

THE RIGHT MOVE SUBDIVISION, REPLAT A 1st AMENDMENT, LOT 7

LOCATED IN SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 68 WEST 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.32 ACRES
SP-001019-2018
SRU-001020-2018

CARBON COURT BUSINESS PARK
UNIT OWNERS
LOT #1
PARCEL #146719347999
ZONING-LI

RIGHT MOVE
SUBDIVISION REPLAT A
FINAL PLAT RECEPTION
#3343865

CARBON COURT
A=45°21'35"
R=58.00'
L=45.92'
CB=S43°45'21"W
CD=44.73'

LRBB LLC
LOT #2
PARCEL #146719303000
ZONING-LI

COAL CREEK FINAL
PLAT RECEPTION
#2999907

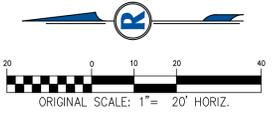
IRWIN
PROPERTIES LLC
LOT #1
PARCEL #146719303005
ZONING-LI

LEGEND

- EXIST SANITARY SEWER
- EXIST STORM SEWER
- EXIST WATER LINE
- EXIST SANITARY SEWER MH
- EXIST STORM SEWER MH
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- EXIST WATER METER
- EXIST CURB & GUTTER
- EXIST EDGE OF ASPHALT
- EXIST GAS LINE
- EXIST TELEPHONE
- EXIST LIGHT POLE
- PROPOSED FIRE HYDRANT

NOTES

1. CONTRACTOR TO DETERMINE SLOPE AND INVERT OF EXIST SS PIPE FROM EXISTING BUILDING PRIOR TO BEGINNING CONSTRUCTION, IN ADDITION TO CONFIRMING ALL OTHER DATA.



DEMOLITION
**DEMOLITION PLAN
SHEET C-3 (3 OF 12)
JULY 1, 2019
JOB#: D01142**

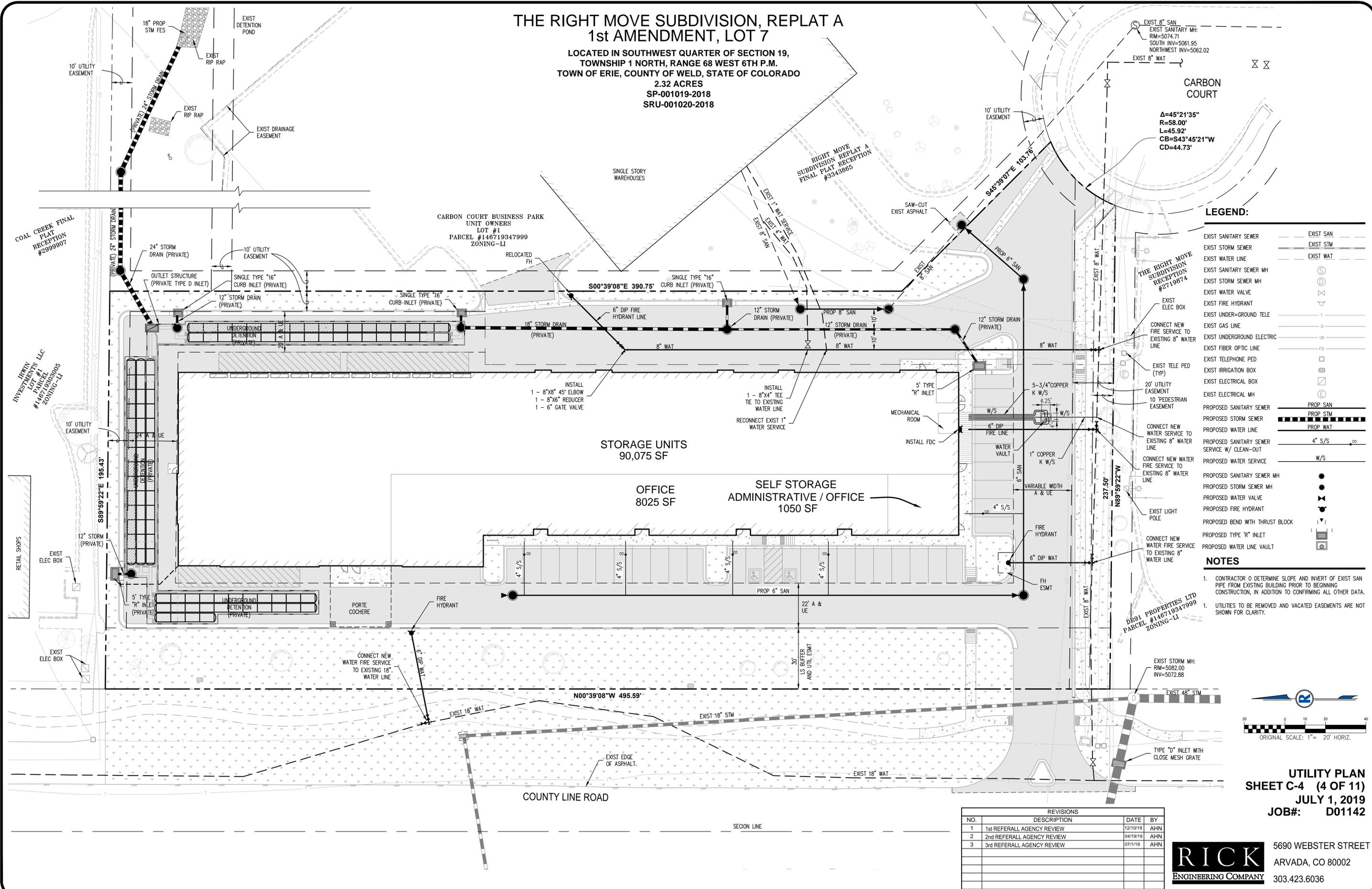
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	1st REFERALL AGENCY REVIEW	12/10/19	AHN
2	2nd REFERALL AGENCY REVIEW	04/19/19	AHN
3	3rd REFERALL AGENCY REVIEW	07/1/19	AHN

