWE'S)
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6700 ANITOCH PLAZA, SUITE 150
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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
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ELECTRICAL
XCEL
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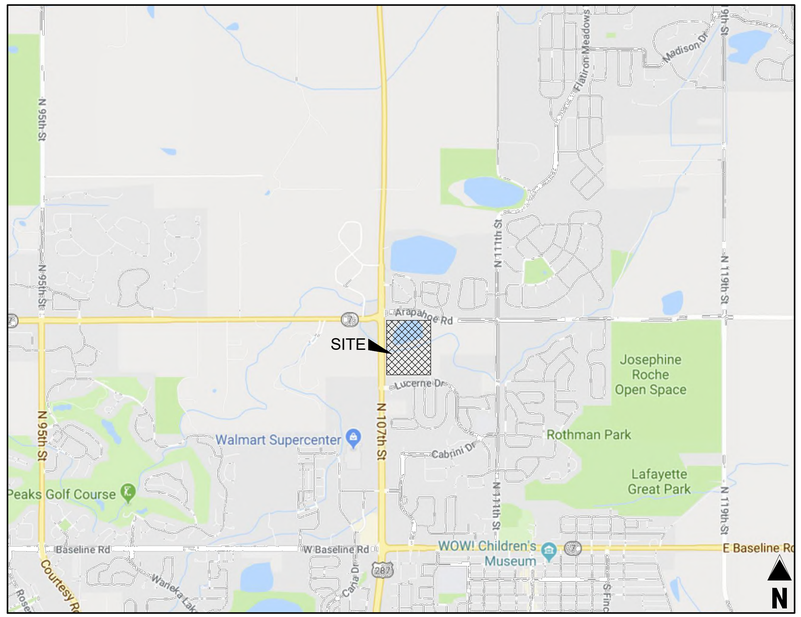
TELEPHONE
CENTURY LINK
CONTACT - TBD



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: _____
DEPUTY PUBLIC WORKS DIRECTOR

Update per Standards and Specs. Should reference Town Engineer. ✓

SHEET INDEX

Sheet Number	Sheet Title
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C1.3	SITE PLAN - SE
C1.4	SITE PLAN - SW
C1.5	SITE DETAILS
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C1.7	SITE DETAILS
C2.0	OVERALL GRADING
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C2.4	GRADING PLAN - SW
C3.0	EROSION CONTROL PLAN - INITIAL
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C4.8	UTILITY DETAILS
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C4.12	PHOTOMETRIC SITE PLAN-SE
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C5.1	STORM SEWER PLAN & PROFILE
C5.2	STORM SEWER PLAN & PROFILE
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C6.1	WATER PLAN & PROFILE
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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.

Evergreen Development | Services | Investments

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
www.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
COVER SHEET
LOWE'S OF:
ERIE, COLORADO
PROJECT No: EDB00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

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

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

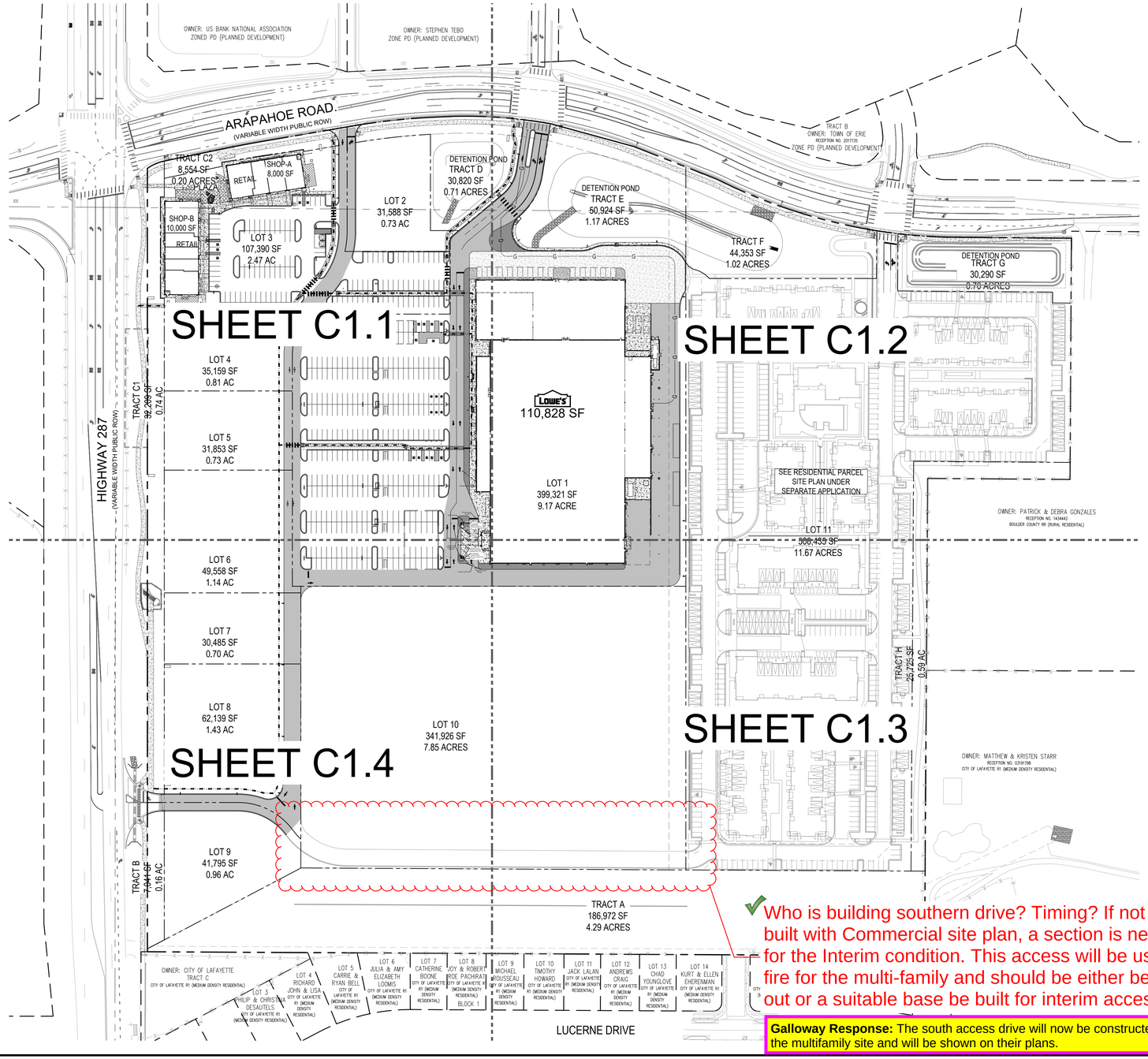
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

N

0 20 50 100

SCALE: 1"=100'



Who is building southern drive? Timing? If not being built with Commercial site plan, a section is needed for the Interim condition. This access will be used by fire for the multi-family and should be either be built out or a suitable base be built for interim access.

Galloway Response: The south access drive will now be constructed by the multifamily site and will be shown on their plans.

BASIS OF BEARING

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

LOWE'S OF:
ERIE, COLORADO

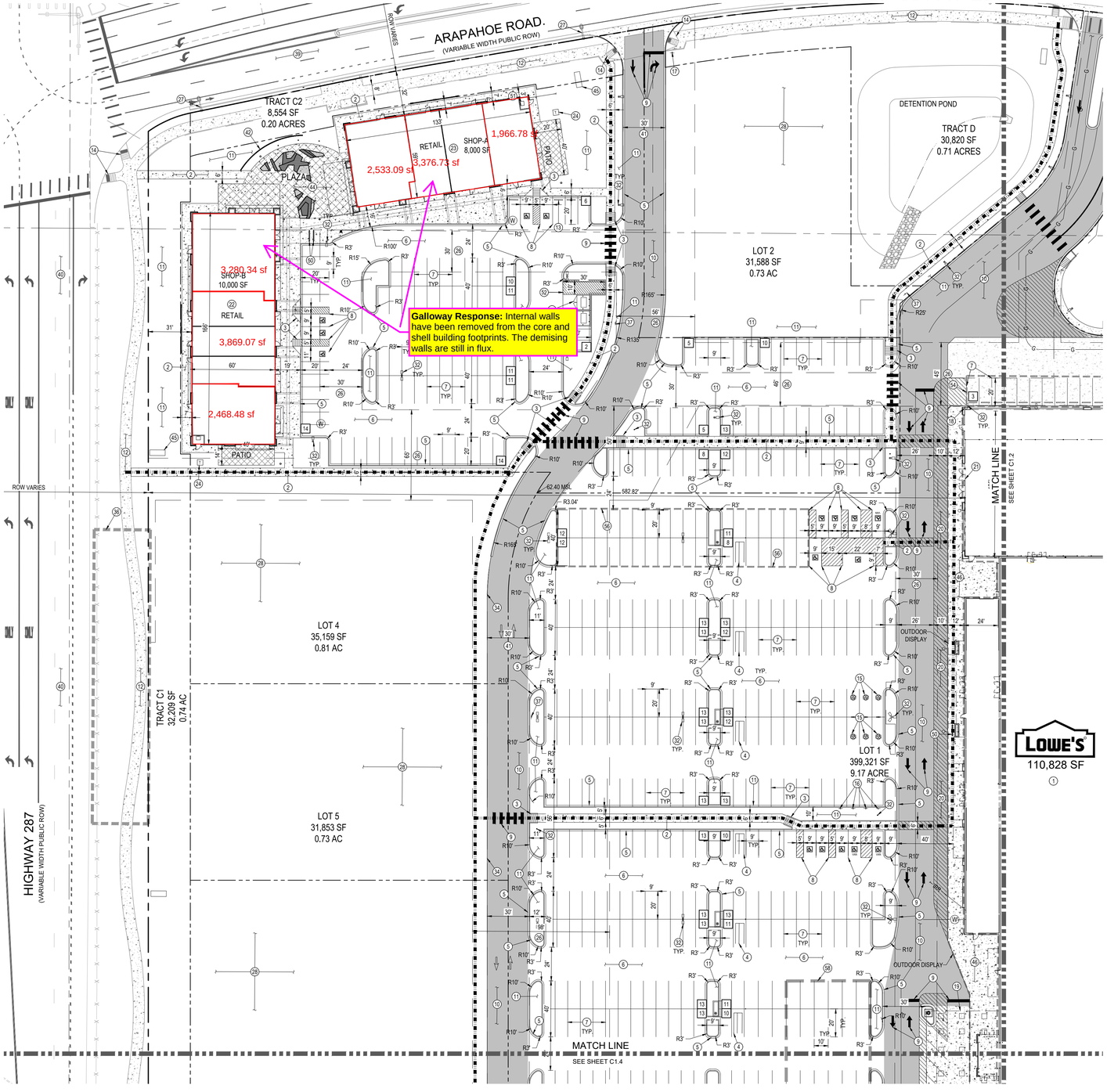
PROJECT No: ED0000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

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

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

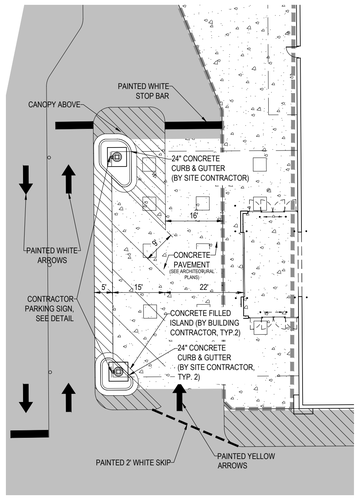
SITE PLAN: SP-001117-2019



N

0 20 40

SCALE: 1"=40'



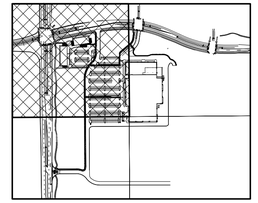
ENLARGED CUSTOMER LOADING CANOPY

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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- EXISTING TO BE REMOVED
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- 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
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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

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - NW

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:

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ISSUE DATE:

DRAWING NUMBER:
C1.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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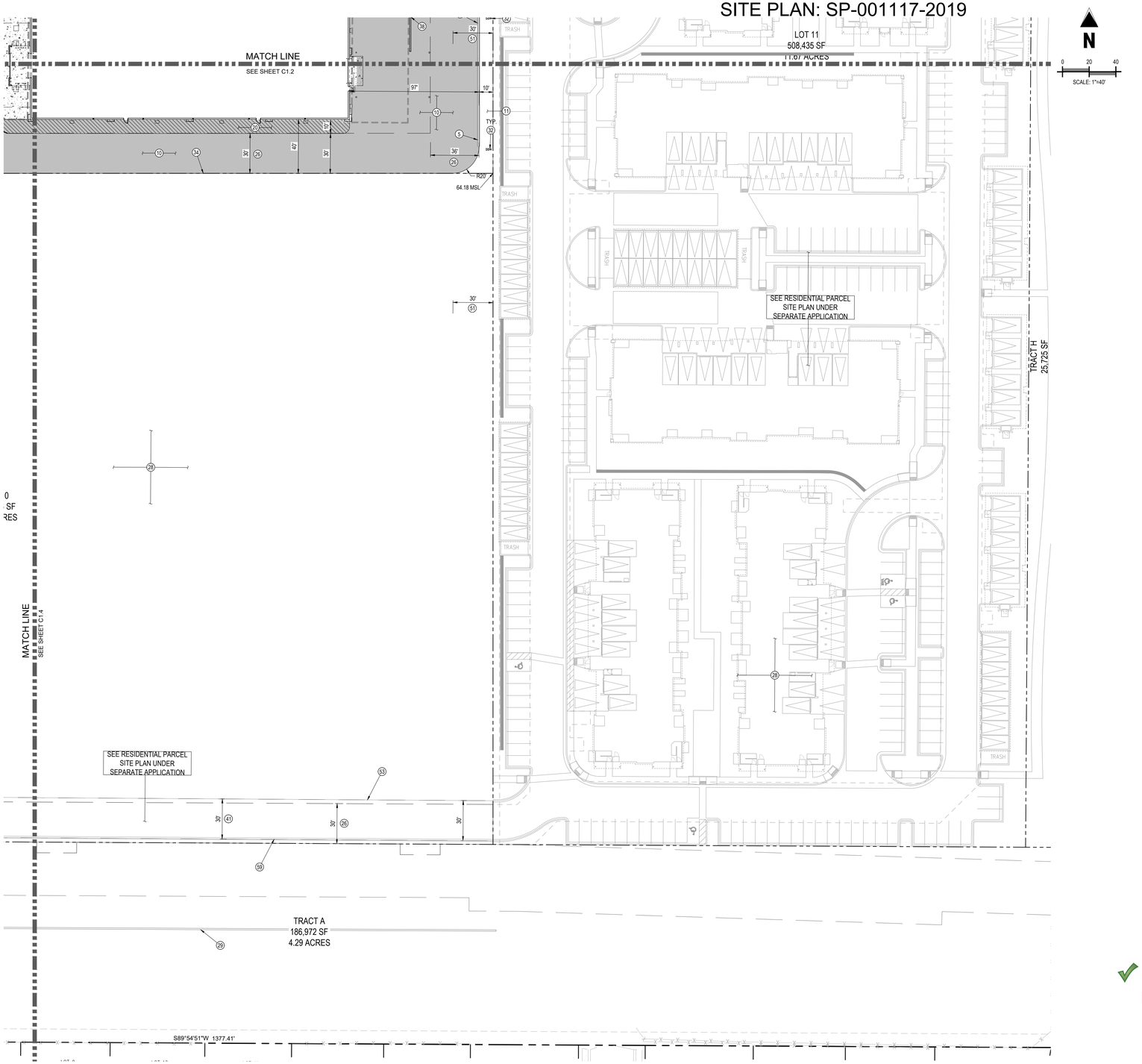
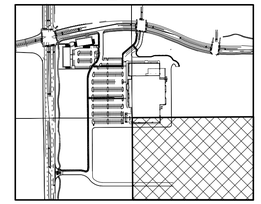
SITE PLAN: SP-001117-2019



KEY MAP



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✓ legend Cutoff. Include all.

