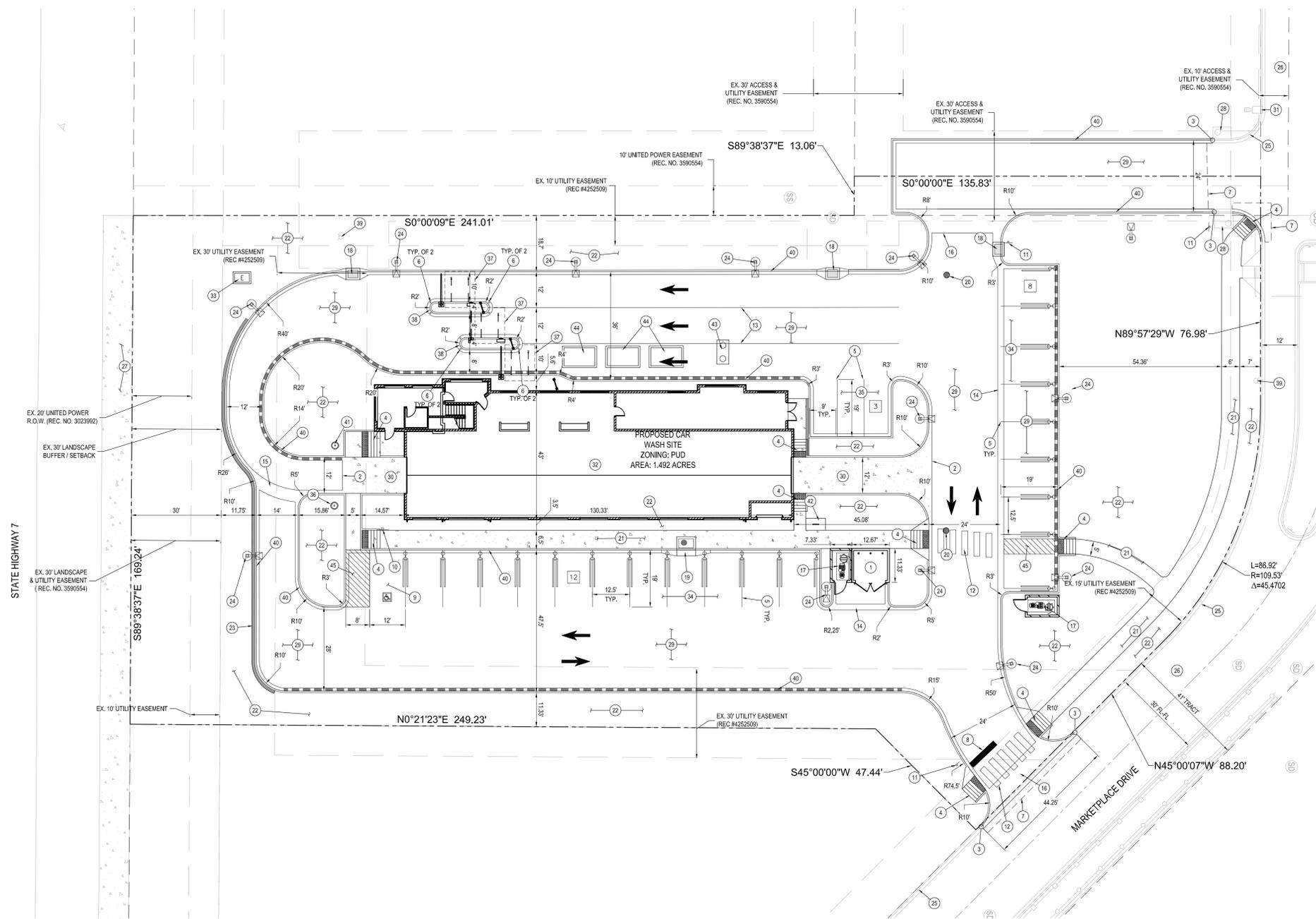


LOT 7A SITE PLAN

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



NOTES

- ALL DIMENSIONS ARE MEASURED FROM THE FLOWLINE UNLESS NOTED OTHERWISE.

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

- 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.
- 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.



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- CURB & GUTTER
- SPILL CURB & GUTTER
- DEPRESSED CURB & GUTTER
- CONCRETE/SIDEWALK
- STANDARD DUTY ASPHALT
- PARKING COUNT
- EXISTING MANHOLES
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING INLET
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED MANHOLE
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET
- PROPOSED STRIPING
- PROPOSED ALUMINUM BIKE RACK

SITE SCHEDULE

- PROPOSED TRASH ENCLOSURE (REF: ARCHITECTURAL PLANS)
- PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 15C1.3
- CONNECT TO EXISTING CONCRETE WITH AN EXPANSION JOINT; SAWCUT THE EXISTING CURB END IF NOT PROVIDED WITH A SMOOTH, COMPATIBLE SURFACE. THE REMAINING EXISTING CURB MUST BE MINIMUM 4-FEET IN LENGTH, OTHERWISE CONTRACTOR SHALL REMOVE AND REPLACE TO JOINT LINE.
- INSTALL CURB RAMP PER TOWN OF ERIE; SEE DETAILS SW0C1.2
- PAINT 4-INCH SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN.
- INSTALL CONCRETE FILLED PIPE BOLLARD; SEE DETAIL 14C1.3
- PROPOSED SAWCUT LINE, SAWCUT AND REMOVE A MINIMUM 2-FEET OF ASPHALT AND ADJOINING CURB & GUTTER, PATCH BACK WITH ASPHALT TO MATCH EXISTING PAVEMENT SECTION.
- PROPOSED 24-INCH STOP BAR.
- PROPOSED 12-FOOT X 19-FOOT ADA VACUUMING STATION WITH 8-FOOT ACCESS AISLE AND ADA SIGNAGE.
- INSTALL POLE AND HANDICAP PARKING SIGN INCLUDING VAN PLACARD; SEE DETAIL 9C1.2
- INSTALL R1-1 "STOP SIGN"; SEE DETAIL 13C1.3
- PROPOSED 8-FOOT WIDE PAINTED CROSSWALK; SEE DETAIL 11C1.3
- PROPOSED 4-INCH SOLID WHITE LANE DELINEATION LINE.
- PROPOSED 2-FOOT WIDE CROSS PAN; SEE DETAIL 19C1.3
- PROPOSED 4-FOOT WIDE CROSS PAN; SEE DETAIL 20C1.3
- PROPOSED 8-FOOT WIDE CROSS PAN; SEE DETAIL 21C1.3
- PROPOSED VACUUM ENCLOSURE (REF: ARCHITECTURAL PLANS)
- PROPOSED SINGLE TYPE 13 STORM SEWER INLET (REF: UTILITY PLAN, C4.1)
- PROPOSED 5-FOOT TYPE R STORM SEWER INLET (REF: UTILITY PLAN, C4.1)
- PROPOSED 4-FOOT DIA. STORM SEWER MANHOLE (REF: UTILITY PLAN, C4.1)
- PROPOSED SIDEWALK (WIDTH VARIES-SEE PLAN)
- PROPOSED LANDSCAPING (REF: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL (REF: GRADING PLAN, C2.1)
- PROPOSED SITE LIGHT (REF: PHOTOMETRIC PLAN, C4.2)
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING ASPHALT TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING STORM SEWER INLETS TO REMAIN.
- PROPOSED ASPHALT PAVEMENT (REF: PAVEMENT DESIGN BY OTHERS)
- PROPOSED CONCRETE PAVEMENT (REF: PAVEMENT DESIGN BY OTHERS)
- EXISTING LIGHT POLE TO REMAIN.
- PROPOSED CAR WASH BUILDING.
- PROPOSED ELECTRICAL TRANSFORMER.
- PROPOSED 12.5x19' VACUUM STATION/PARKING STALL.
- PROPOSED 19'x9' PARKING SPACE.
- PROPOSED IRRIGATION METER PIT.
- PROPOSED AWNING OVER PAY STATIONS; REF. ARCH. PLANS.
- PROPOSED PAY STATION ISLAND; REF. ARCH. PLANS.
- EXISTING FIRE HYDRANT
- PROPOSED 6" VERTICAL CURB & GUTTER W/ 12" PAN
- PROPOSED WATER METER PIT
- PROPOSED BICYCLE RACK; SEE DETAIL SHEET C1.3
- PROPOSED 750 GAL SAND/OIL INTERCEPTOR; REF. PLUMBING PLANS
- PROPOSED WATER RECLAMATION SYSTEM; REF. PLUMBING PLANS
- PROPOSED 4" DIAGONAL SOLID WHITE STRIPE FOR PEDESTRIAN ACCESS

