

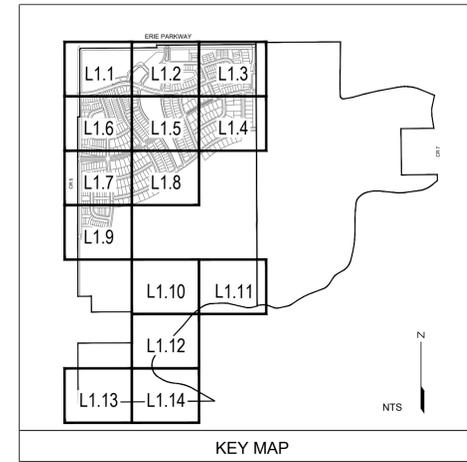
WESTERLY - PRELIMINARY LANDSCAPE PLANS

A PORTION OF THE W 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
268.11 ACRES - 530 LOTS / 60 TRACTS
PP-001038-2019



VICINITY MAP

SCALE: 1" = 2,000'-0"
0' 2000' 4000'



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PLANTING DEPTH

- THE ROOT FLARE SHALL BE IDENTIFIED ON ALL TREES PRIOR TO PLANTING TO ASSURE THAT THE HOLE HAS BEEN DUG TO THE PROPER DEPTH AND NO MORE. THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW FOR THE ROOT FLARE TO REMAIN TWO (2) INCHES HIGHER THAN THE SURROUNDING FINISH GRADE.
- SHRUB PITS SHALL BE EXCAVATED SO THAT THE TOP OF THE BALL SHALL BE ONE (1) INCH ABOVE FINISH GRADE AND AMENDED AS SHOWN ON THE PLANTING DETAIL.
- PERENNIAL OR GROUNDCOVER PLANTS SHALL BE PLANTED ONE (1) INCH ABOVE FINISHED GRADE WITHIN THE AMENDED SOIL. THE CONTRACTOR SHALL INSTALL PERENNIAL OR GROUNDCOVER PLANTS TAKING NOTE OF REQUIRED ON-CENTER SPACING AND REQUIRED DISTANCES FROM EDGES.

PLANTING

- THE ROOT BALL SHALL BE PLACED ON FIRM, UNDISTURBED SOIL IN THE PLANTING PIT TO PREVENT SETTLING. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT AND IN THE CENTER OF THE PITS AND FACED FOR BEST EFFECT.
- ALL TWINE, ROPE, BURLAP, AND WIRE FROM ENTIRE ROOT BALL OF BALLED AND BURLAPPED STOCK SHALL BE REMOVED.
- ALL CONTAINERS SHALL BE REMOVED PRIOR TO BACKFILLING. THIS INCLUDES ANY ORGANIC MANUFACTURED CONTAINERS. IF THE ROOT SYSTEM OF A CONTAINER GROWN PLANT HAS BECOME CONTAINER-BOUND, THE ROOTS SHALL BE CUT VERTICALLY ON A MINIMUM OF TWO SIDES OF THE ROOT MASS PRIOR TO PLANTING.
- PLANTING PIT BACKFILL MIXTURE SHALL CONSIST OF TWO (2) PARTS OF EXCAVATED NATIVE SOIL AND ONE (1) PART ORGANIC SOIL AMENDMENT.
- ALL PLANT TAGS, FLAGGING TAPE, LABELS, STRING, ETC. SHALL BE REMOVED FROM ALL PLANT MATERIALS.

MULCH

- ALL DECIDUOUS TREES SHALL HAVE A SOD-FREE BASE AT LEAST FOUR (4) FEET IN DIAMETER AND EVERGREENS SHALL HAVE A SOD-FREE BASE EXTENDING TO THE DRIP LINE.
- MULCH SHALL BE THREE (3) INCHES DEEP AND SHALL BE PLACED TWO (2) INCHES FROM AND NOT MAKE CONTACT WITH TREE TRUNKS.
- COBBLE AND WOOD MULCH SHALL BE SEPARATED BY THREE-SIXTEENTHS BY SIX (3/16 X 6) INCH GREEN STEEL EDGING.

PRUNING

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS AND SHALL BE ONLY PERFORMED BY AN I.S.A. CERTIFIED TREE WORKER OR ARBORIST. CONTRACTOR SHALL REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING.

TREE WRAP

ALL DECIDUOUS TREES SHALL BE WRAPPED USING AN APPROVED TREE WRAP AND SECURED WITH VINYL ELECTRIC TAPE AT TWENTY-FOUR (24) INCH INTERVALS AND SHALL REMAIN WRAPPED BETWEEN NOVEMBER 1 AND APRIL 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TORN, LOOSE OR DAMAGED TREE WRAP, DEFECTIVE OR WEATHERED TAPE, AND REMOVAL OF TREE WRAPPING MATERIALS.

WATERING

THE CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIALS, SOD, AND SEEDED AREAS ARE WATERED AS NECESSARY UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. ALL PLANT MATERIALS SHALL BE GIVEN SUPPLEMENTAL WATER AS REQUIRED THROUGHOUT THE WINTER MONTHS.

FERTILIZATION

TREES AND SHRUBS SHALL NOT BE FERTILIZED DURING INSTALLATION OR FOR THE FIRST TWELVE (12) MONTHS FOLLOWING INSTALLATION.

STAKING

ALL DECIDUOUS TREES SHALL BE STAKED FOR TWELVE (12) MONTHS AND EVERGREEN TREES FOR TWENTY-FOUR (24) MONTHS. CONTRACTOR IS RESPONSIBLE FOR PERIODICALLY RE-TENSIONING AND THE REMOVAL OF TREE STAKES THROUGHOUT THIS PERIOD.

WEEDING

ALL TREE WELLS, SHRUB AND PERENNIAL BEDS; SEEDED AND SODDED AREAS; AND AREAS WHERE GRAVEL, ROCK OR WOOD MULCH IS TO BE USED AS A GROUND COVER SHALL BE KEPT FREE OF GRASS AND WEEDS.

SOD

THE MAINTENANCE OF SODDED AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. MAINTENANCE SHALL CONSIST OF REPAIR AND REPLACEMENT OF ERODED AREAS, WATERING, MOWING (WHEN THE SOD IS ESTABLISHED), WEEDING, FERTILIZING, AND RE-SODDING AS NECESSARY TO PROVIDE AN EVEN, CONSISTENT STAND OF GRASS. ALL REPLACEMENT SODDING DEEMED NECESSARY BY THE TOWN WILL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN A MOWING HEIGHT OF THREE INCHES (3"). FREQUENCY OF MOWING SHALL BE DETERMINED BY THE GROWTH RATE OF THE GRASS BUT AT NO TIME SHOULD THE CLIPPINGS EXCEED TWO INCHES (2") IN LENGTH.

LITTER REMOVAL

THE CONTRACTOR SHALL COLLECT AND REMOVE ALL LITTER OR TRASH FROM THE AREA WEEKLY AT HIS OWN EXPENSE.

TOWN OF ERIE NOTES:

LANDSCAPE - GENERAL

- ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
- THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
- THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS MANAGER OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
- THE CONTRACTOR SHALL WARRANT THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
- DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
- GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE SPECIES SHALL BE FROM THE TOWN OF ERIE APPROVED TREE LIST.
- NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.
- 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 ARE INSTALLED BY THE DEVELOPER/CONTRACTOR OR INDIVIDUAL HOMEOWNER.
- ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES.

LANDSCAPE - INSPECTIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH THE TOWN OF ERIE. REFER TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL GIVE THE TOWN FORTY-EIGHT (48) HOURS NOTICE TO VISIT THE SITE AND PERFORM ALL INSPECTIONS. THIS DOES NOT PRECLUDE THE RIGHT OF THE TOWN TO MAKE INFORMAL INSPECTIONS AT ANY TIME. THE CONTRACTOR SHALL NOTIFY THE TOWN FOR INSPECTIONS OF MATERIALS AND SOIL PREPARATION.
- SOD SHALL BE INSTALLED FOR A MINIMUM OF THREE (3) WEEKS PRIOR TO CALLING FOR INSPECTIONS.
- ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES SHALL BE FOLLOWED.
- ANY FUTURE TOWN-OWNED AND MAINTAINED AREAS SHALL BE INSPECTED AND APPROVED BY TOWN STAFF THROUGH THE TOWN OF ERIE'S INSPECTION/APPROVAL PROCESSES, PER TOWN OF ERIE STANDARDS & SPECIFICATIONS.

LANDSCAPE - AS-BUILTS

- APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE DAILY AND UPDATED WEEKLY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE FOR REVIEW AND INSPECTION TO TOWN STAFF ON SITE AT ALL TIMES ON REQUEST. RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.
- CONTRACTOR SHALL SUBMIT A RED LINED PAPER SET OF AS-BUILTS FOR REVIEW TO THE PARKS MANAGER OR HIS DESIGNEE AND WILL NOT PROCEED WITH THE PRODUCTION OF FINAL MYLARS UNTIL ACCEPTANCE AND ANY REQUIRED CHANGES HAVE BEEN MADE.
- CONTRACTOR SHALL SUBMIT AN ELECTRONIC VERSION (CDD/THUMB DRIVE) OF AS-BUILT PLAN DRAWINGS IN AUTOCAD AND PDF COMPATIBLE FORMAT PRIOR TO ENTERING THE WARRANTY PERIOD.

LANDSCAPE MATERIAL SPECIFICATIONS

SUBMITTALS

CONTRACTOR SHALL FURNISH MATERIAL SAMPLES (MULCH, AMENDMENTS, EDGING, ETC.) UPON REQUEST BY THE TOWN.

MULCH

WOOD CHIP MULCH SHALL BE OF A HIGH QUALITY FIBROUS NATURE, SUCH AS SHREDDED WOOD CHIPS OR SHAVINGS, WHICH ARE BETWEEN ONE (1) INCHES AND FOUR (4) INCHES IN LENGTH. MULCH SHALL BE CLEAN AND FREE OF SOIL AND MAN-MADE DEBRIS. ROCK MULCH SHALL BE CLEAN, THREE-QUARTER (3/4) TO THREE (3) INCH ROUNDED, WASHED RIVER ROCK. ROCK COBBLE SHALL BE 2 - 4 INCH OR 3-6 INCH WASHED COBBLE. ROCK MULCH AND COBBLE SHALL BE CLEAN AND FREE OF SOIL AND MAN-MADE DEBRIS AND SHALL BE OF GOOD QUALITY. ALL ROCK MULCH OR COBBLE SAMPLES SHALL HAVE THE SIZE, PRODUCT NAME AND SUPPLIER LISTED WITH THE SAMPLE PROVIDED.

EDGING

EDGING SHALL BE THREE-SIXTEENTHS BY SIX (3/16th X 6") INCH GREEN PAINTED STEEL.

STAKING MATERIALS

STAKES: TWO (2) SIX (6) FOOT STEEL TEE POSTS FOR DECIDUOUS TREES. THREE (3) TWO (2) FOOT STAKES FOR EVERGREEN TREES. STRAPS: GREEN WOVEN POLYPROPYLENE; 900 LB. BREAK STRENGTH (DEEPROOT ARBORTIEF OR EQUIVALENT)

LANDSCAPE FABRIC

ALL LANDSCAPE FABRIC SHALL BE TYPAR 3401 OR MIRAF MIRASCAPE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED EQUIVALENT. ALL SEAMS IN THE FABRIC SHALL OVERLAP A MINIMUM OF TWELVE (12) INCHES. LANDSCAPE FABRIC PINS WILL BE USED A MINIMUM OF EVERY THREE (3) FEET ALONG THE EDGE OF THE FABRIC AS WELL AS A MINIMUM OF THREE (3) FEET ON CENTER THROUGHOUT THE FABRIC.

SOD

SHALL CONSIST OF A BLEND OF AT LEAST FOUR (4) VARIETIES OF BLUEGRASS. THIS BLEND IS TO BE APPROVED BY THE PARKS MANAGER OR HIS DESIGNEE. SOD SHALL BE STRONGLY ROOTED AND FREE OF NOXIOUS WEEDS, UNDESIRABLE PLANTS, ROOTS, STONES, AND OTHER FOREIGN MATERIALS THAT WILL BE DETRIMENTAL OR WILL HINDER THE PROPER DEVELOPMENT OF THE SOD.

EXECUTION

SOIL AMENDMENTS

PRIOR TO THE INSTALLATION OF PLANT MATERIAL, SOD, OR SEED, THE CONTRACTOR SHALL THOROUGHLY TILL EXISTING MATERIALS. THE CONTRACTOR SHALL THEN THOROUGHLY INCORPORATE ORGANIC AMENDMENTS AT A RATE OF FIVE (5) CU. YARDS PER THOUSAND (1 000) FEET FOR ALL LANDSCAPED AREAS AND AT A RATE OF THREE (3) CU. YARDS PER THOUSAND (1 000) FEET FOR ALL NATIVE AREAS. THE FOLLOWING IS A LIST OF THE REQUIRED SOIL PREPARATION INSPECTIONS IN THEIR ORDER:

- THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
 - DURING OR AFTER FIRST CULTIVATION
 - AFTER APPLICATION OF SPECIFIED ORGANIC MATERIALS
 - DURING OR AFTER SECOND CULTIVATION
 - AFTER FINAL GRADE IS COMPLETED
- ANY WORKMANSHIP DEEMED BY THE TOWN TO BE FAULTY OR NOT IN ACCORDANCE WITH THE ACCEPTED PLANS AND THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS SHALL BE CORRECTED AT THIS TIME. THE TOWN SHALL INSPECT ALL MANURE, ORGANIC MATERIALS, SEED AND SEED TAGS, MULCH, AND FERTILIZER UPON DELIVERY TO THE SITE. ANY UNSATISFACTORY MATERIALS SHALL BE REMOVED AND REPLACED WITH MATERIALS CONFORMING TO THE STANDARDS AND SPECIFICATIONS. WEIGHT TICKETS FOR ALL MATERIALS SHALL BE SUBMITTED TO THE TOWN AND CONFIRMATION IS REQUIRED BY TOWN INSPECTORS PRIOR TO SPREADING THE MATERIALS.