RICK
ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036

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THE RIGHT MOVE SUBDIVISION, REPLAT A 1st AMENDMENT, LOT 7

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TOWNSHIP 1 NORTH, RANGE 68 WEST 6TH P.M.
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2.32 ACRES
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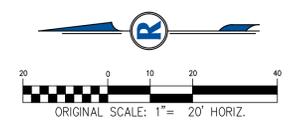


LEGEND:

EXIST SANITARY SEWER	EXIST SAN
EXIST STORM SEWER	EXIST STM
EXIST WATER LINE	EXIST WAT
EXIST SANITARY SEWER MH	(Symbol)
EXIST STORM SEWER MH	(Symbol)
EXIST WATER VALVE	(Symbol)
EXIST FIRE HYDRANT	(Symbol)
EXIST ELEC BOX	(Symbol)
EXIST UNDER-GROUND TELE	(Symbol)
EXIST GAS LINE	(Symbol)
EXIST UNDERGROUND ELECTRIC	(Symbol)
EXIST FIBER OPTIC LINE	(Symbol)
EXIST TELE PED (TYP)	(Symbol)
EXIST IRRIGATION BOX	(Symbol)
EXIST ELECTRICAL BOX	(Symbol)
EXIST ELECTRICAL MH	(Symbol)
PROPOSED SANITARY SEWER	PROP SAN
PROPOSED STORM SEWER	PROP STM
PROPOSED WATER LINE	PROP WAT
PROPOSED SANITARY SEWER SERVICE W/ CLEAN-OUT	4" S/S
PROPOSED WATER SERVICE	W/S
PROPOSED SANITARY SEWER MH	(Symbol)
PROPOSED STORM SEWER MH	(Symbol)
PROPOSED WATER VALVE	(Symbol)
PROPOSED FIRE HYDRANT	(Symbol)
PROPOSED BEND WITH THRUST BLOCK	(Symbol)
PROPOSED TYPE "R" INLET	(Symbol)
PROPOSED WATER LINE VAULT	(Symbol)

NOTES

- CONTRACTOR TO DETERMINE SLOPE AND INVERT OF EXIST SAN PIPE FROM EXISTING BUILDING PRIOR TO BEGINNING CONSTRUCTION, IN ADDITION TO CONFIRMING ALL OTHER DATA.
- UTILITIES TO BE REMOVED AND VACATED EASEMENTS ARE NOT SHOWN FOR CLARITY.



