

COLLIERS HILL FILING NO. 4G PP-001137-2020 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION:

TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24"x36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS. ALL PLANTINGS WITHIN THE SIGHT TRIANGLES SHALL NOT EXCEED A HEIGHT OF 30" ABOVE ADJACENT PAVEMENT. ALL TREES WILL BE LIMBED UP TO PREVENT VISUAL OBSTACLES.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

COLLIERS HILL
 FILING 4G PRELIMINARY LANDSCAPE PLAN
 ERIE, CO

OWNER:
 JON SHUMAKER
 JERRY B. RICHMOND III
 7220 S. ALTON WAY
 SUITE C-400
 CENTENNIAL, CO 80112

NOT FOR
 CONSTRUCTION

DATE:
 01/24/2020 SUBMITTAL 01
 04/23/2020 SUBMITTAL 02
 07/21/2020 SUBMITTAL 03
 09/16/2020 SUBMITTAL 04

SHEET TITLE:
 COVER AND
 NOTES

CHECKED BY: BH
 DRAWN BY: CB, CS, JS

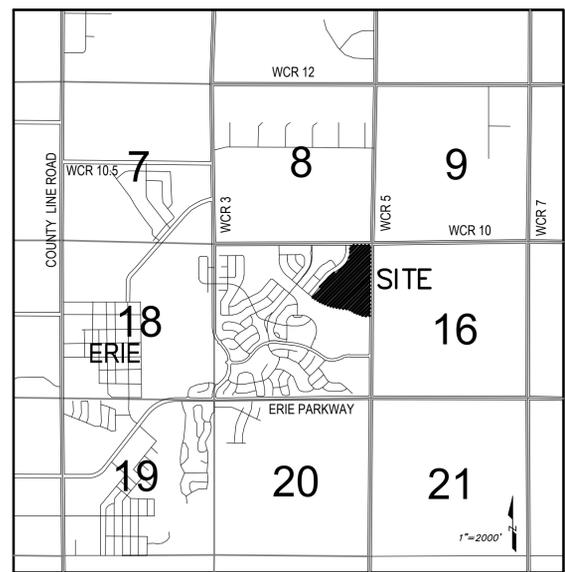
LAND OWNER / APPLICANT
 DAYBREAK RECOVERY ACQUISITION LLC
 7200 S. ALTON WAY, SUITE C - 400
 CENTENNIAL, CO, 80112
 CONTACT: JON SHUMAKER OR JERRY RICHMOND
 303.267.6195
 jrichmond@raintree.us.com

PREPARERS
 CIVIL ENGINEER:
HURST & ASSOCIATES, INC.
 2500 BROADWAY, SUITE B
 BOULDER, CO 80304
 CONTACT: JOHN W. JORGENSEN, P.E.
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 CIVIL ENGINEERING
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 SURVEYING
 HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
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 PLANNER / LANDSCAPE ARCHITECTS:
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 DENVER, CO 80204
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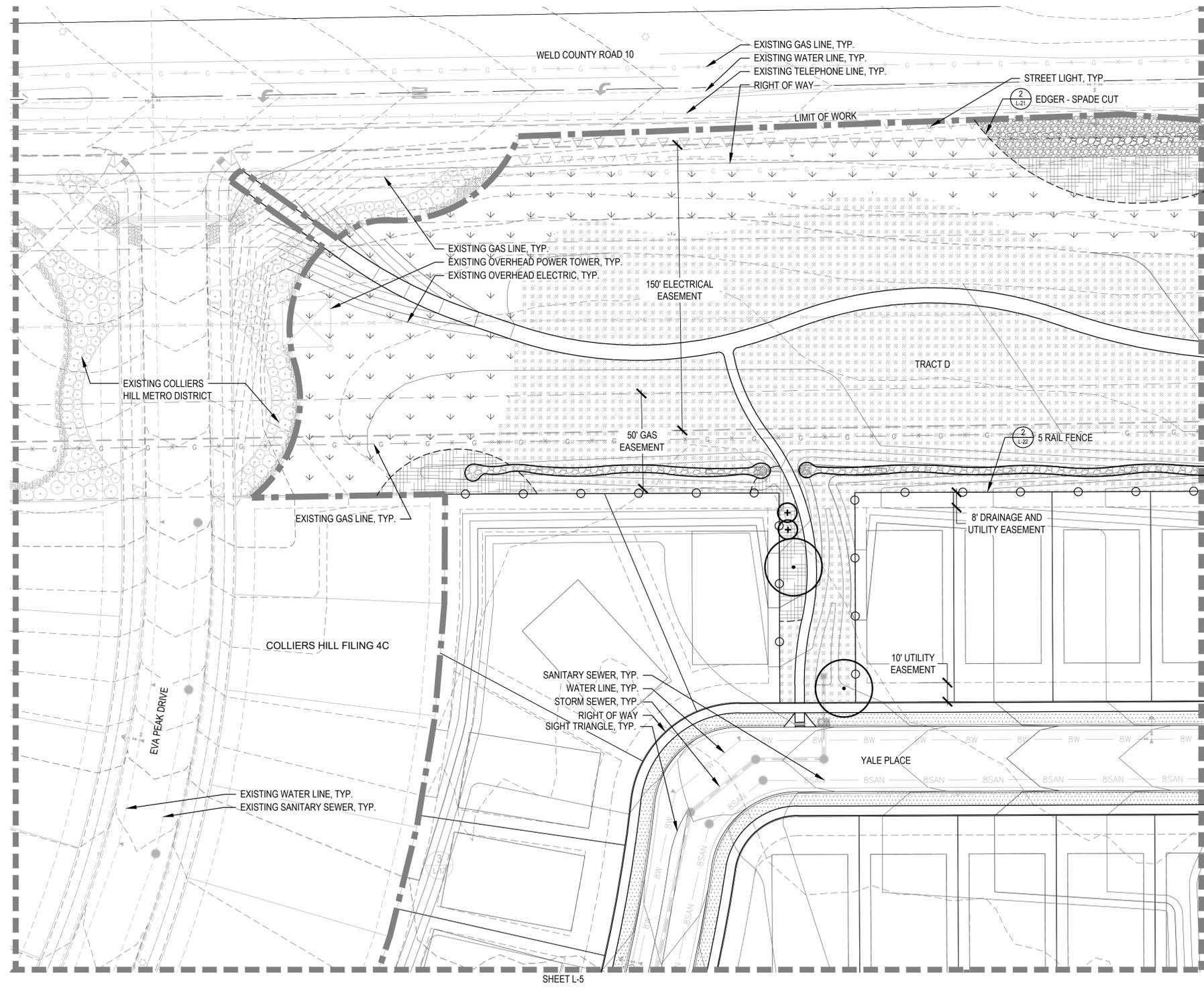
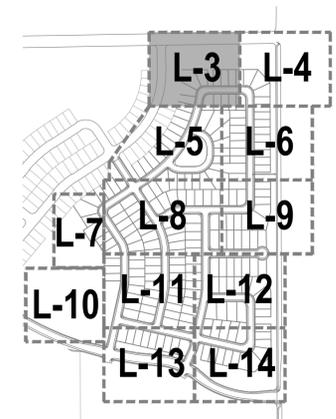
VICINITY MAP

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LEGEND

	LIMIT OF WORK
	MATCHLINE
	EDGER - METAL
	EDGER - MOW LINE
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	REDI-ROCK RETAINING WALL
	5 RAIL FENCE
	ENHANCED PAVING
	ENGINEERED WOOD FIBAR PLAY SURFACE
	TURF
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	CRUSHER FINES
	3"-6" LARGE COBBLE
	1.5" SMALL COBBLE
	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	LANDSCAPE BOULDERS

NOTES

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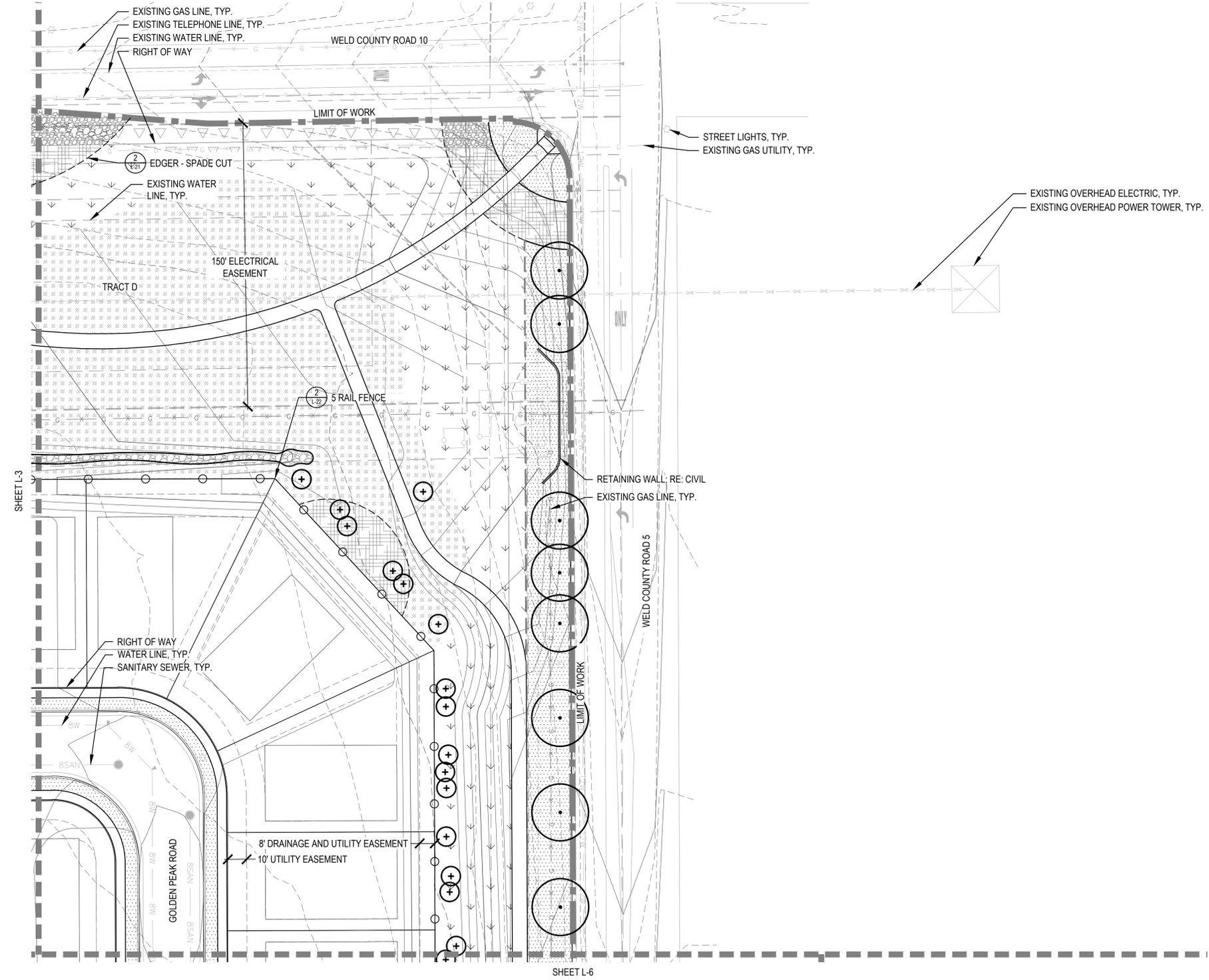
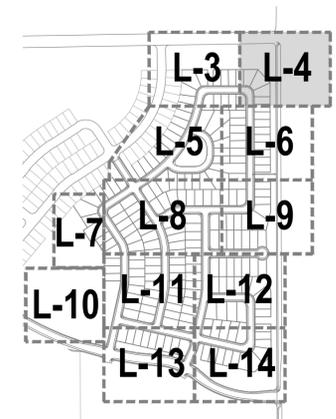
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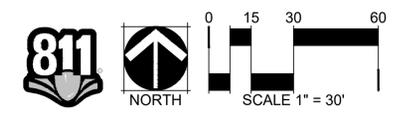
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LEGEND

