

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001

A PARCEL OF LAND BEING ENTIRELY TRACT G OF THE RECORDED PLAT, FLATIRON MEADOWS MASTER PLAT, RECORDED AT RECEPTION NO. 2988916, IN THE OFFICE OF CLERK AND RECORDER OF BOULDER COUNTY AND AND ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 86°31'53" WEST A DISTANCE OF 801.66 FEET TO THE NORTHWEST CORNER OF SAID TRACT G, BEING THE **POINT OF COMMENCEMENT**.

SAID PARCEL CONTAINS 67,863.75 SQUARE FEET OR 1.56 ACRES MORE OR LESS.

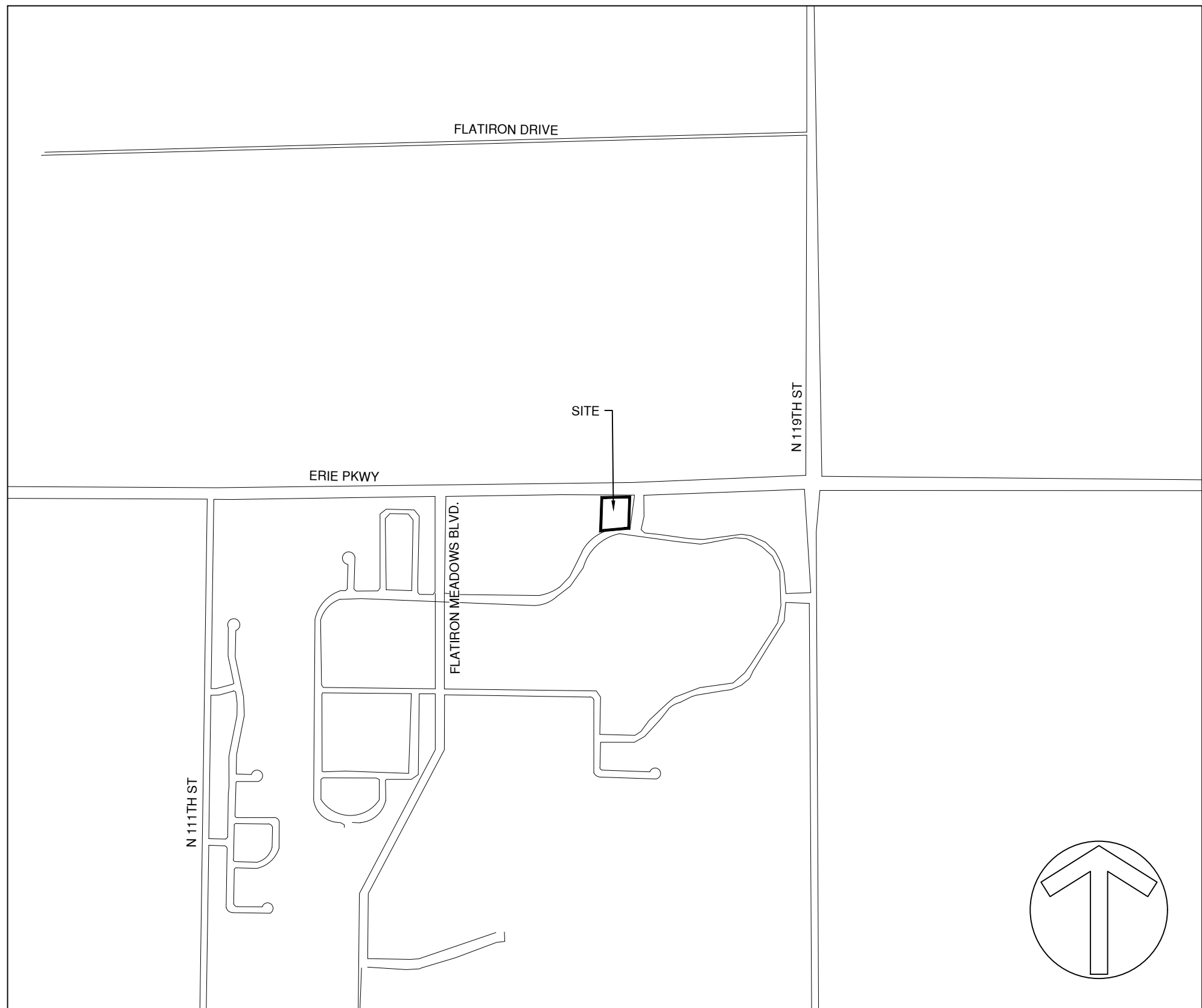
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS" BY THE TOWN OF ERIE. COPIES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF ERIE WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.