NATIVE SEEDING

- DORMANT NATIVE SEEDING WITH STANDARD MIXTURES OF COOL-SEASON AND WARM-SEASON GRASSES MUST OCCUR BETWEEN OCTOBER 30TH AND APRIL 30TH. IN ORDER TO EXTEND THE SEEDING WINDOW AND MINIMIZE EROSION ON PROJECTS, SEEDING OF WARM-SEASON GRASSES ONLY WILL BE ALLOWED BETWEEN APRIL 1ST AND JUNE 15TH AND MIXTURES CONTAINING COOL-SEASON GRASSES ONLY WILL BE ALLOWED BETWEEN AUGUST 1ST AND SEPTEMBER 15TH AT PREVAILING RATES TO PROVIDE A FULL MIXTURE OF BOTH COOL AND WARM SEASON GRASSES. PERMISSION FOR EXCEPTIONS TO THIS SEEDING TIME MUST BE OBTAINED PRIOR TO SEEDING FROM THE PARKS & RECREATION DIRECTOR OR DESIGNEE. NO SEEDING SHALL BE DONE WHEN THE SOIL IS FROZEN, SNOW COVERED OR EXCESSIVELY WET.
- ALL NATIVE SEED AREAS ADJACENT TO TRAILS AND ROADS SHALL BE PLANTED WITH TOWN OF ERIE SPECIFIED SHORT GRASS PRAIRIE NATIVE SEED MIX WITHIN 15 FEET OF EDGE OF TRAILS AND ROADS.
- MOIST SWALE SEED MIX IS IN ADDITION TO MIXED GRASS PRAIRIE NATIVE AND SHORTGRASS PRAIRIE NATIVE SEED MIX IN AREAS REQUIRING MOIST SWALE SEED MIX, PER TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
- SEEDING, MOWING AND WEED CONTROL SHALL ALL BE CARRIED OUT AS DETAILED IN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL APPLY BIOSOL AT A RATE OF EIGHT HUNDRED (800) POUNDS PER ACRE TO ALL NATIVE AREAS IMMEDIATELY FOLLOWING SEEDING AND PRIOR TO THE APPLICATION OF HYDRO-MULCH.
- HYDRO-MULCH SHALL BE A WOOD CELLULOSE FIBER TYPE AND SHALL BE APPLIED AT THE MINIMUM RATE OF TWO THOUSAND FIVE HUNDRED (2,500) POUNDS PER ACRE WITH A MINIMUM RATE OF ONE HUNDRED AND FIFTY (150) POUNDS PER ACRE TACKIFIER AND SHALL BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
- STRAW CONSISTING OF SEVENTY-FIVE (75) PERCENT STRAWS LONGER THAN TEN (10) INCHES MAYBE USED ON NATIVE SEEDING. IT SHALL BE APPLIED EVENLY OVER THE SEEDED SURF ACE AT THE MINIMUM RATE OF TWO (2) TONS PER ACRE AND PARTIALLY EMBEDDED INTO THE SOIL USING A CRIMPER OR SIMILAR IMPLEMENT.
- ALL HYDRO-MULCH SHALL BE REMOVED FROM ALL PLANT MATERIALS, FENCES, CONCRETE AND OTHER AREAS EXCEPT FOR SEED BED. OVERLY DENSE APPLICATIONS OF STRAW MULCH, OR WINDROWS OF LOOSE STRAW MULCH WHICH MAY SMOTHER SEEDLING GRASSES, MUST BE COLLECTED AND REMOVED. STRAW MULCH BLOWN ONTO ADJACENT RESIDENTIAL AREAS SHALL BE REMOVED BY THE LANDSCAPER RESPONSIBLE FOR THE PROJECT.
- ALL NATIVE SEED SHALL RECEIVE TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING BARRIERS AND SIGNS AS REQUIRED TO PROTECT SEEDED AREAS FROM PEDESTRIAN AND VEHICULAR DAMAGE.
- THE CONTRACTOR SHALL WARRANT ALL NATIVE SEEDED AREAS FOR CONSISTENCY AND COMPLETION OF COVERAGE. THE STANDARD OF ACCEPTABLE ESTABLISHMENT SHALL BE AT LEAST SIX (6) DESIRABLE SEEDLED PLANT SEEDLINGS PER SQUARE FOOT. ALL BARE AREAS SHALL BE RE-SEEDD AND RE-MULCHED.
- ANY REMAINING PEAT, SOIL, SAND, ROCK, OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO THE SITE BY WORK OPERATIONS OR OTHERWISE, SHALL BE REMOVED, AND ALL OTHER REMAINING DEBRIS WILL BE DISPOSED OF. ALL GROUND AREA DISTURBED SHALL BE RENOVATED TO ITS ORIGINAL CONDITION OR TO THE REQUIRED NEW CONDITION

PLANT MATERIALS

- ALL PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL EXHIBIT GOOD ANNUAL GROWTH AND BUDS SHALL BE PLUMP AND WELL FITTED FOR THE SPECIES. FOLIAGE SHALL BE FULL AND DISPLAY A HEALTHY AND CONSISTENT COLOR WHEN IN LEAF. EVERGREEN FOLIAGE WILL BE GOOD INTENSE COLOR.
- PLANT TAGS STATING THE CORRECT PLANT NAME AND SIZE SHALL BE SECURELY ATTACHED TO ALL PLANT MATERIALS. PLANTS SHALL BE TRUE TO THEIR NAME AS SPECIFIED. PLANT MATERIALS NOT MEETING THESE STANDARDS ARE SUBJECT TO REJECTION.
- ALL DECIDUOUS TREES SHALL BE TWO (2) INCH CALIPER OR LARGER. ALL ORNAMENTAL TREES SHALL BE ONE AND A HALF (1.5) INCH CALIPER OR LARGER. CALIPER MEASUREMENT SHALL BE TAKEN SIX (6) INCHES ABOVE THE ROOT FLARE IF FOUR (4) INCHES OR LESS AND TWELVE (12) INCHES ABOVE THE ROOT FLARE FOR LARGER TREE SIZES.
- ALL EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET TALL OR LARGER. HEIGHT DIMENSIONS REFER TO THE MAIN BODY OF THE TREE, FROM THE ROOT COLLAR AND ABOVE.
- SHRUBS SHALL BE FIVE (5) GALLON CONTAINERS OR LARGER.
- PERENNIALS AND GROUNDCOVERS SHALL BE ONE (1) GALLON CONTAINER OR LARGER.
- ALL TREES SHALL BE BALLED & BURLAPPED UNLESS OTHER AUTHORIZED BY TOWN OF ERIE PARKS MANAGER OR HIS DESIGNEE.
- ANY CHANGES IN SPECIES AND PLANT LOCATIONS SHALL BE SUBMITTED TO THE PARKS MANAGER OR HIS DESIGNEE FOR REVIEW AND APPROVAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE DESIGN.
- ALL NEW AND REPLACEMENT PLANT MATERIALS REQUIRE INSPECTION AND SHALL BE TAGGED BY THE PARKS MANAGER OR HIS DESIGNEE FOR ALL TOWN OF ERIE MAINTAINED AREAS PRIOR TO PLANTING. CONTACT APPROPRIATE TOWN OF ERIE STAFF TO ARRANGE FOR MATERIALS TO BE TAGGED.
- PLANT MATERIALS SHALL BE LIVE, HEALTHY, VIGOROUS, STRUCTURALLY SOUND, AND FREE OF DISEASE AND INSECT INFESTATIONS. PLANT MATERIALS NOT MEETING THESE STANDARDS SHALL BE SUBJECT TO REJECTION AND SHALL BE REPLACED. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	1 YEAR	2 YEAR
DECIDUOUS TREE	INCREASE CALIPER BY 1 INCH	INCREASE CALIPER BY 1.5 INCHES
EVERGREEN TREE	INCREASE HEIGHT BY 1.5 FEET	INCREASE HEIGHT BY 2 FEET

PLANTING PROCEDURES

OPTIMUM PLANTING PERIODS ARE FROM MARCH 15 TO JUNE 15 AND FROM SEPTEMBER 1 TO OCTOBER 15.

STORAGE

- TREES SHALL BE PLANTED AS SOON AS POSSIBLE. IF NOT PLANTED ON THE DAY OF DELIVERY ALL PLANTS SHALL BE PLACED IN A TEMPORARY NURSERY, IRRIGATED DAILY, SHADED AND PROTECTED FROM SUN OR WIND.
- BALLED AND BURLAPPED TREES SHALL BE HELED IN WITHIN 24 HOURS OF DELIVERY IN A COMPACT GROUP WITH A SUITABLE MULCH MATERIAL PLACED AROUND AND BETWEEN THE BALLS SO THEY ARE COMPLETELY COVERED.
- NO PLANT SHALL REMAIN ON THE JOB SITE IN TEMPORARY STORAGE FOR OVER A MONTH.

EXCAVATION

- TREE PITS SHALL BE EXCAVATED A MINIMUM OF TWO (2) TIMES GREATER THAN THE DIAMETER OF THE ROOT BALL AND SHALL BE SAUCER SHAPED.
- IF TREE PITS ARE DUG UTILIZING MECHANICAL EQUIPMENT, EDGES OF PLANTING HOLE SHALL BE FLARED DOWN TO CREATE A SAUCER SHAPED PLANTING PIT AND THE SIDES OF THE HOLE SHALL BE SCORED TO PREVENT GLAZING OR COMPACTION OF PLANTING HOLE.
- THE DIAMETER OF ALL SHRUB PLANTING PITS SHALL BE TWELVE (12) INCHES GREATER IN DIAMETER THAN THE DIAMETER OF THE CONTAINER.

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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
COVER SHEET

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Sheet Name
COVER SHEET
Sheet Number
L0.0

WESTERLY - PRELIMINARY LANDSCAPE PLANS

A PORTION OF THE W 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
268.11 ACRES - 530 LOTS / 60 TRACTS
PP-001038-2019

OVERALL PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CALIPER/HT.	HEIGHT	PERCENT TOTAL	ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CALIPER/HT.	HEIGHT	PERCENT TOTAL
	AC	4	Acer platanoideus 'Crimson King' / Crimson King Maple	B & B	2"Cal	50' X 45'	0.6%		ACE	9	Acer ginnala / Amur Maple	B & B	2"Cal	20' X 15'	1.3%
	AF	11	Acer saccharum 'Flash Fire' / Sugar Maple	B & B	2"Cal	40' X 35'	1.6%		AG2	6	Acer grandidentatum / Bigtooth Maple	B & B	2"Cal	25' X 25'	0.9%
	AA2	14	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2"Cal	50' X 15'	2.0%		ABS	8	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2"Cal	25' x 20'	1.2%
	CAT	23	Catalpa speciosa / Northern Catalpa	B & B	2"Cal	50' x 40'	4.2%		TCH	10	Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn	B & B	2"Cal	25' x 20'	1.5%
	CHB	25	Celtis occidentalis / Common Hackberry	B & B	2"Cal	50' X 30'	5.1%		CC2	3	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	B & B	2"Cal	20' X 15'	0.4%
	CJ	7	Cercidiphyllum japonicum / Katsura Tree	B & B	2"Cal	35' X 35'	1.0%		CP	7	Crataegus phaenopyrum / Washington Hawthorn	B & B	2"Cal	20' X 20'	1.0%
	CK	7	Cladrastis kentukea / American Yellowwood	B & B	2"Cal	35' X 35'	1.0%		CV	6	Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	B & B	2"Cal	20' X 15'	0.9%
	GLE	20	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"Cal	50' x 40'	2.9%		MP	32	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal	20' X 20'	4.6%
	KCT	22	Gymnocladus dioica / Kentucky Coffee Tree	B & B	2"Cal	60' X 50'	3.2%		MS	14	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"Cal	20' X 20'	2.0%
	PO	4	Platanus occidentalis / American Sycamore	B & B	2"Cal	70' X 60'	0.6%		PV	3	Prunus virginiana 'Shubert' / Canada Red Cherry	B & B	2"Cal	20' X 10'	0.4%
	PA3	16	Populus x acuminata / Lanceleaf Poplar	B & B	2"Cal	50' X 45'	2.3%		PA2	39	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	B & B	2"Cal	30' x 20'	6.0%
	SWO	14	Quercus bicolor / Swamp White Oak	B & B	2"Cal	50' X 50'	2.0%	GROUND COVERS							
	QM2	18	Quercus macrocarpa / Burr Oak	B & B	2"Cal	65' X 65'	2.6%		CF	17,132 sf	Crusher Fines / Crushed Granite	Fines			
	QM	11	Quercus muehlenbergii / Chinkapin Oak	B & B	2"Cal	50' X 35'	1.6%		NSM	512,019 sf	Native Seed / Native Seed Mix	seed			
	QR2	52	Quercus robur / English Oak	B & B	2"Cal	50' X 50'	6.7%		NS3	231,841 sf	Native Seed Mix No. 3 / Moist Swale Seed Mix	seed			
	QR	18	Quercus rubra / Red Oak	B & B	2"Cal	50' X 35'	2.6%		RM	628 sf	Rock Mulch / Cobblestone 1" - 3"	mulch			
	SJ	13	Styphnolobium japonicum / Japanese Pagodatree	B & B	2"Cal	50' X 50'	1.9%		RMC	37,230 sf	Rock Mulch / Cobblestone 3" - 6"	Stakes			
	TM	14	Tilia americana 'McK Sentry' / Sentry Linden	B & B	2"Cal	40' x 25'	2.0%		SB	71,019 sf	Shrub Bed / Planting	Ground Cover			
	GL	52	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"Cal	40' X 30'	8.4%		SOD	451,768 sf	Sod / Sod	sod			
	UN	42	Ulmus americana 'New Harmony' / New Harmony American Elm	B & B	2"Cal	60' X 50'	6.1%		WM	21,984 sf	Wood Mulch / Wood Mulch	mulch			
	UV	47	Ulmus americana 'Valley Forge' / American Elm	B & B	2"Cal	60' x 60'	6.5%								
	UC	13	Ulmus x 'Frontier' / American Elm	B & B	2"Cal	50' x 40'	1.9%								
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CALIPER/HT.	HEIGHT	PERCENT TOTAL								
	PC	13	Picea pungens / Colorado Spruce	B & B	6' Ht	60' X 25'	1.9%								
	PP	8	Pinus edulis / Pinon Pine	B & B	6' Ht	20' X 15'	1.2%								
	LP	12	Pinus flexilis / Limber Pine	B & B	6' Ht	40' x 20'	1.7%								
	BPE	21	Pinus heldreichii / Bosnian Pine	B & B	6' Ht	20' X 12'	3.0%								
	ABP	11	Pinus nigra / Austrian Black Pine	B & B	6' Ht	50' x 25'	1.6%								
	PS3	3	Pinus sylvestris / Scotch Pine	B & B	6' Ht	40' x 25'	0.4%								
	PD2	21	Pseudotsuga menziesii / Douglas Fir	B & B	6' Ht	60' x 20'	3.0%								