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LOWE'S

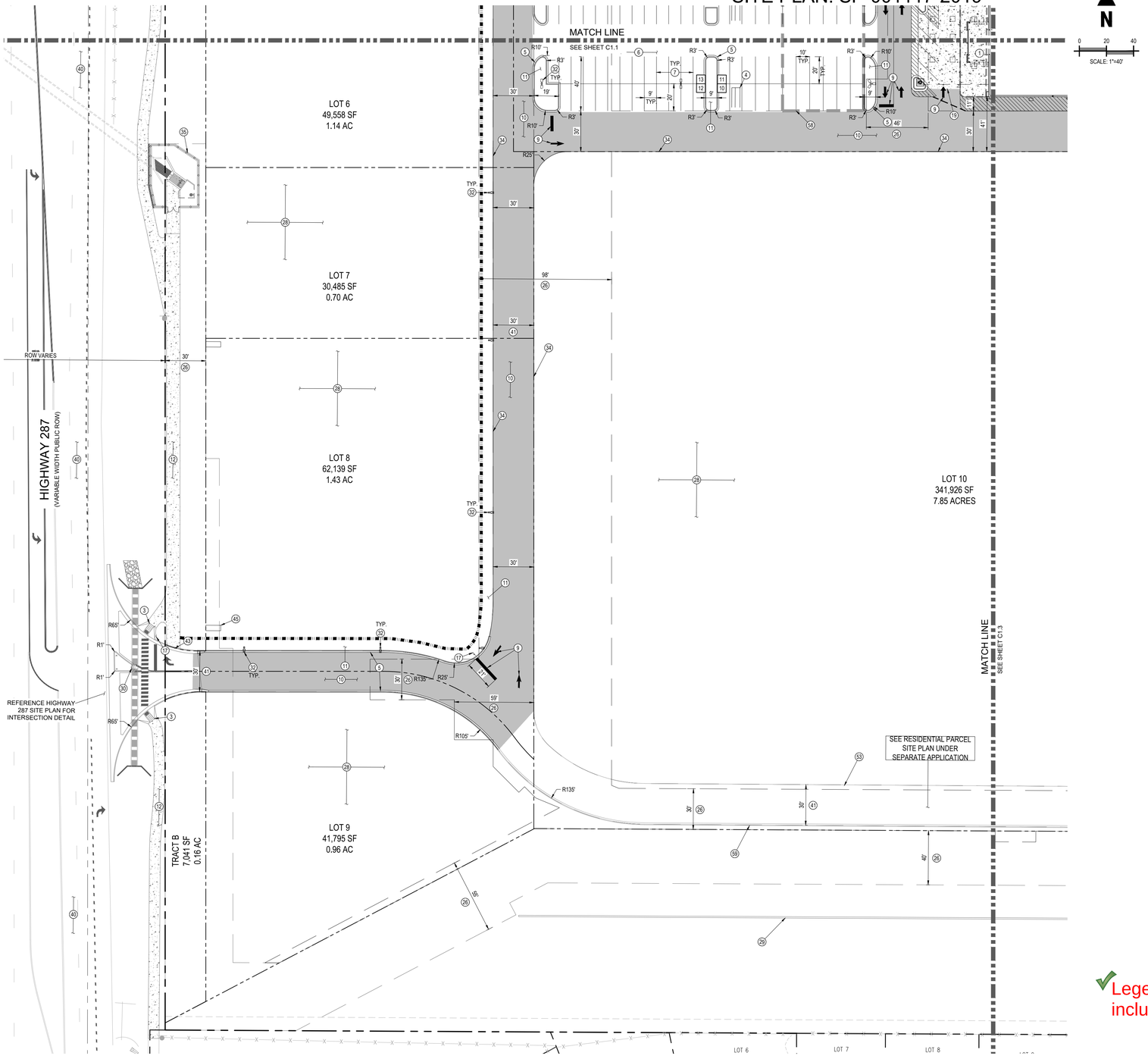
SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - SE
LOWE'S OF:
ERIE, COLORADO
PROJECT No: EIN000018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
C1.3

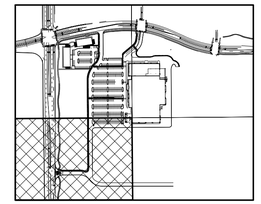
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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



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Legend Cutoff. Please include total legend.

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303.770.8884
GallowayUS.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SITE PLAN - SW

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED8D0018.20 | 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

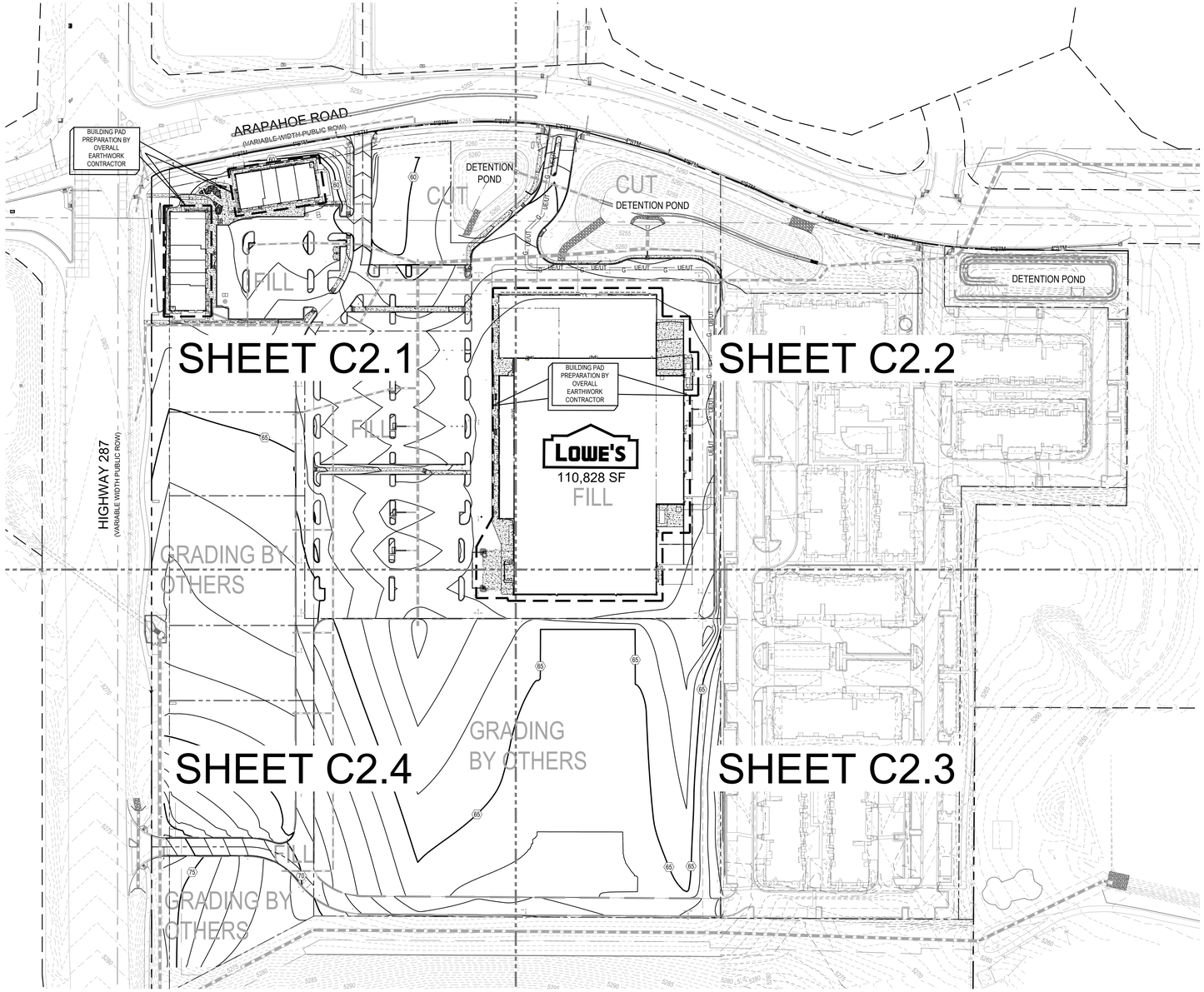
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

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
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
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)

Show Lot corner elevations for each pad site (Typ)

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.

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

REVISIONS

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01/29/20	2ND SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
OVERALL GRADING
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDI000018.20 | DRAWN BY: STF | CHECKED BY: RSH

CRITERIA
ISSUE DATE: 11.21.19

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ISSUE DATE:

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ISSUE DATE:

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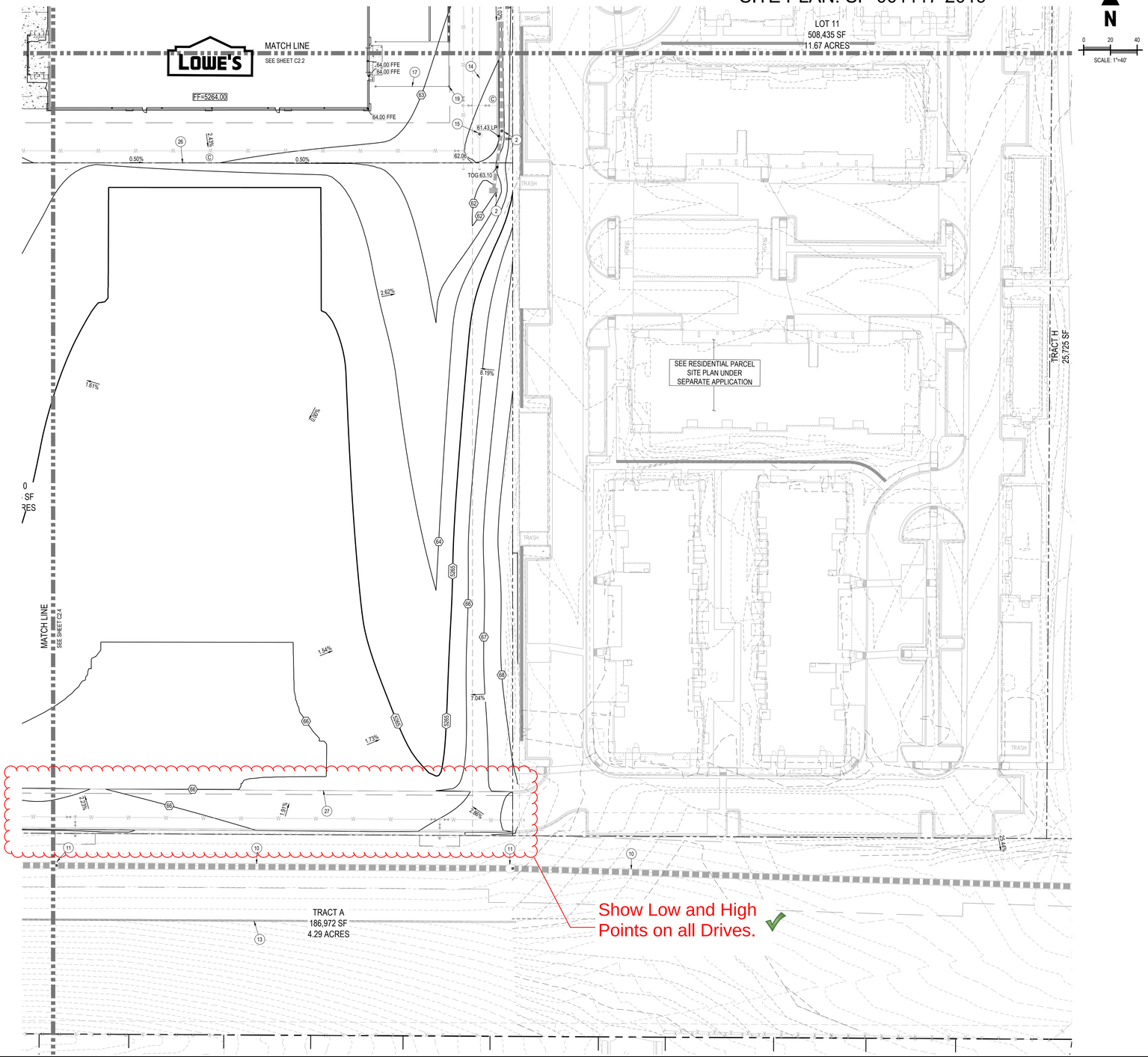
C2.0

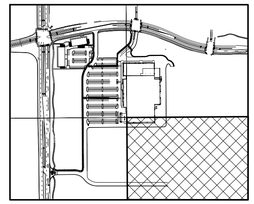
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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



GRADING LEGEND

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40	PROPOSED MAJOR CONTOUR
40.0	PROPOSED SPOT ELEVATION
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Ⓒ	CATCH CURB AND GUTTER
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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)
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SITE PLAN CONSTRUCTION DOCUMENTS
GRADING PLAN - SE
LOWE'S OF:
ERIE, COLORADO
PROJECT No: EIN000018.20 | DRAWN BY: STF | CHECKED BY: BSH

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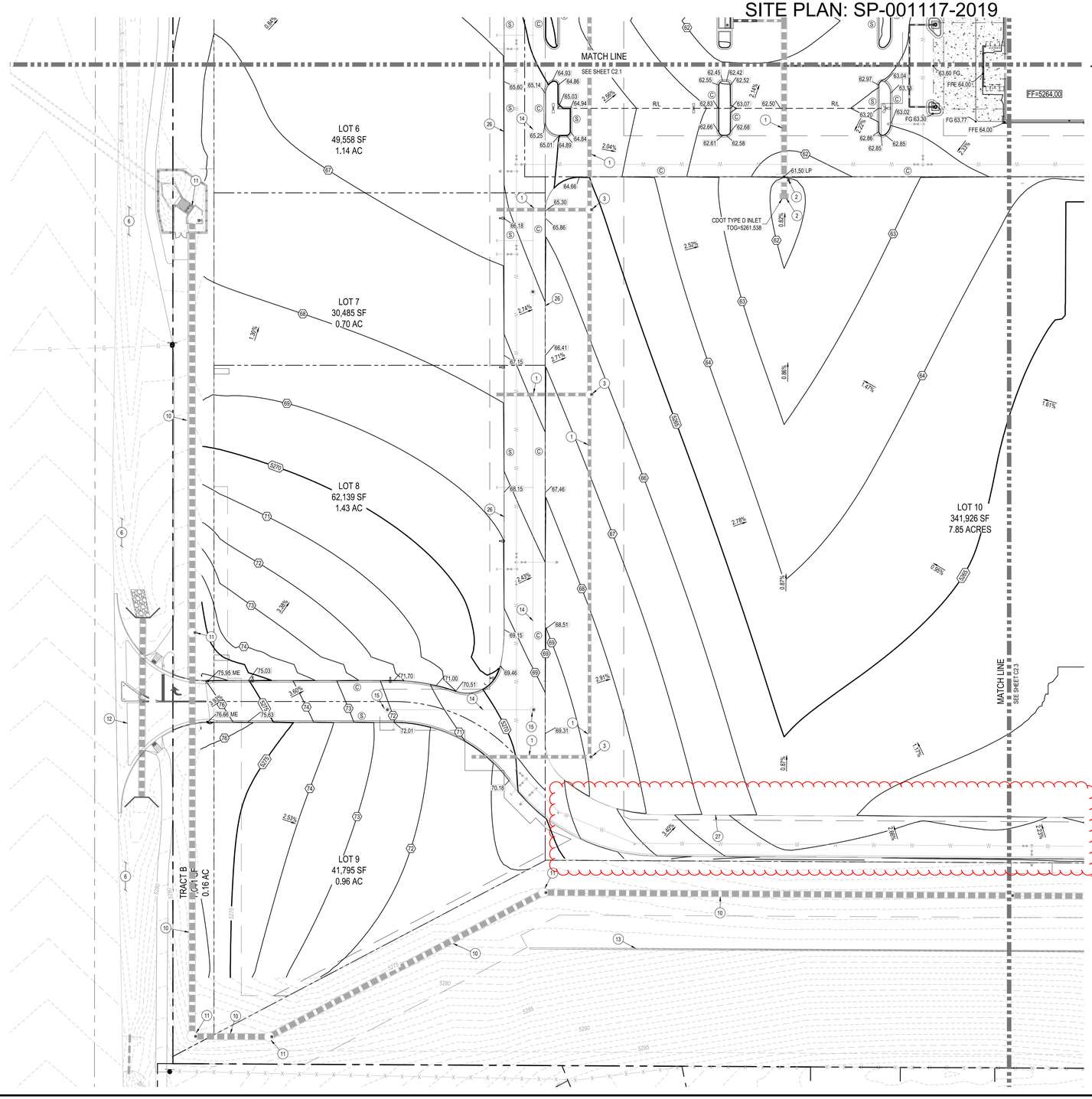
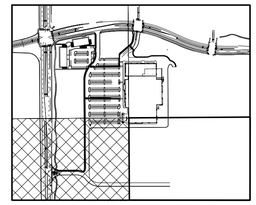


KEY MAP



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LOWE'S

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

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

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NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
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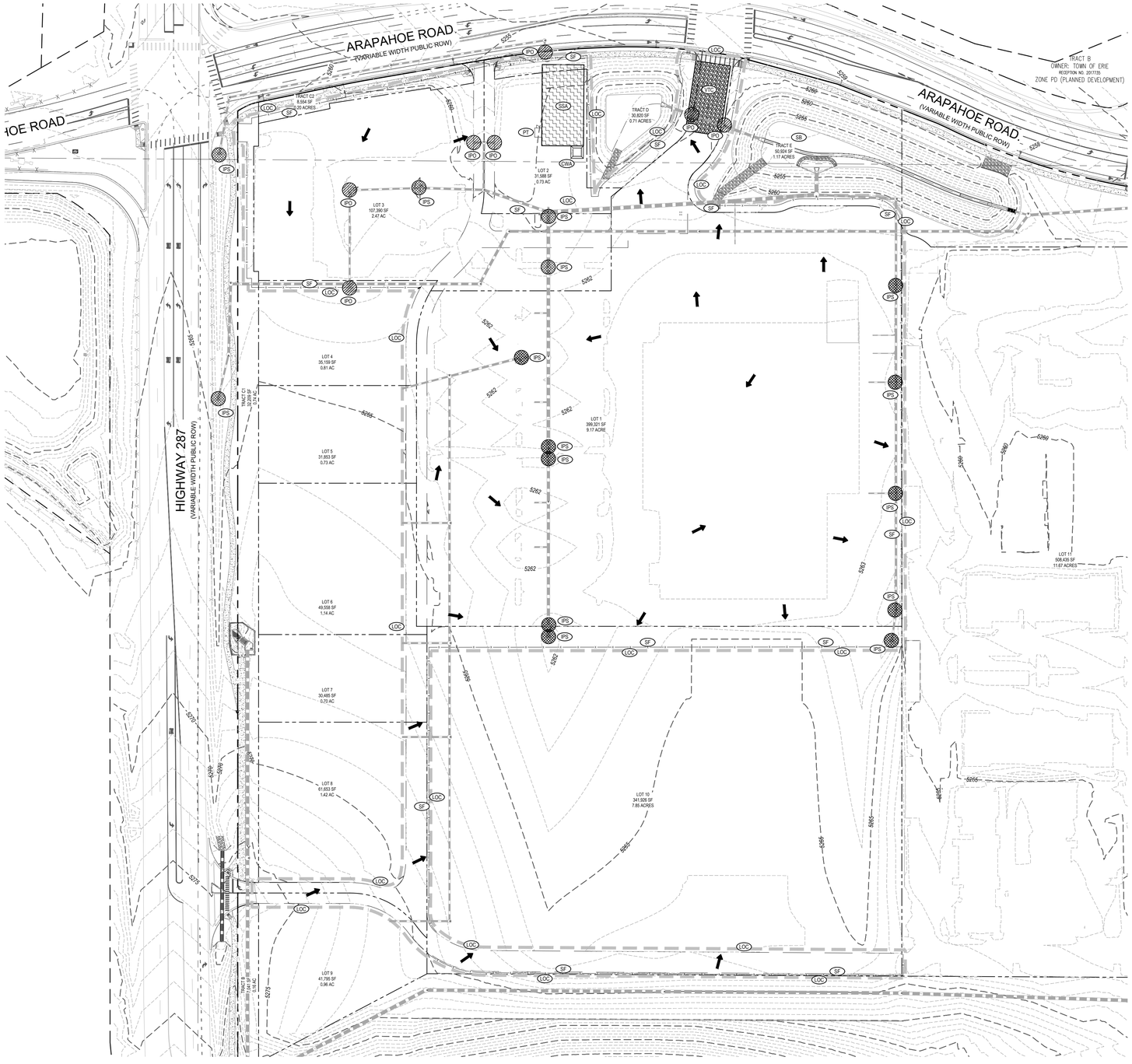
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



N

0 20 50 100

SCALE: 1"=100'

TOTAL DISTURBED AREA = 15.24 AC

CONTRACTOR IS RESPONSIBLE FOR PERMANENTLY STABILIZING ALL ON- AND OFF-SITE AREAS DISTURBED DURING CONSTRUCTION, WHETHER THESE AREAS ARE SHOWN ON THE PLANS OR NOT, INCLUDING MAINTENANCE OF ALL BMP'S UNTIL A NOTICE OF INACTIVATION HAS BEEN ACCEPTED BY THE STATE.

