

LOT 7A SITE PLAN

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT

SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

VISTA RIDGE TUNNEL WASH

1.492 ACRES

PROJECT NO. SP-000905-2017

TOWN OF ERIE GENERAL NOTES-CONSTRUCTION

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS BY THE TOWN OF ERIE. COPIES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF ERIE WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.

1. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE ENGINEERING STAFF AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN OF ERIE ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.

2. THE TOWN OF ERIE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.

3. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN OF ERIE SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.

5. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN OF ERIE REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.

6. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.

7. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN OF ERIE ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.

8. THE CONTRACTOR SHALL NOTIFY TOWN OF ERIE ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE TOWN OF ERIE ENGINEERING STAFF.

9. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.

10. AS-BUILT DRAWINGS AND A CD INCLUDING AUTOCAD AND PDF FILES, AS REQUIRED IN THE SPECIFICATIONS, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE CONSTRUCTION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.

12. THE CONTRACTOR IS RESPONSIBLE FOR:

A. NOTIFYING THE TOWN OF ERIE UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN OF ERIE FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.

B. NOTIFYING THE TOWN OF ERIE ENGINEERING STAFF IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ERIE FORTY-EIGHT (48) HOURS PRIOR TO RESTART.

C. IN THE EVENT OF AN AFTER HOURS EMERGENCY, CALL 303-441-4444.

D. NOTIFYING THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.

13. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STAGE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF ERIE, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE.

15. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN OF ERIE DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE TOWN OF ERIE, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN OF ERIE FOR REVIEW, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.

16. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OF ERIE OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN OF ERIE ENGINEERING STAFF, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.

17. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

18. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT DISTURBING OVER ONE ACRE FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE TOWN OF ERIE.

19. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN OF ERIE.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITION. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

21. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN OF ERIE STANDARDS & SPECIFICATIONS.

22. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.

23. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

24. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKINGS SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF ERIE STANDARD SPECIFICATIONS.

25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.

26. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN.

27. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN OF ERIE. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN OF ERIE AT NO EXPENSE TO THE TOWN.

28. THE DESIGN ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS AND SURVEYS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE DESIGN ENGINEER'S PURVIEW.

29. THE SOILS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE SOILS ENGINEER'S PURVIEW.

LIST OF CONTACTS

OWNER/DEVELOPER

GRANT & DANA HUNTLEY
PO BOX 99
BRIGHTON, COLORADO 80601
TEL: (303) 698-1028
CONTACT: BEN JARRETT

ENGINEER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: PHIL DALRYMPLE, P.E.
EMAIL: PHILDALRYMPLE@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: KERRI LILJEGREN
EMAIL: KERRILILJEGREN@GALLOWAYUS.COM

ARCHITECT

HOVER ARCHITECTURE
8089 S LINCOLN STREET, SUITE 201
LITTLETON, COLORADO 80122
TEL: (720) 773-2801
FAX: (720) 773-2803
CONTACT: TROY KIRSCHMAN
EMAIL: JKIRSCHMAN@HOVERARCHITECTURE.COM

UTILITY CONTACTS

WATER, SANITARY, & STORM SEWER

TOWN OF ERIE
645 HOLBROOK ST.
ERIE, CO 80516
(303)695-2700
CONTACT: MATT WIEDERSPAHN, P.E.

FIRE

MOUNTAIN VIEW FIRE PROTECTION DISTRICT
3561 STAGECOACH ROAD
LONGMONT, CO 80504
(303)772-0710
CONTACT: LUANN PENFOLD

ELECTRICAL

UNITED POWER COMPANY
PO BOX 929
500 COOPERATIVE WAY
BRIGHTON, COLORADO 80601
(303) 637-1234
CONTACT: MONICA HANSON

GAS

XCEL ENERGY
1122 WEST 3RD AVENUE
DENVER, CO 80223
(303) 571-3306
CONTACT: DONNA GEORGE
EMAIL: Donna.L.George@xcelenergy.com

TELEPHONE

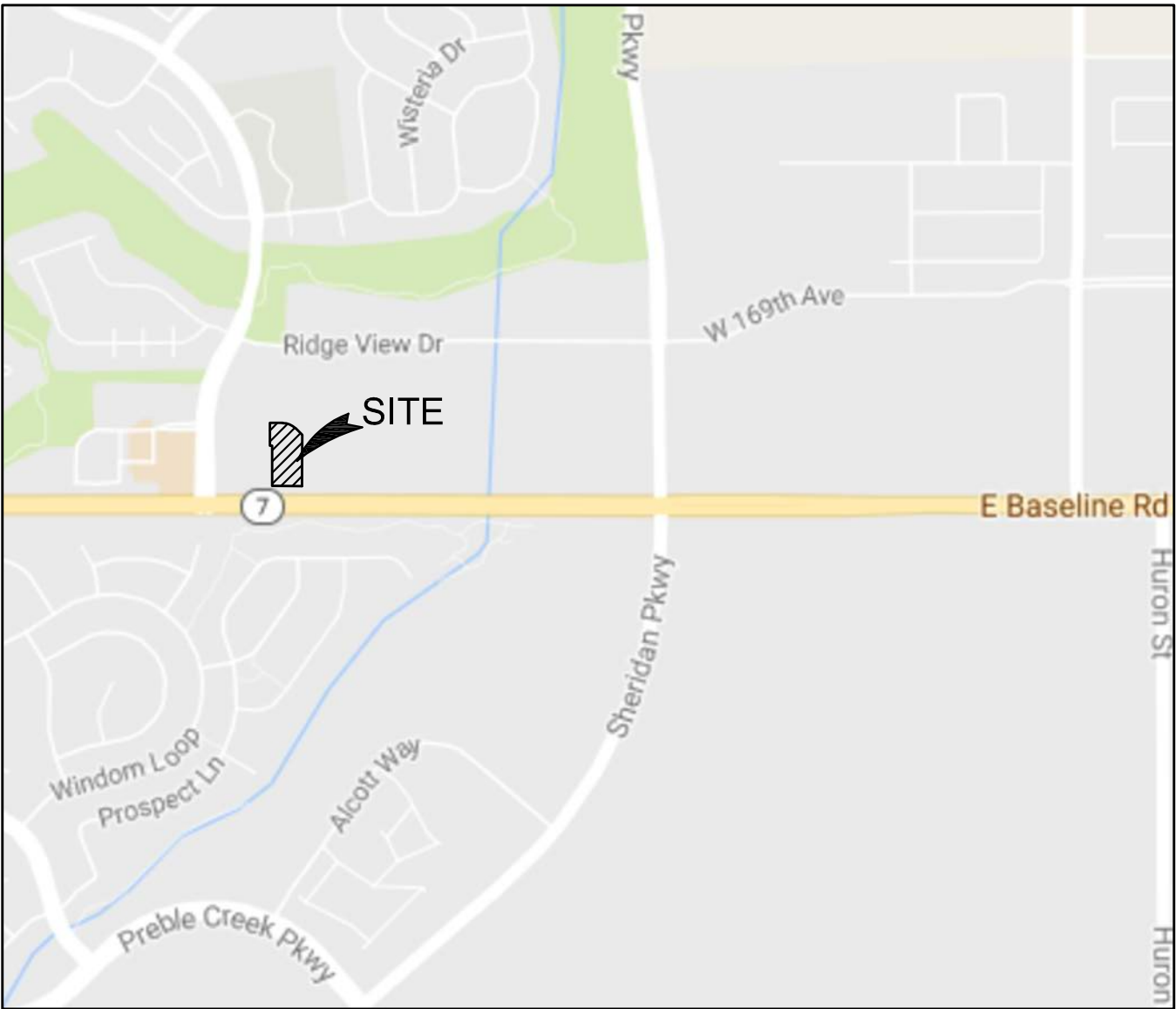
CENTURY LINK COMMUNICATIONS
3702 AUTOMATION WAY, SUITE 106
FORT COLLINS, COLORADO 80525
(720) 498-7508
CONTACT: TERRY SPEER

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

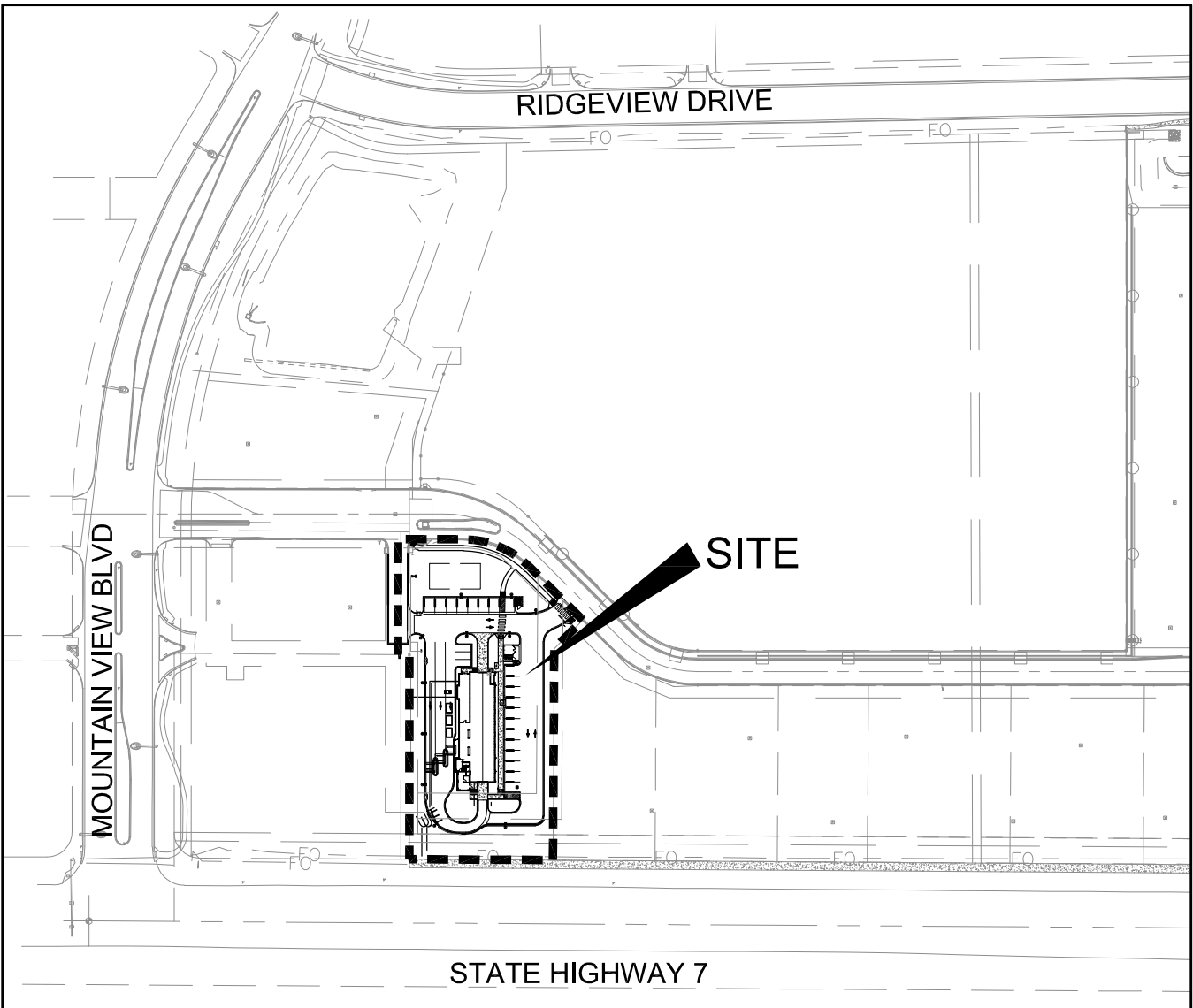
GEOTECHNICAL ENGINEER: CTL THOMPSON, INC.
PROJECT NO: DN49, 119-125-SEPT.22.2017

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.



VICINITY MAP

SCALE: 1"=100'



SITE MAP

SCALE: 1"=200'

SITE DATA TABLE

ITEM	AREA (SQ. FT.)	% OF GROSS SITE
GROSS SITE AREA	65,005	100%
BUILDING FOOTPRINT	5,759	8.8%
PARKING / DRIVES / WALKS / DISPLAY AREA	32,683	50.3%
LANDSCAPE AREA	26,563	40.9%
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	18	24
HANDICAP ACCESSIBLE SPACES	1	1
TOTAL SPACES	19	24
PARKING RATIO	4 / BAY & STACKING	4.5 SPACES / 1,000 SF
BICYCLE PARKING	0	0
STACKING REQUIREMENTS.	-	-

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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C0.1	GENERAL NOTES
C1.1	SITE PLAN
C1.2	SITE DETAILS
C1.3	SITE DETAILS
C2.1	GRADING PLAN
C3.1	EROSION CONTROL PLAN
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
C4.1	UTILITY PLAN
C4.2	PHOTOMETRIC PLAN
C4.3	PHOTOMETRIC DETAILS
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN
A1	EXTERIOR ELEVATIONS
A2	COLOR ELEVATIONS
A3	ARCHITECTURAL SITE DETAILS

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 PLANNING & DEVELOPMENT _____ DATE: _____

PLANNING COMMISSION CHAIR _____ DATE: _____

MAYOR _____ DATE: _____

THE UNDERSIGN AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

(OWNER SIGNATURE) _____ (OWNER NAME PRINTED) _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

BENCHMARK

CITY AND COUNTY OF BROOMFIELD BM "LUCY" ELEVATION: 5297.00 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION

LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

Planning, Architecture, Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	06/28/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD
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Project No: HUN000001.01

Drawn By: BMC

Checked By: PJD

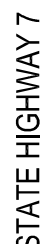
Date: 06/16/17

COVER SHEET

C0.0

Sheet 1 of 20

PROJECT NO. SP-000905-2017



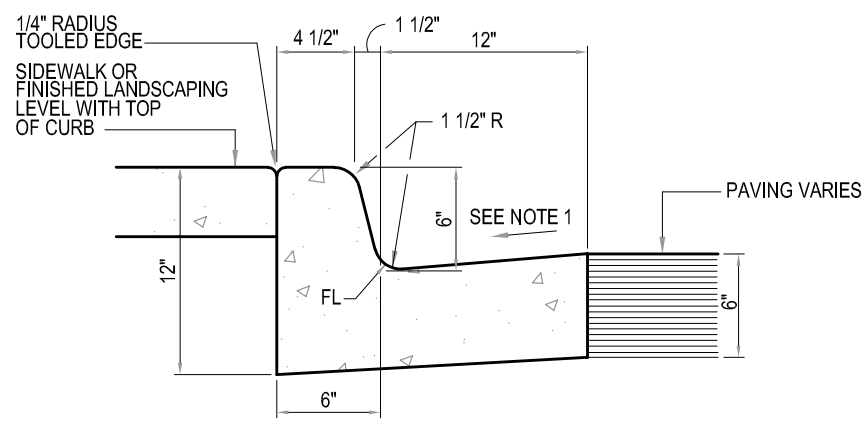
CITY AND COUNTY OF BROOMFIELD BM "LUCY" ELEVATION: 5297.00 FEET (NAVD 1988 DATUM)

Sheet 3 of 20



LOT 7A SITE PLAN

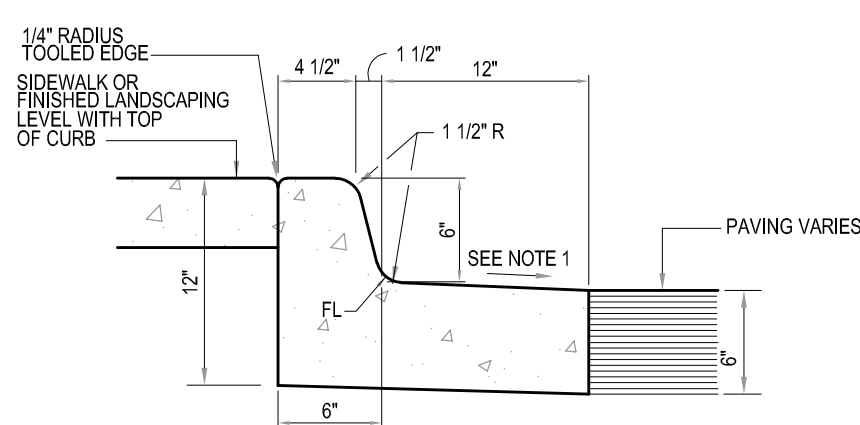
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017



- NOTES:
- GUTTER CROSS SLOPE SHALL BE 1/2 IN/FT. WHEN DRAINING AWAY FROM CURB AND 1 IN/FT. WHEN DRAINING TOWARD CURB.
 - BASE OF CURB SHALL REST ON COMPACTED FILL.
 - ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
 - CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS - SEE CURB CONTROL JOINT DETAIL.
 - EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING - SEE CURB EXPANSION JOINT DETAIL.