	LIMIT OF WORK
	MATCHLINE
	EDGER - METAL
	EDGER - MOW LINE
	EDGER - SPADE CUT
	REDI-ROCK RETAINING WALL
	5 RAIL FENCE
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	ENGINEERED WOOD FIBAR PLAY SURFACE
	TURF
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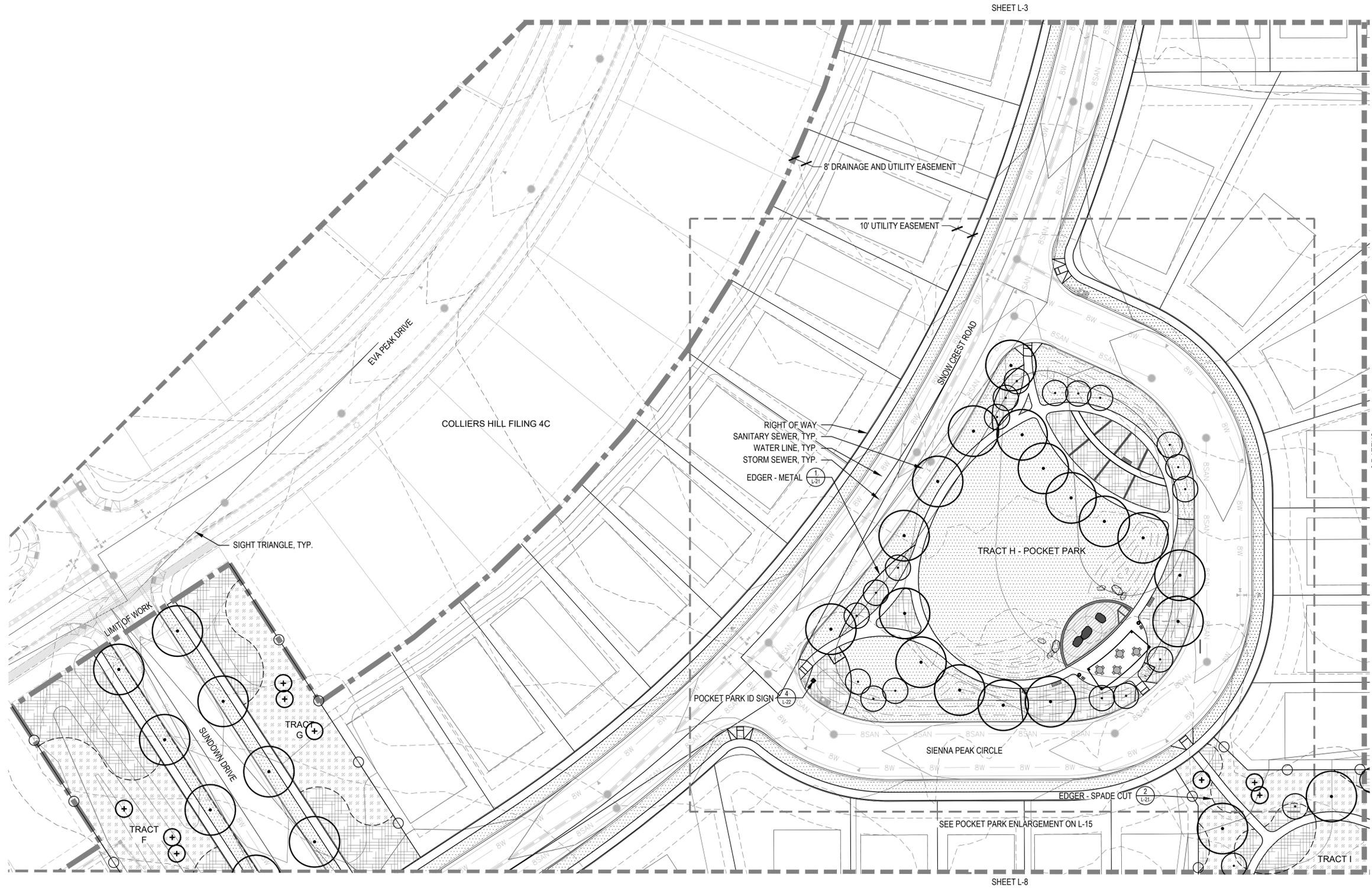
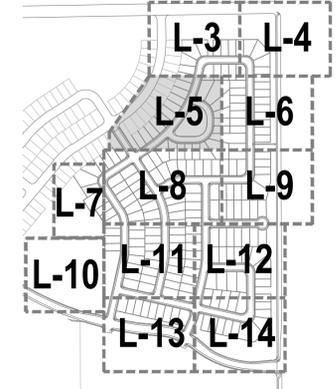
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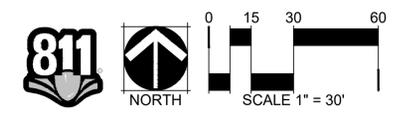
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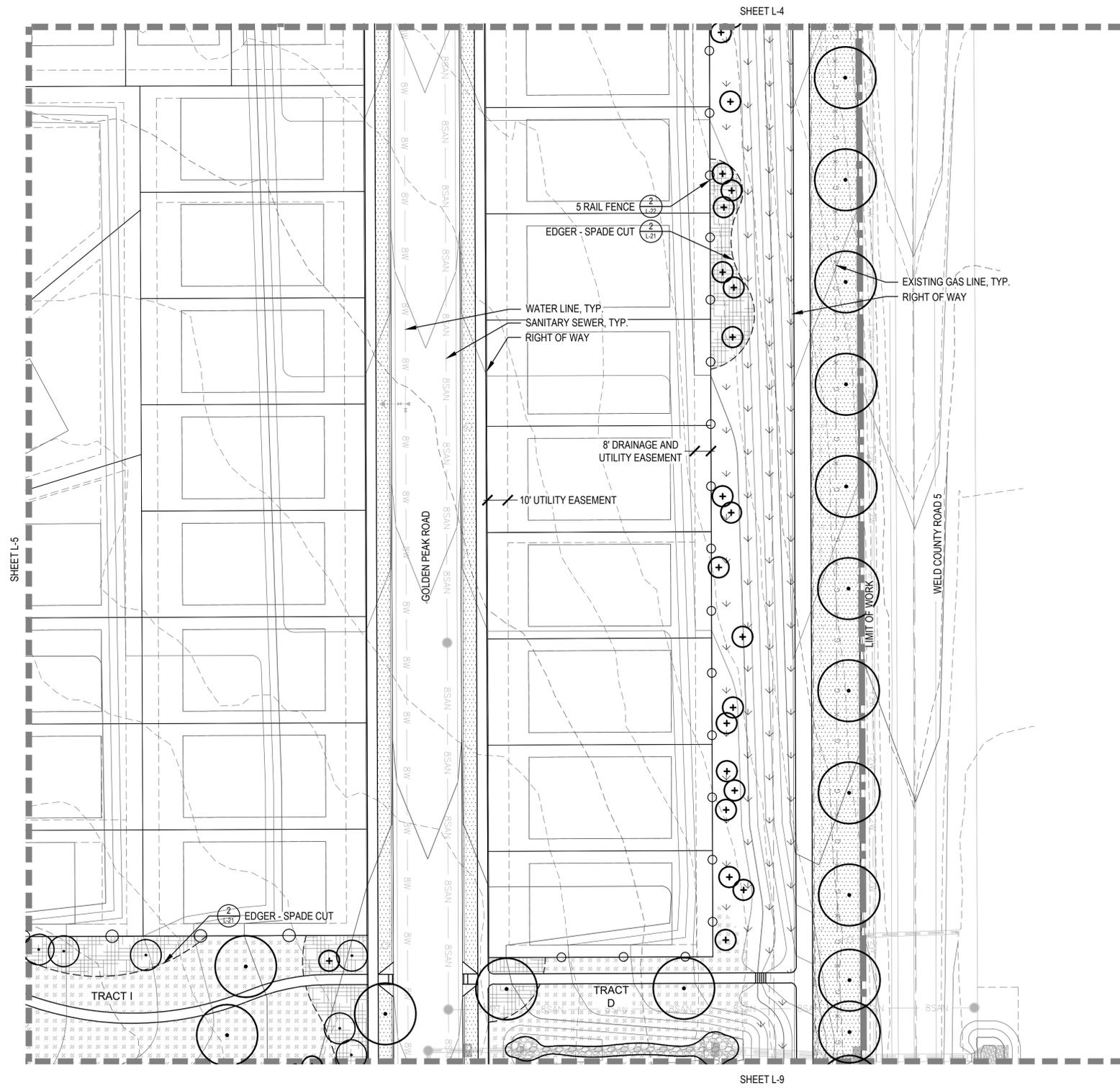
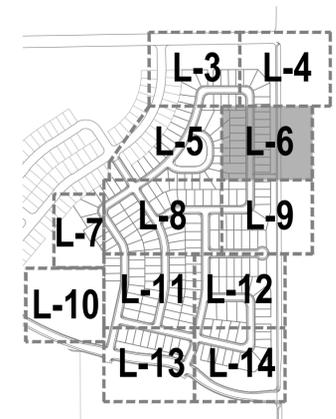
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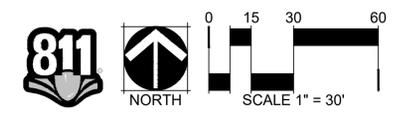
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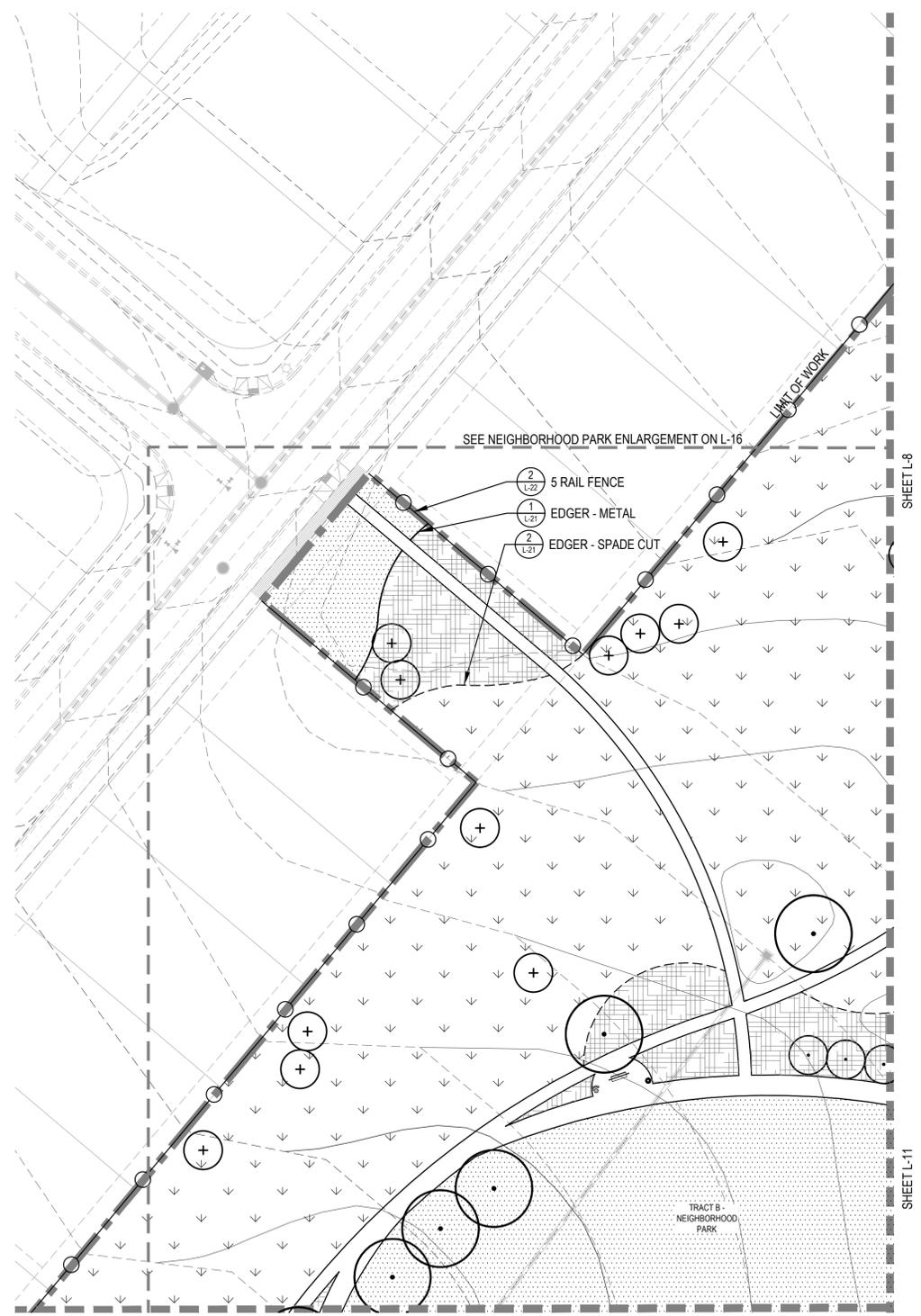
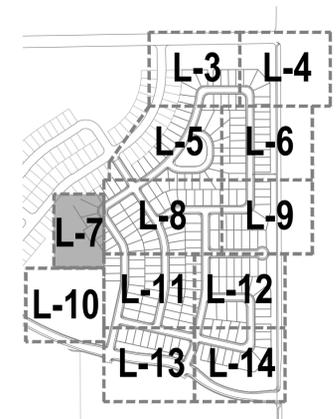
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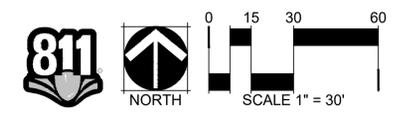
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 Planning | Landscape Architecture | Branding
 1101 Bannock Street
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LEGEND

	LIMIT OF WORK
	MATCHLINE
	EDGER - METAL
	EDGER - MOW LINE
	EDGER - SPADE CUT
	REDI-ROCK RETAINING WALL
	5 RAIL FENCE
	ENHANCED PAVING
	ENGINEERED WOOD FIBER PLAY SURFACE
	TURF
	IRRIGATED MIXED GRASS PRAIRIE NATIVE SEED MIX
	NON-IRRIGATED MIXED GRASS PRAIRIE NATIVE SEED MIX
	SHORTGRASS PRAIRIE NATIVE SEED MIX
	PLANTING BED
	CRUSHER FINES
	3"-6" LARGE COBBLE
	1.5" SMALL COBBLE
	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	LANDSCAPE BOULDERS

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OWNER:
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 JERRY B. RICHMOND III
 7220 S. ALTON WAY
 SUITE C-400
 CENTENNIAL, CO 80112

NOT FOR CONSTRUCTION

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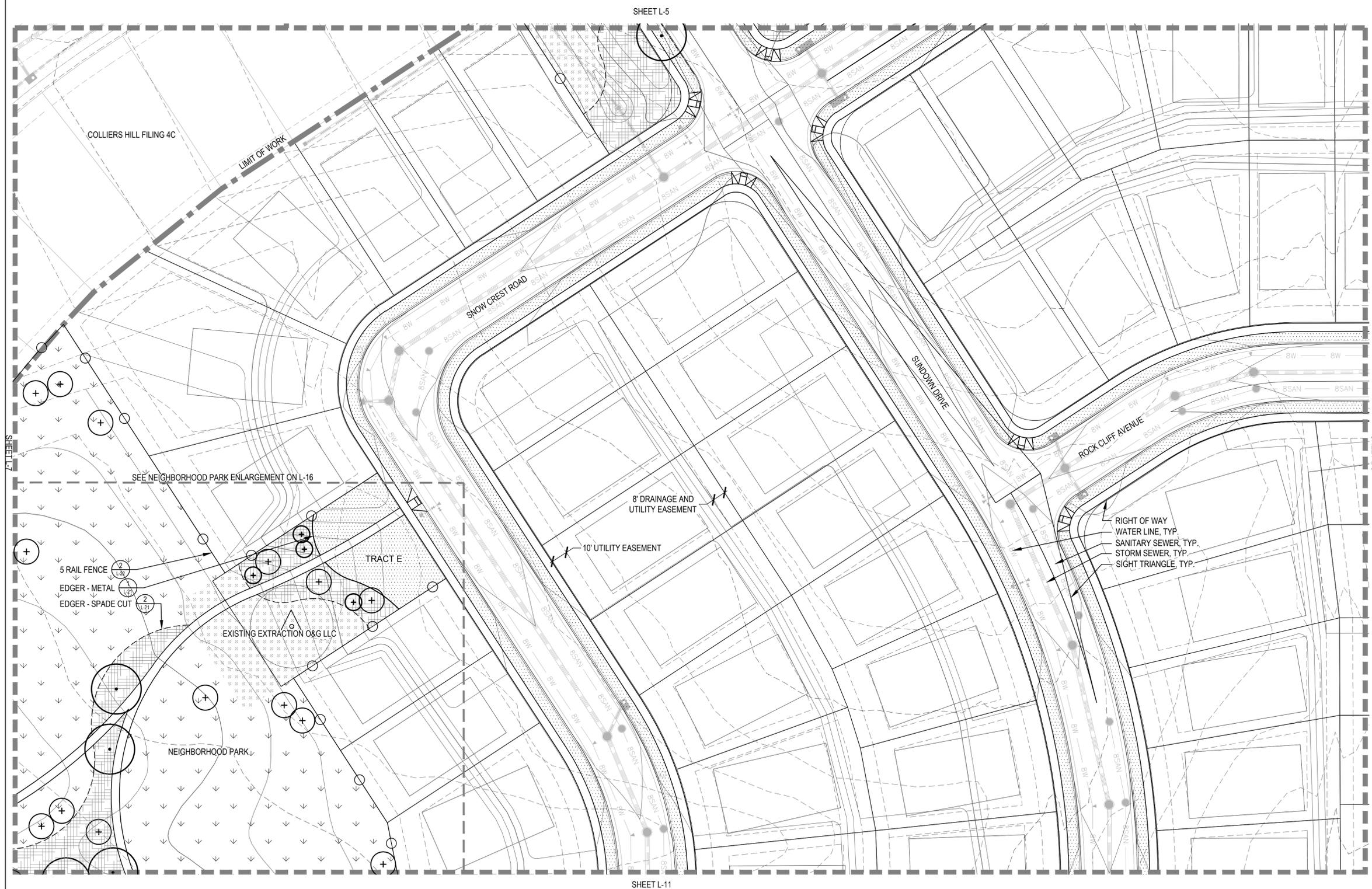
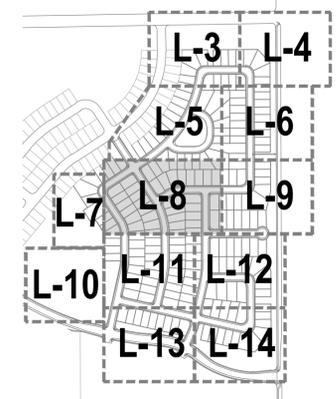
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SHEET L-10

