

OUTLOOK NINE MILE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

SITE DATA SUMMARY CHART		
ZONE DISTRICT: NINE MILE CORNER PD-DEVELOPMENT PLAN		
287 DWELLING UNITS		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	546,151	
BUILDING FOOTPRINT	131,278	24.0%
PARKING/ROADS (INCLUDING PLANTED INTERIOR ISLANDS)	242,627	44.4%
HARDSCAPE TOTAL	373,905	68.5%
PLANTED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS)	129,663	23.7%
EXISTING VEGETATION	0	0.0%
TRAILS, SIDEWALKS AND PLAZAS	42,583	7.8%
LANDSCAPE TOTAL	172,246	31.5%
BUILDING TYPE		
	SQUARE FOOTAGE	
TOTAL (2 BUILDINGS)	TYPE A - 18-PLEX	18,388
	TYPE B - 28-PLEX	36,776
TOTAL (5 BUILDINGS)	TYPE C - 51-PLEX	27,751
	TYPE D - CARRIAGE	138,755
TOTAL (2 BUILDINGS)	CLUBHOUSE	57,383
	GARAGE A	114,766
TOTAL (3 BUILDINGS)	GARAGE B	3,753
		11,259
TOTAL (1 BUILDING)		6,350
		6,350
TOTAL (8 BUILDINGS)		1,898
		15,184
TOTAL (1 BUILDING)		3,872
		3,872

PARKING DATA		
	REQUIRED	PROVIDED
REQUIRED VEHICLE PARKING SPACES		
ONE BEDROOM	155 DU X 1.5 SP/DU	233
TWO BEDROOM	132 DU X 2.0 SP/DU	264
GUEST SPACES	1 SP/4 DU	72
TOTAL		569
PROVIDED VEHICLE PARKING SPACES		
DETACHED GARAGE SPACES		80
ATTACHED GARAGE SPACES		84
TANDEM SPACES		66
SURFACE SPACES		319
SURFACE SPACES (COMPACT)		35
ACCESSIBLE SPACES	12	14
TOTAL PARKING SPACES		584
BICYCLE PARKING SPACES	32	32



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

LOT 11, TRACTS G AND H
NINE MILE CORNER FILING NO. 1
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

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SITE PLAN APPROVAL CERTIFICATE	
THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.	
DIRECTOR OF COMMUNITY DEVELOPMENT _____	DATE _____
PLANNING COMMISSION CHAIR (IF APPLICABLE) _____	DATE _____
THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.	
OWNER SIGNATURE _____	OWNER PRINTED NAME _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017	
BY _____ AS _____	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC _____	
MY COMMISSION EXPIRES: _____	

DEVELOPER:
 EVERGREEN DEVCO, INC.
P.O. Box 271066
Littleton, Colorado 80127
Ph: 602-808-8600
Fax: 602-567-7147

ARCHITECT:
 KEPHART ARCHITECTS
2555 Walnut Street
Denver, Colorado 80205
Ph: 303-832-4474
Fax: 303-623-6311

CIVIL ENGINEER:
 GALLOWAY
Planning, Architecture, Engineering
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
Ph: 303.770.8884
Fax: 303.770.3636

CIVIL ENGINEER:
 HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

LANDSCAPE ARCHITECT:
 NORRIS DESIGN
Planning | Landscape Architecture
1101 Bamook Street
Denver, Colorado 80204
P: 303.892.1166
F: 303.892.1186
www.norris-design.com

PHOTOMETRIC:
 KLOK GROUP
801 12TH STREET
GOLDEN, COLORADO 80401
PH: 720-399-2410

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PROJECT NUMBER: 160602

03-03-2020
01-27-2020
11-08-2019
REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017

COVER SHEET
SHEET 1 OF 51

OUTLOOK NINE MILE

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

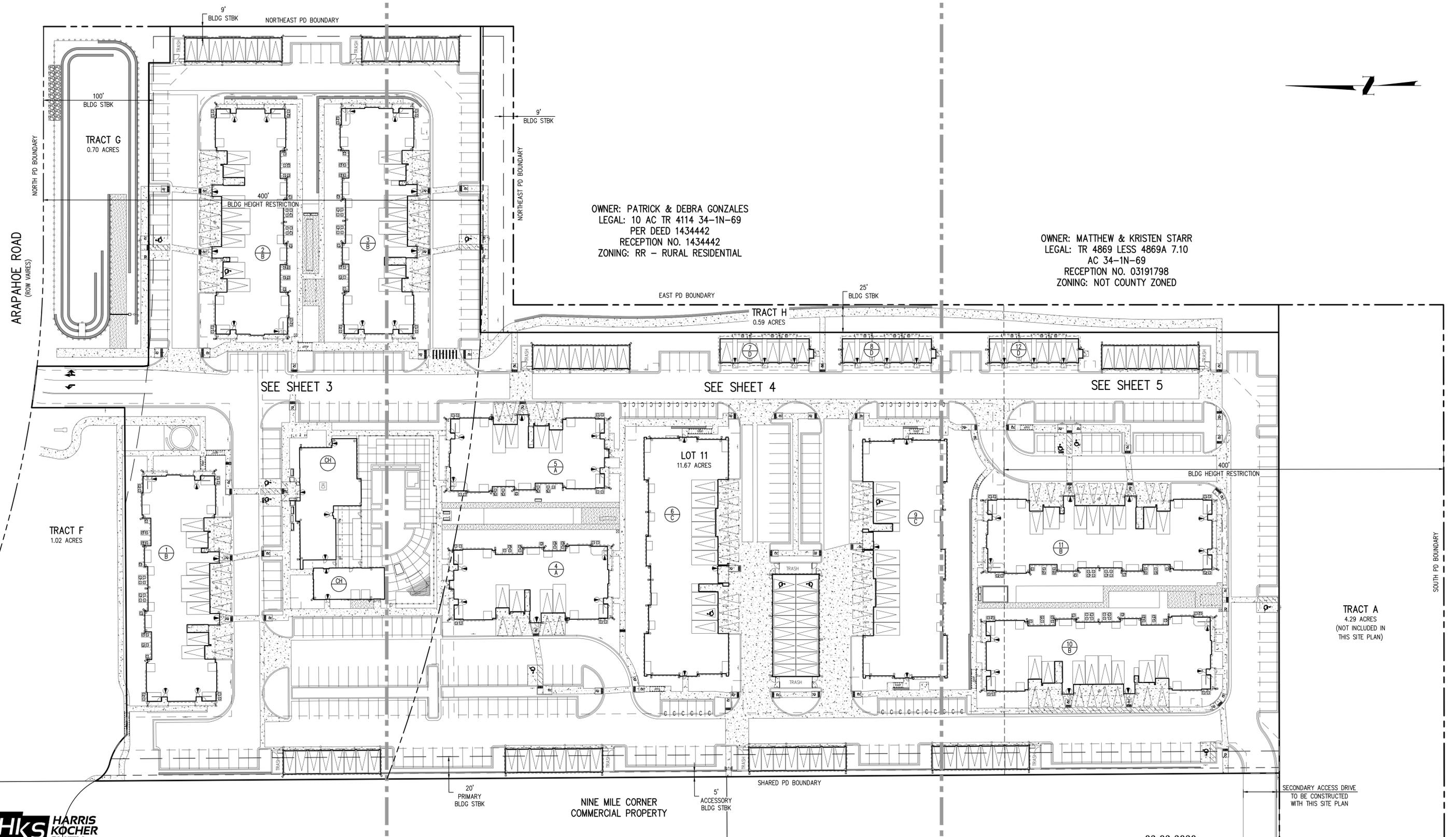
12.95 ACRES (LOT 11, TRACTS G & H)

SITE PLAN - SP-000832-2016



OWNER: PATRICK & DEBRA GONZALES
 LEGAL: 10 AC TR 4114 34-1N-69
 PER DEED 1434442
 RECEPTION NO. 1434442
 ZONING: RR - RURAL RESIDENTIAL

OWNER: MATTHEW & KRISTEN STARR
 LEGAL: TR 4869 LESS 4869A 7.10
 AC 34-1N-69
 RECEPTION NO. 03191798
 ZONING: NOT COUNTY ZONED



SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

NINE MILE CORNER
 COMMERCIAL PROPERTY

SECONDARY ACCESS DRIVE
 TO BE CONSTRUCTED
 WITH THIS SITE PLAN

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OVERALL SITE PLAN
 SHEET 2 OF 51
 OUTLOOK NINE MILE

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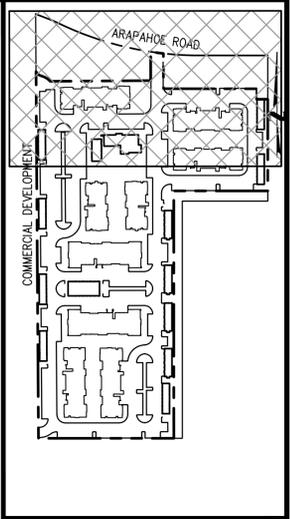
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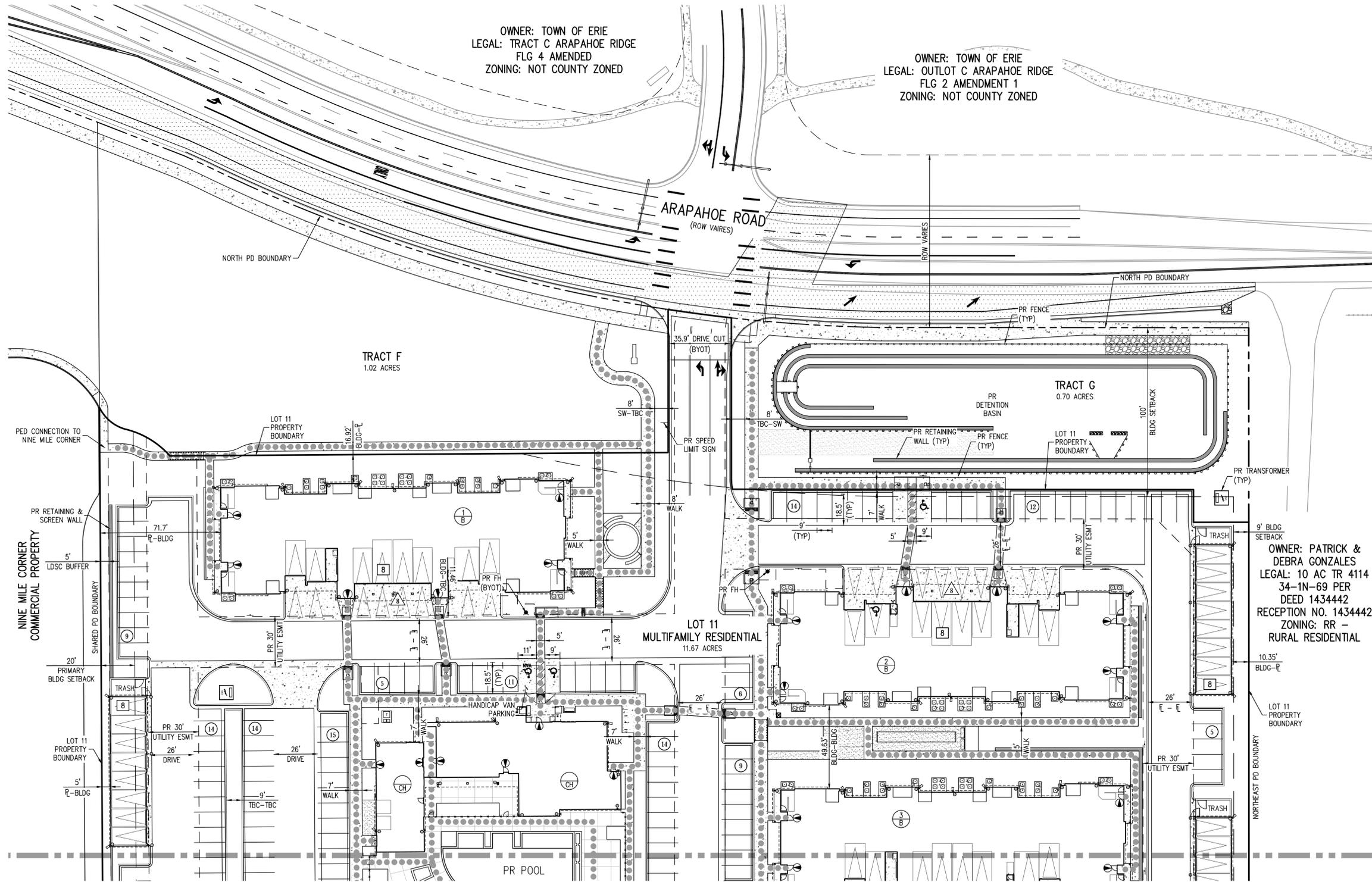
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SITE PLAN - SP-000832-2016

OWNER: TOWN OF ERIE
 LEGAL: TRACT C ARAPAHOE RIDGE
 FLG 4 AMENDED
 ZONING: NOT COUNTY ZONED

OWNER: TOWN OF ERIE
 LEGAL: OUTLOT C ARAPAHOE RIDGE
 FLG 2 AMENDMENT 1
 ZONING: NOT COUNTY ZONED



KEY MAP
 SCALE: 1" = 250'



OWNER: PATRICK &
 DEBRA GONZALES
 LEGAL: 10 AC TR 4114
 34-1N-69 PER
 DEED 1434442
 RECEPTION NO. 1434442
 ZONING: RR -
 RURAL RESIDENTIAL

LEGEND:

- PROPERTY BOUNDARY
- ACCESSIBLE ROUTE
- PR RIGHT-OF-WAY
- PD BOUNDARY
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- PROPOSED BUILDING ENTRANCE
- PROPOSED HANDICAP RAMP
- SURFACE PARKING COUNT
- TANDEM PARKING COUNT
- GARAGE PARKING COUNT
- BUILDING NUMBER AND TYPE
- RETAINING WALL
- CONCRETE
- TRANSFORMER

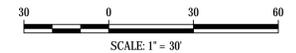
NOTES:

1. STANDARD PARKING SPOTS HAVE A WIDTH OF 9' AND LENGTH OF 18.5'.
2. COMPACT PARKING SPOTS HAVE A WIDTH OF 8' AND A LENGTH OF 16'.

MATCHLINE - SEE SHEET 4

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SITE PLAN
 SHEET 3 OF 51

OUTLOOK NINE MILE

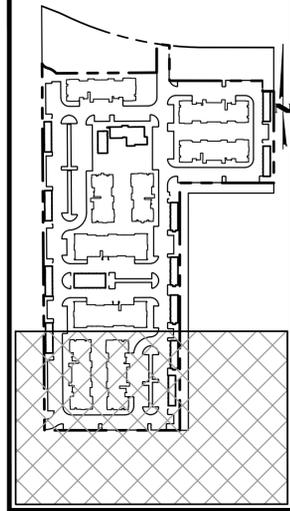
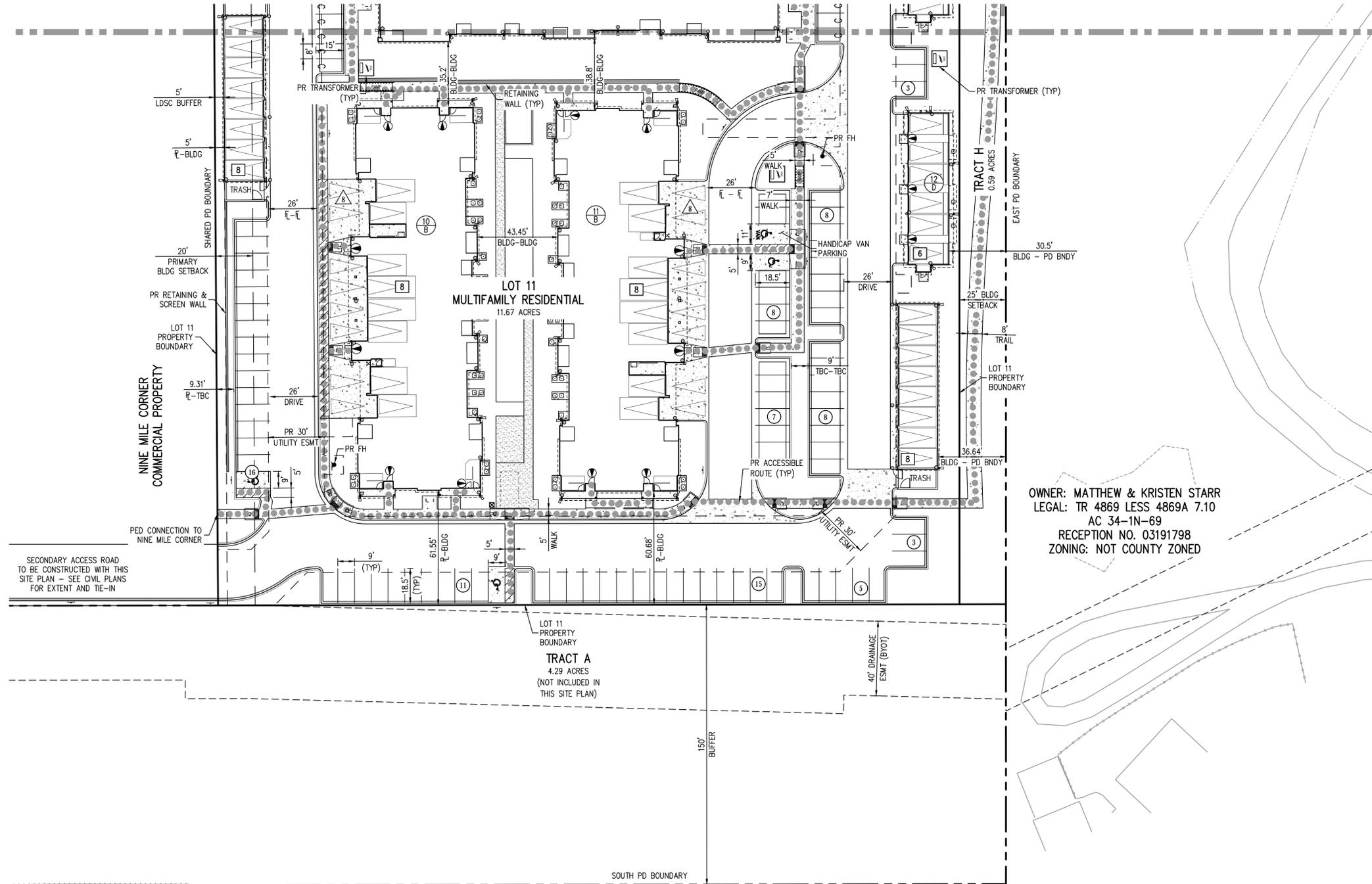
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SITE PLAN - SP-000832-2016

MATCHLINE - SEE SHEET 4



KEY MAP
 SCALE: 1" = 250'

OWNER: MATTHEW & KRISTEN STARR
 LEGAL: TR 4869 LESS 4869A 7.10
 AC 34-1N-69
 RECEPTION NO. 03191798
 ZONING: NOT COUNTY ZONED

SECONDARY ACCESS ROAD
 TO BE CONSTRUCTED WITH THIS
 SITE PLAN - SEE CIVIL PLANS
 FOR EXTENT AND TIE-IN

REPLAT OF BEACON HILL SUBDIVISION
 BLOCK 1, LOTS 1 TO 14
 RECEPTION NO. 487195

REPLAT OF BEACON HILL SUBDIVISION
 BLOCK 2, LOTS 1 TO 5
 RECEPTION NO. 487195

OWNER: CITY OF LAYETTE
 LEGAL: TRACTS C & D & E BEACON
 HILL REPLAT
 TRACT D
 ZONING: NOT COUNTY ZONED

LEGEND:

- PROPERTY BOUNDARY
- ACCESSIBLE ROUTE
- PR RIGHT-OF-WAY
- PD BOUNDARY
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- PROPOSED BUILDING ENTRANCE
- PROPOSED HANDICAP RAMP
- SURFACE PARKING COUNT
- SURFACE COMPACT PARKING COUNT
- TANDEM PARKING COUNT
- GARAGE PARKING COUNT
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- TRANSFORMER

NOTES:

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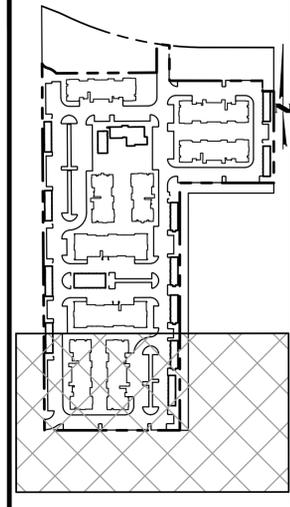
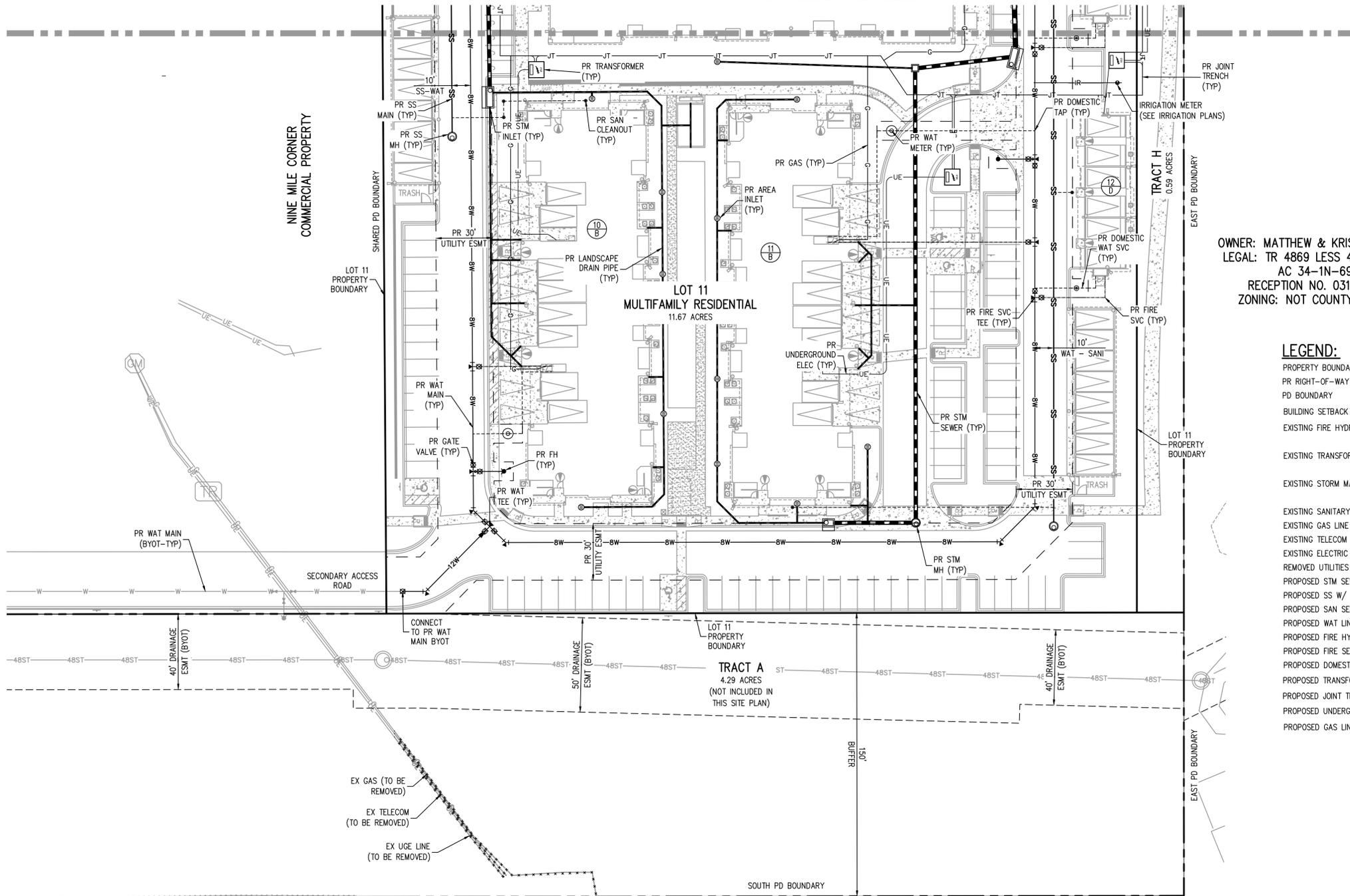
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12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

MATCHLINE - SEE SHEET 7



KEY MAP
 SCALE: 1" = 250'

OWNER: MATTHEW & KRISTEN STARR
 LEGAL: TR 4869 LESS 4869A 7.10
 AC 34-1N-69
 RECEPTION NO. 03191798
 ZONING: NOT COUNTY ZONED

LEGEND:

- PROPERTY BOUNDARY
- PR RIGHT-OF-WAY
- PD BOUNDARY
- BUILDING SETBACK
- EXISTING FIRE HYDRANT & WATER VALVE
- EXISTING TRANSFORMER & STREET LIGHT
- EXISTING STORM MANHOLE & INLETS
- EXISTING SANITARY MANHOLE
- EXISTING GAS LINE
- EXISTING TELECOM LINE
- EXISTING ELECTRIC LINE
- REMOVED UTILITIES
- PROPOSED STM SEWER W/ MH & INLET
- PROPOSED SS W/ MH
- PROPOSED SAN SERVE LINE W/ CO
- PROPOSED WAT LINE W/ VALVE & TEE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC SERVICE LINE W/ METER
- PROPOSED TRANSFORMERS
- PROPOSED JOINT TRENCH LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE

NOTE:
 CONTRACTOR SHALL BURY ANY OVERHEAD UTILITY LINES.

REPLAT OF BEACON HILL SUBDIVISION
 BLOCK 1, LOTS 1 TO 14
 RECEPTION NO. 487195

REPLAT OF BEACON HILL SUBDIVISION
 BLOCK 2, LOTS 1 TO 5
 RECEPTION NO. 487195

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UTILITY PLAN
 SHEET 8 OF 51

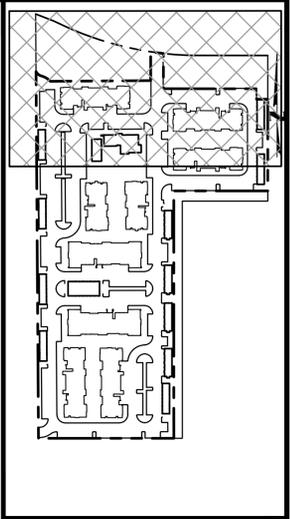
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 HKS HARRIS KOCHER SMITH
 1120 LINCOLN STREET, SUITE 1000, DENVER, CO 80203
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 HARRISKOCHERSMITH.COM
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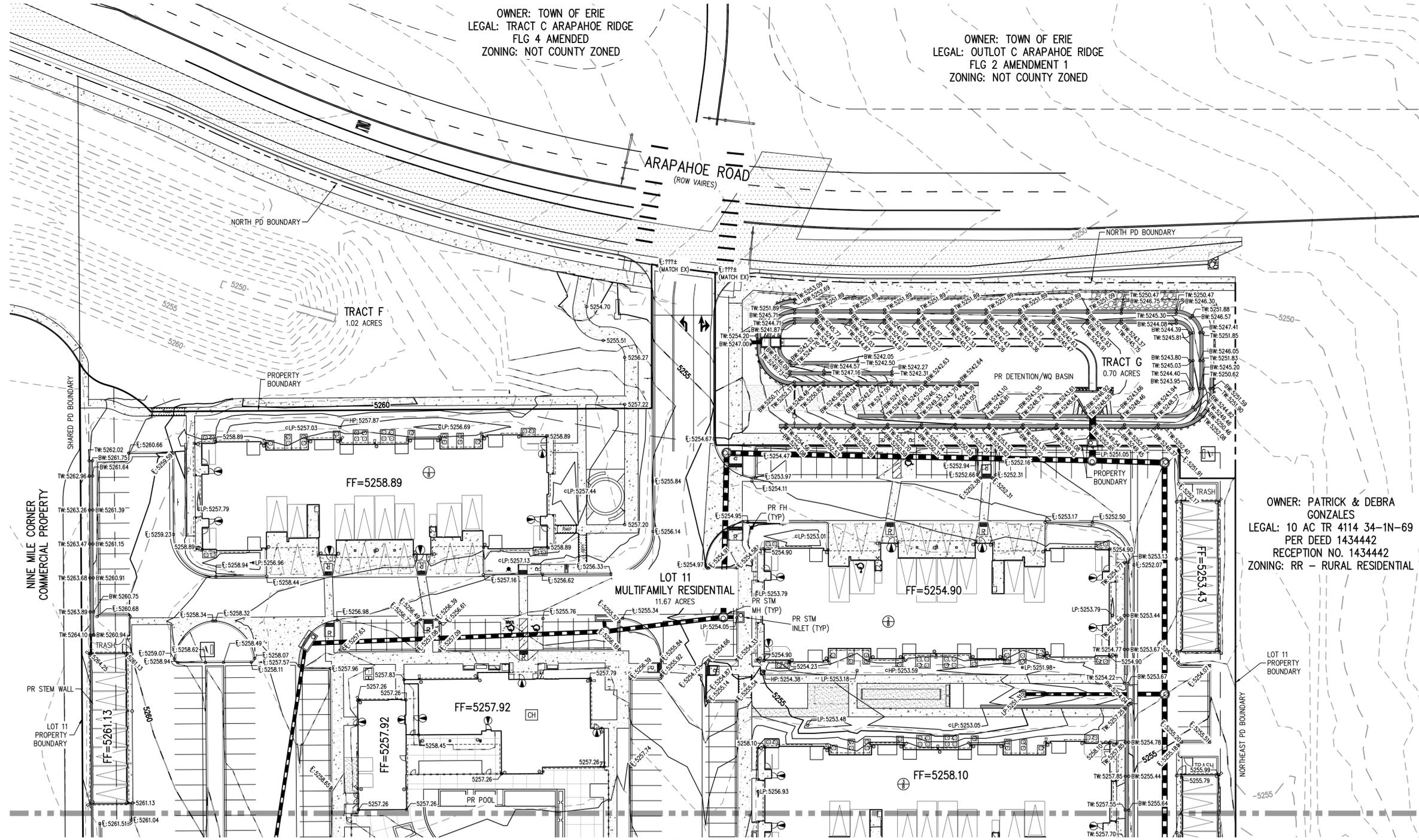
12.95 ACRES (LOT 11, TRACTS G & H)
 SITE PLAN - SP-000832-2016



KEY MAP
 SCALE: 1" = 250'

OWNER: TOWN OF ERIE
 LEGAL: TRACT C ARAPAHOE RIDGE
 FLG 4 AMENDED
 ZONING: NOT COUNTY ZONED

OWNER: TOWN OF ERIE
 LEGAL: OUTLOT C ARAPAHOE RIDGE
 FLG 2 AMENDMENT 1
 ZONING: NOT COUNTY ZONED



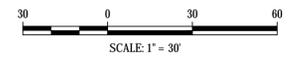
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 LEGAL: 10 AC TR 4114 34-1N-69
 PER DEED 1434442
 RECEPTION NO. 1434442
 ZONING: RR - RURAL RESIDENTIAL

MATCHLINE - SEE SHEET 10

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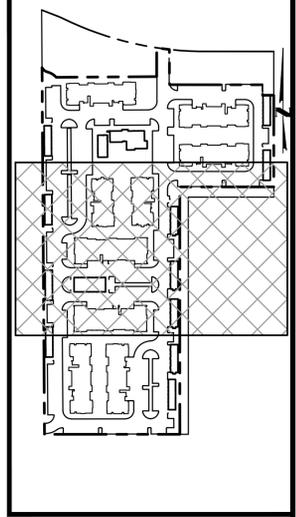
GRADING PLAN
 SHEET 9 OF 51
 OUTLOOK NINE MILE

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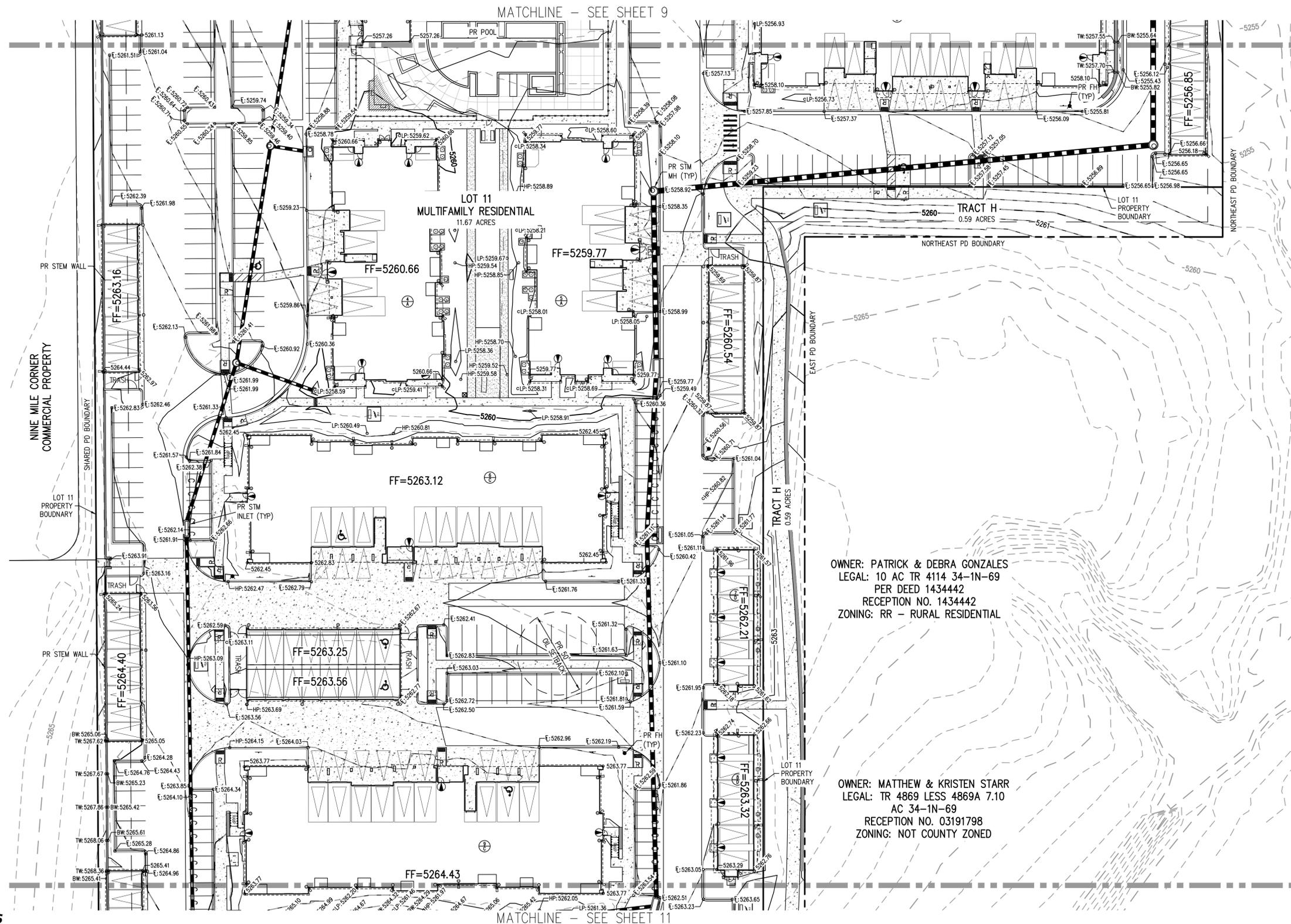
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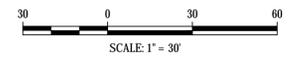
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GRADING PLAN
 SHEET 10 OF 51

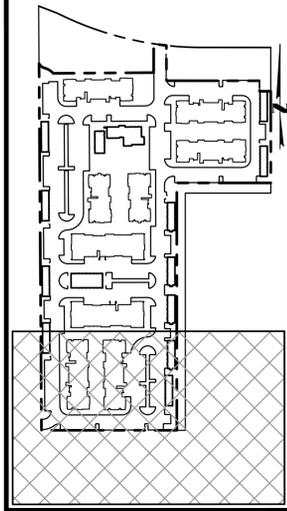
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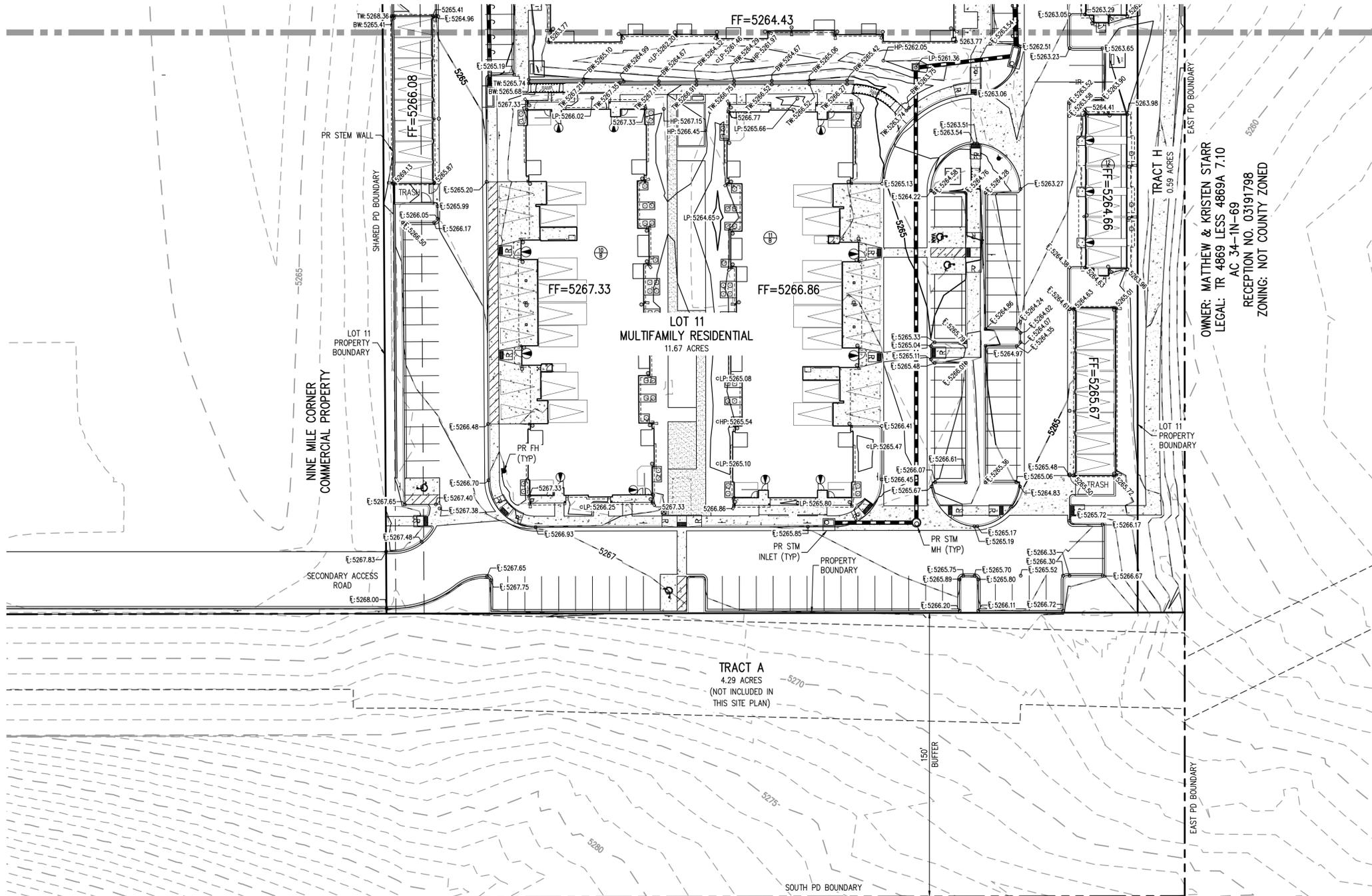
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SITE PLAN - SP-000832-2016

MATCHLINE - SEE SHEET 10



KEY MAP
 SCALE: 1" = 250'



OWNER: MATTHEW & KRISTEN STARR
 LEGAL: TR 4869 LESS 4869A 7.10
 AC 34-IN-69
 RECEPTION NO. 03191798
 ZONING: NOT COUNTY ZONED

REPLAT OF BEACON HILL SUBDIVISION
 BLOCK 1, LOTS 1 TO 14
 RECEPTION NO. 487105

REPLAT OF BEACON HILL SUBDIVISION
 BLOCK 2, LOTS 1 TO 5
 RECEPTION NO. 487195

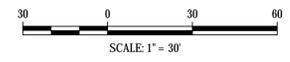
OWNER: CITY OF LAYAYETTE
 LEGAL: TRACTS C & D & E BEACON
 HILL REPLAT
 TRACT D
 ZONING: NOT COUNTY ZONED

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GRADING PLAN
 SHEET 11 OF 51

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GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.

23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH LOCAL RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

21. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
22. WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED, UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER, IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S), CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
23. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF ERIE'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
25. 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, UNLESS OTHERWISE NOTED IN THE PLANS (SEE NOTES)
26. ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY PARKS AND 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.