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)

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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:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

SITE PLAN

C1.1

Sheet 3 of 20

LOT 7A SITE PLAN

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT

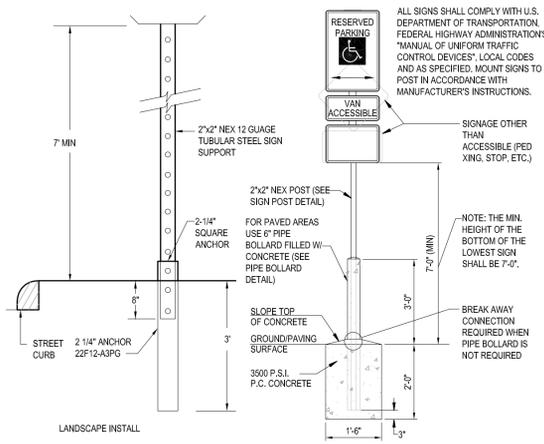
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

VISTA RIDGE TUNNEL WASH

1.492 ACRES

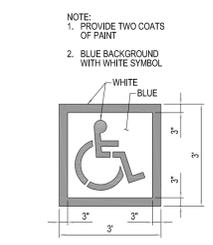
PROJECT NO. SP-000905-2017



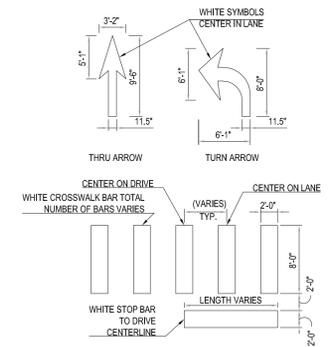
8 SITE SIGN BASE DETAILS
NOT TO SCALE



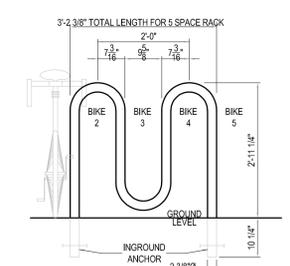
9 HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



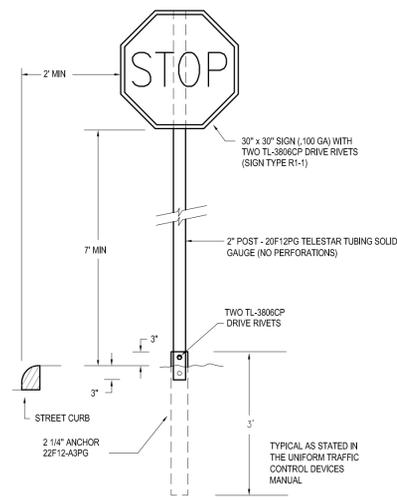
10 HANDICAPPED SYMBOL
SCALE: 1/2\"/>



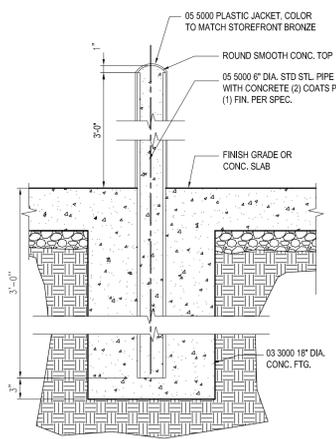
11 LANE STRIPING DETAILS
SCALE: 1/8\"/>



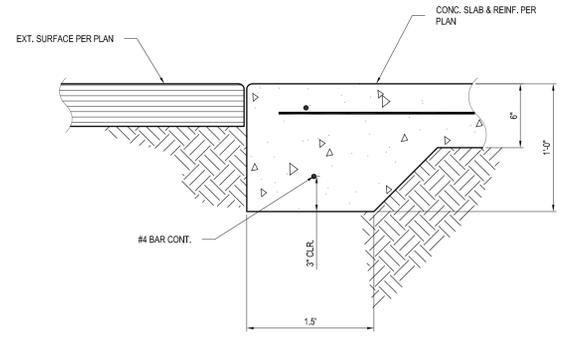
12 BICYCLE RACK DETAIL
SCALE: 3/4\"/>



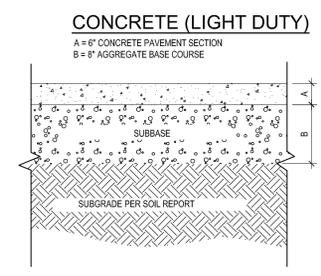
13 STOP SIGN DETAIL
NOT TO SCALE



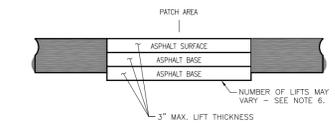
14 TYPICAL BOLLARD DETAIL
NOT TO SCALE



15 TYPICAL THICKENED SLAB DETAIL
1 1/2\"/>

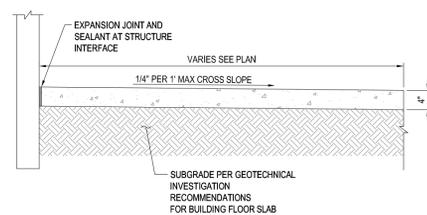


16 CONCRETE PAVING DETAILS
NOT TO SCALE

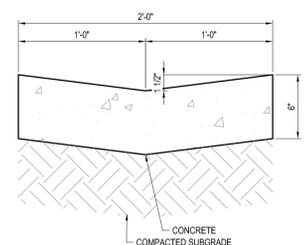


- NOTES:**
- LAYOUT AND MARK ALL AREAS OF REPAIR.
 - EXCAVATE AREAS TO BE REPAIRED UNTIL FULL REMOVAL OF EXISTING ASPHALT AND ANY BASE COURSE IS ACHIEVED. REMOVE ALL RELATED DEBRIS FROM THE JOBSITE.
 - SQUARE SURFACE OF PATCH AND CUT WALLS OF PATCH TO PRODUCE VERTICAL EDGES.
 - MECHANICALLY COMPACT EXISTING SUBGRADE MATERIALS TO ACHIEVE MAXIMUM DENSITY.
 - TACK COAT ALL VERTICAL EDGES OF PATCH.
 - INSTALL HOT PLANT MIX ASPHALT IN LIFTS NOT EXCEEDING 3\"/>

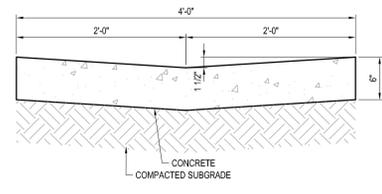
17 ASPHALT PATCH DETAIL
NOT TO SCALE



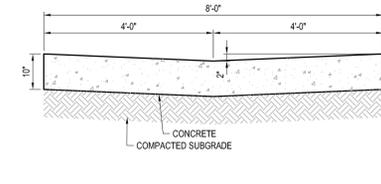
18 CONCRETE SIDEWALK AT BUILDING
NOT TO SCALE



19 2' CROSS PAN
NOT TO SCALE



20 4' CROSS PAN
NOT TO SCALE



21 8' CROSS PAN
NOT TO SCALE

- CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4\"/>

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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

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

SITE DETAILS

H:\160905\05 - 14\160905-01 - 14\17 7. Auto\160905-01.dwg - 14\17 7. Auto\160905-01.dwg - 14\17 7. Auto\160905-01.dwg - 14\17 7. Auto\160905-01.dwg

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

GRADING LEGEND

---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
○	PROPOSED MINOR CONTOUR
○	PROPOSED MAJOR CONTOUR
○	PROPOSED SPOT ELEVATION
---	PROPOSED RIDGE LINE
TC	TOP OF CURB
BW	BACK OF WALK
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TOG	TOP OF GRATE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
RL	RIDGE LINE

SITE LEGEND

---	PROPERTY BOUNDARY LINE
---	EASEMENT BOUNDARY LINE
---	EXISTING TO BE REMOVED
---	EXISTING TO REMAIN
---	CURB & GUTTER
---	SPILL CURB & GUTTER
---	DEPRESSED CURB & GUTTER
---	CONCRETE/SIDEWALK
---	STANDARD DUTY ASPHALT
1	PARKING COUNT
⊕	EXISTING MANHOLES
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING ELECTRICAL TRANSFORMER
⊕	EXISTING INLET
⊕	EXISTING SIGN
⊕	PROPOSED SIGN
⊕	EXISTING SITE LIGHTING
⊕	PROPOSED SITE LIGHTING
⊕	PROPOSED MANHOLE
⊕	PROPOSED ELECTRICAL TRANSFORMER
⊕	PROPOSED INLET
→	PROPOSED STRIPING
→	PROPOSED ALUMINUM BIKE RACK

GRADING NOTES

- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
- ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.