L-7

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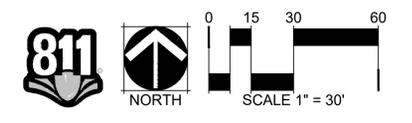
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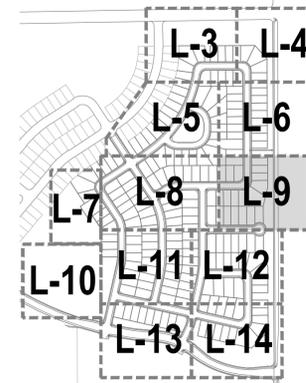
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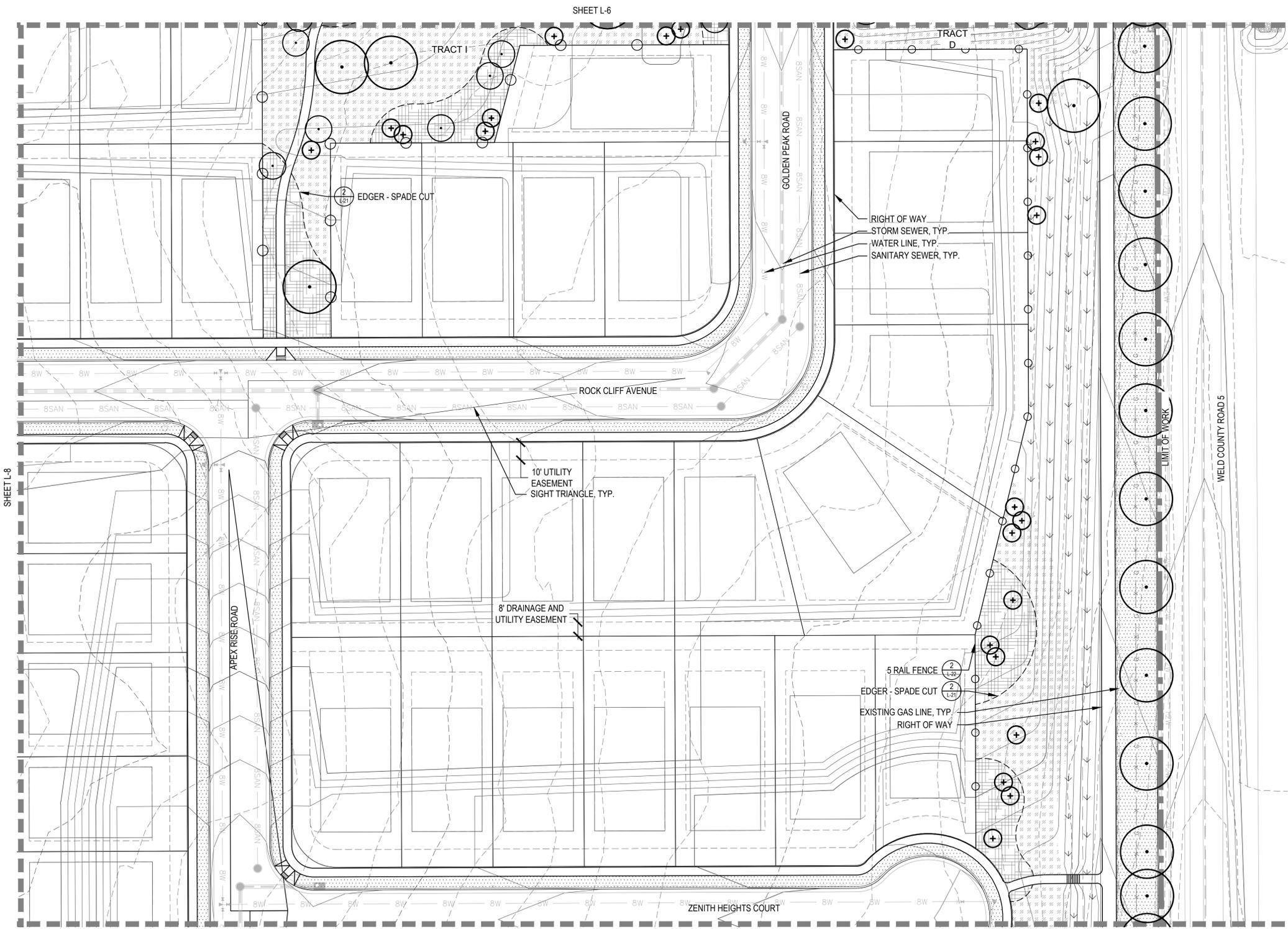
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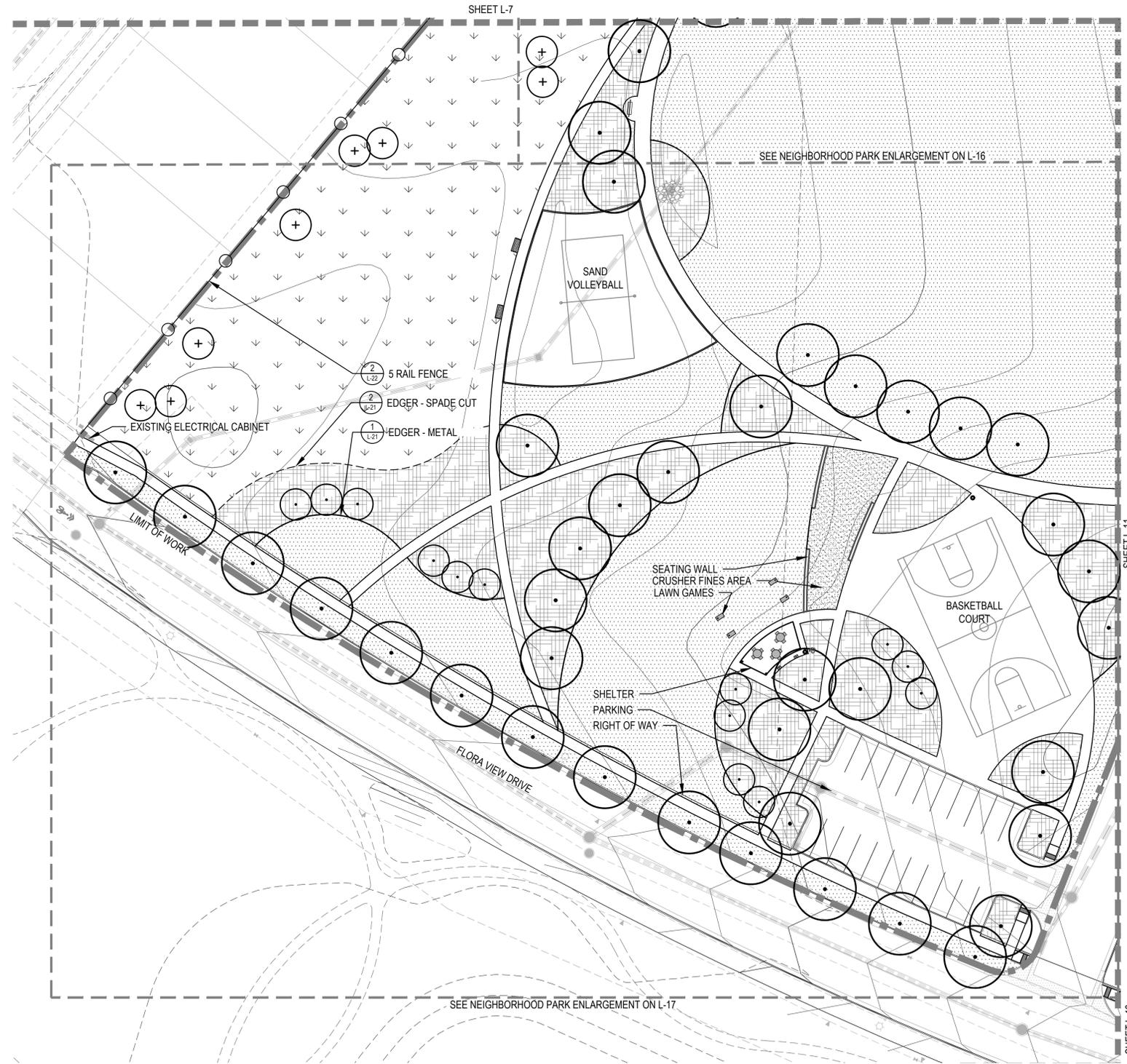
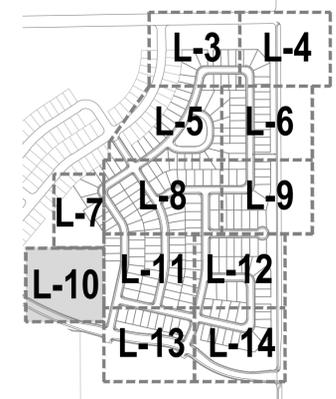


SHEET L-6

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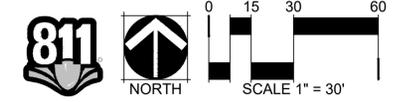