TOWN OF ERIE NOTES

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

03-03-2020
01-30-2020
11-08-2019
REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017

LANDSCAPE NOTES
SHEET 12 OF 51

OUTLOOK NINE MILE

OUTLOOK NINE MILE

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

12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

LANDSCAPE PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
DECIDUOUS TREES				
7	ACE	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2.5" CAL. B&B
5	CAL	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL. B&B
6	GN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL. B&B
4	GRT	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2.5" CAL. B&B
9	KCT	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL. B&B
4	OAK	QUERCUS X MACDANIELI 'CLEMONS'	HERITAGE OAK	2.5" CAL. B&B
4	RLI	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LINDEN	2.5" CAL. B&B
12	SHU	QUERCUS SHUMMARDI	SHUMMARD OAK	2.5" CAL. B&B
6	SCH	SOPHORA JAPONICA 'REGENT'	JAPANESE PAGODA TREE	2.5" CAL. B&B
EVERGREEN TREES				
8	AUS	PINUS NIGRA	AUSTRIAN PINE	6' HT. MIN.
6	BOP	PINUS LEUCODERMIS	BOSNIAN PINE 'MINT TRUFFLE'	6' HT. MIN.
8	BSP	PICEA PUNGENS 'BAKERT'	BAKERT SPRUCE	6' HT. MIN.
20	FSP	PICEA PUNGENS 'FASTIGIATA'	FASTIGATE BLUE SPRUCE	6' HT. MIN.
6	PON	PINUS PONDEROSA	PONDEROSA PINE	6' HT. MIN.
9	PVP	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF PINE	6' HT. MIN.
ORNAMENTAL TREES				
44	ABS	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	6' HT. CLUMP
15	CCH	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	CRIMSON CLOUD HAWTHORN	2.0" CAL. B&B
14	CSM	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	2.0" CAL. B&B
3	GMT	ACER GINNALA	GINNALA MAPLE	6' HT. CLUMP
9	LTR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.0" CAL. B&B
DECIDUOUS SHRUBS (3' SPREAD)				
41	ART	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#5 CONT.
40	DCM	DAHPNE X BURKWOODI 'CAROL MACKIE'	CAROL MACKIE DAPHNE	#5 CONT.
41	GFS	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#5 CONT.
16	HKO	DIERVILLA X KODIAK ORANGE	KODIAK ORANGE HONEYSUCKLE	#5 CONT.
71	KEL	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#5 CONT.
94	LMS	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#5 CONT.
77	WMM	WEIGELA FLORIDA 'VERWIG'	MY MONET WEIGELA	#5 CONT.
DECIDUOUS SHRUBS (5' SPREAD)				
21	FLA	PRUNUS GLANDULOSA	FLOWERING ALMOND	#5 CONT.
32	FQP	CHAENOMELES JAPONICA 'CAMEO'	PINK FLOWERING QUINCE	#5 CONT.
63	GLS	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.
76	IVO	CORNUS ALBA 'BAIL HALO'	IVORY HALO DOGWOOD	#5 CONT.
73	MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT.
31	PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	#5 CONT.
38	URC	ARONIA ARBUTIFOLIA 'ERECTA'	UPRIGHT RED CHOKEBERRY	#5 CONT.
47	WRP	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	#5 CONT.
DECIDUOUS SHRUBS (7' SPREAD)				
21	DFV	VIBURNUM PLICATUM TOMETOSUM 'SUMMER SNOWFLAKE'	DOUBLEFILE VIBURNUM	#5 CONT.
29	MOC	PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5 CONT.
35	NGC	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	#5 CONT.
30	PLS	PRUNUS X CISTENA	CISTENA PLUM	#5 CONT.
42	VBM	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	#5 CONT.
EVERGREEN SHRUBS/UPRIGHT JUNIPERS				
208	BCH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT.
30	BOX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#5 CONT.
125	GMJ	JUNIPERUS PROCUMBENS 'GREEN MOUND'	GREEN MOUND JUNIPER	#5 CONT.
9	BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.
25	GSP	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	#5 CONT.
54	MOO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6' HT. MIN.
55	MSL	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT.
73	SYL	PINUS SYLVESTRIS 'ALBYN PROSTRATA'	SPREADING SCOTS PINE	#5 CONT.
49	YBE	YUCCA FILAMENTOSA 'BRIGHT EDGE'	ADAMS NEEDLE	#5 CONT.
ORNAMENTAL GRASSES				
309	BAG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1 CONT.
23	BFE	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#1 CONT.
349	FRC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.
119	GHM	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#1 CONT.
269	HFG	PENNISETUM ALOPECUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS	#1 CONT.
125	PMG	MISCANTHUS SINENSIS 'PURPURASCENSIS'	PURPLE MAIDEN GRASS	#1 CONT.
96	RSG	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS	#1 CONT.
PERENNIALS				
	AGA	AGASTACHE RUPESTRIS	SUNSET HYSSOP	#1 CONT.
	AQU	AQUILEGIA CHRYSANTHA 'DENVER GOLD'	YELLOW COLUMBINE	#1 CONT.
	CPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1 CONT.
	GAI	G. ARISTATA	GAILLARDIA/ BLANKET FLOWER	#1 CONT.
	HOS	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	#1 CONT.
	HOV	HOSTA 'UNDULATA ALBOMARGINATA'	VERIGATED HOSTA	#1 CONT.
	HYS	AGASTACHE AURANTIACA 'P012S'	CORONADO HYSSOP	#1 CONT.
	LAV	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 CONT.
	PEN	PENSTEMON BARBATUS 'PRAIRIE DUSK'	ROSE-PURPLE PENSTEMON	#1 CONT.
	RGD	R. FULGIDA 'GOLDSTRUM'	RUDBECKIA/BLACK EYED SUSAN	#1 CONT.
	SMN	S. SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA	#1 CONT.
	VAL	CENTRANTHUS RUBER 'ALBUS'	WHITE VALERIAN	#1 CONT.
	VFA	ARTEMISIA LUDOVICIANA 'VALERIE FINNIS'	VALERIE FINNIS SAGE	#1 CONT.

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

MOIST SWALE SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WOOLY SEDGE	CAREX LANUGINOSA	3%	.5 LBS.
NEBRASKA SEDGE	CAREX NEBRASCENSIS	.7%	.1 LBS.
BLUE GRAMA	CHONDROSUM GRACILE	10%	1.5 LBS.
BUFFALO GRASS	BUCHLOE DACTYLOIDES	3%	.5 LBS.
INLAND SALTGRASS	DISTICHLIS STRICTA	3%	.5 LBS.
BALTIC RUSH	JUNCUS BALTICUS	.7%	.1 LBS.
PRAIRIE CORDGRASS	SPARTINA PECTINATA	6.5%	1 LBS.
ALKALI SACATON	SPOROBOLUS AIROIDES	19.5%	3 LBS.
SWITCHGRASS	PANICUM VIRGATUM	19.5%	3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	33.2%	5 LBS.
TOTAL		100%	15.2 LBS.

NATIVE WILDFLOWERS (OPTIONAL)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
ASTER	ASTER LAEVIS	.3%	.05 OZ.
YARROW	ACHILLEA MILLEFOLIUM	.3%	.05 OZ.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	.3%	.05 OZ.
TOTAL		100%	15.35 LBS.

TURF GRASS BLEND: SOD

COMMON NAME	% OF TOTAL	
EXCALIBUR FESCUE	30%	
REBEL JR. FESCUE	30%	
CREW CUT FESCUE	30%	
FREEDOM BLUEGRASS	5%	
RAM 1 BLUEGRASS	5%	
TOTAL		100%

SHORTGRASS PRAIRIE NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	OZ PER ACRE	PLS PER ACRE
BUFFALO GRASS	BUCHLOE DACTYLOIDES		14 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS		12 LBS.
BLUE GRAMA	CHONDROSUM GRACILE		4 LBS.
TOTAL			30 LBS.

NATIVE WILDFLOWERS (OPTIONAL)

COMMON NAME	SCIENTIFIC NAME	OZ PER ACRE	PLS PER ACRE
FRINGED SAGE	ARTEMISIA FRIGIDA	1 OZ.	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	4 OZ.	
GAYFEATHER	LIATRIS PUNCTATA	4 OZ.	
TANSY ASTER	MACHAERANTHERA TANACETAFOLIA	3 OZ.	
TOTAL		12 OZ.	0.75 LBS.

REQUIRED PLANT MATERIAL CHART

LANDSCAPE AREA	AREAS/CALCULATIONS	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS ¹
PARKING AREA: 1 TREE AND 15 SHRUBS PER 15 PARKING SPACES	354 PARKING SPACES	24	31	354	377 ¹
INTERIOR AREA: 1 TREE /1000 SQ FT. 1 SHRUB/ 150 SQ FT.	156,852 SQ FT	157	162	1046	1,543 ¹
TREE MITIGATION: REPLACE EXISTING HEALTHY TREES WITH 1 1/2 CALIPER OF EXISTING TREES	TWO 30" CALIPER COTTONWOODS ²	45 (2" CALIPER TREES) 90' CALIPER ²	35 (2" CALIPER TREES) 1 (4" CALIPER TREE) 122" CALIPER		
TOTAL		226	229	1,400	1,920

NOTES:
1. SHRUB EQUIVALENT. 3 ORNAMENTAL GRASSES - 1 SHRUB
2. BASED ON THE MARCH 20, 2015 'NATIVE AND TREE VEGETATION SURVEY' BY MIKE MCCILL. TWO LARGE PLAINS COTTONWOODS WERE IDENTIFIED AS SUITABLE FOR PRESERVATION. THE REMAINING VEGETATION ON THE SITE WAS NOTED AS A MIX OF NATIVE AND NON-NATIVE, UNDESIRABLE, AND IN POOR CONDITION. NO TREE CALIPER WAS SPECIFIED IN THE SURVEY. 30" CALIPER FOR THE TWO COTTONWOODS IS ASSUMED.

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

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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH. PROJECT NUMBER: 160602

OUTLOOK NINE MILE

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

12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

REQUIREMENTS PER TOWN OF ERIE POCKET PARK DESIGN STANDARD

LIST A - BENCHES (10); BICYCLE RACKS (16); PET WASTE STATION (5); SHADE STRUCTURE WITH (2) PICNIC TABLES; IRRIGATION, OPEN TURF AREA (4,425 SF); SIDEWALKS; TRASH RECEPTACLES (6);

LIST B - DISPLAY GARDEN; LOOP WALK (OUTLINED IN RED) (2,300 LF)

LIST C - PERGOLA WITH (2) PICNIC TABLES; BOULDER PLAY; HORSESHOE PIT; BOULDER ART FEATURE

LIST D - PEDESTAL GAS GRILL (2); LOUNGE CHAIRS (9); ELECTRICITY AND LIGHTING TO PERGOLAS

PLANT TYPE	REQUIRED QTY	PROVIDED QTY
DEC. TREE	5	16
ORN. TREE	3	18
CONF. TREE	2	18
SHRUB	20	228
PER.	24	35
GRASS	3	170

* THESE QUANTITIES DO NOT INCLUDE DISPLAY GARDEN PLANT MATERIALS

LIST "A" REQUIRED POCKET PARK PLANT MATERIAL QUANTITIES*

QTY. SYM. COMMON NAME

DECIDUOUS TREES

8	KCT	KENTUCKY COFFEETREE
8	SHU	SHUMMARD OAK
4	AUS	AUSTRIAN PINE
4	BOP	BOSNIAN PINE 'MINT TRUFFLE'
7	FSP	FASTIGATE BLUE SPRUCE
3	PON	PONDEROSA PINE

EVERGREEN TREES

18	ABS	AUTUMN BRILLIANCE SERVICEBERRY
----	-----	--------------------------------

ORNAMENTAL TREES

8	FLA	FLOWERING ALMOND
7	IVO	IVORY HALO DOGWOOD
17	MKL	MISS KIM LILAC

DECIDUOUS SHRUBS (3' SPREAD)

12	ART	ARCTIC FIRE DOGWOOD
7	DCM	CAROL MACKIE DAPHNE
3	GFS	GOLDFLAME SPIREA
28	KEL	KELSEY DOGWOOD
19	WMM	MY MONET WEIGELA

DECIDUOUS SHRUBS (5' SPREAD)

8	FLA	FLOWERING ALMOND
7	IVO	IVORY HALO DOGWOOD
17	MKL	MISS KIM LILAC

DECIDUOUS SHRUBS (7' SPREAD)

11	MOC	CHEYENNE MOCKORANGE
5	NCG	CENTER GLOW NINEBARK

EVERGREEN SHRUBS

31	BCH	BLUE CHIP JUNIPER
18	BOX	GREEN VELVET BOXWOOD
9	GMJ	GREEN MOUND JUNIPER
3	BUF	BUFFALO JUNIPER
10	GSP	GLOBE BLUE SPRUCE
6	MOO	MOONGLOW JUNIPER
33	MSL	SLOWMOUND MUGO PINE

ORNAMENTAL GRASSES

55	BAG	BLONDE AMBITION GRASS
6	BFE	BLUE FESCUE
25	FRG	FEATHER REED GRASS
5	GHM	HEAVY METAL SWITCHGRASS
48	HFG	HARDY FOUNTAIN GRASS
26	PMG	PURPLE MAIDEN GRASS
5	RSG	RED SWITCHGRASS

DISPLAY GARDEN PLANT MATERIAL QUANTITIES

QTY. SYM. COMMON NAME

ORNAMENTAL TREES

2	ABS	AUTUMN BRILLIANCE SERVICEBERRY
---	-----	--------------------------------

DECIDUOUS SHRUBS (3' SPREAD)

10	GFS	GOLDFLAME SPIREA
----	-----	------------------

EVERGREEN SHRUBS

1	GSP	GLOBE BLUE SPRUCE
5	YBE	ADAMS NEEDLE

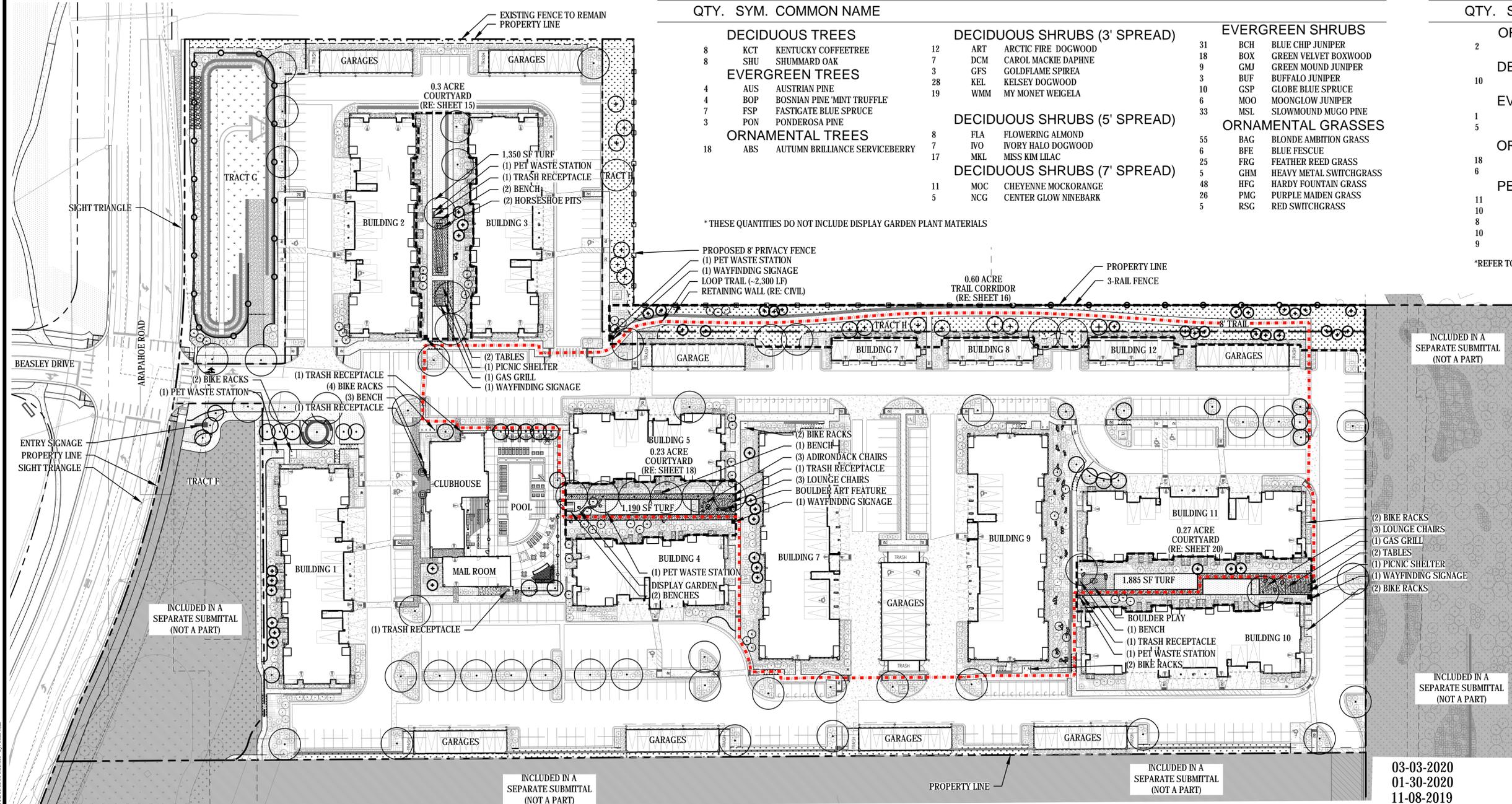
ORNAMENTAL GRASSES

18	BAG	BLONDE AMBITION GRASS
6	FRG	FEATHER REED GRASS

PERENNIALS

11	HOS	ROYAL STANDARD HOSTA
10	HOV	VARIEGATED HOSTA
8	LAV	ENGLISH LAVENDER
10	PEN	ROSE-PURPLE PENSTEMON
9	VAL	WHITE VALERIAN

*REFER TO SHEET 24, DETAIL 2 FOR DISPLAY GARDEN ENLARGMENT



* THESE QUANTITIES DO NOT INCLUDE DISPLAY GARDEN PLANT MATERIALS

INCLUDED IN A SEPARATE SUBMITTAL (NOT A PART)

03-03-2020
01-30-2020
11-08-2019



REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017 SHEET 14 OF 51

OUTLOOK NINE MILE

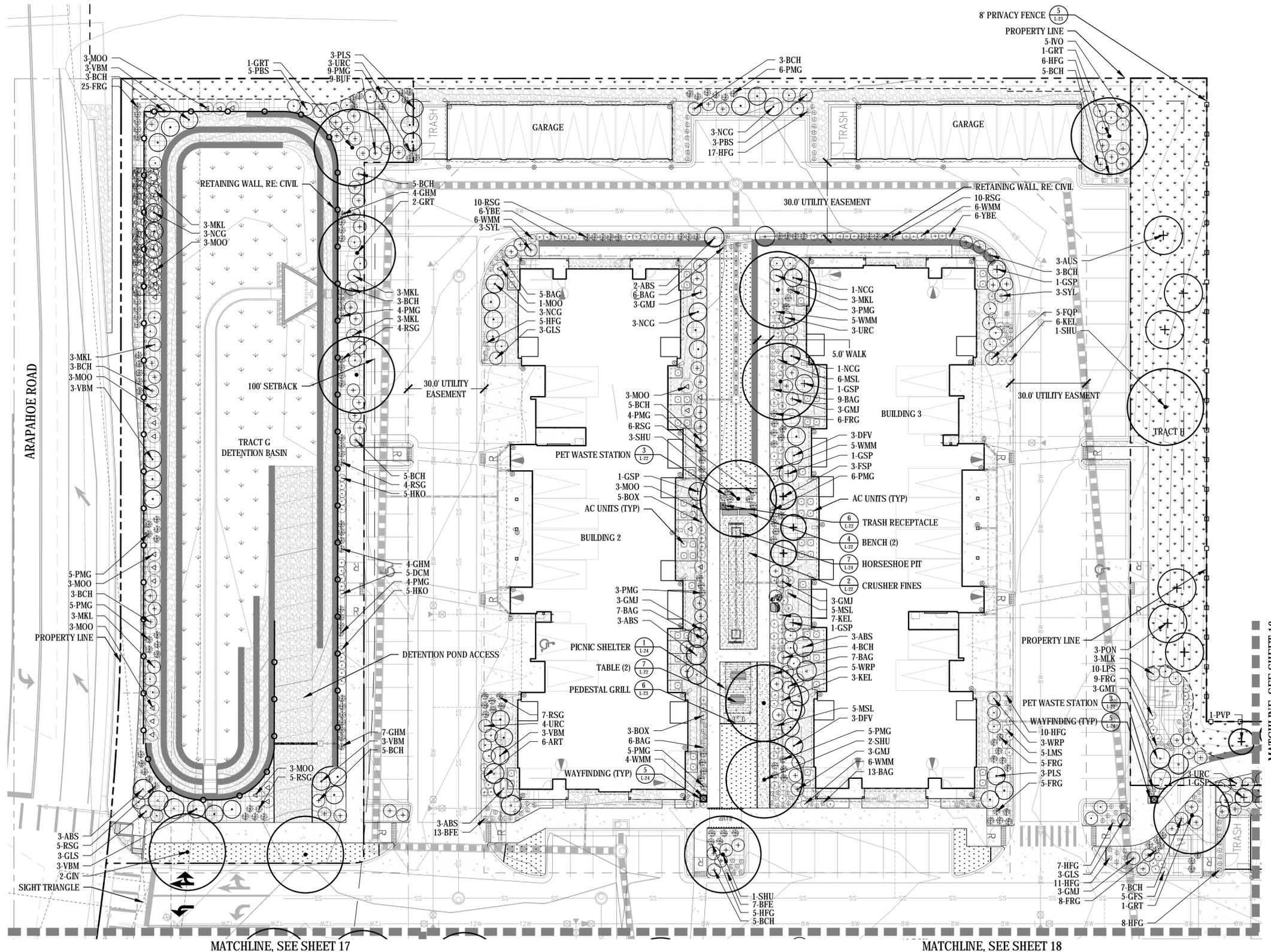
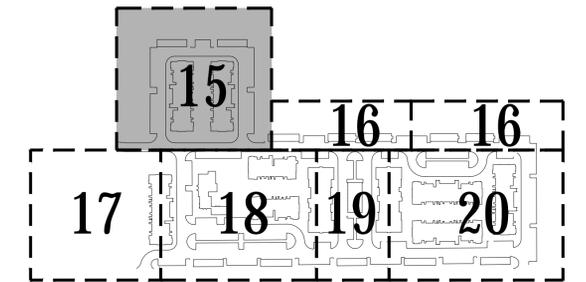
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OUTLOOK NINE MILE