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

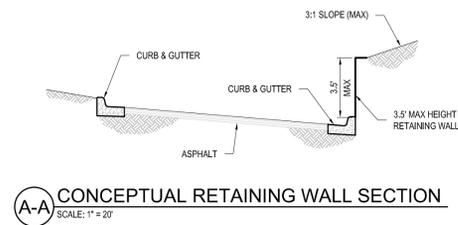
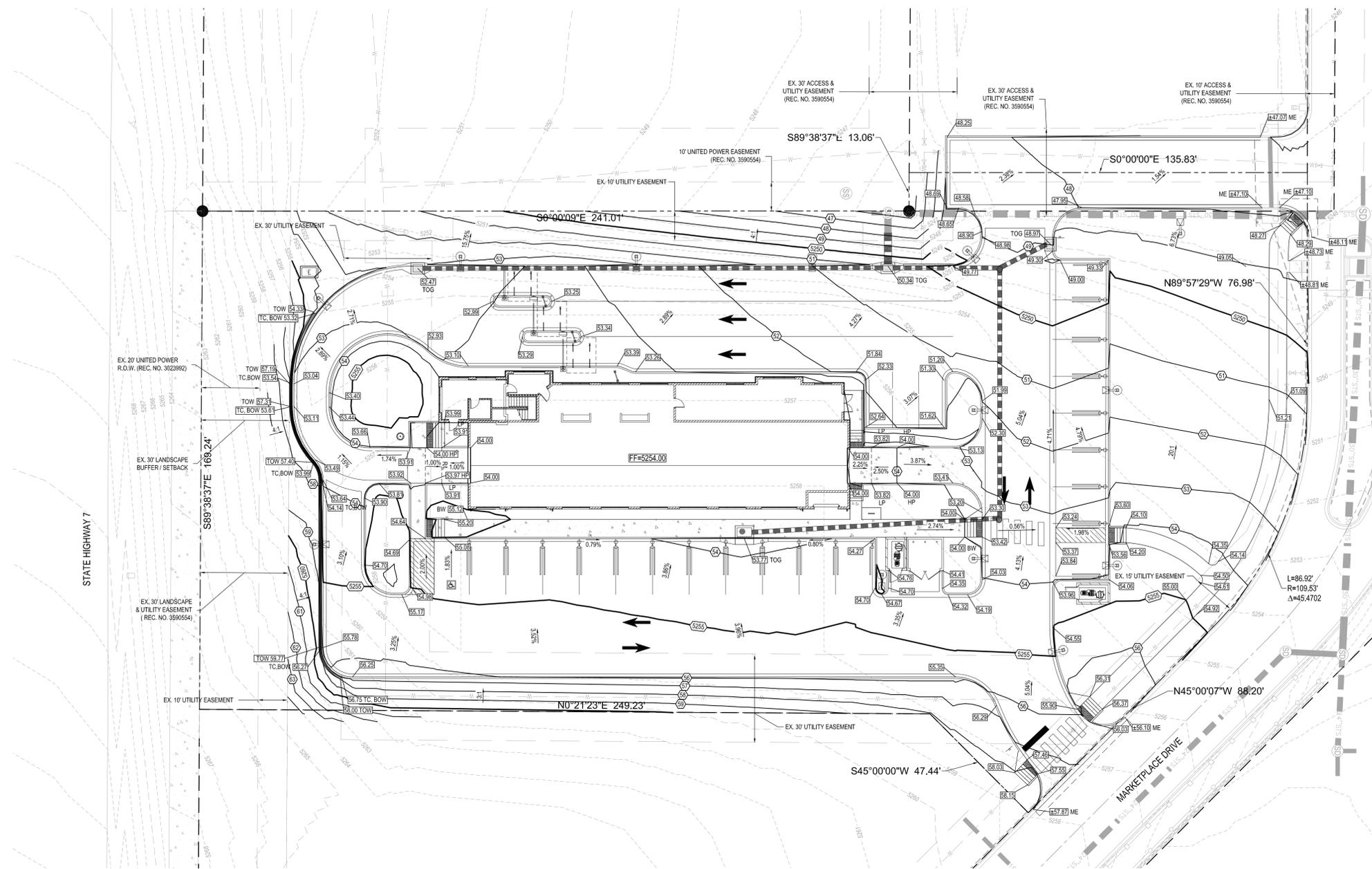
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Project No:	HUN000001.01
Drawn By:	BMC
Checked By:	PJD
Date:	06/16/17

GRADING PLAN

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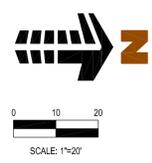
RETAINING WALL: PRELIMINARY NOTES

- GOVERNING CODE**
THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2015 EDITION, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE TOWN OF ERIE, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).
- ENGINEERING RECOMMENDATIONS**
 - 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.
 - 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 ADDRESS THE WALL, DRAINAGE AND GRADING UTILITIES, GUARDRAILS, FENCING, STAIRWAYS, LANDSCAPING, IRRIGATION AND ALL OTHER SITE SPECIFIC ELEMENTS WHICH MAY AFFECT THE DESIGN OF THE WALL.
- 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.
- 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 ADJACENT TO THE WALL IS THE RESPONSIBILITY OF THE RETAINING WALL ENGINEER.

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°33'7"W AND MONUMENTED AS SHOWN.