1 CATCH CURB AND 1' WIDE GUTTER

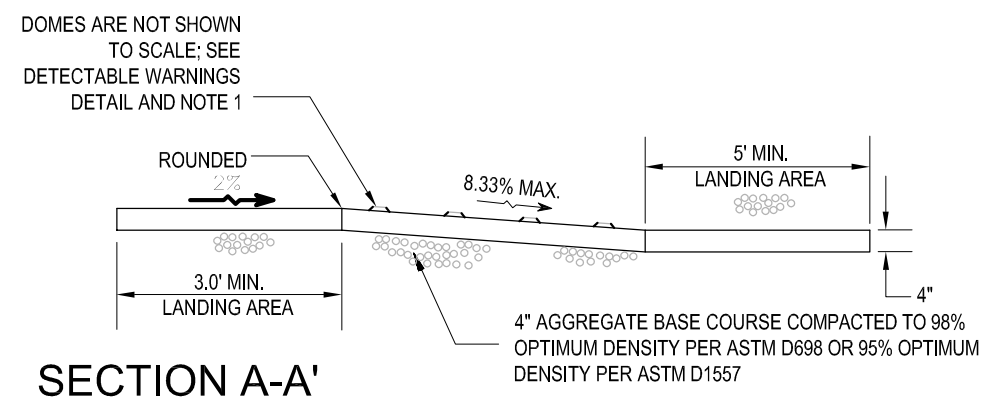
SCALE: 1 1/2" = 1'-0"



- NOTES:
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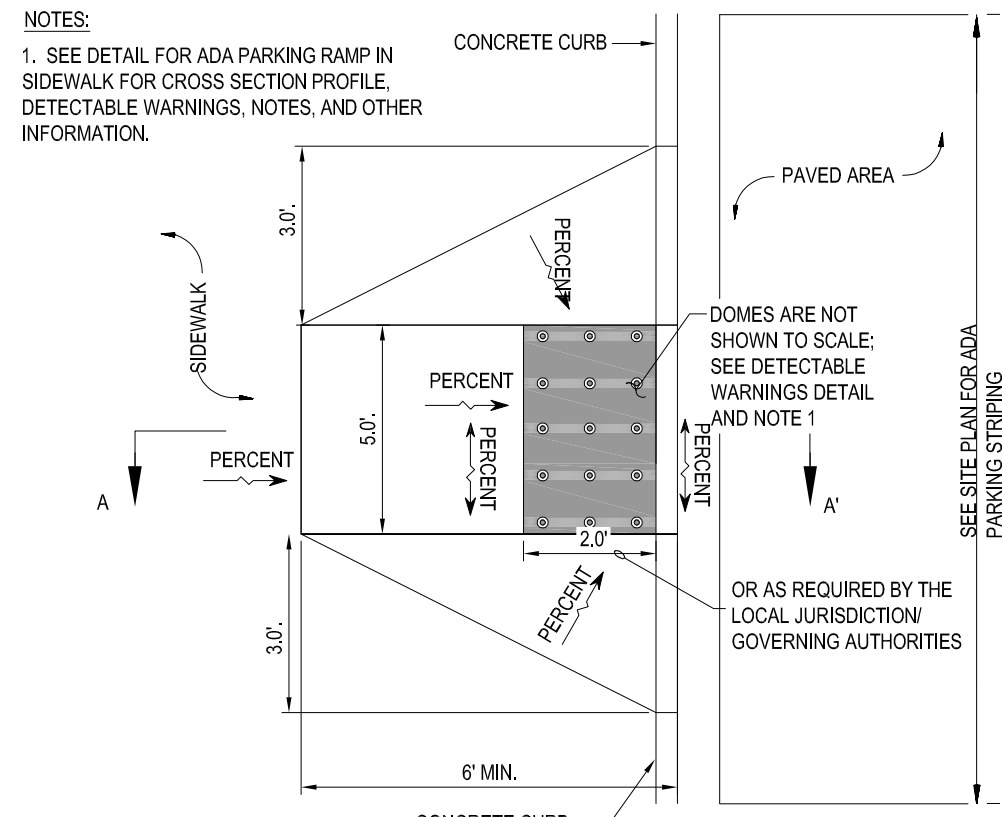
2 SPILL CURB AND 1' WIDE GUTTER

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



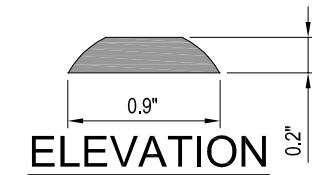
3 ADA PEDESTRIAN RAMP CROSS SECTION

NOT TO SCALE



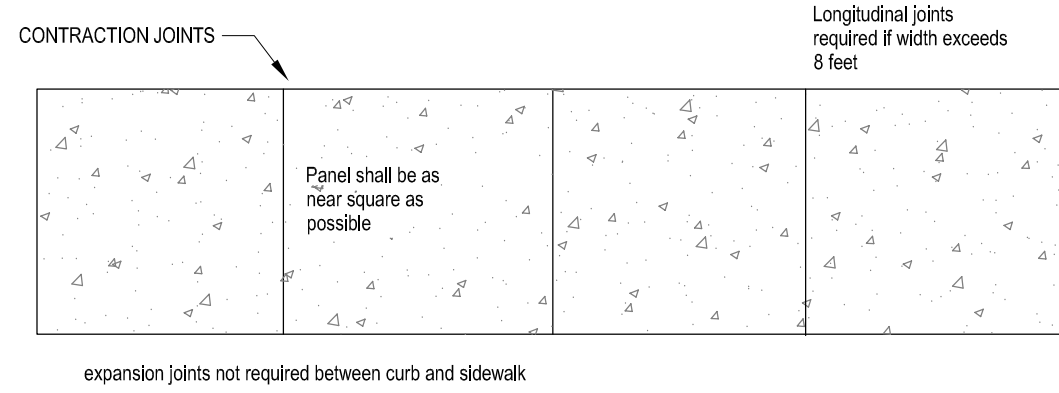
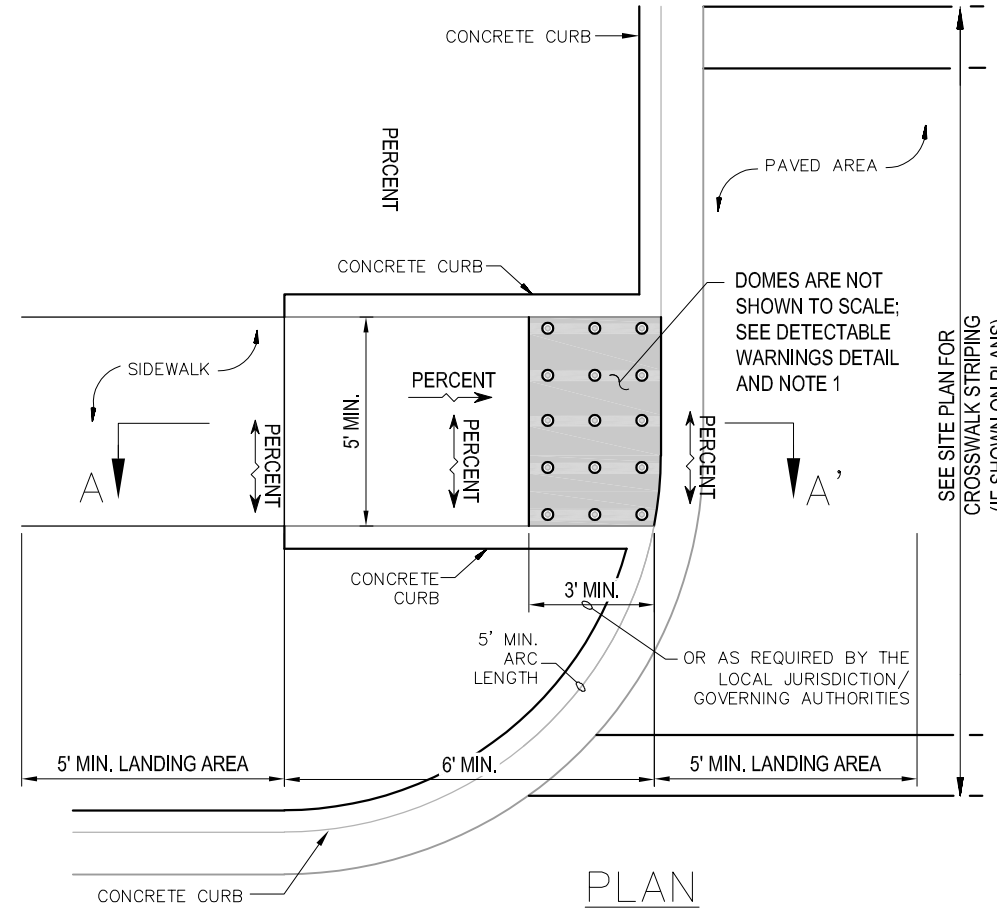
4 ADA RAMP AT ADA PARKING AREA

NOT TO SCALE



5 PARALLEL CURB PEDESTRIAN SIDEWALK RAMP

NOT TO SCALE



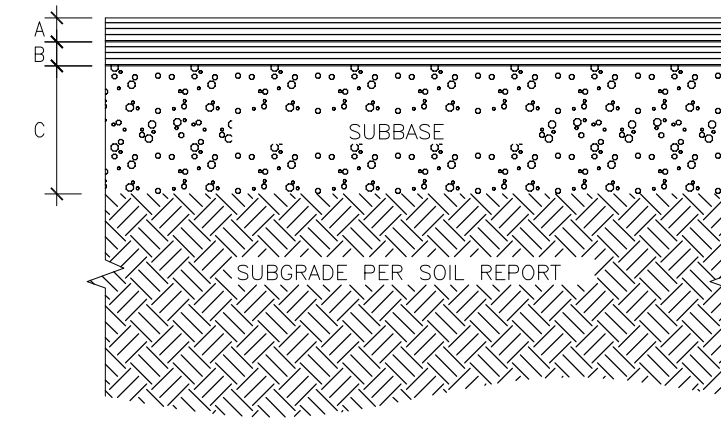
- Contraction joints shall be spaced so as to form as near square panel as possible, no single panel shall exceed 8' on any side. Contraction joints shall be 3/4" deep.
- Expansion joints of 1/2" mastic material shall be placed at the following locations:
 - P.C.s and P.T.s of curves
 - Grade breaks
 - At driveways
 - At other locations as specified by engineer
- No sidewalk shall be placed without a final form inspection by the Engineer
- Construction materials and procedures shall conform to existing City and State Standard Specifications.

6 CONCRETE SIDEWALK DETAIL

NOT TO SCALE

STANDARD DUTY PAVING
A = 1.5" ASPHALT CONCRETE - SURFACE COURSE
B = 2" ASPHALT CONCRETE - BASE COURSE
C = 8" AGGREGATE BASE COURSE

HEAVY DUTY PAVING
A = 2" ASPHALT CONCRETE - SURFACE COURSE
B = 2.5" ASPHALT CONCRETE - BASE COURSE
C = 8" AGGREGATE BASE COURSE

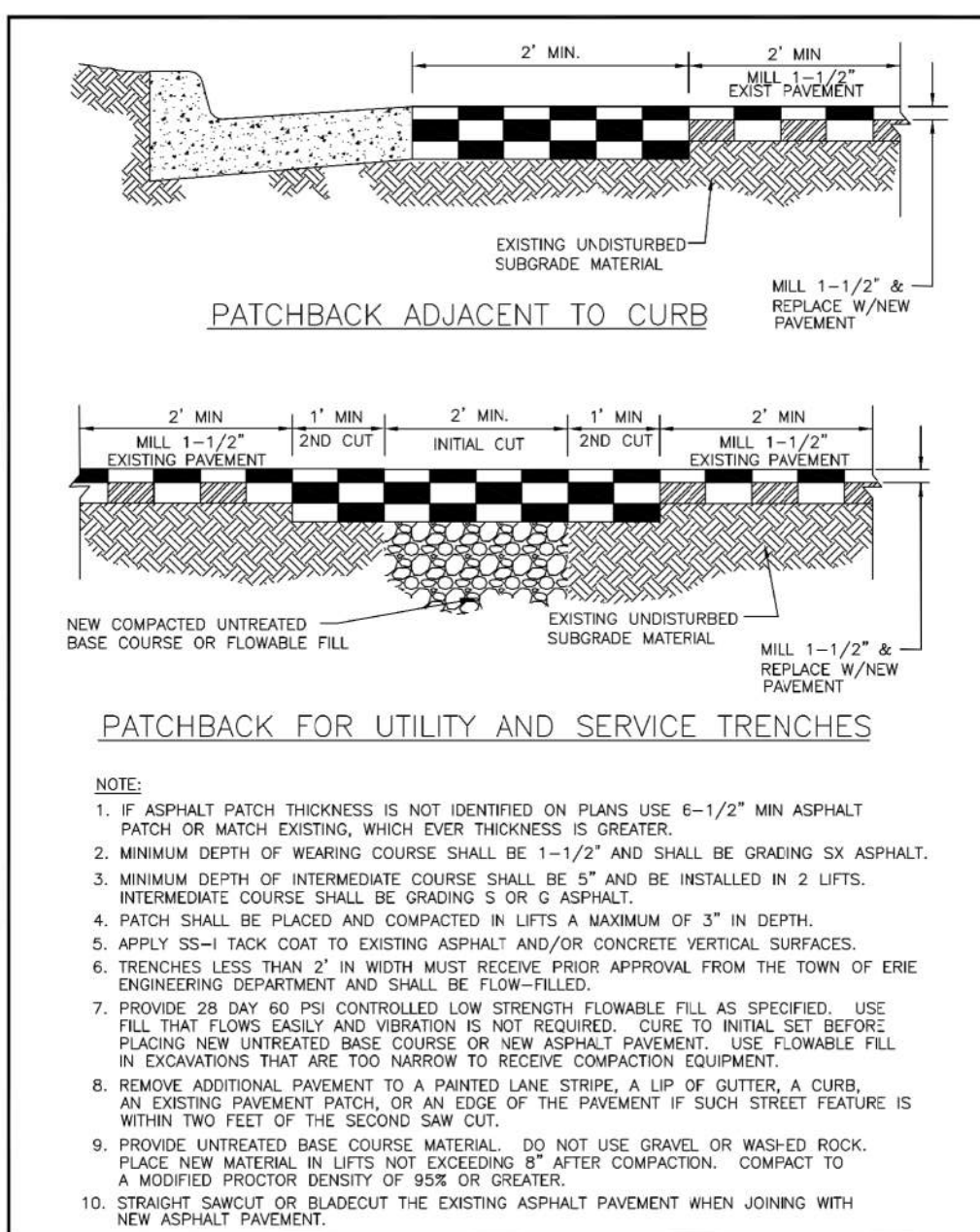


7 ASPHALT PAVING DETAILS

NOT TO SCALE

- NOTES:
- SUBGRADE COMPACTION PER GEOTECHNICAL REPORT
 - BASE COURSE TO CONFORM TO CDOT STANDARDS FOR BASE COURSE COMPACTION TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
 - ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - PROVIDE TACK COAT BETWEEN CONSECUTIVE COURSES NOT APPLIED WITHIN 24 HOURS OF PLACEMENT OF THE PRIOR COURSE.