TRACT SUMMARY CHART

TRACT	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	1.27	BUFFER/LANDSCAPE	HOA	HOA
B	8.46	DETENTION/LANDSCAPE	METRO	METRO
C	1.01	FUTURE DEVELOPMENT	HOA	HOA
D	0.89	FUTURE DEVELOPMENT	HOA	HOA
E	1.00	COMMERCIAL	HOA	HOA
F	0.71	POCKET PARK	HOA	HOA
G	0.82	BUFFER/LANDSCAPE	HOA	HOA
H	1.08	COMMERCIAL	HOA	HOA
I	0.26	LANDSCAPE	HOA	HOA
J	0.08	ALLEY	METRO	METRO
K	1.31	GREENCOURT/LANDSCAPE	HOA	HOA
L	0.08	ALLEY	METRO	METRO
M	0.09	ALLEY	METRO	METRO
N	0.30	ALLEY	METRO	METRO
O	0.05	LANDSCAPE	HOA	HOA
P	0.29	ALLEY	METRO	METRO
Q	1.33	GREENWAY/LANDSCAPE	HOA	HOA
R	0.52	ALLEY	METRO	METRO
S	0.76	ALLEY	METRO	METRO
T	1.29	FUTURE DEVELOPMENT	HOA	HOA
U	0.26	ALLEY	METRO	METRO
V	0.09	LANDSCAPE	HOA	HOA
W	0.33	ALLEY	METRO	METRO
X	0.53	ALLEY	METRO	METRO
Y	0.34	POCKET PARK	HOA	HOA
Z	0.14	ALLEY	METRO	METRO
AA	0.60	BUFFER/LANDSCAPE	HOA	HOA
AB	0.26	ALLEY	METRO	METRO
AC	0.10	GREENCOURT/LANDSCAPE	HOA	HOA
AD	0.06	ALLEY	METRO	METRO
AE	0.06	GREENCOURT/LANDSCAPE	HOA	HOA
AF	0.06	ALLEY	METRO	METRO
AG	0.07	GREENCOURT/LANDSCAPE	HOA	HOA
AH	0.33	ALLEY	METRO	METRO
AI	3.32	GREENWAY/LANDSCAPE	HOA	HOA
AJ	0.11	LANDSCAPE	HOA	HOA
AK	0.31	ALLEY	METRO	METRO
AL	0.60	LANDSCAPE	HOA	HOA
AM	0.47	POCKET PARK	HOA	HOA
AN	0.37	ALLEY	METRO	METRO
AO	1.43	GREENWAY/LANDSCAPE	HOA	HOA
AP	0.35	ALLEY	METRO	METRO
AQ	0.10	LANDSCAPE	HOA	HOA
AR	0.15	LANDSCAPE	HOA	HOA
AS	0.74	BUFFER/LANDSCAPE	HOA	HOA
AT	0.34	ALLEY	METRO	METRO
AU	0.22	GREENCOURT/LANDSCAPE	HOA	HOA
AV	0.08	ALLEY	METRO	METRO
AW	0.19	GREENCOURT/LANDSCAPE	HOA	HOA
AX	0.08	ALLEY	METRO	METRO
AY	0.14	GREENCOURT/LANDSCAPE	HOA	HOA
AZ	0.35	ALLEY	METRO	METRO
BA	0.20	LANDSCAPE	HOA	HOA
BB	0.23	LANDSCAPE	HOA	HOA
BC	48.85	OPEN SPACE	ERIE	ERIE
BD	0.16	ALLEY	METRO	METRO
BE	0.19	GREENCOURT/LANDSCAPE	HOA	HOA
BF	0.16	ALLEY	METRO	METRO
BG	94.34	FUTURE DEVELOPMENT	HOA	HOA
BH	1.45	IRRIGATION	HOA	HOA

DETENTION & DRAINAGE TREE REQUIREMENTS

Naturalized Detention Areas	1 Tree or 15-Shrub-Thicket Every 50' along all Drainages		
	Linear Feet	Required	Provided
Detention Pond	2,134	43	45 Trees
Total:	2,134	43	45

STREET TREE REQUIREMENTS:

LANDSCAPE QUANTITIES				
AREA	AREA / LENGTH	UNIT	TREES REQUIRED	TREES PROVIDED
Internal Streets Adjacent to Open Space	8,214	LF	205	212
Erie Parkway	2,385	LF	59	62
County Road 5	2,530	LF	63	88
TOTAL	13,129	LF	327	362

Notes:
1. Trees provided do not include trees in medians or adjacent to lots
2. Tree quantities have been counted within the landscape buffer along Erie Parkway and CR5 and within 30' of ROW along Westerly Street and Westerly Place.

TREE REPLACEMENT REQUIREMENTS:

TREE REPLACEMENT QUANTITIES			
DBH REMOVED & REPLACED (in inches)	GROSS CALIPER (in inches)	TREE REPLACEMENT REQ'D	TREES PROVIDED
293	439	219	278

NOTE:
1. REPLACEMENT TREES ADDED ALONG ERIE PKWY, COUNTY ROAD 5 & OPEN SPACE AREAS.

SEED MIXES

TOWN OF ERIE MIXED GRASS PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Buffalo grass	Buchloe dactyloides	Native, Bison or Texas		3
Sideoats grama	Bouteloua curtipendula	Bulle, Niner or El Niño		5
Prairie sandreed	Calamovilfa longifolia	Goshen or Bowman		1
Blue grama	Chondrosium gracile	Livingston, Alma, Native or Hachita		3
Western wheatgrass	Pascopyrum smithii	Arriba, or Rosana		5
Little bluestem	Schizachyrium in scoparium	Pastura, Cimarron, Aldous, Camper		4
Alkali sacaton	Sporobolus airoides	Common		1
Sand dropseed	Sporobolus cryptandrus	Common		1
Switchgrass	Panicum virgatum	Blackwell		5
SEEDING RATE POUNDS PLS/ACRE				28
Optional Addition of Native Wildflowers				
Fringed sage	Artemisia frigida	Common	1	
Purple prairie clover	Dalea purpurea	Common	6	
Blanketflower	Gaillardia aristata	Common	8	
Gayfeather	Liatris punctata	Common	4	
Tansy aster	Machaeranthera tanacetifolia	Common	3	
Prairie coneflower	Ratibida columnifera	Common	3	
COUNCES			23	1.4378
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWERS OPTION				29.4378

TOWN OF ERIE MOIST SWALE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE
Woolly sedge	Carex lanuginosa	Native	0.5
Nebraska sedge	Carex nebrascensis	Native	0.1
Blue grama	Chondrosium gracile	Livingston, Alma, Native or Hachita	1.5
Buffalograss	Buchloe dactyloides	Native, Bison or Texas	0.5
Inland saltgrass	Distichlis stricta	Native	0.5
Baltic rush	Juncus balticus	Native	0.1
Prairie cordgrass	Spartina pectinata	Native	1
Alkali sacaton	Sporobolus airoides	Native	3
Switchgrass	Panicum virgatum	Blackwell	3
Western wheatgrass	Pascopyrum smithii	Arriba or Rosana	5
SEEDING RATE POUNDS PLS/ACRE			15.2
Optional Addition of Native Wildflowers			
Aster	Aster laevis	Western	0.05
Yarrow	Achillea millefolium	Western	0.05
Prairie coneflower	Ratibida columnifera		0.05
SEEDING RATE POUNDS PLS/ACRE WITH NATIVE WILDFLOWER OPTION			15.35

TOWN OF ERIE SHORTGRASS PRAIRIE NATIVE SEED MIXTURE

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

* THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS SUPERSEDES THE LANDSCAPE NOTES AND SHALL BE FOLLOWED FOR TOWN OF ERIE MAINTAINED AREAS. IN ADDITION, A PRE-CONSTRUCTION MEETING, APPLICABLE INSPECTIONS AND AS-BUILTS WILL BE REQUIRED.

NOTES:

- LAND BEING DEDICATED TO THE TOWN AS OPEN SPACE WILL BE RESTORED TO TOWN STANDARDS PER SECTION 1030.00.
- NATIVE SEEDED AREAS TO BE TEMPORARILY IRRIGATED DURING THE WARRANTY PERIOD.
- IRRIGATION PLANS ARE REQUIRED AND WILL BE INCLUDED AT IN FINAL PLAT
- THE PARKS DEPARTMENT IS WORKING TOWARDS A MORE CUSTOMIZED PLAN APPROACH FOR OPEN SPACE RESTORATION AND WE ARE COMMITTED TO WORKING WITH THEM ON A SPECIFIC PLAN AS PART OF OUR FINAL LANDSCAPE PLAN FOR THIS OPEN SPACE DEDICATION AREA

Prepared For:
APPLICANT/DEVELOPER:
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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
LANDSCAPE NOTES & PLANT SCHEDULE

Drawn by: JN
Checked by: JP
Issue Date: 2/5/2019
Revisions: 6/21/2019
11/27/2019
03/24/2020
06/01/2020

Sheet Name
LANDSCAPE NOTES &

WESTERLY - PRELIMINARY LANDSCAPE PLANS

A PORTION OF THE W 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
268.11 ACRES - 530 LOTS / 60 TRACTS
PP-001038-2019

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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
FENCING PLAN

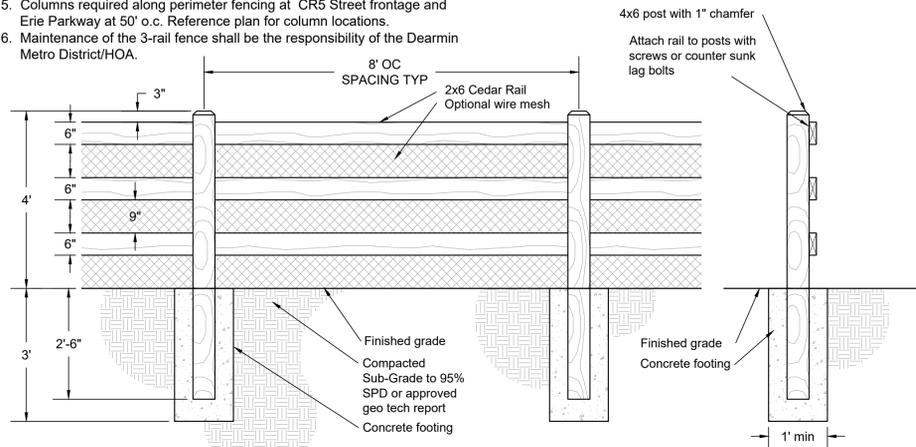
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FENCING PLAN

Sheet Number
L0.3

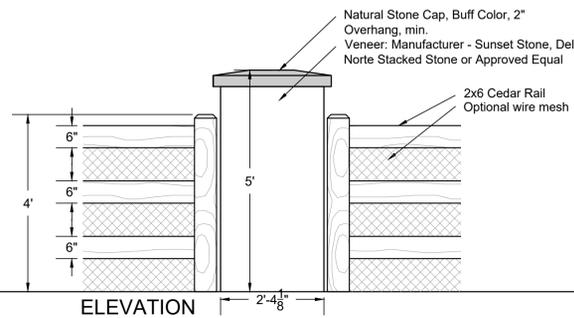
Notes:

- All wood to be rough sawn cedar, or approved material from the landscape architect, owner, or owners rep.
- Wood to be weather and rot resistant
- If optional wire mesh is used, it should be placed on the private property side of the fence. Use rectangular grid pattern hog wire mesh
- Fence to be installed on private property.
- Columns required along perimeter fencing at CR5 Street frontage and Erie Parkway at 50' o.c. Reference plan for column locations.
- Maintenance of the 3-rail fence shall be the responsibility of the Dearmin Metro District/HOA.