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

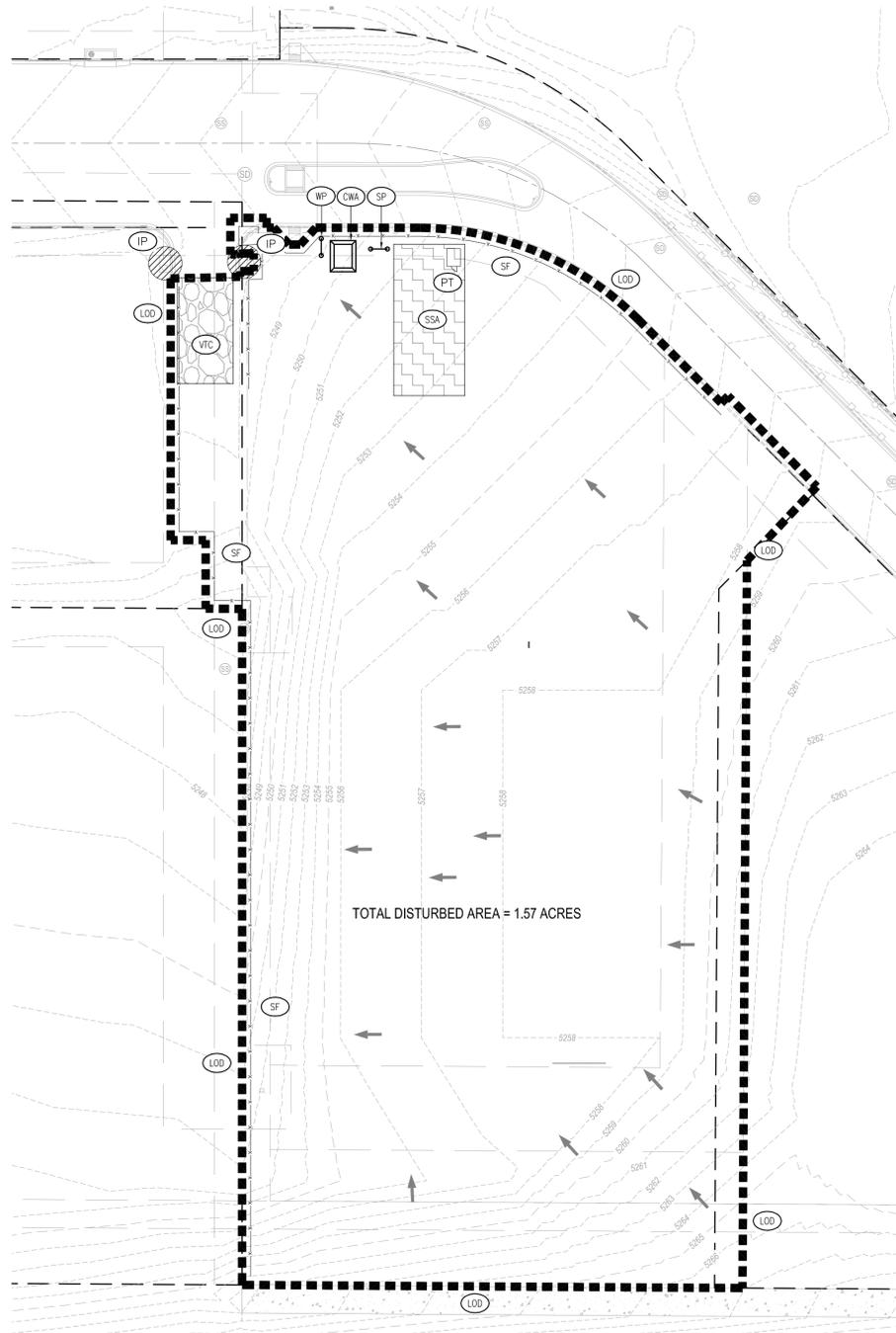
LEGAL DESCRIPTION
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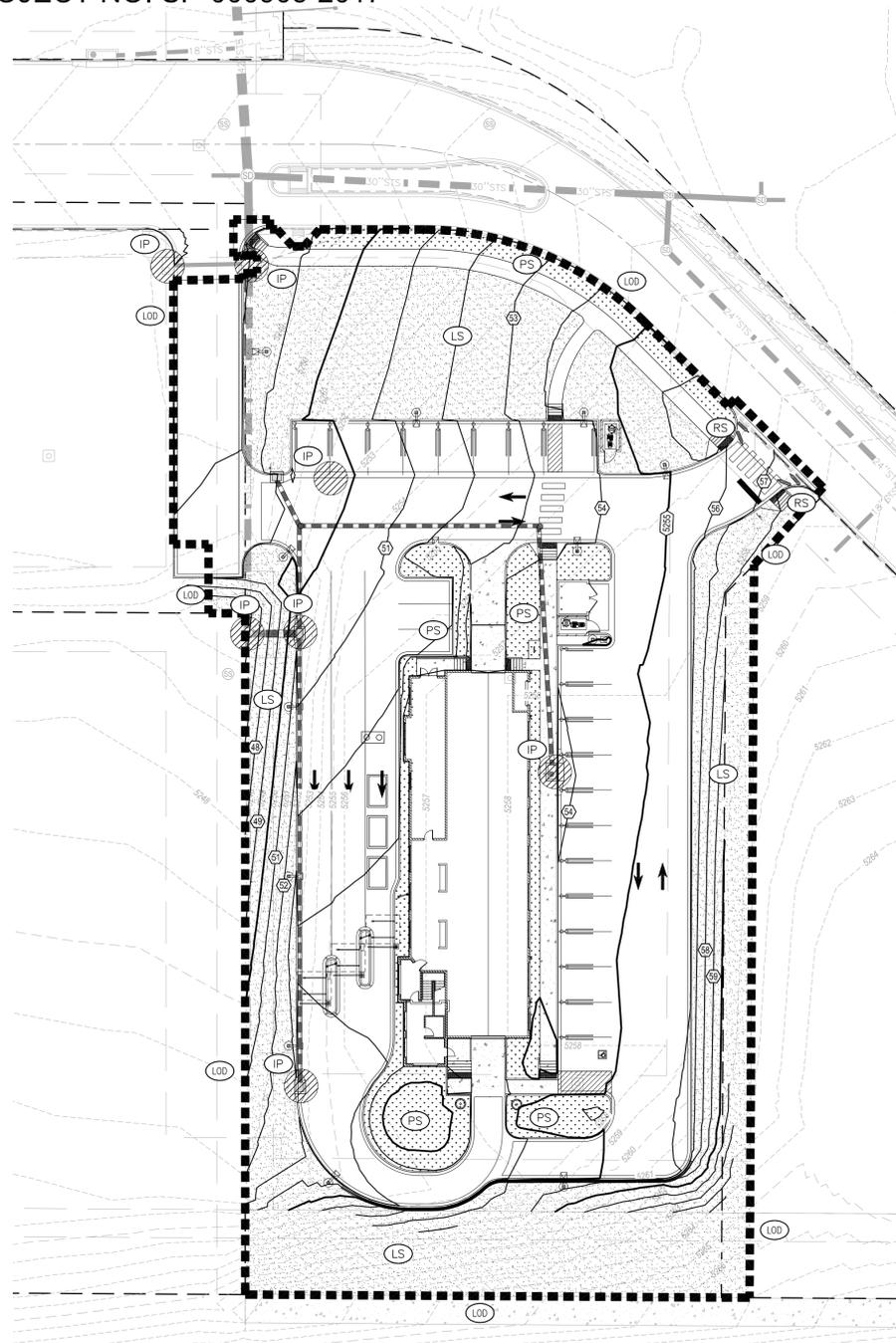
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LOT 7A SITE PLAN

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VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017



INITIAL EROSION CONTROL PLAN
SCALE: 1"=30'



INTERIM EROSION CONTROL PLAN
SCALE: 1"=30'

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
	CONSTRUCTION VEHICLE ENTRY
	SILT FENCE
	CONCRETE WASHOUT
	STABILIZED STAGING AREA
	INLET PROTECTION
	SITE POSTING (CONTACTS AND PERMITS)
	WASHOUT POSTING
	PORTABLE TOILET
	ROCK SOCKS
	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
	PERMANENT SEEDING (REF: LANDSCAPE PLAN)

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
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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

EROSION CONTROL PLAN

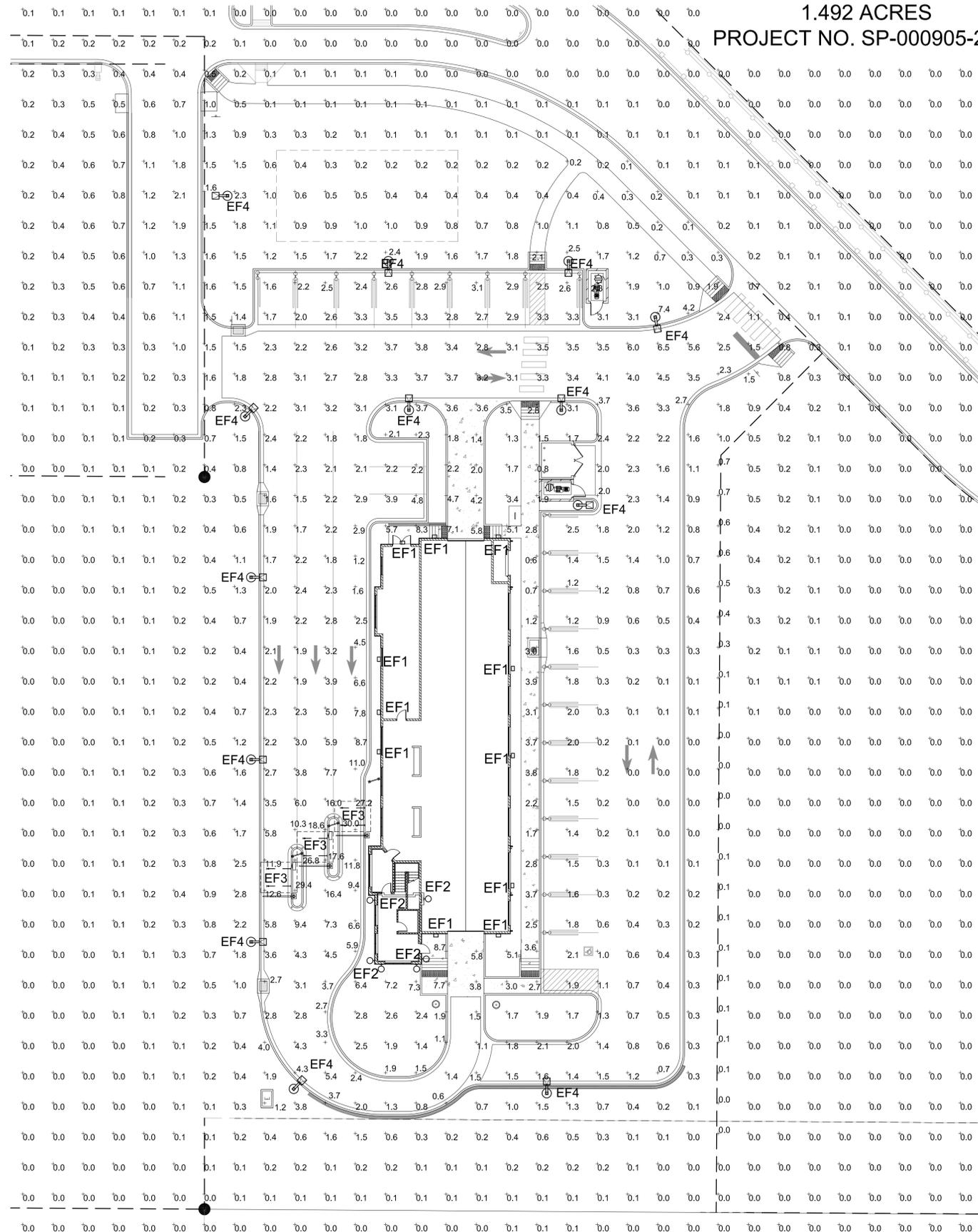
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Sheet 7 of 20