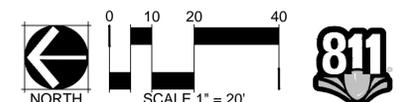
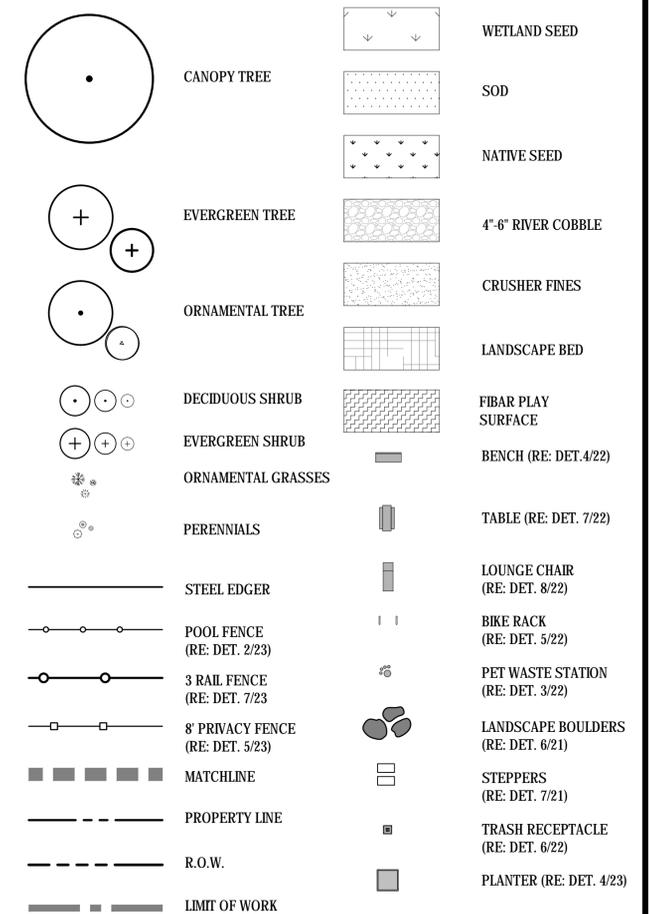
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12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

KEY MAP



LEGEND



03-03-2020
 01-30-2020
 11-08-2019

REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017

LANDSCAPE PLAN
 SHEET 15 OF 51

OUTLOOK NINE MILE

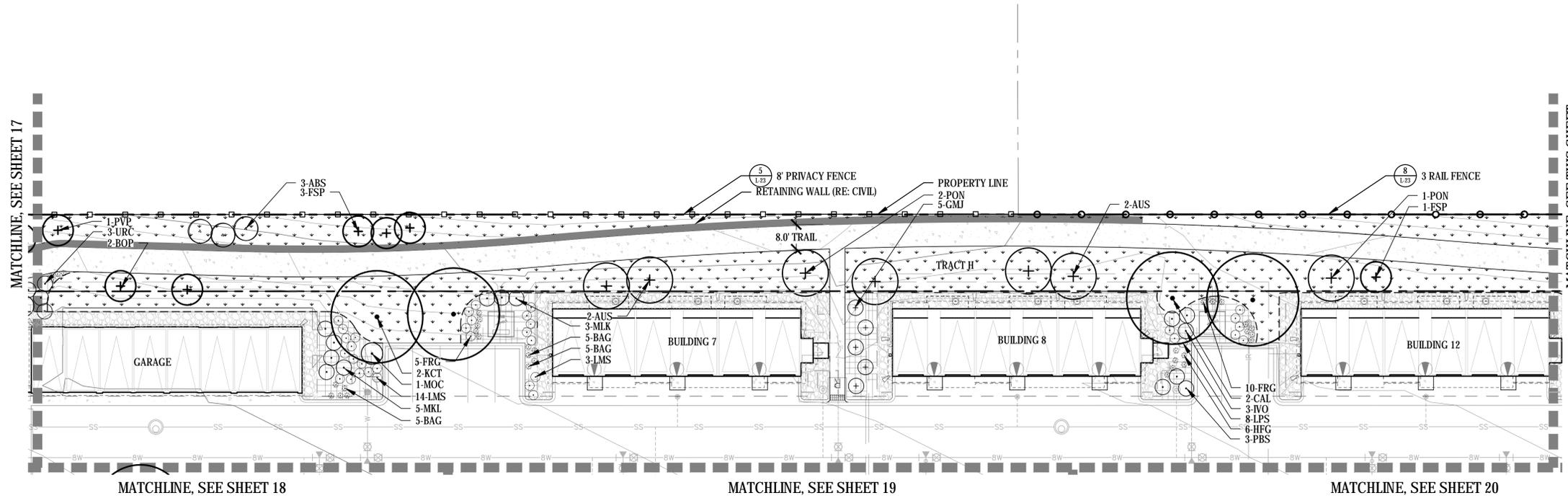
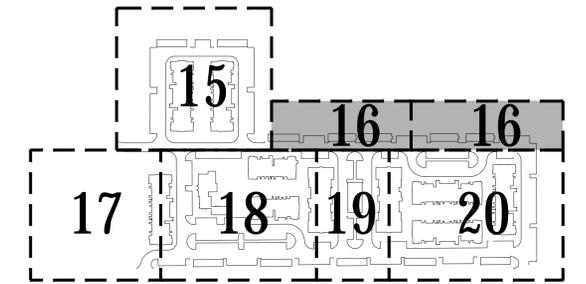
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OUTLOOK NINE MILE

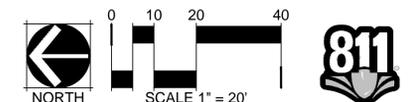
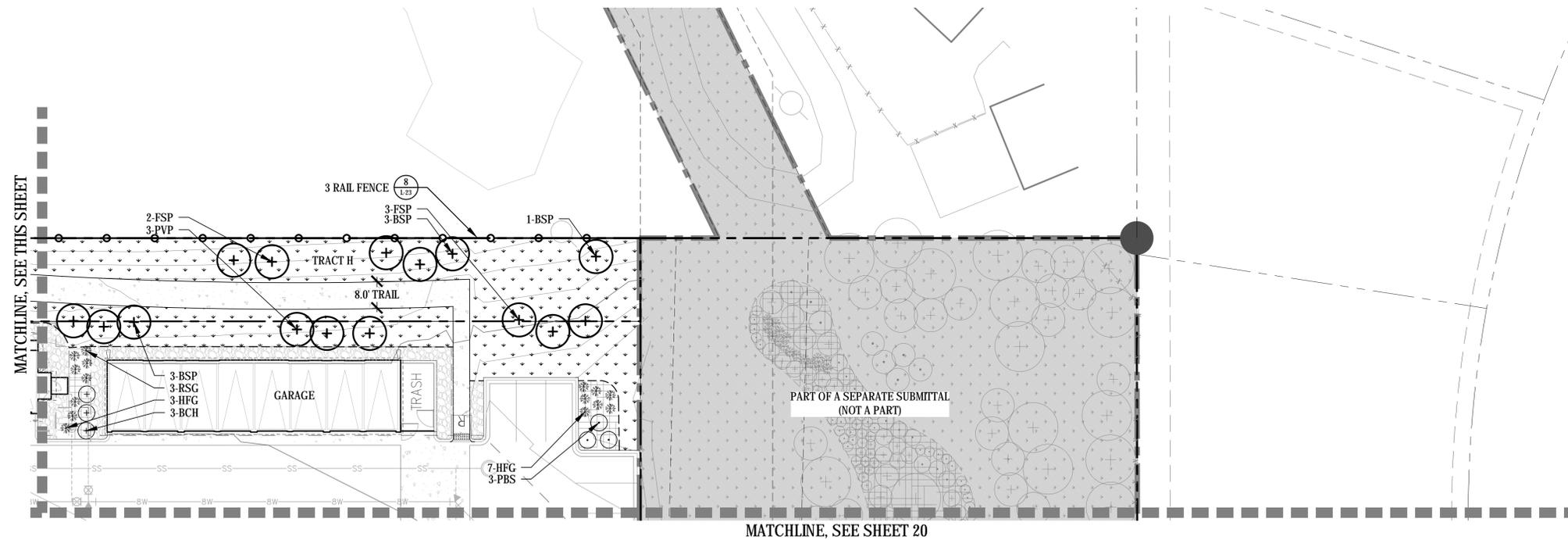
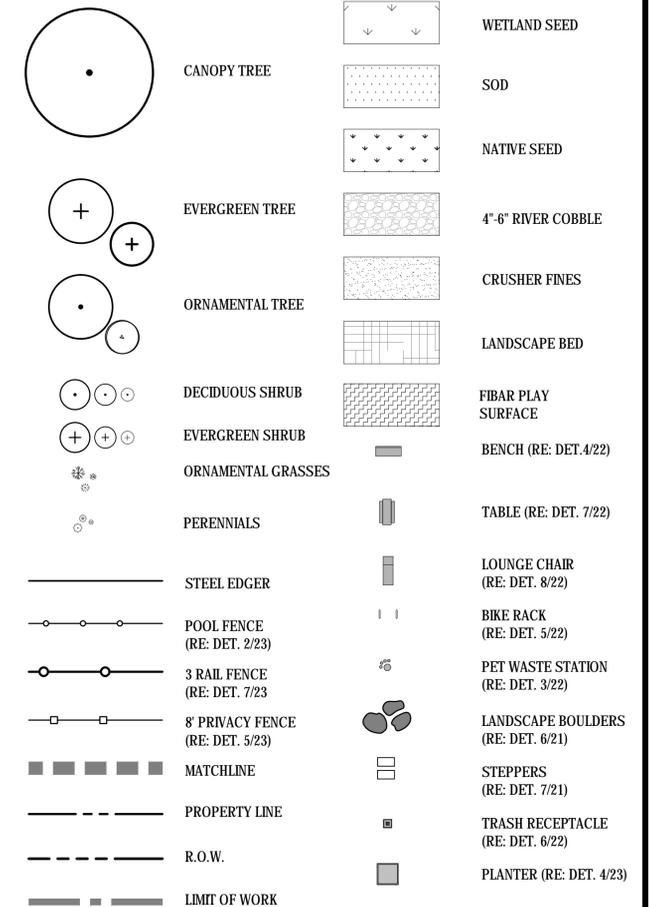
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12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

KEY MAP



LEGEND



03-03-2020
01-30-2020
11-08-2019

REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017

LANDSCAPE PLAN
SHEET 16 OF 51

OUTLOOK NINE MILE

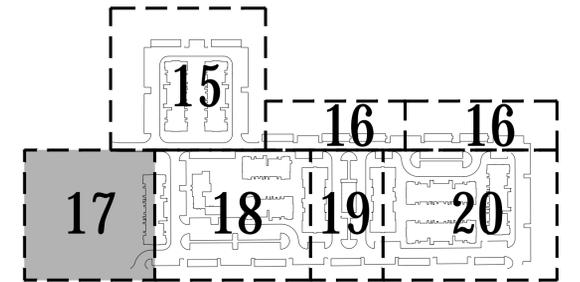
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A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

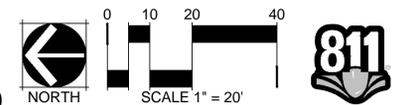
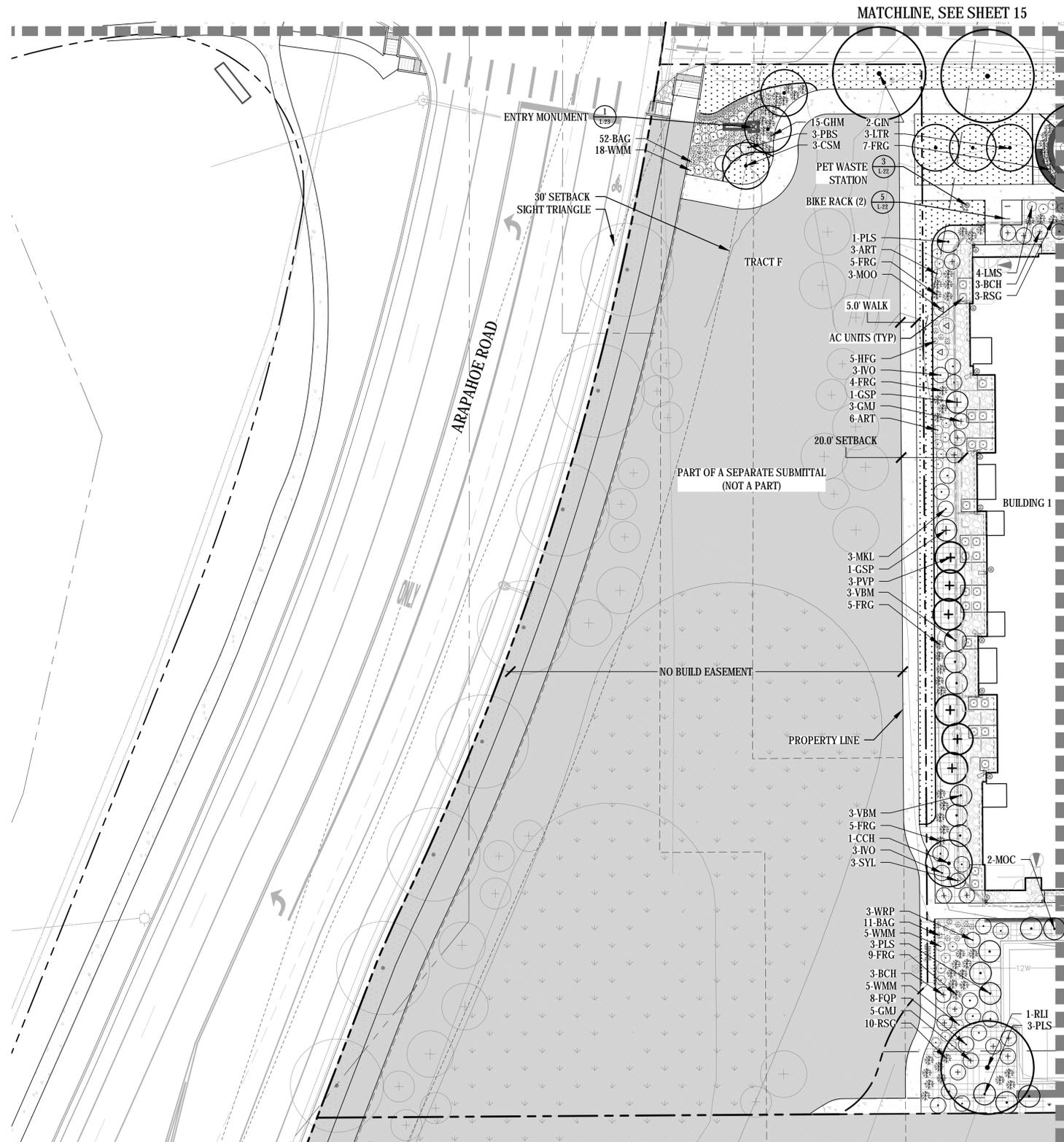
12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

KEY MAP



LEGEND

	CANOPY TREE		WETLAND SEED
	EVERGREEN TREE		SOD
	ORNAMENTAL TREE		NATIVE SEED
	DECIDUOUS SHRUB		4"-6" RIVER COBBLE
	EVERGREEN SHRUB		CRUSHER FINES
	ORNAMENTAL GRASSES		LANDSCAPE BED
	PERENNIALS		FIBAR PLAY SURFACE
	STEEL EDGER		BENCH (RE: DET. 4/22)
	POOL FENCE (RE: DET. 2/23)		TABLE (RE: DET. 7/22)
	3 RAIL FENCE (RE: DET. 7/23)		LOUNGE CHAIR (RE: DET. 8/22)
	8' PRIVACY FENCE (RE: DET. 5/23)		BIKE RACK (RE: DET. 5/22)
	MATCHLINE		PET WASTE STATION (RE: DET. 3/22)
	PROPERTY LINE		LANDSCAPE BOULDERS (RE: DET. 6/21)
	R.O.W.		STEPPERS (RE: DET. 7/21)
	LIMIT OF WORK		TRASH RECEPTACLE (RE: DET. 6/22)
			PLANTER (RE: DET. 4/23)



03-03-2020
01-30-2020
11-08-2019

REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017



LANDSCAPE PLAN
SHEET 17 OF 51

OUTLOOK NINE MILE

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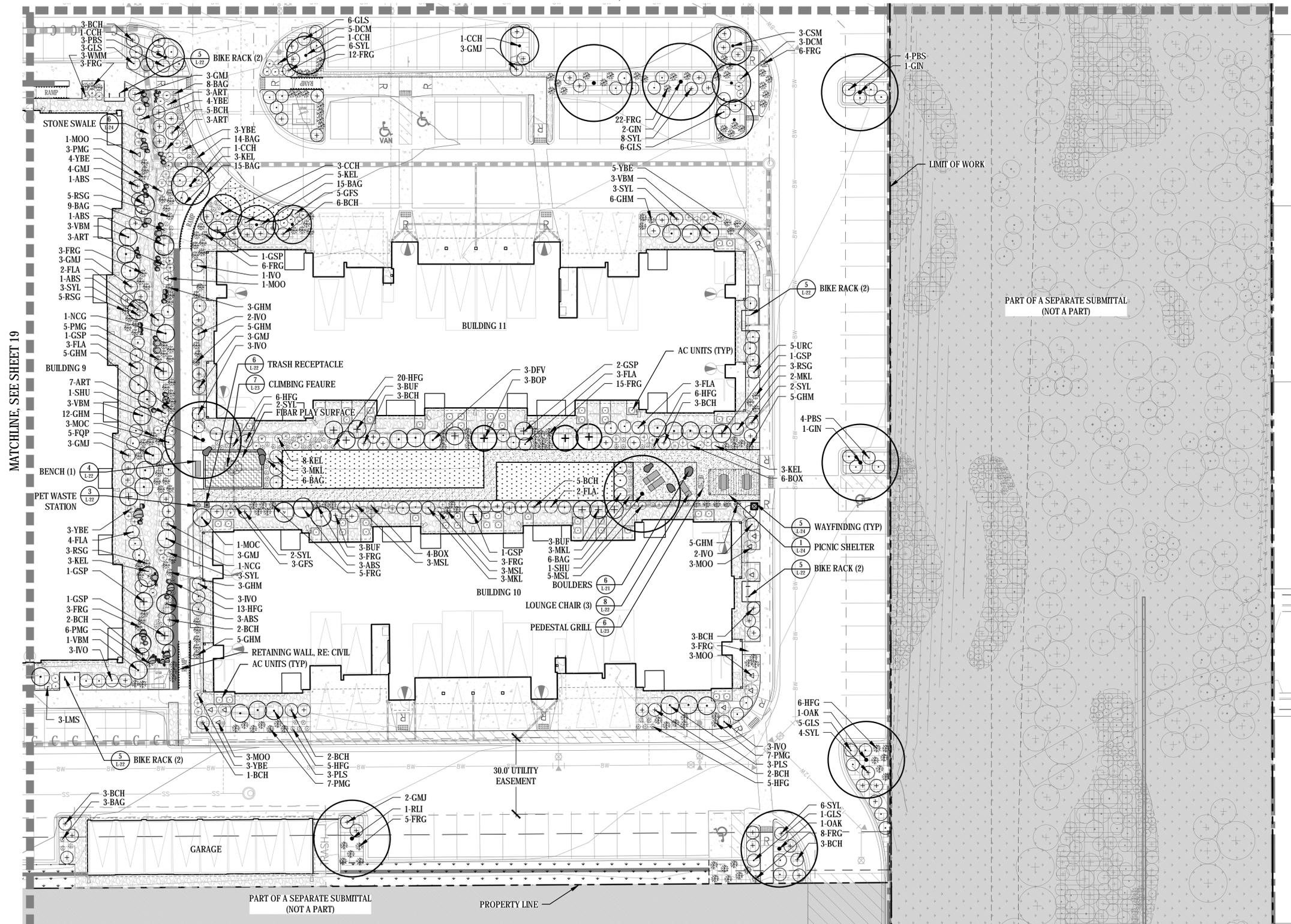
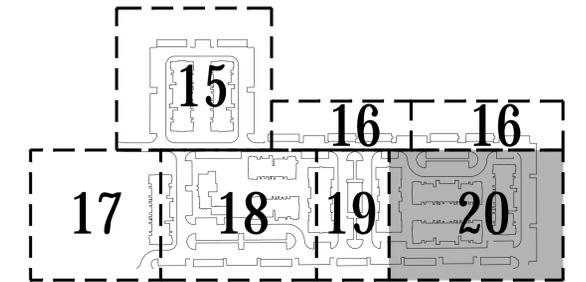
OUTLOOK NINE MILE