NOTE: CONTRACTOR SHALL INSTALL SILT FENCE AROUND ALL OFF-SITE DISTURBED AREAS THAT ARE A RESULT OF THE CONSTRUCTION ACTIVITIES OF THIS PROJECT (INCLUDING BUT NOT LIMITED TO WATER LINE CONSTRUCTION). IN CASES WHERE TRENCHES RUN LONGITUDINAL WITH THE GRADE STRAW BALE BARRIERS SHALL BE USED.

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.

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

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

EROSION CONTROL LEGEND

- LOC — LIMITS OF CONSTRUCTION
- 5639 — EXISTING MINOR CONTOUR
- 5640 — EXISTING MAJOR CONTOUR
- STS — EXISTING STORM SEWER
- STS — PROPOSED STORM SEWER
- FLOW ARROW
- VTC — VEHICLE TRACKING CONTROL CONSTRUCTION ENTRANCE
- DD — DIVERSION DITCH/DIKE
- CS — CURB SOCK
- SSA — CONTRACTOR STAGING AREA (APPROXIMATE)
- ECB — EROSION CONTROL BLANKET (APPROXIMATE)
- IPO — ON GRADE INLET PROTECTION
- IPS — SUMP INLET PROTECTION
- OP — OUTLET PROTECTION
- SF — SILT FENCE
- CWA — CONCRETE WASH OUT AREA
- CF — CONSTRUCTION FENCE
- CD — CHECK DAM
- PT — PORTABLE TOILET
- SM — SEEDING AND MULCHING
- SR — SURFACE ROUGHENING
- SB — SEDIMENT BASIN

SEQUENCE OF CONSTRUCTION

1	INSTALL CONTROL MEASURES
2	CLEAR AND GRUB
3	ROUGH OVERLOT GRADING
4	GRADE BUILDING PAD (REFERENCE ONSITE CONSTRUCTION DOCUMENTS FOR DETAILS)
5	TRENCH AND INSTALL UNDERGROUND UTILITIES (SANITARY, STORM, AND WATER)
6	COMMENCE VERTICAL CONSTRUCTION (REFERENCE ONSITE CONSTRUCTION DOCUMENTS FOR DETAILS)
7	FINE GRADE REMAINDER OF THE SITE
8	SEED NATIVE AREAS AND INSTALL PERMANENT LANDSCAPING
9	REMOVE FINAL CONTROL MEASURES UPON ESTABLISHMENT OF VEGETATION

REVISIONS

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Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
EROSION CONTROL PLAN - INITIAL

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED#000118.20 | DRAWN BY: NCH | CHECKED BY: BSM

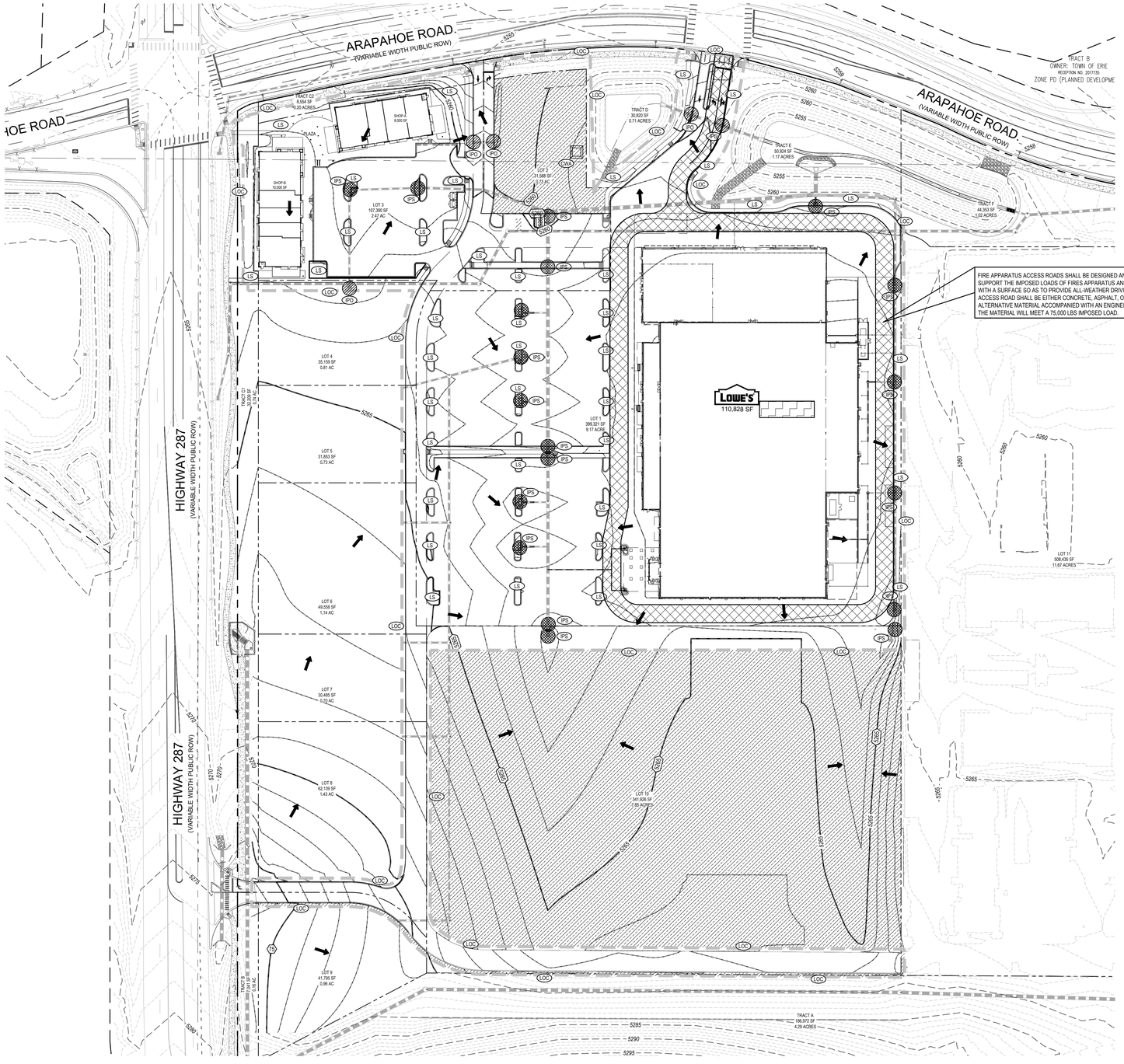
CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
C3.0

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



TOTAL DISTURBED AREA = 15.24 AC

CONTRACTOR IS RESPONSIBLE FOR PERMANENTLY STABILIZING ALL ON- AND OFF-SITE AREAS DISTURBED DURING CONSTRUCTION, WHETHER THESE AREAS ARE SHOWN ON THE PLANS OR NOT, INCLUDING MAINTENANCE OF ALL BMP'S UNTIL A NOTICE OF INACTIVATION HAS BEEN ACCEPTED BY THE STATE.

NOTE: CONTRACTOR SHALL INSTALL SILT FENCE AROUND ALL OFF-SITE DISTURBED AREAS THAT ARE A RESULT OF THE CONSTRUCTION ACTIVITIES OF THIS PROJECT (INCLUDING BUT NOT LIMITED TO WATER LINE CONSTRUCTION). IN CASES WHERE TRENCHES RUN LONGITUDINAL WITH THE GRADE STRAW BALE BARRIERS SHALL BE USED.

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

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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.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

EROSION CONTROL LEGEND

- LOC — LIMITS OF CONSTRUCTION
- 5639 — EXISTING MINOR CONTOUR
- 5640 — EXISTING MAJOR CONTOUR
- STS — EXISTING STORM SEWER
- STS — PROPOSED STORM SEWER
- FLOW ARROW
- VTC — VEHICLE TRACKING CONTROL CONSTRUCTION ENTRANCE
- DD — DIVERSION DITCH/DIKE
- CS — CURB SOCK
- SSA — CONTRACTOR STAGING AREA (APPROXIMATE)
- ECB — EROSION CONTROL BLANKET (APPROXIMATE)
- IPO — ON GRADE INLET PROTECTION
- IPS — SUMP INLET PROTECTION
- OP — OUTLET PROTECTION
- SF — SILT FENCE
- CWA — CONCRETE WASH OUT AREA
- CF — CONSTRUCTION FENCE
- CD — CHECK DAM
- PT — PORTABLE TOILET
- SM — SEEDING AND MULCHING
- SR — SURFACE ROUGHENING
- SB — SEDIMENT BASIN

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.

Evergreen Development | Services | Investments
Galloway
6162 S. Willow Drive, Suite 320
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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
EROSION CONTROL PLAN - INTERIM AND FINAL

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED#000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
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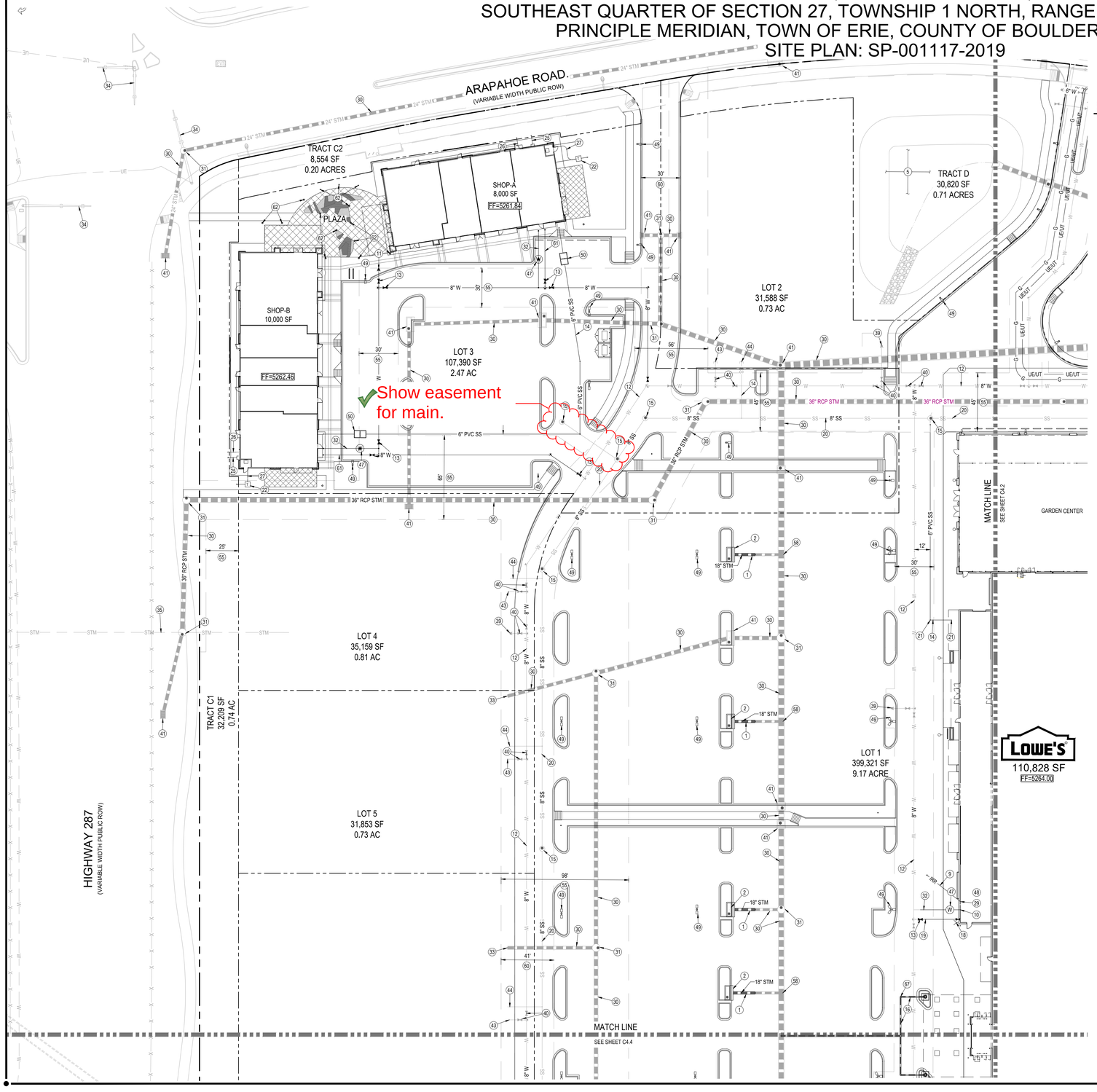
C3.1

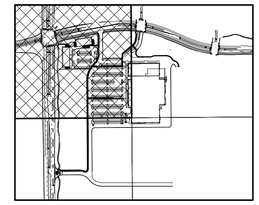
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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