**UTILITY PLAN
SHEET C-4 (4 OF 11)
JULY 1, 2019
JOB#: D01142**

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	1st REFERALL AGENCY REVIEW	12/10/19	AHN
2	2nd REFERALL AGENCY REVIEW	04/19/19	AHN
3	3rd REFERALL AGENCY REVIEW	07/1/19	AHN

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THE RIGHT MOVE SUBDIVISION, REPLAT A 1st AMENDMENT, LOT 7

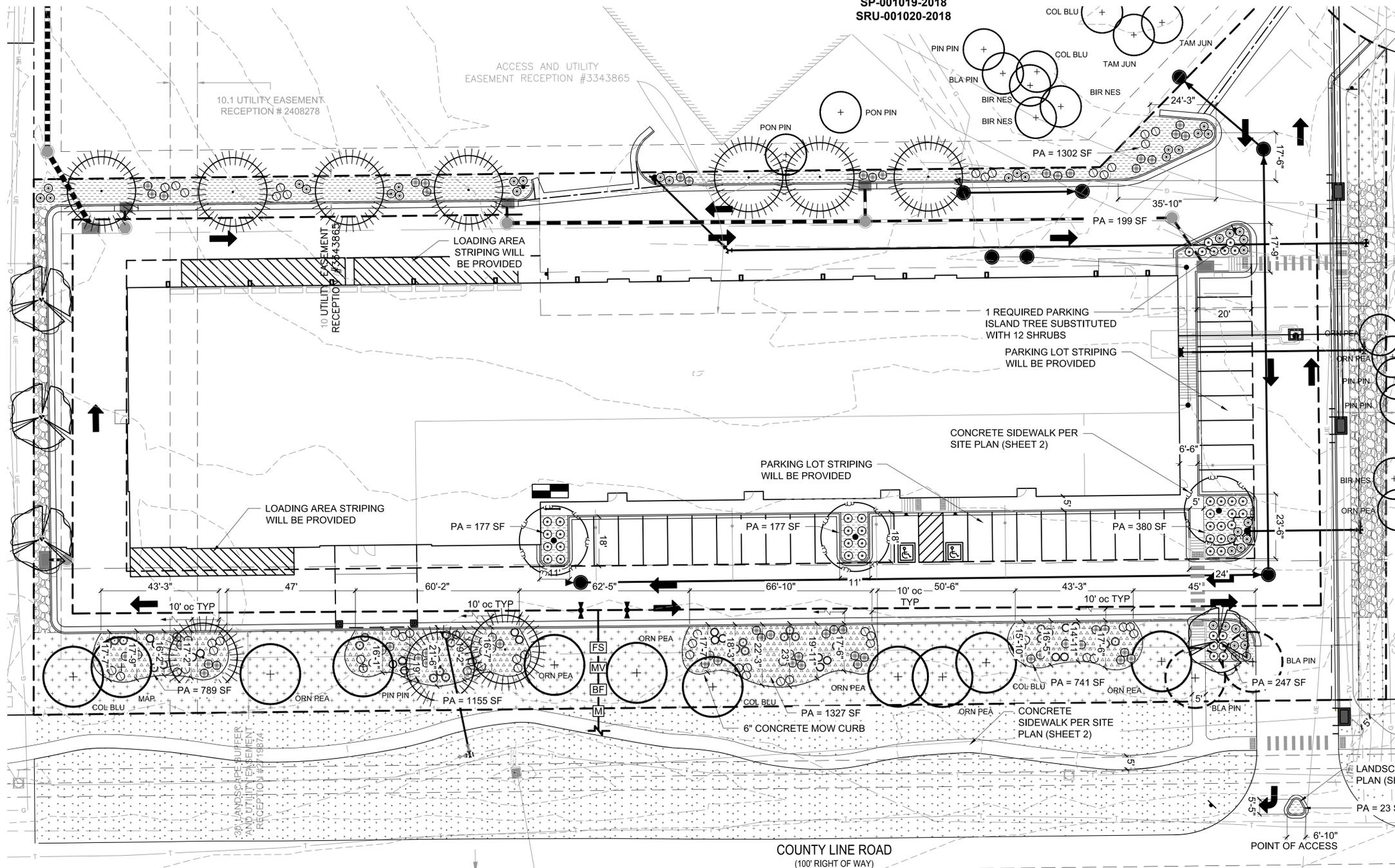
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.32 ACRES
SP-001019-2018
SRU-001020-2018