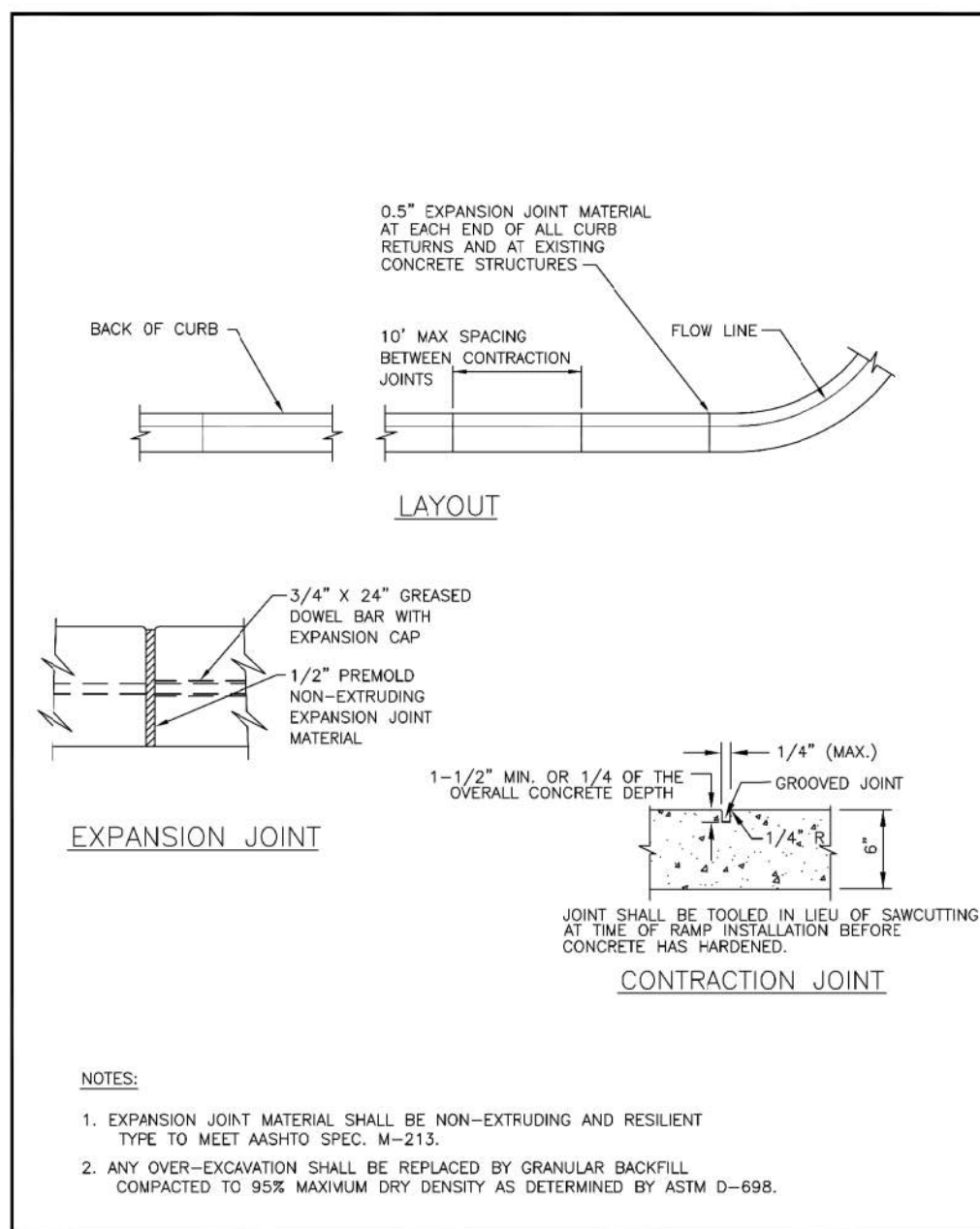
8 ASPHALT PAVING NOTES



9 PATCHBACK FOR UTILITY AND SERVICE TRENCHES

- NOTE:
- IF ASPHALT PATCH THICKNESS IS NOT IDENTIFIED ON PLANS USE 6-1/2" MIN ASPHALT PATCH OR MATCH EXISTING, WHICH EVER THICKNESS IS GREATER.
 - MINIMUM DEPTH OF WEARING COURSE SHALL BE 1-1/2" AND SHALL BE GRADING SIX ASPHALT.
 - MINIMUM DEPTH OF INTERMEDIATE COURSE SHALL BE 2" AND BE INSTALLED IN 2 LIFTS. INTERMEDIATE COURSE SHALL BE GRADING S OR G ASPHALT.
 - PATCH SHALL BE PLACED AND COMPACTED IN LIFTS A MAXIMUM OF 3" IN DEPTH.
 - APPLY SS-1 TACK COAT TO EXISTING ASPHALT AND/OR CONCRETE VERTICAL SURFACES.
 - TRENCHES LESS THAN 2' IN WIDTH MUST RECEIVE PRIOR APPROVAL FROM THE TOWN OF ERIE ENGINEERING DEPARTMENT AND SHALL BE FLOW-FILLED.
 - PROVIDE 28 DAY 60 PSI CONTROLLED LOW STRENGTH FLOWABLE FILL AS SPECIFIED. USE FILL THAT FLOWS EASILY AND VIBRATION IS NOT REQUIRED. CURE TO INITIAL SET BEFORE PLACING NEW UNTREATED BASE COURSE OR NEW ASPHALT PAVEMENT. USE FLOWABLE FILL IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
 - REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN TWO FEET OF THE SECOND SAW CUT.
 - PROVIDE UNTREATED BASE COURSE MATERIAL. DO NOT USE GRAVEL OR WASHED ROCK. PLACE NEW MATERIAL IN LIFTS NOT EXCEEDING 4" THICKNESS. COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
 - STRAIGHT SAWCUT OR BLADECUT THE EXISTING ASPHALT PAVEMENT WHEN JOINING WITH NEW ASPHALT PAVEMENT.

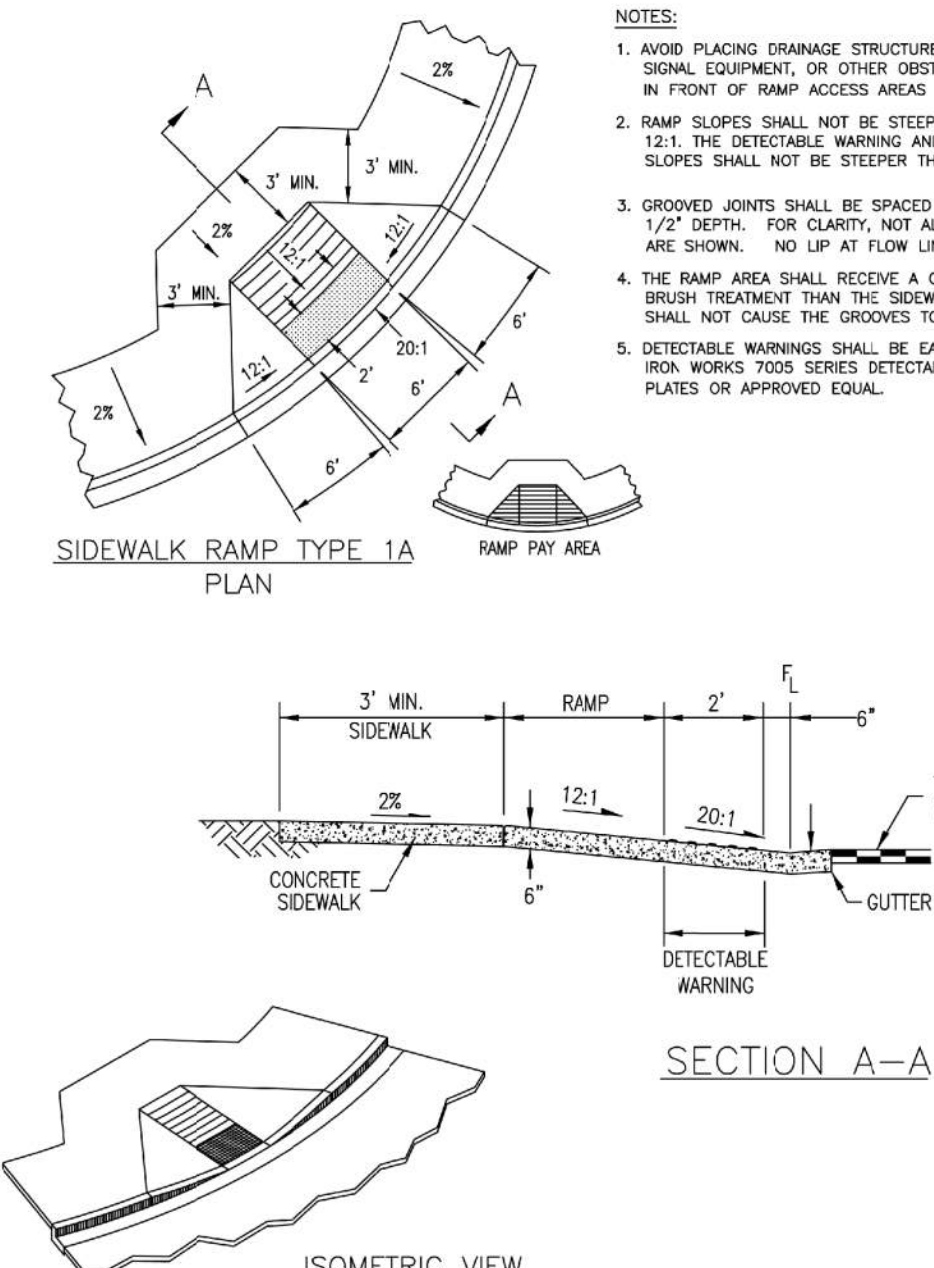
DRAWING TITLE: TRENCH AND CURB PATCH
DRAWING NUMBER: ST10
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2014



10 CONSTRUCTION JOINT

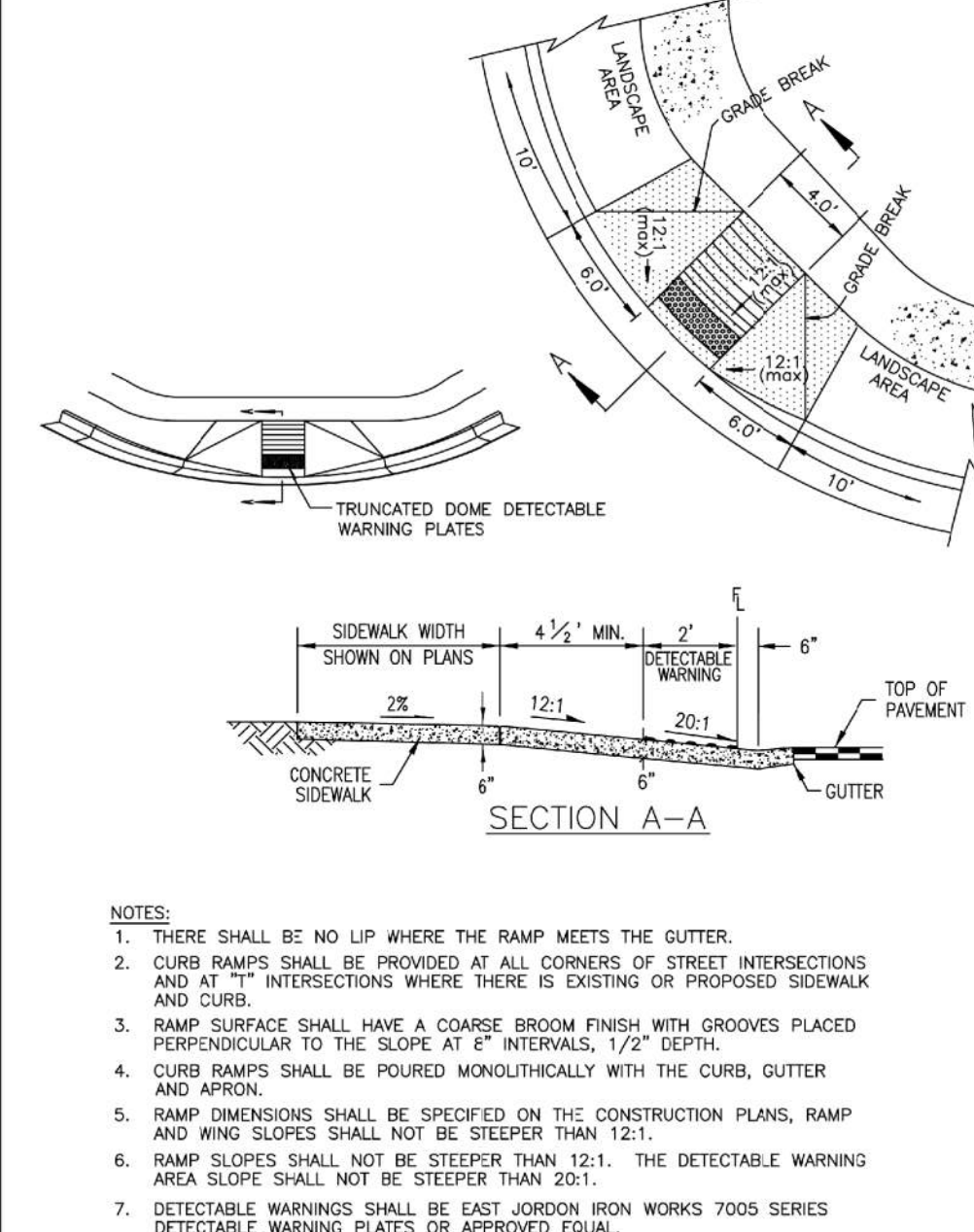
- NOTES:
- EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING AND RESILIENT TYPE TO MEET ASHTO SPEC. M-213.
 - ANY OVER-EXCAVATION SHALL BE REPLACED BY GRANULAR BACKFILL, COMPACTION TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.