SCHEDULE

1. PROPOSED HDPE/PVC STORM SEWER LINE
2. PROPOSED STORM SEWER INLET
3. PROPOSED STORM SEWER MANHOLE WITH CONCRETE COLLAR
4. PROPOSED STORM SEWER F.E.S.
5. PROPOSED DRAINAGE DETENTION POND BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
6. PROPOSED TRICKLE CHANNEL
7. PROPOSED 10-INCH HDPE/PVC STORM DRAIN FOR FRONT & REAR GARDEN CENTER CANOPIES
8. PROPOSED STORM SEWER OUTLET STRUCTURE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
9. PROPOSED 2-INCH IRRIGATION WATER SERVICE LINE
10. PROPOSED SITE LANDSCAPE IRRIGATION SYSTEM CONTROLLER
11. PROPOSED FIRE HYDRANT
12. PROPOSED WATER MAIN BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
13. PROPOSED GATE VALVE
14. PROPOSED 6-INCH PVC SANITARY SEWER LINE
15. PROPOSED SANITARY SEWER MANHOLE WITH CONCRETE COLLAR BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
16. PROPOSED 10-INCH HDPE/PVC STORM DRAIN FOR DOWNSPOUTS
17. PROPOSED 12-INCH HDPE/PVC STORM DRAIN FOR DOWNSPOUTS
18. PROPOSED FIRE DEPARTMENT CONNECTION
19. PROPOSED 12-INCH D.I.P. FIRE LINE
20. PROPOSED SANITARY SEWER MAIN BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
21. PROPOSED SANITARY SEWER CLEANOUT
22. PROPOSED PAD MOUNTED TRANSFORMER
23. PROPOSED ELECTRIC GENERATOR
24. PROPOSED GAS METER WITH BOLLARD PROTECTION
25. PROPOSED GAS SERVICE LINE CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
26. PROPOSED (2) 4-INCH PVC TELEPHONE CONDUITS
27. PROPOSED UNDERGROUND ELECTRIC LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
28. PROPOSED (1) 4-INCH PVC IRRIGATION CONTROL CONDUIT
29. PROPOSED (1) 1-INCH PVC TAMER SWITCH CONDUIT
30. PROPOSED STORM SEWER LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
31. PROPOSED STORM SEWER MANHOLE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
32. PROPOSED 2-INCH WATER SERVICE LINE
33. PROPOSED STORM SEWER STUB BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
34. EXISTING TRAFFIC SIGNAL TO REMAIN
35. EXISTING STORM SEWER TO REMAIN
36. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
37. EXISTING GAS LINE TO REMAIN
38. EXISTING WATER MAIN TO REMAIN
39. PROPOSED FIRE HYDRANT ASSEMBLY BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
40. PROPOSED WATER VALVE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
41. PROPOSED STORM SEWER INLET BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
42. PROPOSED STORM SEWER F.E.S. BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
43. PROPOSED WATER STUB WITH IN-LINE PLUG BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
44. PROPOSED SANITARY SEWER STUB WITH IN-LINE PLUG BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
45. EXISTING WATER VALVE TO REMAIN
46. EXISTING SITE LIGHT TO REMAIN
47. PROPOSED 2" DOMESTIC WATER METER VAULT
48. PROPOSED 1-1/2" IRRIGATION WATER METER WITH CONNECTION FOR GARDEN CENTER IN BUILDING
49. PROPOSED SITE LIGHT (REFERENCE PHOTOMETRIC PLANS)
50. PROPOSED GREASE INTERCEPTOR
51. PROPOSED IRRIGATION BY-PASS LINE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
52. PROPOSED IRRIGATION BY-PASS MANHOLE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
53. PROPOSED CULVERT BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
54. PROPOSED TRICKLE CHANNEL BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
55. PROPOSED UTILITY EASEMENT PER PLAT
56. PROPOSED IRRIGATION BY-PASS LINE INLET STRUCTURE AND JUNCTION BOX BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
57. PROPOSED CLEANOUT BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
58. PROPOSED INSETA-TEE BY OTHERS (REFERENCE INFRASTRUCTURE CONSTRUCTION DOCUMENTS)
59. PROPOSED 4-INCH PVC SANITARY LINE
60. PROPOSED ACCESS EASEMENT PER PLAT
61. PROPOSED 6-INCH D.I.P. FIRE LINE
62. PROPOSED BOLLARD LIGHT (REFERENCE PHOTOMETRIC PLANS)
63. PROPOSED TRUCK WELL TRENCH DRAIN (REFERENCE ARCHITECTURAL PLANS)
64. PROPOSED TELEPHONE SERVICE TO BUILDING
65. PROPOSED ELECTRICAL SERVICE TO TRANSFORMER
66. PROPOSED 6x8 WYE
67. PROPOSED CLEANOUT
68. PROPOSED INSERTA-TEE

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
- 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
- ECB — EXISTING ELECTRICAL CABINET
- EVT — EXISTING ELECTRICAL VAULT
- WV — EXISTING WATER VALVE
- PROPOSED WATER VALVE
- WATER VALVE BY OTHERS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WM — EXISTING WATER METER
- SD — EXISTING SANITARY SEWER MANHOLE
- SD — EXISTING SANITARY SEWER CLEANOUT
- GM — EXISTING GAS METER
- TL — EXISTING TELEPHONE MANHOLE
- R — 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

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01/29/20	2ND SITE CD SUB.

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LOWE'S

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

PROJECT No. ED0000182.00 | DRAWN BY: RDG | CHECKED BY: BSM

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

C4.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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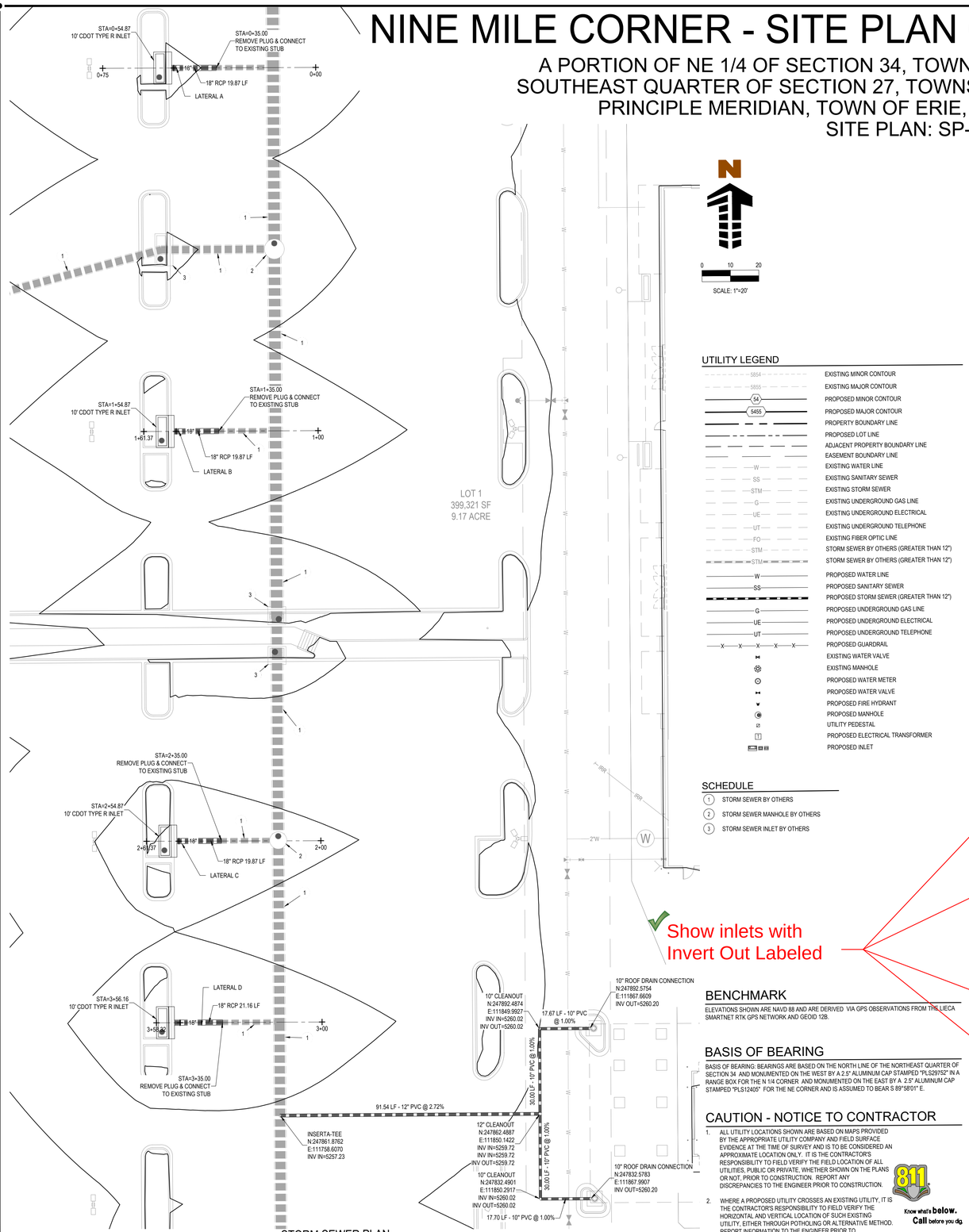
SITE PLAN: SP-001117-2019

Show Vicinity Map. Consitent labeling between MS and SP for laterals.



UTILITY LEGEND

- EXISTING MINOR CONTOUR (5854)
- EXISTING MAJOR CONTOUR (5855)
- PROPOSED MINOR CONTOUR (54)
- PROPOSED MAJOR CONTOUR (5455)
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER (SS)
- EXISTING STORM SEWER (STM)
- EXISTING UNDERGROUND GAS LINE (G)
- EXISTING UNDERGROUND ELECTRICAL (UE)
- EXISTING UNDERGROUND TELEPHONE (UT)
- EXISTING FIBER OPTIC LINE (FO)
- STORM SEWER BY OTHERS (GREATER THAN 12") (STM)
- STORM SEWER BY OTHERS (GREATER THAN 12") (STM)
- PROPOSED WATER LINE (W)
- PROPOSED SANITARY SEWER (SS)
- PROPOSED STORM SEWER (GREATER THAN 12")
- PROPOSED UNDERGROUND GAS LINE (G)
- PROPOSED UNDERGROUND ELECTRICAL (UE)
- PROPOSED UNDERGROUND TELEPHONE (UT)
- PROPOSED GUARDRAIL
- EXISTING WATER VALVE
- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

SCHEDULE

1. STORM SEWER BY OTHERS
2. STORM SEWER MANHOLE BY OTHERS
3. STORM SEWER INLET BY OTHERS

Show inlets with Invert Out Labeled

BENCHMARK

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

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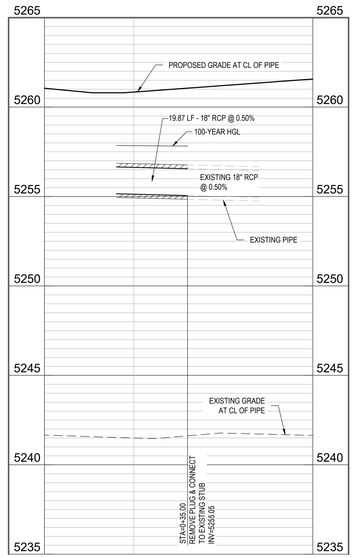
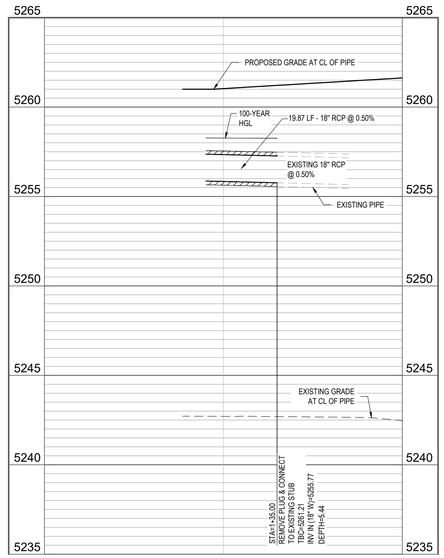


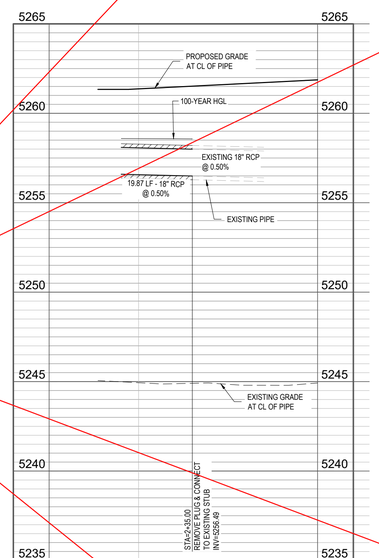
STORM SEWER PROFILE LATERAL A: STA 0+00.00 TO STA 0+57.20

SCALE: 1"=20' HORIZ, 1"=4' VERT



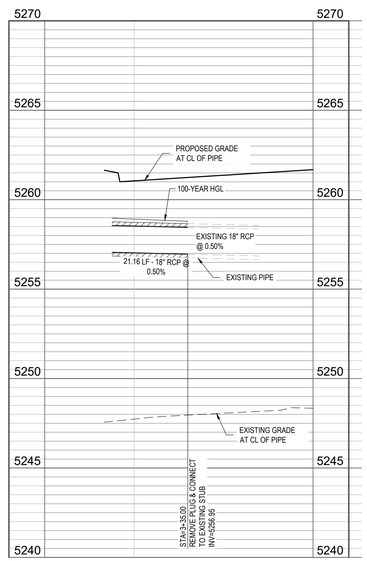
STORM SEWER PROFILE LATERAL B: STA 1+00.00 TO STA 1+57.20

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL C: STA 2+00.00 TO STA 2+57.20

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL D: STA 3+00.00 TO STA 3+56.16

SCALE: 1"=20' HORIZ, 1"=4' VERT

REVISIONS

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

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE

LOWE'S OF:
ERIE, COLORADO

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

CRITERIA
ISSUE DATE: 11.21.19

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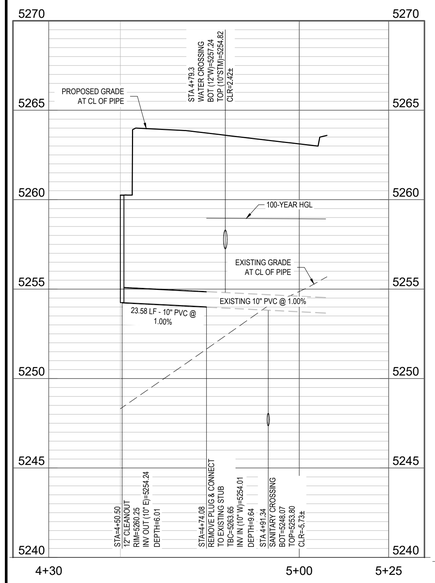
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

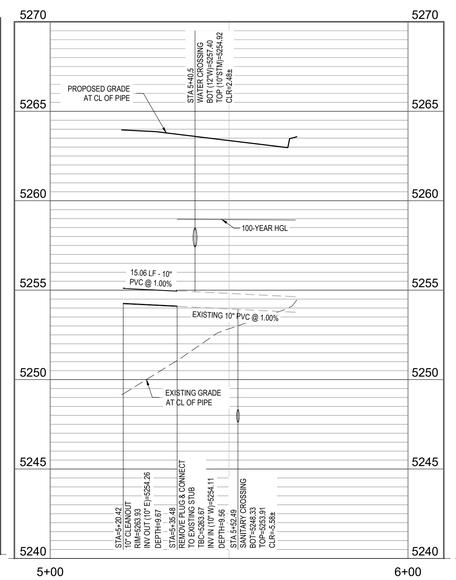
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



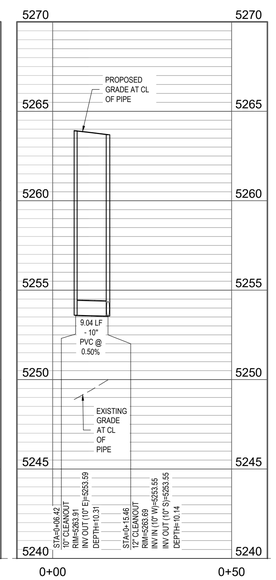
STORM SEWER PROFILE LATERAL AA: STA 4+50.50 TO STA 5+07.75

SCALE: 1"=20' HORIZ, 1"=4' VERT



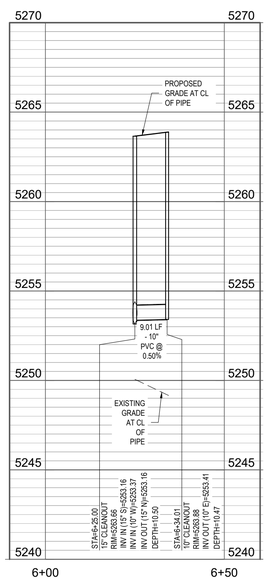
STORM SEWER PROFILE LATERAL BB: STA 5+20.42 TO STA 5+68.92

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL CC: STA 4+50.50 TO STA 5+07.75

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL DD: STA 6+25.00 TO STA 6+34.01

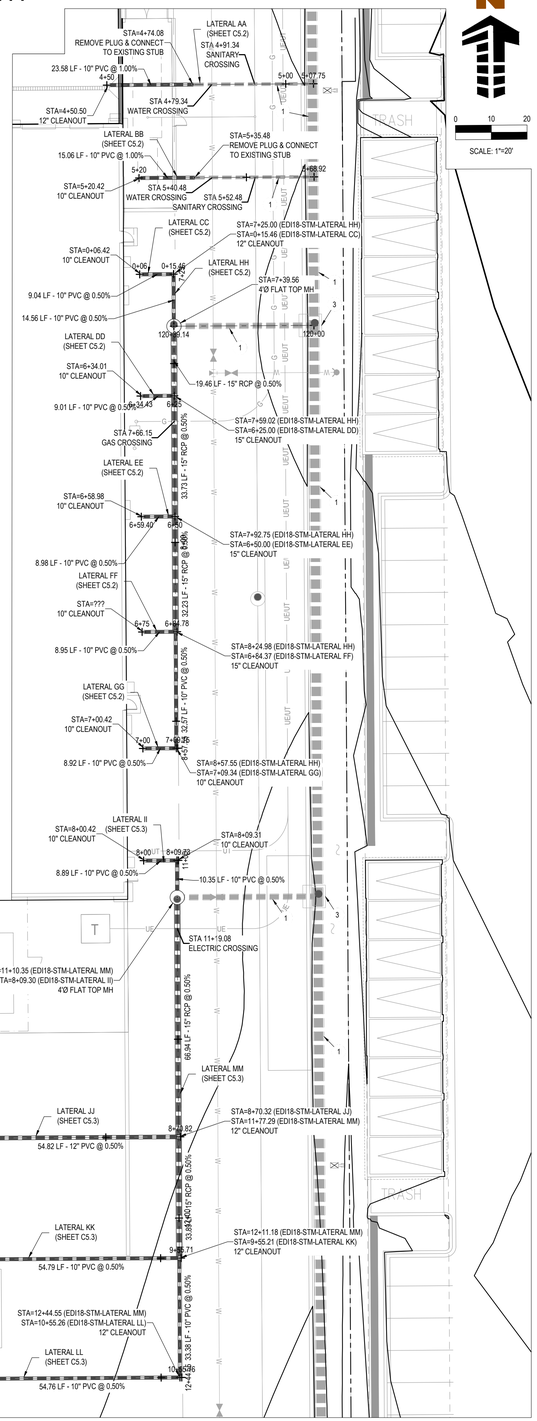
SCALE: 1"=20' HORIZ, 1"=4' VERT

UTILITY LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- STORM SEWER BY OTHERS (GREATER THAN 12")
- STORM SEWER BY OTHERS (GREATER THAN 12")
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (GREATER THAN 12")
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED GUARDRAIL
- EXISTING WATER VALVE
- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