LOT 7A SITE PLAN

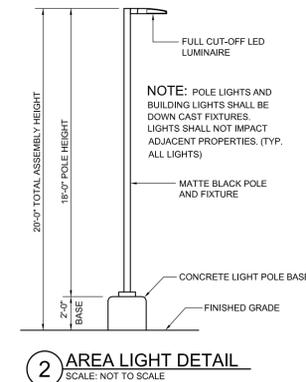
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017



SYMBOL	QTY	LABEL	HEIGHT	ARRANGEMENT	COLOR	MODEL NUMBER	DESCRIPTION	LLF	LUMENS	WATTS
□	11	EF1	10'-0" WALL	SINGLE	BLACK	121-16L-530-G3-3-208	GARDCO LIGHTING, LED WALL SCENCE 121, 16 LED, 4000K COLOR TEMP	1.0	2607	28
○	6	EF2	23'-4" WALL	SINGLE	BLACK	11219-S-No Uplight-BL	ALCON LIGHTING, LYRA CYLINDER LED LUMINAIRE, NO UPLIGHT, 4000K COLOR TEMP	1.0	1972	23
—	6	EF3	12'-0" DECK	LINEAR	N.A.	WPX-8-SO-40K	G&G LED, 8" LINEAR LED LUMINAIRE, STANDARD OUTPUT, 4000K COLOR TEMP	1.0	8376	63
⊙	13	EF4	20'-0" POLE	SINGLE	BLACK	GLEON-AF-01-LED-E1-T4FT-BK	EATON LIGHTING, GALLEON LED AREA LUMINAIRE, 1 LIGHT SQUARE, 4000K COLOR TEMP	1.0	5725	45

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"

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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: HUN000001.01
Drawn By: JMG
Checked By: PD
Date: JUNE, 2017

CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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.



PHOTOMETRIC 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

UTILITY NOTES

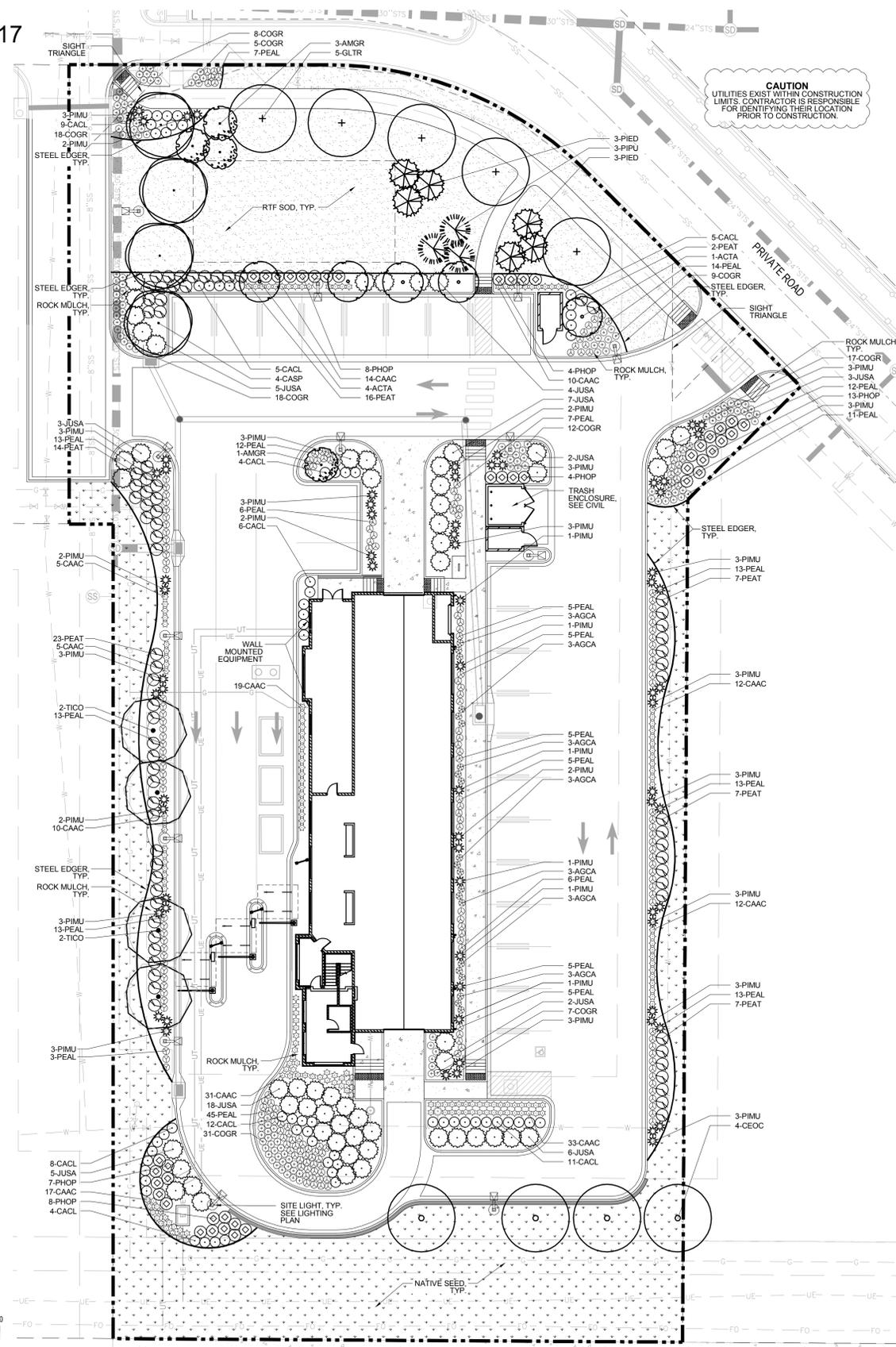
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER 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 ATRIPPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL
44	PHOP	PHYSCARPUS OPULIFOLIUS 'JEFAM'	AMBER JUBILEE NINEBARK	#5 CONT. 18-24"	6'X4'	LM
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
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STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
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Project No: _____
Drawn By: SRA
Checked By: TTN
Date: 08/07/2017

LANDSCAPE PLAN

L1.1

Sheet 15 of 20

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 PLAN 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 50 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-SHRIPPING. 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 8". 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/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

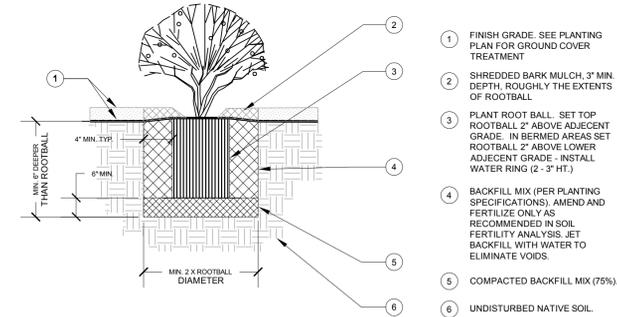
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION 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.

PLANTING

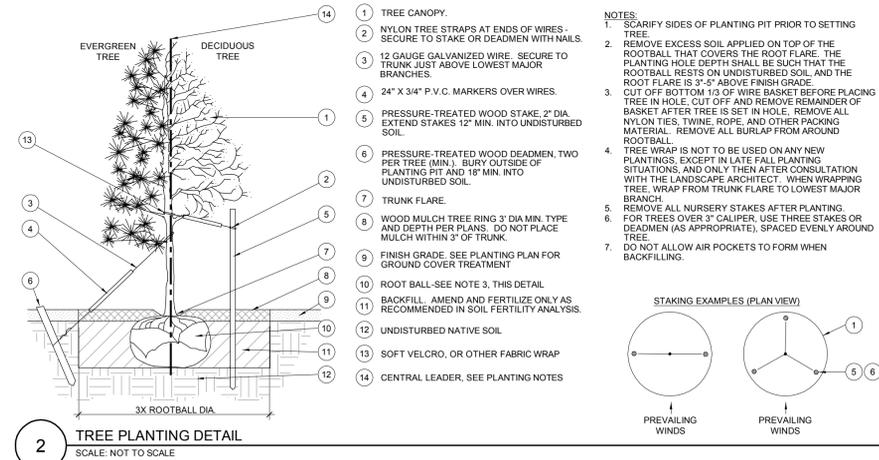
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- RTF (RHIZOMATOUS TALL FESCUE) HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 8-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

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 #C-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.