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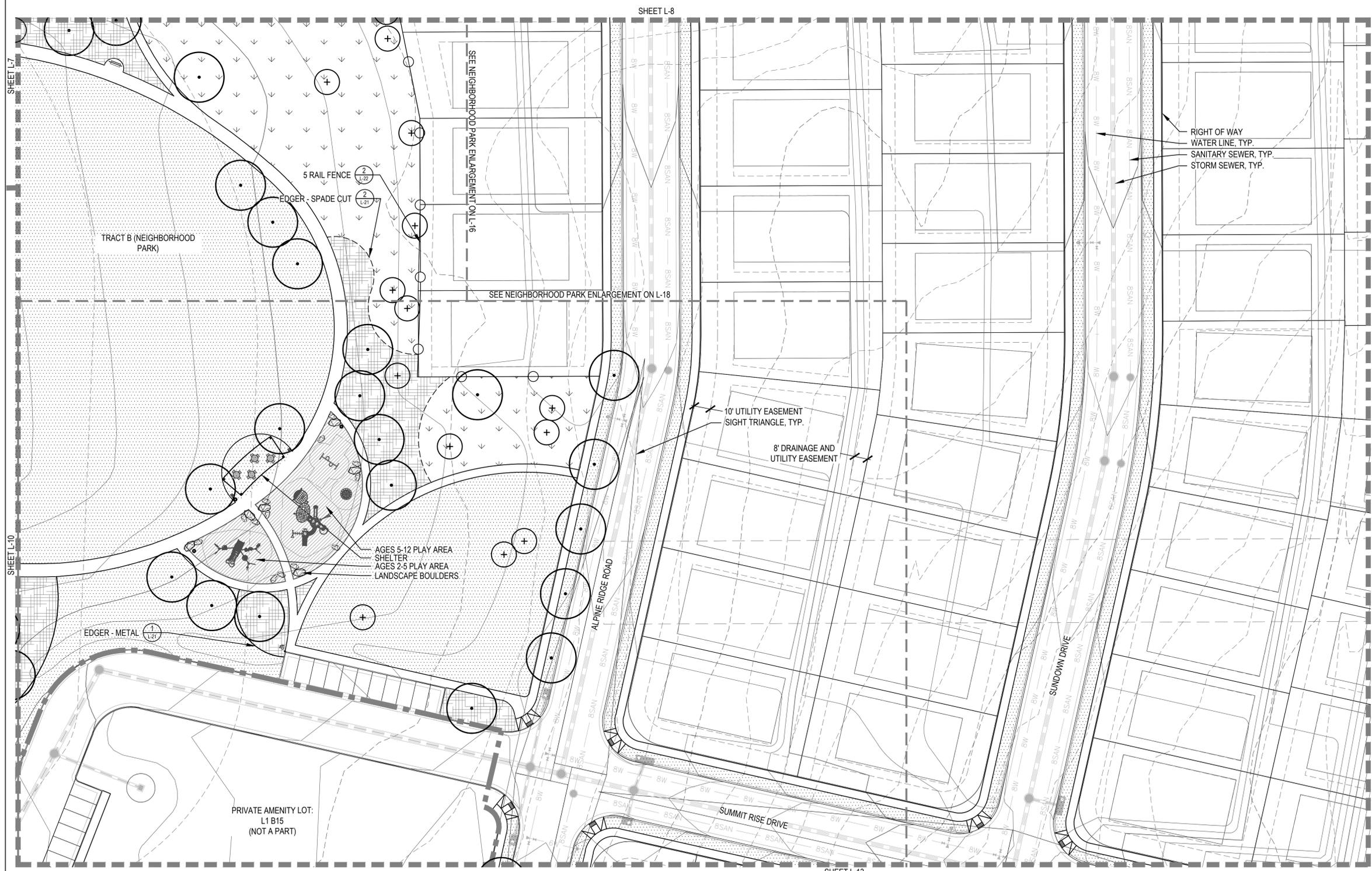
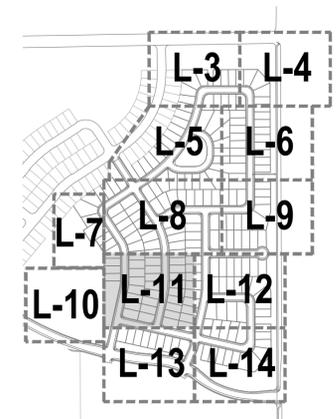
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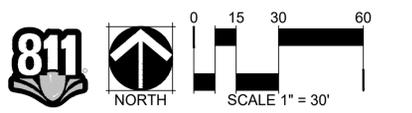
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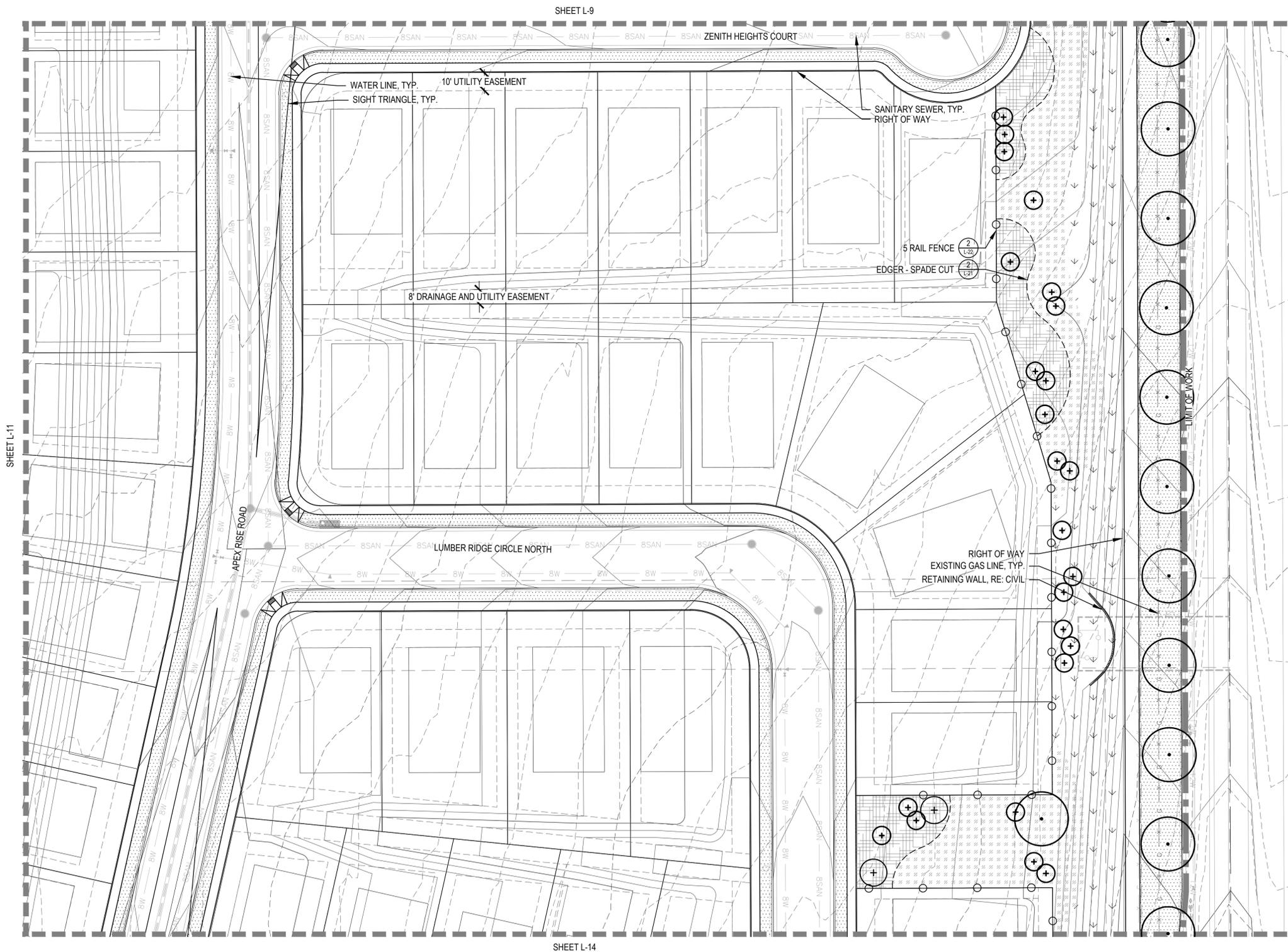
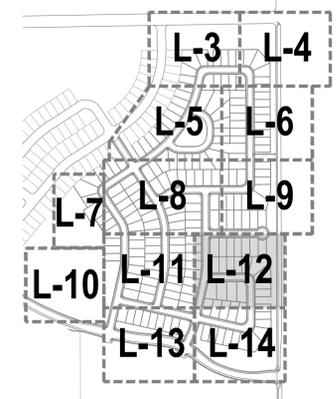
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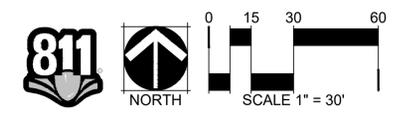
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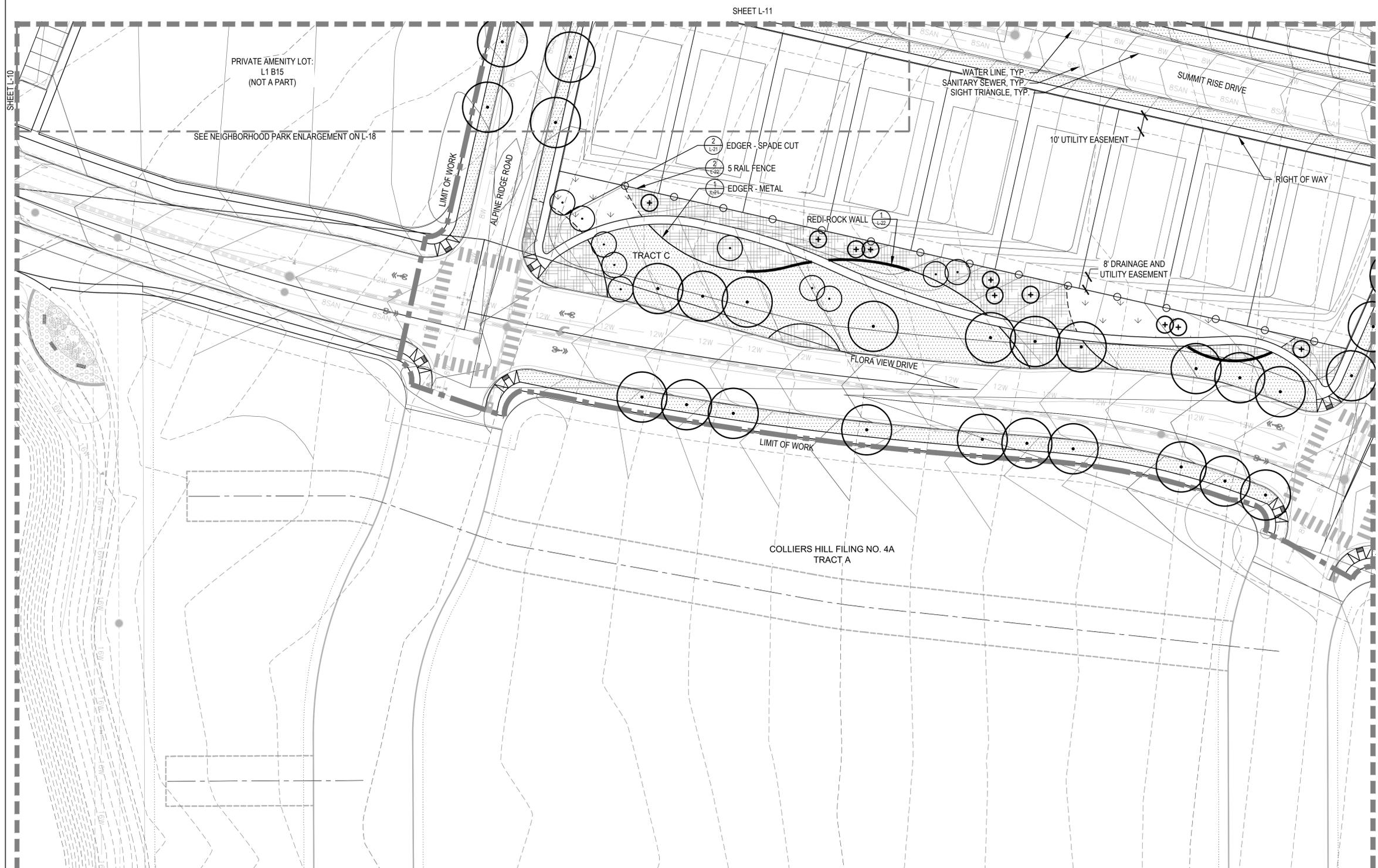
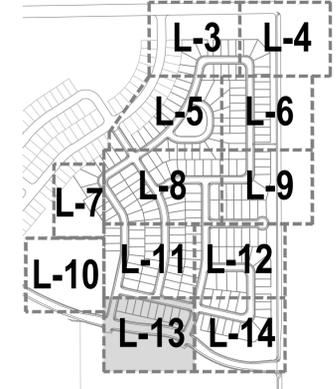
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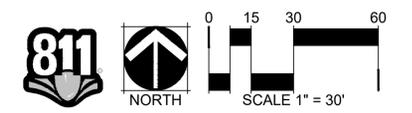
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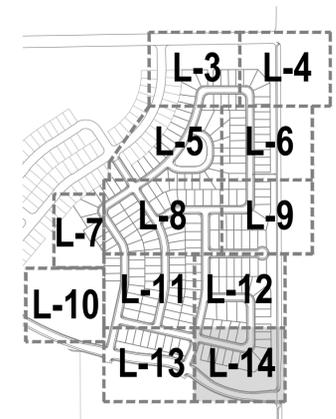
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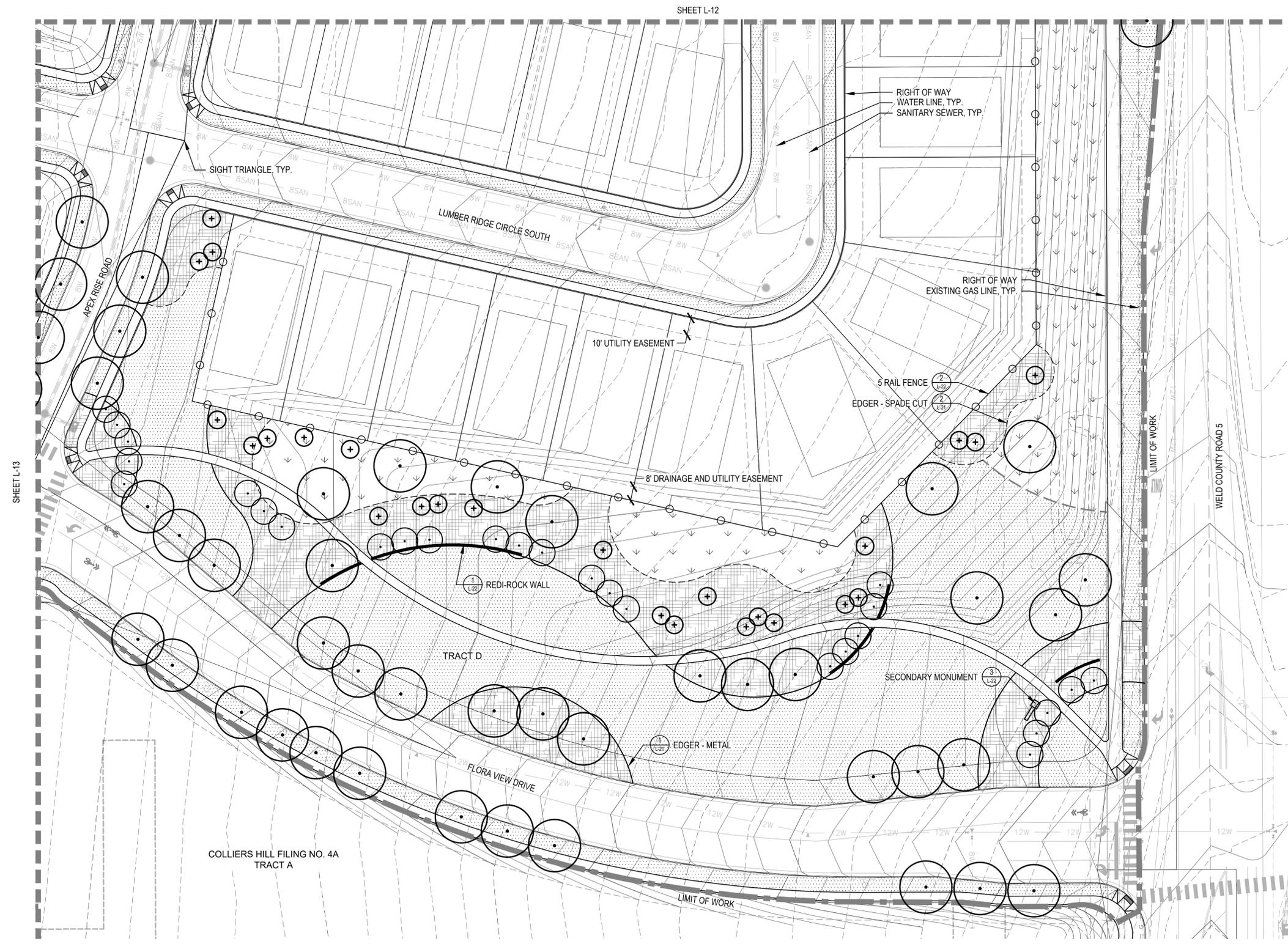
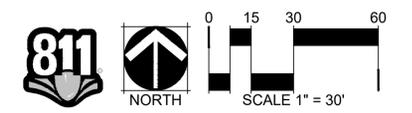
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COLLIERS HILL FILING NO. 4A
 TRACT A

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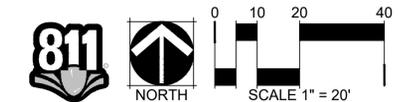
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PARK REQUIREMENTS	
TRACT H: 0.74 AC	
LIST A - INFRASTRUCTURE	BENCHES, 2+ (3 PROVIDED)
	BIKE RACKS, MIN. SERVE 4 (SERVING 6)
	DOG PICK UP STATION
	PARK IDENTIFICATION SIGN
	INDIVIDUAL SHELTER W/ 2 PICNIC TABLES
	IRRIGATION
	TURF, 3K - 15K S.F. (14,210 SF PROVIDED)
	SIDEWALKS, ADA ACCESSIBLE
	TRASH RECEPTACLES, 2+ (2 PROVIDED)
	LIST B - PRE-SELECTED COMPONENTS (2)
DISPLAY GARDEN	
BOULDER PLAY AREA	
LIST C - COMPONENTS OF CHOICE (3)	OPEN TURF SCULPTED AS A PLAY BERM, MIN. 3' HEIGHT
	BOCCE BALL (LAWN)
	BBQ GRILLS
LIST D - COMFORT AND CONVENIENCE FEATURES (2)	LANDSCAPING (DOUBLE REQUIREMENTS FROM LIST A)

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09/16/2020 SUBMITTAL 04

SHEET TITLE:
POCKET PARK
ENLARGEMENT

COLLIERS HILL FILING NO. 4G
 PP-001137-2020
 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

	LIMIT OF WORK
	MATCHLINE
	EDGER - METAL
	EDGER - MOW LINE
	EDGER - SPADE CUT
	REDI-ROCK RETAINING WALL
	5 RAIL FENCE
	ENHANCED PAVING
	ENGINEERED WOOD FIBAR PLAY SURFACE
	TURF
	IRRIGATED MIXED GRASS PRAIRIE NATIVE SEED MIX
	NON-IRRIGATED MIXED GRASS PRAIRIE NATIVE SEED MIX
	SHORTGRASS PRAIRIE NATIVE SEED MIX
	PLANTING BED
	CRUSHER FINES
	3"-6" LARGE COBBLE
	1.5" SMALL COBBLE
	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	LANDSCAPE BOULDERS

TRASH RECEPTACLE, TYP.