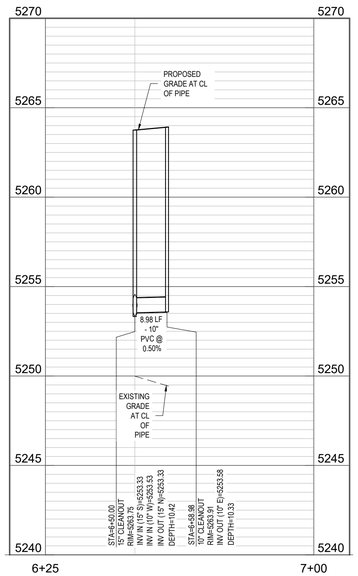
SCHEDULE

1. STORM SEWER BY OTHERS
2. STORM SEWER MANHOLE BY OTHERS
3. STORM SEWER INLET BY OTHERS



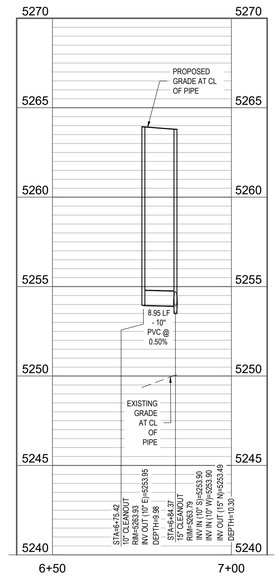
STORM SEWER PLAN

SCALE: 1"=20'



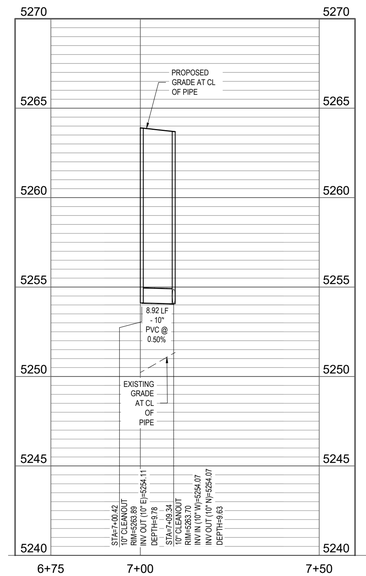
STORM SEWER PROFILE LATERAL EE: STA 6+50.00 TO STA 6+58.98

SCALE: 1"=20' HORIZ, 1"=4' VERT



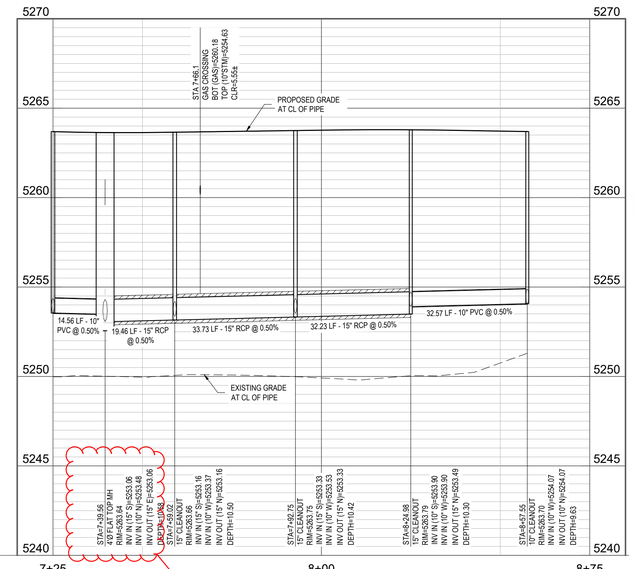
STORM SEWER PROFILE LATERAL FF: STA 6+75.42 TO STA 6+84.37

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL GG: STA 7+00.42 TO STA 7+09.34

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL HH: STA 7+39.55 TO STA 7+09.34

SCALE: 1"=20' HORIZ, 1"=4' VERT

Inv Out Does not match MS Plans

Galloway Response: Pipes have been revised so inlets match Overall Infrastructure CDs

REVISIONS

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

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01/29/20	2ND SITE CD SUB.

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gallowayus.com

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Mooresville, NC 28117

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDI0000018.20 | DRAWN BY: RCS | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

CONSTRUCTION SET
ISSUE DATE:

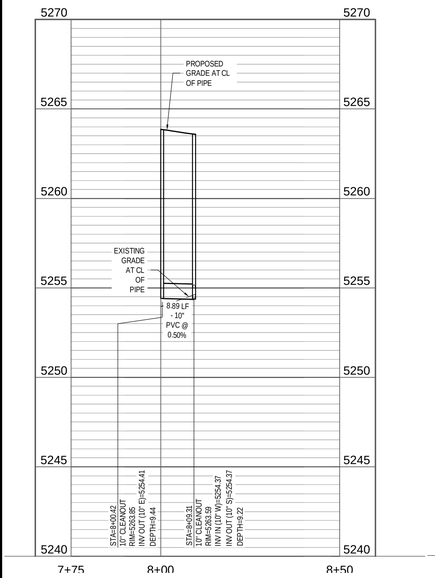
DRAWING NUMBER:

C5.2

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

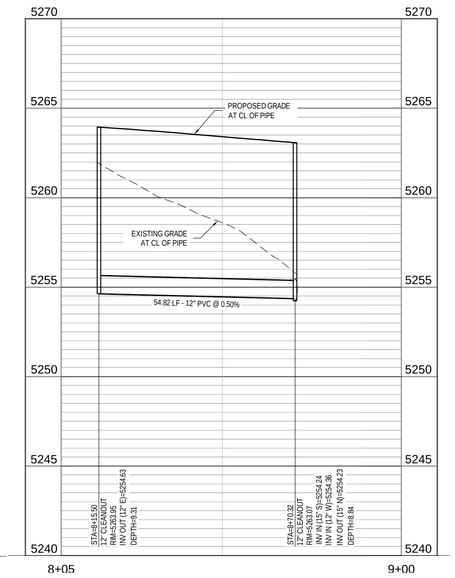
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



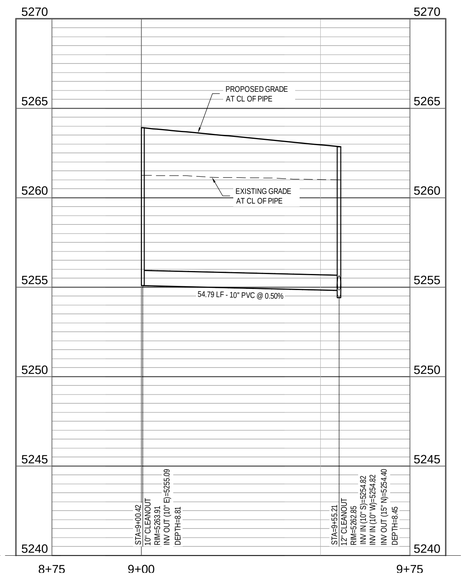
STORM SEWER PROFILE LATERAL II: STA 8+00.42 TO STA 8+09.31

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL JJ: STA 8+25.00 TO STA 8+79.82

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL KK: STA 9+00.00 TO STA 9+54.79

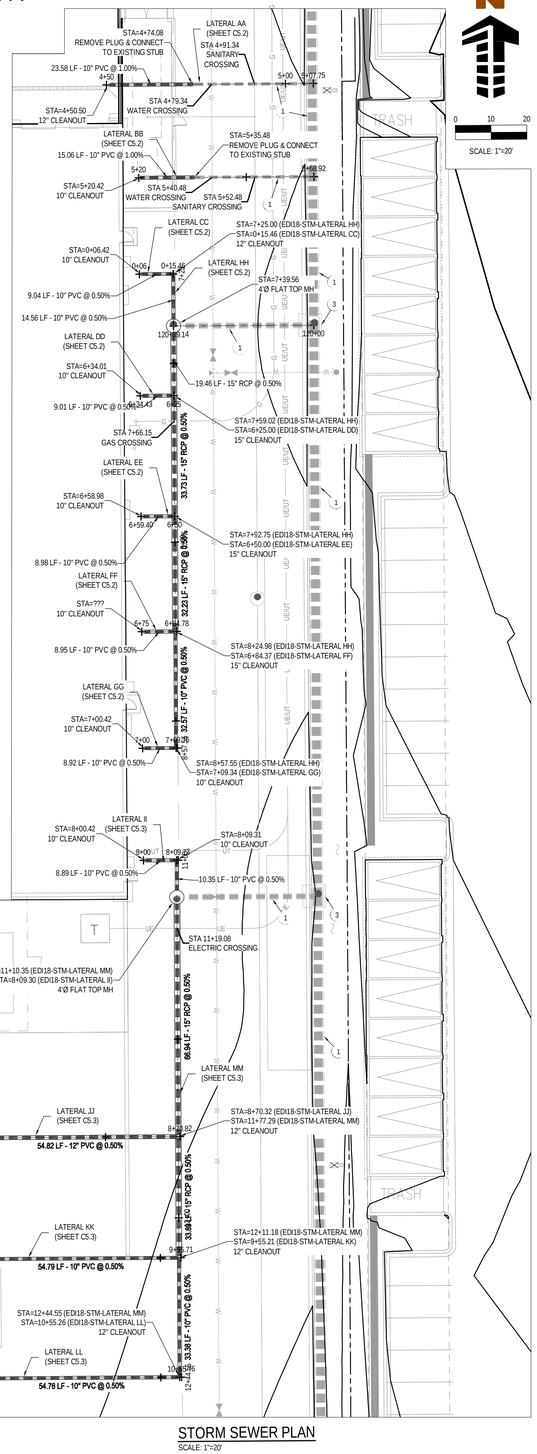
SCALE: 1"=20' HORIZ, 1"=4' VERT

UTILITY LEGEND

5854	EXISTING MINOR CONTOUR
5855	EXISTING MAJOR CONTOUR
54	PROPOSED MINOR CONTOUR
5455	PROPOSED MAJOR CONTOUR
	PROPERTY BOUNDARY LINE
	PROPOSED LOT LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EASEMENT BOUNDARY LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER
STM	EXISTING STORM SEWER
G	EXISTING UNDERGROUND GAS LINE
UE	EXISTING UNDERGROUND ELECTRICAL
UT	EXISTING UNDERGROUND TELEPHONE
FO	EXISTING FIBER OPTIC LINE
STM	STORM SEWER BY OTHERS (GREATER THAN 12")
STM	STORM SEWER BY OTHERS (GREATER THAN 12")
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER (GREATER THAN 12")
G	PROPOSED UNDERGROUND GAS LINE
UE	PROPOSED UNDERGROUND ELECTRICAL
UT	PROPOSED UNDERGROUND TELEPHONE
X X X X X	PROPOSED GUARDRAIL
	EXISTING WATER VALVE
	EXISTING MANHOLE
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	UTILITY PEDESTAL
T	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED INLET

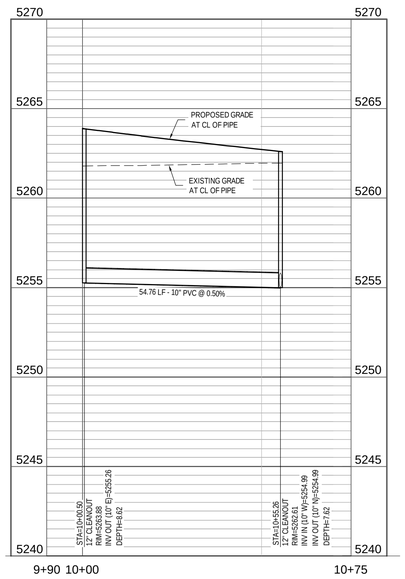
SCHEDULE

1. STORM SEWER BY OTHERS
2. STORM SEWER MANHOLE BY OTHERS
3. STORM SEWER INLET BY OTHERS



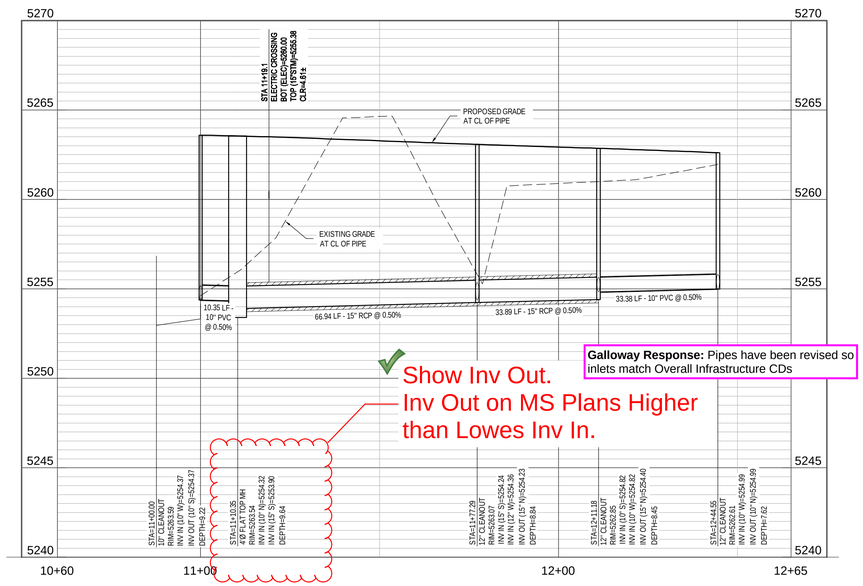
STORM SEWER PLAN

SCALE: 1"=20'



STORM SEWER PROFILE LATERAL LL: STA 10+00.00 TO STA 10+54.76

SCALE: 1"=20' HORIZ, 1"=4' VERT



Show Inv Out.
Inv Out on MS Plans Higher than Lowes Inv In.

Galloway Response: Pipes have been revised so inlets match Overall Infrastructure CDs

STORM SEWER PROFILE LATERAL MM: STA 8+09.31 TO STA 10+00.00

SCALE: 1"=20' HORIZ, 1"=4' VERT

REVISIONS

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01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

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

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

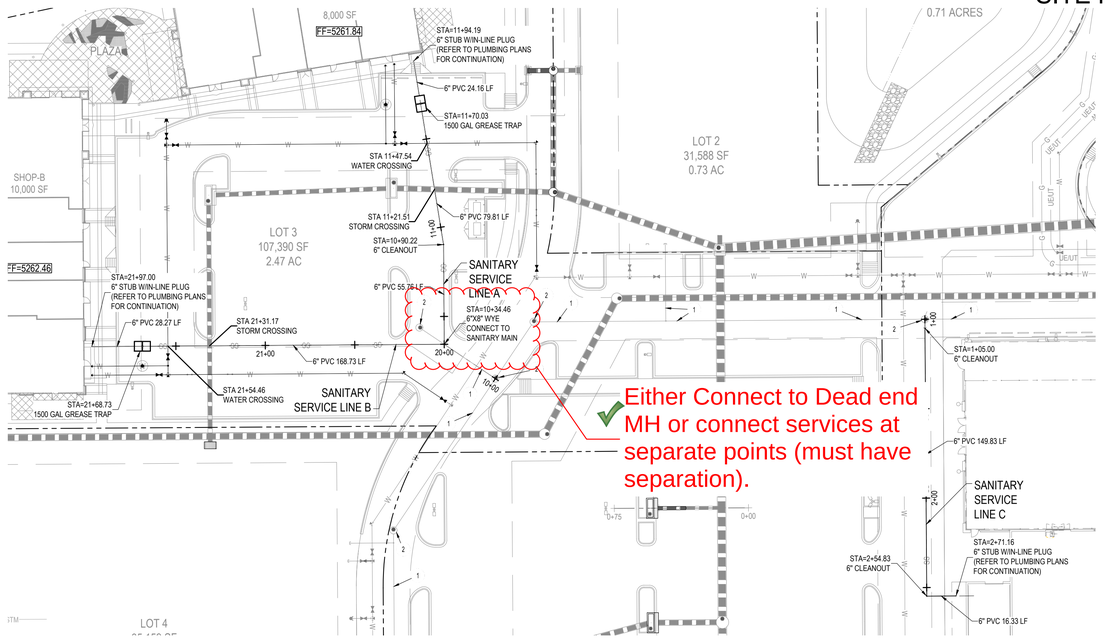
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:

C5.3

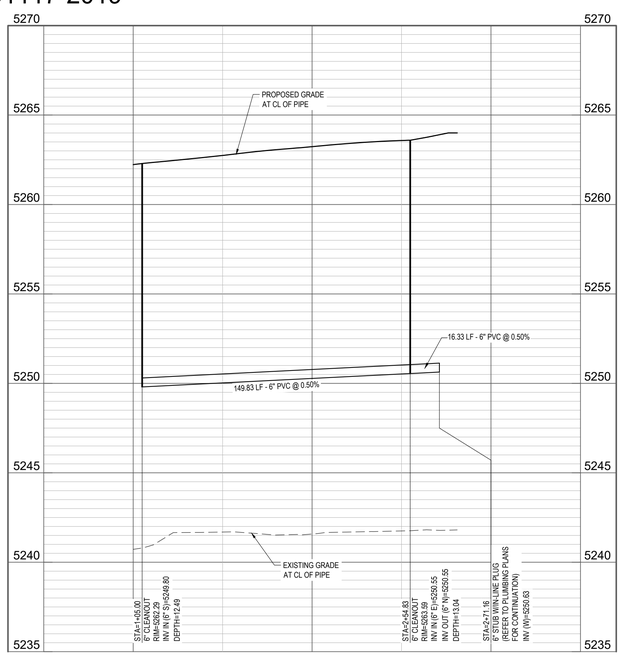
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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

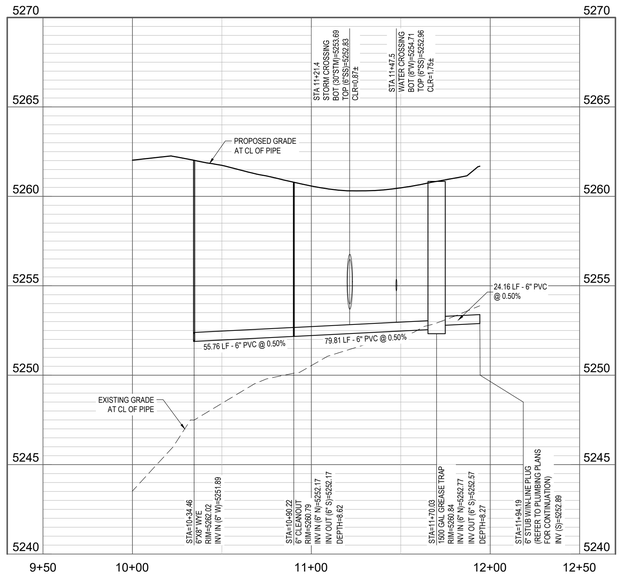


Either Connect to Dead end MH or connect services at separate points (must have separation).

