

ERIE HIGHLANDS PA 10
 A PART OF THE NORTH HALF OF SECTION 20,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.699 A.C.
 PP-001150-2020

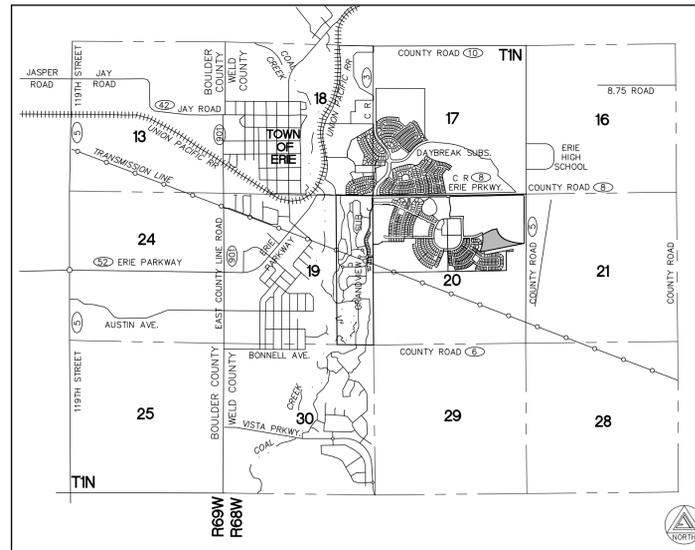


OWNER
 CLAYTON PROPERTIES GROUP II, INC.
 4908 TOWER ROAD
 DENVER, CO 80249
 (303) 486-8500
 CONTACT: BRUCE RAU

LANDSCAPE ARCHITECT
 TERRACINA DESIGN
 10200 E GIRARD AVE.
 BLDG. A, SUITE 314
 DENVER, CO 80231
 (303) 632-8867
 CONTACT: LAYLA ROSALES

ENGINEER
 CORE CONSULTANTS
 3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 (303)703-4444
 CONTACT: DAVID FORBES

SURVEYOR
 AZTEC CONSULTANTS
 300 E. MINERAL AVE.
 SUITE 1
 LITTLETON, COLORADO 80122
 (303)713-1898
 CONTACT: TONY PEALL

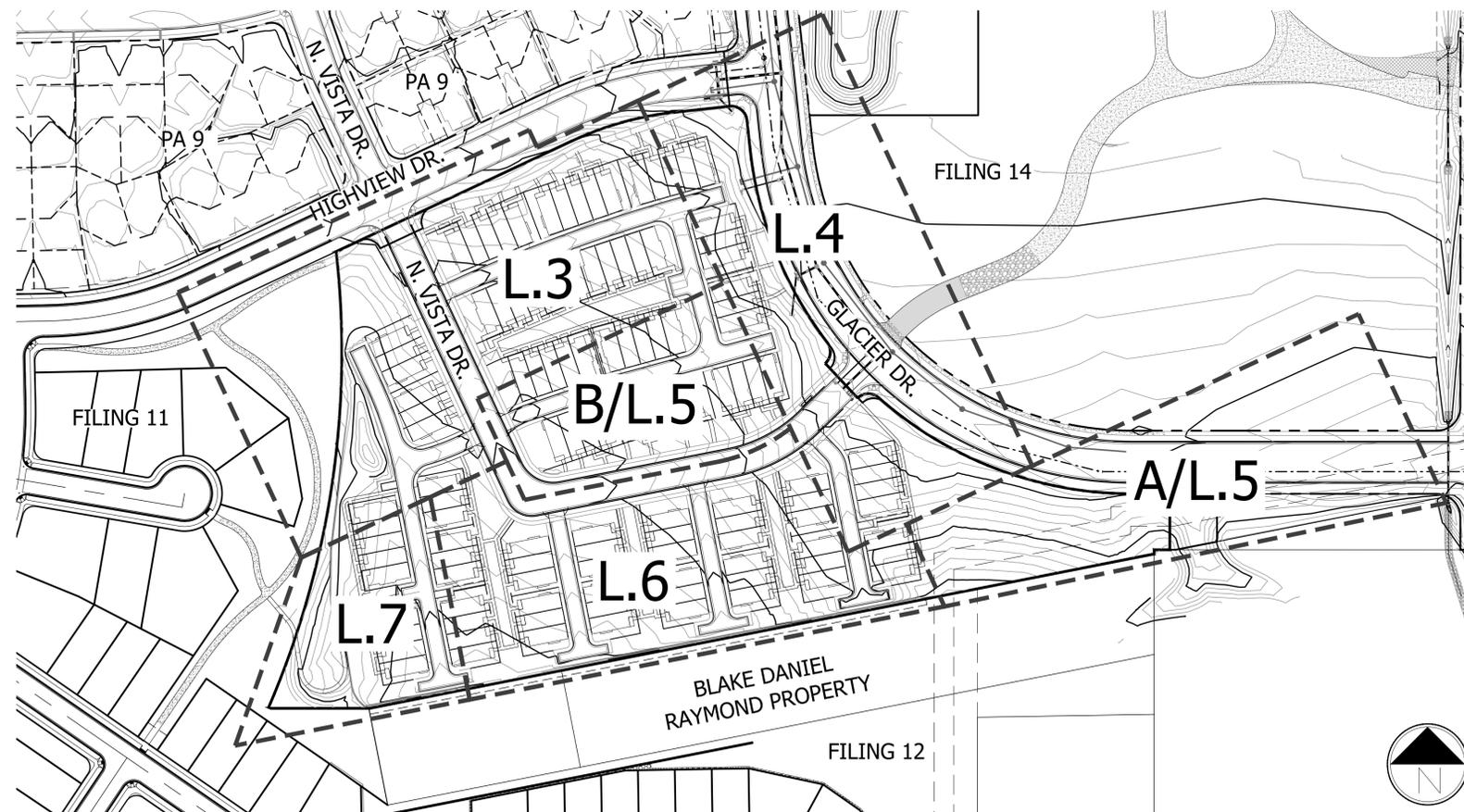


VICINITY MAP
 SCALE: 1"=3000'

LANDSCAPING REQUIREMENTS			
	TREES REQ'D	TREES PRV'D	REQUIREMENT
NORTH VISTA DRIVE	38	38	1 TREE / 40 LF X 1,540 LF
Total Street Frontage = 1,540; Trees Req'd = 38; Trees Provided = 38			

KEYMAP

Scale: 1"= 100'-0"



SHEET INDEX

COVER SHEET	L.1
LANDSCAPE PLANS	L.2-L.7
DETAILS	L.8
IRRIGATION PLANS	L.9-L.18



Know what's below.
 Call before you dig.

PROJECT NAME

**ERIE HIGHLANDS
 PLANNING AREA 10
 TOWN OF ERIE, COLORADO
 FINAL LANDSCAPE PLANS**

SUBMITTAL DATE:	04-18-2020
REVISION DATE:	10-07-2020
	02-22-2021
	06-08-2021
	09-16-2021
	12-03-2021

SHEET TITLE

COVER

SHEET NUMBER

L.1

SHEET 1 OF 18

February 8, 2022

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SHEET TITLE
**OVERALL
 LANDSCAPE
 PLAN**

SHEET NUMBER

L.2

SHEET 3 OF 18

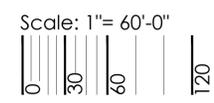
February 8, 2022

Legend

- Deciduous Shade Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrubs
- Evergreen Shrubs
- Ornamental Grasses
- PA-10 Concrete Walk (Refer to Engineering)
- Landscape Boulder
- RTF Water Saver Sod
- Shortgrass Native Prairie Seed Mix
- Mixed Grass Native Prairie Seed Mix
- 6" Steel Edger
- Sight Triangle Typ.
- Mail Kiosk
- Secondary Neighborhood Column
- Light Pole
- P Parking



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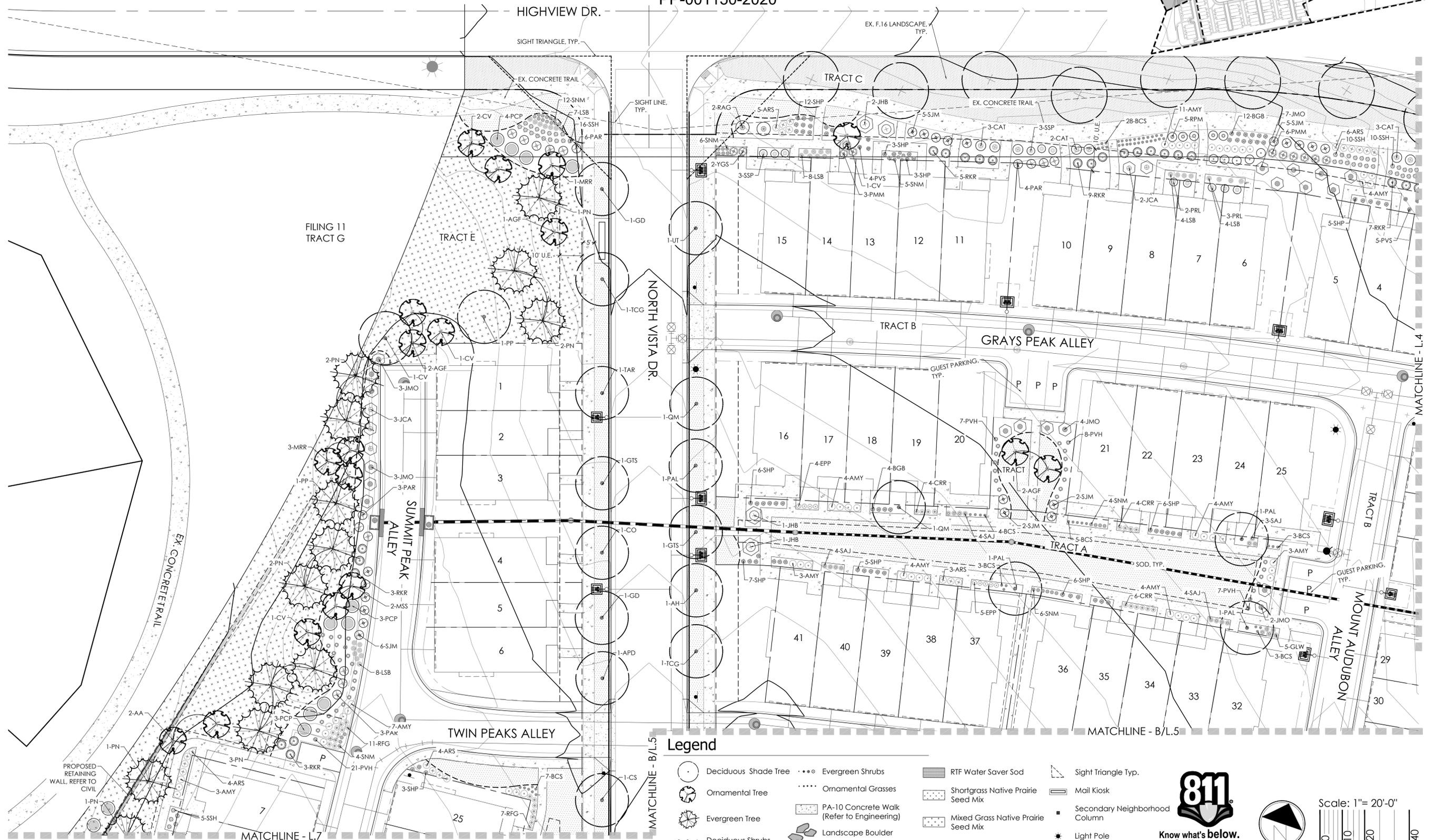
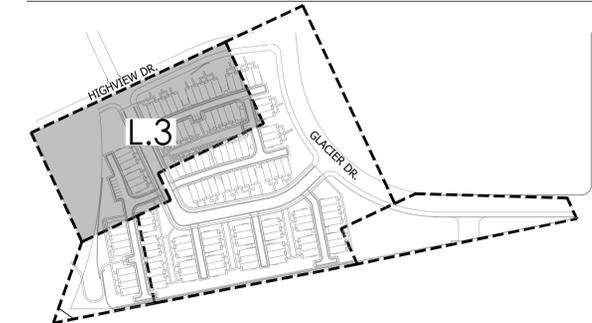
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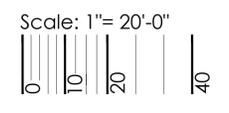
Key Map

Scale: 1"= 250'-0"