PLANT PALETTE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PROPOSED TREES				
	4	<i>Pyrus calleryana</i>	Ornamental Pear	24" box (min 2" caliper)
	10	<i>Pinus ponderosa</i>	Ponderosa Pine	24" box (min 2" caliper)
	2	<i>Fraxinus americana</i>	Autumn Purple Ash	24" box (min 2" caliper)
EXISTING TREES TO REMAIN				
	BIR NES	<i>Birds Nest Spruce</i>	PON PIN	Ponderosa Pine
	BLA PIN	Black Pine	COL BLU	Colorado Blue Spruce
	PIN PIN	Pinyon Pine	MAP	Maple
	ORN PEA	Ornamental Pear		
EXISTING TREES TO BE REMOVED				
	BLA PIN	Black Pine		
IRRIGATION MATERIALS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	43	<i>Barberry 'Crimson Pygmy'</i>	Crimson Pygmy Barberry	5 Gal
	26	<i>Dalea frutescens 'Sierra Negra'</i>	Black Dalea	5 Gal
	19	<i>Daphne x burwoodii 'Carol Mackie'</i>	Carol Mackie Daphne	5 Gal
	62	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	5 Gal
	42	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	5 Gal
	31	<i>Perovskia atriplicifolia</i>	Russian Sage	5 Gal
	9,337 sf	Tall Fescue Sod		
	4,013 sf	3" thick layer of mulch		
	4,220 sf	3" thick layer of gravel		
	2,938 sf	3" thick layer of aggregate		
	19,671 sf	Existing native grass to remain. Protect in place		
Total New Landscaped Area: 22,508 sf				

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION
	RAINBIRD	EXTERIOR PEDESTAL MOUNTED ESPLXMEF-40-ETC-LX-LXMMPED IRRIGATION CONTROLLER WITH ET MANAGER CARTRIDGE AND TIPPING RAIN GAUGE IN POWDER COATED METAL CABINET. PROVIDE 120VAC AT CONTROLLER. VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.
	P.O.C.	1" DOMESTIC METER WITH 2" SERVICE LINE. WATER PRESSURE IS ASSUMED TO BE 75PSI. CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT.
	FEBCO	1-1/2" 825-YA SERIES, BACKFLOW PREVENTION ASSEMBLY W/ MODEL 650 WYE STRAINER. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE "C" COPPER OR RED BRASS.
	RAINBIRD	200-EPB-CP-PRS-D, 2" BRASS MASTER VALVE, NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A JUMBO SIZED VALVE BOX WITH LOCKING COVER AND MOV HEAT BRANDED ON COVER
	RAINBIRD	FS100B 1" BRASS FLOW SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
	NIBCO	LINE SIZE, TRUE UNION BALL VALVE
	AS APPROVED	PVC PIPE MAINLINES, 1-1/2" BELOW SHALL BE SOLVENT WELD SCH.40 WITH SCH.40 SOLVENT WELD FITTINGS. 2"-2 1/2" SHALL BE SOLVENT WELD CL. 315 WITH SCH.80 SOLVENT WELD FITTINGS. ALL FITTINGS SHALL HAVE JOINT RESTRAINT OR THRUST BLOCKS, 18" BELOW GRADE.



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:
- SEE CIVIL ENGINEERING PLANS FOR ALL PAVING TYPES, MATERIALS, LAYOUT AND DIMENSIONS.
 - SEE CIVIL ENGINEERING PLANS FOR ALL DRAINAGE REQUIREMENTS.
 - ALL PLANT MATERIAL TO BE SPOTTED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY PLANTS BEING INSTALLED.
 - TREES TO BE SPOTTED ON-SITE AT THE SPECIFIC LOCATION BY THE CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING PITS.
 - ALL PLANTING PITS ARE TO BE FILLED WITH WATER AND ALLOWED TO DRAIN BEFORE INSTALLING PLANT MATERIAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE PROJECT LANDSCAPE ARCHITECT WITH SUBMITTAL FOR ALL MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL NOT PURCHASE NOR INSTALL ANY MATERIALS BEFORE APPROVAL OF THE SUBMITTAL FROM THE PROJECT LANDSCAPE ARCHITECT.

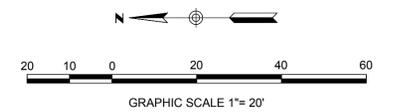
- ### PLANTING NOTES (CONT):
- PROVIDE 3" MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS.
 - TREES SHALL BE STAKED WITH (3) STAKES OR (2) T-POSTS PER TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
 - ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF HARDSCAPE. ROOT BARRIER SHALL NOT ENIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE IF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
 - SOURCE OF IRRIGATION WATER SHALL BE THE TOWN OF ERIE
 - SEE SITE PLAN (SHEET 2 OF 10) FOR ALL PROPOSED TRAFFIC CONTROL SIGNAGE AND BUILDING ELEVATIONS - SHEET 1 (SHEET 7 OF 10) FOR ALL PROPOSED BUILDING-MOUNTED SIGNAGE