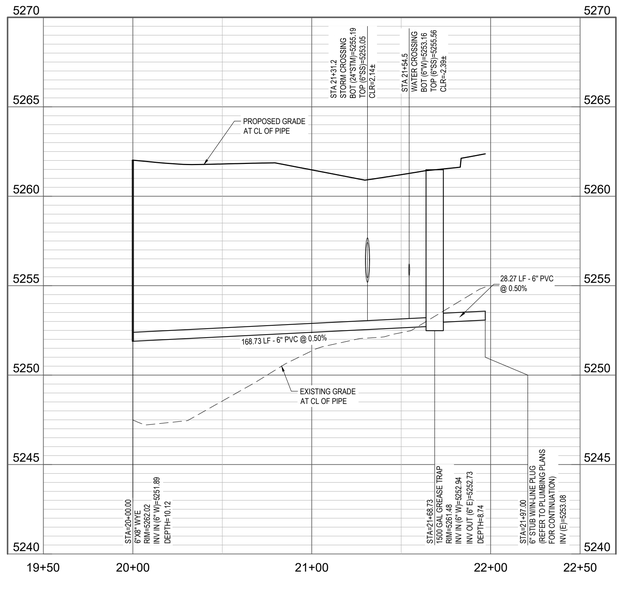
SANITARY SEWER SERVICE LINE PLAN: STA 00+00.00 TO STA 21+97.00
SCALE: 1"=40'



SANITARY SEWER SERVICE LINE C PROFILE: STA 1+05.00 TO STA 2+54.83
SCALE: 1"=40' HORIZ, 1"=8' VERT



SANITARY SEWER SERVICE LINE A PROFILE: STA 10+34.46 TO STA 11+94.19
SCALE: 1"=40' HORIZ, 1"=8' VERT



SANITARY SEWER SERVICE LINE B PROFILE: STA 20+00.00 TO STA 21+97.00
SCALE: 1"=40' HORIZ, 1"=8' VERT

UTILITY LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- STORM SEWER BY OTHERS (LESS THAN 12")
- STORM SEWER BY OTHERS (GREATER THAN 12")
- SANITARY SEWER BY OTHERS
- WATER LINE BY OTHERS
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (GREATER THAN 12")
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED GUARDRAIL
- EXISTING WATER VALVE
- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

SCHEDULE

1. SANITARY SEWER BY OTHERS
2. SANITARY SEWER MANHOLE BY OTHERS

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 "PLS29152" 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.

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

REVISIONS

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01/29/20	2ND SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDM00018.20 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
C7.1

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

March 2, 2020

David Pasic
Town of Erie - Engineering Division
645 Holbrook Street
Erie, Colorado 80516

RE: Lots 1 & 3 (Lowe's and Retail Shops) – Nine Mile Corner – Drainage Conformance Letter

Dear Mr. Pasic,

This drainage conformance letter has been prepared for the Lowe's and Retail Shops development at Lots 1 and 3, Block 1, Nine Mile Subdivision Filing No. 1 in Erie, Colorado. The objective of this letter is to show that the proposed drainage for the site conforms to the current Town of Erie *Standards and Specifications, Section 800 – Storm Drainage Facilities*, the current Urban Drainage and Flood Control District *Urban Storm Drainage Criteria Manual, Volumes 1, 2, & 3*, and the *Phase III Drainage Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc. currently in review with the Town of Erie.

The proposed development area is 11.62 acres. The proposed improvements will include a 110,828 S.F. Lowe's retail building with parking areas, drive aisles, and associated landscaping and sidewalks on Lot 1. It will also include construction of two multi-tenant retail buildings (8,000 S.F. and 10,000 S.F.) and associated infrastructure on Lot 3. The spine road will be constructed from the northwest access on Arapahoe Road to the southwest access on Highway 287 to provide circulation to the outlots and fire access. The road across the south side of the site will also be constructed to provide circulation to the adjacent multi-family site. The south anchor retail (Lot 10) and the remaining outlots will be overlot graded. Utility services will also be provided to these lots. The proposed site is bounded by Arapahoe Road right-of-way to the north, the future Block 2 multi-family development and vacant land to the east, an existing single-family residential development to the south, and N. 107th Street (U.S. Highway 287) to the west.

Regional water quality and stormwater detention is provided with the overall infrastructure development and neither on-site water quality nor stormwater detention are required to be constructed for this site. The Lowe's site (Lot 1) corresponds with proposed sub-basins 132 through 152, 204 through 214, 302, and 304 as designated in the *Phase III Drainage Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* currently in review with the Town of Erie. The multi-tenant retail site (Lot 3) corresponds with proposed sub-basins 116 through 126 as designated in the *Phase III Drainage Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* currently in review with the Town of Erie. A detailed hydrologic analysis of the proposed sub-basins is included with the Phase III Drainage Report.

No changes are proposed from the design and calculations presented in the Phase III Drainage Report. Therefore, the proposed Lowe's and multi-tenant retail developments will not have an adverse impact on the proposed regional extended detention basin and regional infrastructure.

I affirm that the proposed drainage design Block 1, Nine Mile Subdivision Filing No. 1 in Erie, Colorado is in conformance with existing site grading and drainage conditions, the Town of Erie *Standards and Specifications, Section 800 – Storm Drainage Facilities*, and the *Phase III Drainage Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc. currently in review with the Town of Erie.

Sincerely,
GALLOWAY

Brandon McCrary, PE
Principal
BrandonMcCrary@gallowayus.com

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

March 2, 2020

David Pasic
Town of Erie – Engineering Division
645 Holbrook Street
Erie, Colorado 80516

RE: Lots 1 & 3 Commercial (Lowe's and Retail Shops) – Nine Mile Corner – Utility Letter

Dear Mr. Pasic,

This utility letter has been prepared for the Lowe's and Retail Shops development at Lots 1 and 3, Block 1, Nine Mile Subdivision Filing No. 1 in Erie, Colorado. The objective of this letter is to show that the proposed utilities for the site conforms to the current Town of Erie Standards and Specifications, Section 600 – Water Facilities and Section 700 – Sanitary Sewer Facilities to meet the water, fire, and sanitary sewer demands as provided in the *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc. currently in review with the Town of Erie.

The proposed development area is 11.62 acres. The proposed improvements will include a 110,828 S.F. Lowe's retail building with parking areas, drive aisles, and associated landscaping and sidewalks on Lot 1. It will also include construction of two multi-tenant retail buildings (8,000 S.F. and 10,000 S.F.) and associated infrastructure on Lot 3. The spine road will be constructed from the northwest access on Arapahoe Road to the southwest access on Highway 287 to provide circulation to the outlots and fire access. The road across the south side of the site will also be constructed to provide circulation to the adjacent multi-family site. The south anchor retail (Lot 10) and the remaining outlots will be overlot graded. Utility services will also be provided to these lots. The proposed site is bounded by Arapahoe Road right-of-way to the north, the future Block 2 multi-family development and vacant land to the east, an existing single-family residential development to the south, and N. 107th Street (U.S. Highway 287) to the west.

Water System

The water system will be looped throughout the commercial and multi-family residential areas as part of the overall development. The water main will be connected to the existing 12" water main within Arapahoe Road at two locations: the intersection of Arapahoe Road and the Safeway drive aisle and the intersection of Arapahoe Road and Beasley Drive. This will complete the water main loop for the proposed development.

It is assumed that there will be one domestic service line and one fire line per building. These service lines will connect to the proposed water main loop through the site. One fire hydrant is proposed on Lot 3 to serve the multi-tenant retail buildings.

The *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc. outlines limits for water demand, which are listed in the tables below. The demands were calculated based on the Town of Erie's criteria of 1,651 gallons per day per acre. The proposed demands were calculated based on the fixture units for each of the proposed buildings.

Lot/Parcel	Land Use	Area (acre)	Capita	ADF/Capita* Gal/Capita/Day	ADF (gpd)	PHD Factor **	PHD (gpm)	PDD Factor ***	PDD (gpm)
Block 1	Commercial	32.50		1,651	53,658	3	111.79	2.0	74.52
Block 2	Multi-Family		809	140	113,274	3.9	306.78	2.6	204.52
				Total Flow	**166,932**		**418.57**		**279.05**

* ADF taken from Water Facilities, Section 611, Town of Erie Public Works Standards and Specifications
** PHD = 3 per Commercial, 3.9 per Multi-Family - Water Facilities, Section 611, Town of Erie Public Works Standards and Specifications
*** PDD = 2 per Commercial, 2.6 per Multi-Family - Water Facilities, Section 611, Town of Erie Public Works Standards and Specifications

Lot/Parcel	Land Use	Area (acre)	Capita	ADF/Unit* Gal/Unit/Day	ADF (gpd)	PHD Factor **	PHD (gpm)	PDD Factor ***	PDD (gpm)
Lot 1	Commercial	9.17		1,651	15,140	3	31.54	2.0	21.03
Lot 2	Commercial	0.71		1,651	1,172	3	2.44	2.0	1.63
Lot 3	Commercial	2.45		1,651	4,045	3	8.43	2.0	5.62
Lot 4	Commercial	0.81		1,651	1,337	3	2.79	2.0	1.86
Lot 5	Commercial	0.73		1,651	1,205	3	2.51	2.0	1.67
Lot 6	Commercial	1.14		1,651	1,882	3	3.92	2.0	2.61
Lot 7	Commercial	0.70		1,651	1,156	3	2.41	2.0	1.61
Lot 8	Commercial	1.42		1,651	2,344	3	4.88	2.0	3.26
Lot 9	Commercial	0.95		1,651	1,568	3	3.27	2.0	2.18
Lot 10	Commercial	7.85		1,651	12,960	3	27.00	2.0	18.00
Block 2	Multi-Family		302	140	42,280	3.9	114.51	2.6	76.34
				Total Flow	**85,090**		**203.70**		**135.80**

* ADF taken from Water Facilities, Section 611, Town of Erie Public Works Standards and Specifications
** PHD = 3 per Commercial, 3.9 per Multi-Family - Water Facilities, Section 611, Town of Erie Public Works Standards and Specifications
*** PDD = 2 per Commercial, 2.6 per Multi-Family - Water Facilities, Section 611, Town of Erie Public Works Standards and Specifications

Water demand calculations by lot can be found in the table above. Since the land use and acreage have not changed, the ADF, PHD, and PDD are the same as originally planned for. The water pressure is therefore sufficient based on the fire flow test data and water model in the *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc.

Fire flows were calculated based on 2015 International Fire Code flow rates. Building A on Lot 3 has a proposed construction type of VB and an area of 8,000 square feet. Per Table B105.1, the fire demand flow is 2,500 gpm. An automatic sprinkler system shall be installed allowing a 50% reduction in flow, resulting in a final flow of 1,500 gpm for a 2-hour duration. Per Table C105.1, 1 fire hydrant is required.

Building B on Lot 3 has a proposed construction type of VB and an area of 10,000 square feet. Per Table B105.1, the fire demand flow is 2,750 gpm. An automatic sprinkler system shall be installed allowing a 50% reduction in flow, resulting in a final flow of 1,500 gpm for a 2-hour duration. Per Table C105.1, 1 fire hydrant is required.

The Lowe's building on Lot 1 was analyzed in the *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc. since it is the largest fire demand of the subdivision and impacts the required water main sizes and hydrant locations. No changes are proposed to the Lowe's building from the Final Utility Report.

TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute)[b]	FLOW DURATION (hours)
Type IA and IB[a]	Type IIA and IIIA[a]	Type IV and V-A[a]	Type IIB and IIIB[a]	Type V-B[a]		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
a. Types of construction are based on the *International Building Code*.
b. Measured at 20 psi residual pressure.

Sanitary Sewer System

An 8" sanitary sewer main will be constructed with the overall development within the spine road along the north and west sides of Lot 1. Service lines for each proposed building will connect to this main.

It is assumed that the two multi-tenant retail buildings will each have a grease interceptor and sanitary sewer service that will connect to the proposed 8-inch sanitary sewer main within the private access drive near the southeast corner of Lot 3. It is assumed that the Lowe's building will not require a grease interceptor.

The *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* outlines limits for sanitary demand, which are listed in the table below. The demands were calculated based on the Town of Erie's criteria of 1,000 gallons per acre per day for sanitary sewer.

Sanitary Flow Calculations

Multi-Family Area

	290	Units
	2.79	Capita/Unit
	90	Gal/Capita/Day
Average Day	72,819	Gal/Day
	0.11	cfs
	5	Peaking Factor
Max Flow Rate	364,095	Gal/Day
	0.56	cfs

Commercial Area

	32.5	Acres
	1,000	Gal/Acre
Average Day	32,500	Gal/Day
	0.05	cfs
	5	Peaking Factor
Max Flow Rate	162,500	Gal/Day
	0.25	cfs

Total Nine Mile Corner Flows

Average Day	105,319	Gal/Day
	0.16	cfs
Max Flow Rate	526,595	Gal/Day
	0.81	cfs

Since the land use and acreage have not changed, the ADF, PDF, and design flow are the same as originally planned for. The sanitary sewer system is therefore sufficient based on the sanitary sewer calculations in the *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1*.

I affirm that the proposed utility design of Lots 1 and 3, Nine Mile Corner at Nine Mile Subdivision Filing No. 1 is in conformance with the *Final Utility Report for Nine Mile Corner at Nine Mile Subdivision Filing No. 1* prepared by Galloway & Company, Inc. currently in review with the Town and the current Town of Erie Standards and Specifications, Section 600 – Water Facilities and Section 700 – Sanitary Sewer Facilities.

Brandon McCrary, PE
Licensed Professional Engineer, State of Colorado No. 40276

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
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1873 S BELLAIRE ST. SUITE 1106
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CONTACT - DEREK LIS

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GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 320
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EMAIL - JennyRomano@GallowayUS.com

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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.
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FAX - (303) 770-3636
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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

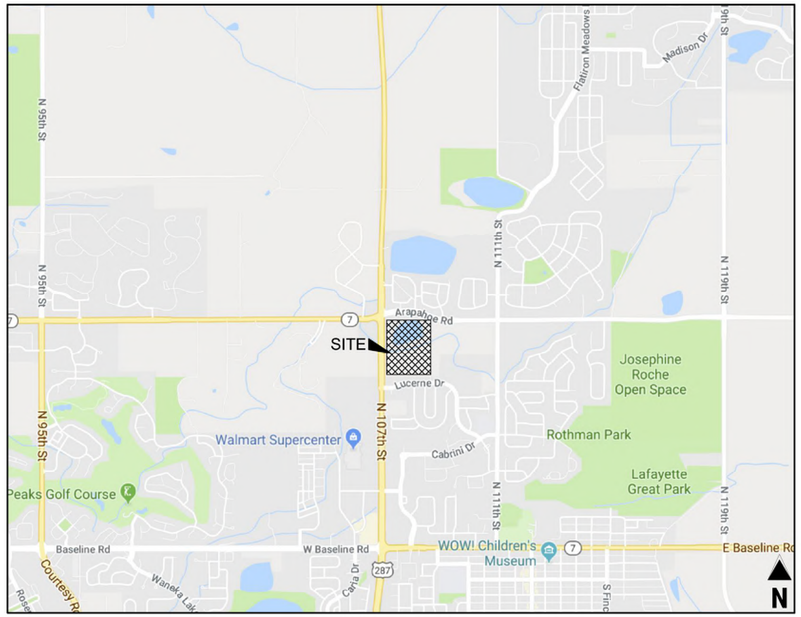
TELEPHONE
CENTURY LINK
CONTACT - TBD

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.