2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN OF ERIE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. ATTENDANCE SHALL BE IN ALIGNMENT WITH SECTION 100 OF THE STANDARDS AND SPECIFICATIONS. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.

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

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

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

**VICINITY MAP** 1" = 1000'

SITE DATA SUMMARY CHART (ZONE DISTRICT SR)		
ITEM	SQ. FT.	% OF SITE
GROSS SITE AREA	67,864	100
HARDSCAPE AREA		
BUILDING AREA	12,506	18.4%
PARKING/ROADS	19,148	28.2%
TRAILS AND SIDEWALKS	2,675	3.9%
PATIOS	1,773	9.3%
TOTAL	36,102	53.2%
LANDSCAPE AREA		
PROPOSED PLANTED AREA	31,762	46.8%
EXISTING VEGETATION	0	0
TOTAL	31,762	46.8%
ITEM	DESCRIPTION	
BUILDING		
STORIES	2	
EXISTING USE	NONE - VACANT LAND	
PROPOSED USE	FIRE/EMERGENCY SERVICES	
PARKING	REQUIRED	PROVIDED
TOTAL STANDARD REQUIRED (1/1250 sq. ft. FFA)*	11	14
TOTAL ACCESSIBLE REQUIRED PER TABLE 6.6-6	1	1
EV PARKING (GROUP R-2 > 10 PARKING SPACES)		
EVSE INSTALLED	1	2
EVSE READY	2	1**
EVSE CAPABLE	2	4
EVSE CAPABLE LIGHT	2	0**

* INDOOR STORAGE/WAREHOUSING/VEHICLE/INDUSTRIAL SERVICE/MANUFACTURING/AVIATION AREA

** PER CD103.1.3 & CD103.1.5 - ADDITIONAL "EVSE INSTALLED" AND "EV CAPABLE" SPACES ARE PROVIDED IN EXCESS OF THE MINIMUM ARE USED TO MEET THE MINIMUM FOR "EV READY" AND "EV CAPABLE LIGHT" SPACES

SHEET INDEX		SPR - SITE PLAN SUBMISSION #1	SPR - SITE PLAN SUBMISSION #2	SPR - SITE PLAN SUBMISSION #3	SPR - SITE PLAN SUBMISSION #4
01	COVER SHEET	x	x	x	x
02	SITE PLAN	x	x	x	x
03	EROSION AND SEDIMENT CONTROL PLAN	x	x	x	x
04	EROSION AND SEDIMENT CONTROL PLAN				x
05	EROSION AND SEDIMENT CONTROL PLAN				x
06	EROSION AND SEDIMENT CONTROL DETAILS	x	x	x	x
07	GRADING AND DRAINAGE PLAN	x	x	x	x
08	UTILITY PLAN	x	x	x	x
09	LANDSCAPE PLAN	x	x	x	x
10	LANDSCAPE NOTES	x	x	x	x
11	LANDSCAPE DETAILS	x	x	x	x
12	IRRIGATION PLAN			x	x
13	IRRIGATION NOTES			x	x
14	IRRIGATION DETAILS			x	x
15	IRRIGATION DETAILS			x	x
16	IRRIGATION DETAILS			x	x
17	IRRIGATION DETAILS			x	x
18	PHOTOMETRIC PLAN	x	x	x	x
19	PHOTOMETRIC DETAILS	x	x	x	x
20	BUILDING ELEVATIONS	x	x	x	x
21	BUILDING ELEVATIONS	x	x	x	x
22	ARCHITECTURAL FLOOR PLAN	x	x	x	x

SHEET INDEX

	MINOR CODE DEVIATION
1	A 10% REDUCTION IN THE MINIMUM PARKING STALL LENGTH REQUIREMENT FROM 20 FT. TO 18 FT IS REQUESTED FOR 10 OF 15 PARKING STALLS AS INDICATED ON THIS SITE PLAN IN ACCORDANCE WITH THE APPROVAL CRITERIA LISTEN IN SECTION 10-7-8-D.