PORCH SWING, TYP.

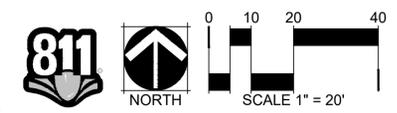
PET STATION, TYP.

PORCH SWING, TYP.

PORCH SWING, TYP.

TRACT B - NEIGHBORHOOD PARK

- NOTES**
- 5 RAIL FENCE BY BUILDER, SHOWN FOR INTENT AND GENERAL LOCATION.
 - STREET TREES IN FRONT OF LOTS BY BUILDER, NOT SHOWN IN PLAN.
 - SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE. ALL PLANTINGS WITHIN THE SIGHT TRIANGLES SHALL NOT EXCEED A HEIGHT OF 30" ABOVE ADJACENT PAVEMENT. ALL TREES WILL BE LIMBED UP TO PREVENT VISUAL OBSTACLES.



CHECKED BY: BH
 DRAWN BY: CB, CS, JS

ENLARGEMENT SHEET L-17

ENLARGEMENT SHEET L-18

COLLIERS HILL
 FILING 4G PRELIMINARY LANDSCAPE PLAN
 ERIE, CO

OWNER:
 JON SHUMAKER
 JERRY B. RICHMOND III
 7220 S. ALTON WAY
 SUITE C-400
 CENTENNIAL, CO 80112

NOT FOR CONSTRUCTION

DATE:
 01/24/2020 SUBMITTAL 01
 04/23/2020 SUBMITTAL 02
 07/21/2020 SUBMITTAL 03
 09/16/2020 SUBMITTAL 04

SHEET TITLE:
 NEIGHBORHOOD PARK
 ENLARGEMENT

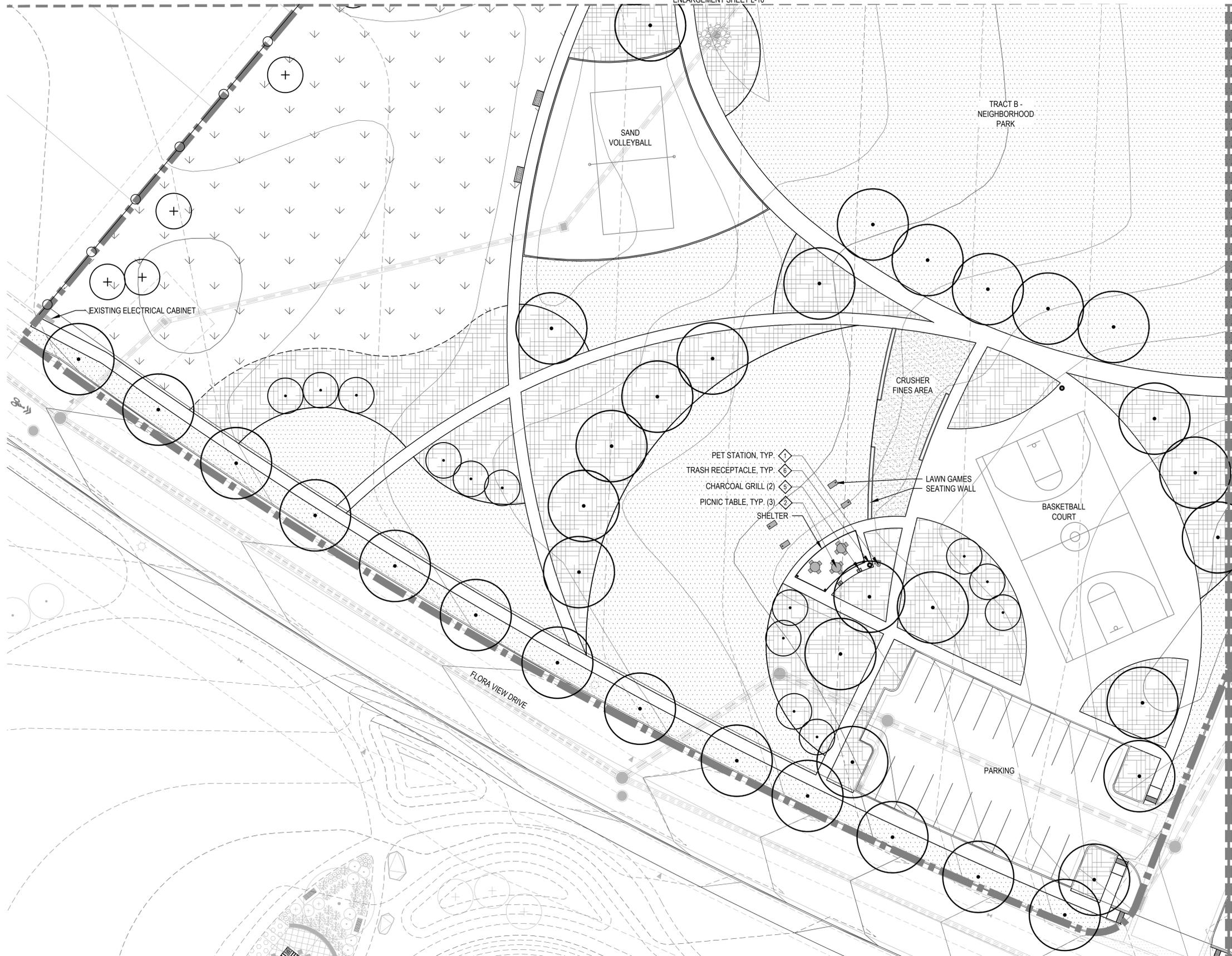
L-16

COLLIERS HILL FILING NO. 4G PP-001137-2020 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

ENLARGEMENT SHEET L-17

L-17



LEGEND

- LIMIT OF WORK
- MATCHLINE
- EDGER - METAL
- EDGER - MOW LINE
- EDGER - SPADE CUT
- REDI-ROCK RETAINING WALL
- 5 RAIL FENCE
- ENHANCED PAVING
- ENGINEERED WOOD FIBAR PLAY SURFACE
- TURF
- IRRIGATED MIXED GRASS PRAIRIE NATIVE SEED MIX
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- SHORTGRASS PRAIRIE NATIVE SEED MIX
- PLANTING BED
- CRUSHER FINES
- 3"-6" LARGE COBBLE
- 1.5" SMALL COBBLE
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- LANDSCAPE BOULDERS

- PET STATION, TYP. (1)
- TRASH RECEPTACLE, TYP. (6)
- CHARCOAL GRILL (2)
- PICNIC TABLE, TYP. (3)
- SHELTER

NOTES

1. 5 RAIL FENCE BY BUILDER, SHOWN FOR INTENT AND GENERAL LOCATION.
2. STREET TREES IN FRONT OF LOTS BY BUILDER, NOT SHOWN IN PLAN.
3. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE. ALL PLANTINGS WITHIN THE SIGHT TRIANGLES SHALL NOT EXCEED A HEIGHT OF 30" ABOVE ADJACENT PAVEMENT. ALL TREES WILL BE LIMBED UP TO PREVENT VISUAL OBSTACLES.

811 NORTH

SCALE 1" = 20'

COLLIERS HILL
FILING 4G PRELIMINARY LANDSCAPE PLAN
ERIE, CO

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L-17

CHECKED BY: BH
DRAWN BY: CB, CS, JS

COLLIERS HILL FILING NO. 4G
 PP-001137-2020
 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

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811 NORTH

0 10 20 40
 SCALE 1" = 20'

COLLIERS HILL
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CHECKED BY: BH
 DRAWN BY: CB, CS, JS

LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNERS REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNERS REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNERS REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12' AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC AMENDMENTS AT 5 CU. YARDS/1,000 SF AND A RATE OF 3 CU. YARDS/1,000 SF FOR ALL NATIVE AREAS AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 14 GAUGE X 6" DEPTH, BROWN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR APPROVED EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH A MINIMUM 3" DEPTH, COFFEE BROWN WOOD MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED FABRIC IS REQUIRED IN ALL GROUNDCOVER, ANNUAL OR PERENNIAL AREAS. NO WEED FABRIC IS REQUIRED IN WOOD MULCH BEDS.
- ALL NATIVE SEED AREAS ADJACENT TO ALL SPINE TRAILS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE MIX WITHIN FIFTEEN (15) FEET OF EDGE OF SPINE TRAILS AND ROADS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOIL TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX. ANY DISTURBED SEEDED AREAS SHALL BE RE-SEEDD. AFTER A PERIOD OF TWO YEARS THE GRASS STAND SHALL BE UNIFORM IN APPEARANCE. BARE AREAS GREATER THAN FOUR SQUARE FEET SHALL BE RESEEDD. TEMPORARY IRRIGATION MAY BE USED, AS NEEDED TO ASSIST IN ESTABLISHMENT. AT THE END OF THE SECOND GROWING SEASON, THE TEMPORARY IRRIGATION MAY BE REMOVED.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ANY SEEDD SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/10" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- REFER TO LANDSCAPE SHEET 14 FOR TURF VARIETIES.
- WHERE ANNUAL AREAS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR ANNUALS TO BE ON SEPARATE ZONES); CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEPING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- ROCK MULCH IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF ERIE'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE TOWN OF ERIE AND WELD COUNTY SPECIFICATIONS AND DETAILS).
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES SHALL BE FOLLOWED, UNLESS OTHERWISE NOTED IN THE PLANS. (SEE NOTES)
- ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY PARKS AND RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES, WHETHER THEY BE INSTALLED BY THE DEVELOPER/CONTRACTOR OR INDIVIDUAL HOMEOWNER. ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES.
- UPON COMPLETION OF THE PROJECT, DEVELOPER/LANDSCAPE ARCHITECT TO PROVIDE TOWN OF ERIE A FULL SET OF AS-BUILT DRAWINGS OF ALL LANDSCAPE AND IRRIGATION, ON A CD SET INCLUDING LATEST VERSION OF PDF AND AUTOCAD. IN ADDITION, A SIGNED LANDSCAPE/IRRIGATION COMPLIANCE STATEMENT SHALL BE PROVIDED TO THE TOWN.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.

CHECKED BY: CB, CS, JS
DRAWN BY:

COLLIERS HILL FILING NO. 4G PP-001137-2020 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

TOWN OF ERIE NOTES

GENERAL

ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10)TH OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS. **EXIST NOTE 33**
DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES. ALL TREES SPECIES SHALL BE FROM THE TOWN OF ERIE APPROVED TREE LIST.

NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.

INSPECTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH THE TOWN OF ERIE. REFER TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE CONTRACTOR SHALL GIVE THE TOWN FORTY-EIGHT (48) HOURS NOTICE TO VISIT THE SITE AND PERFORM ALL INSPECTIONS. THIS DOES NOT PRECLUDE THE RIGHT OF THE TOWN TO MAKE INFORMAL INSPECTIONS AT ANY TIME. THE CONTRACTOR SHALL NOTIFY THE TOWN FOR INSPECTIONS OF MATERIALS AND SOIL PREPARATION.

SOD SHALL BE INSTALLED FOR A MINIMUM OF THREE (3) WEEKS PRIOR TO CALLING FOR INSPECTIONS.

AS-BUILTS **SEE NOTE 32

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE DAILY AND UPDATED WEEKLY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE FOR REVIEW AND INSPECTION TO TOWN STAFF ON SITE AT ALL TIMES ON REQUEST. RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

CONTRACTOR SHALL SUBMIT A RED LINED PAPER SET OF AS-BUILTS FOR REVIEW TO THE PARKS SUPERINTENDENT OR HIS DESIGNEE AND WILL NOT PROCEED WITH THE PRODUCTION OF FINAL MYLARS UNTIL ACCEPTANCE AND ANY REQUIRED CHANGES HAVE BEEN MADE.

CONTRACTOR SHALL SUBMIT A FULL SET OF AS-BUILTS, PERMANENT, REPRODUCIBLE MYLARS FOUR (4) MIL THICKNESS, DOUBLE MATTED REVERSE FILM, (24" X 36") AND A DISKETTE OF AS-BUILT PLAN DRAWINGS IN AUTOCAD AND PDF COMPATIBLE FORMAT PRIOR TO ENTERING THE WARRANTY PERIOD.

LANDSCAPE MATERIAL SPECIFICATIONS

SUBMITTALS

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

MULCH

WOOD CHIP MULCH SHALL BE OF A HIGH QUALITY FIBROUS NATURE, SUCH AS SHREDDED WOOD CHIPS OR SHAVINGS, WHICH ARE BETWEEN ONE (1) INCHES AND FOUR (4) INCHES IN LENGTH. MULCH SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS.

ROCK MULCH SHALL BE CLEAN, THREE-QUARTER (3/4) TO THREE (3) INCH ROUNDED, WASHED RIVER ROCK. ROCK COBBLE SHALL BE 2 - 4 INCH OR 3 - 6 INCH WASHED COBBLE. ROCK MULCH AND COBBLE SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS AND SHALL BE OF GOOD QUALITY. ALL ROCK MULCH OR COBBLE SAMPLES SHALL HAVE THE SIZE, PRODUCT NAME AND SUPPLIER LISTED WITH THE SAMPLE PROVIDED.

EDGING

EDGING SHALL BE THREE-SIXTEENTHS BY SIX (3/16 X 6) INCH GREEN PAINTED STEEL. ****SEE NOTES 18**

STAKING MATERIALS:

- STAKES: SIX (6) FOOT STEEL. THE POSTS FOR DECIDUOUS TREES, TWO (2) FOOT STEEL. THE POSTS FOR EVERGREEN TREES
- WIRES: A DOUBLE STRAND OF NUMBER TWELVE (12) GAUGE GALVANIZED WIRE
- NYLON STRAPS: ONE AND ONE-HALF INCH (1 1/2) WIDE NYLON STRAP WITH EYELETS AT EACH END.

LANDSCAPE FABRIC

ALL LANDSCAPE FABRIC SHALL BE TYPAR 340 OR MIRAFT MIRASCAPGE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED EQUIVALENT.

ALL SEAMS IN THE FABRIC SHALL OVERLAP A MINIMUM OF TWELVE (12) INCHES. LANDSCAPE FABRIC JOINS WILL BE USED A MINIMUM OF EVERY THREE (3) FEET ALONG THE EDGE OF THE FABRIC AS WELL AS A MINIMUM OF THREE (3) FEET ON CENTER THROUGHOUT THE FABRIC.

SOD

SOD SHALL CONSIST OF A BLEND OF AT LEAST THREE (3) VARIETIES OF BLUEGRASS. THIS BLEND IS TO BE APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE. ****SEE NOTE 25**

SOD SHALL BE STRONGLY ROOTED AND FREE OF NOXIOUS WEEDS, UNDESIRABLE PLANTS, ROOTS, STONES, AND OTHER FOREIGN MATERIALS THAT WILL BE DETRIMENTAL OR WILL HINDER THE PROPER DEVELOPMENT OF THE SOD.