DRAWING TITLE: CURB AND GUTTER JOINT DETAIL
DRAWING NUMBER: SW1
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2010



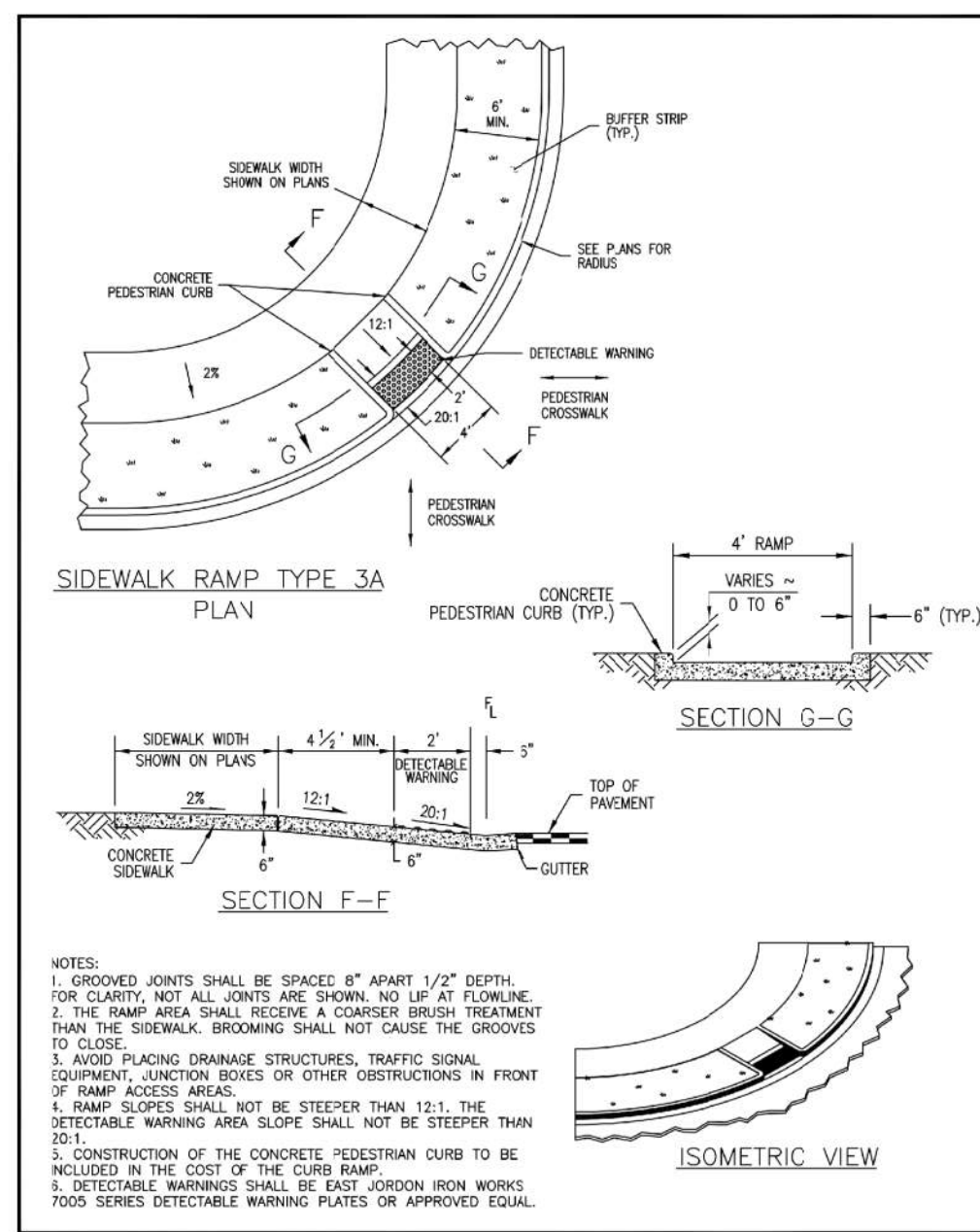
11 SECTION A-A

DRAWING TITLE: CURB RAMP TYPE 1 ATTACHED WALK
DRAWING NUMBER: SW5
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015



- NOTES:
- THERE SHALL BE NO LIP WHERE THE RAMP MEETS THE GUTTER.
 - CURB RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTIONS AND AT "T" INTERSECTIONS WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.
 - RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH WITH GROOVES PLACED PERPENDICULAR TO THE SLOPE AT 6" INTERVALS, 1/2" DEPTH.
 - CURB RAMPS SHALL BE POURED MONOLITHICALLY WITH THE CURB, GUTTER AND APRON.
 - RAMP DIMENSIONS SHALL BE SPECIFIED ON THE CONSTRUCTION PLANS, RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1.
 - RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1. THE DETECTABLE WARNING AREA SLOPE SHALL NOT BE STEEPER THAN 20:1.
 - DETECTABLE WARNINGS SHALL BE EAST JORDON IRON WORKS 7000 SERIES DETECTABLE WARNING PLATES OR APPROVED EQUAL.

DRAWING TITLE: CURB RAMP TYPE 4 DETACHED SIDEWALK
DRAWING NUMBER: SW8
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015



12 SECTION G-G

13 SECTION F-F

14 ISOMETRIC VIEW

- NOTES:
- GROOVED JOINTS SHALL BE SPACED 8' APART 1/2" DEPTH. FOR CLARITY, NOT ALL JOINTS ARE SHOWN. NO LIP AT FLOWLINE.
 - THE RAMP AREA SHALL RECEIVE A COARSE BROOM TREATMENT TO CLOSE.
 - PROVIDE TACK COAT BETWEEN CONSECUTIVE COURSES NOT APPLIED WITHIN 24 HOURS OF PLACEMENT OF THE PRIOR COURSE.
 - RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1. THE DETECTABLE WARNING AREA SLOPE SHALL NOT BE STEEPER THAN 20:1.
 - CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB TO BE INCLUDED IN THE COST OF THE CURB RAMP.
 - DETECTABLE WARNINGS SHALL BE EAST JORDON IRON WORKS 7000 SERIES DETECTABLE WARNING PLATES OR APPROVED EQUAL.

DRAWING TITLE: CURB RAMP TYPE 3 DETACHED SIDEWALK
DRAWING NUMBER: SW9
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2015

VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD

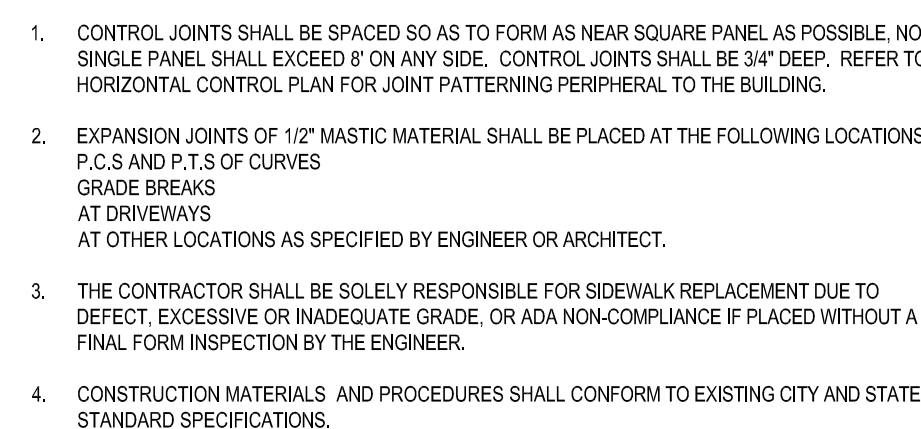
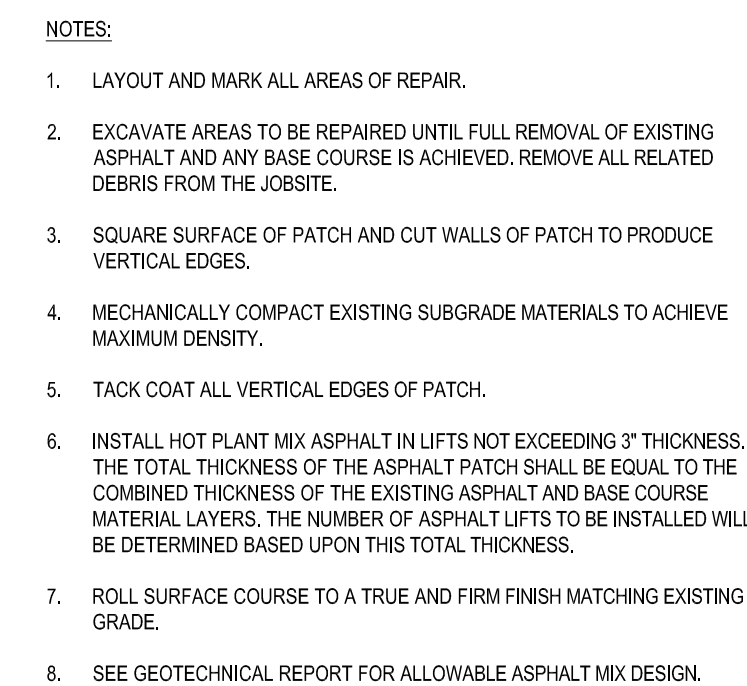
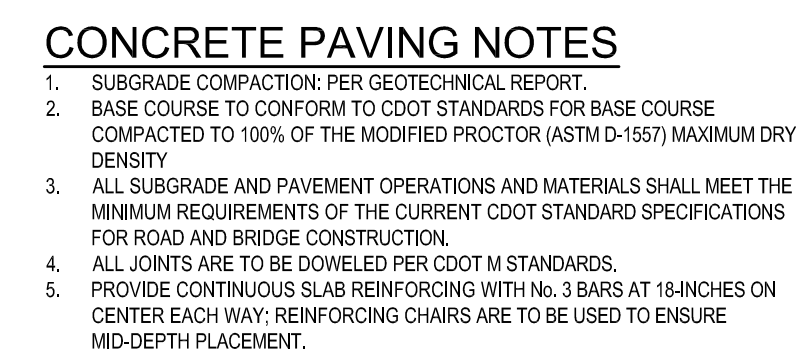
Project No:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

SITE DETAILS

C1.2

Sheet 4 of 20

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017



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VISTA RIGDE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

Project No:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

SITE DETAILS

C1.3

Sheet 5 of 20

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
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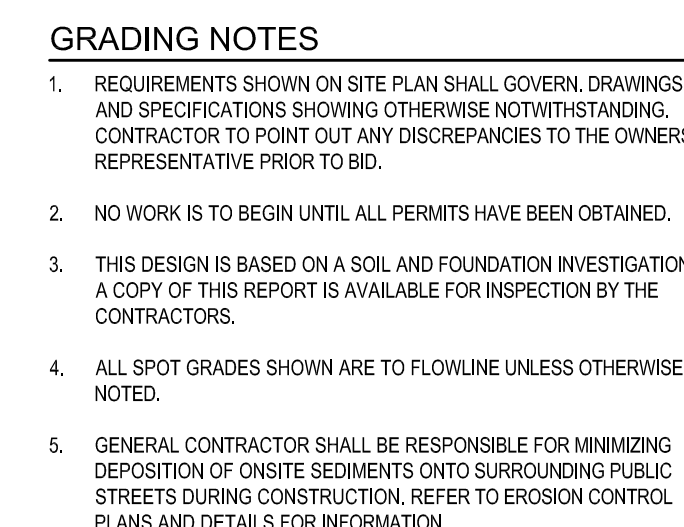
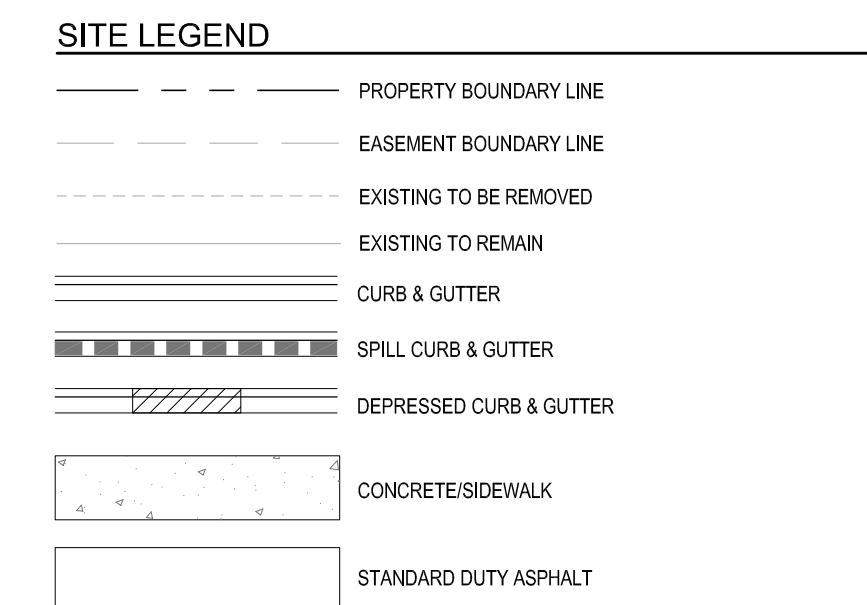
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VISTA RIGDE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

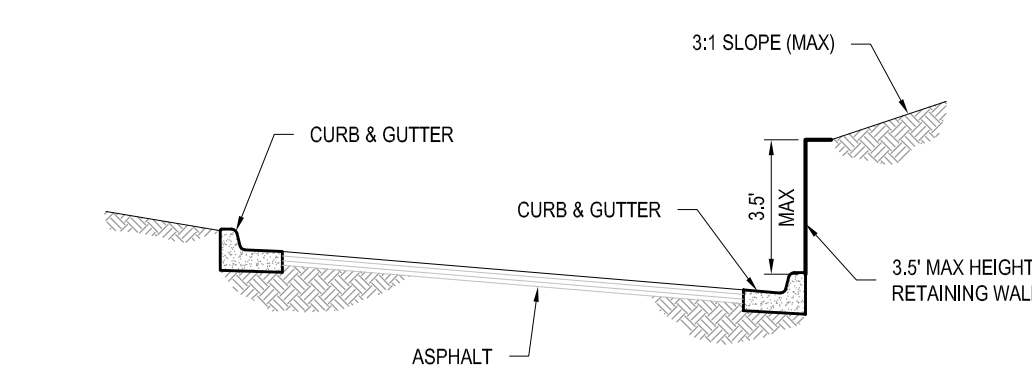
Project No:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