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12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

MATCHLINE, SEE SHEET 16

KEY MAP



PART OF A SEPARATE SUBMITTAL
(NOT A PART)

LEGEND

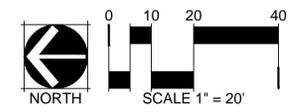
	CANOPY TREE		WETLAND SEED
	EVERGREEN TREE		SOD
	ORNAMENTAL TREE		NATIVE SEED
	DECIDUOUS SHRUB		4"-6" RIVER COBBLE
	EVERGREEN SHRUB		CRUSHER FINES
	ORNAMENTAL GRASSES		LANDSCAPE BED
	PERENNIALS		FIBAR PLAY SURFACE
	STEEL EDGER		BENCH (RE: DET. 4/22)
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	R.O.W.		STEPPERS (RE: DET. 7/21)
	LIMIT OF WORK		TRASH RECEPTACLE (RE: DET. 6/22)
			PLANTER (RE: DET. 4/23)

MATCHLINE, SEE SHEET 19

PART OF A SEPARATE SUBMITTAL
(NOT A PART)

PROPERTY LINE

03-03-2020
 01-30-2020
 11-08-2019



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LANDSCAPE PLAN
 SHEET 20 OF 51

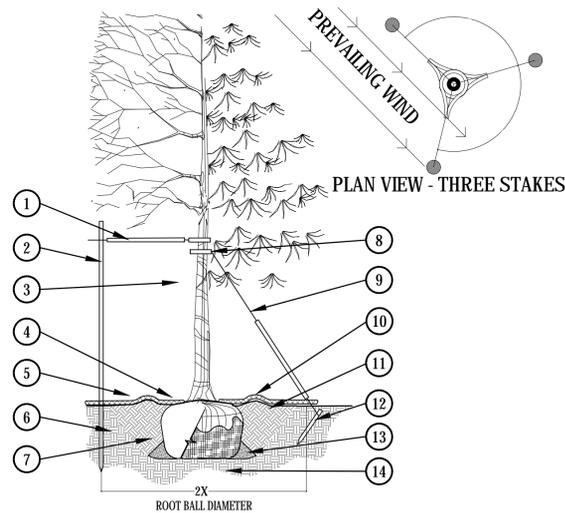
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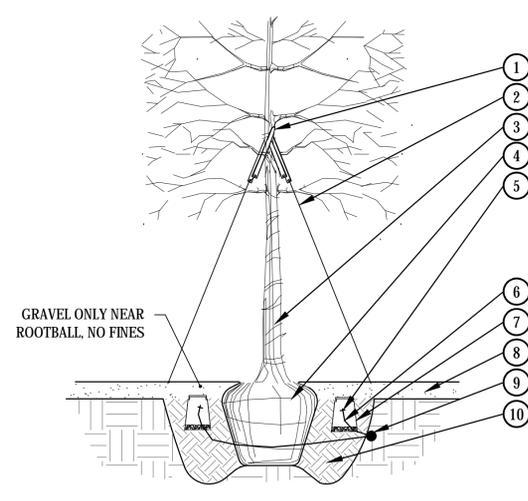
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12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1 1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WINDSIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



- USE NYLON TREE STRAPS AT END OF WIRE.
- 12 GAUGE GALVANIZED WIRE USE TWO PER TREE
- 4" TREE TAPE (DECIDUOUS TREES ONLY). WRAP ENTIRE TRUNK TO SECOND BRANCH SECURED AT 2" INTERVALS WITH GRAFTING CORD OR STAPLES.
- REMOVE WIRE BASKET AFTER TREE IS IN THE PIT. REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK.
- DRIP EMITTER
- DRIP EMITTER MICRO TUBING
- EMITTER BOX (6" RD.)
- SPECIFIED CRUSHER FINES
- POLY DRIP TUBING
- 1/3 BACKFILL MIX AND 2/3 PIT SOIL.

NOTE: SET TOP OF ROOT BALL 2"-3" ABOVE GRADE. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

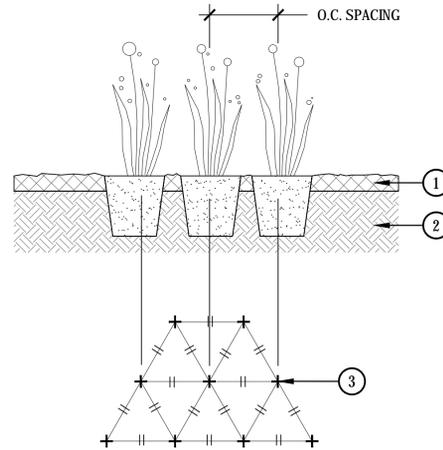
2 TREE IN CRUSHER FINES

SCALE: 1/2" = 1'-0"

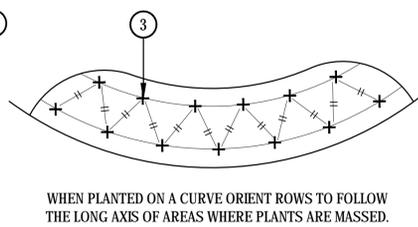
- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

NOTE:

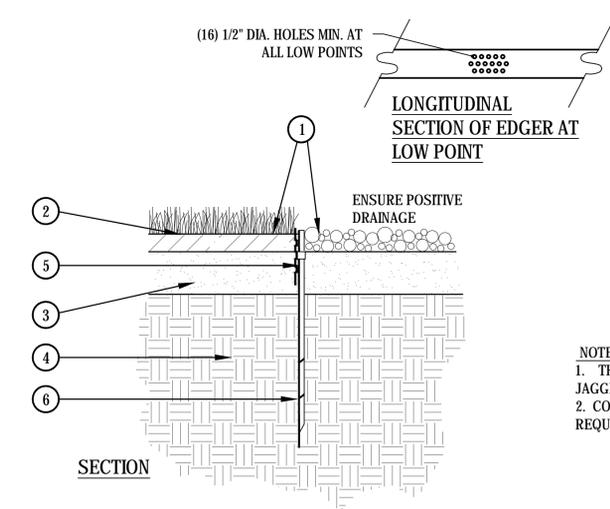
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
- DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

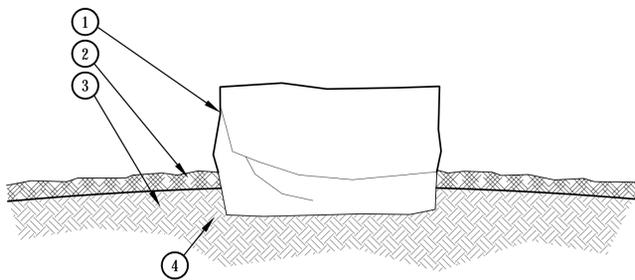


- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
 - AMENDED SOIL PER SPECIFICATIONS
 - SUBGRADE
 - STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
 - EDGER STAKE

- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

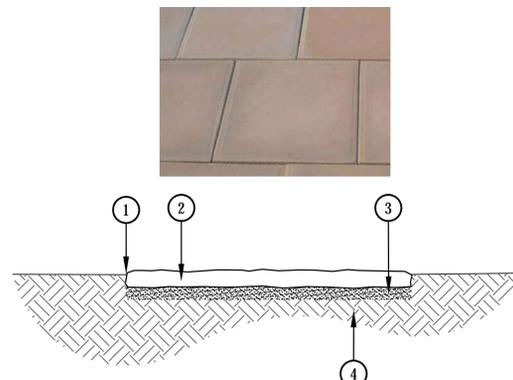


- SILOAM STONE. CONTRACTOR SHALL SUBMIT PHOTOS FOR APPROVAL.
- SPECIFIED MULCH. COBBLE OR CRUSHER FINES, RE: PLAN
- AMENDED TOPSOIL
- PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:
(7) : 18-24" TALL x 18-24" WIDE x 2.5'-4' LONG

4 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- SET EDGE OF STONE 2 1/2" ABOVE GRADE IN BED AREAS
- SANDSTONE COLORED CONCRETE PAVER - 1' x 2' x 3" THICK
- 2" DEEP BED OF SAND
- COMPACTED SUBGRADE
- MANUFACTURER: STONEBILT CONCEPTS
- CONTACT: STONEBILT CONCEPTS P: 1.303.867.6700

5 STEEL EDGER

SCALE: 1" = 1'-0"

6 BOULDER

SCALE: 3/4" = 1'-0"

7 PAVER STEPPER

SCALE: 1" = 1'-0"

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH. Filepath: P:\PROJECTS\ERIE NINE MILE - MULTIFAMILY - 0038-01-223\DRAWINGS\SUBMITTALS\LANDSCAPE PLAN\DWG - Layout - 15 DETAILS.dwg Plotted: TUE 04/27/2017 2:24:07P By: Chris Mahr

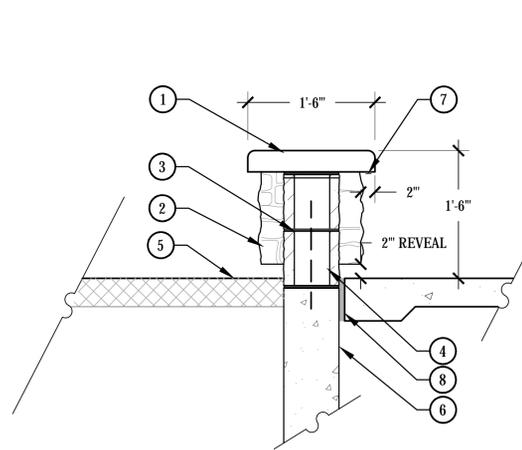
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

OUTLOOK NINE MILE

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

12.95 ACRES (LOT 11, TRACTS G & H)

SITE PLAN - SP-000832-2016



- ① PRECAST CONCRETE CAP (COLOR TO MATCH ARCHITECTURE)
- ② STONE VENEER - TO MATCH ARCHITECTURE
- ③ 3/8" GROUTED JOINTS
- ④ CMU CORE
- ⑤ FINISHED GRADE. REFER TO LANDSCAPE PLANS FOR MATERIAL
- ⑥ CONCRETE FOOTER, RE: STRUCTURAL
- ⑦ STRIP LIGHTING, ADHERED AND PERMANENTLY SECURE TO CAP PER MANUFACTURER'S SPECIFICATIONS. STRIP LIGHTING ON WALL SHALL BE INSTALLED ON WALKWAY SIDE.
- ⑧ EXPANSION JOINT

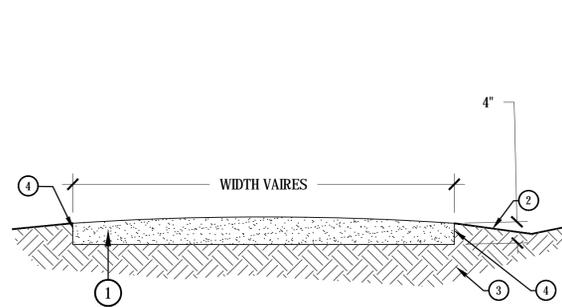
- NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS
 2. REFER TO STRUCTURAL DRAWINGS FOR CMU DESIGN.
 3. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
 4. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.

① FREE STANDING SEATWALL

SCALE: 1" = 1'-0"



- ① MANUFACTURER: LUMCA (OR APPROVED EQUAL)
- ② MODEL: BENCH TANGO TG-BE2, WITH ARM REST
- ③ FINISH: POLYESTER POWDER COATED CAST ALUMINUM
- ④ SURFACE MOUNT
- ⑤ CONTACT: LUMCA
P: 303.455.1012
E: INFO@LUMCA.COM



- COMPACTION NOTES:
1. COMPACT WET FOR BEST RESULTS.
 2. USE A SMALL (4) RIDING ROLLER TO COMPACT
 3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
 4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

② CRUSHER FINES DETAIL

SCALE: 3/4" = 1'-0"



- ① MANUFACTURER: LUMCA (OR APPROVED EQUAL)
- ② MODEL: BIKE RACK TANGO TG-BR
- ③ FINISH: POLYESTER POWDER COATED ALUMINUM
- ④ MOUNT PER MANUFACTURER'S INSTRUCTIONS
- ⑤ CONTACT: LUMCA
P: 303.455.1012
E: INFO@LUMCA.COM

⑤ BIKE RACK

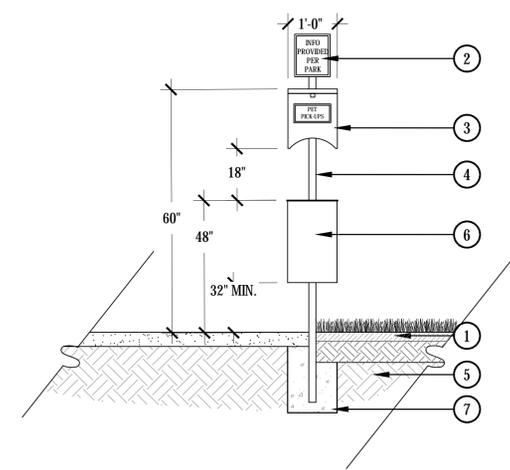
SCALE: N.T.S.

- ① MANUFACTURER: LANDSCAPE FORMS (OR APPROVED EQUAL)
- ② MODEL: 35 COLLECTION - CHILL
- ③ MATERIAL: ROTATIONALLY MOLDED POLYETHYLENE IN A HABANERO RED COLOR
- ④ ANCHOR SURFACE MOUNT
- ⑤ CONTACT: LANDSCAPE FORMS
P: 1.800.430.6209
E: comments@landscapeforms.com



⑧ LOUNGE CHAIR

SCALE: N.T.S.



- ① SURFACING VARIES, RE: PLAN SHEETS
- ② REFLECTIVE ALUMINUM SIGN
- ③ TRASH BAG DISPENSER
- ④ SQUARE TUBING
- ⑤ COMPACTED SUBGRADE
- ⑥ PET WASTE RECEPTACLE
- ⑦ SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

- NOTES:
1. REFER TO PLAN FOR PET STATION LOCATION AND SURFACING MATERIAL.

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: PET WASTE STATION
COLOR: NATURAL

OR APPROVED EQUAL

③ PET WASTE STATION

SCALE: 1/2" = 1'-0"



- ① MANUFACTURER: LUMCA (OR APPROVED EQUAL)
- ② MODEL: TANGO WASTE RECEPTACLE
- ③ FINISH: ALUMINUM POWDERCOAT
- ④ SURFACE MOUNT
- ⑤ CONTACT: LUMCA
P: 303.455.1012
E: INFO@LUMCA.COM

⑥ TRASH RECEPTACLE

SCALE: N.T.S.

④ BENCH

SCALE: N.T.S.



ADA COMPLIMENT PICNIC TABLE

- ① MANUFACTURER: FORMS+SURFACES (OR APPROVED EQUAL)
- ② MODEL: TRIO TABLE ENSEMBLE, SITRO-72SC-ADA, 74.5"
- ③ FINISH: ALUMINUM TEXTURE POWDERCOAT SUPPORTS, IPE WOOD
- ④ SURFACE MOUNT
- ⑤ CONTACT: FORMS+SURFACES
P: 1.800.451.0410
E: SALES@FORMS-SURFACES.COM

(1) ADA COMPLIMENT PICNIC TABLE SHALL BE PROVIDED AT EACH SHADE STRUCTURE

⑦ TABLE

SCALE: N.T.S.

03-03-2020
01-30-2020
11-08-2019
REVISION DATE: 09-27-2019

ISSUE DATE: 04-27-2017

LANDSCAPE DETAILS

SHEET 22 OF 51

OUTLOOK NINE MILE

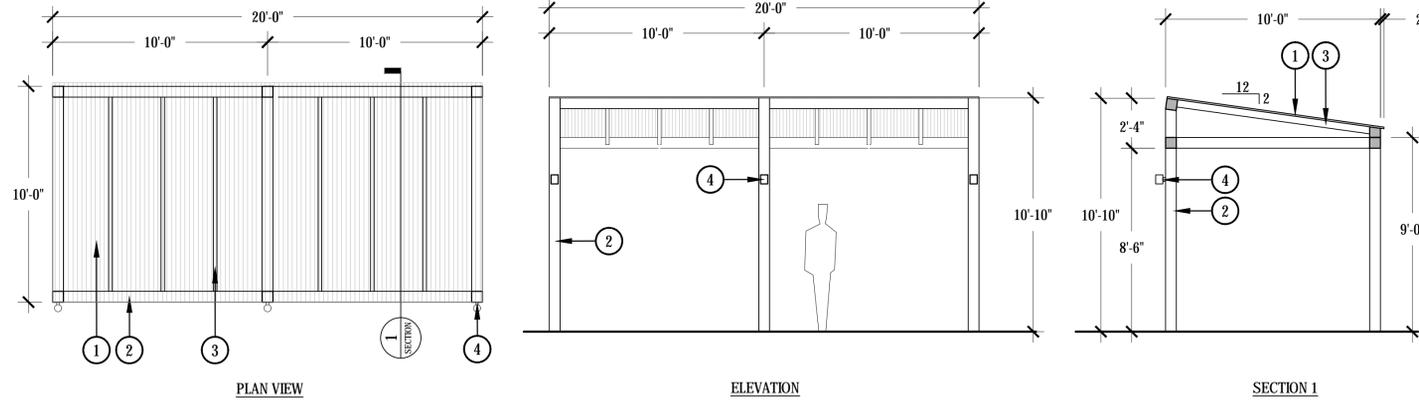
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PROJECT NUMBER: 160602

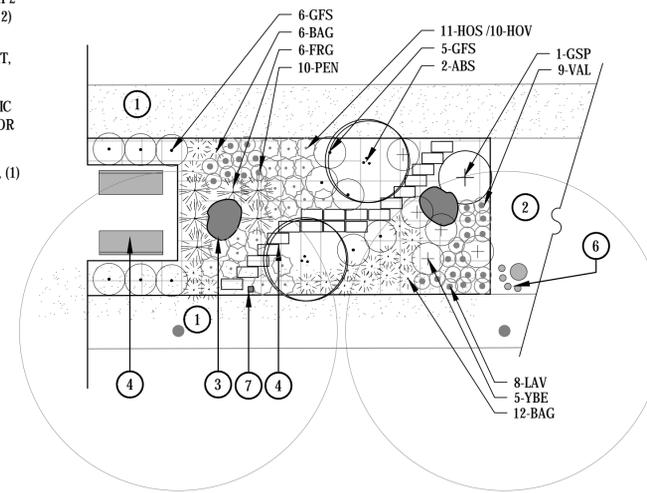
OUTLOOK NINE MILE

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

12.95 ACRES (LOT 11, TRACTS G & H) SITE PLAN - SP-000832-2016



- ① METAL STANDING SEAM ROOF WITH 2" OVERHANG. COLOR AND PITCH (2:12) TO MATCH ARCH
- ② 6"x6" SQUARE TUBE, POWDER COAT, COLOR TO MATCH ARCH
- ③ 2" X 4" TUBE STEEL SLATS, METALLIC POWDER COAT MATCH ARCH, COLOR TO MATCH ARCH
- ④ DOWN LIGHTING MOUNTED 6' HIGH. (1) PER FRONT POST OF EACH POST

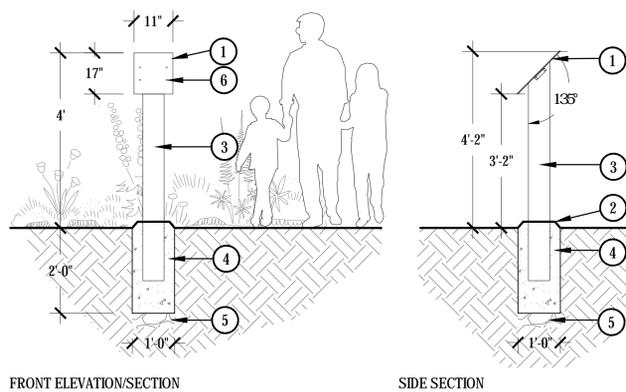


- ① CRUSHER FINES
- ② ADJACENT LANDSCAPE (RE: LANDSCAPE PLANS)
- ③ LANDSCAPE BOULDER (RE: DET. 6/21)
- ④ PAVER STEPPERS (RE: DET. 7/21)
- ⑤ BENCH (TYP) (RE: DET. 4/22)
- ⑥ PET WASTE STATION (RE: DET. 3/22)
- ⑦ EDUCATIONAL SIGNAGE (RE: DET. 3/24)

NOTE: ALL PLANT SPECIES WITHIN THE DISPLAY GARDEN SHALL HAVE A PLANT IDENTIFYING SIGN INDICATING BOTANICAL NAME, COMMON NAME AND A BRIEF CHARACTERISTIC DESCRIPTION.