IRRIGATION DETAILS

SOURCE: POTABLE
ORIGIN: TOWN OF ERIE
IRRIGATION TYPE: ROTORS AND DRIP

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

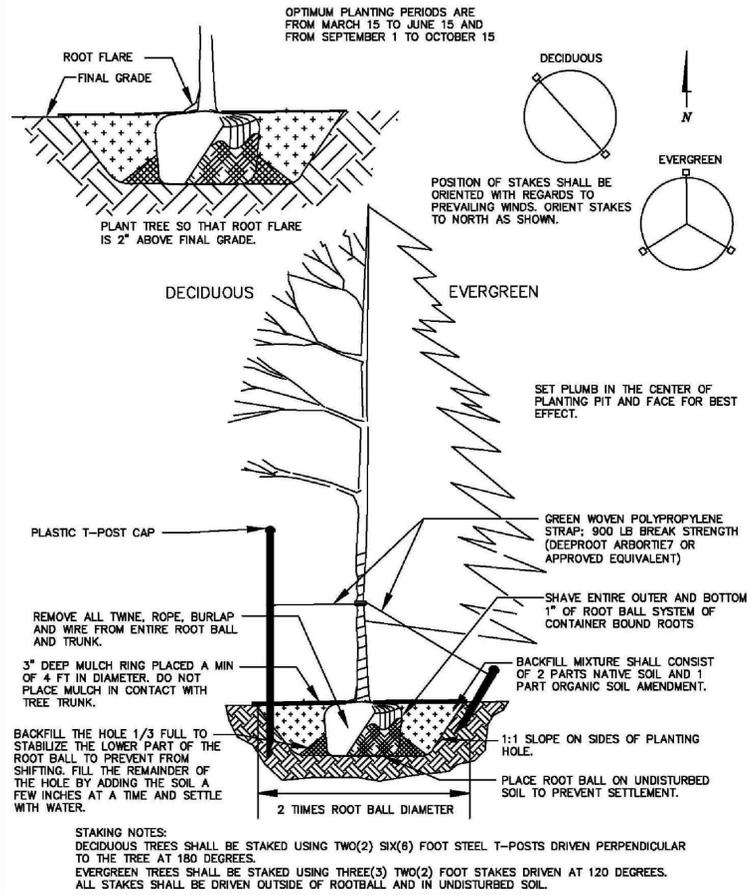
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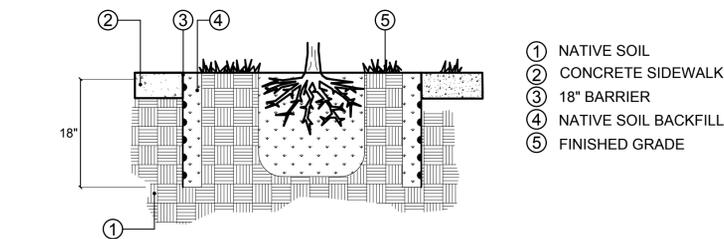
**LANDSCAPE PLANTING PLAN
SHEET LS-1 (11 OF 12)
JULY 1, 2019
JOB#: D01142**

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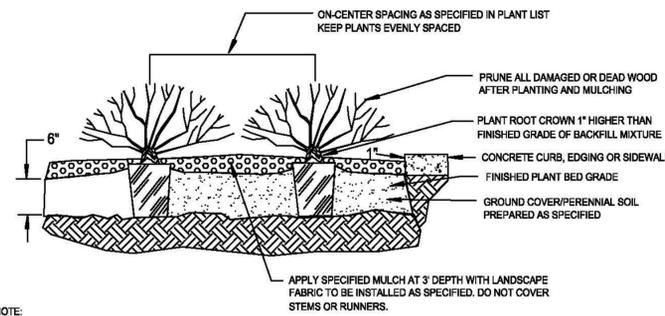
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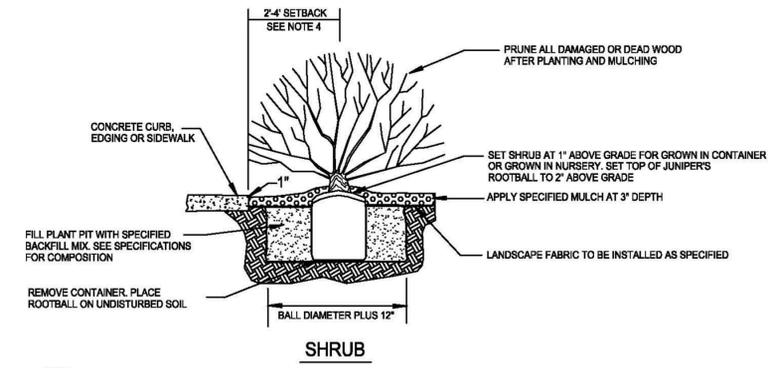
A TREE PLANTING



D ROOT BARRIER
 SCALE: N.T.S.