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

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

LANDSCAPE PLAN

GENERAL IRRIGATION NOTES

- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES AND THUS IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS 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.
- REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. 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 THE 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 THE PLANS.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- 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 HAVE EXISTED AT THE TIME OF THE 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 NOTICE IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
- 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.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- 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.
- 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 ADD ALTERNATE BID FOR IRRIGATION COSTS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
- NO MORE THAN 90% 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.
- 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.
- 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 OWNER'S 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.
- 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.
- 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.
- THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
- ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLERS. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "DBY-DIRECT BURIAL 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.
- CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
- PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MANLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
- 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.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
- WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
- 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.
- USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY 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.
- 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.
- 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 APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. 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.
- 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 RADIIUS TO FIT THE EXISTING SITE CONDITIONS.
- 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.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- 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 WINDOWS, 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 VALVE INSTALLED.
 - REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- 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.
- UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

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

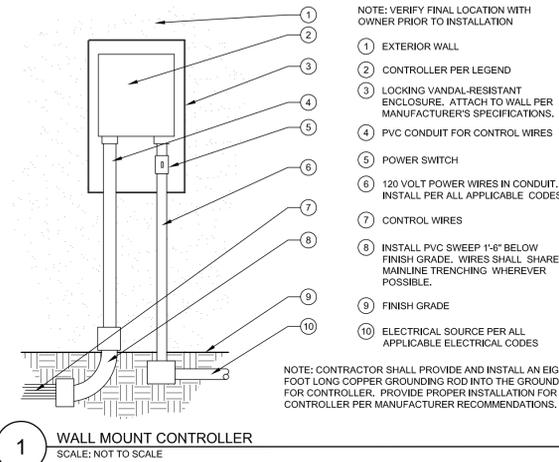
UTILITY NOTES

- 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.
- 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.
- 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.

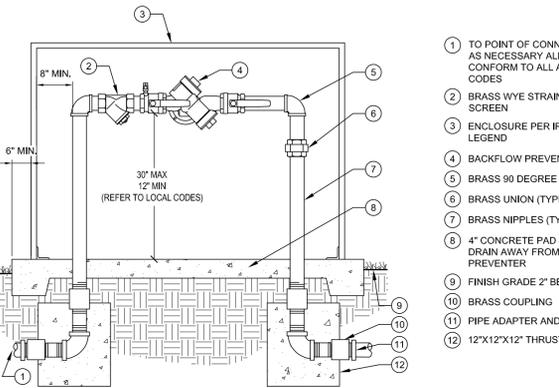
IRRIGATION LEGEND				
SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
[A]	HUNTER	ICORE	IRRIGATION CONTROLLER TO BE A HUNTER IC-XXXX-M WITH METAL VANDAL RESISTANT LOCKABLE PRECAST CABINET. IRRIGATION CONTROLLER TO BE LOCATED AS DIRECTED BY OWNER OR OWNERS REPRESENTATIVE.	DETAIL 1 / IR1.1
[R]	HUNTER	SOLAR-SYNC	ET/RAIN/FREEZE SENSOR - MOUNT PER DETAIL AND PLAN LOCATION	DETAIL 3 / IR1.1
POINT OF CONNECTION				
[M]	PER CITY CODE	PER CITY CODE	WATER METER PER CITY CODE AND REQUIREMENTS	
[N]	FEBCO	MODEL 825YA	BACKFLOW PREVENTER-MOUNT IN GUARDSHACK MODEL #GS-1 W/ FROST GUARD BAG MODEL #FG-1 FOR WINTERIZATION	DETAIL 2 / IR1.1
MAIN LINE/ LATERALS & SLEEVES				
---	ANY APPROVED	PRESSURIZED PVC MAINLINE - CLASS 200 PVC PIPE UNLESS OTHERWISE NOTED		DETAIL 4 / IR1.1

IRRIGATION DISCLAIMER

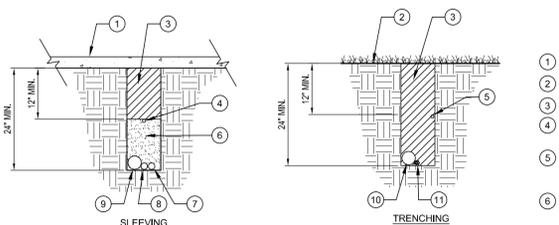
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- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED 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.
- 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, OWNERS REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
- ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY 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.
- REFER TO THIS FOR IRRIGATION NOTES AND IRRIGATION DETAILS.



1 WALL MOUNT CONTROLLER
SCALE: NOT TO SCALE



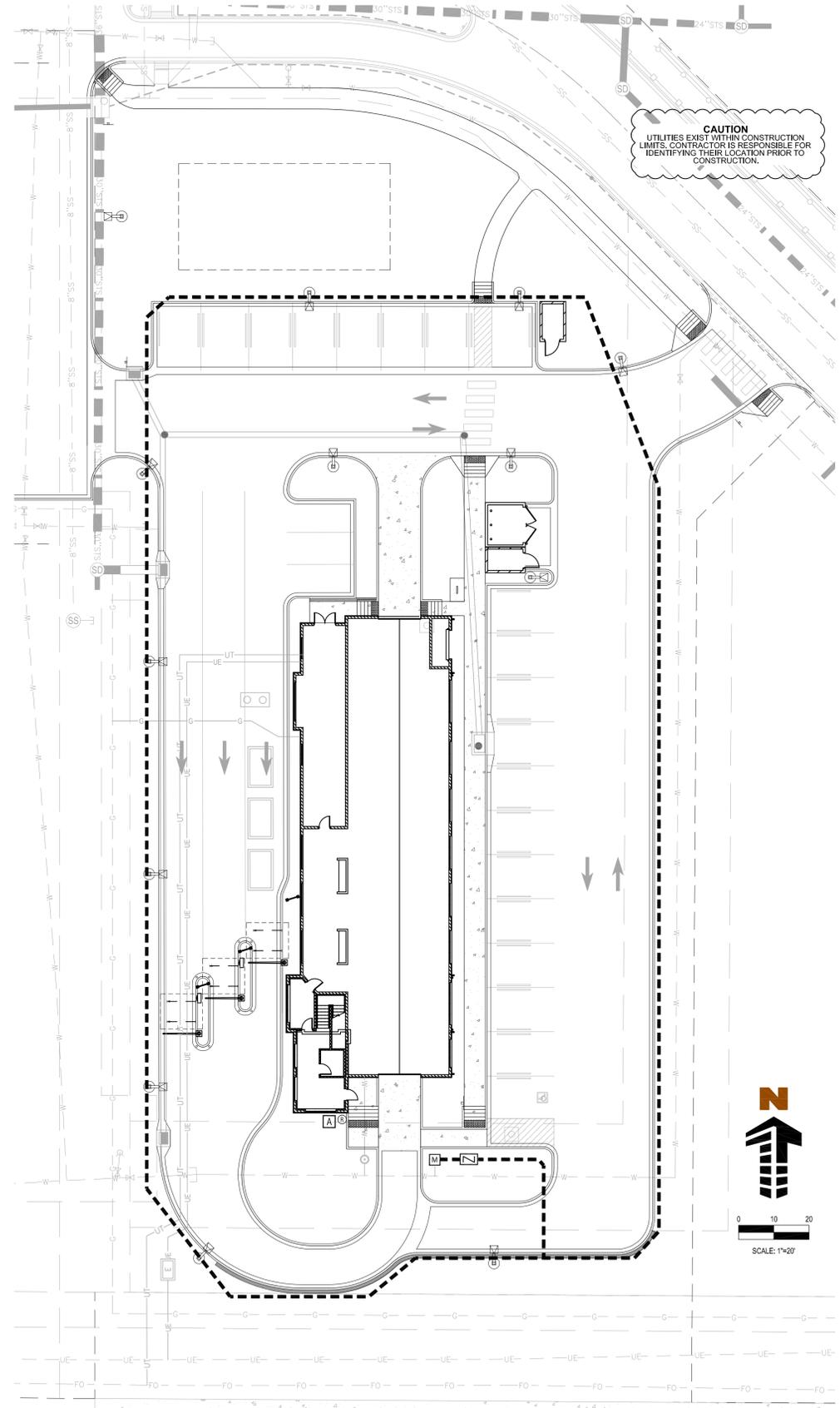
2 BACKFLOW PREVENTER, REDUCED PRESSURE
SCALE: NOT TO SCALE



3 WEATHER SENSOR
SCALE: NOT TO SCALE



4 PIPE AND SLEEVE INSTALLATION
SCALE: NOT TO SCALE



Galloway

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303.770.8864
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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: TDN
Checked By: TTN
Date: 06/07/2017