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LANDSCAPE PLAN

SHEET NUMBER
L.3

SHEET 3 OF 18
February 8, 2022



PROJECT NAME

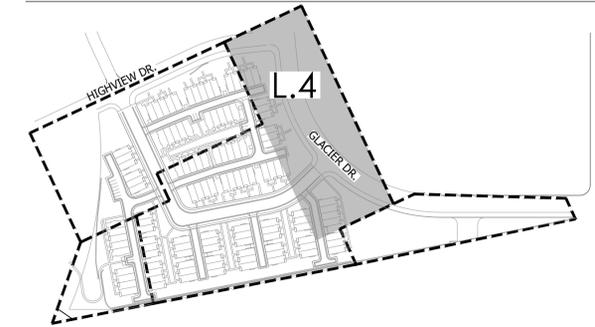
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Key Map

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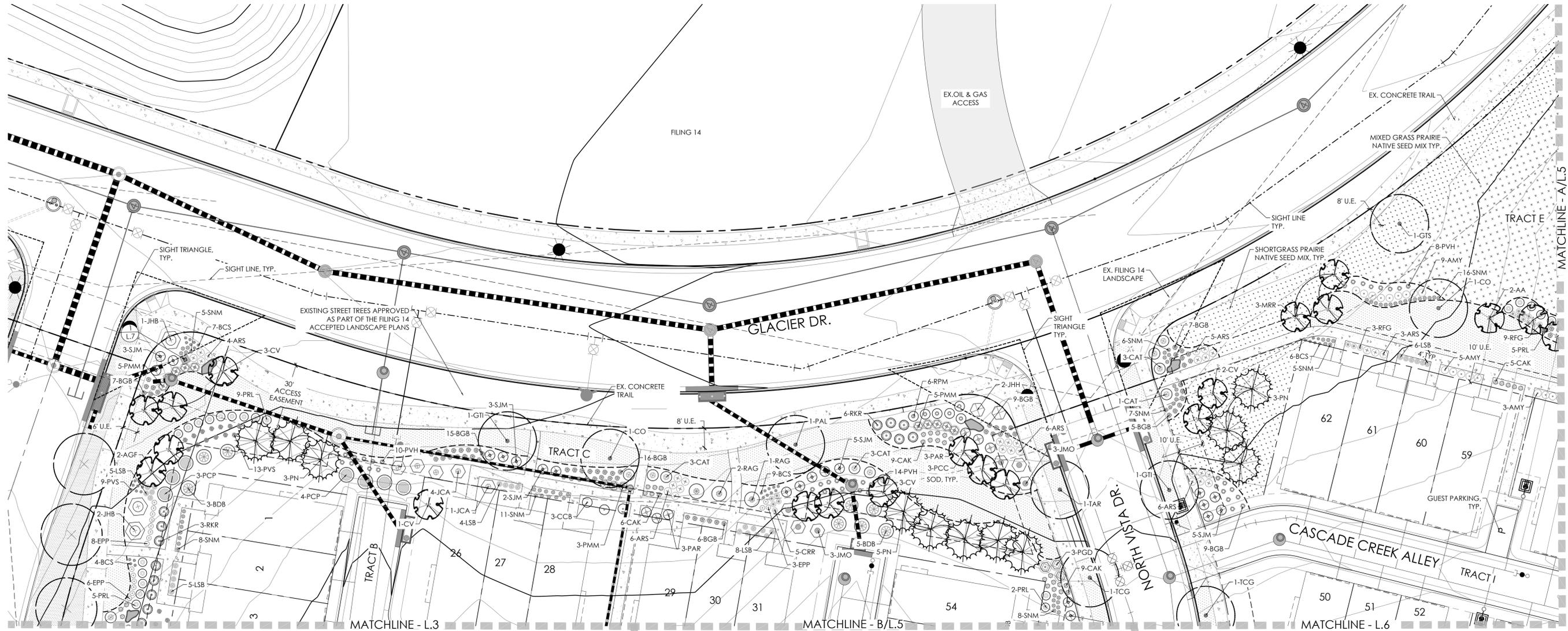
LANDSCAPE
PLAN

SHEET NUMBER

L.4

SHEET 4 OF 18

February 8, 2022



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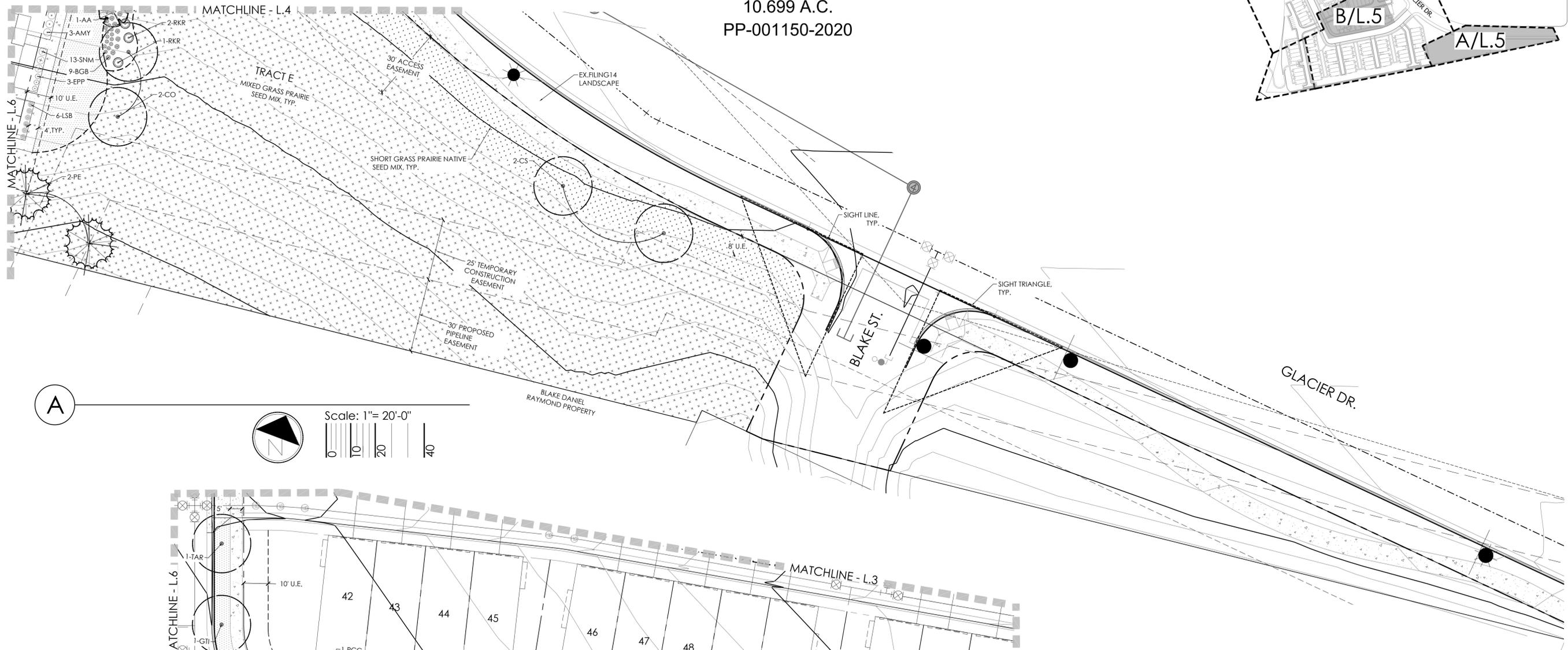
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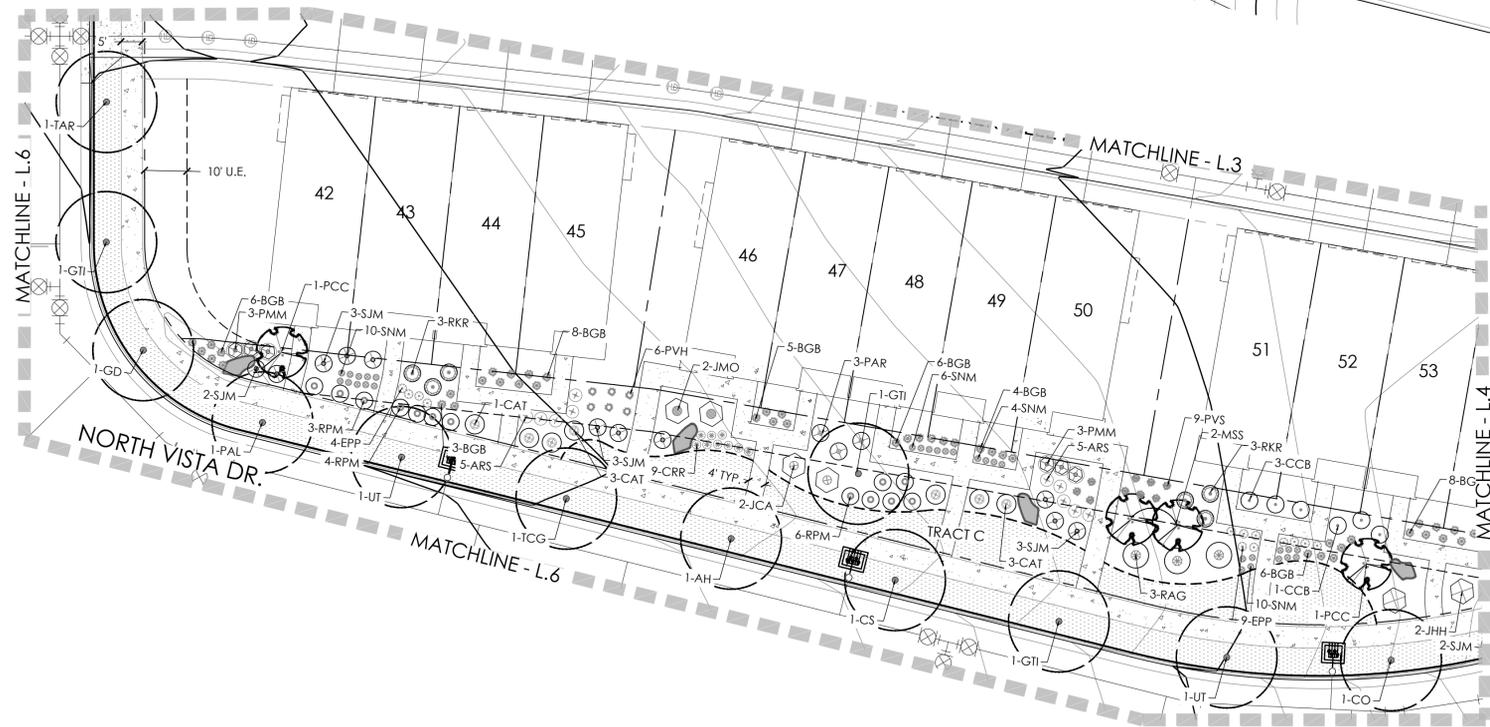
Scale: 1"= 250'-0"



A



Scale: 1"= 20'-0"



B



Scale: 1"= 20'-0"



Legend

- | | | | |
|--|--|--|-------------------------------------|
| | Deciduous Shade Tree | | RTF Water Saver Sod |
| | Ornamental Tree | | Shortgrass Native Prairie Seed Mix |
| | Evergreen Tree | | Mixed Grass Native Prairie Seed Mix |
| | Deciduous Shrubs | | 6" Steel Edger |
| | Evergreen Shrubs | | Sight Triangle Typ. |
| | Ornamental Grasses | | Mail Kiosk |
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| | | | P Parking |