SITE PLAN APPROVAL CERTIFICATE		
THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.		
Mayor Date	Date	Public Hearing
The undersigned as the owner or owner's representative of the lands described herein, hereby agrees on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described herein in accordance with this approved Site Plan and in compliance with the Town of Erie Unified Development Code and Municipal Code.		
(owner signature)	(owner printed)	
Acknowledged before me this _____ day of _____, 20____. by _____ as _____.		
Witness my hand and official seal (seal) _____ Notary Public		
My commission expires: _____		

PROJECT TEAM

OWNER: MOUNTAIN VIEW FIRE RESCUE
3561 N STAGECOACH ROAD
LONGMONT, CO 80504
ATTENTION:
(303) 772-0710

ENGINEER: STRATEGIC SITE DESIGNS, LLC
88 INVERNESS CIRCLE EAST, SUITE B101
ENGLEWOOD, CO 80112
ATTENTION: CHRISTOPHER PERDUE
(720) 206-6931

ARCHITECT: OZ ARCHITECTURE
3003 LARIMER ST
DENVER, CO 80205
ATTENTION: ERIC BECKER, LEED A.P.
(303) 861-5704

GEOTECH: KUMAR AND ASSOCIATES, INC
800 STOCKTON AVENUE, #4
FORT COLLINS, CO 80524
ATTENTION: JACOB A HANSON
(970) 416-9045

LANDSCAPE ARCHITECT: STACKTOL, LLC
5639 S CURTICE STREET
LITTLETON, CO 80120
ATTENTION: STEVE WEINS
(303) 883-2735

AGENCY CONTACTS

WATER DISTRICT:	TOWN OF ERIE 645 HOLBROOK STREET ERIE, CO 80516 303-926-2700
SEWER DISTRICT:	TOWN OF ERIE 645 HOLBROOK STREET ERIE, CO 80516 303-926-2700
FIRE DISTRICT:	MOUNTAIN VIEW FIRE RESCUE 3561 N STAGECOACH ROAD LONGMONT, CO 80504 ATTENTION: (303) 772-0710

**STRATEGIC
SITE
DESIGNS**

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

**MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE**

COVER SHEET

DRAWN		Revisions
By	Date	Description
MDC	11/04/24	2ND SUBMITTAL – REVISIONS PER TOWN COMMENTS
MDC	04/21/25	3RD SUBMITTAL – REVISIONS PER TOWN COMMENTS
MDC	05/23/25	4TH SUBMITTAL – REVISIONS PER TOWN COMMENTS

CHECKED

DESIGNED

JOB NO.

SCALE

DATE

SHEET

AS

MDC

MDC

2321-001

" = 30'