IRRIGATION PLAN

IR1.1

SITE DEVELOPMENT PLAN VISTA RIDGE TUNNEL WASH

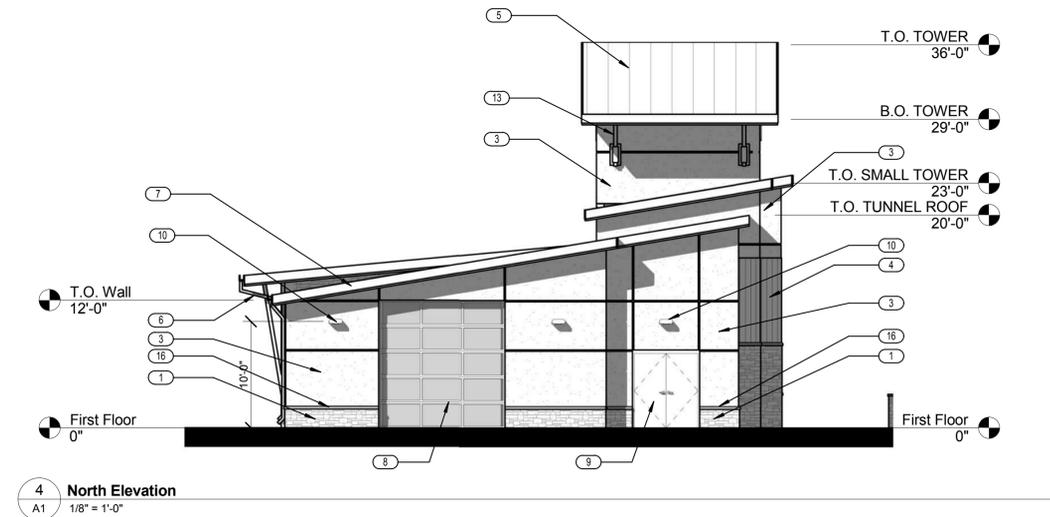
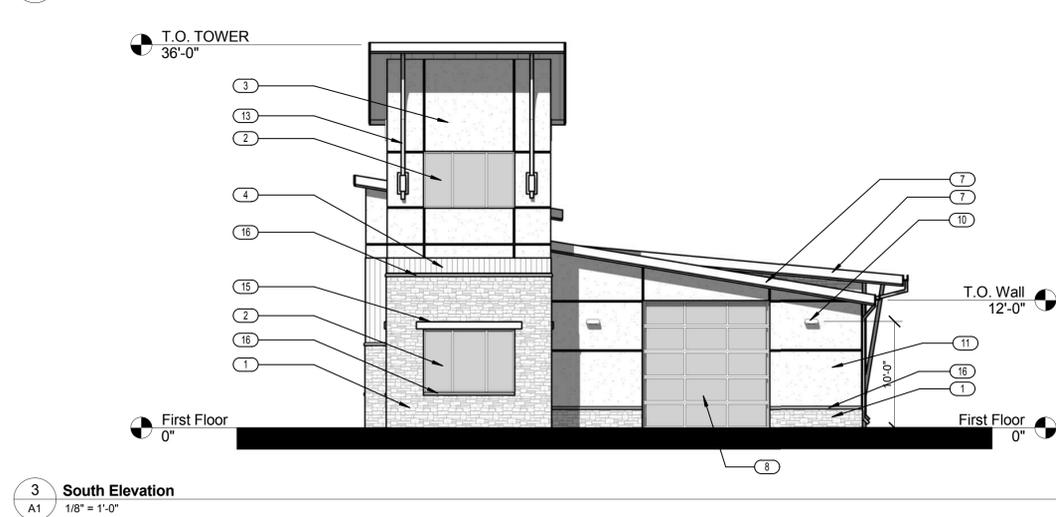
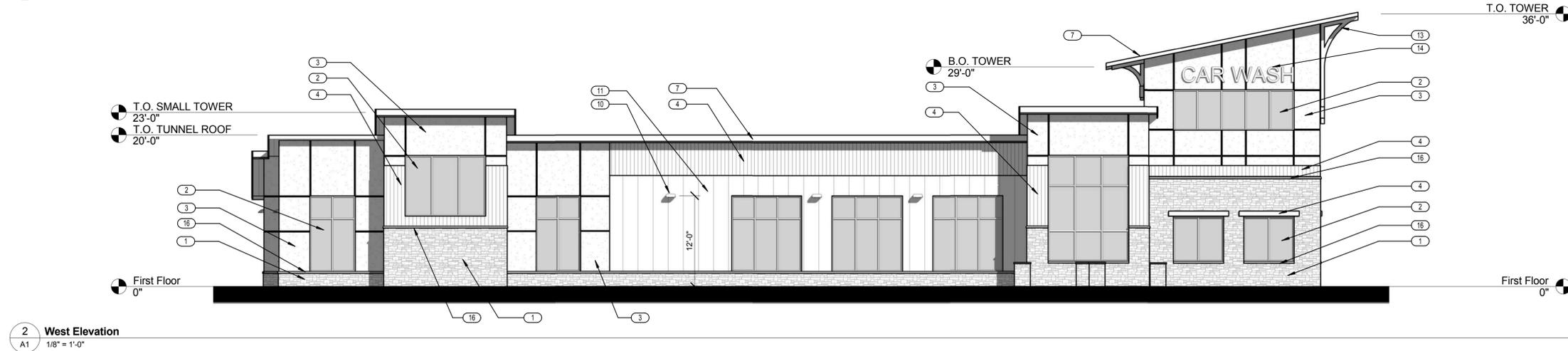
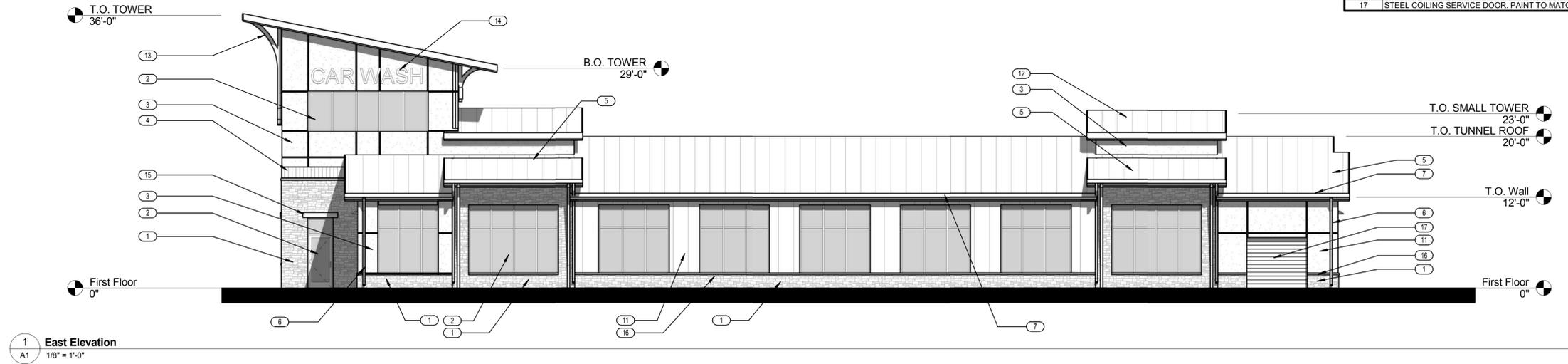
LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

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.