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LANDSCAPE PLAN

PLAN

SHEET NUMBER

L.5

SHEET 5 OF 18

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Key Map

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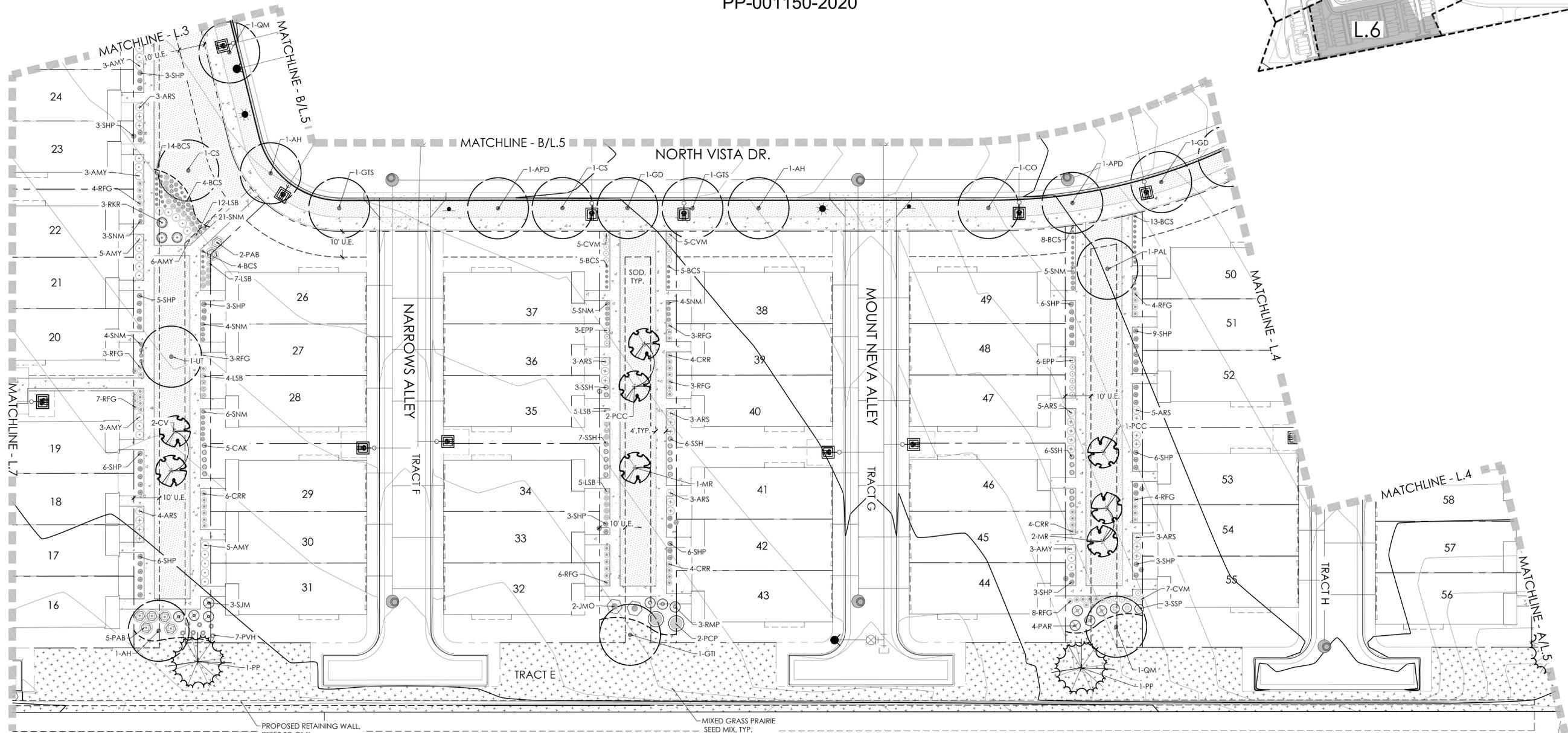
LANDSCAPE PLAN

SHEET NUMBER

L.6

SHEET 6 OF 18

February 8, 2022



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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
6	AH	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	2.5" CAL	B&B
3	APD	ACER PLANANOIDES 'DEBORAH'	MAPLE, NORWAY DEBORAH	2.5" CAL	B&B
7	CS	CATALPA SPECIOSA	CATALPA WESTERN	2.5" CAL	B&B
7	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
5	GTI	GLEDITSIA TRIACANTHOS 'INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
5	GTS	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
9	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
7	PAL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	PLANETREE, BLOODGOOD	2.5" CAL	B&B
5	QMI	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
5	TAR	TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5" CAL	B&B
5	TCG	TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B
4	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B
ORNAMENTAL SHADE TREES					
6	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	6-8" MULTI-STEM	B&B
5	AA	AMELANCHIER ANIFOLIA	SERVICEBERRY, SASKATOON	6-8" MULTI-STEM	B&B
12	CV	CRATAEGUS VIRIDUS 'WINTER KING'	HAWTHORN, WINTER KING	6-8" MULTI-STEM	B&B
5	MR	MALUS 'RADIANT'	CRABAPPLE, RADIANT	2" CAL	B&B
6	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8" MULTI-STEM	B&B
10	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	6-8" MULTI-STEM	B&B
8	PCC	PRYUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2" CAL	B&B
EVERGREEN TREES					
2	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B
25	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B
5	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B
EVERGREEN SHRUBS					
12	JCA	JUNIPERUS COMMUNIS 'ARMSTONGII'	ARMSTONGII JUNIPER	#5	CONT.
7	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	BAR HARBOUR JUNIPER	#5	CONT.
4	JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
29	JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
14	JSS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
10	PAB	PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRD'S NEST	#5	CONT.
30	YGS	YUCCA GLAUCA	YUCCA, SOAPWEED	#5	CONT.
DECIDUOUS SHRUBS					
8	BDB	BUDDLEIA DAVIDII 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.
25	CAT	COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.
15	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
31	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
19	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.
8	RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
58	RKR	ROSA 'DOUBLE KNOCK OUT'	ROSE, DOUBLE KNOCK OUT	#5	CONT.
27	RMP	ROSA 'MEIDLAND MAGIC'	ROSE, MAGIC MEIDLAND	#5	CONT.
57	SJM	SPIREA JAPONICA 'MAGIC CARPET'	SPIREA, MAGIC CARPET	#5	CONT.
35	SSP	SYMPHORICARPOS 'SCARLET PEARL'	SNOWBERRY, SCARLET PEARL	#5	CONT.
PERENNIALS					
98	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.
102	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.
50	CRM	CENTRANTHUS RUBER	RED VALERIAN	#1	CONT.
17	CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS, MOONBEAM	#1	CONT.
51	EPP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	CONT.
127	LSB	LEUCANTHEMUM X SUPERBUM 'BECKY'	DAISY, SHASTA	#1	CONT.
86	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
207	SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
20	SAJ	SEDUM 'AUTUMN JOY'	STONECROP, AUTUMN JOY	#1	CONT.
ORNAMENTAL GRASSES					
137	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.
97	PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	#1	CONT.
31	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1	CONT.
119	SSH	SCHIZACHYRIUM SCOPARIUM 'HEAVEN'	LITTLE BLUESTEM GRASS, HEAVEN	#1	CONT.
255	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	#1	CONT.

LANDSCAPE REQUIREMENTS

LANDSCAPE TYPE	LANDSCAPE AREA (SF)	TREES		SHRUBS	
		TREES REQUIRED (1 TREE/ 1000 SF)	TREES PROVIDED	SHRUBS REQUIRED (1 SHRUB/150 SF)	SHRUBS PROVIDED (5 GAL/1GAL)
MULTI-FAMILY	80,069	81	146	534	1380
COMMON OPEN SPACE	60,124	0	0	0	0
TOTAL		81	146	534	1380

NOTE: (1)2.5 CAL. TREE = (10)5 GAL. SHRUBS, (1)5 GAL. SHRUB = (3)1 GAL. GRASSES/PERENNIALS
NOTE: WHERE THE NUMBER FOR TREES SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.

PLANTING NOTES

- Contractor to contact the Utility Notification Center of Colorado before digging, including but not limited to, trenching AND shrub and tree planting pits. If utilities occur at locations of proposed shrubs, or within eight (8) feet of proposed trees, the contractor shall report such conditions to the Owner's Representative. Damage to existing utilities by the Landscape Contractor is the responsibility of the Landscape Contractor.
- All landscape materials shall be in compliance with the current standards recommended by the American Association of Nurserymen. Plants shall have a habit of growth that is normal for the species and shall be of good health, vigorous growth, and free from insect pests, diseases, and injuries. All plants shall equal or exceed the measurements specified on the landscape plan. Substitutions shall not be permitted without the written approval of the Community Development Director.
- Organic amendments shall be added at a rate of 5 CY per 1000 SF for all landscaped areas, and at a rate of 3 CY per 1000 SF for native areas.
- All shrub beds to be contained with green 6" depth, 3/16" thick Steel edging. Not required at curb or walk.
- All landscape beds are to be mulched with shredded fibar wood mulch at a maximum depth of 4" over weed fabric.
- Weed fabric shall be Typar 3401 or similar approved equal 4 ounce/sq yd non-woven filter fabric.
- Install 4" Fir Fiber mulch ring without fabric around all trees within native seed and sod areas. Mulch shall form a circle, 4'-0" diameter, around deciduous trees and to the dripline on evergreen trees.
- All seeded slopes 4:1 or greater shall be protected with erosion control mat. Double Net Erosion Control Blanket consisting of 70% agricultural straw (0.35 lb/sq.yd.) and 30% coconut fiber (0.15 lb/sq.yd.) and biodegradable netting having an approximate 5/8" x 5/8" mesh on the top and 2"x2" as manufactured by American Excelsior Company or approved equal.
- Rough grade to one tenths (.1) of one foot by others. Landscape Contractor to provide finish grades while maintaining positive drainage. Contractor to notify Owner's Representative of any poorly drained areas prior to commencing work.

SEED MIXES

TOE-Mixed Grass Prairie Native Seed Mix

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Buffalo grass	<i>Buchloe dactyloides</i>	Native, Bison or Texoka		3
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte, Niner or El Reno		5
Prairie sandreed	<i>Calamovilfa longifolia</i>	Goshen or Bowman		1
Blue grama	<i>Chondrosium gracile</i>	Lovington, Alma, Native or Hachita		3
Western wheatgrass	<i>Pascopyrum smithii</i>	Arriba, or Rosana		5
Little bluestem	<i>Schizachyiu m scoparium</i>	Pastura, Cimarron, Aldous Camper		4
Alkali sacaton	<i>Sporobolus airoides</i>	Common		1
Sand dropseed	<i>Sporobolus cryptandrus</i>	Common		1
Switchgrass	<i>Panicum virgatum</i>	Blackwell		5
SEEDING RATE POUNDS PLS/ACRE				28
Optional Addition of Native Wildflowers				
Fringed sage	<i>Artemisia frigida</i>	Common	1	
Purple prairie clover	<i>Dalea purpurea</i>	Common	6	
Blanketflower	<i>Gaillardia aristata</i>	Common	6	
Gayfeather	<i>Liatris punctata</i>	Common	4	
Tansy aster	<i>Machaeranthera tanacetifolia</i>	Common	3	
Prairie coneflower	<i>Ratibida columnifera</i>	Common	3	
OUNCES			23	1.4375
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWERS OPTION				29.4375

TOE-Short Grass Prairie Native Seed Mix

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Buffalograss	<i>Buchloe dactyloides</i>	Native, Bison or Texoka		14
Blue grama	<i>Chondrosium gracile</i>	Lovington Alma, Native, or Hachita		12
Sand dropseed	<i>Sporobolus cryptandrus</i>	Common		4
SEEDING RATE POUNDS PLS/ACRE				30
Optional Addition of Native Wildflowers				
Fringed sage	<i>Artemisia frigida</i>	Common	1	
Purple prairie clover	<i>Dalea purpurea</i>	Common	4	
Gayfeather	<i>Liatris punctata</i>	Common	4	
Tansy aster	<i>Machaeranthera tanacetifolia</i>	Common	3	
OUNCES			12	0.75
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWERS OPTION				30.75

RTF WATER SAVER SOD OR APPROVED EQUAL

TURF SUPPLIER:
GREEN VALLEY TURF COMPANY
13159 N. US HWY 85
LITTLETON, CO 80125
(303) 798-6764

- The contractor shall fine grade all areas to be planted.
- Native Seed: All seed areas are to be seeded per Town specifications.
- Native seed Reseeding: In native seed areas larger than 1 sq. ft. in which no stand of grass is established, reseed and water until stand of grass is successfully established.
- Native Seed Weed Control: Weed control shall be applied as necessary to minimize weed establishment. Apply a broadleaf herbicide according to manufacturer's recommendations, cognizant of environmental and weather conditions.
- Provide 18" rock mulch strip along fence line at turf or native grass.
- Irrigated sod to be per Town specifications.
- All plant material are to be approved by the owner's representative prior to installation.
- The contractor shall be responsible for the repair of any damage to existing utilities, curb and gutter, walls, or walkways and other structures that is a result of his work. The repair of such damage will be at no additional cost to the owner.
- Prior to sodding, seeding, or planting, contractor is to apply herbicide to eliminate all weed growth within landscape areas per specifications.
- The contractor shall maintain positive drainage away from all structures and walkways. Have all fine grading approved by Landscape Architect prior to seeding.
- Contractor to remove dirt piled on top of rootball at nursery prior to placement to maintain proper planting depth. All trees to be planted with the root flare one to two inches above final grade.
- All inspections/approvals by the Landscape Architect, except for Town-owned-maintained parcels.