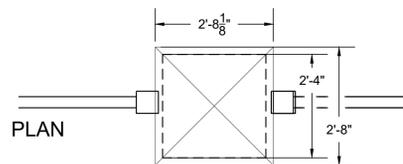


1 OPEN RAIL FENCE

NOT TO SCALE



ELEVATION



PLAN

2 OPEN RAIL FENCE W/ COLUMN

NOT TO SCALE

FENCE LEGEND

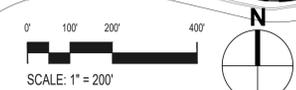
- OPEN RAIL FENCE W/ COLUMN
- OPEN RAIL FENCE

NOTE: ALL OPEN RAIL FENCING ABUTTING TOWN OF ERIE FUTURE OPEN SPACE TO BE MAINTAINED BY HOA/METRO DISTRICT

OPEN RAIL FENCE W/COLUMN L0.3

OPEN RAIL FENCE W/COLUMN L0.3

OPEN RAIL FENCE L0.3



WESTERLY - PRELIMINARY LANDSCAPE PLANS

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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
268.11 ACRES - 530 LOTS / 60 TRACTS
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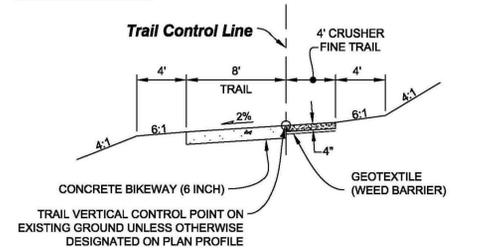
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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
TRAILS PLAN



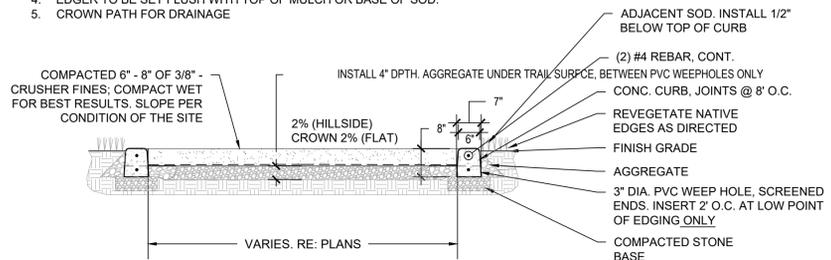
TYPICAL SECTION - CRUSHER FINES LOCATED ON UPHILL SIDE



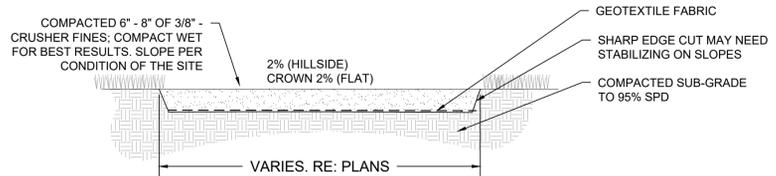
CRUSHER FINES TO BE 3/8" BREEZE MATERIAL FROM ALBERT FREI & SONS OR APPROVED EQUAL
NOTE: ALL FUTURE CONNECTIONS TO SPINE TRAIL SHALL PROVIDE ADEQUATE TURNING RADII PER TOWN OF ERIE DETAIL P27

NOTES:

- 4000 PSI CONC EDGER WITH FIBER MESH REINF., STANDARD GRAY, BROOM FINISH.
- PROVIDE TOOLED JNTS. AT 48" O.C.
- EPOXY COAT REBAR.
- EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
- CROWN PATH FOR DRAINAGE



SOFT SURFACE TRAIL W/ CONCRETE CURB

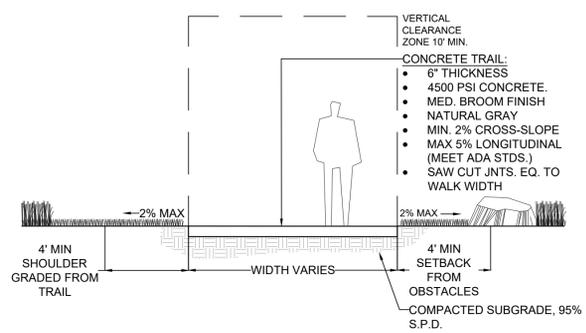


SOFT SURFACE TRAIL

NOTES:

- THE EXCAVATED AREA TO BE COMPACTED USING A DOUBLE-DRUM VIBRATORY ROLLER.
- TREAD SURFACE ("CRUSHERFINE" OR "GRANITE SANDS") TO BE RAKED BY HAND OR MACHINE TO PROVIDE ADEQUATE OUTSLOPING (2%).
- WHILE WET, THE SURFACE IS COMPACTED DOWN TO THE FINAL GRADE WITH THE VIBRATORY ROLLER.
- TRENCH SHOULD BE COMPACTED TO 8" DEPTH. COMPACTED SUBGRADE IS TO BE COVERED WITH GEOTEXTILE FABRIC PRIOR TO INSTALLATION OF GRANITE SANDS.
- FOR AREAS WITH A CROSS-SLOPE, A DRAINAGE SWALE IS INSTALLED ON THE UPHILL SIDE OF THE TRAIL.
- TRAIL ALIGNMENT SHOULD WORK WITH THE NATURAL TOPOGRAPHY.
- CONSIDER PROVIDING OCCASIONAL VIEWING AND SEATING AREAS ALONG THE PATH TO ACCOMMODATE PASSIVE RECREATION AREAS.
- CRUSHER FINES TO BE GREY 3/8" BREEZE MATERIAL FROM ALBERT FREI & SONS OR APPROVED EQUAL.

1 SPINE TRAIL NOT TO SCALE

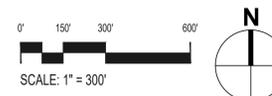


2 CONCRETE TRAIL NOT TO SCALE

3 SOFT SURFACE TRAIL NOT TO SCALE

TRAILS LEGEND

- SPINE TRAIL
- CONCRETE TRAIL
- SOFT SURFACE TRAIL



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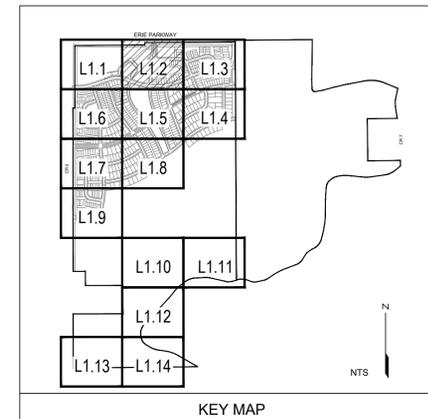
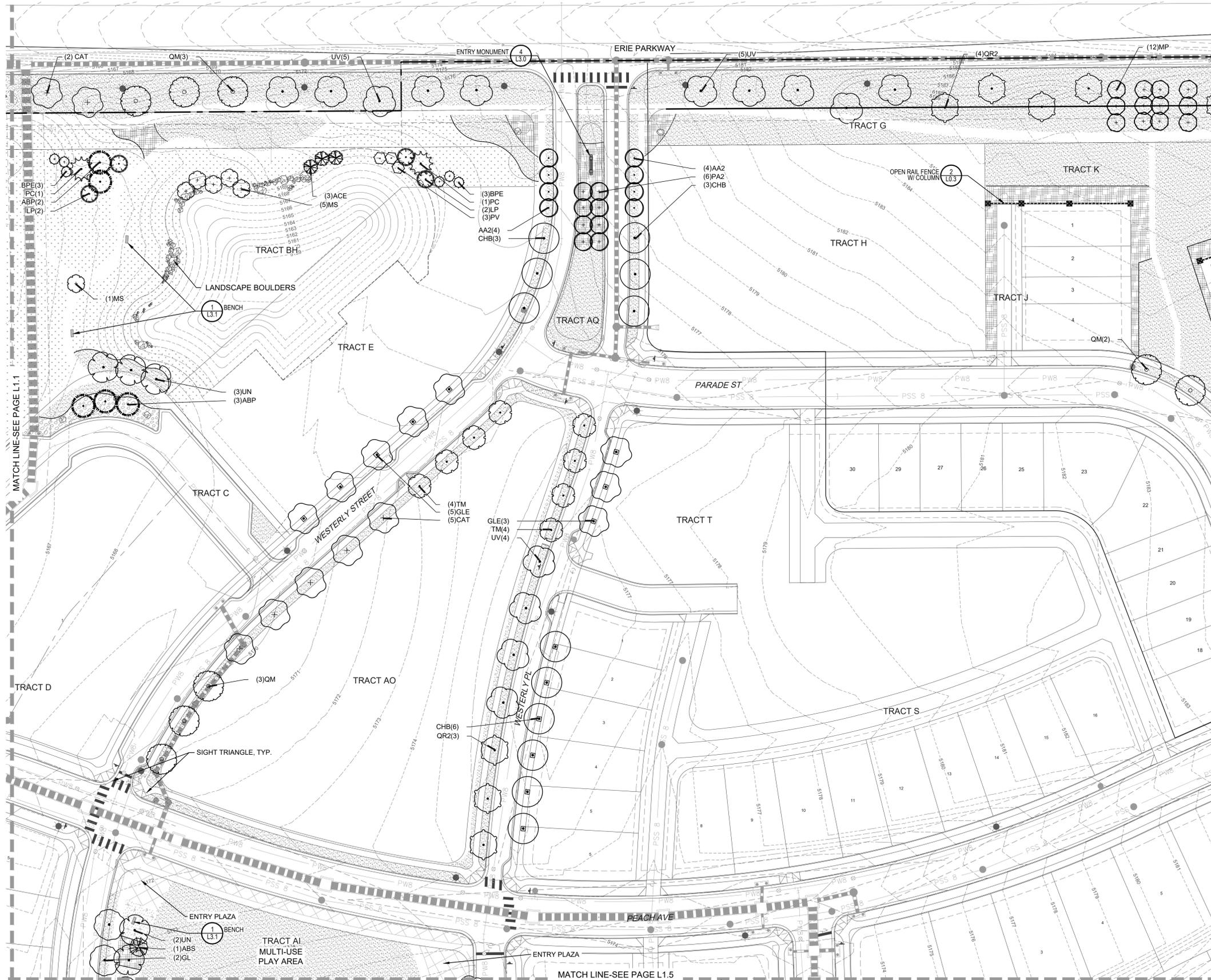
TRAILS PLAN

Sheet Number

L0.4

WESTERLY - PRELIMINARY LANDSCAPE PLANS

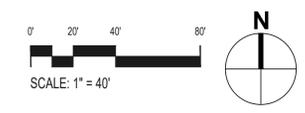
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LEGEND

- DECIDUOUS TREES
* TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- OPEN RAIL FENCE
- OPEN RAIL FENCE WITH COLUMN
- LANDSCAPE BOULDERS
- SOD
- NATIVE SEED
ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN (15) FEET OF EDGE OF SPINE TRAILS AND ROADS
- DETENTION SEED
- CRUSHER FINES
- ROCK MULCH
- STEEL EDGING
- 1' CONTOUR INTERVAL
- BENCH
- PICNIC TABLE
- POCKET PARK SIGNAGE
- DOG WASTE STATION
- WASTE RECEPTACLE
- BIKE RACK
- BBQ GRILL

NOTES:
1. ALL TREES TO BE PLANTED A MINIMUM OF 10' FROM ALL UTILITY LINES AND STRUCTURES. TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON FINAL LOCATION OF UTILITIES.
2. TREES ADJACENT TO LOTS ARE THE RESPONSIBILITY OF THE HOMEOWNER.



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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
LANDSCAPE PLAN

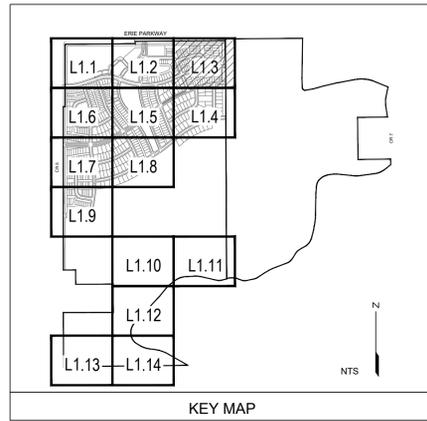
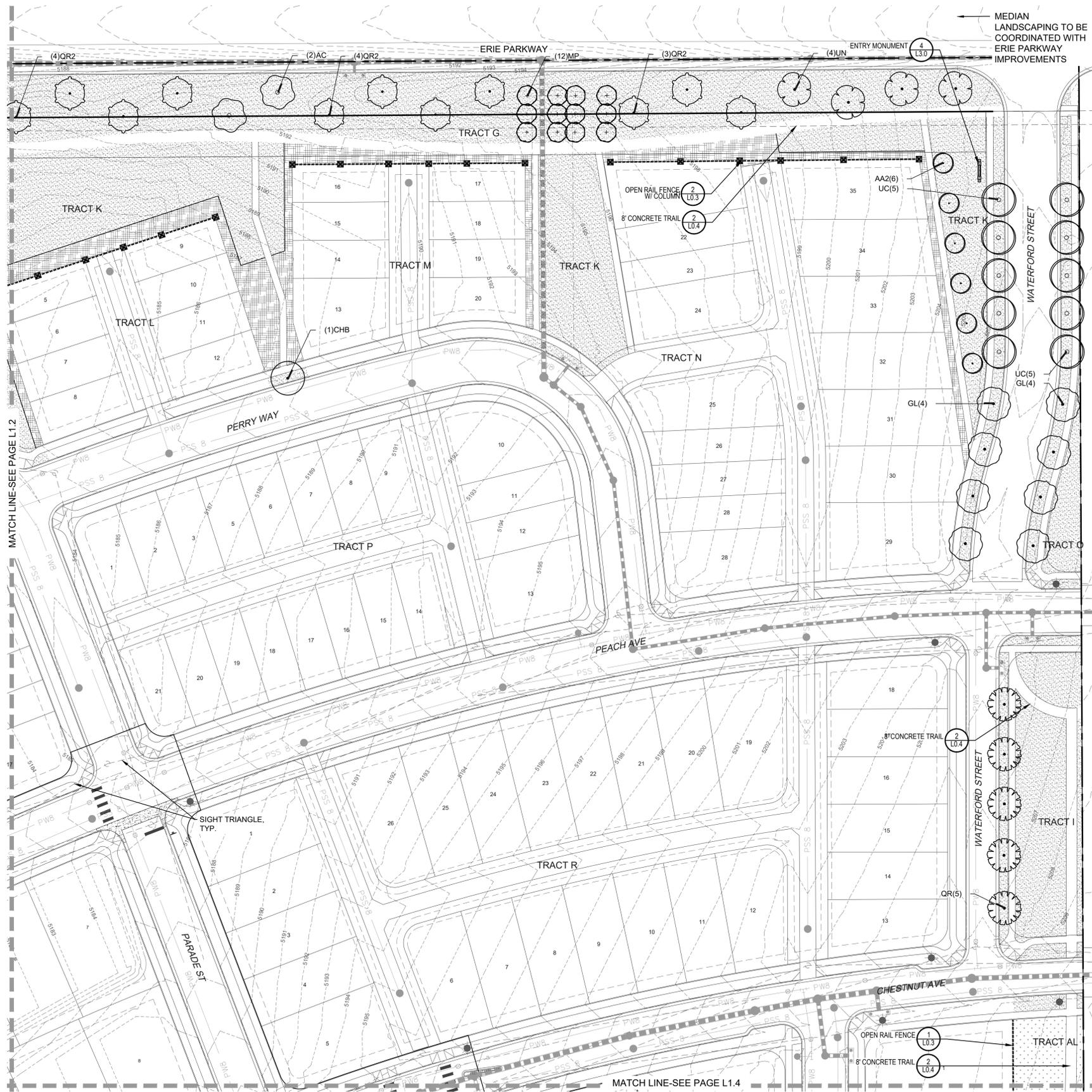
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Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.2