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

HOVER
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 MERIDIAN
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER

6102.43



3D View-East Elevation



3D View-West Elevation



3D View-South Elevation



3D View-North Elevation

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

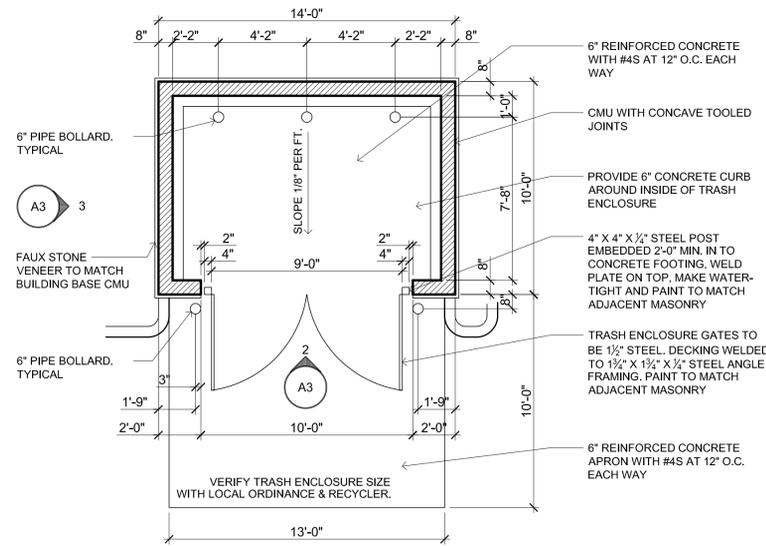
SHEET

A2 OF 20

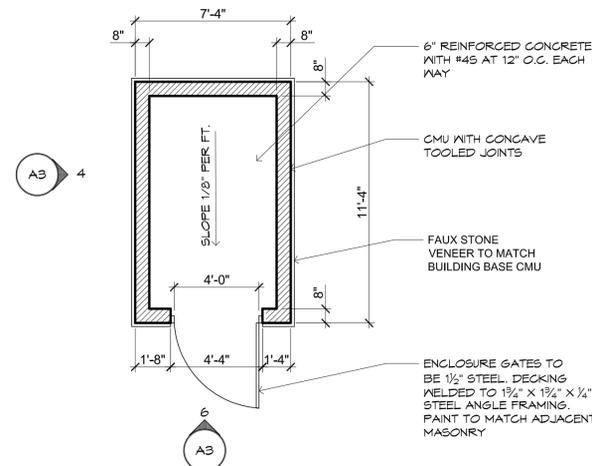
Color Elevations

SITE DEVELOPMENT PLAN VISTA RIDGE TUNNEL WASH

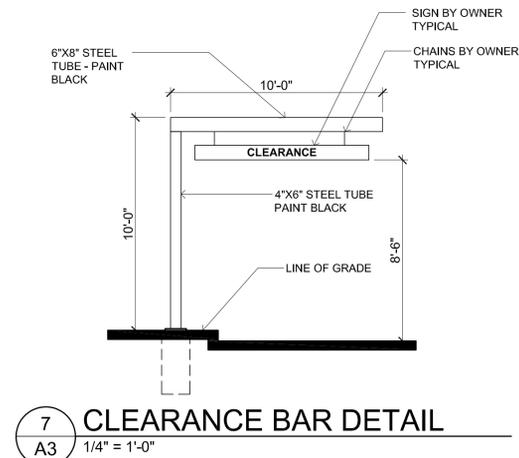
LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



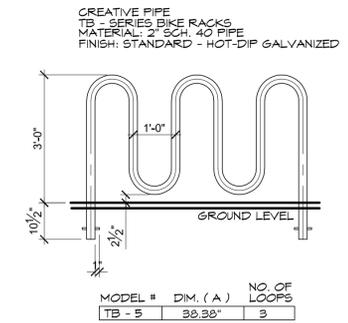
1 TRASH ENCLOSURE PLAN
A3 1/4" = 1'-0"



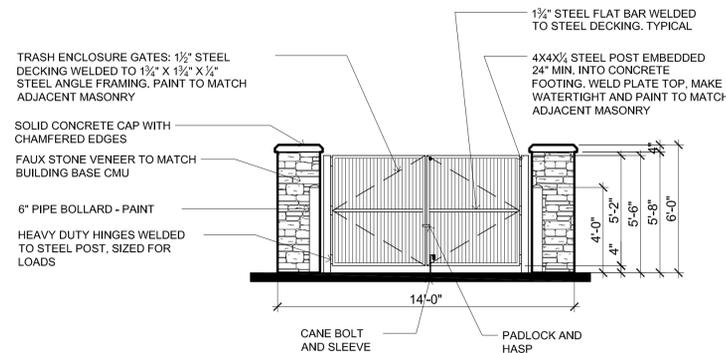
4 VAC ENCLOSURE PLAN
A3 1/4" = 1'-0"



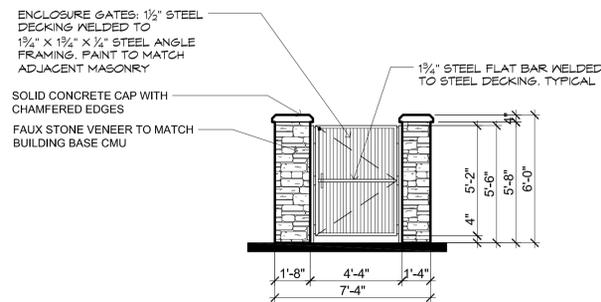
7 CLEARANCE BAR DETAIL
A3 1/4" = 1'-0"



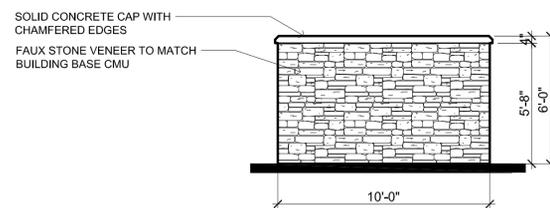
10 BIKE RACK DETAIL
A3 1/2" = 1'-0"



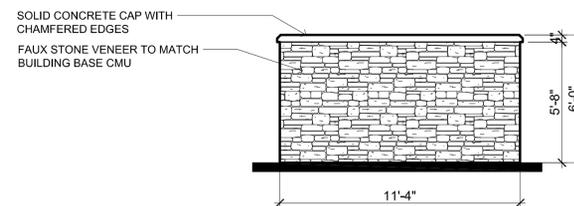
2 TRASH ENCLOSURE ELEV
A3 1/4" = 1'-0"



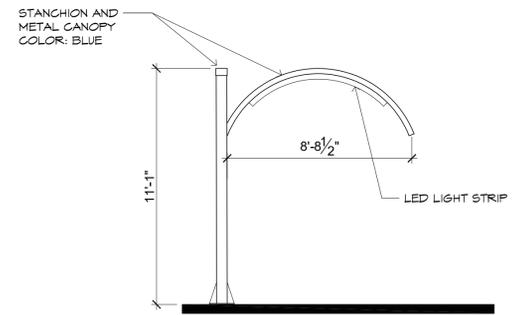
5 VAC ENCLOSURE ELEV
A3 1/4" = 1'-0"



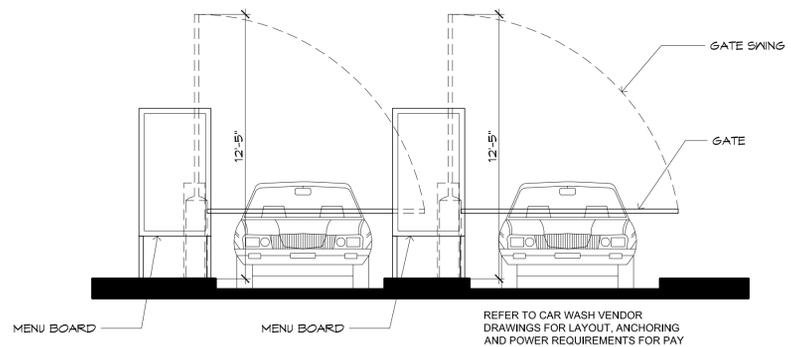
3 TRASH ENCLOSURE ELEV
A3 1/4" = 1'-0"



6 VAC ENCLOSURE ELEV
A3 1/4" = 1'-0"



8 VACUUM STANCHION DETAIL
A3 1/4" = 1'-0"



9 PAY STATION DETAIL
A3 1/4" = 1'-0"

DATE OF ISSUE: 10.19.17
SCALE: VARIES
DRAWN BY: JTK
CHECKED BY: JTK

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PROJECT NUMBER
6102-12

SHEET

A3 OF 20

ARCHITECTURAL
SITE DETAILS