EXCAVATION

SOIL AMENDMENTS

PRIOR TO THE INSTALLATION OF PLANT MATERIAL, SOD, OR SEED, THE CONTRACTOR SHALL THOROUGHLY TILL EXISTING MATERIALS. THE CONTRACTOR SHALL THEN THOROUGHLY INCORPORATE ORGANIC AMENDMENTS AT A RATE OF FIVE (5) CU. YARDS PER THOUSAND (1000) FEET FOR ALL LANDSCAPED AREAS AND AT A RATE OF THREE (3) CU. YARDS PER THOUSAND (1000) FEET FOR ALL NATIVE AREAS.

THE FOLLOWING IS A LIST OF THE REQUIRED SOIL PREPARATION INSPECTIONS IN THEIR ORDER:

1. THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10)TH OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
2. DURING OR AFTER FIRST CULTIVATION.
3. AFTER APPLICATION OF SPECIFIED ORGANIC MATERIALS.
4. DURING OR AFTER SECOND CULTIVATION.
5. AFTER FINAL GRADE IS COMPLETED.

ANY WORKMANSHIP DEEMED BY THE TOWN TO BE FAULTY OR NOT IN ACCORDANCE WITH THE ACCEPTED PLANS AND THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS SHALL BE CORRECTED AT THIS TIME.

THE TOWN SHALL INSPECT ALL MANURE, ORGANIC MATERIALS, SEED AND SEED TAGS, MULCH, AND FERTILIZER UPON DELIVERY TO THE SITE. ANY UNSATISFACTORY MATERIALS SHALL BE REMOVED AND REPLACED WITH MATERIALS CONFORMING TO THE STANDARDS AND SPECIFICATIONS. WEIGHT TICKETS FOR ALL MATERIALS SHALL BE SUBMITTED TO THE TOWN AND CONFIRMATION IS REQUIRED BY TOWN INSPECTORS PRIOR TO SPREADING THE MATERIALS.

NATIVE SEEDING

NATIVE SEEDING SHALL OCCUR BETWEEN OCTOBER 15TH AND MARCH 15TH. NO SEEDING SHALL BE DONE WHEN THE SOIL IS FROZEN, SNOW COVERED OR EXCESSIVELY WET.

SEEDING, MOWING AND WEED CONTROL SHALL ALL BE CARRIED OUT AS DETAILED IN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL APPLY BIOSOL AT A RATE OF EIGHT HUNDRED (800) POUNDS PER ACRE TO ALL NATIVE AREAS IMMEDIATELY FOLLOWING SEEDING AND PRIOR TO THE APPLICATION OF HYDRO-MULCH.

HYDRO-MULCH SHALL BE A WOOD CELLULOSE FIBER TYPE AND SHALL BE APPLIED AT THE MINIMUM RATE OF TWO THOUSAND FIVE HUNDRED (2,500) POUNDS PER ACRE WITH A MINIMUM RATE OF ONE HUNDRED AND FIFTY (150) POUNDS PER ACRE TACKIFIER AND SHALL BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.

STRAW CONSISTING OF SEVENTY-FIVE (75) PERCENT STRAWS LONGER THAN TEN (10) INCHES MAY BE USED ON NATIVE SEEDING. IT SHALL BE APPLIED EVENLY OVER THE SEEDD SURFACE AT THE MINIMUM RATE OF TWO (2) TONS PER ACRE AND PARTIALLY EMBEDDED INTO THE SOIL USING A CRIMPER OR SIMILAR IMPLEMENT.

ALL HYDRO-MULCH FROM ALL PLANT MATERIALS, FENCES, CONCRETE AND OTHER AREAS EXCEPT FOR SEED BEDS SHALL BE REMOVED. OVERLY DENSE APPLICATIONS OF STRAW MULCH OR WINDROWS OF LOOSE STRAW MULCH WHICH MAY SMOTHER SEEDLING GRASSES, MUST BE COLLECTED AND REMOVED. STRAW MULCH BLOWN ONTO ADJACENT RESIDENTIAL AREAS SHALL BE REMOVED.

ALL NATIVE SEED SHALL RECEIVE TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING BARRIERS AND SIGNS AS REQUIRED TO PROTECT SEEDD AREAS FROM PEDESTRIAN AND VEHICULAR DAMAGE.

THE CONTRACTOR SHALL WARRANTY ALL NATIVE SEEDD AREAS FOR CONSISTENCY AND COMPLETION OF COVERAGE. THE STANDARD OF ACCEPTABLE ESTABLISHMENT SHALL BE AT LEAST SIX (6) DESIRABLE SEEDD PLANT SEEDLINGS PER SQUARE FOOT. ALL BARE AREAS SHALL BE RE-SEEDD AND RE-MULCHED.

ANY REMAINING PEAT, SOIL, SAND, ROCK, OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO THE SITE BY WORK OPERATIONS OR OTHERWISE, SHALL BE REMOVED, AND ALL OTHER REMAINING DEBRIS WILL BE DISPOSED OF. ALL GROUND AREA DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR TO THE REQUIRED NEW CONDITION.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z66.1-2004.

PLANTS SHALL EXHIBIT GOOD ANNUAL GROWTH AND BUDS SHALL BE PLUMP AND WELL FITTED FOR THE SPECIES. FOLIAGE SHALL BE FULL AND DISPLAY A HEALTHY AND CONSISTENT COLOR WHEN IN LEAF. EVERGREEN FOLIAGE WILL BE GOOD INTENSE COLOR.

PLANT TAGS STATING THE CORRECT PLANT NAME AND SIZE SHALL BE SECURELY ATTACHED TO ALL PLANT MATERIALS. PLANTS SHALL BE TRUE TO THEIR NAME AS SPECIFIED. PLANT MATERIALS NOT MEETING THESE STANDARDS ARE SUBJECT TO REJECTION.

ALL DECIDUOUS TREES SHALL BE TWO (2) INCH CALIPER OR LARGER. ALL ORNAMENTAL TREES SHALL BE ONE AND A HALF (1.5) INCH CALIPER OR LARGER. CALIPER MEASUREMENT SHALL BE TAKEN SIX (6) INCHES ABOVE THE ROOT FLARE IF FOUR (4) INCHES OR LESS AND TWELVE (12) INCHES ABOVE THE ROOT FLARE FOR LARGER TREE SIZES.

ALL EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET TALL OR LARGER. HEIGHT DIMENSIONS REFER TO THE MAIN BODY OF THE TREE, FROM THE ROOT COLLAR AND ABOVE.

SHRUBS SHALL BE FIVE (5) GALLON CONTAINERS OR LARGER.

PERENNIALS AND GROUND COVERS SHALL BE ONE (1) GALLON CONTAINER OR LARGER.

ALL TREES SHALL BE BALLED & BURLAPPED UNLESS OTHER AUTHORIZED BY TOWN OF ERIE PARKS SUPERINTENDENT OR HIS DESIGNEE.

ANY CHANGES IN SPECIES AND PLANT LOCATIONS SHALL BE SUBMITTED TO THE PARKS SUPERINTENDENT OR HIS DESIGNEE FOR REVIEW AND APPROVAL. OVERALL QUALITY AND DESIGN CONCEPT SHALL BE CONSISTENT WITH APPROVED LANDSCAPE PLAN.

ALL NEW AND REPLACEMENT PLANT MATERIALS REQUIRE INSPECTION AND SHALL BE TAGGED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE FOR ALL TOWN OF ERIE MAINTAINED AREAS PRIOR TO PLANTING. CONTACT APPROPRIATE TOWN OF ERIE STAFF TO ARRANGE FOR MATERIALS TO BE TAGGED.

PLANT MATERIALS SHALL BE LIVE, HEALTHY, VIGOROUS, STRUCTURALLY SOUND, AND FREE OF DISEASE AND INSECT INFESTATIONS. PLANT MATERIALS NOT MEETING THESE STANDARDS SHALL BE SUBJECT TO REJECTION AND SHALL BE REPLACED.

REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	1 YEAR	2 YEAR
DECIDUOUS TREE	INCREASE CALIPER BY ONE (1) INCH	INCREASE CALIPER BY ONE AND A HALF (1.5) INCH
EVERGREEN TREE	INCREASE HEIGHT BY ONE AND A HALF (1.5) FOOT	INCREASE HEIGHT BY TWO (2) FOOT

PLANTING PROCEDURES

OPTIMUM PLANTING PERIODS ARE FROM MARCH 15 TO JUNE 15 AND FROM SEPTEMBER 1 TO OCTOBER 26.

STORAGE

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

EXCAVATION

TREE PITS SHALL BE EXCAVATED A MINIMUM OF TWO (2) TIMES GREATER THAN THE DIAMETER OF THE ROOT BALL AND SHALL BE SAUCER SHAPED.

IF TREE PITS ARE DUG UTILIZING MECHANICAL EQUIPMENT, EDGES OF PLANTING HOLE SHALL BE FLARED DOWN TO CREATE A SAUCER SHAPED PLANTING PIT AND THE SIDES OF THE HOLE SHALL BE SCORED TO PREVENT GLAZING OR COMPACTION OF PLANTING HOLE.

THE DIAMETER OF ALL SHRUB PLANTING PITS SHALL BE TWELVE (12) INCHES GREATER IN DIAMETER THAN THE DIAMETER OF THE CONTAINER.

PLANTING DEPTH

THE ROOT FLARE SHALL BE IDENTIFIED ON ALL TREES PRIOR TO PLANTING TO ASSURE THAT THE HOLE HAS BEEN DUG TO THE PROPER DEPTH—AND NO MORE. THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW FOR THE ROOT FLARE TO REMAIN TWO (2) INCHES HIGHER THAN THE SURROUNDING FINISH GRADE.

SHRUB PITS SHALL BE EXCAVATED SO THAT THE TOP OF THE BALL SHALL BE ONE (1) INCH ABOVE FINISH GRADE AND AMENDED AS SHOWN ON THE PLANTING DETAIL.

PERENNIAL, OR GROUNDCOVER PLANTS SHALL BE PLANTED ONE (1) INCH ABOVE FINISHED GRADE WITHIN THE AMENDED SOIL. THE CONTRACTOR SHALL INSTALL PERENNIAL OR GROUNDCOVER PLANTS TAKING NOTE OF REQUIRED ON-CENTER SPACING AND REQUIRED DISTANCES FROM EDGES.

PLANTING

THE ROOT BALL SHALL BE PLACED ON FIRM, UNDISTURBED SOIL IN THE PLANTING PIT TO PREVENT SETTLING. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT AND IN THE CENTER OF THE PITS AND FACED FOR BEST EFFECT.

ALL TWINE, ROPE, BURLAP, AND WIRE FROM ENTIRE ROOT BALL OF BALLED AND BURLAPPED STOCK SHALL BE REMOVED.

ALL CONTAINERS SHALL BE REMOVED PRIOR TO BACKFILLING. THIS INCLUDES ANY ORGANIC MANUFACTURED CONTAINERS. IF THE ROOT SYSTEM OF A CONTAINER GROWN PLANT HAS BECOME CONTAINER-BOUND, THE ROOTS SHALL BE CUT VERTICALLY ON A MINIMUM OF TWO SIDES OF THE ROOT MASS PRIOR TO PLANTING.

PLANTING PIT BACKFILL MIXTURE SHALL CONSIST OF TWO (2) PARTS OF EXCAVATED NATIVE SOIL AND ONE (1) PART ORGANIC SOIL AMENDMENT.

ALL PLANT TAGS, FLAGGING TAPE, LABELS, STRING, ETC. SHALL BE REMOVED FROM ALL PLANT MATERIALS.

MULCH

ALL DECIDUOUS TREES SHALL HAVE A SOD-FREE BASE AT LEAST FOUR (4) FEET IN DIAMETER AND EVERGREENS SHALL HAVE A SOD-FREE BASE EXTENDING TO THE DRIP LINE. MULCH SHALL BE THREE (3) INCHES DEEP AND SHALL BE PLACED TWO (2) INCHES FROM AND NOT MAKE CONTACT WITH TREE TRUNKS.

COBBLE AND WOOD MULCH SHALL BE SEPARATED BY THREE-SIXTEENTHS BY SIX (3/16 X 6) INCH GREEN STEEL EDGING. ****SEE NOTES 18**

MAINTENANCE

PRUNING

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

TREE WRAP

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

WATERING

THE CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIALS, SOD, AND SEEDD AREAS ARE WATERED AS NECESSARY UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED.

ALL PLANT MATERIALS SHALL BE GIVEN SUPPLEMENTAL WATER AS REQUIRED THROUGHOUT THE WINTER MONTHS.

FERTILIZATION

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

STAKING

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

WEEDING

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

SOD

THE MAINTENANCE OF SODD D AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. MAINTENANCE SHALL CONSIST OF REPAIR AND REPLACEMENT OF ERODED AREAS, WATERING, MOWING (WHEN THE SOD IS ESTABLISHED), WEEDING, FERTILIZING, AND RE-SODDING AS NECESSARY TO PROVIDE AN EVEN, CONSISTENT STAND OF GRASS. ALL REPLACEMENT SODDING DEEMED NECESSARY BY THE TOWN WILL BE DONE BY THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN A MOWING HEIGHT OF THREE INCHES (3") FREQUENCY OF MOWING SHALL BE DETERMINED BY THE GROWTH RATE OF THE GRASS BUT AT NO TIME SHOULD THE CLIPPINGS EXCEED TWO INCHES (2") IN LENGTH.