TOWN OF ERIE NOTES

- All town of erie landscape acceptance procedures for hoa/district maintained tracts shall be followed.
- Upon completion of the project, developer / landscape architect to provide town of erie a full set of as-built drawings of all landscape and irrigation, on a cd set including latest version of pdf and auto-cad.
- All HOA/district maintained landscaping to be inspected by a Colorado landscape architect in good standing and paid for by the developer."
- All street tree species and their locations shall be approved by parks & recreation director or designee for trees planted adjacent to residential homes, whether they be installed by the developer/contractor or individual homeowner. *ash trees shall not be planted under any circumstances.



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PROJECT NAME

ERIE HIGHLANDS
PLANNING AREA 10
TOWN OF ERIE, COLORADO
FINAL LANDSCAPE PLANS

SUBMITTAL DATE:

04-18-2020

REVISION DATE:

10-07-2020

02-22-2021

06-08-2021

09-16-2021

12-03-2021

SHEET TITLE

LANDSCAPE
NOTES

SHEET NUMBER

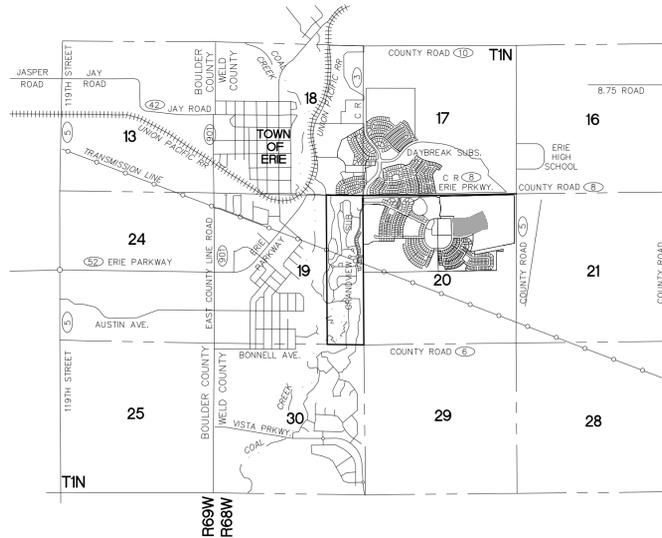
L.8

SHEET 8 OF 18

February 8, 2022

ERIE HIGHLANDS PA 10

A PART OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
10.699 A.C.
PP-001150-2020



KEYMAP



Irrigation Equipment and Materials Schedule					
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
●	HUNTER	PROS-06-PRS30-CV-R W/ SPEC'D SPRAY NOZZLE	POP-UP W/ SPRAY NOZZLE	1	PURPLE CAP
■ T	HUNTER	PROS-12-PRS40-CV-R W/ MP-Corner NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ M	HUNTER	PROS-12-PRS40-CV-R W/ MP1000-90 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ 0	HUNTER	PROS-12-PRS40-CV-R W/ MP1000-360 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ R	HUNTER	PROS-12-PRS40-CV-R W/ MP2000-360 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ Bk	HUNTER	PROS-12-PRS40-CV-R W/ MP2000-90 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ Gy	HUNTER	PROS-12-PRS40-CV-R W/ MP3000-360 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ Gm	HUNTER	PROS-12-PRS40-CV-R W/ MP3000-210 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ B	HUNTER	PROS-12-PRS40-CV-R W/ MP3000-90 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ Bm	HUNTER	PROS-12-PRS40-CV-R W/ MP3500-90 NOZZ	HI-POP HEAD W/ ROTARY NOZZLE	12	PURPLE CAP
■ ■ ■	HUNTER	PROS-12-PRS30-CV-R W/ SPEC'D SPRAY NOZZLE	HI-POP HEAD W/ SPRAY NOZZLE	12	PURPLE CAP
● 2-4.0	HUNTER	I-20-12-R W/ 4.0 NOZZLE	HI-POP GEAR DRIVEN ROTOR	2	PURPLE CAP
● 2-3.0	HUNTER	I-20-12-R W/ 3.0 NOZZLE	HI-POP GEAR DRIVEN ROTOR	2	PURPLE CAP
● 2-2.5LA	HUNTER	I-20-12-R W/ 2.5LA NOZZLE	HI-POP GEAR DRIVEN ROTOR	2	PURPLE CAP
● 2-30H	HUNTER	I-20-12-R W/ MPR-30 (GREEN) NOZZLE	HI-POP GEAR DRIVEN ROTOR	2	PURPLE CAP
● 2-30F	HUNTER	I-20-12-R W/ MPR-30 (GREEN) NOZZLE	HI-POP GEAR DRIVEN ROTOR	2	PURPLE CAP
● Bk	HUNTER	PROS-06-PRS40-CV-R W/ MP2000-90 NOZZLE	POP-UP W/ ROTARY NOZZLE	1	PURPLE CAP
● B	HUNTER	PROS-06-PRS40-CV-R W/ MP3000-90 NOZZLE	POP-UP W/ ROTARY NOZZLE	1	PURPLE CAP
● T	HUNTER	PROS-06-PRS40-CV-R W/ MP-Corner NOZZLE	POP-UP W/ ROTARY NOZZLE	1	PURPLE CAP
● 0	HUNTER	PROS-06-PRS40-CV-R W/ MP1000-360 NOZZLE	POP-UP W/ ROTARY NOZZLE	1	PURPLE CAP
○	MATCO-NORCA	10 RS (FIPTXFIPT)	GATE VALVE	4	
□	RAIN BIRD	ESP-LXD	ELECTRIC TWO-WIRE CONTROLLER W/ STEEL CABINET AND PEDESTAL	9	SEE NOTE #11
—		CLASS 200 SOLVENT WELD	NEW PVC SLEEVING		
—		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	8	PURPLE PIPE
—	CENTENNIAL	3/4" I.D.	POLY DRIP TUBING	6	
—		CLASS 200 SOLVENT WELD - 2-1/2" AND SMALLER	PVC MAINLINE	8	PURPLE PIPE
—		LINE SIZE	DRIP LINE BLOW-OUT STUB	7	PURPLE PIPE
□ P	PRECISION PUMPING SYSTEMS	NOVA-3BF-5-241	IRRIG. BOOSTER PUMP	18	
○ M		1-1/2" DIA. - BY OTHERS	WATER METER	-	
■	FEBCO	825YA - 1-1/2" DIA.	BACKFLOW PREVENTER	16	
■		3/4" DIA.	MANUAL DRAIN VALVE	17	
○	RAIN BIRD	EFB-CP SERIES - 1-1/2" DIA.	MASTER VALVE	15	
⊕	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	5	
▼	RAIN BIRD	44 NP	QUICK COUPLING VALVE	11	
⊕	RAIN BIRD	PES-B-NP-HAN SERIES	ELECTRIC CONTROL VALVE	3	
⊕	RAIN BIRD	LSP-1TURF	SURGE PROTECTOR/GROUND ROD	14	
⊕	RAIN BIRD	WR2-RFC	WIRELESS RAIN/FREEZE SENSOR	10	
○			CONTROLLER & STATION NO.		
○			CONTROL VALVE SIZE		

Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY TERRACINA DESIGN.
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURES (BASED ON HGL OF 5913 FT AS PROVIDED BY TOWN OF ERIE) AS SHOWN BELOW.

TAP LOCATION/NUMBER	AVAILABLE PRESSURE 55 PSI	REQUIRED PRESSURE 93 PSI
1		
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW.

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
2-1/2" - 3" PIPING	1-6" PVC SLEEVE
4" PIPING	1-8" PVC SLEEVE
6" PIPING	1-12" PVC SLEEVE
TWO-WIRE DECODER CABLE	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING
- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 1 1/2", 2" AND 2 1/2". 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
- TWO-WIRE IRRIGATION CABLE SHALL BE 14 GA. RAIN BIRD MAXI-CABLE. JACKET COLORS ARE TO BE AS FOLLOWS:
CONTROLLER "X" - BLACK
MIXING OF CABLE COLORS ON ANY INDIVIDUAL IRRIGATION SYSTEM SHALL BE CAUSE FOR REPLACEMENT OF CABLE AT CONTRACTOR'S COST.
ALL WIRE SPLICES SHALL BE COMPLETED UTILIZING 3M CO. DBR7Y-6 SPLICE WATER-TIGHT SPLICE KITS (NO EQUALS).
- ALL 3", 4" & 6" DIAMETER MAINLINE FITTINGS AND SERVICES TEES SHALL BE DUCTILE IRON WITH GASKETED JOINTS AS MANUFACTURED BY LEEMCO.
- REFER TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR ADDITIONAL SYSTEM INSTALLATION REQUIREMENTS.
- ALL VALVE BOXES SHALL BE EQUIPPED WITH LAVENDER-COLORED COVERS.
- NO IRRIGATION EQUIPMENT & MATERIALS SHALL BE INSTALLED WITHIN INDIVIDUAL LOTS WITHOUT APPROVAL OF PROJECT MANAGER.

SHEET INDEX

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IRRIGATION PLAN	L.11
IRRIGATION PLAN	L.12
IRRIGATION PLAN	L.13
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IRRIGATION DETAILS	L.15
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PROJECT NAME

**ERIE HIGHLANDS
PLANNING AREA 10
TOWN OF ERIE, COLORADO
FINAL LANDSCAPE PLANS**

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	02-22-2021
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	12-03-2021

SHEET TITLE

COVER

SHEET NUMBER

L.9

SHEET 9 OF 18

February 8, 2022

ERIE HIGHLANDS PA 10

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
10.699 A.C.
PP-001150-2020

Key Map



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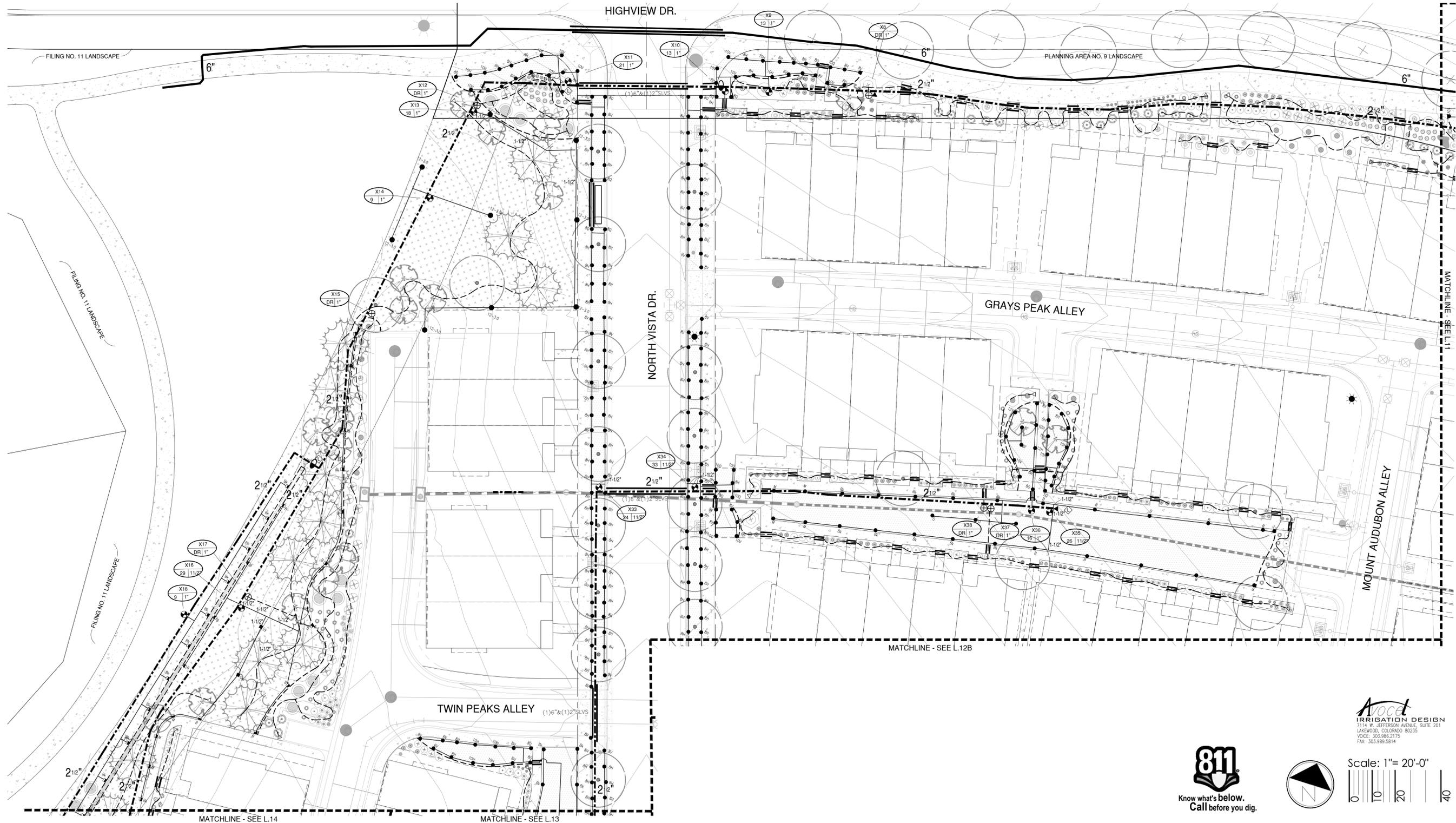
**IRRIGATION
PLAN**