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

1 PICNIC SHLETER



- ① METAL SIGN WITH GRAPHIC EDUCATIONAL IMAGE (TO BE DETERMINED AT TIME OF CONSTRUCTION) SPACE SHALL BE PROVIDED FOR PARKS CONTACT NUMBER
- ② 6"x6" SMOOTH CEDAR WOOD POST - STAIN TO MATCH ARCHITECTURE
- ③ CONCRETE FOOTING (DESIGN BY OTHERS)
- ④ 4" DEPTH, 3/4" GRAVEL BASE

- NOTES:
- CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR IDENTIFICATION SIGN GRAPHIC.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSL AT 28 DAYS.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
 - EDUCATIONAL SIGNAGE SHALL INCLUDE PLANT SPECIES, INFORMATION AND PICTURE, BLOOM TIMES AND ANIMAL/INSECT HABITAT

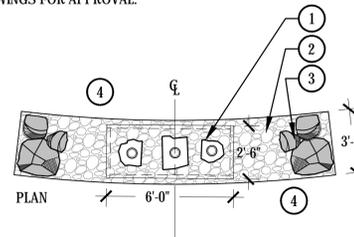
2 DISPLAY GARDEN

- NOTES:
- CONTRACTOR TO SUPPLY AUTO-FILL ASSEMBLY WITH FLOAT LEVEL CONTROL ON OWN WATER SUPPLY. NOT CONNECTED TO IRRIGATION SYSTEM. COORDINATE WITH MECHANICAL
 - CONTRACTOR SHALL PROVIDE PUMP AND FILTER WITH FLOW CONTROL AS REQUIRED TO ACHIEVE SHEET FLOW OVER THE ENTIRE BOULDER SURFACE.
 - CONTRACTOR SHALL SUBMIT CUT SHEETS FOR PUMP, FILTER, DRAIN, EPDM LINER, AND AUTO-FILL COMPONENTS.
 - REFERENCE ELECTRICAL WATER DRAINAGE AND WATER SUPPLY WITH MECHANICAL
 - WATER FEATURE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

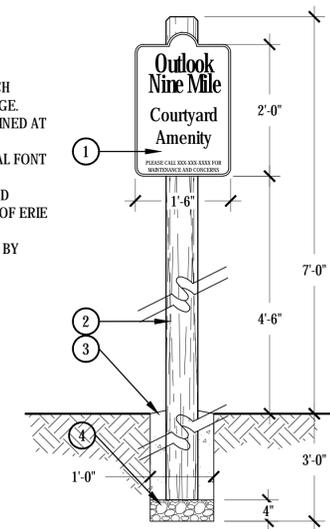
- ① MANUFACTURER: STONE FOREST 60" TRIPLE BASALT FOUNTAINS #GF50-72. OWNER'S REPRESENTATIVE TO CHOOSE STONE FINISH (OR APPROVED EQUAL)
- ② SMOOTH RIVER ROCK, COLOR TBD
- ③ BOULDERS, BURIED FOR MORE NATURAL APPEARANCE
- ④ ADJACENT LANDSCAPING (REFER TO PLANS)



CHARACTER IMAGE

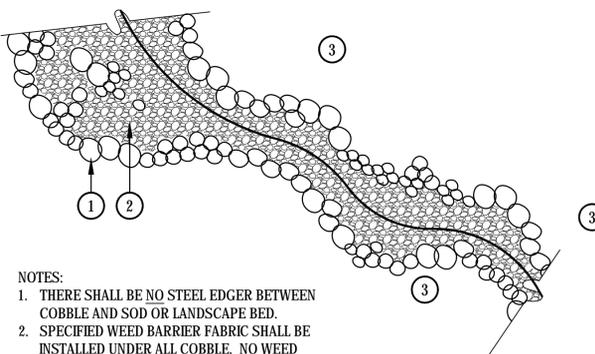


- NOTES:
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.
 - ALL COLORS AND FONTS SHALL MATCH ARCHITECTURE AND BUILDING SIGNAGE.
 - FINAL SIGN LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION
 - TEXT IS SHOWN CONCEPTUALLY. FINAL FONT AND LETTERING TO BE DETERMINED.
 - SIGNAGE SHALL INDICATE COURTYARD AMENITY/IDENTIFICATION AND TOWN OF ERIE MAINTENANCE NUMBER.
 - FINAL SIGN DESIGN TO BE APPROVED BY OWNER AT TIME OF INSTALLATION.



- ① WAYFINDING AND IDENTIFICATION SIGNAGE SIGN TO INCLUDE PARKS AND RECREATION CONTACT NUMBER
- ② 4X6 SMOOTH CEDAR WOOD POST - STAIN TO MATCH ARCHITECTURE
- ③ FOOTING DESIGN BY CONTRACTOR
- ④ 3/4" ANGULAR ROCK

3 EDUCATIONAL SIGNAGE

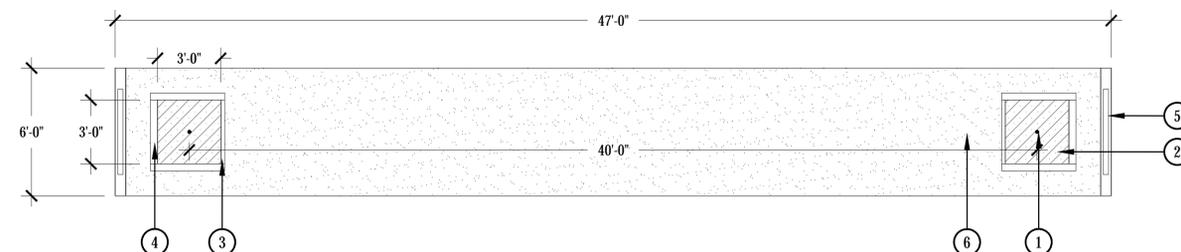


- ① 4"-6" TAN COBBLE - SET ON EDGE OF SWALE AS WELL AS IN A FEW INTERIOR AREAS TO CREATE A LOOSE, NATURALISTIC BORDER AS SHOWN.
- ② 3/4" TAN STONE IN INTERIOR AREAS OF SWALE. 4"-5" DEPTH.
- ③ LANDSCAPE BED, RE: LANDSCAPE PLAN

- NOTES:
- THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE AND SOD OR LANDSCAPE BED.
 - SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

6 STONE SWALE

4 BOULDER/WATER FEATURE



5 WAYFINDING AND IDENTIFICATION SIGNAGE

- ① 1/2" REBAR
- ② SAND PIT
- ③ 2 X 6 WOOD DIVIDER, MECHANICALLY ANCHORED
- ④ 4 X 4 TREATED LUMBER, MECHANICALLY ANCHORED
- ⑤ WOOD BACKSTOP
- ⑥ GRAY CRUSHER FINES

7 HORSESHOE PIT

03-03-2020
01-30-2020
11-08-2019
REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017

LANDSCAPE DETAILS

SHEET 24 OF 51

OUTLOOK NINE MILE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PROJECT NUMBER: 160602

OUTLOOK NINE MILE

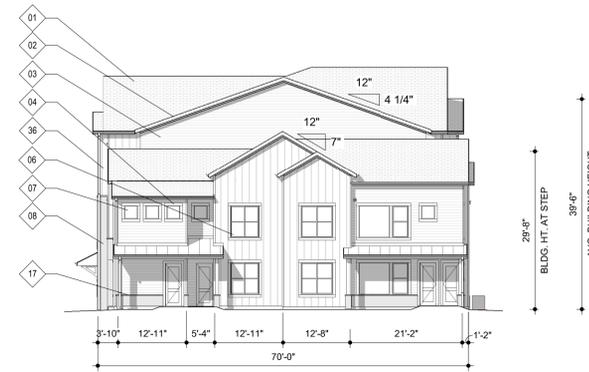
A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

KEYNOTES	
#	Keynote Text
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	6" CEMENTITIOUS LAP SIDING
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
06	VINYL SINGLE-HUNG WINDOW
07	VINYL FIXED WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR: STEEL
10	42" HIGH GUARD RAIL
12	BUILDING ENTRY DOOR, MAINTAIN ACCESSIBLE ROUTE TO THIS LOCATION
13	STANDING SEAM METAL ROOF
14	BUILDING NUMBER SIGNAGE LOCATION
17	STONE SILLCAP
23	SECURITY GATE
31	GROUND-MOUNTED A/C CONDENSING UNIT
36	CEMENTITIOUS BOARD AND BATTEN SIDING

EXTERIOR COLOR SCHEME 1	
• BOARD AND BATTEN SIDING	SW 6012 BROWSE BROWN
• 6" CEMENTITIOUS LAP SIDING	SW 7646 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BRONZE
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• STANDING SEAM METAL ROOF	BERRIDGE METALS "CHARCOAL GREY"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	POWDER COAT FLAT BLACK BK247
NOTES: ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED RETURN WALLS TO MATCH EXTERIOR WALLS	

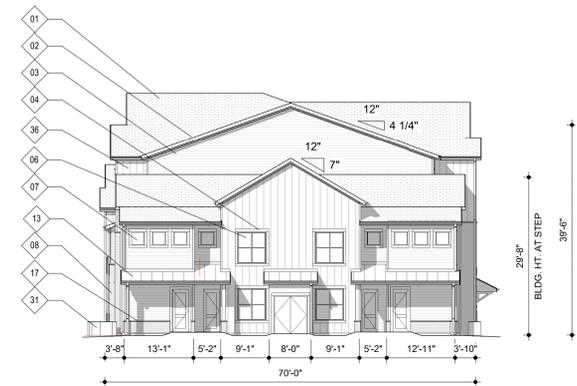
EXTERIOR COLOR SCHEME 2	
• BOARD AND BATTEN SIDING	SW 7662 HORNBERG GRAY
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BRONZE
• GARAGE DOORS	7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• STANDING SEAM METAL ROOF	BERRIDGE METALS "CHARCOAL GRAY"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	POWDER COAT FLAT BLACK BK247
NOTES: ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED RETURN WALLS TO MATCH EXTERIOR WALLS	



4 BLDG. TYPE A - RIGHT ELEVATION
1/16" = 1'-0"



3 BLDG. TYPE A - REAR ELEVATION
1/16" = 1'-0"



2 BLDG. TYPE A - LEFT ELEVATION
1/16" = 1'-0"



1 BLDG. TYPE A - FRONT ELEVATION
1/16" = 1'-0"

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 BLDG. TYPE A - FRONT ELEVATION - COLOR
1/16" = 1'-0"



7 BLDG. TYPE A - LEFT ELEVATION - COLOR
1/16" = 1'-0"



6 BLDG. TYPE A - REAR ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE A - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



4 BLDG. TYPE A - FRONT-LEFT CORNER



3 BLDG. TYPE A - FRONT-RIGHT CORNER



2 BLDG. TYPE A - REAR-LEFT CORNER



1 BLDG. TYPE A - REAR-RIGHT CORNER

EXTERIOR COLOR SCHEME 1

- BOARD AND BATTEN SIDING SW 6012 BROWSE BROWN
- 6" CEMENTITIOUS LAP SIDING SW 7646 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BRONZE
- GARAGE DOORS SW 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- STANDING SEAM METAL ROOF BERRIDGE METALS "CHARCOAL GREY"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS POWDER COAT FLAT BLACK BK247

NOTES:

ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 6012 BROWSE BROWN
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 BLDG. TYPE A - FRONT ELEVATION - COLOR
1/16" = 1'-0"



7 BLDG. TYPE A - LEFT ELEVATION - COLOR
1/16" = 1'-0"



6 BLDG. TYPE A - REAR ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE A - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



4 BLDG. TYPE A - FRONT-LEFT CORNER



3 BLDG. TYPE A - FRONT-RIGHT CORNER



2 BLDG. TYPE A - REAR-LEFT CORNER



1 BLDG. TYPE A - REAR-RIGHT CORNER

EXTERIOR COLOR SCHEME 2

- BOARD AND BATTEN SIDING SW 7622 HOMBURG GRAY
- 6" CEMENTITIOUS LAP SIDING SW 7649 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BRONZE
- GARAGE DOORS 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- STANDING SEAM METAL ROOF BERRIDGE METALS "CHARCOAL GRAY"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS POWDER COAT FLAT BLACK BK247

NOTES:
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RETURN WALLS TO MATCH EXTERIOR WALLS

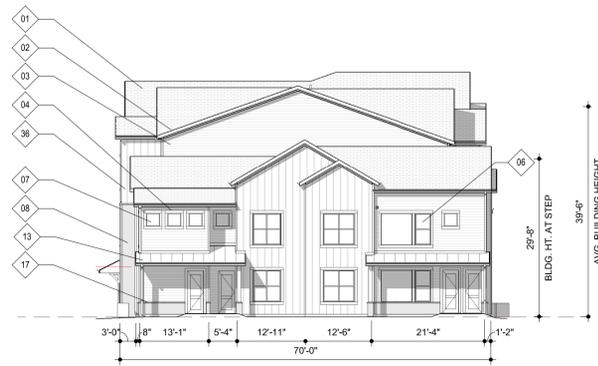
- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 7622 HOMBURG GRAY
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

KEYNOTES	
#	Keynote Text
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 6" PAINTED FASCIA
03	6" CEMENTITIOUS LAP SIDING
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
06	VINYL SINGLE-HUNG WINDOW
07	VINYL FIXED WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR: STEEL
10	42" HIGH GUARD RAIL
12	BUILDING ENTRY DOOR, MAINTAIN ACCESSIBLE ROUTE TO THIS LOCATION
13	STANDING SEAM METAL ROOF
14	BUILDING NUMBER SIGNAGE LOCATION
17	STONE SILLCAP
23	SECURITY GATE
36	CEMENTITIOUS BOARD AND BATTEN SIDING



4 BLDG. TYPE B - RIGHT ELEVATION
1/16" = 1'-0"



3 BLDG. TYPE B - REAR ELEVATION
1/16" = 1'-0"



2 BLDG. TYPE B - LEFT ELEVATION
1/16" = 1'-0"



1 BLDG. TYPE B - FRONT ELEVATION
1/16" = 1'-0"

EXTERIOR COLOR SCHEME 1

- BOARD AND BATTEN SIDING SW 6012 BROWSE BROWN
- 6" CEMENTITIOUS LAP SIDING SW 7646 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BRONZE
- GARAGE DOORS SW 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- STANDING SEAM METAL ROOF BERRIDGE METALS "CHARCOAL GRAY"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

EXTERIOR COLOR SCHEME 2

- BOARD AND BATTEN SIDING SW 7662 HORNBURG GRAY
- 6" CEMENTITIOUS LAP SIDING SW 7649 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BRONZE
- GARAGE DOORS 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- STANDING SEAM METAL ROOF BERRIDGE METALS "CHARCOAL GRAY"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

EXTERIOR COLOR SCHEME 2

- BOARD AND BATTEN SIDING SW 7674 PEPPERCORN
- 6" CEMENTITIOUS LAP SIDING SW 7649 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BRONZE
- GARAGE DOORS 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- STANDING SEAM METAL ROOF BERRIDGE METALS "CHARCOAL GRAY"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS



OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 BLDG. TYPE B - FRONT ELEVATION - COLOR
1/16" = 1'-0"



7 BLDG. TYPE B - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



6 BLDG. TYPE B - REAR ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE B - LEFT ELEVATION - COLOR
1/16" = 1'-0"



4 BLDG. TYPE B - FRONT-LEFT CORNER



3 BLDG. TYPE B - FRONT-RIGHT CORNER



2 BLDG. TYPE B - REAR-LEFT CORNER



1 BLDG. TYPE B - REAR-RIGHT CORNER

EXTERIOR COLOR SCHEME 1	
• BOARD AND BATTEN SIDING	SW 6012 BROWSE BROWN
• 6" CEMENTITIOUS LAP SIDING	SW 7646 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BRONZE
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• STANDING SEAM METAL ROOF	BERRIDGE METALS "CHARCOAL GREY"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 6012 BROWSE BROWN
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 BLDG. TYPE B - FRONT ELEVATION - COLOR
1/16" = 1'-0"



7 BLDG. TYPE B - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



6 BLDG. TYPE B - REAR ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE B - LEFT ELEVATION - COLOR
1/16" = 1'-0"



4 BLDG. TYPE B - FRONT-LEFT CORNER



3 BLDG. TYPE B - FRONT-RIGHT CORNER



2 BLDG. TYPE B - REAR-LEFT CORNER



1 BLDG. TYPE B - REAR-RIGHT CORNER

EXTERIOR COLOR SCHEME 2

- BOARD AND BATTEN SIDING SW 7622 HOMBURG GRAY
- 6" CEMENTITIOUS LAP SIDING SW 7649 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BRONZE
- GARAGE DOORS 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- STANDING SEAM METAL ROOF BERRIDGE METALS "CHARCOAL GRAY"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 7622 HOMBURG GRAY
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 BLDG. TYPE B - FRONT ELEVATION - COLOR
1/16" = 1'-0"



7 BLDG. TYPE B - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



6 BLDG. TYPE B - REAR ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE B - LEFT ELEVATION - COLOR
1/16" = 1'-0"

EXTERIOR COLOR SCHEME 2	
• BOARD AND BATTEN SIDING	SW 7674 PEPPERCORN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BRONZE
• GARAGE DOORS	7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• STANDING SEAM METAL ROOF	BERRIDGE METALS "CHARCOAL GRAY"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

	ROOF TAMKO: RUSTIC BLACK
	METAL ROOF BERRIDGE: CHARCOAL GREY
	BODY 1 SHERWIN WILLIAMS: 7674 PEPPERCORN
	TRIM SHERWIN WILLIAMS: 7069 IRON ORE
	BODY 2 SHERWIN WILLIAMS: 7649 SILVERPLATE
	ENTRY SHERWIN WILLIAMS: 6991 BLACK MAGIC
	GARAGE SHERWIN WILLIAMS: 7069 IRON ORE
	RAILINGS CARDINAL: POWDER COATING BLACK FLAT BK247
	MASONRY SUNSET STONE: LIMESTONE WINTERSKY
	WINDOWS WHITE



4 BLDG. TYPE B - FRONT-LEFT CORNER



3 BLDG. TYPE B - FRONT-RIGHT CORNER



2 BLDG. TYPE B - REAR-LEFT CORNER



1 BLDG. TYPE B - REAR-RIGHT CORNER

03-03-2020
01-30-2020
11-08-2019

REVISION DATE: 09-27-2019 ISSUE DATE: 04-27-2017

BLDG. TYPE B - ELEVATIONS
SHEET 37 OF 51



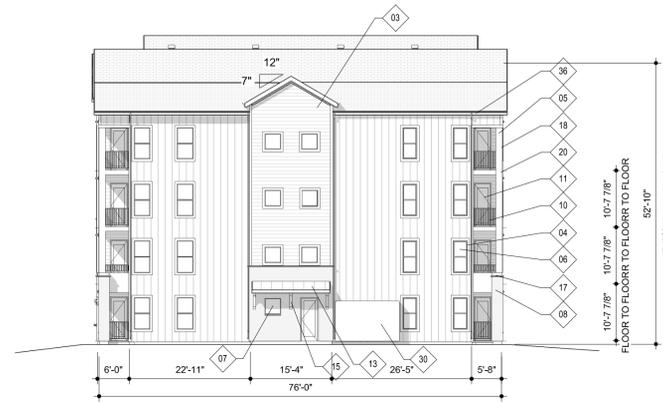
OUTLOOK NINE MILE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