LITTER REMOVAL

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

SEEDING RATES AND MIXTURES

MINDED GRASS PRAIRIE NATIVE SEED MIXTURE: FOR USE IN OPEN SPACE NATIVE SEEDING

COLLIERS HILL FILING NO. 4G PP-001137-2020 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
CAL	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL., B&B
CKO	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL., B&B
EOA	QUERCUS ROBUR	ENGLISH OAK	2" CAL., B&B
JPM	ACER SACCHARUM 'JOHN PAIR'	JOHN PAIR CADDO SUGAR MAPLE	2" CAL., B&B
LAN	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2" CAL., B&B
TRE	ULMUS 'MORTON' GLOSSY TRIUMPH	TRIUMPH ELM	2" CAL., B&B
SKH	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2" CAL., B&B
ORNAMENTAL DECIDUOUS TREES			
BTM	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	8' HT. CLUMP, B&B
GOA	QUERCUS GAMBELII	GAMBEL OAK	6' HT. CLUMP, B&B
PRO	MALUS X 'PROFUSION'	PROFUSION RADIANT CRABAPPLE	1.5" CAL., B&B
SBC	AMERLANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' HT. CLUMP, B&B
SPR	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL., B&B
TCH	CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	1.5" CAL., B&B
EVERGREEN TREES			
AUS	PINUS NIGRA	AUSTRIAN PINE	6' HT. MIN. B&B
CBS	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT. MIN. B&B
PON	PINUS PONDEROSA	PONDEROSA PINE	6' HT. MIN. B&B
PIN	PINUS EDULIS	PINYON PINE	6' HT. MIN. B&B
PVP	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID / LIMBER PINE	6' HT. MIN. B&B
SBH	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN. B&B
SWP	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6' HT. MIN. B&B
DECIDUOUS SHRUBS (8'-20' TALL)			
ABT	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONTAINER
CPL	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONTAINER
CSS	RHUS GLABRA 'LACINIATA'	SMOOTH CUTLEAF SUMAC	#5 CONTAINER
PST	COTINUS COGGYGRIA	PURPLE SMOKE TREE (SHRUB)	#5 CONTAINER
DECIDUOUS SHRUBS (5'-8' TALL)			
APL	FALLUGIA PARADOXA	APACHE PLUME	#5 CONTAINER
MLC	PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#6 CONTAINER
SRM	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC	#5 CONTAINER
TWS	ARTEMISIA TRIDENTATA	TALL WESTERN SAGE	#5 CONTAINER
DECIDUOUS SHRUBS (<5' TALL)			
BMS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONTAINER
BRN	BERBERIS THUNBERGII 'MOLLERS'	GOLDEN NUGGET BARBERRY	#5 CONTAINER
FER	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5 CONTAINER
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#5 CONTAINER
LEA	AMORPHA CANESCENS	LEADPLANT	#5 CONTAINER
LMS	SPIRAEA x BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#5 CONTAINER
MCK	P. FRUTICOSA 'MCKAY'S WHITE'	POTENTILLA, MC KAY'S WHITE	#5 CONTAINER
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONTAINER
NLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONTAINER
NSW	P. OPULIFOLIUS 'SEWARD'	NINEBARK, SUMMER WINE	#5 CONTAINER
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONTAINER
PGS	P. FRUTICOSA 'FARGO'	POTENTILLA, DAKOTA SUNSPOT	#5 CONTAINER
ROK	HOLIDISCUS DUMOSUS	SPIREA, ROCK	#5 CONTAINER
RRP	P. FRUTICOSA 'RED ROBIN'	POTENTILLA, RED ROBIN	#5 CONTAINER
RSA	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE	#5 CONTAINER
WAX	JAMESIA AMERICANA	WAXFLOWER	#2 CONTAINER
EVERGREEN SHRUBS			
BCH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUIPER	#5 CONTAINER
CTT	C. APICULATUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5 CONTAINER
EEG	E. FORTUNEI 'EMERALD N' GOLD'	EUONYMOUS, EMERALD N' GOLD	#5 CONTAINER
MAN	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	#5 CONTAINER
SEA	JUNIPERUS x MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONTAINER
SGB	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONTAINER
SGJ	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	SILVER GRAY GLEAM JUNIPER	#5 CONTAINER
YFI	Y. FILAMENTOSA	ADAM'S NEEDLE/YUCCA FILAMENTOSA	#5 CONTAINER
YRE	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONTAINER
GRASSES			

AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONTAINER
BBG	ANDROPOGON GERARDII	BIG BLUESTEM	#1 CONTAINER
BFE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONTAINER
BSG	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1 CONTAINER
CMG	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	#1 CONTAINER
FFG	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	#1 CONTAINER
FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONTAINER
GSG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONTAINER
HFG	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF HARDY FOUNTAIN GRASS	#1 CONTAINER
MAG	MISCANTHUS SINENSIS	MAIDEN GRASS	#1 CONTAINER
MML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MICANTHUS, MORNING LIGHT	#1 CONTAINER
RSR	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONTAINER
URM	MUHLENBERGIA REVERCHONII 'UNDAUNTED'	UNDAUNTED RUBY MUHLY	#1 CONTAINER
PERENNIALS			
AAL	ASTER (SYMPHYOTRICHUM) NOVI-BELGII 'ALERT'	ASTER, ALERT	#1 CONTAINER
AGO	ASTER ALPINUS 'GOLIATH'	ASTER, GOLIATH	#1 CONTAINER
CFL	ECHINACEA PURPUREA 'ALBA'	CONEFLOWER	#1 CONTAINER
CMW	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONTAINER
COM	C. VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONTAINER
DRA	SEDUM SPURIUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD SEDUM	#1 CONTAINER
DSD	LEUCANTHEMUM COMPACT 'SNOW LADY'	DAISY, DWARF SHASTA	#1 CONTAINER
HBF	ZAUSCHNERIA GARRETTII	HUMMINGBIRD FLOWER	#1 CONTAINER
IPR	DELOSPERMA DYERI 'PSDOLD'	RED MOUNTAIN ICE PLANT	#1 CONTAINER
PES	P. STRICTUS	ROCKY MOUNTAIN PENSTEMON	#1 CONTAINER
RHP	KNIPHOFIA UVARIA	TORCH LILY	#1 CONTAINER
SIS	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	#1 CONTAINER
SMN	SALVIA SYLVESTRIS x 'MAINACHT'	MAY NIGHT SALVIA	#1 CONTAINER
SSH	AGASTACHE RUPESTRIS	SUNSET HYSSOP	#1 CONTAINER
YAP	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PINK YARROW	#1 CONTAINER

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

IRRIGATED TURF



SOD MIX SHALL BE 'REVEILLE' SOD OR BTF TEXAS (DROUGHT RESISTANT BLEND) BY GARDNER TURF 303-252-1900 OR BITTERSWEET TURF FARMS 303-659-5118 (OR APPROVED EQUAL)

WHERE SPECIFIED ON PLANS IN ACTIVE USE ZONES:
SOD MIX SHALL BE BTF 90/10 FESCUE / BLUEGRASS BLEND BY BITTERSWEET TURF FARMS 303-659-5118 (OR APPROVED EQUAL)

NATIVE / WETLAND SEED



SEE TOWN OF ERIE STANDARD NOTES ON SHEET L13 FOR BLENDS

COLLIERS HILL
FILING 4G PRELIMINARY LANDSCAPE PLAN
ERIE, CO

OWNER:

JON SHUMAKER
JERRY B. RICHMOND III
7220 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

NOT FOR
CONSTRUCTION

DATE:

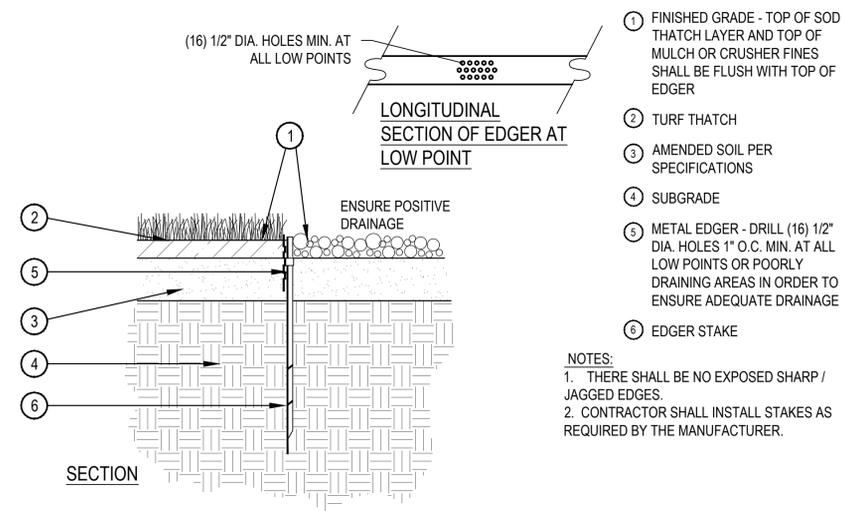
01/24/2020 SUBMITTAL 01
04/23/2020 SUBMITTAL 02
07/21/2020 SUBMITTAL 03
09/16/2020 SUBMITTAL 04

SHEET TITLE:

PLANT
SCHEDULE

COLLIERS HILL FILING NO. 4G
PP-001137-2020
PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



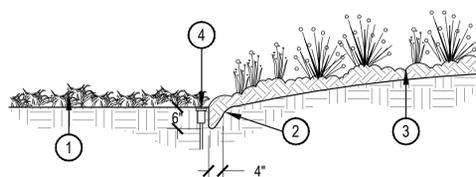
- 1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 TURF THATCH
- 3 AMENDED SOIL PER SPECIFICATIONS
- 4 SUBGRADE
- 5 METAL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE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

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

1 EDGER - METAL

SCALE: 1" = 1'-0"

- 1 TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- 2 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- 3 PLANTING BED
- 4 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

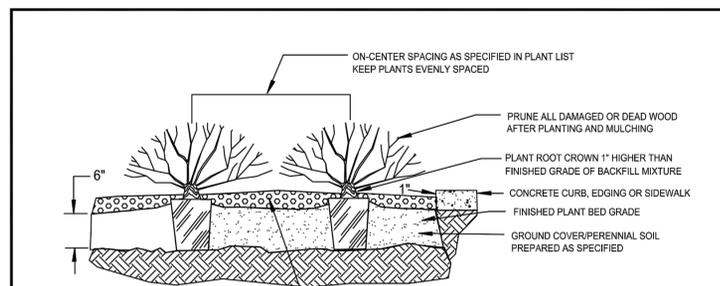


NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

2 EDGER - SPADE CUT

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

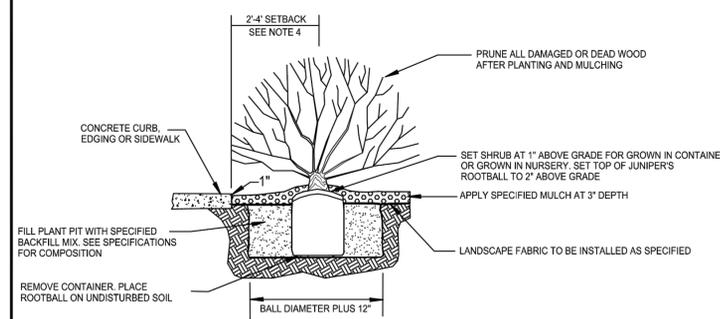
PLANTING DETAILS



NOTE:

1. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB. HOLD BACK PLANTS 12-18" FROM EDGES.
2. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.

GROUND COVER / PERENNIAL

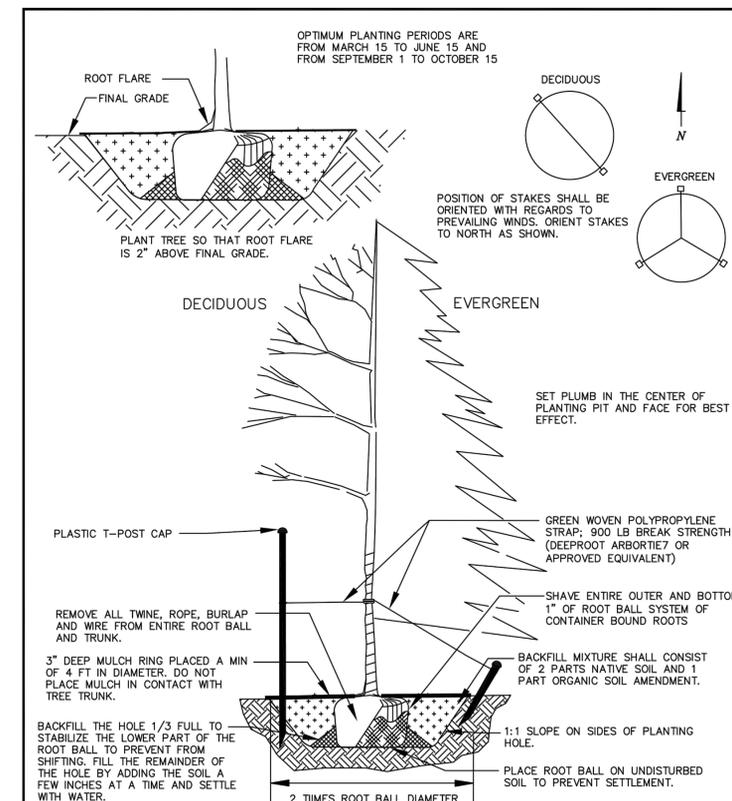


NOTE:

1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
2. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB
3. SHRUBS NOT PLANTED WITHIN A MULCHED BED REQUIRE A 4" HIGH EARTH SAUCER TO BE CONSTRUCTED CONTAINING A 1' RADIUS AND 3" DEEP MULCH COLLAR.
4. USE A 2' TO 4' SETBACK DEPENDING ON SPECIES. SETBACK TO ACCOMMODATE MATURE SPREAD OF SPECIES TO PREVENT OVERHANG.
5. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.



DRAWING TITLE: SHRUB & GROUND COVER / PERENNIAL PLANTING DETAIL
DRAWING NUMBER: P20B
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2006



STAKING NOTES:
DECIDUOUS TREES SHALL BE STAKED USING TWO(2) SIX(6) FOOT STEEL T-POSTS DRIVEN PERPENDICULAR TO THE TREE AT 180 DEGREES.
EVERGREEN TREES SHALL BE STAKED USING THREE(3) TWO(2) FOOT STAKES DRIVEN AT 120 DEGREES.
ALL STAKES SHALL BE DRIVEN OUTSIDE OF ROOTBALL AND IN UNDISTURBED SOIL.



DRAWING TITLE: TREE PLANTING DETAIL
DRAWING NUMBER: P20A
DRAWN BY: D. JENKINS APPROVED BY: G. HEGNER DATE: 1/2014

COLLIERS HILL
FILING 4G PRELIMINARY LANDSCAPE PLAN
ERIE, CO

OWNER:
JON SHUMAKER
JERRY B. RICHMOND III
7220 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

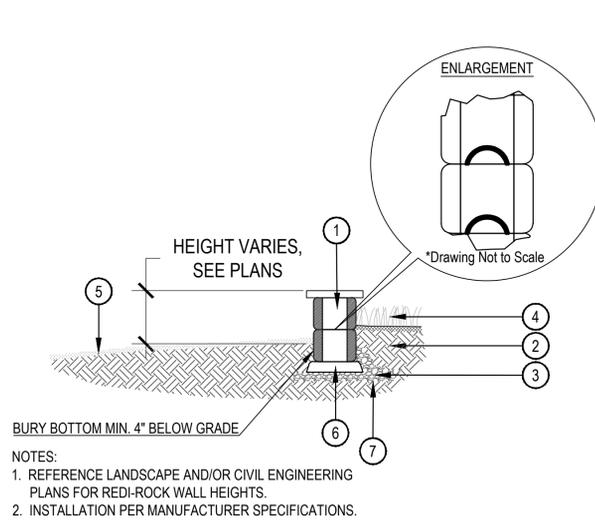
NOT FOR CONSTRUCTION

DATE:
01/24/2020 SUBMITTAL 01
04/23/2020 SUBMITTAL 02
07/21/2020 SUBMITTAL 03
09/16/2020 SUBMITTAL 04

SHEET TITLE:
LANDSCAPE DETAILS

COLLIERS HILL FILING NO. 4G PP-001137-2020 PRELIMINARY LANDSCAPE PLAN

A REPLAT OF TRACT E OF "COLLIERS HILL FILING NO. 4C", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



- ① REDI-ROCK FREESTANDING PERIMETER WALL WITH 4" THICK TEXTURED CAP, LEDGESTONE BLOCK, COLOR CUSTOM. ATTACH CAP WITH CONSTRUCTION ADHESIVE OR MORTAR
- ② COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
- ③ STONE BACKFILL TO EXTEND AT LEAST 12" BEHIND BLOCK (PER MANUFACTURER'S RECOMMENDATIONS)
- ④ NATIVE SEED OR LANDSCAPE, SEE PLANS.
- ⑤ FOR ADJACENT LANDSCAPE / HARDSCAPE CONDITIONS, SEE PLANS.
- ⑥ STONE LEVELING PAD MIN 6" THICK, PER MANUFACTURER.
- ⑦ FOOTING BEARING MATERIAL SHALL BE GRANULAT COMPACTED TO 95% OF STANDARD PROCTOR OR 90% OF MODIFIED PROCTOR AND TESTED TO ASSURE ADEQUATE BEARING CAPACITY, PER MANUFACTURER.