JULY 12, 2024

SHEETS

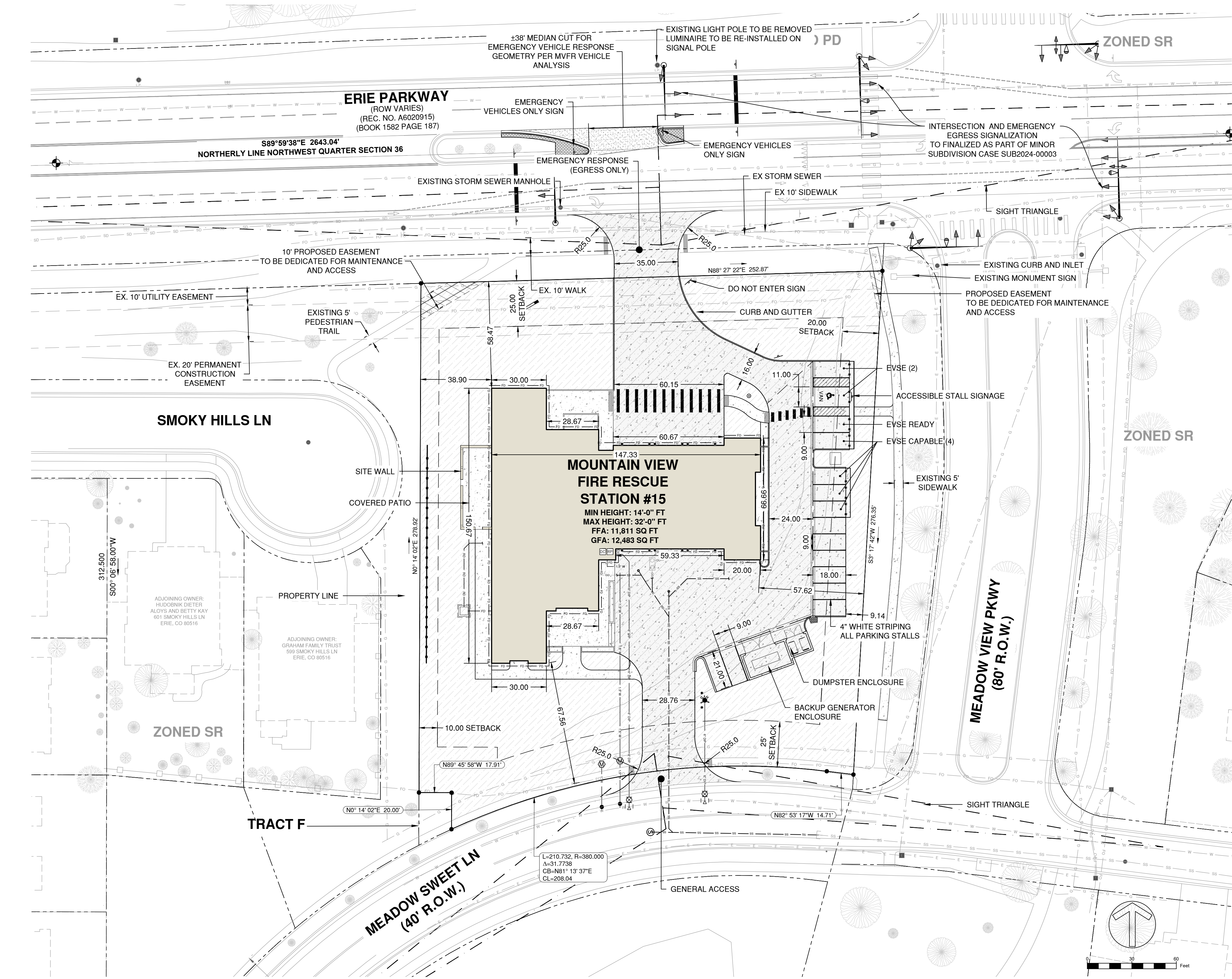
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OF

22

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



- LEGEND**
- PROPERTY BOUNDARY
 - LIMITS OF CONSTRUCTION
 - EASEMENT
 - VERTICAL CURB AND GUTTER
 - MOUNTABLE CURB AND GUTTER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - STRUCTURE
 - LANDSCAPING
 - HEAVY DUTY CONCRETE
 - LIGHT DUTY CONCRETE
 - CONCRETE FLATWORK
 - BOLLARDS
 - CLEANOUT
 - SIGNAGE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SAND OIL INTERCEPTOR
 - BACKFLOW PREVENTION ASSEMBLY
 - TRANSFORMER
 - SANITARY SEWER LINE
 - WATER SERVICE
 - FIRE LINE
 - EX. UNDERGROUND STORM
 - EX. UNDERGROUND WATER
 - EX. UNDERGROUND ELECTRIC
 - EX. SANITARY SEWER UNDERGROUND
 - EX. GAS UNDERGROUND
 - EX. COMMUNICATION
 - EX. COMMUNICATION PEDESTAL
 - EX. SANITARY MANHOLE
 - EX. LIGHT POLE

EMERGENCY VEHICLES ONLY
MODIFIED R8-7
"EMERGENCY VEHICLES ONLY" SIGN

DO NOT ENTER
R5-1
"DO NOT ENTER" SIGN

RESERVED PARKING
R7-8
VAN ACCESSIBLE
R7-8P
ACCESSIBLE STALL SIGNAGE

SITE PLAN

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 282-6831
CPERDUE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.S.A.

STRATEGIC SITE DESIGN

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE
SITE PLAN

REVISIONS	Description	Date	By
1	2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS	1/10/24	MDC
2	3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS	04/17/25	MDC
3	4TH SUBMITTAL - REVISIONS PER TOWN COMMENTS	09/23/25	MDC