SHEET NUMBER

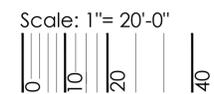
L.10

SHEET 10 OF 18

February 8, 2022



Avocet
IRRIGATION DESIGN
7114 W. JEFFERSON AVENUE, SUITE 201
LAKENWOOD, COLORADO 80235
VOICE: 303.986.2175
FAX: 303.989.5814



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ERIE HIGHLANDS PA 10
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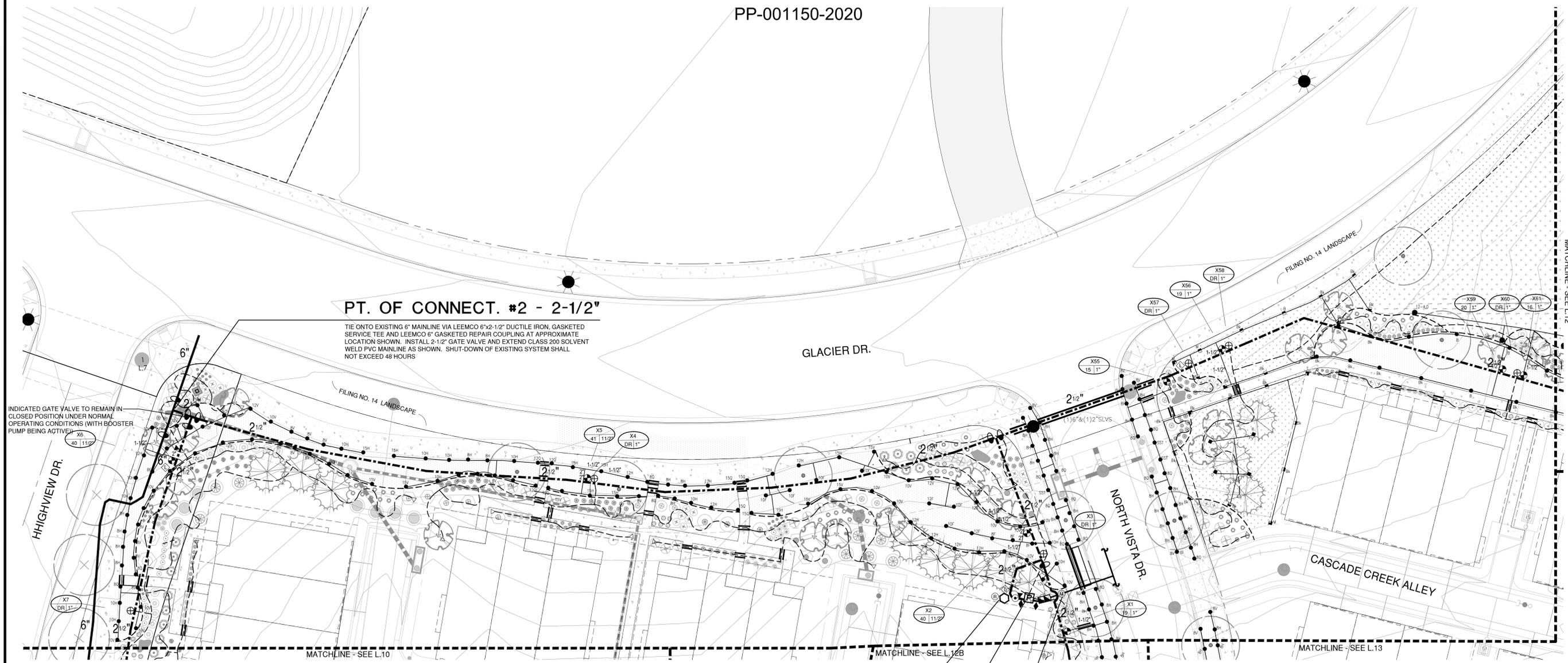
**IRRIGATION
 PLAN**

SHEET NUMBER

L.11

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February 8, 2022



PT. OF CONNECT. #2 - 2-1/2"
 TIE ONTO EXISTING 6" MAINLINE VIA LEEMCO 6"x2-1/2" DUCTILE IRON, GASKETED SERVICE TEE AND LEEMCO 6" GASKETED REPAIR COUPLING AT APPROXIMATE LOCATION SHOWN. INSTALL 2-1/2" GATE VALVE AND EXTEND CLASS 200 SOLVENT WELD PVC MAINLINE AS SHOWN. SHUT-DOWN OF EXISTING SYSTEM SHALL NOT EXCEED 48 HOURS.

INDICATED GATE VALVE TO REMAIN IN CLOSED POSITION UNDER NORMAL OPERATING CONDITIONS (WITH BOOSTER PUMP BEING ACTIVE)

CONTROLLER LOCATION "X"

PEDESTAL MOUNT ONE RAIN BIRD ESP-LXD SERIES 125 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 100 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

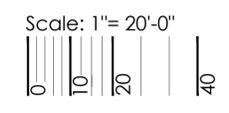
BOOSTER PUMP

REFER TO SCHEDULE FOR MANUFACTURER AND MODEL NUMBER

POINT OF CONNECTION #1 - 1-1/2"
METRO DISTRICT IRRIGATION SYSTEM

TIE ONTO 1-1/2" IRRIGATION WATER METER AT 54" DEPTH AT INDICATED LOCATION. EXTEND 1-1/2" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1-1/2" STOP & WASTE VALVE, ONE 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, BOOSTER PUMP, SECOND 3/4" MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 1-1/2" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. ELECTRICAL POWER FOR PUMP IS LOCATED WITHIN 100 L.F. OF CONTROLLER LOCATION. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER AND PUMP SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

Key Map

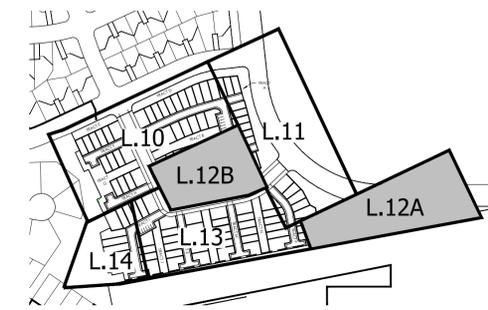


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ERIE HIGHLANDS PA 10

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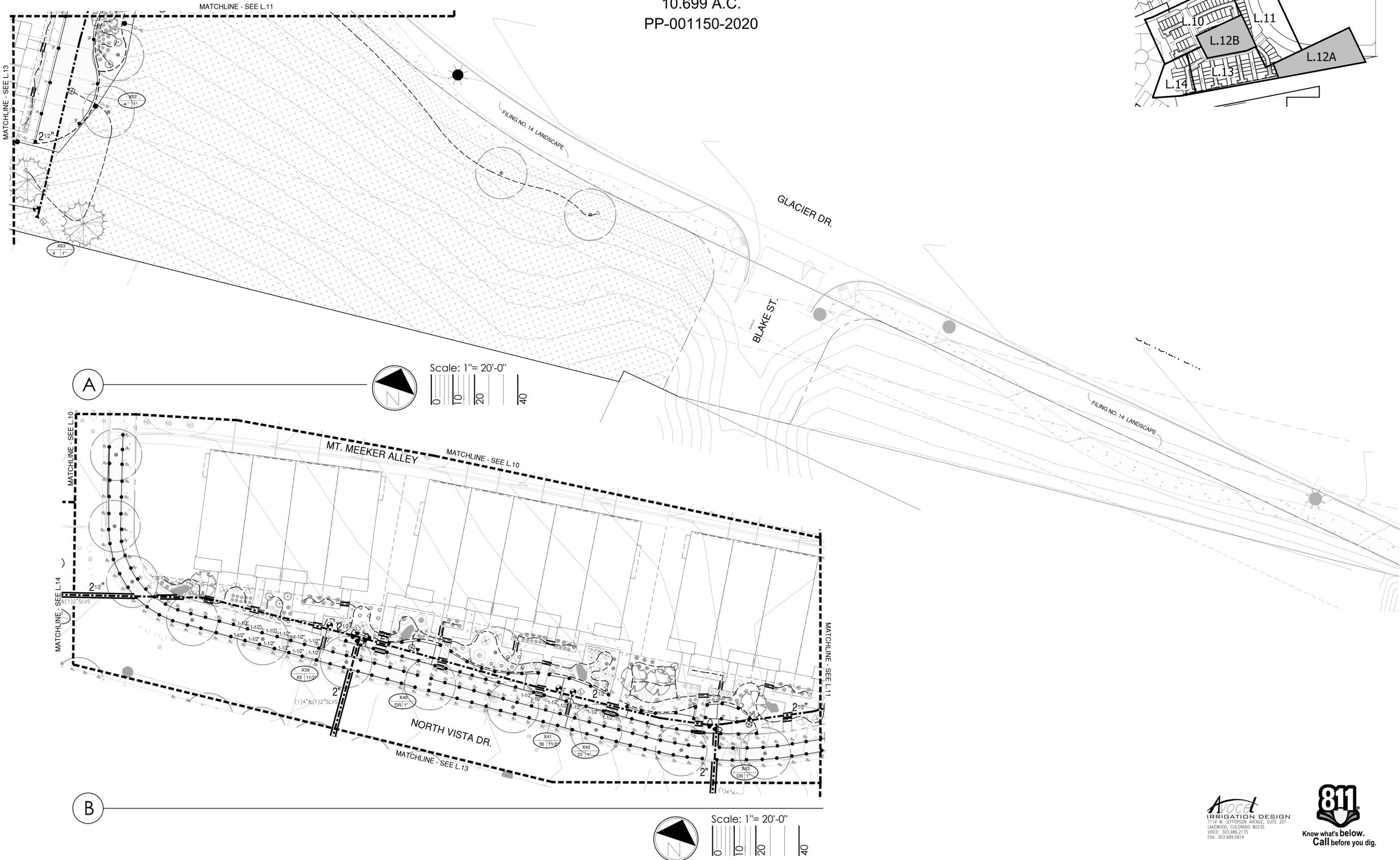
IRRIGATION PLAN

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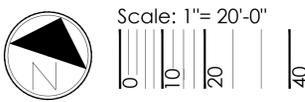
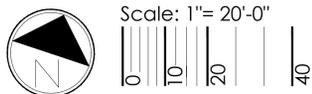
L.12