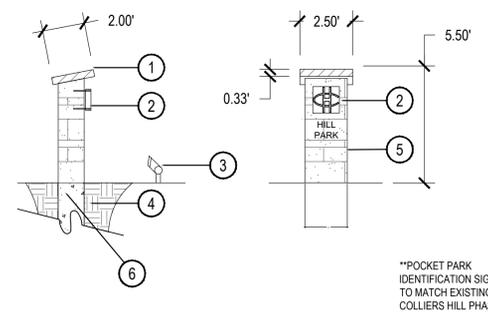
1 REDI-ROCK WALL

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

NOTE:
 1. THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING AS REQUIRED TO OBTAIN A PERMIT, AND TO DELIVER A COMPLETE SYSTEM / STRUCTURE.
 2. STRUCTURAL BY CONTRACTOR.
 3. DETAIL IS INTENDED TO PROVIDE INFORMATION TO GUIDE THE CONTRACTOR IN PREPARATION OF SHOP DRAWINGS WHICH SHALL BE REVIEWED AND APPROVED PRIOR TO FABRICATION.

4 POCKET PARK IDENTIFICATION SIGN

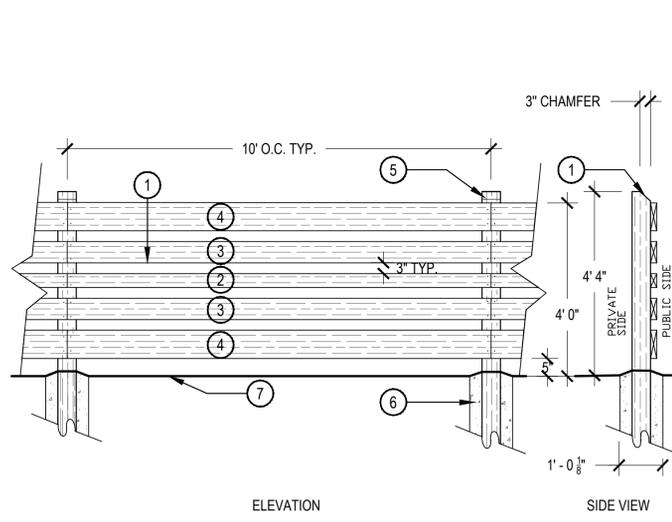
SCALE: 1/4" = 1'-0"



- ① SAND STONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS.
- ② PIN-MOUNTED LOGO PANEL, FABRICATED METAL CABINET TO MATCH EXISTING MONUMENT LOCATED AT COLLIERS BLVD. AND ERIE PARKWAY. SIGN FABRICATOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNERS REP.
- ③ IN-GRADE SPOT LIGHTS, INSTALLED AT BASE OF COLUMN AND WING WALLS SET IN CONCRETE ANCHOR SLAB ON ADJUSTABLE MOUNT. REFER TO MANUFACTURER'S SPECS FOR INSTALLATION.
- ④ COMPACTED SUB-GRADE
- ⑤ MANUFACTURED STONE VENEER
- ⑥ PER STRUCTURAL (BY CONTRACTOR).

2 5 RAIL FENCE

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

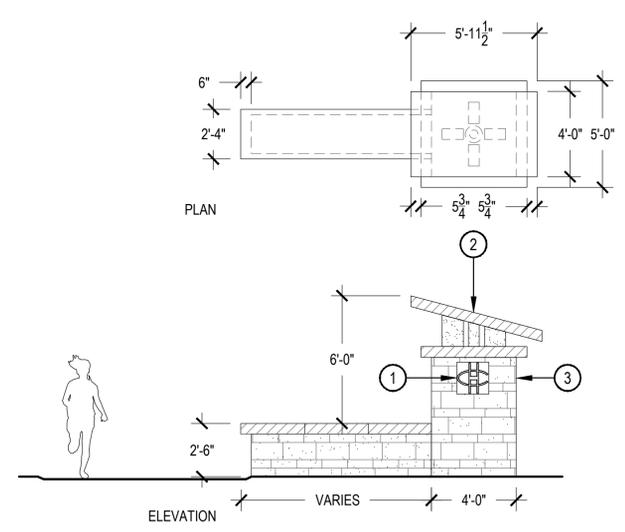


- ① 15 DEG. CHAMFER @ CAD TYP.
- ② 2" X 4" CEDAR RAIL
- ③ 2" X 6" CEDAR RAIL
- ④ 2" X 8" CEDAR RAIL
- ⑤ 6" X 6" CEDAR POST
- ⑥ CONCRETE FOOTING PER ENGINEER
- ⑦ FINISHED GRADE

NOTES:
 1. ATTACH RAILS AND PLANKS WITH 3.5" ZINC DECKING NAILS.
 2. APPLY WARM GRAY STAIN TO ALL EXPOSED FENCE AREAS.
 3. ALL WOOD SHALL BE CEDAR.
 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
 5. RAILS ARE TO FACE THE STREET, PARK, TRAIL, OR OTHER TYPE OF COMMON OPEN SPACE.

3 SECONDARY MONUMENT

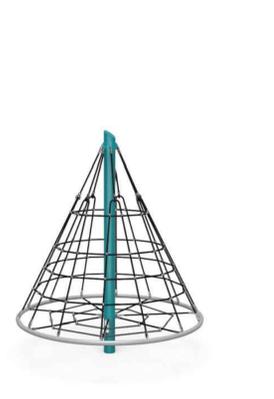
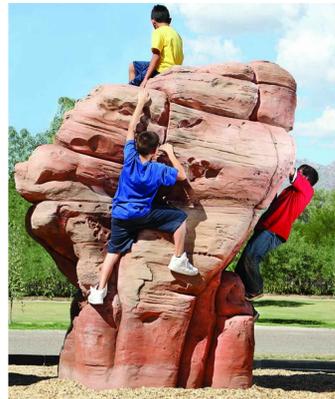
SCALE: 1/4" = 1'-0"



- ① LOGO PANEL, FABRICATED METAL CABINET, LED LIGHTING, ENCLOSED ON ALL SIDES. COLORS AND DESIGN PER OWNERS GRAPHIC ARTIST.
- ② SAND STONE COLUMN LANTERN SUPPORTS AND TOP WITH SNAPPED EDGE, COLOR: BUFF. DIMENSIONS AND THICKNESS PER PLANS AND ELEVATIONS. MORTAR IN PLACE AND SAW CUT DRIP LINE ALL SIDES.
- ③ MANUFACTURED STONE FACING. ARRIS. CLIP RENAISSANCE THIN-CLAD, LIMESTONE.

SITE AMENITY SCHEDULE

<p>① PET PICKUP STATION MANUFACTURER: DOGIPOT DESCRIPTION: DOG PICK-UP STATION WITH TRASH CAN, SIGNAGE AND BAG DISPENSER COLOR / FINISH: GREEN</p>	<p>② WABASH PLASTISOL COATED PICNIC TABLE DESCRIPTION: SY 120P, SPYDER SERIES, SURFACE MOUNT TABLE, 46" SQUARE TOP, PERFORATED PATTERN MANUFACTURER: WABASH VALLEY COLOR/FINISH: DARK BRONZE</p>	<p>③ WABASH BENCH (WITH BACK) DESCRIPTION: CONTEMPORARY SERIES 6' BENCH WITH BACK, PORTABLE/SURFACE MOUNT, PERFORATED PATTERN MANUFACTURER: WABASH VALLEY COLOR / FINISH: DARK BRONZE</p>	<p>④ BIKE LOOP DESCRIPTION: BIKE LOOP, PLASTISOL COATED, SURFACE MOUNT MANUFACTURER: WABASH VALLEY COLOR / FINISH: DARK BRONZE</p>	<p>⑤ CHARCOAL GRILL MANUFACTURER: MIRACLE MODEL: 1104 STANDARD PARK GRILL COLOR / FINISH: BLACK MIRA-COTE</p>
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- ⑥ TRASH RECEPTACLE
 DESCRIPTION: LR300 - 32 GALLON, SURFACE MOUNT, PERFORATED PATTERN.
 MANUFACTURER: WABASH VALLEY
 COLOR / FINISH: DARK BRONZE
- ⑦ LARGE SANDSTONE BOULDER
 DESCRIPTION: NATUREROCKS
 MANUFACTURER: ULTRAPLAY
 COLOR / FINISH: SANDSTONE (GFRC)
- ⑧ MEDIUM SANDSTONE BOULDER
 DESCRIPTION: NATUREROCKS
 MANUFACTURER: ULTRAPLAY
 COLOR / FINISH: SANDSTONE (GFRC)
- ⑨ PORCH SWING
 DESCRIPTION: THERMOPLASTIC COATED BENCH SWING
 MANUFACTURER: BELSON OUTDOORS
 COLOR / FINISH: SPARTAN BRONZE
- ⑩ 5-12 PLAY STRUCTURE
 DESCRIPTION: CHALLENGERS, INFINET 350-1974
 MANUFACTURER: PLAYWORLD
 COLOR / FINISH: TBD
- ⑪ 2-5 PLAY STRUCTURE
 DESCRIPTION: BAMBINO FUNBURG; ACT-1303
 MANUFACTURER: PLAYWORLD
 COLOR / FINISH: TBD
- ⑫ CONE SPINNER
 DESCRIPTION: MOTION PLAY CONE SPINNER; ZZXX0912
 MANUFACTURER: PLAYWORLD
 COLOR / FINISH: TBD
- ⑬ SWINGS
 DESCRIPTION: ARCH SWING 2-SEATS; 500-ARCH
 MANUFACTURER: PLAYWORLD
 COLOR / FINISH: TBD

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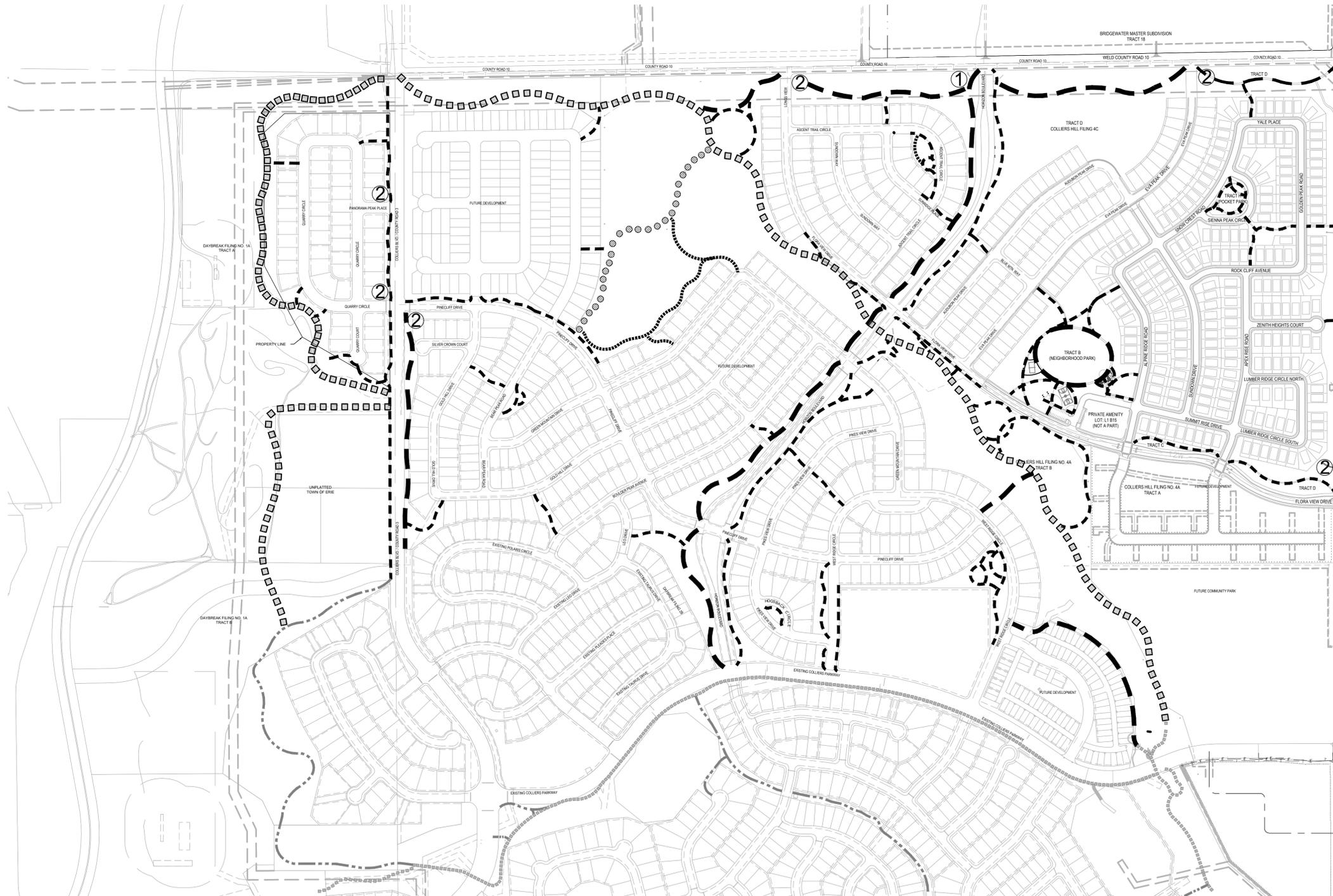
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LEGEND	
	5' CONCRETE TRAIL
	8' CONCRETE TRAIL (Per Town Standards)
	CRUSHER FINES
	PRIMARY MONUMENT (SEE DETAIL IN FINAL PLAT NO. 4 PLAN SET)
	SECONDARY MONUMENT (SEE DETAIL 1/L13)
	EXISTING LOCAL TRAILS
	EXISTING SPINE TRAILS

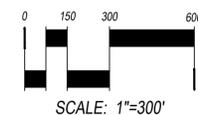
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SHEET TITLE:
 OVERALL
 TRAILS EXHIBIT



COLLIERS HILL FILING NO. 4G

PP-001137-2020

PRELIMINARY LANDSCAPE PLAN

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LEGEND

--- 5 RAIL FENCING

NOTE: FENCING BY BUILDER

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SHEET TITLE:
FENCING
EXHIBIT

CHECKED BY: BH
DRAWN BY: CB, CS, JS