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 PLAN - NW
10	PHOTOMETRIC PLAN - NE
11	PHOTOMETRIC PLAN - SE
12	PHOTOMETRIC PLAN - SW
13	PHOTOMETRIC DETAILS
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE NOTES & DETAILS
21	BLACK AND WHITE BUILDING ELEVATIONS - LOWE'S
22	BLACK AND WHITE BUILDING ELEVATIONS - RETAIL SHOPS
23	BLACK AND WHITE BUILDING ELEVATIONS - RETAIL SHOPS
24	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-B/D SET ISSUE DATE | POST B/D SET ISSUE DATE

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB

Evergreen Development | Services | Investments
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
www.GallowayUS.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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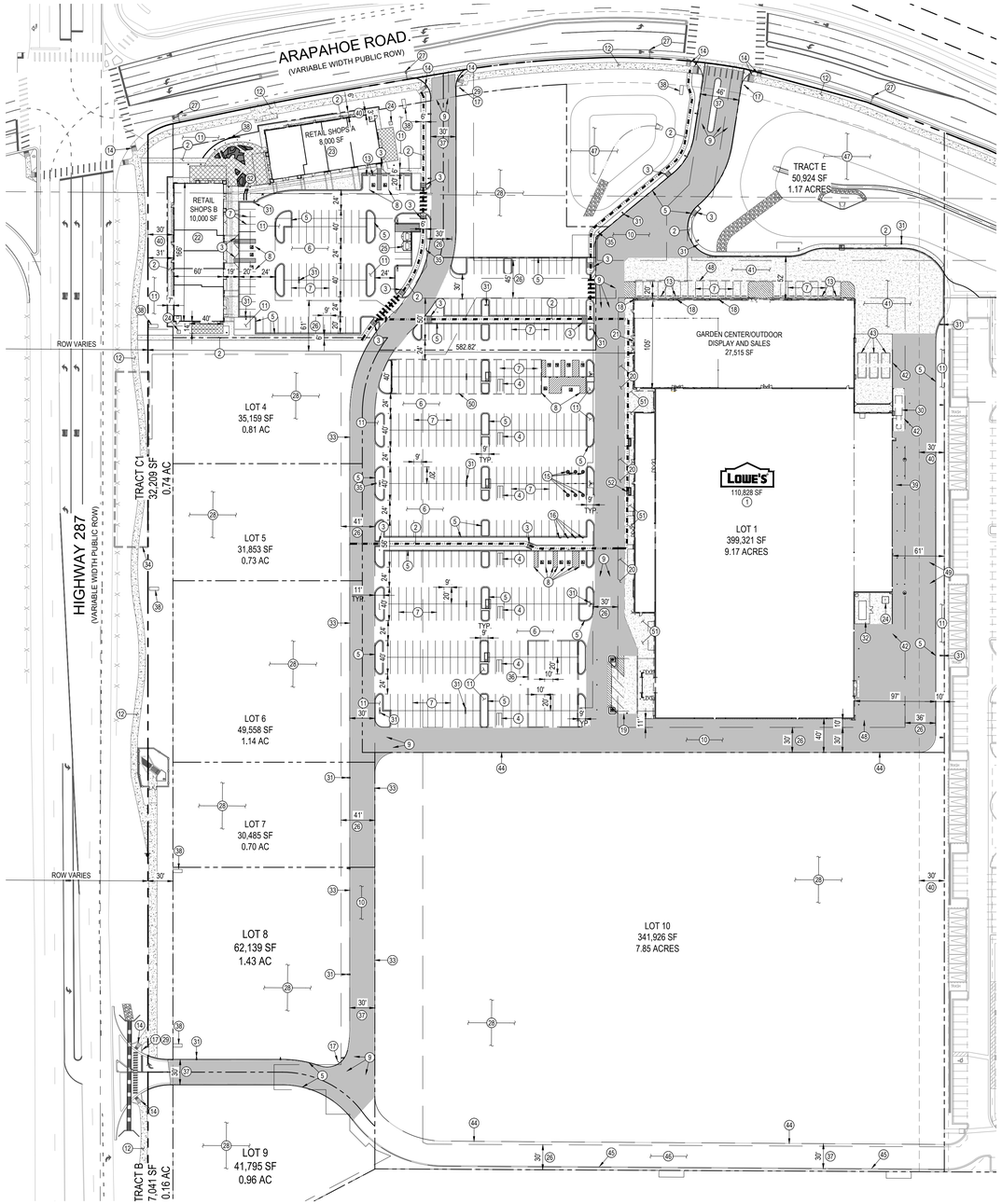
LOWE'S

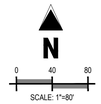
SITE PLAN COVER SHEET
LOWE'S OF: ERIE, COLORADO
PROJECT No. EDM00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

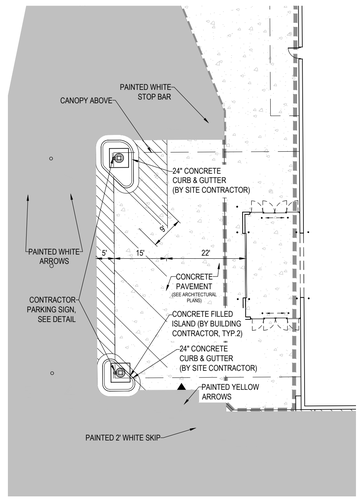
CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
1
OF 24

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







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 FOR DETAIL)
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 BOPUS 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
52. PROPOSED BIKE RACK

REVISIONS

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

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB

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

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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:

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2
OF 24

NINE MILE CORNER - LOTS 1 & 3

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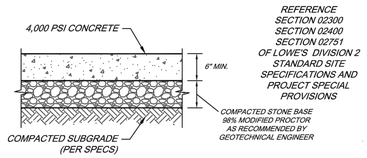
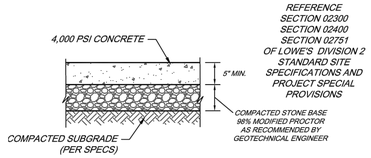
SITE PLAN - SP-001117-2019



HEAVY DUTY CONCRETE PAVEMENT SECTION

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

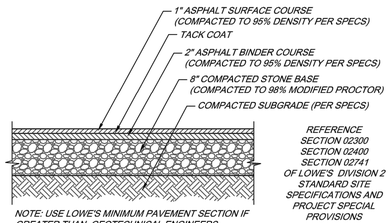
1 HEAVY DUTY CONCRETE PAVING SECTION
NOT TO SCALE



STANDARD DUTY CONCRETE PAVEMENT SECTION

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

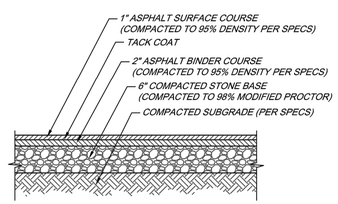
2 STANDARD DUTY CONCRETE PAVING SECTION
NOT TO SCALE



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

HEAVY DUTY ASPHALT PAVEMENT SECTION

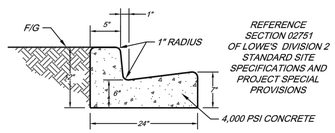
3 HEAVY DUTY ASPHALT PAVING SECTION
NOT TO SCALE



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

STANDARD DUTY ASPHALT PAVEMENT SECTION

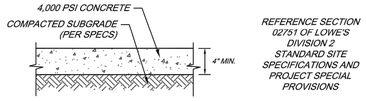
4 STANDARD DUTY CONCRETE PAVING SECTION
NOT TO SCALE



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

24" CONCRETE CURB & GUTTER DETAIL

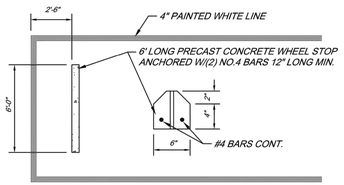
5 24" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



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

SIDEWALK DETAIL

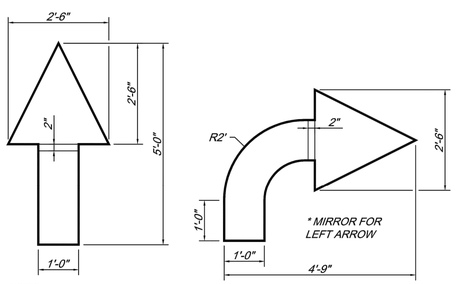
6 SIDEWALK DETAIL
NOT TO SCALE



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

CONCRETE WHEEL STOP DETAIL

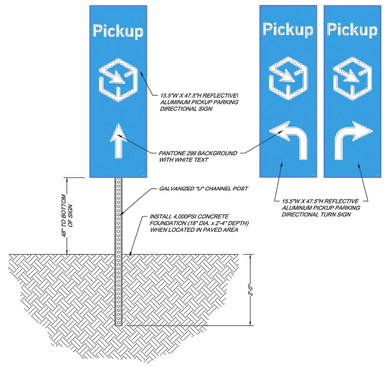
7 CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



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.

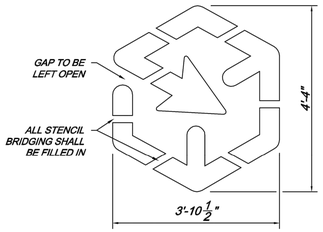
PAVEMENT MARKING ARROWS

8 PAVEMENT MARKING ARROWS
NOT TO SCALE



PICKUP DIRECTIONAL SIGN DETAIL

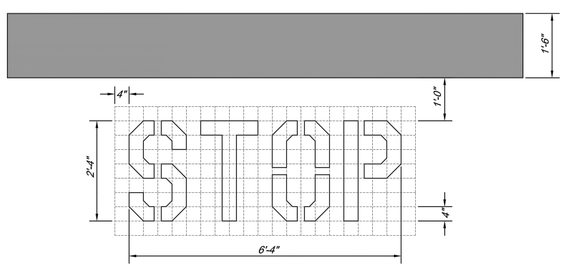
9 BOPUIS PARKING SIGN
NOT TO SCALE



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

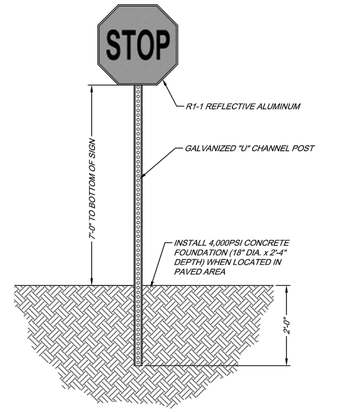
10 BOPUIS PARKING SPACE MARKING
NOT TO SCALE



*STOP BAR AND STOP TEXT**

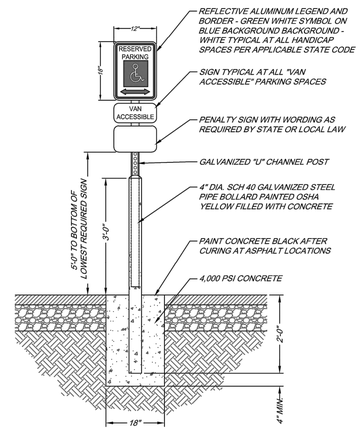
*STOP TEXT SHALL ONLY BE USED AT LUMBER CANOPY EXIT LANES AND NOT WHEN STOP BARS ARE ACCOMPANIED BY A STOP SIGN

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
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DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB

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LOWE'S

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

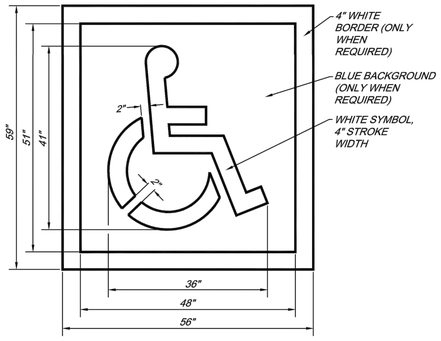
PROJECT No: EDI#00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

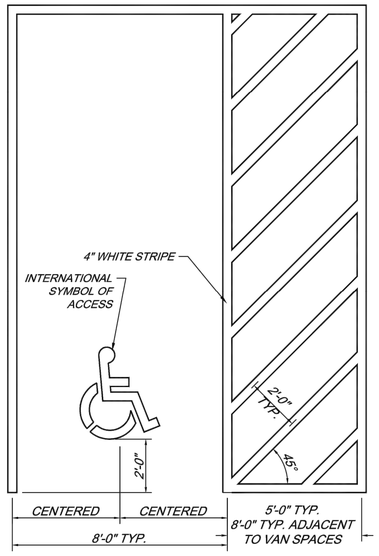
CRITERIA
ISSUE DATE: 10.11.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
3
OF 24

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.

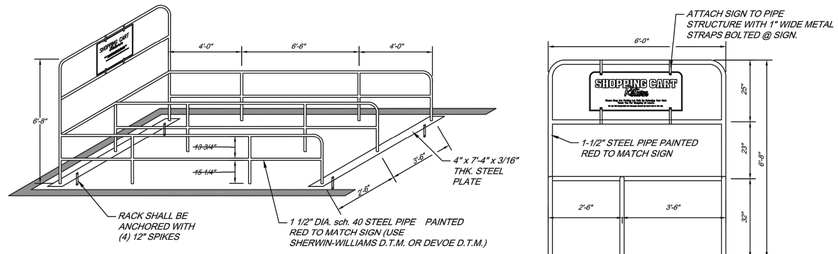
ACCESSIBLE PARKING PAVEMENT MARKINGS

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

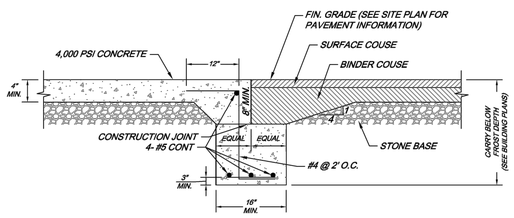
15 CART RETURN SIGN DETAIL
NOT TO SCALE



NOTE: FURNISHED AND INSTALLED BY LOWE'S

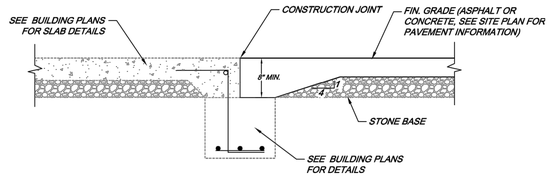
2 STALL CART RETURN RACK DETAIL

16 2 STALL CART RETURN RACK DETAIL
NOT TO SCALE



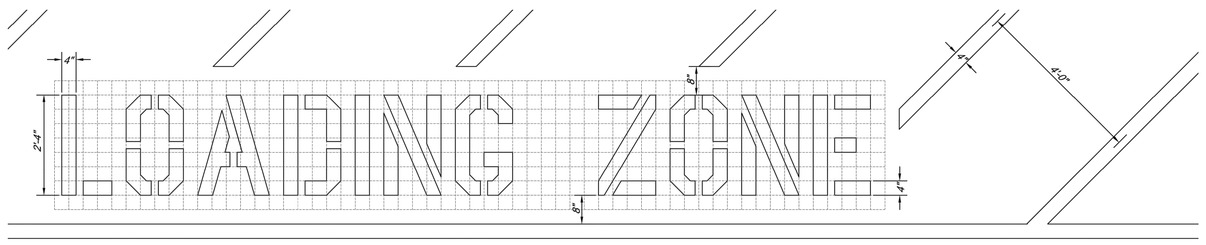
CONCRETE/ASPHALT PAVEMENTJOINT DETAIL

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

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.

PRO PARKING SIGN

20 PRO PARKING SIGN
NOT TO SCALE

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.