WESTERLY - PRELIMINARY LANDSCAPE PLANS

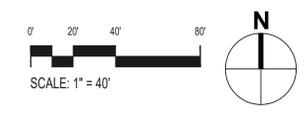
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LEGEND

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- SOD
- NATIVE SEED
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- DETENTION SEED
- CRUSHER FINES
- ROCK MULCH
- STEEL EDGING
- 1' CONTOUR INTERVAL
- BENCH
- PICNIC TABLE
- POCKET PARK SIGNAGE
- DOG WASTE STATION
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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
LANDSCAPE PLAN

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06/01/2020

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WESTERLY - PRELIMINARY LANDSCAPE PLANS

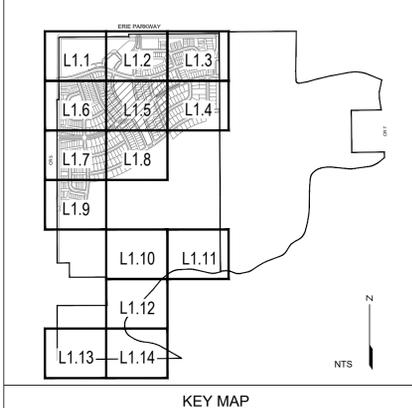
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268.11 ACRES - 530 LOTS / 60 TRACTS
PP-001038-2019

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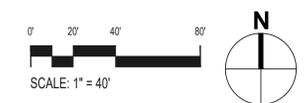
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LEGEND

- DECIDUOUS TREES
* TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
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- PROPERTY LINE
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- OPEN RAIL FENCE WITH COLUMN
- LANDSCAPE BOULDERS
- SOD
- NATIVE SEED
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WESTERLY - PRELIMINARY LANDSCAPE PLANS

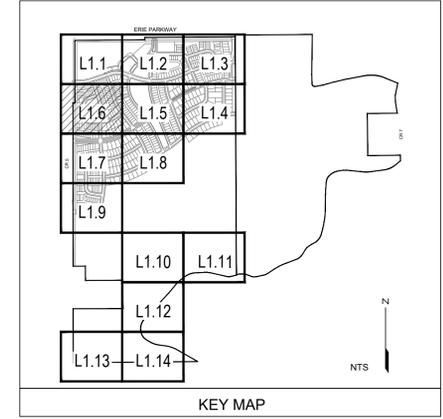
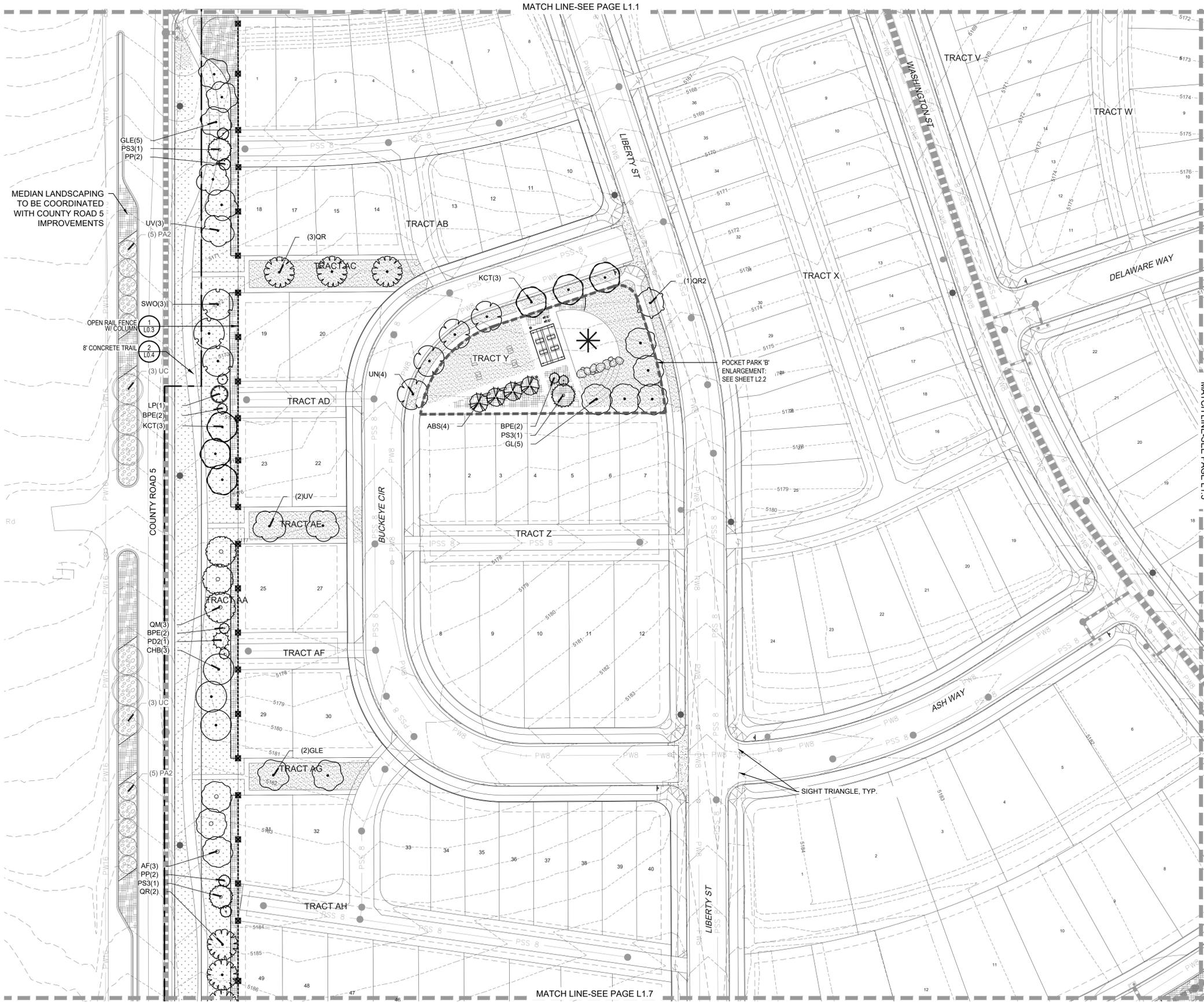
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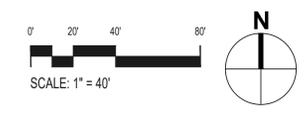
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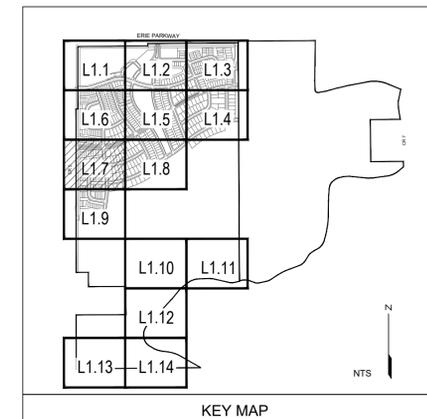
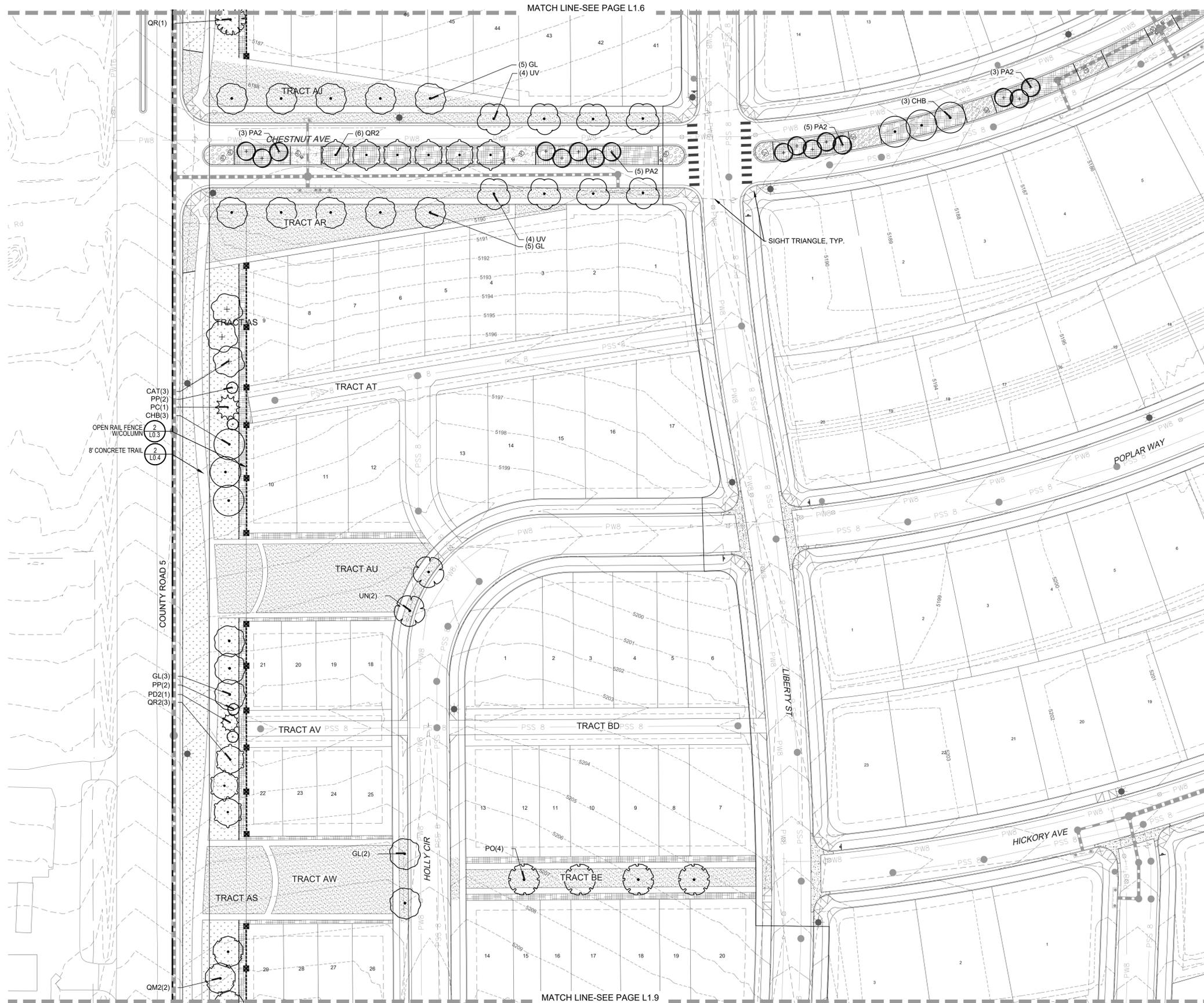
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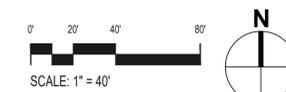
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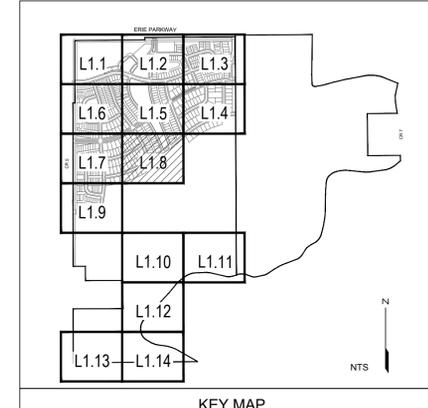
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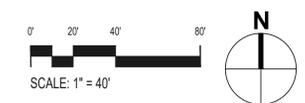
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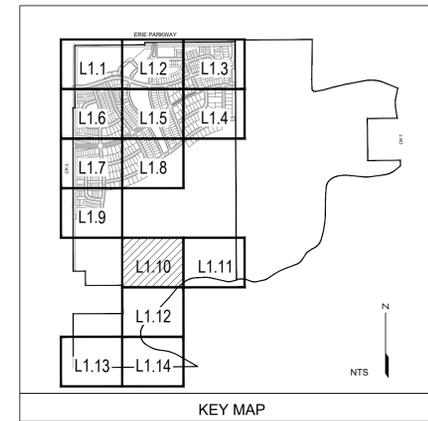
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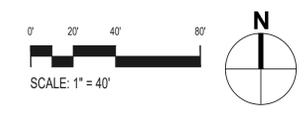
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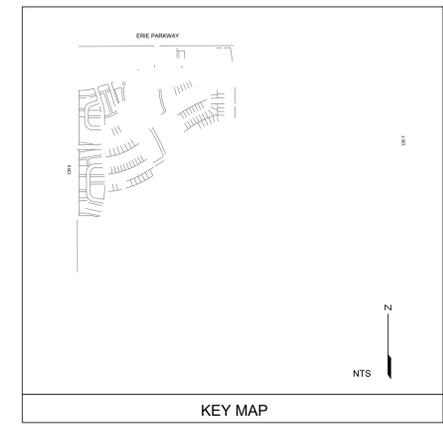
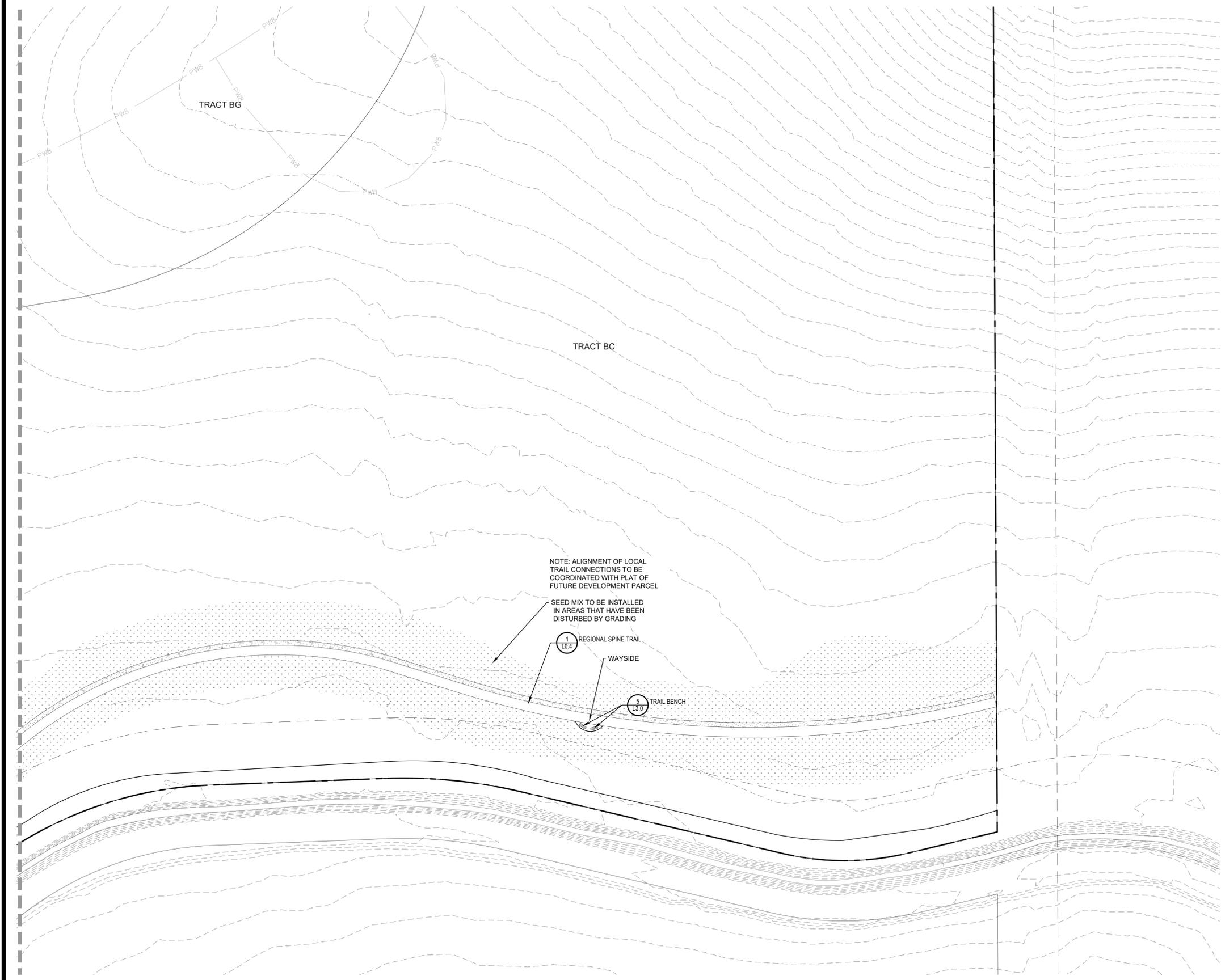
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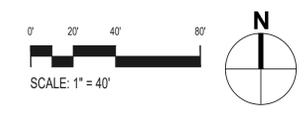
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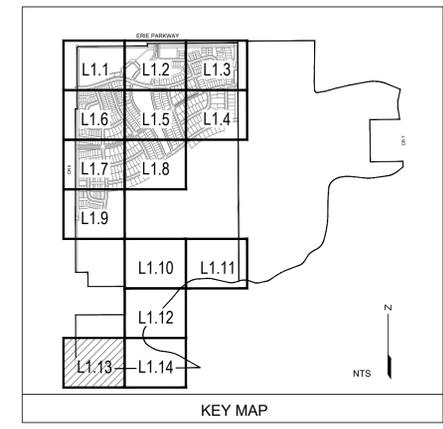
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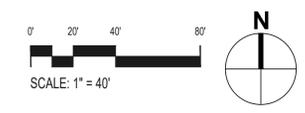
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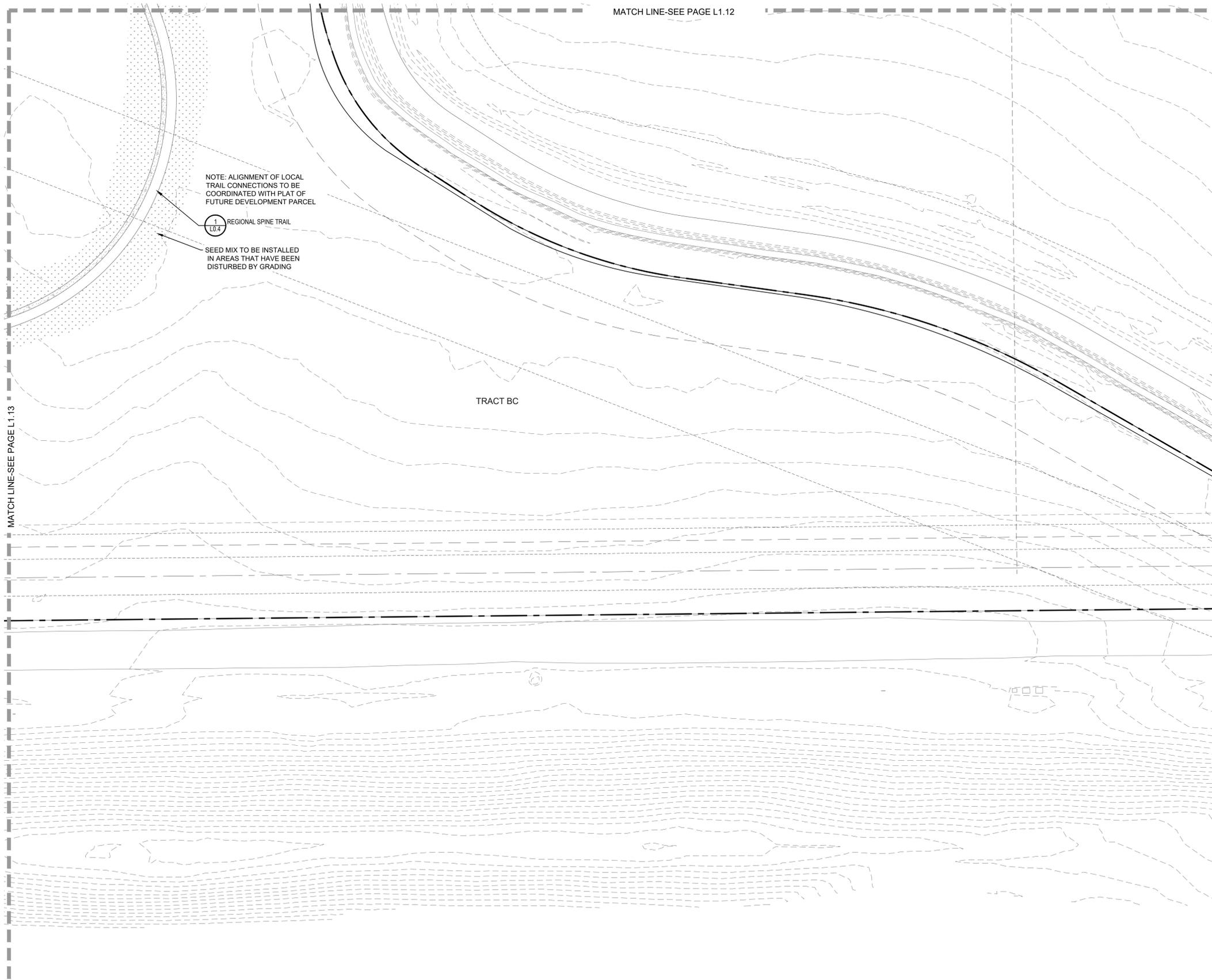
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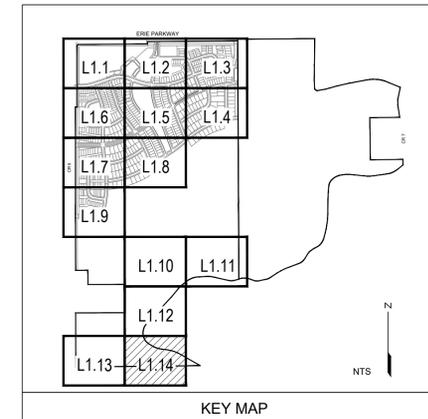
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MATCH LINE-SEE PAGE L1.12