B GROUNDCOVER
 SCALE: N.T.S.



C SHRUB INSTALLATION
 SCALE: N.T.S.

LANDSCAPE PLANTING DETAILS
 SHEET LS-2 (12 OF 12)
 JULY 1, 2019
 JOB#: D01142

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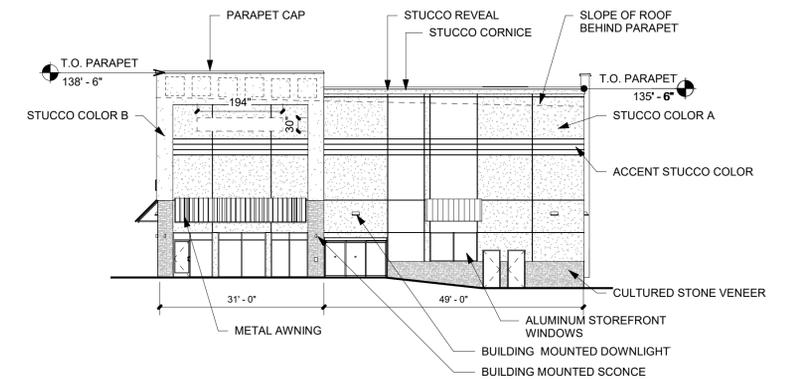
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THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE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

EXTERIOR FINISH SCHEDULE		
GENERAL NOTE: ALL EXTERIOR WALL MOUNTED LIGHTS TO BE FULL CUT-OFF.		
WALL MATERIAL	MANUFACTURER	COLOR
STUCCO COLOR A	SHERWIN WILLIAMS	BALANCED BEIGE
STUCCO COLOR B	SHERWIN WILLIAMS	SHOJI WHITE
STUCCO COLOR C	SHERWIN WILLIAMS	ELLIE GRAY
ACCENT STUCCO	SHERWIN WILLIAMS	BLACK FOX
CULTURED STONE VENEER	SUNSET STONE	COUNTRY LEDGE
METAL PANEL SIDING	BERRIDGE	CHARCOAL GRAY
MECHANICAL SCREENS	BERRIDGE	EVERGREEN
STOREFRONT	KAWNEER OR SIMILAR	DARK BRONZE
PARAPET CAPS	BERRIDGE	CHARCOAL GRAY
DOWNSPOUTS	BERRIDGE	TO MATCH STUCCO
STANDING SEAM ROOF	BERRIDGE	CITYSCAPE
AWNINGS	BERRIDGE	EVERGREEN