VETERAN PARKING SIGN

21 VETERAN PARKING SIGN
NOT TO SCALE

REVISIONS
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DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB

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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
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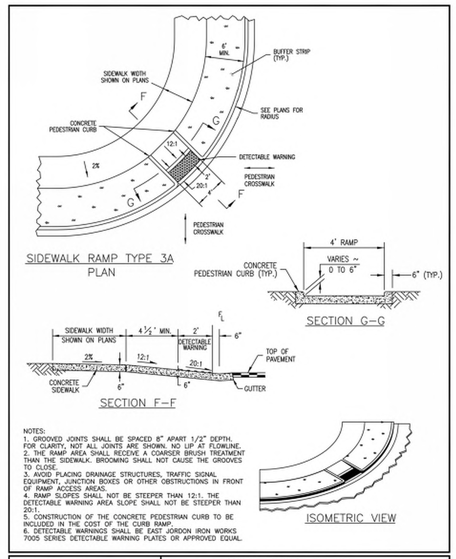
4

OF 24

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

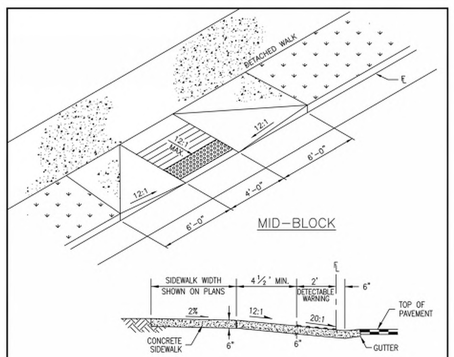
SITE PLAN - SP-001117-2019



NOTES:
1. GROOVED JOINTS SHALL BE SPACED 8" APART 1/2" DEPTH. FOR CLARITY, NOT ALL JOINTS ARE SHOWN. NO LIP AT FLOWLINE.
2. THE RAMP AREA SHALL RECEIVE A COARSER BRUSH TREATMENT THAN THE SIDEWALK. BROOMING SHALL NOT CAUSE THE GROOVES TO CLOSE.
3. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
4. RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1. THE DETECTABLE WARNING AREA SLOPE SHALL NOT BE STEEPER THAN 20:1.
5. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB TO BE INCLUDED IN THE COST OF THE CURB RAMP.
6. 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 TYPE 3 DETACHED SIDEWALK
	DRAWING NUMBER: SW9
	DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015

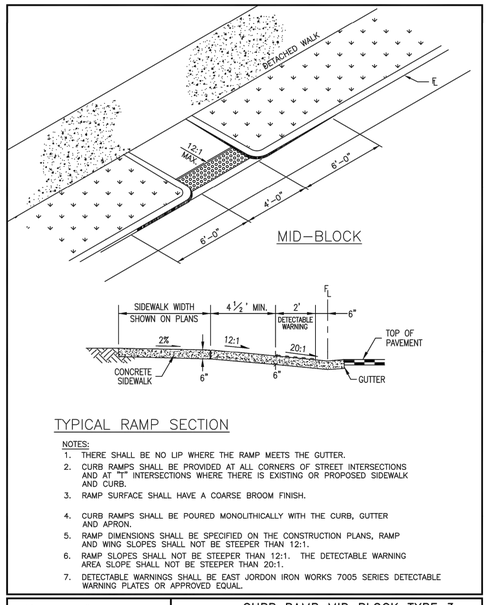
22 CURB RAMP TYPE 3 DETACHED SIDEWALK
NOT TO SCALE



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

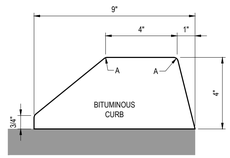
23 CURB RAMP MID BLOCK TYPE 1 DETACHED SIDEWALK
NOT TO SCALE



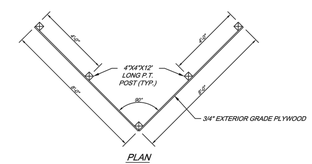
NOTES:
1. THERE SHALL BE NO LIP WHERE THE RAMP MEETS THE GUTTER.
2. CURB RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTIONS AND AT "T" INTERSECTIONS WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.
3. RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH.
4. CURB RAMPS SHALL BE POURED MONOLITHICALLY 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.

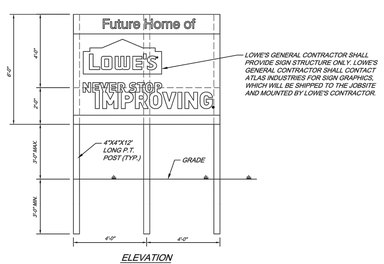
The Town of ERIE COLORADO	DRAWING TITLE: CURB RAMP MID BLOCK TYPE 3 DETACHED SIDEWALK
	DRAWING NUMBER: SW10B
	DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON DATE: 08/2018

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



TEMPORARY ASPHALT CURB DETAIL SCALE: 3" = 1'





NOTES:
1. CONTRACTOR SHALL INITIALLY CONSTRUCT THE FUTURE HOME SIGN AT A TEMPORARY LOCATION FOR GROUNDBREAKING CEREMONIES. TEMPORARY SIGN SHALL CONSIST OF ONE (1) 6'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

REVISIONS
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LOWE'S

SITE PLAN
SITE DETAILS

LOWE'S OF:
ERIE, COLORADO

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

CRITERIA
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NINE MILE CORNER - LOTS 1 & 3

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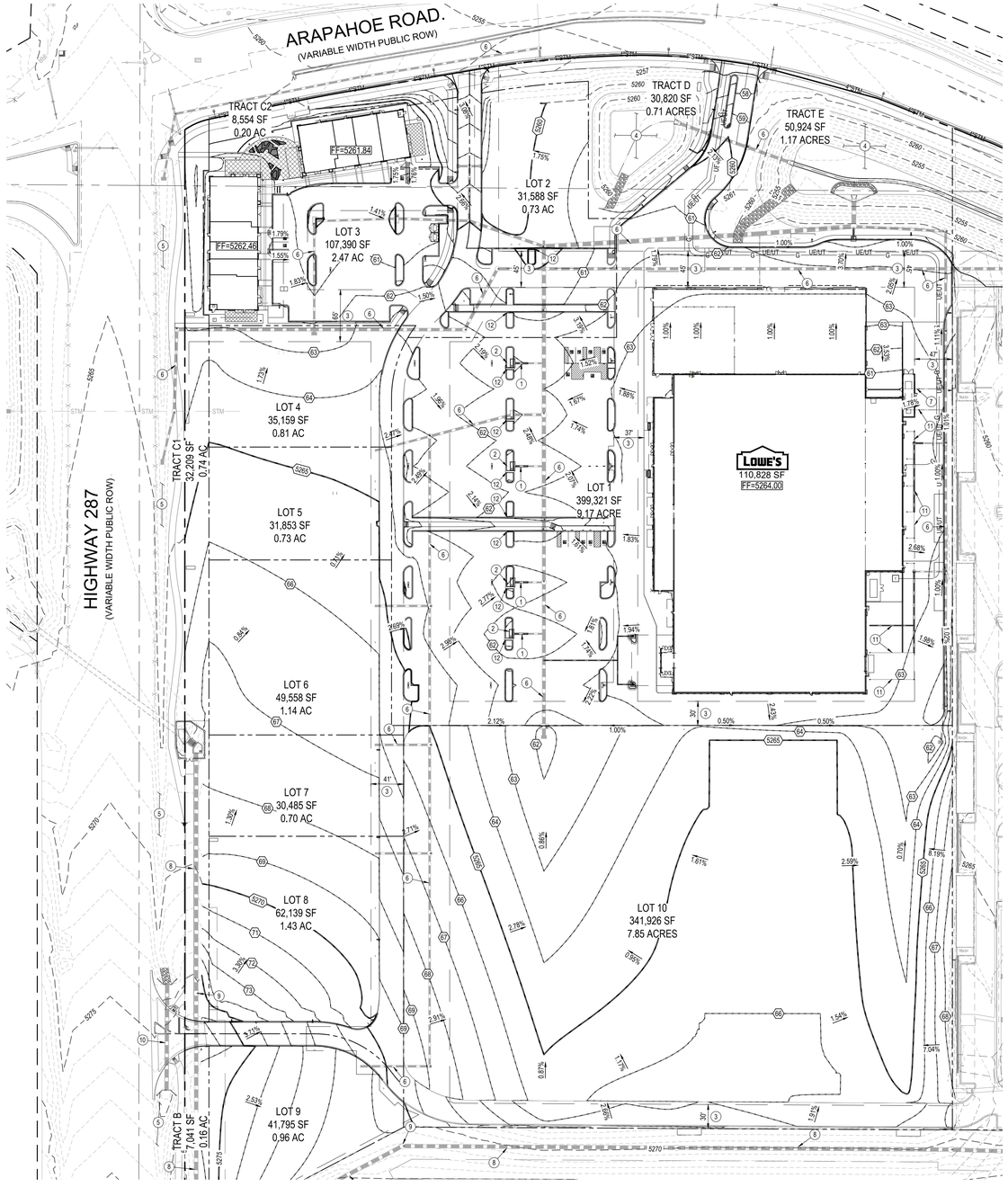
SITE PLAN - SP-001117-2019



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")
RL	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'.

REVISIONS

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

DATE	DESCRIPTION
1/28/2020	3RD SITE PLAN SUB

Evergreen Development | Services | Investments

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LOWE'S

SITE PLAN
GRADING PLAN

LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDB00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 10.11.19

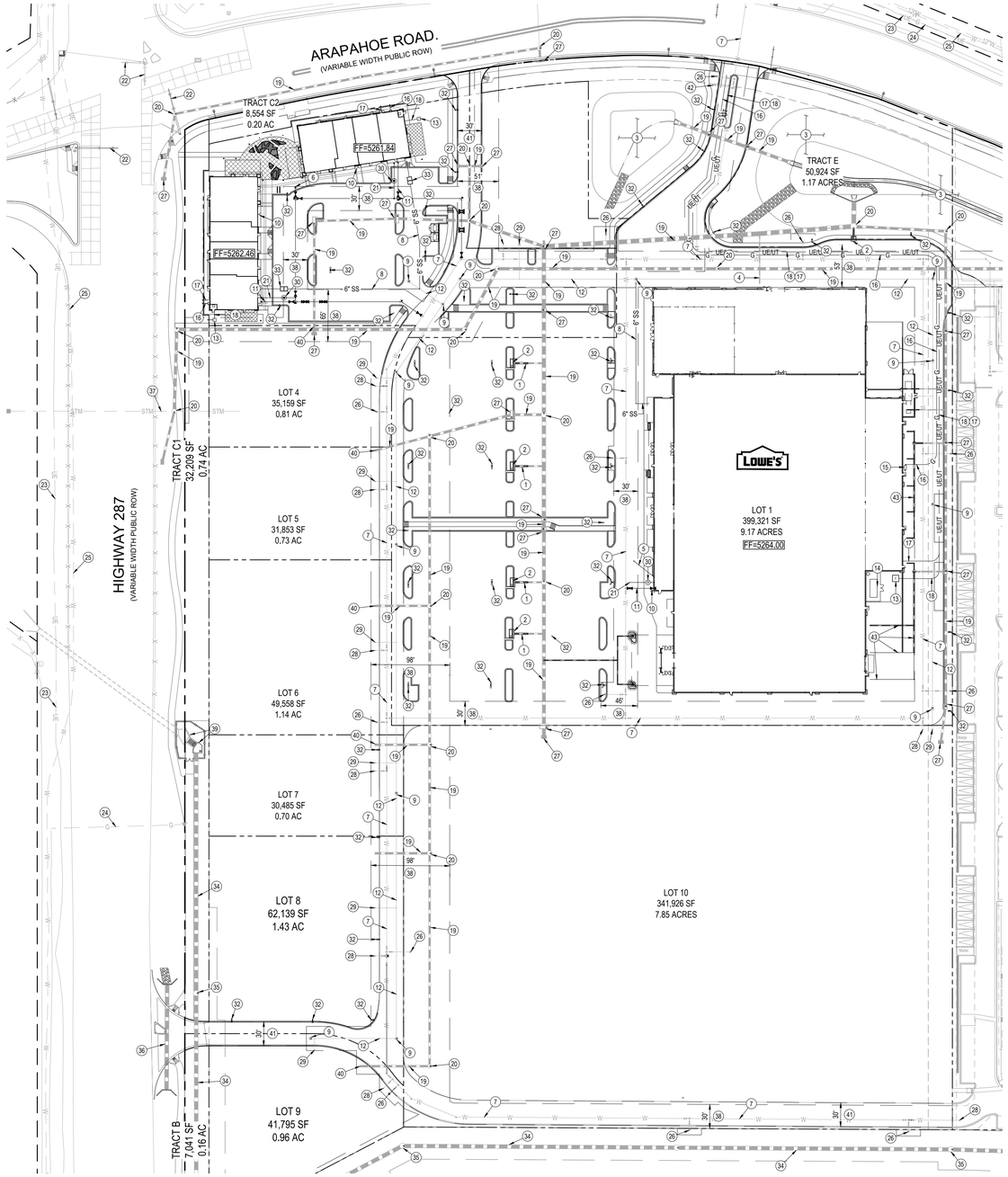
PERMIT SET
ISSUE DATE:

CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
6
OF 24

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



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. NOT USED
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 SUB 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
- EV — EXISTING ELECTRICAL VAULT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- WATER VALVE BY OTHERS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WM — EXISTING WATER METER
- SS — EXISTING SANITARY SEWER MANHOLE
- SC — EXISTING SANITARY SEWER CLEANOUT
- GM — EXISTING GAS METER
- TL — 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

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1/28/2020	3RD SITE PLAN SUB

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LOWE'S

SITE PLAN
UTILITY PLAN

LOWE'S OF:
ERIE, COLORADO

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

CRITERIA
ISSUE DATE: 10.11.19

PERMIT SET
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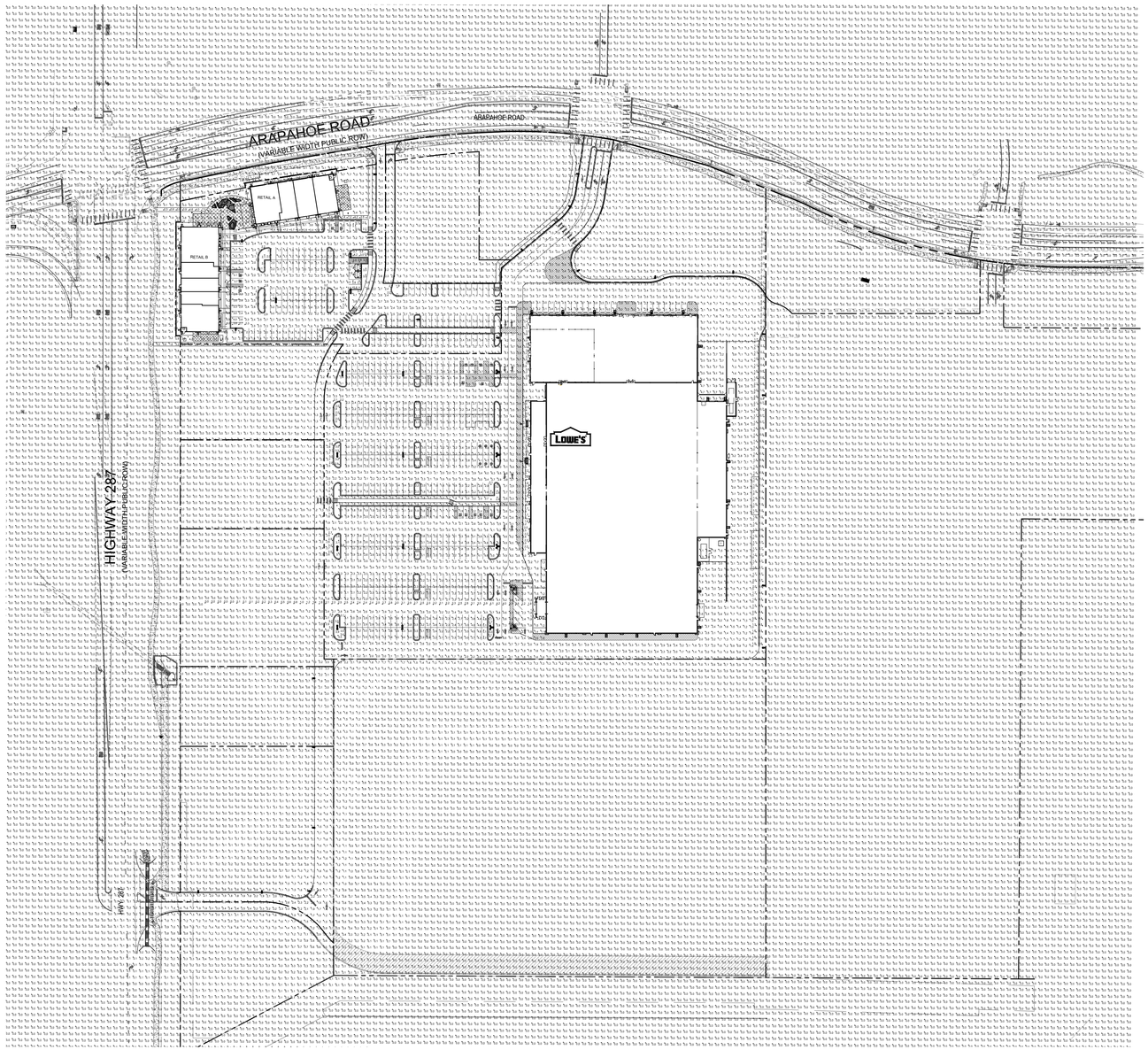
OF 24



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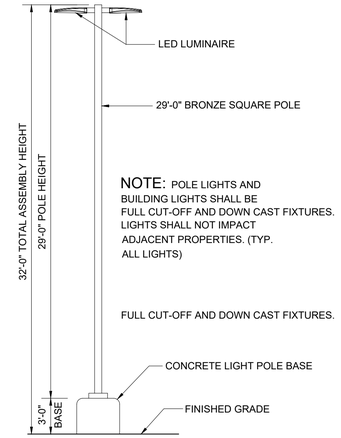
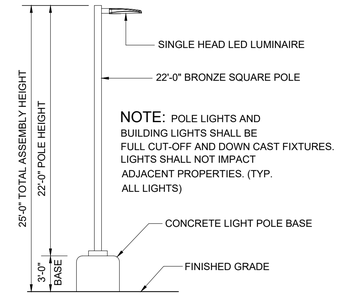
SCALE: 1"=100'

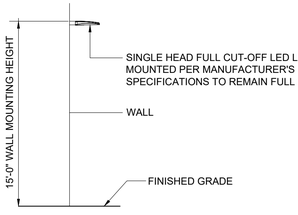


1 SITE FIXTURES AREA LIGHT DETAIL
SCALE: NOT TO SCALE



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	3 @ 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

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1/28/2020		3RD SITE PLAN SUB

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LOWE'S

SITE PLAN
PHOTOMETRIC PLAN

LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDK000118.20 | DRAWN BY: JMG | CHECKED BY: JMG

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KEY MAP

REVISIONS

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

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LOWE'S

SITE PLAN
PHOTOMETRIC PLAN - NW

LOWE'S OF:
ERIE, COLORADO

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