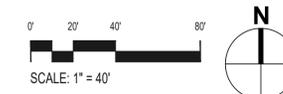
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WESTERLY - PRELIMINARY LANDSCAPE PLANS

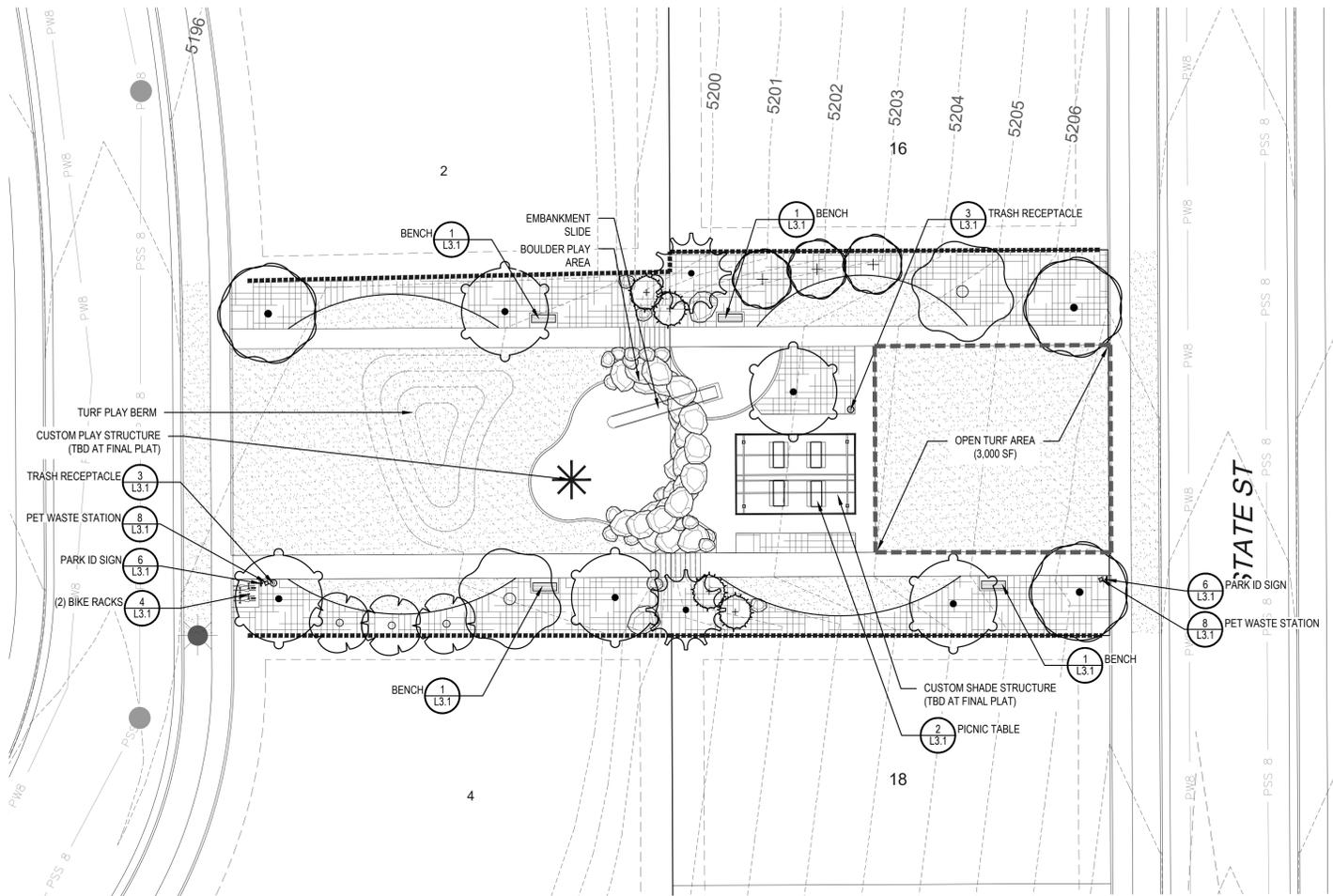
A PORTION OF THE W 1/2 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
268.11 ACRES - 530 LOTS / 60 TRACTS
PP-001038-2019