C2.1
Sheet 6 of 20



1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXISTING UTILITY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below
Call before you dig



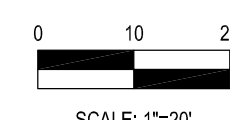
A-A CONCEPTUAL RETAINING WALL SECTION
SCALE: 1" = 20'

1. **GOVERNING CODE**
THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2015 EDITION, HEREINAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE TOWN OF ERIE, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).
2. **ENGINEERING RECOMMENDATIONS**
 - 2.1. THE RETAINING WALL, SHOWN HEREIN IS CONCEPTUAL ONLY AND HAS NOT BEEN ENGINEERED. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN AN ENGINEERED DESIGN FOR THE WALL WITH ACCOMPANYING CONSTRUCTION DOCUMENTS PREPARED BY A THIRD-PARTY ENGINEER LICENSED IN THIS STATE.
 - 2.2. THE THIRD-PARTY ENGINEER WHO DESIGNS THE RETAINING WALL SHALL BE RESPONSIBLE FOR DETERMINING THE DESIGN CONSTRAINTS FOR THE WALL INCLUDING, BUT NOT LIMITED TO, GEOTECHNICAL RECOMMENDATIONS THAT LOADS THE WALL, SUCH AS GRAVITY, UTILITIES, GUARDRAILS, FENCING, STAIRWAYS, LANDSCAPING, IRRIGATION AND ALL OTHER SITE SPECIFIC ELEMENTS WHICH MAY AFFECT THE DESIGN OF THE WALL.
3. **QUALITY ASSURANCE RECOMMENDATION**
RETAINING WALL CONSTRUCTION DOCUMENTS SHOULD INCLUDE NOTES FOR SPECIAL INSPECTIONS, CONSTRUCTION OBSERVATION AND TESTING. THESE NOTES SHOULD INCLUDE A COMPREHENSIVE AND DETAILED OUTLINE OF TASKS TO BE PERFORMED BY QUALIFIED PARTIES.
4. **SITE GRADING**
GRADING (CONTOURS AND SPOT GRADES) SHOWN HEREIN ADJACENT TO THE RETAINING WALL ARE BASED ON ASSUMED WALL GEOMETRY AND ARE PROVIDED TO ASSIST THE WALL ENGINEER IN PREPARING A FINAL ENGINEERED DESIGN FOR THE RETAINING WALL. FINAL GRADING DESIGN IS THE WALL ENGINEER'S RESPONSIBILITY. THE RETAINING WALL ENGINEER

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

CITY AND COUNTY OF BROOMFIELD BM "LUCY" ELEVATION: 5297.00 FEET (NAVD 1988 DATUM)

LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN C ERIE, COUNTY OF WELD, STATE OF COLORADO.

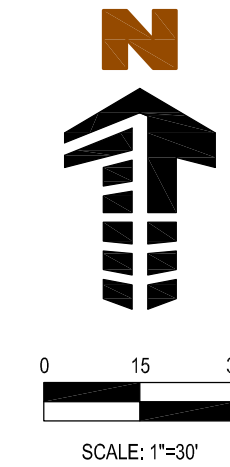
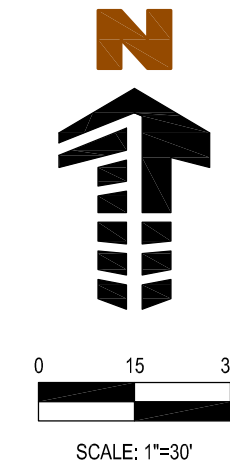


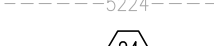
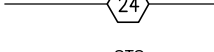
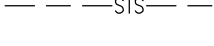
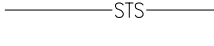
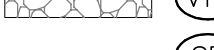
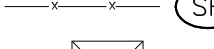
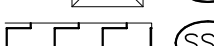
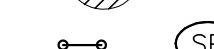
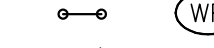
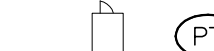
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

Planning. Architecture. Engineering.

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- ## EROSION CONTROL LEGEND
- | | |
|---|--|
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | EXISTING STORM SEWER (LESS THAN 12") |
|  | PROPOSED STORM SEWER (LESS THAN 12") |
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | LIMITS OF DISTURBANCE (1.01 AC.) |
|  | FLOW ARROW |
|  | VTC CONSTRUCTION VEHICLE ENTRY |
|  | SF SILT FENCE |
|  | CWA CONCRETE WASHOUT |
|  | SSA STABILIZED STAGING AREA |
|  | IP INLET PROTECTION |
|  | SP SITE POSTING (CONTACTS AND PERMITS) |
|  | WP WASHOUT POSTING |
|  | PT PORTABLE TOILET |
|  | RS ROCK SOCKS |
|  | LS LANDSCAPE AREA (REF. LANDSCAPE PLAN) |
|  | PS PERMANENT SEEDING (REF. LANDSCAPE PLAN) |

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

[illegible]

Project No:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

EROSION CONTROL PLAN

C3.1

Sheet 7 of 20

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

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

BENCHMARK

LEGAL DESCRIPTION
 LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CAUTION - NOTICE TO CONTRACTOR

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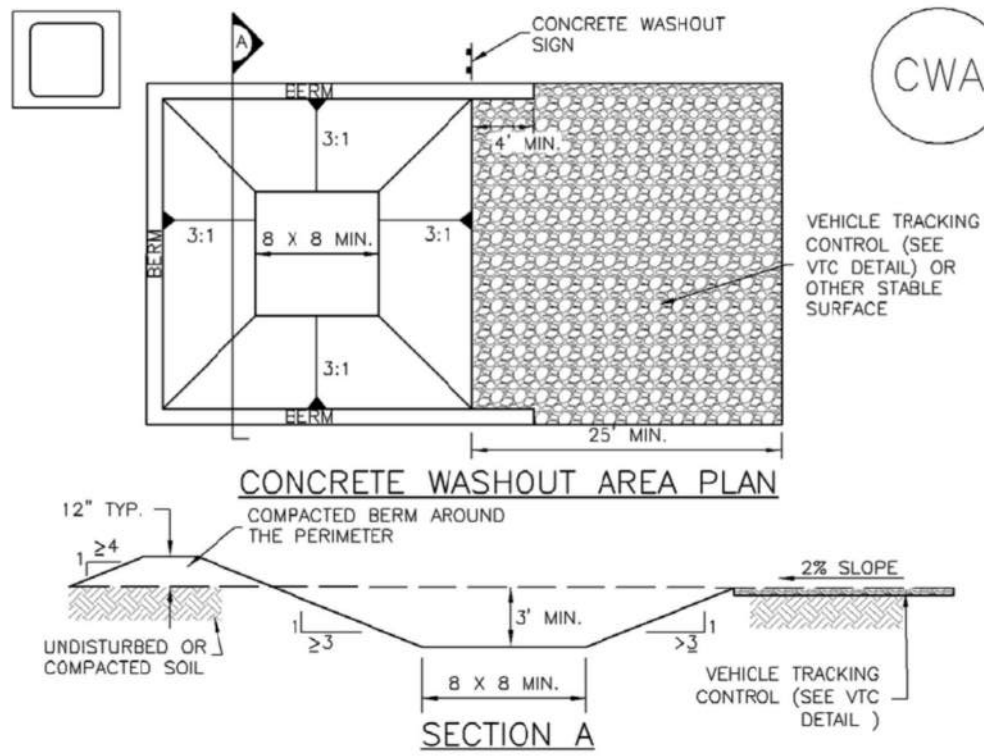


Know what's **below**.
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LOT 7A SITE PLAN

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

Concrete Washout Area (CWA) MM-1

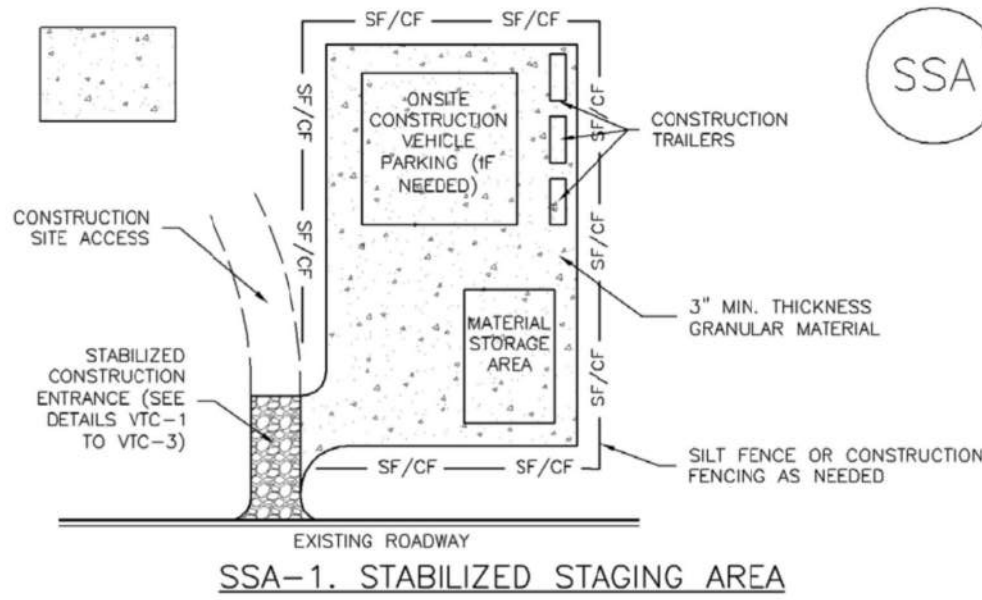


CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District CWA-3
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6

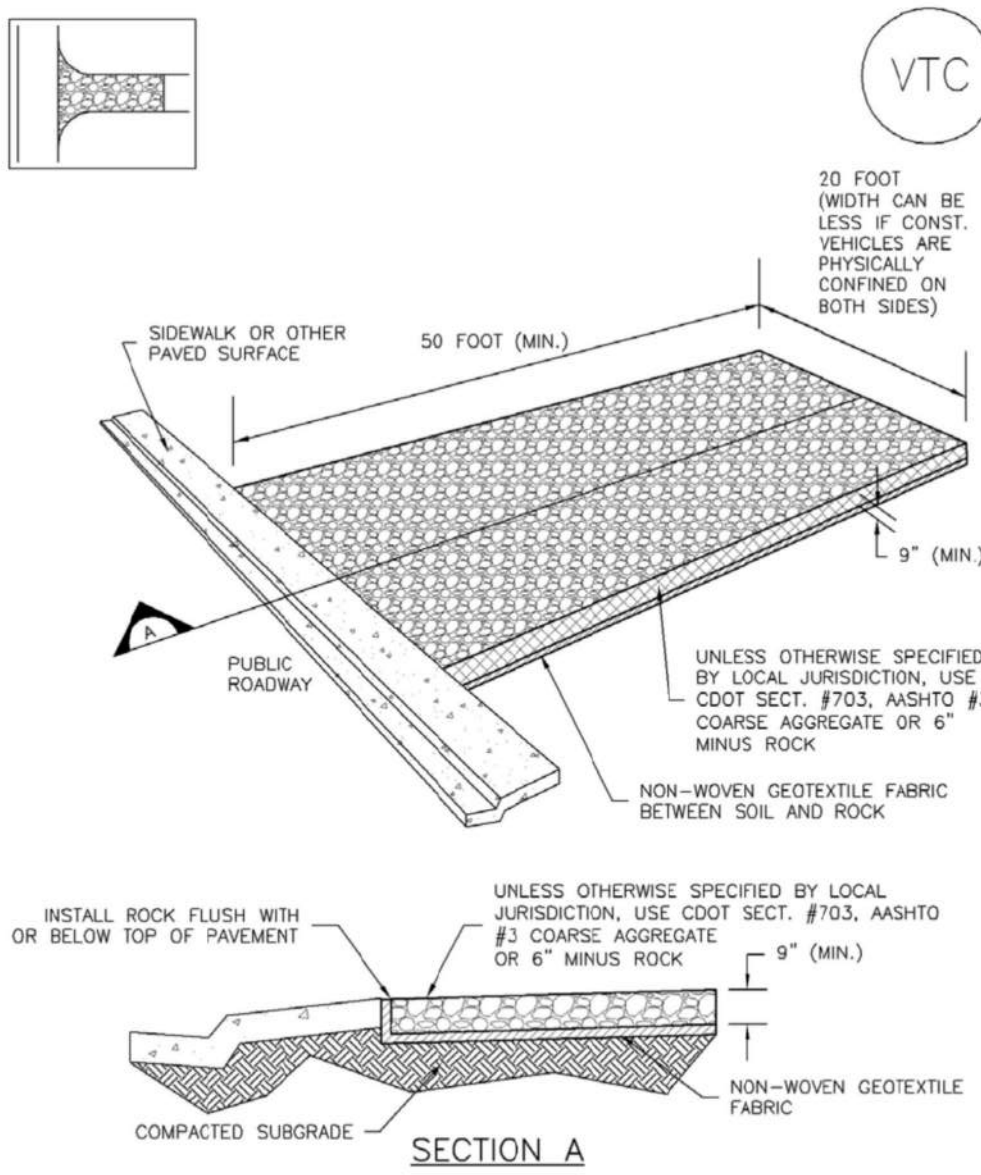


SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REDGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District SSA-3
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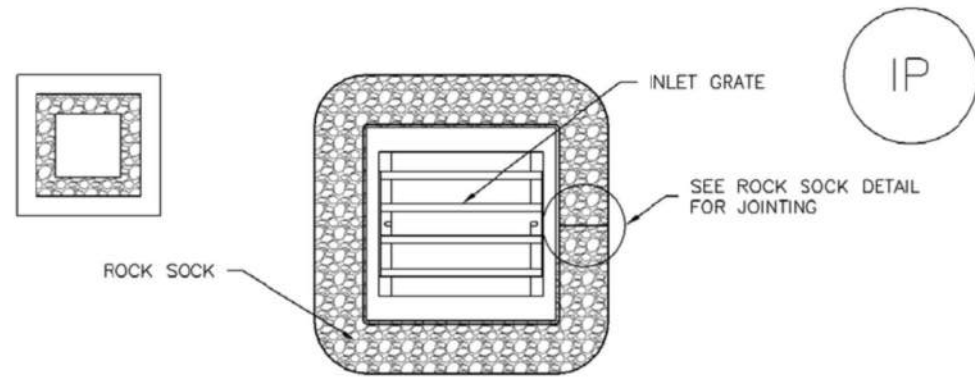
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