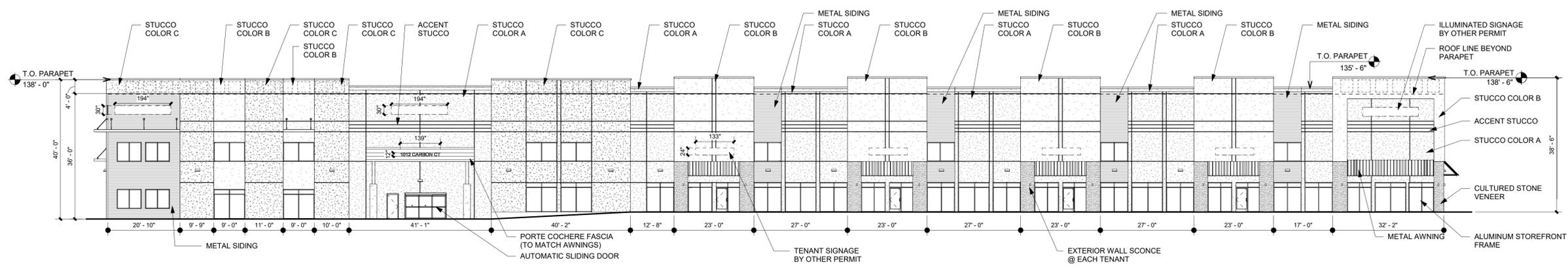


3 SOUTHWEST CORNER
SCALE:



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

N 10.6.8.4.b OF THE UDC



1 WEST ELEVATION (FACING COUNTY LINE RD)
SCALE: 1/16" = 1'-0"

ARCHITECTURAL ELEVATIONS
SHEET A8 (8 OF 11)
JULY 1, 2019
JOB#: 18-42

REVISIONS			
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1	1st REFERALL AGENCY REVIEW	12/10/19	AHN
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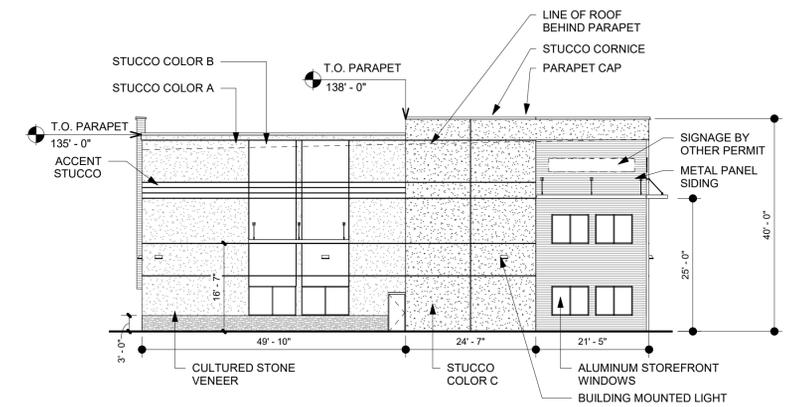
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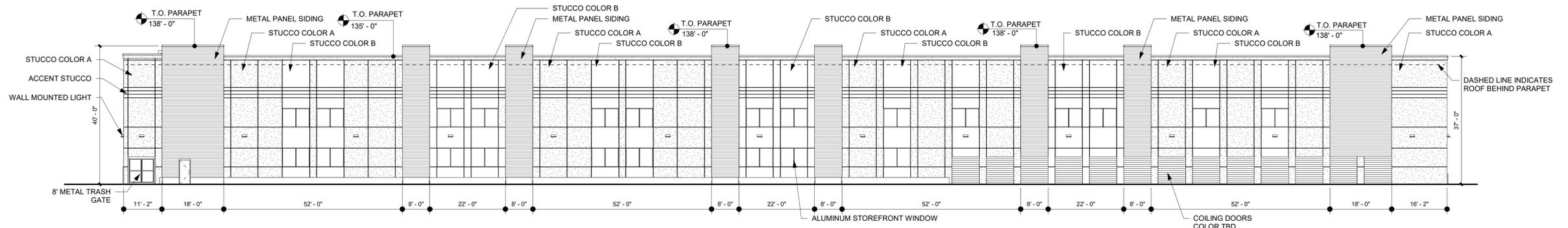
EXTERIOR FINISH SCHEDULE		
GENERAL NOTE: ALL EXTERIOR WALL MOUNTED LIGHTS TO BE FULL CUT-OFF.		
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STOREFRONT	KAWNEER OR SIMILAR	DARK BRONZE
PARAPET CAPS	BERRIDGE	CHARCOAL GRAY
DOWNSPOUTS	BERRIDGE	TO MATCH STUCCO
STANDING SEAM ROOF	BERRIDGE	CITYSCAPE
AWNINGS	BERRIDGE	EVERGREEN