Prepared For:
APPLICANT/DEVELOPER:
ERIE LAND COMPANY, LLC
1225 17TH STREET,
SUITE 2420
DENVER, CO - 80202
303-887-8075

Land Planning
people creating spaces

pcs group inc. www.pcsgruppco.com
200 kalamath st
denver, co 80223
t. 303.531.4905

Engineering
Matrix
DESIGN GROUP
1401 Blake Street Suite 200
Denver, CO 80202
1.303.572.0200



PARK A REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARDS

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); DOG PICK-UP STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

PLANT MATERIAL:

PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	10
ORNAMENTAL TREES	3	6
EVERGREEN TREES	2	6
SHRUBS	20	TO BE PROVIDED AT FINAL PLAT
PERENNIALS	24	TO BE PROVIDED AT FINAL PLAT
ORNAMENTAL GRASS	3	TO BE PROVIDED AT FINAL PLAT

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); CUSTOM MULTI-LEVEL PLAY STRUCTURE (TBD AT FINAL PLAT)

LIST C - BOULDER PLAY AREA; OPEN TURF PLAY BERM; IN-GROUND SLIDE

LIST D - BENCHES (2 / ACRE IN ADDITION TO BENCHES IN LIST A); LANDSCAPING (DOUBLE LIST A REQUIREMENTS)

* = PLAY STRUCTURE (TO BE DETERMINED AT FINAL PLAT)

LIST 'A' - REQUIRED POCKET PARK TREE QUANTITIES

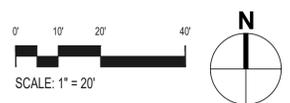
DECIDUOUS TREES	QTY	BOTANICAL NAME
AC	2	Acer platanoides 'Crimson King'
KCT	3	Gymnocladus dioica
QR2	5	Quercus robur
EVERGREEN TREES	QTY	BOTANICAL NAME
PC	2	Picea pungens
BPE	4	Pinus heldreichii
ORNAMENTAL TREES	QTY	BOTANICAL NAME
CP	3	Crataegus phaenopyrum
MP	3	Malus x 'Prairifire'

*REQUIRED SHRUB, PERENNIAL AND GRASS QUANTITIES TO BE PROVIDED AT FINAL PLAT

LEGEND

- DECIDUOUS TREES
* TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- OPEN RAIL FENCE
- OPEN RAIL FENCE WITH COLUMN
- LANDSCAPE BOULDERS
- SOD
- NATIVE SEED
ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN (15) FEET OF EDGE OF SPINE TRAILS AND ROADS
- DETENTION SEED
- CRUSHER FINES
- ROCK MULCH
- STEEL EDGING
- 1' CONTOUR INTERVAL
- BENCH
- PICNIC TABLE
- POCKET PARK SIGNAGE
- DOG WASTE STATION
- WASTE RECEPTACLE
- BIKE RACK
- BBQ GRILL

NOTES:
1. ALL TREES TO BE PLANTED A MINIMUM OF 10' FROM ALL UTILITY LINES AND STRUCTURES. TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON FINAL LOCATION OF UTILITIES.
2. TREES ADJACENT TO LOTS ARE THE RESPONSIBILITY OF THE HOMEOWNER.



POCKET PARK A : ENLARGEMENT
REFER TO SHEET L1.4 FOR SPECIFIED PLANT MATERIAL

WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
POCKET PARK SITE FURNISHINGS

Drawn by: JN
Checked by: JP
Issue Date: 2/5/2019
Revisions: 6/21/2019
11/27/2019
03/24/2020
06/01/2020

Sheet Name
POCKET PARK SITE FURNISHINGS
Sheet Number
L2.1

WESTERLY - PRELIMINARY LANDSCAPE PLANS

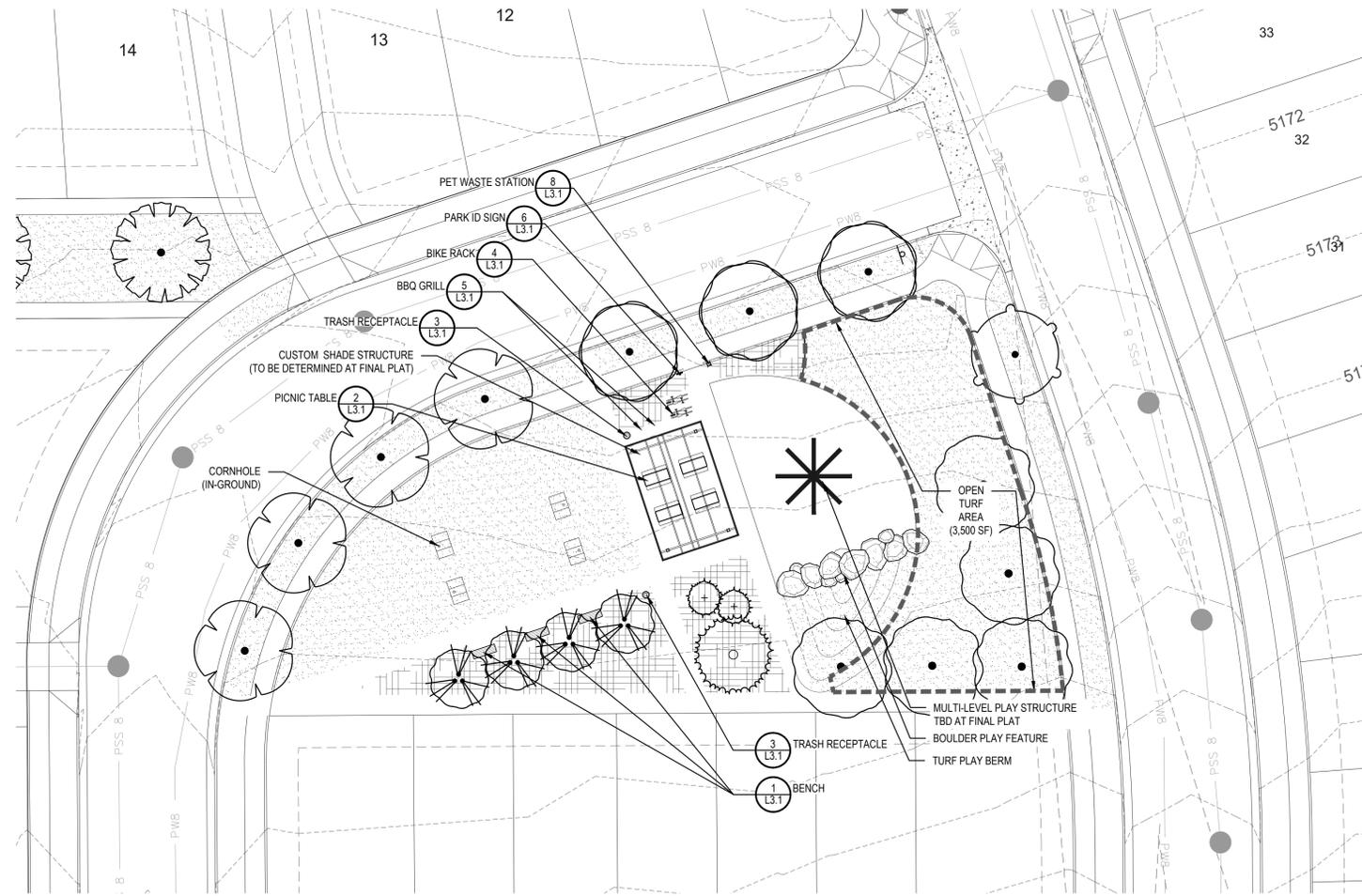
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1601 Blake Street Suite 200
Denver, CO 80202
1.303.572.0200



PARK B REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARDS

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); DOG PICK-UP STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

PLANT MATERIAL:

PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	5
ORNAMENTAL TREES	3	4
EVERGREEN TREES	2	3
SHRUBS	20	TO BE PROVIDED AT FINAL PLAT
PERENNIALS	24	TO BE PROVIDED AT FINAL PLAT
ORNAMENTAL GRASS	3	TO BE PROVIDED AT FINAL PLAT

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); MULTI-LEVEL PLAY STRUCTURE

LIST C - BOULDER PLAY AREA: OPEN TURF PLAY BERM; (2) CORNHOLE SET

LIST D - BENCHES (2 / ACRE IN ADDITION TO BENCHES IN LIST A); (2) BBQ GRILLS

* = PLAY STRUCTURE (TO BE DETERMINED AT FINAL PLAT)

LIST 'A' - REQUIRED POCKET PARK TREE QUANTITIES

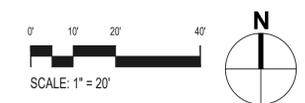
DECIDUOUS TREES	QTY	BOTANICAL NAME
GL	5	Tilia cordata 'Greenspire'
EVERGREEN TREES	QTY	BOTANICAL NAME
BPE	2	Pinus heldreichii
PS3	1	Pinus sylvestris
ORNAMENTAL TREES	QTY	BOTANICAL NAME
ABS	4	Amelanchier x grandiflora 'Autumn Brilliance'

*REQUIRED SHRUB, PERENNIAL AND GRASS QUANTITIES TO BE PROVIDED AT FINAL PLAT

LEGEND

- DECIDUOUS TREES
* TREES SHALL NOT BE PLANTED WITHIN 10FT OF ALL UTILITIES
- EVERGREEN TREES
- SHRUBS
- PROPERTY LINE
- OPEN RAIL FENCE
- OPEN RAIL FENCE WITH COLUMN
- LANDSCAPE BOULDERS
- SOD
- NATIVE SEED
ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN (15) FEET OF EDGE OF SPINE TRAILS AND ROADS
- DETENTION SEED
- CRUSHER FINES
- ROCK MULCH
- STEEL EDGING
- 1' CONTOUR INTERVAL
- BENCH
- PICNIC TABLE
- POCKET PARK SIGNAGE
- DOG WASTE STATION
- WASTE RECEPTACLE
- BIKE RACK
- BBQ GRILL

NOTES:
1. ALL TREES TO BE PLANTED A MINIMUM OF 10' FROM ALL UTILITY LINES AND STRUCTURES. TREE LOCATIONS ARE NOT FINAL AND MAY CHANGE BASED UPON FINAL LOCATION OF UTILITIES.
2. TREES ADJACENT TO LOTS ARE THE RESPONSIBILITY OF THE HOMEOWNER.



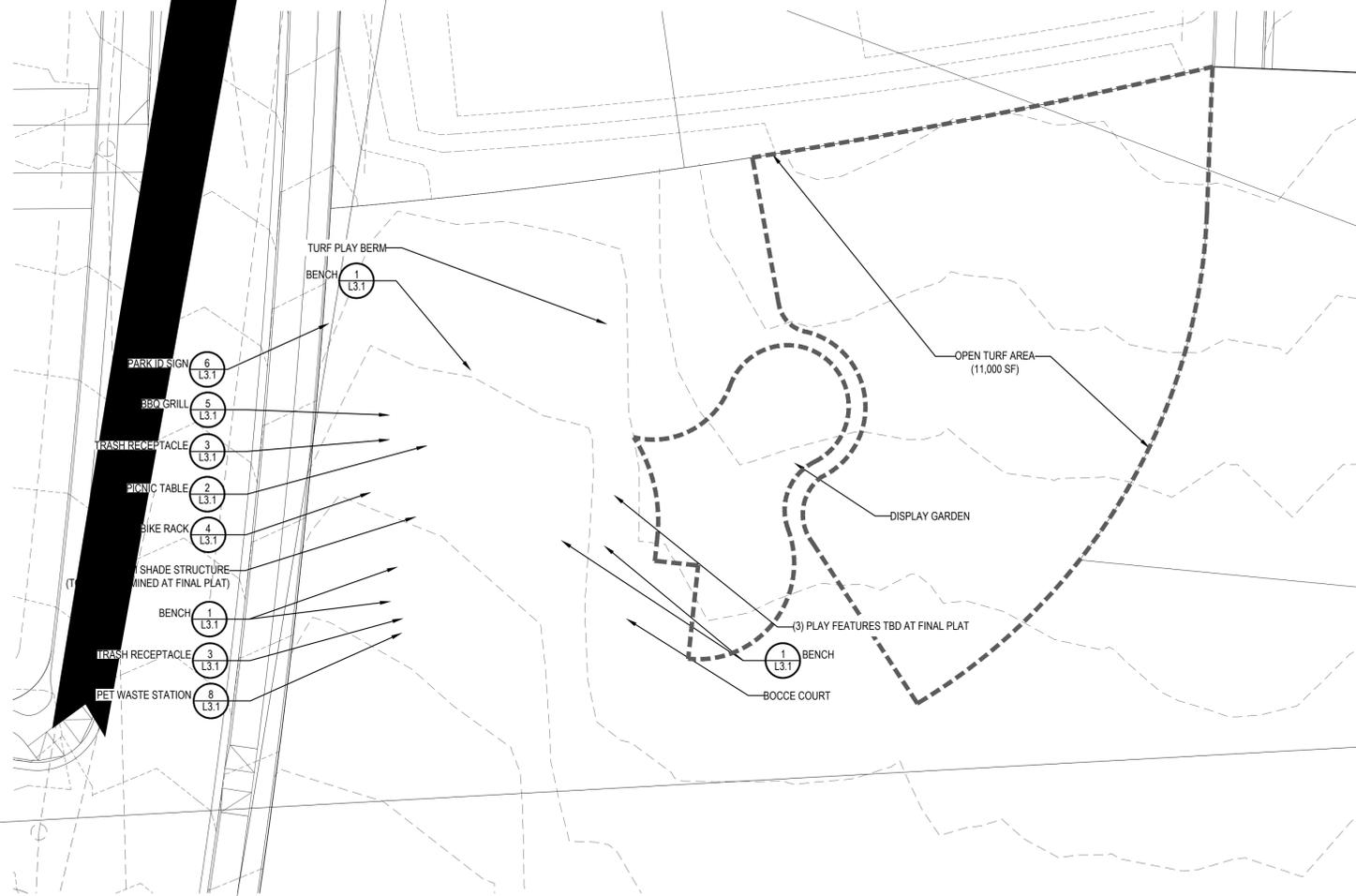
POCKET PARK B : ENLARGEMENT
REFER TO SHEET L1.6 FOR SPECIFIED PLANT MATERIAL

WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
POCKET PARK SITE FURNISHINGS