SHEET 12 OF 18

February 8, 2022



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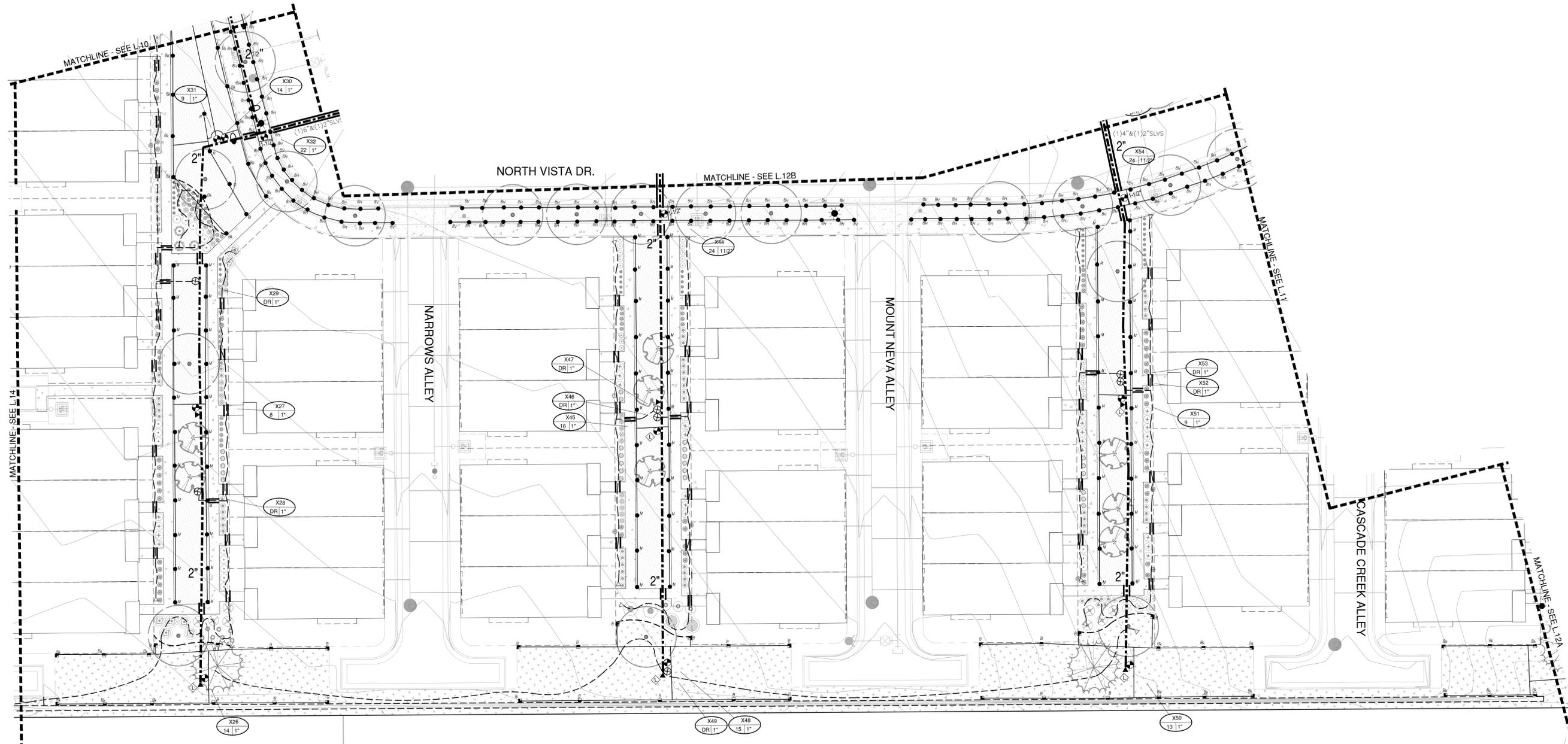
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SHEET TITLE	

IRRIGATION PLAN

SHEET NUMBER

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February 8, 2022



Scale: 1" = 20'-0"

ERIE HIGHLANDS PA 10
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Avoca
 IRRIGATION DESIGN
 7114 W. JEFFERSON AVENUE, SUITE 201
 LAKEWOOD, COLORADO 80225
 VOICE: 303.966.2175
 FAX: 303.969.5814



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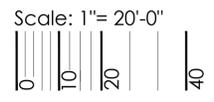
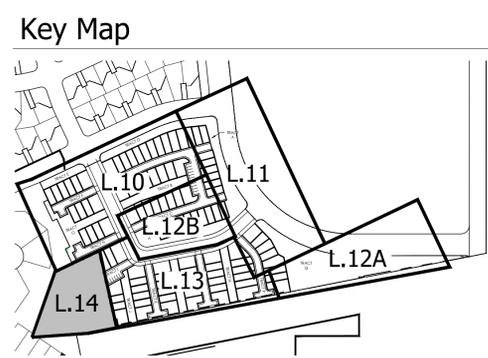
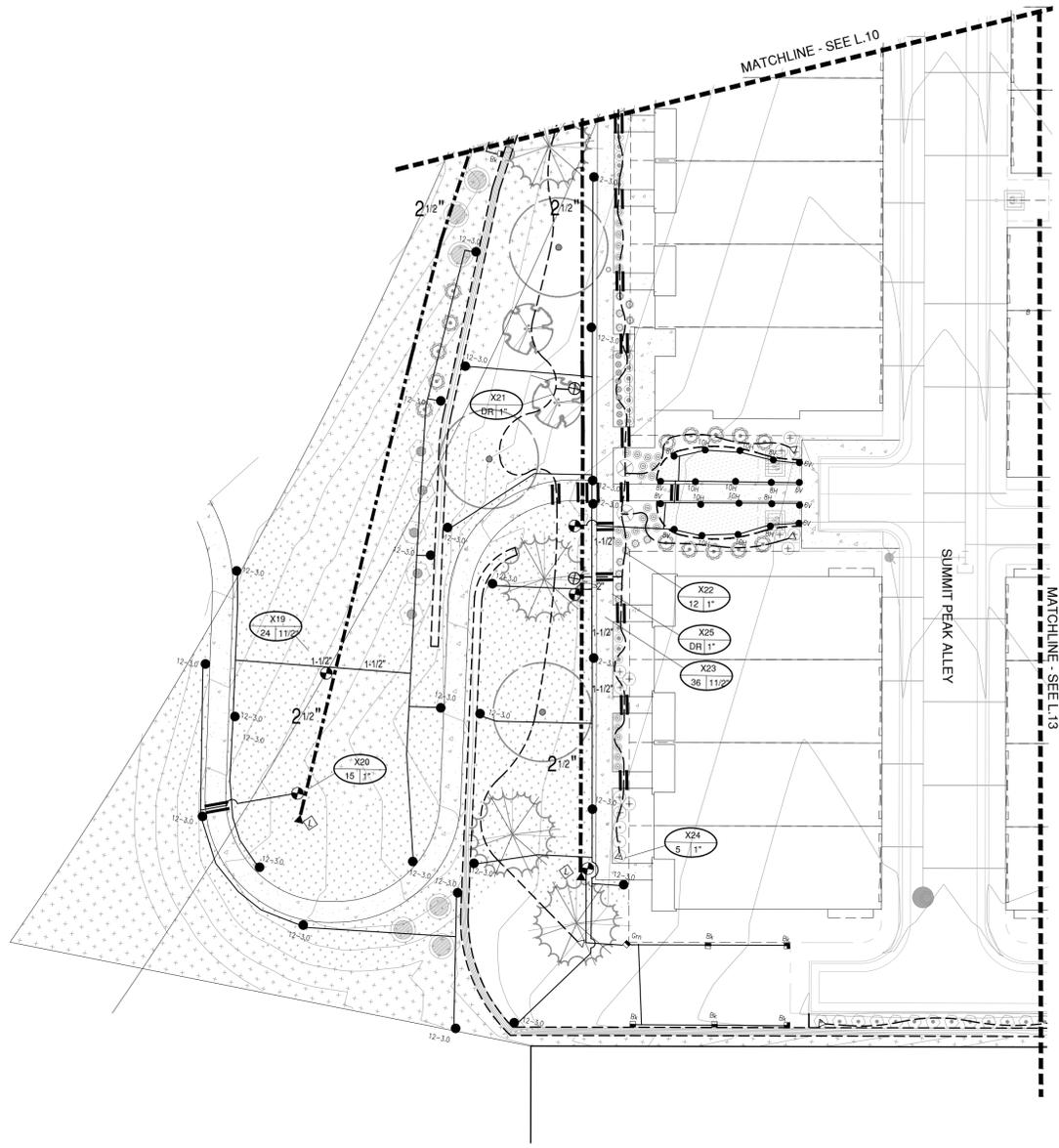
**IRRIGATION
 PLAN**

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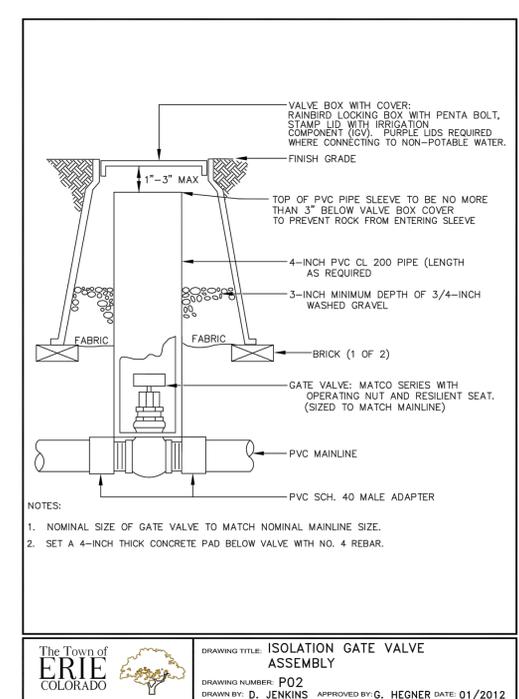
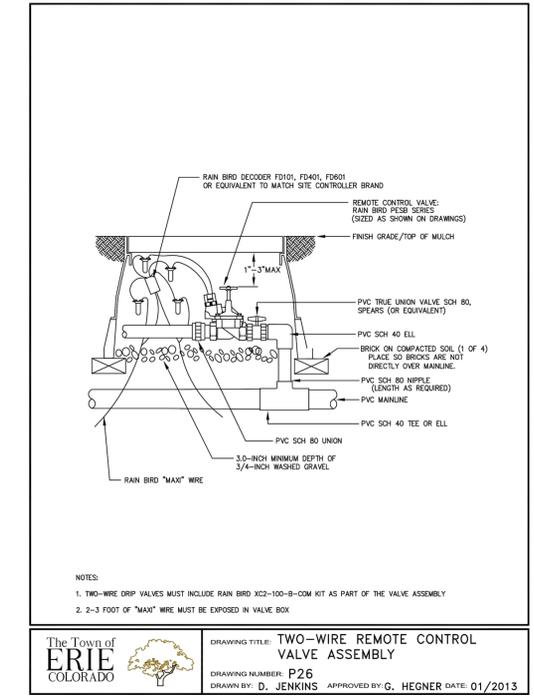
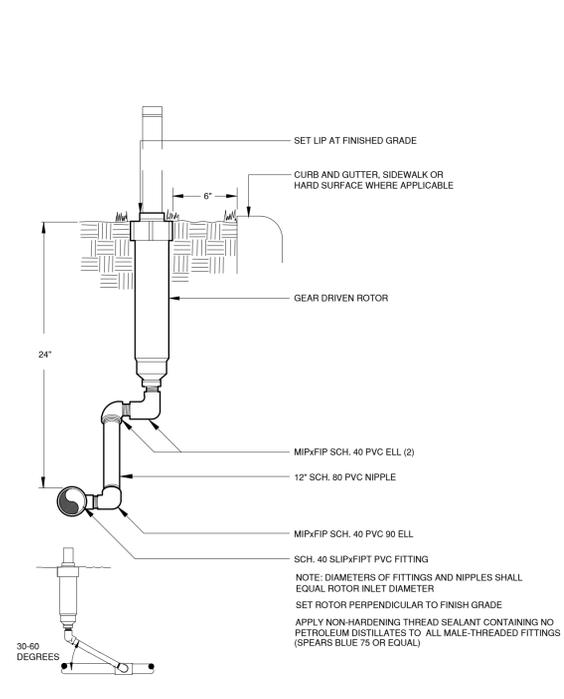
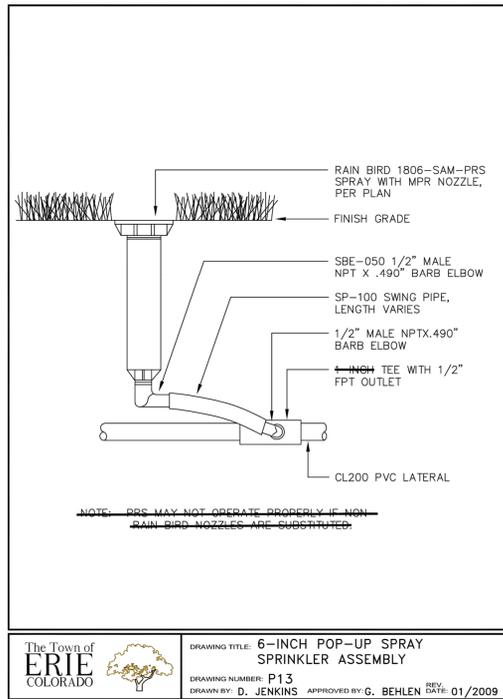
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PROJECT NAME