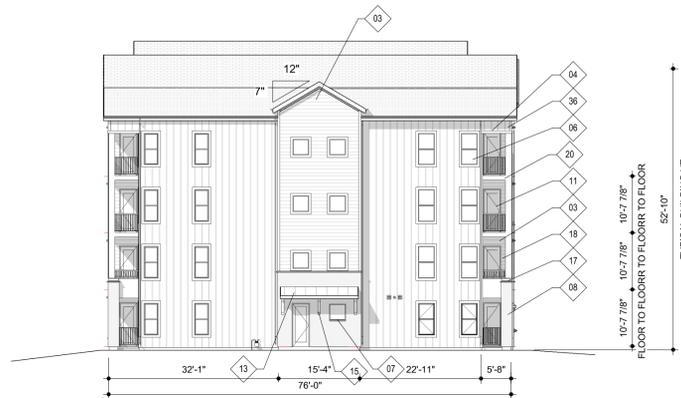
KEYNOTES	
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
03	6" CEMENTITIOUS LAP SIDING
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS PANEL SIDING
06	VINYL SINGLE-HUNG WINDOW
07	VINYL FIXED WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR: STEEL
10	42" HIGH GUARD RAIL
11	FULL-LITE UNIT BALCONY DOOR
12	BUILDING ENTRY DOOR, MAINTAIN ACCESSIBLE ROUTE TO THIS LOCATION
13	STANDING SEAM METAL ROOF
15	DECORATIVE ROOF BRACKET
17	STONE SILLICAP
18	LOW-PROFILE METAL CORNER TRIM
20	5/4" X 10" PAINTED CEMENTITIOUS ACCENT TRIM
22	STOREFRONT
28	ELECTRIC METER
30	MAIN DISTRIBUTION PANEL
32	ROOFTOP MECHANICAL SCREENING; HEIGHT TO MATCH CURB-MOUNTED EQUIPMENT; CEMENTITIOUS PANEL; PAINT TO MATCH ROOF COLOR
36	CEMENTITIOUS BOARD AND BATTEN



4 RIGHT ELEVATION - BLDG TYPE B
1/16" = 1'-0"



3 REAR ELEVATION - BLDG TYPE B
1/16" = 1'-0"



2 LEFT ELEVATION - BLDG TYPE B
1/16" = 1'-0"



1 FRONT ELEVATION - BLDG TYPE
1/16" = 1'-0"

EXTERIOR COLOR SCHEME 3

- BOARD AND BATTEN SIDING SW 6012 BROWSE BROWN
- 6" CEMENTITIOUS LAP SIDING SW 7649 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BERRIDGE METALS CHARCOAL GREY
- GRARAGE DOORS SW 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS CARDINAL PWDR. COAT BLACK FLAT BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

EXTERIOR COLOR SCHEME 3

- BOARD AND BATTEN SIDING SW 6764 PEPPERCORN
- 6" CEMENTITIOUS LAP SIDING SW 7649 SILVERPLATE
- ACCENT TRIM SW 7069 IRON ORE
- DOORS TYPICAL: SW 6991 BLACK MAGIC
UTILITY DOORS: MATCH FIELD
- STOREFRONT BERRIDGE METALS CHARCOAL GREY
- GRARAGE DOORS SW 7069 IRON ORE
- ASPHALT ROOF TAMKO "RUSTIC BLACK"
- MASONRY SUNSET STONE LIMESTONE "WINTERSKY"
- METAL RAILINGS CARDINAL PWDR. COAT BLACK FLAT BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)

SITE PLAN - SP-000832-2016



1 BLDG. TYPE C - FRONT ELEVATION - COLOR
1/16" = 1'-0"



2 BLDG. TYPE C - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



3 BLDG. TYPE C - REAR ELEVATION - COLOR
1/16" = 1'-0"



4 BLDG. TYPE C - LEFT ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE C - FRONT LEFT CORNER



6 BLDG. TYPE C - FRONT RIGHT CORNER



7 BLDG. TYPE C - REAR-LEFT CORNER



8 BLDG. TYPE C - REAR RIGHT CORNER

EXTERIOR COLOR SCHEME 3	
• BOARD AND BATTEN SIDING	SW 6012 BROWSE BROWN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BERRIDGE METALS CHARCOAL GREY
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	CARDINAL PWDR. COAT BLACK FLAT BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

	ROOF TAMKO: RUSTIC BLACK
	METAL ROOF BERRIDGE: CHARCOAL GREY
	BODY 1 SHERWIN WILLIAMS: 6012 BROWSE BROWN
	TRIM SHERWIN WILLIAMS: 7069 IRON ORE
	BODY 2 SHERWIN WILLIAMS: 7649 SILVERPLATE
	ENTRY SHERWIN WILLIAMS: 6991 BLACK MAGIC
	GARAGE SHERWIN WILLIAMS: 7069 IRON ORE
	RAILINGS CARDINAL: POWDER COATING BLACK FLAT BK247
	MASONRY SUNSET STONE: LIMESTONE WINTERSKY
	WINDOWS WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)

SITE PLAN - SP-000832-2016



1 BLDG. TYPE C - FRONT ELEVATION - COLOR
1/16" = 1'-0"



2 BLDG. TYPE C - RIGHT ELEVATION - COLOR
1/16" = 1'-0"



3 BLDG. TYPE C - REAR ELEVATION - COLOR
1/16" = 1'-0"



4 BLDG. TYPE C - LEFT ELEVATION - COLOR
1/16" = 1'-0"



5 BLDG. TYPE C - FRONT LEFT CORNER



6 BLDG. TYPE C - FRONT RIGHT CORNER



7 BLDG. TYPE C - REAR-LEFT CORNER



8 BLDG. TYPE C - REAR RIGHT CORNER

EXTERIOR COLOR SCHEME 3	
• BOARD AND BATTEN SIDING	SW 6764 PEPPERCORN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BERRIDGE METALS CHARCOAL GREY
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	CARDINAL PWDR. COAT BLACK FLAT BK247
NOTES:	
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	
RETURN WALLS TO MATCH EXTERIOR WALLS	

	ROOF TAMKO: RUSTIC BLACK
	METAL ROOF BERRIDGE: CHARCOAL GREY
	BODY 1 SHERWIN WILLIAMS: 7674 PEPPERCORN
	TRIM SHERWIN WILLIAMS: 7069 IRON ORE
	BODY 2 SHERWIN WILLIAMS: 7649 SILVERPLATE
	ENTRY SHERWIN WILLIAMS: 6991 BLACK MAGIC
	GARAGE SHERWIN WILLIAMS: 7069 IRON ORE
	RAILINGS CARDINAL: POWDER COATING BLACK FLAT BK247
	MASONRY SUNSET STONE: LIMESTONE WINTERSKY
	WINDOWS WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

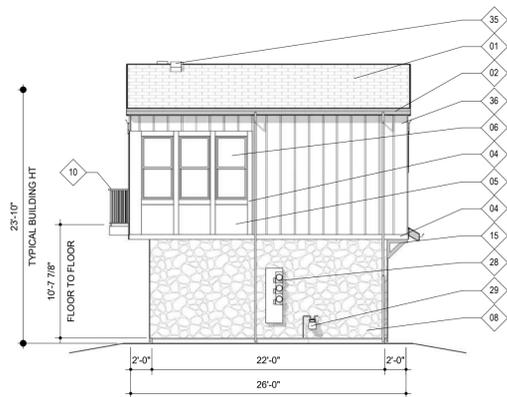
KEYNOTES	
#	DESCRIPTION
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	6" CEMENTITIOUS LAP SIDING
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS PANEL SIDING
06	VINYL SINGLE-HUNG WINDOW
07	VINYL FIXED WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR, STEEL
10	42" HIGH GUARD RAIL
11	FULL-LITE UNIT BALCONY DOOR
15	DECORATIVE ROOF BRACKET
17	STONE SILL/CAP
28	ELECTRIC METER
29	GAS METER
31	GROUND-MOUNTED A/C CONDENSING UNIT
33	RISER ROOM DOOR
35	ROOF VENT, MATCH ROOF COLOR
36	CEMENTITIOUS BOARD AND BATTEN



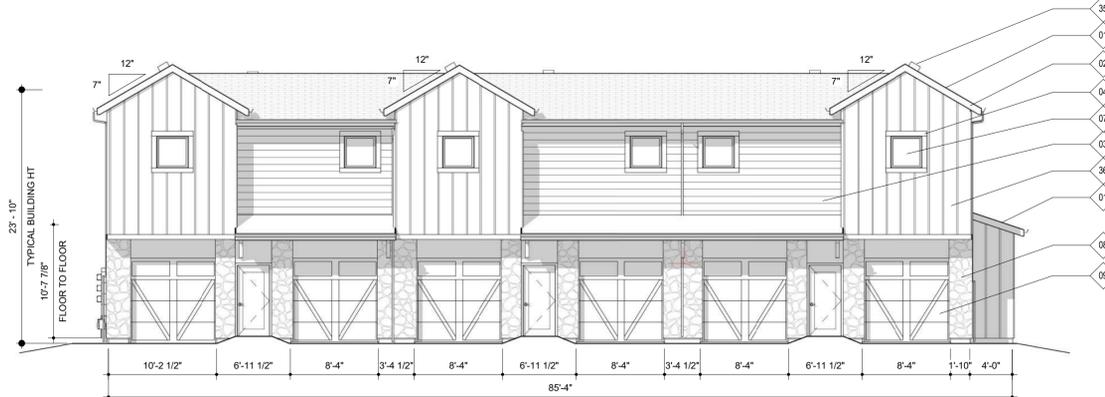
4 CARRIAGE RIGHT ELEVATION
1/8" = 1'-0"



3 CARRIAGE REAR ELEVATION
1/8" = 1'-0"



2 CARRIAGE LEFT ELEVATION
1/8" = 1'-0"



1 CARRIAGE FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR COLOR SCHEME 1	
• BOARD AND BATTEN SIDING	SW 6012 BROWSE BROWN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	PWDR. COAT BLACK FLAT BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

EXTERIOR COLOR SCHEME 2	
• BOARD AND BATTEN SIDING	SW 7622 HOMBURG GRAY
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	PWDR. COAT BLACK FLAT BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

EXTERIOR COLOR SCHEME 3	
• BOARD AND BATTEN SIDING	SW 7674 PEPEPCORN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	PWDR. COAT BLACK FLAT BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 CARRIAGE FRONT ELEVATION - COLOR
1/8" = 1'-0"



7 CARRIAGE RIGHT ELEVATION - COLOR
1/8" = 1'-0"



6 CARRIAGE REAR ELEVATION - COLOR
1/8" = 1'-0"



5 CARRIAGE LEFT ELEVATION - COLOR
1/8" = 1'-0"



4 CARRIAGE - REAR-RIGHT CORNER
1/8" = 1'-0"



3 CARRIAGE - REAR-LEFT CORNER
1/8" = 1'-0"



2 CARRIAGE - FRONT-RIGHT CORNER
1/8" = 1'-0"



1 CARRIAGE - FRONT-LEFT CORNER
1/8" = 1'-0"

EXTERIOR COLOR SCHEME 1	
• BOARD AND BATTEN SIDING	SW 6012 BROWSE BROWN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	PWDR. COAT BLACK FLAT BK247
NOTES:	
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	
RETURN WALLS TO MATCH EXTERIOR WALLS	

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 6012 BROWSE BROWN
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



8 CARRIAGE FRONT ELEVATION - COLOR
1/8" = 1'-0"



7 CARRIAGE RIGHT ELEVATION - COLOR
1/8" = 1'-0"



6 CARRIAGE REAR ELEVATION - COLOR
1/8" = 1'-0"



5 CARRIAGE LEFT ELEVATION - COLOR
1/8" = 1'-0"



4 CARRIAGE - REAR-RIGHT CORNER
1/8" = 1'-0"



3 CARRIAGE - REAR-LEFT CORNER
1/8" = 1'-0"



2 CARRIAGE - FRONT-RIGHT CORNER
1/8" = 1'-0"



1 CARRIAGE - FRONT-LEFT CORNER
1/8" = 1'-0"

EXTERIOR COLOR SCHEME 2	
• BOARD AND BATTEN SIDING	SW 7622 HOMBURG GRAY
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	PWDR. COAT BLACK FLAT BK247
NOTES:	
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED	
RETURN WALLS TO MATCH EXTERIOR WALLS	

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 7622 HOMBURG GRAY
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

EXTERIOR COLOR SCHEME 3	
• BOARD AND BATTEN SIDING	SW 7674 PEPPERCORN
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	PWDR. COAT BLACK FLAT BK247
NOTES: ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED RETURN WALLS TO MATCH EXTERIOR WALLS	



8 CARRIAGE FRONT ELEVATION - COLOR
1/8" = 1'-0"



7 CARRIAGE RIGHT ELEVATION - COLOR
1/8" = 1'-0"



6 CARRIAGE REAR ELEVATION - COLOR
1/8" = 1'-0"



5 CARRIAGE LEFT ELEVATION - COLOR
1/8" = 1'-0"

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 7674 PEPPERCORN
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 7649 SILVERPLATE
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE



4 CARRIAGE - REAR-RIGHT CORNER



3 CARRIAGE - REAR-LEFT CORNER



2 CARRIAGE - FRONT-RIGHT CORNER



1 CARRIAGE - FRONT-LEFT CORNER

OUTLOOK NINE MILE

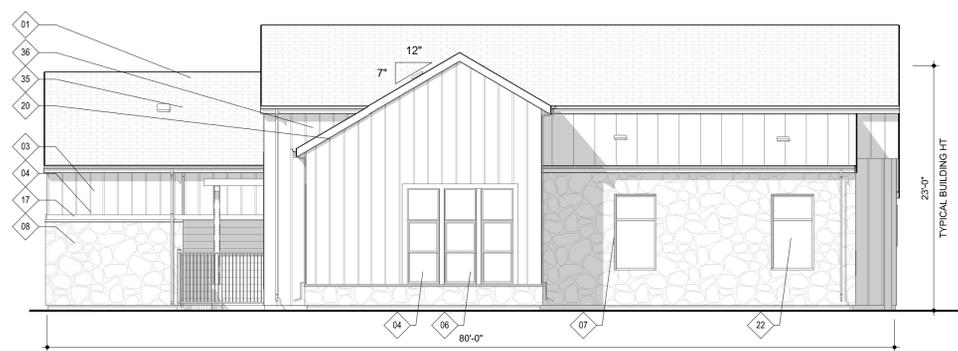
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13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

KEYNOTES	
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	6" CEMENTITIOUS LAP SIDING
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
06	VINYL SINGLE-HUNG WINDOW
07	VINYL FIXED WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR, STEEL
12	BUILDING ENTRY DOOR, MAINTAIN ACCESSIBLE ROUTE TO THIS LOCATION
13	STANDING SEAM METAL ROOF
17	STONE SILLCAP
20	5/4" X 10" PAINTED CEMENTITIOUS ACCENT TRIM
22	STOREFRONT
28	ELECTRIC METER
29	GAS METER
35	ROOF VENT, MATCH ROOF COLOR
36	CEMENTITIOUS BOARD AND BATTEN

EXTERIOR COLOR SCHEME - CLUBHOUSE	
• BOARD AND BATTEN SIDING	SW 7662 7674 PEPPERCORN
• 6" CEMENTITIOUS LAP SIDING	SW 6012 BROWSE BROWN
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BLACK
• GARAGE DOORS	7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• STANDING SEAM METAL ROOF	BERRIDGE METALS "CHARCOAL GRAY"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	POWDER COAT FLAT BLACK BK247

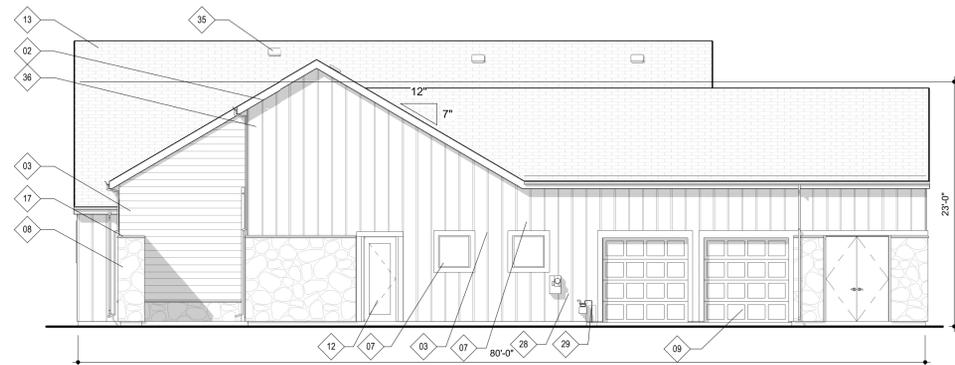
NOTES:
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RETURN WALLS TO MATCH EXTERIOR WALLS



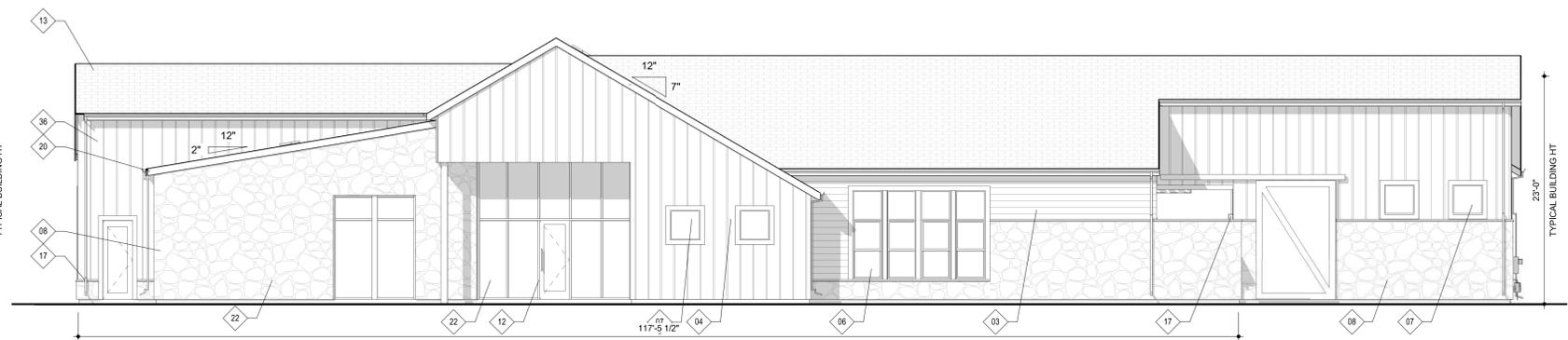
4 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)

SITE PLAN - SP-000832-2016



8 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"



7 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



6 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



5 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"

- ROOF**
TAMKO: RUSTIC BLACK
- METAL ROOF**
BERRIDGE: CHARCOAL GREY
- BODY 1**
SHERWIN WILLIAMS: 7674 PEPPERCORN
- TRIM**
SHERWIN WILLIAMS: 7069 IRON ORE
- BODY 2**
SHERWIN WILLIAMS: 6012 BROWSE BROWN
- ENTRY**
SHERWIN WILLIAMS: 6991 BLACK MAGIC
- GARAGE**
SHERWIN WILLIAMS: 7069 IRON ORE
- RAILINGS**
CARDINAL: POWDER COATING BLACK FLAT BK247
- MASONRY**
SUNSET STONE: LIMESTONE WINTERSKY
- WINDOWS**
WHITE



4 CLUBHOUSE - FRONT LEFT CORNER



3 CLUBHOUSE - REAR LEFT CORNER



2 CLUBHOUSE - FRONT RIGHT CORNER



1 CLUBHOUSE - REAR RIGHT CORNER

EXTERIOR COLOR SCHEME - CLUBHOUSE	
• BOARD AND BATTEN SIDING	SW 7662 7674 PEPPERCORN
• 6" CEMENTITIOUS LAP SIDING	SW 6012 BROWSE BROWN
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	TYPICAL: SW 6991 BLACK MAGIC UTILITY DOORS: MATCH FIELD
• STOREFRONT	BLACK
• GARAGE DOORS	7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• STANDING SEAM METAL ROOF	BERRIDGE METALS "CHARCOAL GRAY"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"
• METAL RAILINGS	POWDER COAT FLAT BLACK BK247

NOTES:
ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
RETURN WALLS TO MATCH EXTERIOR WALLS

OUTLOOK NINE MILE

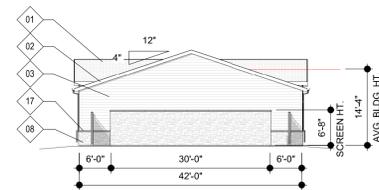
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13.97 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