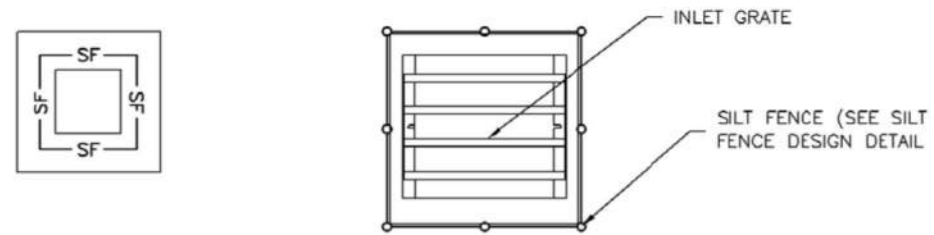
November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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MM-1 Concrete Washout Area (CWA)

- CWA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

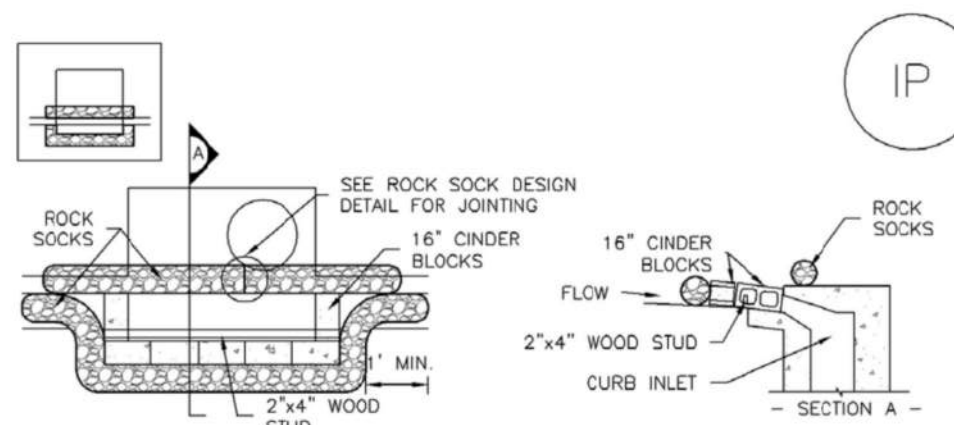
CWA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

SM-6 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

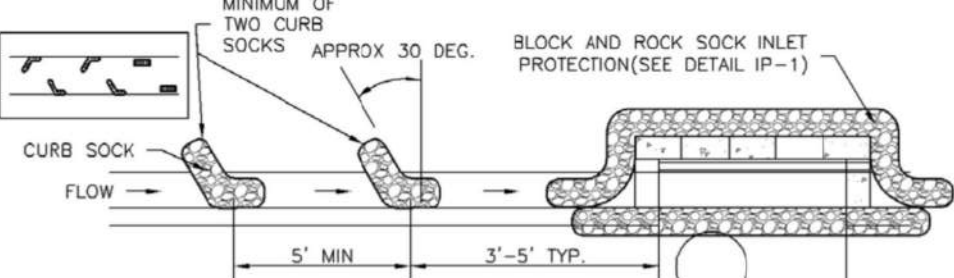
SSA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District August 2013
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SC-6 Inlet Protection (IP)

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
 - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDING AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWAP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS
STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD
4			
5			
6			
7			
8			
9			
10			

Project No: HUN000001.01
Drawn By: BMC
Checked By: PJD
Date: 06/16/17

EROSION CONTROL DETAILS

PROJECT NO. SP-000905-2017

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN PLACED IN THE CITY'S FILE FOR THIS PROJECT AND APPEARS TO FULLY MEET THE CITY'S EROSION CONTROL CRITERIA AND REQUIREMENTS.

10. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGE-WAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.

THE SEEDBED SHALL BE WELL SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT SEED CAN BE PLACED AT THE SEEDING DEPTH SPECIFIED. THE SEEDBED SHALL BE REASONABLY FREE OF WEEDS. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHALL BE TILLED TO BREAK-UP ROOTING RESTRICTIVE LAYERS AND THEN HARROWED, ROLLED OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.

MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND SHALL BE ATTAINED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS blanket, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE, LONG STEMMED GRASS OR RAY, LONG STEMMED STRAW OR PANTS, WHETHER OR RYE, AT LEAST 50% OF MULCH BY WEIGHT, SHALL BE 10 INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHING, IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL, LAND PACKER OR A SCALLOPED-DICK LAND PACKER DESIGN TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING.

SPECIES	VARIETY (PREFERRED)	POUNDS/ACRE OF PLS PERCENT BY WEIGHT	
		BROADCAST	DRILLED
WESTERN WHEATGRASS	ARRIBA OR BARTON	13.2	6.6
SMOOTH BROME	LINCOLN	10.8	5.4
SIDCOATS GRAMA	VAUGH OR BUTTE	7.2	3.6
	TOTAL	31.2	15.6

20. IT SHALL BE THE RESPONSIBILITY OF THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR

MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY AND STATE FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO PORTION OF THE WORK. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED.

- ACCIDENTAL SPILLAGE FROM ENTERING PUBLIC STORM SEWER SYSTEMS.

1. VEHICLE TRACKING CONTROL SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE ENTIRE DURATION OF

- B. REMOVE ALL TEMPORARY SHORING, BRACING, EROSION CONTROL, AND OTHER PROTECTION DEVICES WHEN NO LONGER REQUIRED BY CITY.

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

2. GRAVEL FILTERS, GRAVEL SOCKS OR OTHER INLET PROTECTION WILL BE CHECKED REGULARLY FOR SEDIMENTATION BUILDUP AND CLEANED AS REQUIRED.

THE GENERAL REQUIREMENTS FOR EROSION CONTROL WORK SHALL BE AS FOLLOWS:

- THESE STRUCTURES MAY BE DIRECTED AT ANY TIME BY A CITY OR STATE REPRESENTATIVE.

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND

4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR PERMANENT SEED MIX AND PLANTING SPECIFICATIONS.

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(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. USPOC NEITHER APPROVES

WUR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

SF-4	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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November 2010	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	RS-3
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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD

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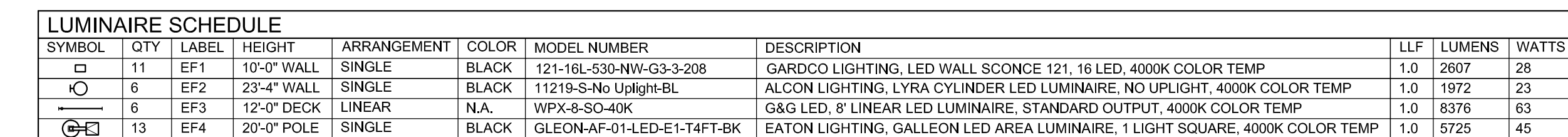
Project No:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

EROSION CONTROL DETAILS

C3.3

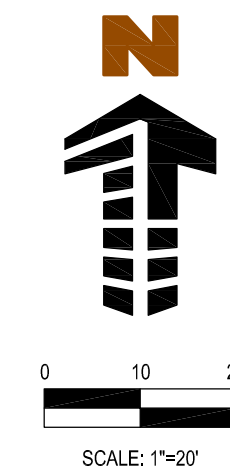
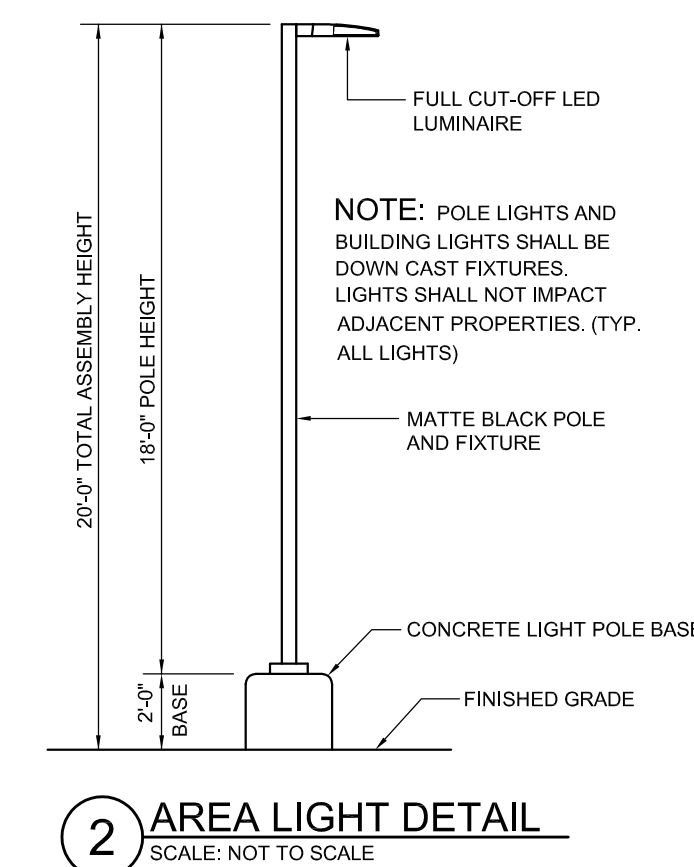
Sheet 9 of 20

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017



REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL SHEETS FOR LOCATIONS AND MOUNTING HEIGHT OF FIXTURE EF1, EF2, & EF3
ALL FIXTURES TO BE CLASSIFIED AS FULL CUT-OFF. REFER TO SHEET C4.3 FOR MANUFACTURER CUT-SHEETS
G.C. TO VERIFY VOLTAGE AND ALL OPTIONS PRIOR TO ORDERING ANY EQUIPMENT

REFER TO SHEET C4.3 FOR MANUFACTURER CUT-SHEETS



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IT IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE MEANS. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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

VISTA RIGDE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW
ERIE, COLORADO

[illegible]

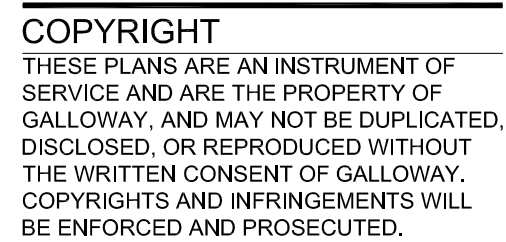
Project No:	HUN000001.01
Drawn By:	JMG
Checked By:	PD
Date:	JUNE, 2017

PHOTOMETRIC PLAN

C4.2

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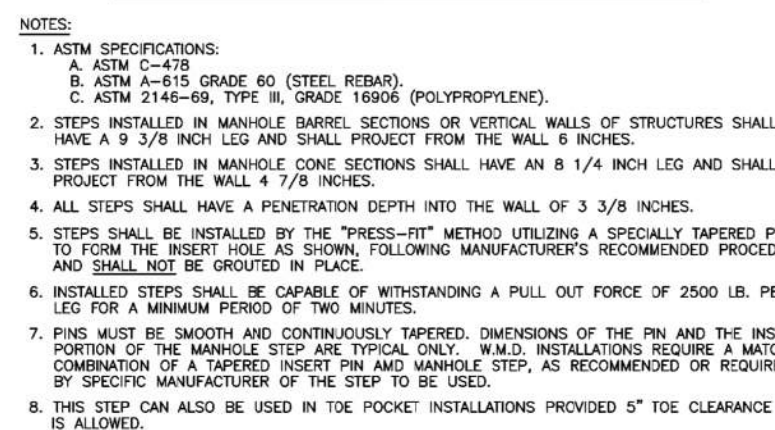
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
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VISTA RIDGE TUNNEL WASH
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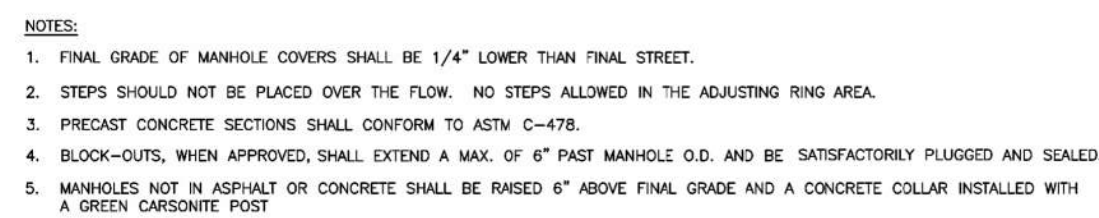
UTILITY DETAILS

C4.4

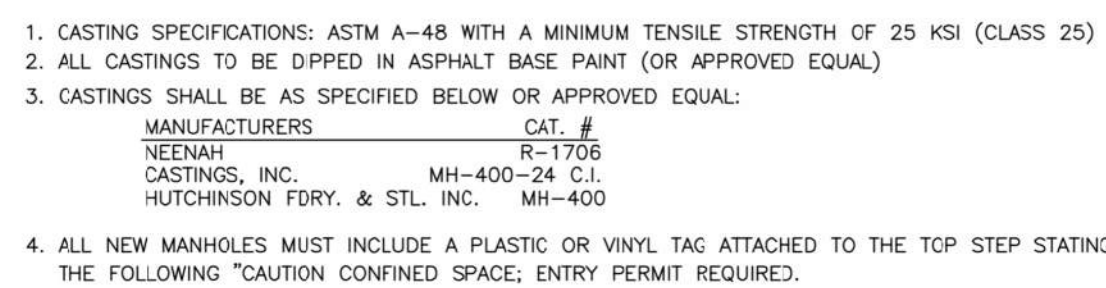
Sheet 13 of 20



DRAWING TITLE: MANHOLE STEPS
DRAWING NUMBER: STM9
DRAWN BY: D. JENKINS APPROVED BY: C. BEHLER DATE: 06/2004



DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: STM8
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2012



DRAWING TITLE: 24" MANHOLE RING AND COVER
DRAWING NUMBER: STM8A
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2015



DOI: 10.1002/1097-4644(200107)11:1<111::AID-HLCA1111>3.0.CO;2-1

PROJECT NO. SP-000905-2017

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LOT 7A SITE PLAN
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANTING LEGEND