POP-UP SPRAY HEAD

1

HI-POP GEAR DRIVEN ROTOR

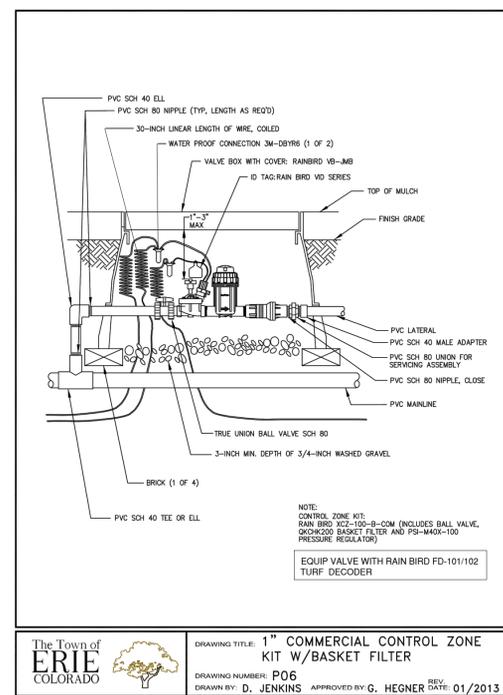
2

ELECTRIC CONTROL VALVE TWO-WIRE SYSTEM

3

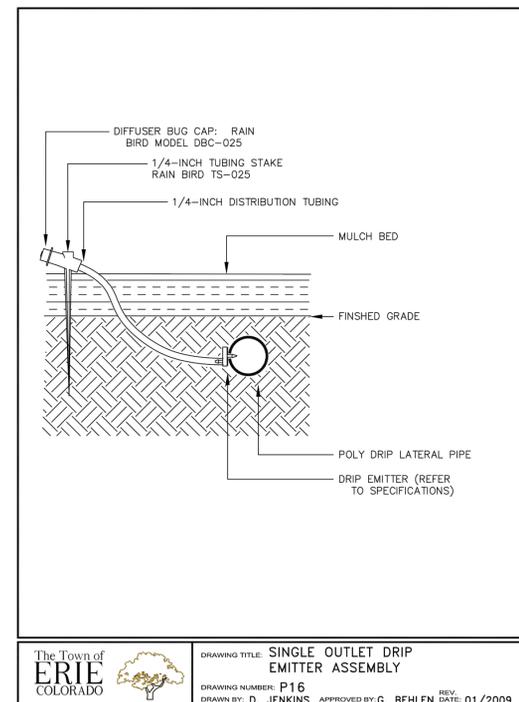
GATE VALVE

4



DRIP VALVE ASSEMBLY

5

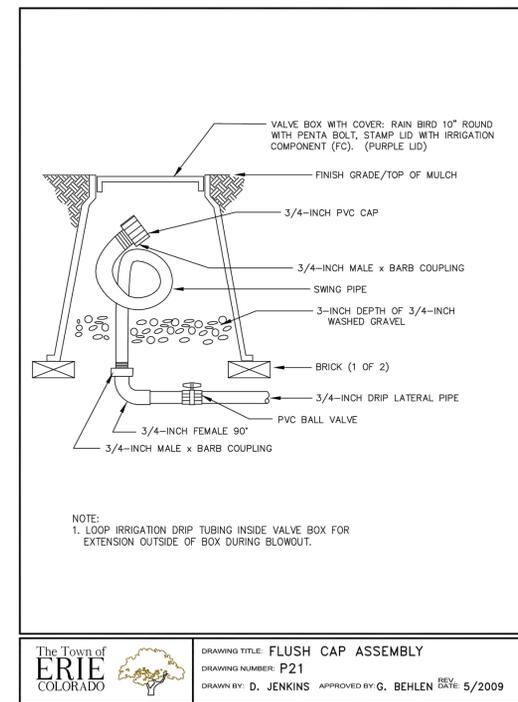


DRIP EMITTER

6

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH

NOTES:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.



DRIP BLOW-OUT STUB

7

ERIE HIGHLANDS
PLANNING AREA 10
TOWN OF ERIE, COLORADO
FINAL LANDSCAPE PLANS

SUBMITTAL DATE:
04-18-2020
REVISION DATE:
10-07-2020
02-22-2021
06-08-2021
09-16-2021
12-03-2021

IRRIGATION
DETAILS

SHEET NUMBER
L.15

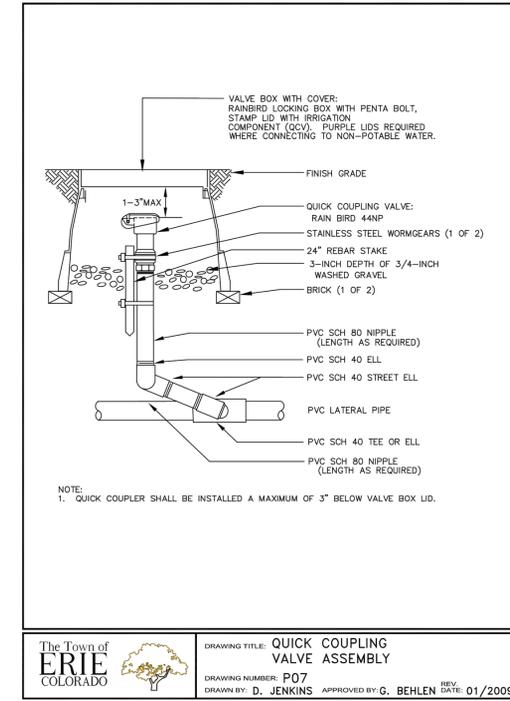
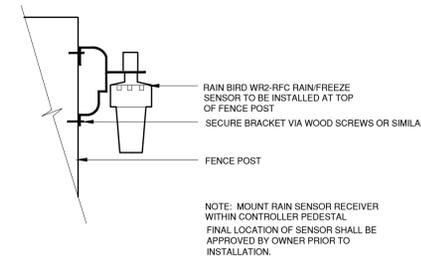
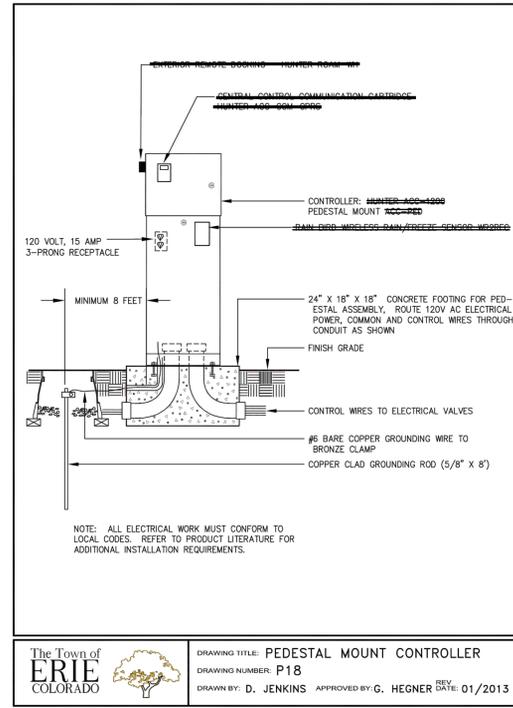
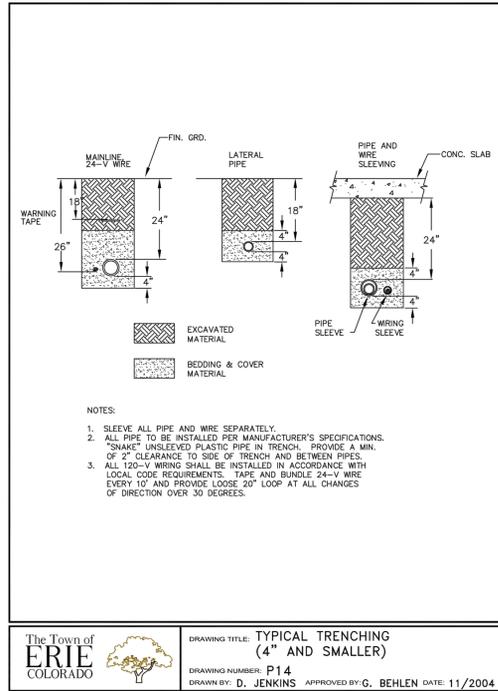
SHEET 15 OF 18
February 8, 2022