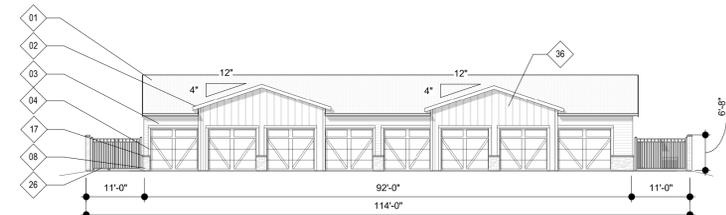
KEYNOTES	
#	DESCRIPTION
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	6" CEMENTITIOUS LAP SIDING
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS PANEL SIDING
08	STONE VENEER
09	OVERHEAD GARAGE DOOR: STEEL
17	STONE SILL/CAP
23	SECURITY GATE
26	METAL TRASH ENCLOSURE GATE
36	CEMENTITIOUS BOARD AND BATTEN

EXTERIOR COLOR SCHEME - GARAGES	
• BOARD AND BATTEN SIDING	SW 7649 SILVERPLATE
• 6" CEMENTITIOUS LAP SIDING	SW 7649 SILVERPLATE
• ACCENT TRIM	SW 7069 IRON ORE
• DOORS	SW 7069 IRON ORE
• GARAGE DOORS	SW 7069 IRON ORE
• ASPHALT ROOF	TAMKO "RUSTIC BLACK"
• MASONRY	SUNSET STONE LIMESTONE "WINTERSKY"

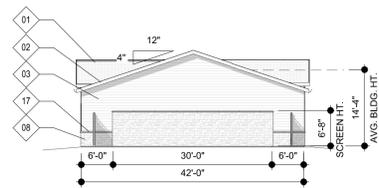
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ALL PAINT COLORS BY SHERWIN WILLIAMS UNLESS OTHERWISE NOTED
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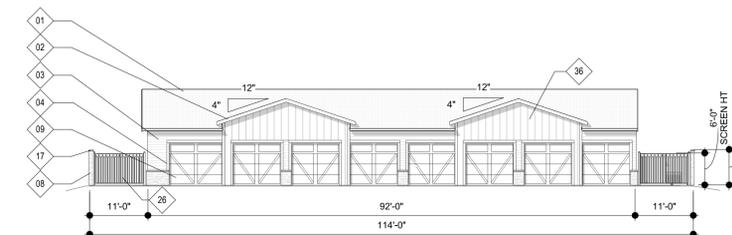
8 GARAGE TYPE B - RIGHT ELEVATION
1/16" = 1'-0"



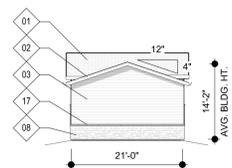
7 GARAGE TYPE B - REAR ELEVATION
1/16" = 1'-0"



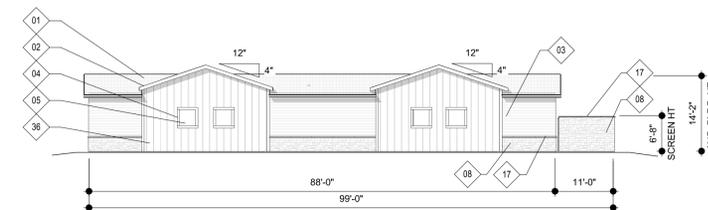
6 GARAGE TYPE B - LEFT ELEVATION
1/16" = 1'-0"



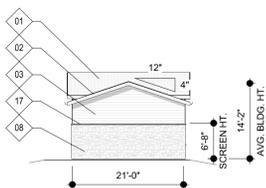
5 GARAGE TYPE B - FRONT ELEVATION
1/16" = 1'-0"



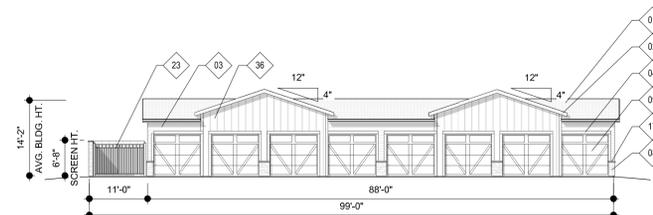
4 GARAGE TYPE A - RIGHT ELEVATION
1/16" = 1'-0"



3 GARAGE TYPE A - REAR ELEVATION
1/16" = 1'-0"



2 GARAGE TYPE A - LEFT ELEVATION
1/16" = 1'-0"



1 GARAGE TYPE A - FRONT ELEVATION
1/16" = 1'-0"

OUTLOOK NINE MILE

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

13.97 ACRES (LOT 11, TRACTS G & H)

SITE PLAN - SP-000832-2016



16 GARAGE TYPE A - FRONT ELEVATION
1/16" = 1'-0"



15 GARAGE TYPE A - LEFT ELEVATION
1/16" = 1'-0"



14 GARAGE TYPE A - REAR ELEVATION
1/16" = 1'-0"



13 GARAGE TYPE A - RIGHT ELEVATION
1/16" = 1'-0"



12 GARAGE TYPE A - FRONT-LEFT CORNER



11 GARAGE TYPE A - FRONT-RIGHT CORNER



10 GARAGE TYPE A - REAR-LEFT CORNER



9 GARAGE TYPE A - REAR-RIGHT CORNER



8 GARAGE TYPE B - FRONT ELEVATION
1/16" = 1'-0"



7 GARAGE TYPE B - LEFT ELEVATION
1/16" = 1'-0"



6 GARAGE TYPE B - REAR ELEVATION
1/16" = 1'-0"



5 GARAGE TYPE B - RIGHT ELEVATION
1/16" = 1'-0"



4 GARAGE TYPE B - FRONT-LEFT CORNER



3 GARAGE TYPE B - REAR-LEFT CORNER



2 GARAGE TYPE B - REAR-RIGHT CORNER



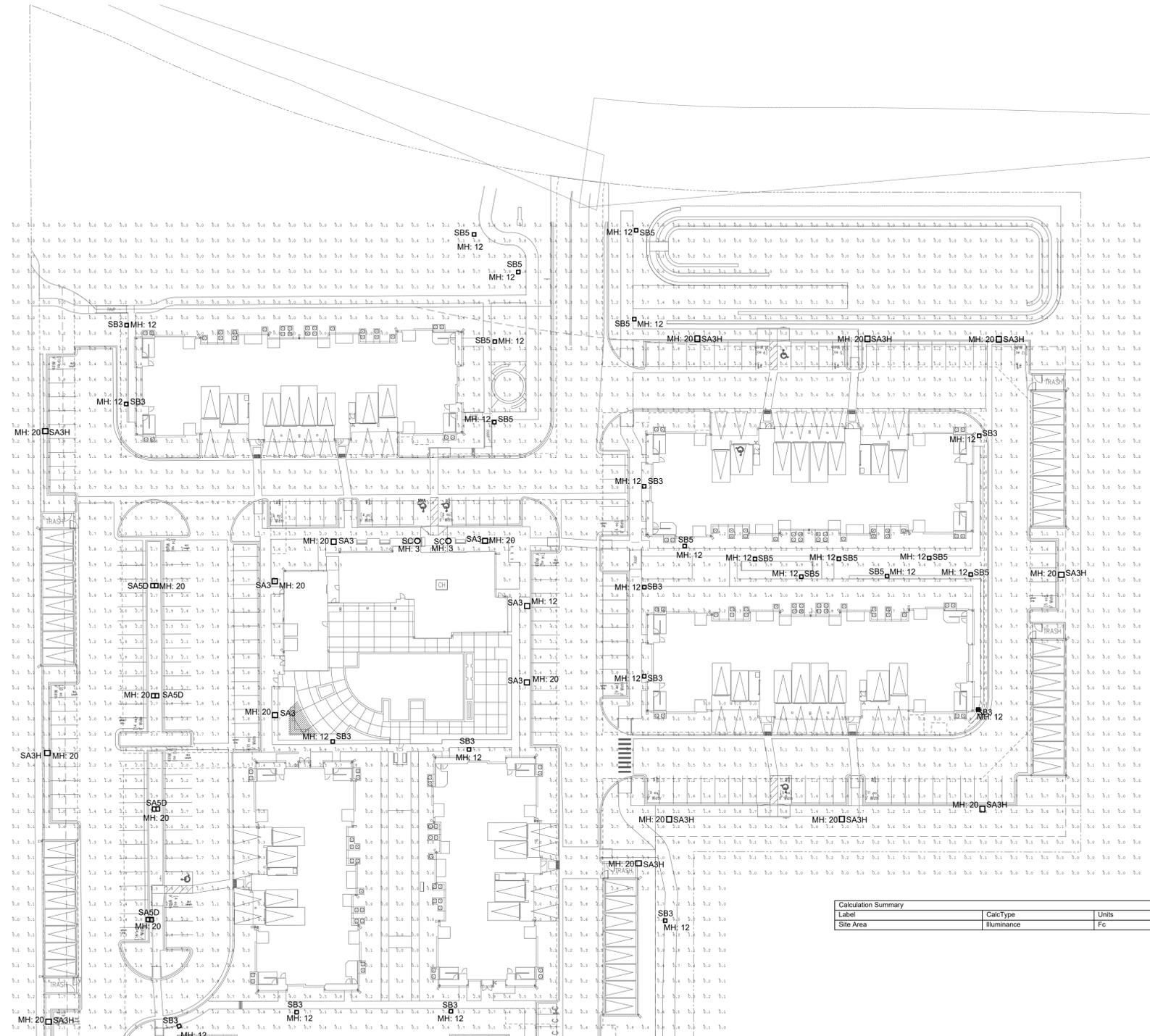
1 GARAGE TYPE B - FRONT-RIGHT CORNER

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.

OUTLOOK NINE MILE

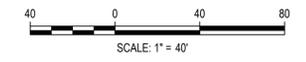
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12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

- GENERAL NOTES:**
1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO PUBLIC ROW, SHALL BE ORIENTED IN A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
 2. ALL VALUES ARE IN UNITS OF FOOTCANDLES. ILLUMINATION VALUES AT PROPERTY LINE COMPLY WITH THE RULES AND REGULATIONS FOR THE LANDSCAPING OF PARKING AREAS SECTION I, (3), WHERE THE REQUIREMENT OF 0.1 FOOTCANDLE DOES NOT APPLY TO PUBLIC RIGHT OF WAYS.
 3. ALL FIXTURES TO BE FULL CUTOFF. REFER TO SPEC SHEETS FOR MORE INFORMATION.



Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label		Fc	1.05	18.2	0.0	N.A.	N.A.
Site Area	illuminance						

SITE PHOTOMETRIC PLAN



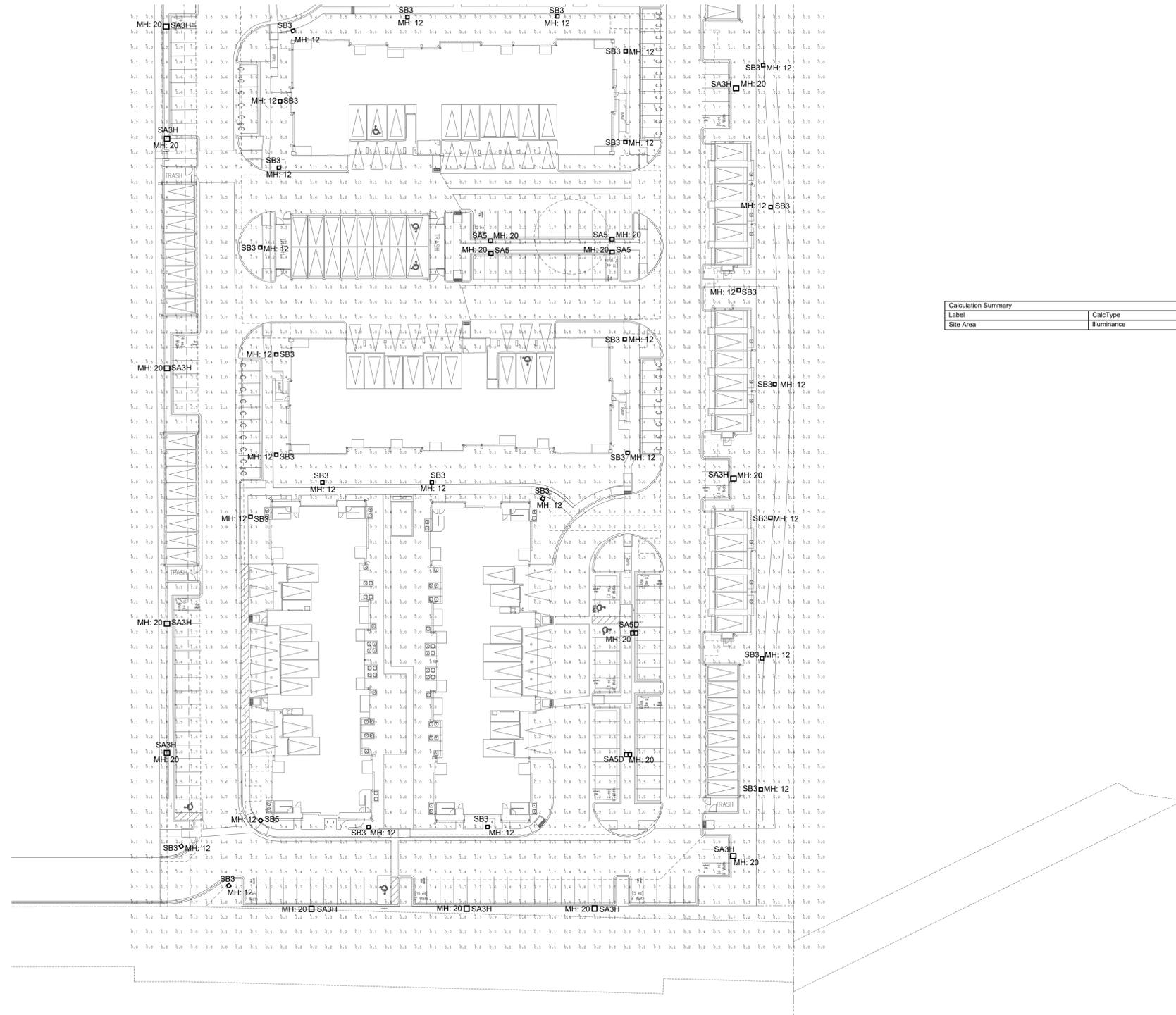
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.

OUTLOOK NINE MILE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016

GENERAL NOTES:

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO PUBLIC ROW, SHALL BE ORIENTED IN A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ALL VALUES ARE IN UNITS OF FOOTCANDLES. ILLUMINATION VALUES AT PROPERTY LINE COMPLY WITH THE RULES AND REGULATIONS FOR THE LANDSCAPING OF PARKING AREAS SECTION I, (3), WHERE THE REQUIREMENT OF 0.1 FOOTCANDLE DOES NOT APPLY TO PUBLIC RIGHT OF WAYS.
3. ALL FIXTURES TO BE FULL CUTOFF. REFER TO SPEC SHEETS FOR MORE INFORMATION.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Area	Illuminance	Fc	1.05	18.2	0.0	N.A.	N.A.

SITE PHOTOMETRIC PLAN



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

OUTLOOK NINE MILE

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

12.95 ACRES (LOT 11, TRACTS G & H)
SITE PLAN - SP-000832-2016



D-Series Size 1
LED Area Luminaire

Specifications

- EPA: 1.01 ft² (0.094 m²)
- Length: 33" (0.84 m)
- Width: 13" (0.33 m)
- Height H1: 7-1/2" (0.19 m)
- Height H2: 3-1/2" (0.09 m)
- Weight (max): 27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000 K	T1S Type I short	T5V5 Type V very short	MVOLT ¹
		40K 4000 K	T2S Type II short	T3S Type V short	120"
		50K 5000 K	T2M Type II medium	T3M Type V medium	208"
	Rotated optics		T3S Type III short	T3W Type V wide	240"
			T3M Type III medium	BLC Backlight control ²	277"
			T3M Type III medium	LCCD Left corner cutoff ³	347"
	Rotated optics		T3M Type III medium	LCCD Left corner cutoff ³	347"
			T3M Type III medium	LCCD Left corner cutoff ³	347"
			T3M Type III medium	RCCD Right corner cutoff ³	480"

Shipped included

- SPA Square pole mounting
- RPA Round pole mounting
- WBA Wall bracket
- SPUBMA Square pole universal mounting adaptor⁴
- RPAUBMA Round pole universal mounting adaptor⁴
- Shipped separately
- KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)⁵

Other options

- DOBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWDXD White
- DOBKXD Textured dark bronze
- DNAXKXD Textured natural aluminum
- DWDXKXD Textured white

Shipped separately

- BS Bird spikes⁶
- EGS External glare shield⁶



LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLs)

US patent 7,828,456; 8,002,428; 8,177,386; 8,434,893; 8,567,983 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PC) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

LIGHT OUTPUT - XDLs

Color	Type	Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	8540	8232	71
	HO	8600	8600	8500	106
Neutral White	SS	6510	5840	5880	71
	HO	8810	7860	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.



D-Series LED Bollard

Specifications

- Diameter: 6" Round (0.3 m)
- Height: 42" (10.7 m)
- Weight (max): 27 lbs (12.2 kg)

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplift. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish options
DSXB LED	Asymmetric 12C 1x2 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ¹	Shipped installed PE Photocell on button type	SF Single face (120, 277, 347V) ²	DOBXD White
		450 450 mA ³	40K 4000 K	SYM Symmetric ¹	120"			DNAXD Natural aluminum
		530 530 mA	50K 5000 K		208"			DBBBD Dark bronze
	Symmetric 16C 1x6 LEDs ²	700 700 mA	AMRPC Amber phosphor converted		240"	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	H24 34" overall height	DOBKXD Textured dark bronze
			AMBLW Amber limited wavelength ⁴		277"		H30 30" overall height	DBLXD Black
					347"	ELW Emergency battery backup ⁵	H36 36" overall height	DNAXD Textured natural aluminum

Accessories

MRAB U Anchor bolts for DSXB⁶

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, CF option), or photocell (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single face (SF) requires 120, 277, or 347 voltage option. Double face (DF) requires 500 or 240 voltage option.
- MRAB U not available with LAMB option.

TYPE SA3, SA3H, SA5 AND SA5D

TYPE SB

TYPE SC

LUMINAIRE SCHEDULE								
TYPE	LAMPS/KELVIN	DESCRIPTION	MOUNTING HEIGHT	LUMENS	LOAD, VA	VOLTS	MANUFACTURER/CAT. NO.	NOTES
SA3	4000K LED	SINGLE HEAD LED AREA LIGHT, TYPE 3 DISTRIBUTION	20' ABOVE GRADE	6468	54W	MVOLT	LITHONIA - DSX1 LED-P1-340K-T3M-MVOLT-SPA-DMG-DDBXD, SQUARE STEEL POLE	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL
SA3H	4000K LED	SINGLE HEAD LED AREA LIGHT, TYPE 3 DISTRIBUTION, INTEGRAL HOUSE SIDED SHEILD	20' ABOVE GRADE	6468	54W	MVOLT	LITHONIA - DSX1 LED-P1-340K-T3M-MVOLT-SPA-DMG-HS-DDBXD, SQUARE STEEL POLE	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL
SA5	4000K LED	SINGLE HEAD LED AREA LIGHT, TYPE 5 DISTRIBUTION	20' ABOVE GRADE	6711	54W	MVOLT	LITHONIA - DSX1 LED-P1-340K-T5M-MVOLT-SPA-DMG-DDBXD, SQUARE STEEL POLE	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL
SA5D	4000K LED	DOUBLE HEAD (180 DEGREES APART) LED AREA LIGHT, TYPE 5 DISTRIBUTION	20' ABOVE GRADE	(2) 6711	(2) 54W	MVOLT	LITHONIA - DSX1 LED-P1-340K-T5M-MVOLT-SPA-DMG-DDBXD, SQUARE STEEL POLE	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL
SB3	4000k LED	SINGLE HEAD PEDESTRIAN AREA LIGHT, TYPE 3 DISTRIBUTION	12' ABOVE GRADE	5685	71	MVOLT	LSI INDUSTRIES - XDLSS-3-SS-NW-UE-BRZ-MOUNTING-S-DIM, ROUND STEEL POLE	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL
SB5	4000k LED	SINGLE HEAD PEDESTRIAN AREA LIGHT, TYPE 5 DISTRIBUTION	12' ABOVE GRADE	5685	71	MVOLT	LSI INDUSTRIES - XDLSS-5-SS-NW-UE-BRZ-MOUNTING-S-DIM, ROUND STEEL POLE	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL
SC	4000k LED	LED BOLLARD	40" ABOVE GRADE	1847	22	MVOLT	LITHONIA- DSXB-12C-530-40K-SYM-MVOLT-DMG-H36-DDBXD	FULL CUT OFF, FIXTURES TO BE CONTROLLED BY TIMECLOCK AND EXTERNAL PHOTOCELL

- VERIFY EXACT FIXTURE'S CATALOG NUMBER, FINISH, LAMP(S), LENGTHS AND OPTIONS WITH TENANT/ARCHITECT PRIOR TO ORDERING.
- CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET
- CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE, AND FUNCTIONING SYSTEM.

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LIGHTING CUT SHEETS
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