Drawn by: JN
Checked by: JP
Issue Date: 2/5/2019
Revisions: 6/21/2019
11/27/2019
03/24/2020
06/01/2020

Sheet Name
POCKET PARK
SITE
FURNISHINGS

Sheet Number
L2.2



**POCKET PARK C
REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARDS**

LIST A - BENCHES (2); BICYCLE RACKS (4 BIKES); DOG PICK-UP STATION; PARK ID SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES (2);

PLANT MATERIAL:

PLANT TYPE	QTY REQUIRED	QTY PROVIDED
DECIDUOUS TREES	5	6
ORNAMENTAL TREES	3	5
EVERGREEN TREES	2	3
SHRUBS	20	TO BE PROVIDED AT FINAL PLAT
PERENNIALS	24	TO BE PROVIDED AT FINAL PLAT
ORNAMENTAL GRASS	3	TO BE PROVIDED AT FINAL PLAT

LIST B - GROUP PICNIC SHELTER W/ FOUR TABLES (REPLACING SHELTER REQUIRED IN LIST A); DISPLAY GARDEN

LIST C - BOCCIE BALL; OPEN TURF PLAY BERM; (3) OTHER PLAY FEATURES

LIST D - (2) BBQ GRILLS; BENCHES (2 / ACRE IN ADDITION TO BENCHES IN LIST A)

* = PLAY STRUCTURE (TO BE DETERMINED AT FINAL PLAT)

DECIDUOUS TREES	QTY	BOTANICAL NAME
CAT	3	Catalpa speciosa
QR	3	Quercus rubra
EVERGREEN TREES	QTY	BOTANICAL NAME
ABP	3	Pinus nigra
ORNAMENTAL TREES	QTY	BOTANICAL NAME
TCH	5	Crataegus crus-galli inermis TM

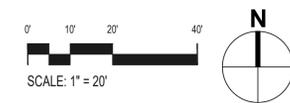
*REQUIRED SHRUB, PERENNIAL AND GRASS QUANTITIES TO BE PROVIDED AT FINAL PLAT

POCKET PARK C : ENLARGEMENT

REFER TO SHEET L1.9 FOR SPECIFIED PLANT MATERIAL

NOTE: TRACT BOUNDARY AND PARK IMPROVEMENTS MAY CHANGE BASED ON SUBSEQUENT PLATS

POCKET PARK SITE FURNISHINGS



POCKET PARK
SITE
FURNISHINGS

L2.3



WESTERLY - PRELIMINARY LANDSCAPE PLANS

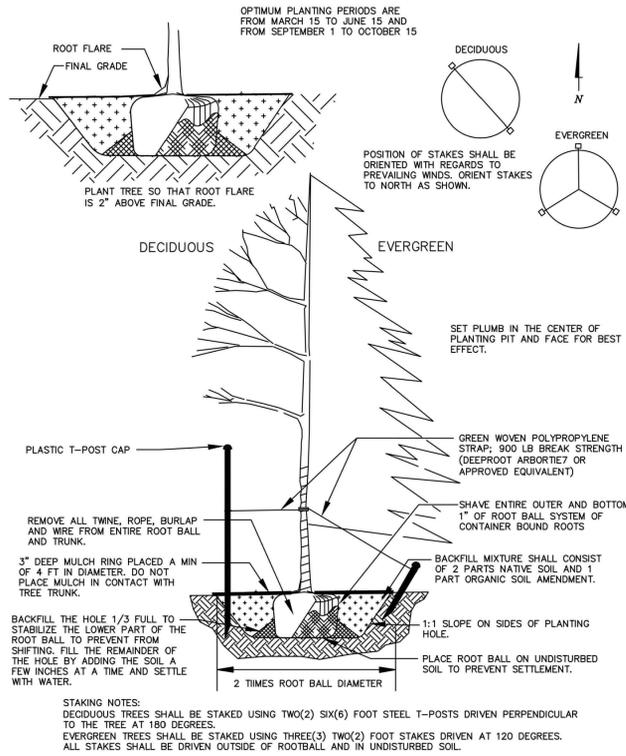
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APPLICANT/DEVELOPER:
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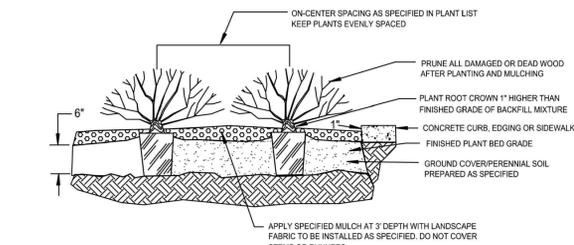
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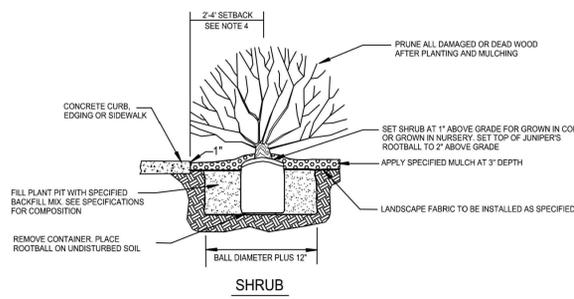
1 TREE PLANTING

NOT TO SCALE



NOTE:
1. HOLD MULCH GRADE 1\"/>

GROUND COVER / PERENNIAL



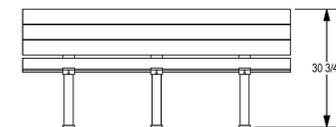
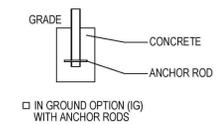
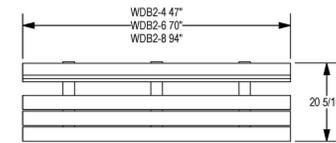
3 TRAIL STOP SIGN

NOTE: AS SHOWN OR SIMILAR NOT TO SCALE

2 SHRUB PLANTING

NOT TO SCALE

SURFACE ATTACHMENT: SURFACE MOUNT
RECYCLED PLASTIC FINISH: CEDAR COLOR
FRAME COLOR: BLACK
MANUFACTURER: THOMAS STEELE DIVISION; GRABER
MANUFACTURING
ADDRESS: 1080 UNIEK DRIVE, WAUNAKEE, WI 53597
PHONE: 800-448-7931
E-MAIL: SALES@MADRAX.COM



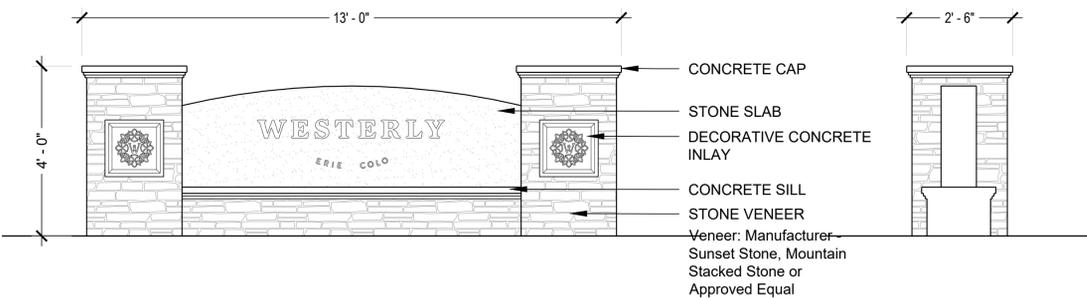
PRODUCT: WDB2-L-RP (4, 6, 8)
DESCRIPTION: WALDEN II BENCH, RECYCLED PLASTIC
DATE: 10-31-19
ENG: SMC

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SITE FURNISHING IS POWDER COATED WITH TGIC POLYESTER STEEL SURFACE PREP INCLUDES MECHANICAL AND CHEMICAL ETCHING FOLLOWED WITH A COATING TO IMPROVE ADHESION AND CORROSION RESISTANCE.

5 TRAIL BENCH

NOT TO SCALE



4 ENTRY MONUMENT

NOT TO SCALE

GENERAL NOTES

- ALL NOTES & DIMENSIONS ARE CONCEPTUAL IN NATURE. CONTRACTOR SHALL PROVIDE OWNER/LANDSCAPE ARCHITECT WITH SHOP DRAWINGS FOR ALL DESIGN COMPONENTS. PRIOR TO INSTALLATION.
- OWNER/LAND ARCH. SHALL APPROVE ALL LAYOUT/STAKING OF MONUMENTS & WALLS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONSTRUCT FULL SCALE MOCKUPS OF WALLS & SIGN COMPONENTS FOR OWNER/LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- WALL REINFORCEMENT & FOOTINGS SHALL BE PROVIDED BY STRUCTURAL ENG.

WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
LANDSCAPE DETAILS

Drawn by: JN
Checked by: JP
Issue Date: 2/5/2019
Revisions: 6/21/2019
11/27/2019
03/24/2020
06/01/2020

Sheet Name
LANDSCAPE
DETAILS

Sheet Number
L3.0

WESTERLY - PRELIMINARY LANDSCAPE PLANS

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WESTERLY
PRELIMINARY LANDSCAPE PLANS
ERIE, COLORADO
LANDSCAPE DETAILS



MANUFACTURER: URBAN ACCESSORIES
PRODUCT NAME: TRANSIT BAY 6' BENCH
COLOR: POWDER COAT 'FIRESTONE'
NOTE: BENCH TO BE SURFACED MOUNTED PER MANUFACTURER'S SPECIFICATIONS

2 BENCH
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE



MANUFACTURER: LANDSCAPE FORMS
PRODUCT NAME: 67" CHARLIE TABLE
COLOR: POWDER COAT 'TITANIUM'
NOTE: PICNIC TABLE TO BE SURFACED MOUNTED PER MANUFACTURER'S SPECIFICATIONS

2 PICNIC TABLE
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE



MANUFACTURER: URBAN ACCESSORIES
PRODUCT NAME: OT TRASHER
COLOR: POWDER COAT 'FIRESTONE'
NOTE: TRASH RECEPTACLE TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS

3 TRASH RECEPTACLE
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE



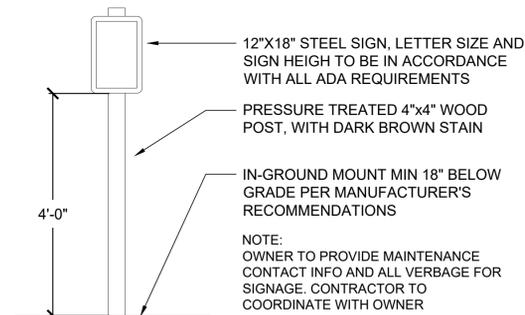
MANUFACTURER: SITESCAPES
PRODUCT NAME: AP2-02-SM
COLOR: POWDER COAT 'ONYX'
NOTE: BIKE RACK TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS

4 BIKE RACK
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE

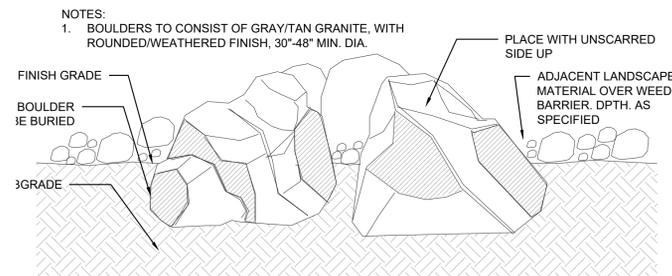


MANUFACTURER: LITTLE TIKES
PRODUCT NAME: 200-X GRILL
COLOR: BLACK FINISH
NOTE: TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
CONTACT MIRIAM HOOTSTEIN (REC PLUS)
303-278-1606

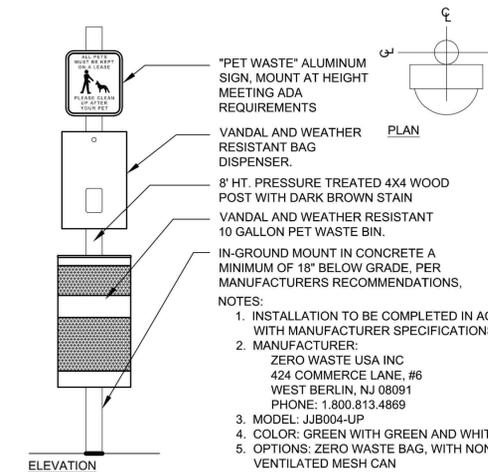
5 BBQ GRILL
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE



6 PARK MAINTENANCE ID SIGN
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE



7 LANDSCAPE BOULDERS
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. MANUFACTURER:
ZERO WASTE USA INC
424 COMMERCE LANE, #6
WEST BERLIN, NJ 08091
PHONE: 1.800.813.4869
3. MODEL: JJB004-UP
4. COLOR: GREEN WITH GREEN AND WHITE SIGN
5. OPTIONS: ZERO WASTE BAG, WITH NON-LOCKING VENTILATED MESH CAN
6. OWNER SHALL APPROVE FINAL LOCATIONS OF PET STATION PRIOR TO INSTALLATION.

8 PET WASTE STATION
NOTE: AS SHOWN OR SIMILAR NOT TO SCALE

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DETAILS

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