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ERIE HIGHLANDS PA 10

A PART OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

10.699 A.C.
PP-001150-2020



TRENCHES

8

CONTROLLER

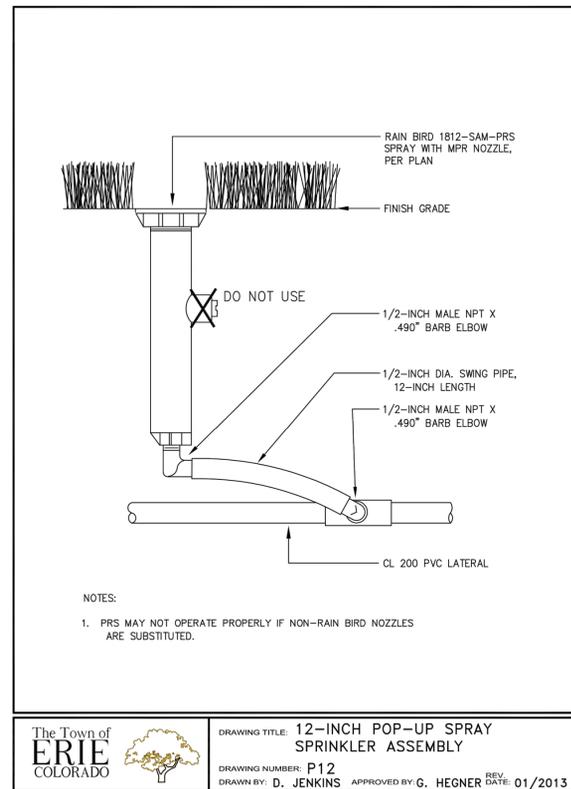
9

RAIN/FREEZE SENSOR

10

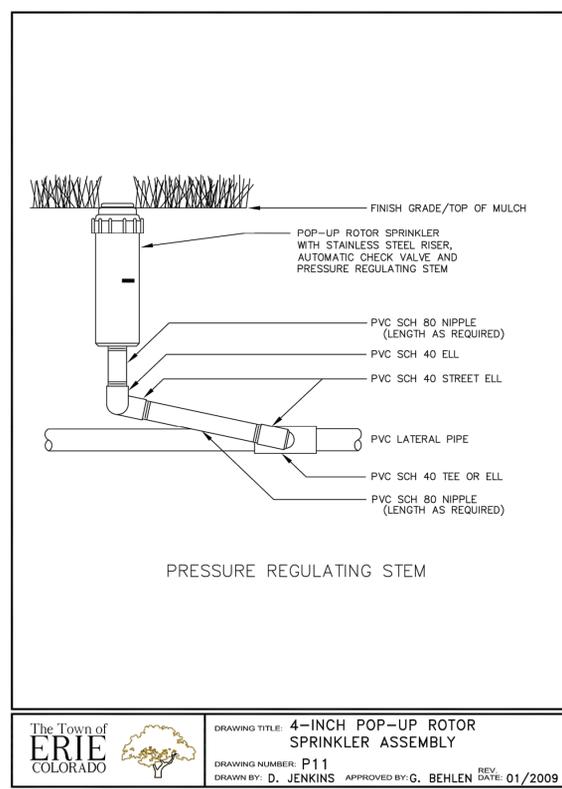
QUICK COUPLING VALVE

11



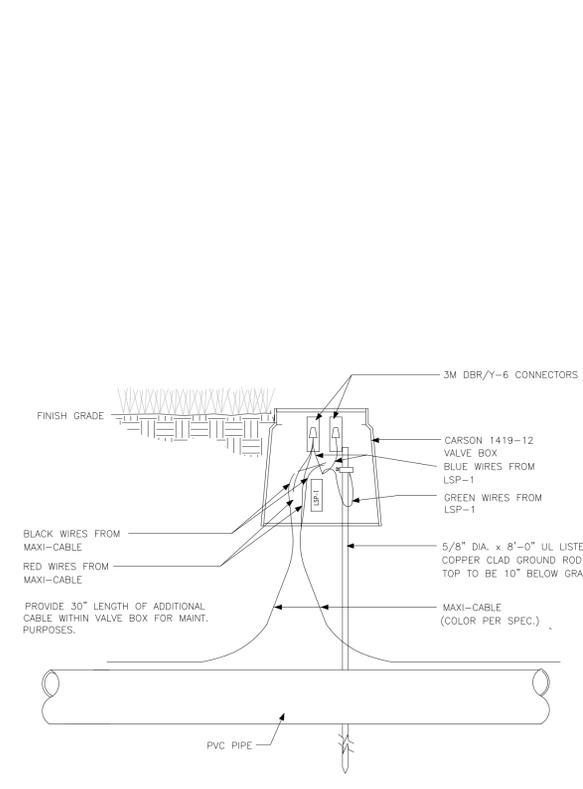
HI-POP SPRAY HEAD

12



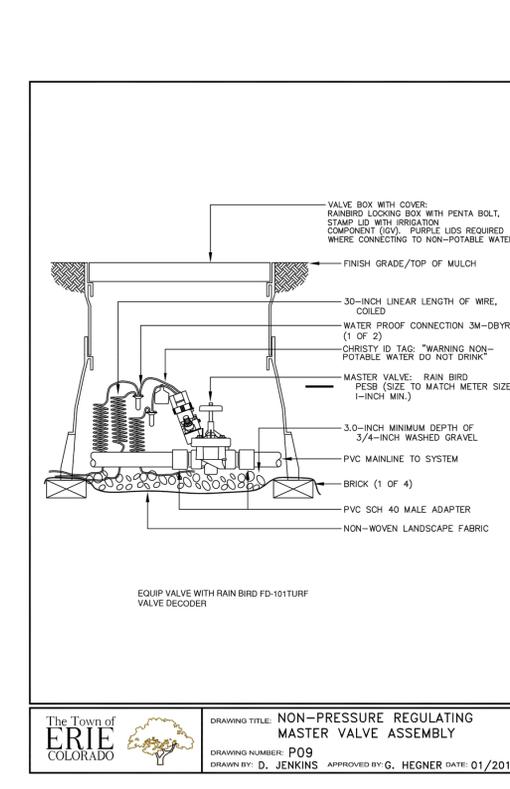
6" GEAR DRIVEN ROTOR

13



TWO-WIRE SURGE ARRESTOR

14



MASTER VALVE

15

ERIE HIGHLANDS
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SHEET TITLE: IRRIGATION DETAILS

SHEET NUMBER: L.16

SHEET 16 OF 18

February 8, 2022

ERIE HIGHLANDS PA 10
 A PART OF THE NORTH HALF OF SECTION 20,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.699 A.C.
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PROJECT NAME

ERIE HIGHLANDS
PLANNING AREA 10
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 FINAL LANDSCAPE PLANS

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SHEET TITLE

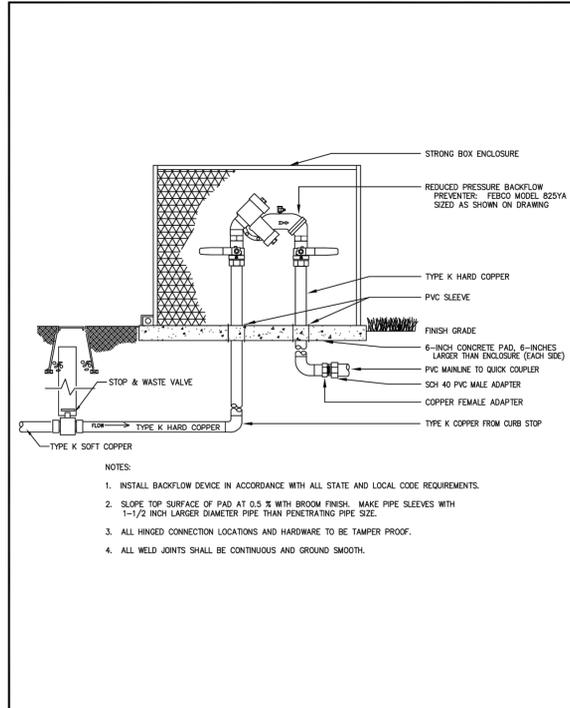
IRRIGATION
DETAILS

SHEET NUMBER

L.17

SHEET 17 OF 18

February 8, 2022



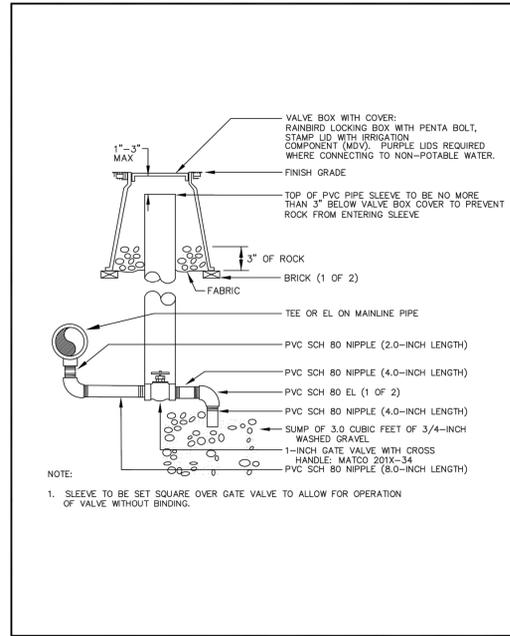
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.



DRAWING TITLE: REDUCED PRESSURE ASSEMBLY WITH STOP & WASTE VALVE
 DRAWING NUMBER: P01
 DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006

BACKFLOW PREVENTER AND ENCLOSURE

16



- NOTE:
1. SLEEVE TO BE SET SQUARE OVER GATE VALVE TO ALLOW FOR OPERATION OF VALVE WITHOUT BINDING.



DRAWING TITLE: DRAIN VALVE ASSEMBLY
 DRAWING NUMBER: P03
 DRAWN BY: D. JENKINS APPROVED BY: G. HEGNER DATE: 01/2012

MANUAL DRAIN VALVE

17

ERIE HIGHLANDS PA 10
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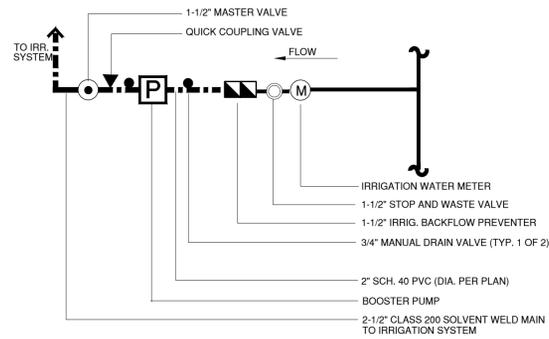
IRRIGATION
DETAILS

SHEET NUMBER

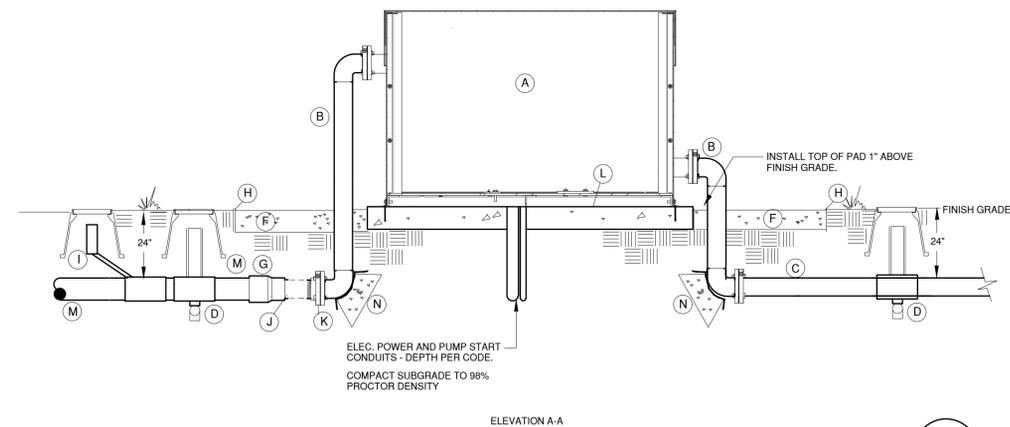
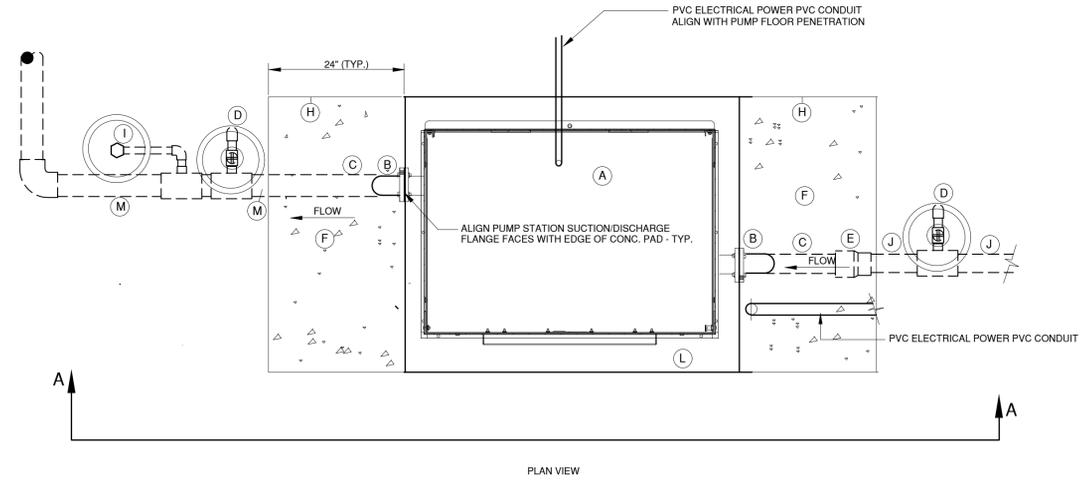
L.18

SHEET 18 OF 18

February 8, 2022



- (A) PRE-FABRICATED, SKID-MOUNTED BOOSTER PUMP STATION AS MANUFACTURED BY PRECISION PUMPING SYSTEMS MODEL NO. NOVA-3BF-5-241
 PUMP STATION TO BE CAPABLE OF 50 GPM WITH 43 PSI BOOST IN PRESSURE AND EQUIPPED WITH 5 H.P., 115/230 VOLT SINGLE PHASE MOTOR
 PUMP TO TURN ON/OFF VIA PRESSURE SENSOR/PRESSURE DROP.
 PUMP TO BE EQUIPPED WITH INTERNAL BY-PASS AND ENCLOSURE (TAN)
 CONTRACTOR SHALL SUBMIT DOCUMENTS AS PREPARED BY PUMP STATION MANUFACTURER FOR REVIEW AND APPROVAL BY OWNER PRIOR TO ORDERING PUMP.
- (B) 2" HDPE DROP PIPE AS MANUFACTURED BY PRECISION PUMPING SYSTEMS - LENGTH AS REQUIRED.
- (C) 2" SCH. 40 PVC SUCTION PIPING FROM BACKFLOW PREVENTER
- (D) 3/4" MANUAL DRAIN VALVE INSTALLED PER DETAIL
- (F) 3/4" GRAVEL "MOW BAND" - TURF AND/OR NATIVE SEED AREAS ONLY
- (G) 3"x4" SCH. 40 PVC REDUCER
- (H) STEEL EDGER - INSTALL IN TURF/OR NATIVE SEED AREAS ONLY
- (I) QUICK COUPLING VALVE (WINTERIZATION CONNECTION) INSTALLED PER DETAIL
- (K) 2" SCH. 80 PVC SPEARS SPECIAL REINFORCED THREADED FLANGE W/ STAINLESS BOLTS/NUTS - DO NOT OVERTIGHTEN
- (L) 6" THK. CONCRETE PAD
- (M) 2-1/2" PVC MAINLINE TO IRRIG. SYSTEM
- (N) CONCRETE THRUST BLOCK W/ POLY BOND BREAKER



IRRIGATION BOOSTER PUMP

18



PARKING TABULATION		
TYPE	NUMBER	No./UNIT
OFF STREET (Garages)	232	2.0
PARKING SPOTS	13	0.1
ON STREET (9' x 21')	74	0.6
TOTAL	319	2.8

PARKING PLAN

February 9, 2022

ERIE HIGHLANDS PA10

ERIE, COLORADO



Scale: 1"=100'