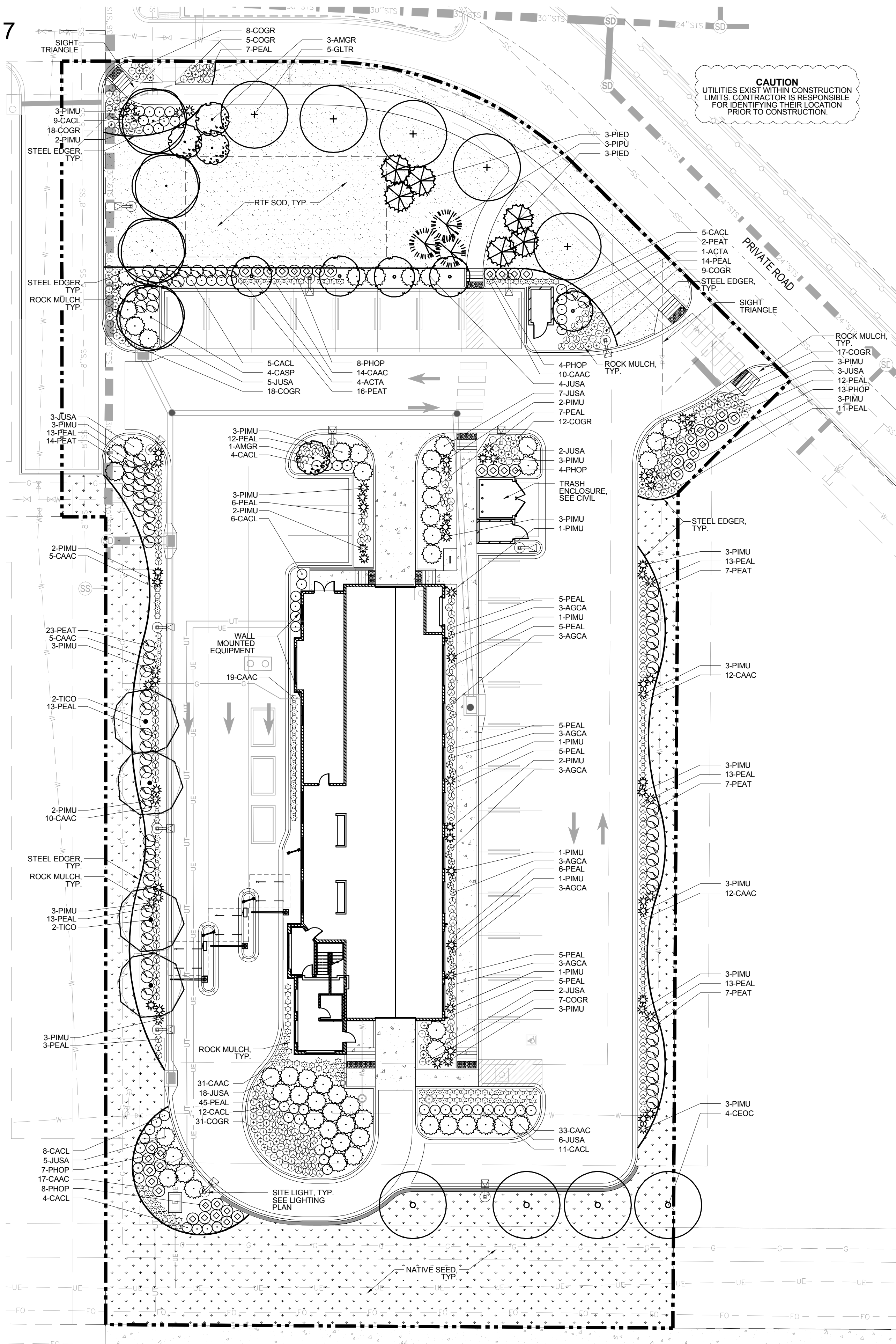
QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)
DECIDUOUS TREES						
4	CASP	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL. B&B	50'X30'	L
4	CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL. B&B	60'X40'	L
5	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL. B&B	50'X35'	L
4	TICO	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL. B&B	40'X30'	M
EVERGREEN TREES						
3	PIPU	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	8' HEIGHT B&B	30'X10'	M
6	PIED	PINUS EDULIS	PINYON PINE	8' HEIGHT B&B	25'X15'	L
ORNAMENTAL TREES						
5	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	M
4	AMGR	AMALANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL. B&B	20'X10'	M
DECIDUOUS SHRUBS						
64	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL
76	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL
44	PHOP	PHYSCARPUS OPULIFOLIUS 'JEFAM'	AMBER JUBILEE NINEBARK	#5 CONT. 18-24"	6'X4'	LIM
EVERGREEN SHRUBS						
58	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 15-18"	12'X6'	VL
70	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	L
ORNAMENTAL GRASSES						
160	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#3 CONT.	5'X2'	L
215	PEAL	PENNISETUM ALOPECUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS	#3 CONT.	3'X2'	L
PERENNIALS						
12	AGCA	AGASTACHE CANA 'SONORAN SUNSET'	SONORAN SUNSET HYSSOP	#1 CONT.	15'X15'	VL
98	COGR	COREOPSIS GRANDIFLORA 'JETHRO TULL'	JETHRO TULL COREOPSIS	#1 CONT.	18'X18'	L
SOD						
7,179 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M
9,823 SF		NATIVE SEED		SEED		
9,020 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A
651 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A

LANDSCAPE CALCULATIONS

CODE SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
10-6-4E 1A	1 TREE PER 40 LF OF STREET FRONTAGE	VILLAGE VISTA DR: 219 LF	5 TREES	5 TREES
10-6-4E 7B	15% GROSS SITE AREA LANDSCAPED	65,000 SF GROSS SITE AREA	9,750 SF LANDSCAPE AREA	26,022 SF LANDSCAPE AREA
10-6-4E 7C1	1 TREE PER 1,000 SF OF LANDSCAPE AREA	26,022 SF PROPOSED LANDSCAPE AREA	26 TREES	26 TREES
10-6-4E 7C2	1 SHRUB PER 150 SF OF LANDSCAPE AREA	26,022 SF PROPOSED LANDSCAPE AREA	174 SHRUBS	287 SHRUBS
10-6-4E 8E1	1 TREE PER 15 PARKING SPACES	25 PARKING SPACES	2 TREES	2 TREES
10-6-4E 8E2	1 SHRUB PER PARKING SPACE	25 PARKING SPACES	25 SHRUBS	25 SHRUBS

33 TREES, 199 SHRUBS

33 TREES, 199 SHRUBS



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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS
STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD

Project No:
Drawn By: SRA
Checked By: TTN
Date: 08/07/2017

LANDSCAPE PLAN

LOT 7A SITE PLAN
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

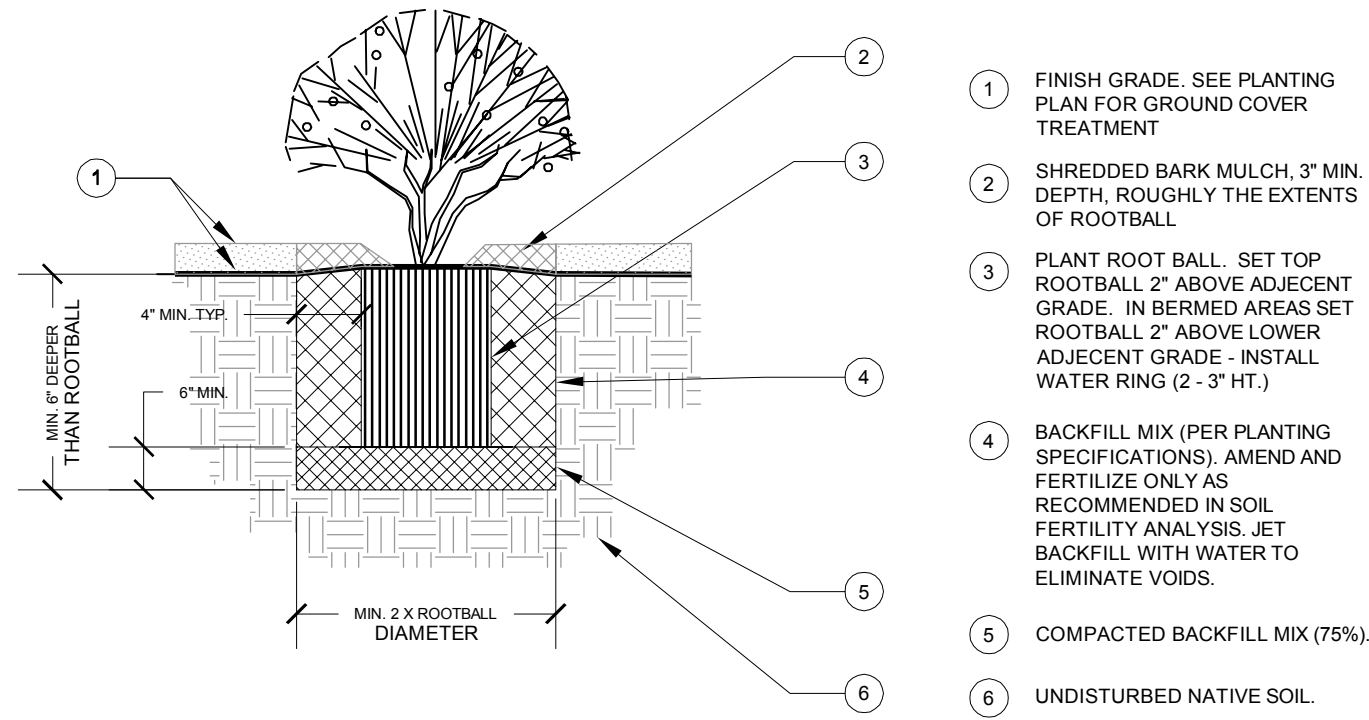
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

MULCHING

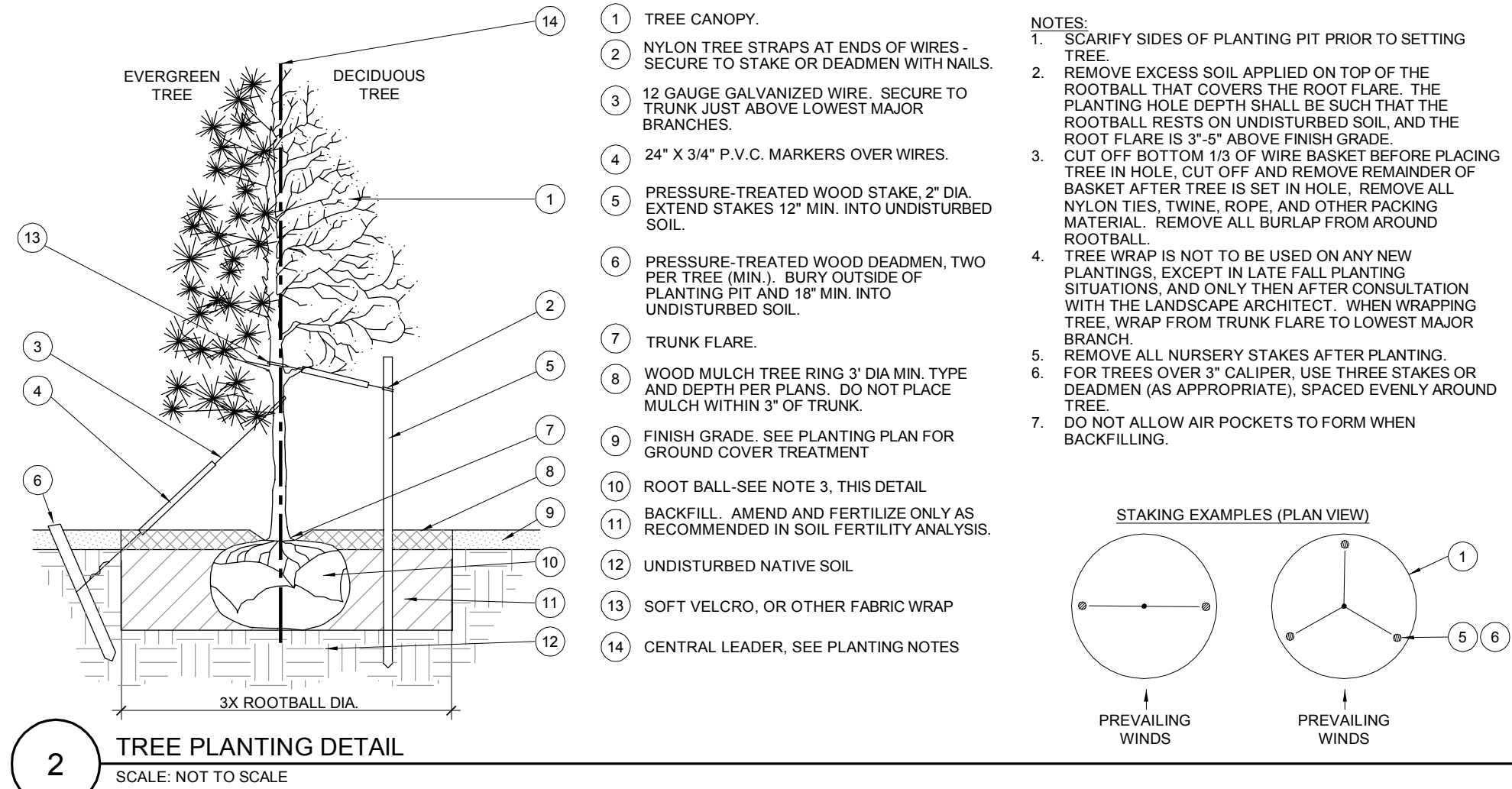
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

MULCHING

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
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1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Int.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD
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Project No:	
Drawn By:	SRA
Checked By:	TTN
Date:	08/07/2017

LANDSCAPE PLAN

IRRIGATION DESIGN IS NOT AN EXACT SCIENCE, IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS OR OUT OF PROPERTY BOUNDARIES FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THESE PLANS.

3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK AND SHALL OBTAIN ALL NECESSARY LANDSCAPE AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT BE INDICATED AT THE TIME OF IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DIMENSIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.

5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.

6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.

8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.

9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ALD ALTERNATE BID FOR IRRIGATION COSTS.

10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.

11. NO MORE THAN 50% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.

12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.

13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.

14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MANLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.

15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.

16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWARE FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.

17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE IRRIGATION CONTRACTOR SHALL USE APPROVED VALVE AND WIRE SPLICE BOXES AND SHALL LABEL EACH SPLICE KIT. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.

18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.

19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DRY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).

20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRE(S) TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF PURPOSE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.

21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MANLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE. SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.

22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.

23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.

24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.

25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.

26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.

27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3" AHEAD FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.

28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.

29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. ONCE STAKED LOCATIONS, STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE, RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.

30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.

31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING, ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.

32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
- LOG ON ALL WATER METER, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
- ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
- THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
- ONE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
- REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.

35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.

36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.

38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.