3 NORTHEAST CORNER
SCALE:



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

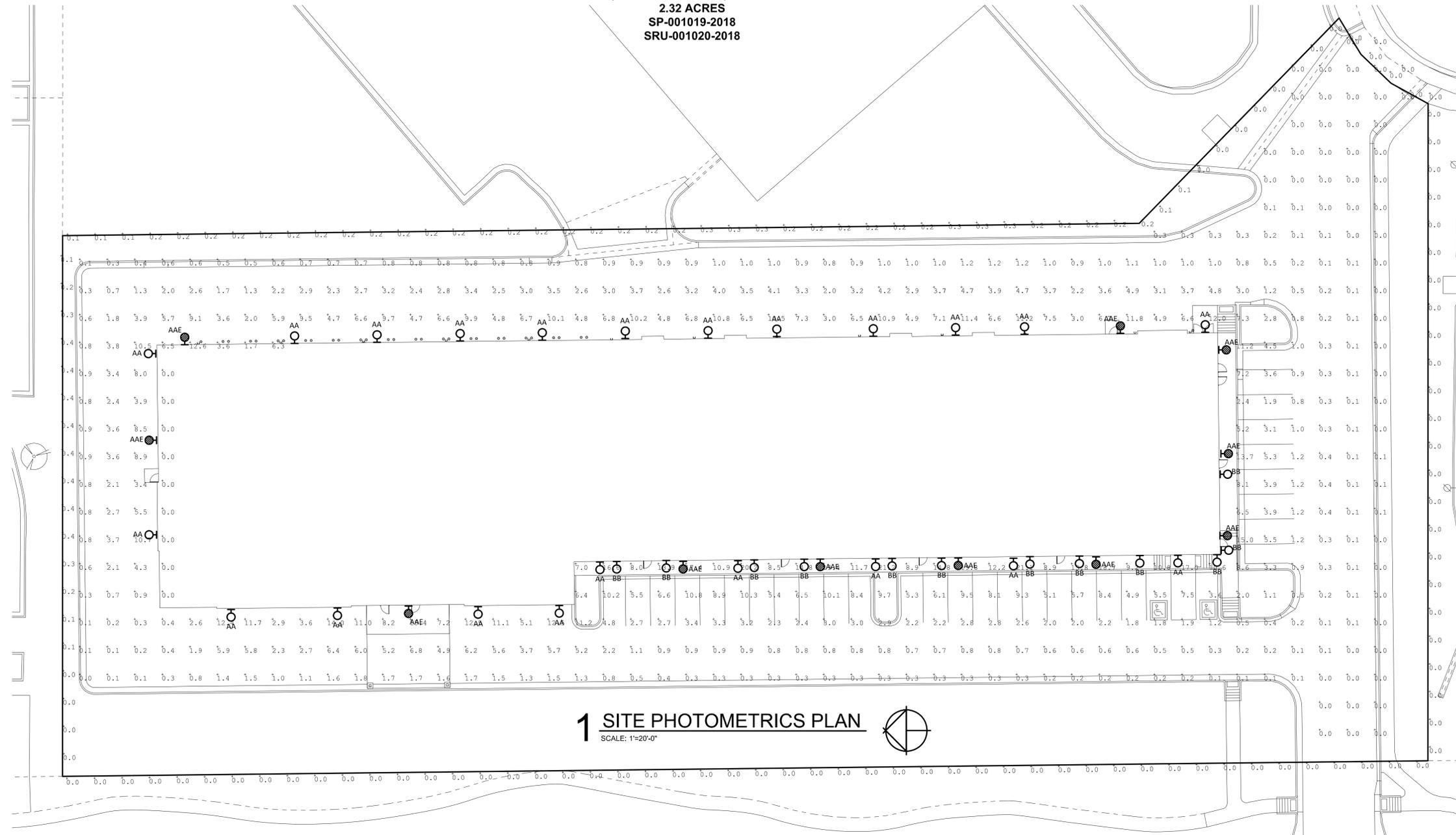
ARCHITECTURAL ELEVATIONS
SHEET A9 (9 OF 11)
JULY 1, 2019
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1 SITE PHOTOMETRICS PLAN
SCALE: 1"=20'-0"

Light Fixture Schedule										
Designation	Lamps		Fixture Characteristics		Fixture Mounting			Fixture Specification		
	# of Lamps	Lamp Type	Description	Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
AA	1	50-Watt LED 4000K	Nighttime Friendly Exterior Wall Pack	Dark Bronze	Wall @ 12'-0"	--	--	Lithonia Lighting	WST LED-P3-40K-VF-MVOLT- DDBXD	120
AAE	1	50-Watt LED 4000K	Nighttime Friendly Exterior Wall Pack With Emergency Battery Backup	Dark Bronze	Wall @ 12'-0"	--	--	Lithonia Lighting	WST LED-P3-40K-VF-MVOLT- E20WC-DDBXD	120
BB	1	16-Watt LED 4000K	Dark Sky Friendly Exterior Wall Mounted Downlight	Dark Bronze	Wall @ 10'-0"	--	--	WAC Lighting	WS-W2605-BZ	120

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Points	Illuminance	Fc	3.23	21.2	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.09	0.4	0.0	N.A.	N.A.

REVISIONS			
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**PHOTOMETRICS PLAN
SHEET E1 (10 OF 11)
JULY 1, 2019
JOB#: D01142**

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