39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
	HUNTER	I-CORE	IRRIGATION CONTROLLER TO BE A HUNTER IC-XXXX-M, WITHIN METAL VANDAL RESISTANT LOCKABLE PEDESTAL CABINET. IRRIGATION CONTROLLER TO BE LOCATED AS DIRECTED BY OWNER OR OWNERS REPRESENTATIVE.	DETAIL 1 / IR.1.1
	HUNTER	SOLAR-SYNC	ET/RAIN/FREEZE SENSOR - MOUNT PER DETAIL AND PLAN LOCATION	DETAIL 3 / IR.1.1
POINT OF CONNECTION				
	PER CITY CODE	PER CITY CODE	WATER METER PER CITY CODE AND REQUIREMENTS	
	FEBCO	MODEL 825YA	BACKFLOW PREVENTER-MOUNT IN GUARDSHACK MODEL #GS-1 W/ FROST GUARD BAG MODEL #G-1 FOR WINTERIZATION	DETAIL 2 / IR.1.1
MAIN LINE / LATERALS & SLEEVES				
	ANY APPROVED	PRESSURIZED PVC MAINLINE - CLASS 200 PVC PIPE UNLESS OTHERWISE NOTED		DETAIL 4 / IR.1.1

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THIS DIAGRAMMATIC IN NATURE.
2. CONTRACTOR SHALL INSTALL MAINLINES ALL 42" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES AND OTHER EQUIPMENT SHOWN WITH PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GRADE AND EMBEDDED IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, WATER PIPES, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND /OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LOCATION OF THE IRRIGATION EQUIPMENT SHOWN WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO THIS FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND ARE LOCATED AT THE DISCRETION OF THE ENGINEERING FIRM. UNDERGROUND UTILITIES EXIST. FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE UNDERGROUND UTILITY MATERIALS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING TO THE ABOVE MENTIONED DOCUMENTS.

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE COLORADO

[illegible]

Project No:	
Drawn By:	TDN
Checked By:	TTN
Date:	06/07/2017

IR1.1

Sheet 17 of 20

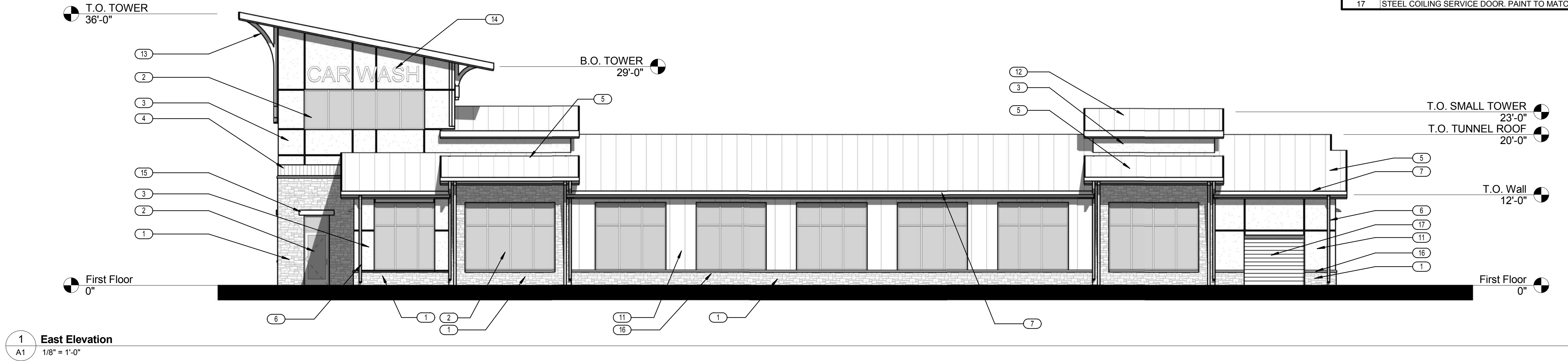
SITE DEVELOPMENT PLAN

VISTA RIDGE TUNNEL WASH

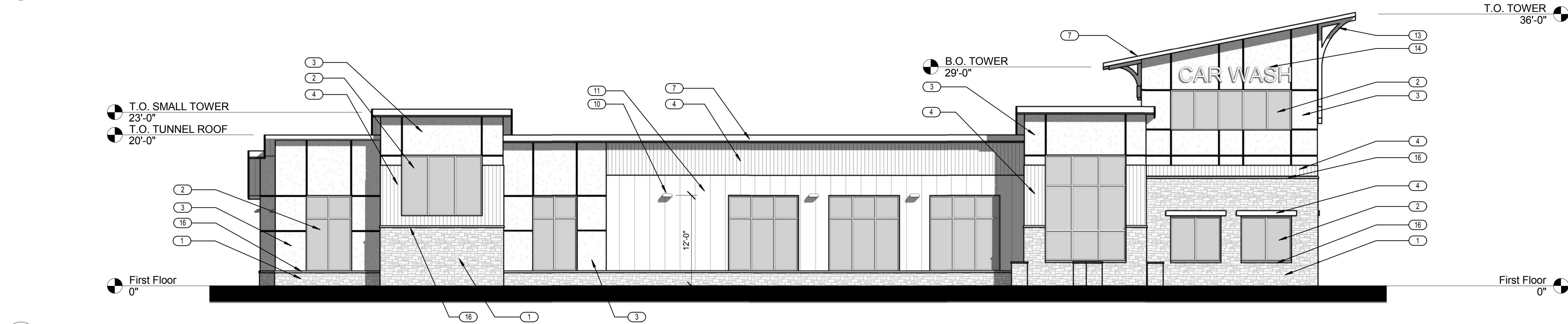
LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

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

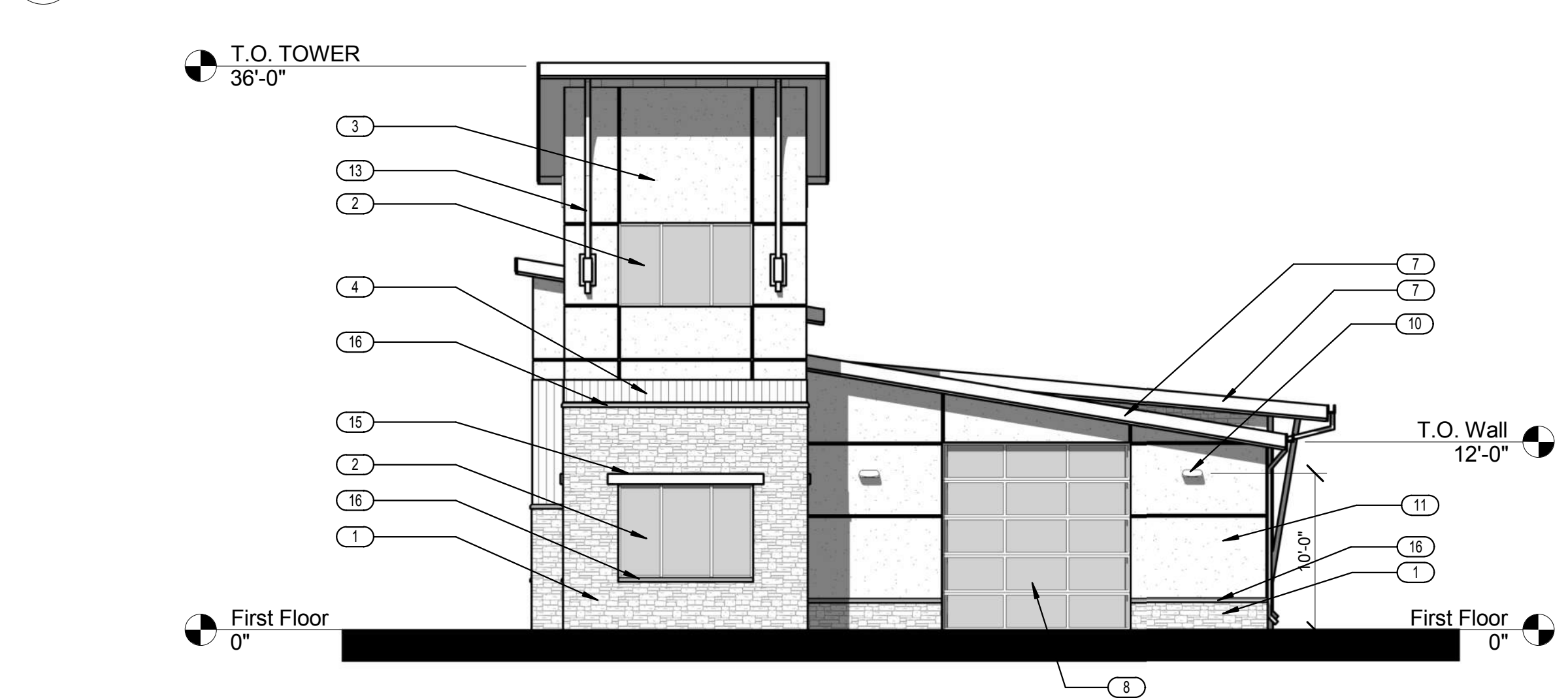
EXTERIOR ELEVATION KEYNOTES	
Key Value	Keynote Text
	STEEL STRUCTURE-MATTE BLACK FINISH.
1	FAUX STONE VENEER, STYLE: COUNTRY LEDGESTONE, COLOR:SKYLINE.
2	ALUMINUM/GLASS STOREFRONT-KAWNEER-ANODIZED MATTE BLACK FINISH.
3	STUCCO-DRYVIT-614 SMOKE SIGNAL.
4	METAL WALL PANELS-BERRIDGE-DEEP DECK PANEL-COLOR: ROYAL BLUE.
5	METAL ROOF PANELS-BERRIDGE-STANDING SEAM METAL PANELS-CHARCOAL GREY.
6	STEEL DOWNSPOUT-DARK GREY FINISH TO MATCH STANDING SEAM METAL ROOF. TYPICAL.
7	STEEL ROOF FASCIA PANEL AND GUTTER-DARK GREY TO MATCH STANDING SEAM METAL ROOF.
8	ALUMINUM/GLASS SECTIONAL O.H. DOOR-BLACK ANODIZED FINISH.
9	METAL MAN DOOR-PAINT MATTE BLACK TO MATCH ALUMINUM STOREFRONT.
10	LIGHT FIXTURE-WALL PACK, MATTE BLACK FINISH.
11	METAL WALL PANELS-BERRIDGE-B-6 PANEL-COLOR: GALVALUME.
12	PREFINISHED METAL CAP FLASHING-KYNAR MATTE BLACK.
13	HEAVY TIMBER SUPPORT.
14	INTERNALLY ILLUMINATED SIGN BY OWNER.
15	FAUX STONE HEADER TO MATCH WATERSILL.
16	FAUX STONE WATERSILL TO MATCH FAUX STONE VENEER.
17	STEEL COILING SERVICE DOOR, PAINT TO MATCH BERRIDGE ROYAL BLUE.



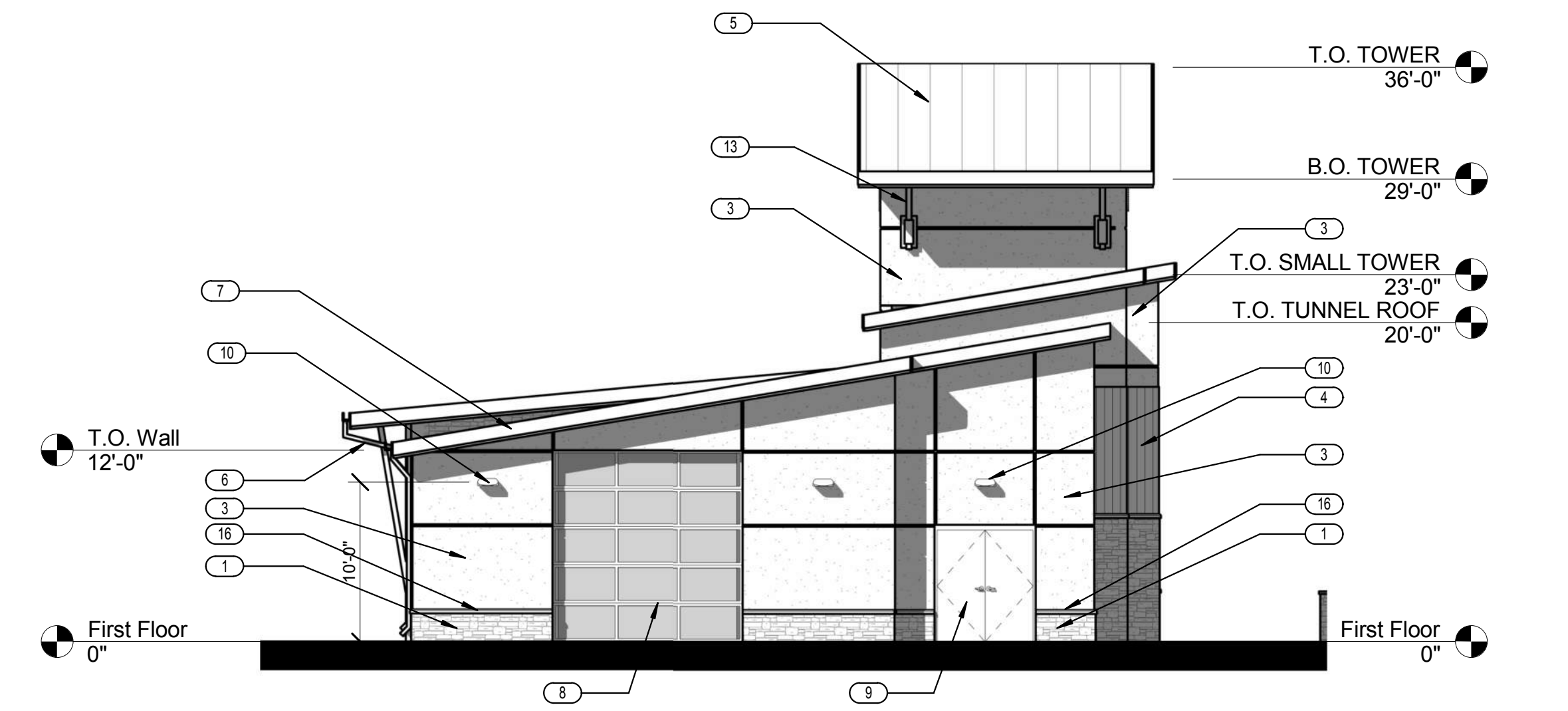
1 East Elevation
A1 1/8" = 1'-0"



2 West Elevation
A1 1/8" = 1'-0"



3 South Elevation
A1 1/8" = 1'-0"



4 North Elevation
A1 1/8" = 1'-0"

PROJECT NUMBER
6102.43

VISTA RIDGE TUNNEL WASH
STATE HIGHWAY 7 AND MOUNTAIN VIEW BLVD
ERIE, COLORADO

REV/DATE/COMMENTS

ARCHITECT OF RECORD

DATE: 10.19.17
SCALE: 1/8" = 1'-0"
DRAWN BY: JTK
CHECKED BY: JTK

HVER
ARCHITECTURE
8089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 773-2800

SHEET

A1 of 20

Exterior Elevations

SITE DEVELOPMENT PLAN

VISTA RIDGE TUNNEL WASH

LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



3D View-East Elevation



3D View-West Elevation



3D View-South Elevation



3D View-North Elevation

PROJECT NUMBER
6102.43

VISTA RIDGE TUNNEL WASH
STATE HIGHWAY 7 AND MOUNTAIN VIEW BLVD
ERIE, COLORADO

REV/DATE/COMMENTS

ARCHITECT OF RECORD

DATE: 10.19.17
SCALE: 1/2" = 1'-0"
DRAWN BY: KPD
CHECKED BY: JTK

H VER
ARCHITECTURE
8089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 773-2800

SHEET

A2 OF 20

Color Elevations

LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