DRAWN **AS**

CHECKED **MDC**

DESIGNED **MDC**

JOB NO. **2321-001**

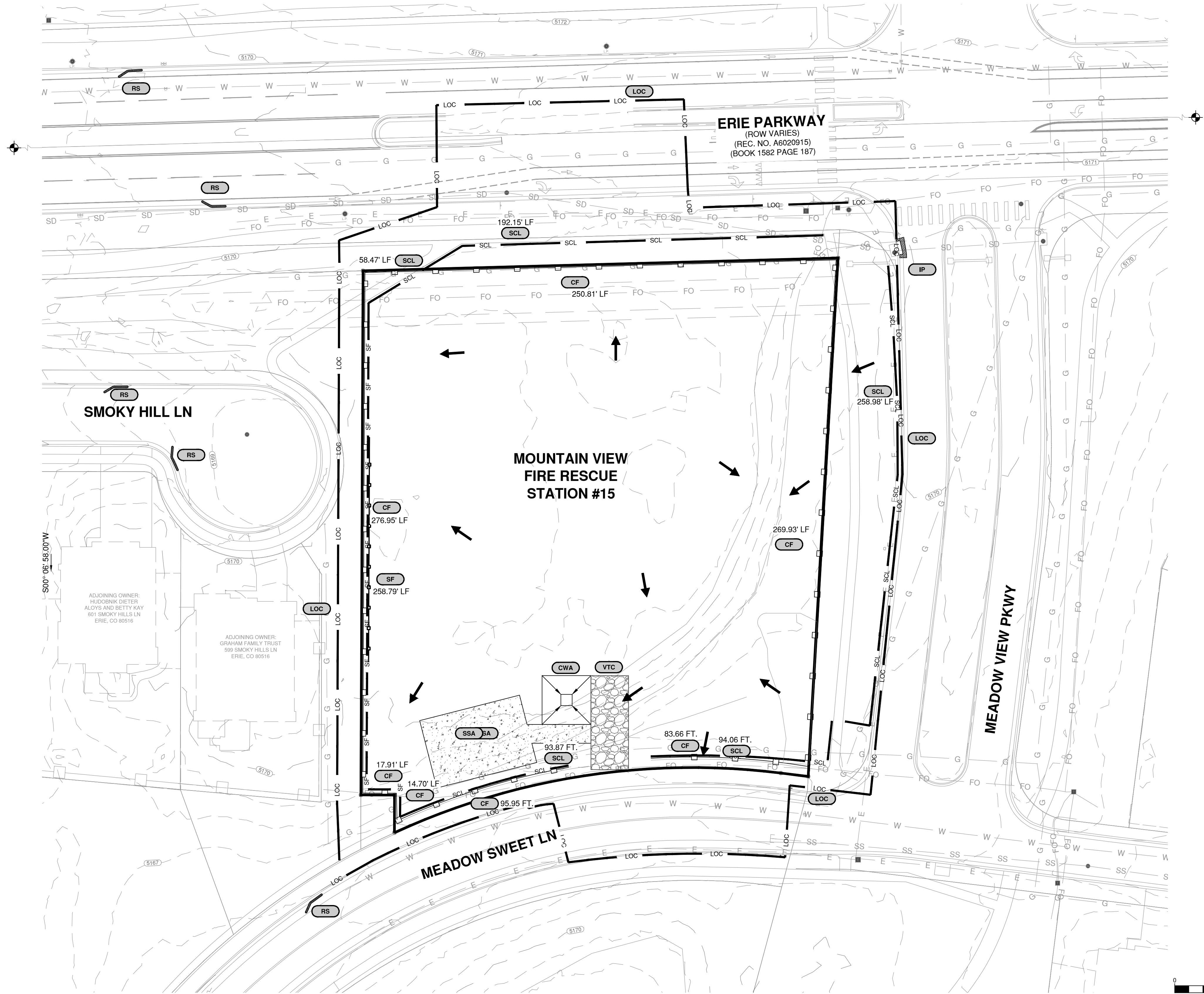
SCALE **1" = 30'**

DATE **JULY 12, 2024**

SHEET **2** of **22**

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NOTE:
FOR FINAL EROSION CONTROL, SEE SHEET 08 LANDSCAPE PLAN

- LEGEND**
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 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SAND OIL INTERCEPTOR
 - BACKFLOW PREVENTION ASSEMBLY
 - TRANSFORMER
 - SS SANITARY SEWER LINE
 - 1.5" W WATER SERVICE
 - 6" DIP FIRE LINE
 - SD EX. UNDERGROUND STORM
 - W EX. UNDERGROUND WATER
 - E EX. UNDERGROUND ELECTRIC
 - SS EX. SANITARY SEWER UNDERGROUND
 - G EX. GAS UNDERGROUND
 - FO EX. COMMUNICATION
 - EX. COMMUNICATION PEDESTAL
 - EX. SANITARY MANHOLE
 - EX. LIGHT POLE

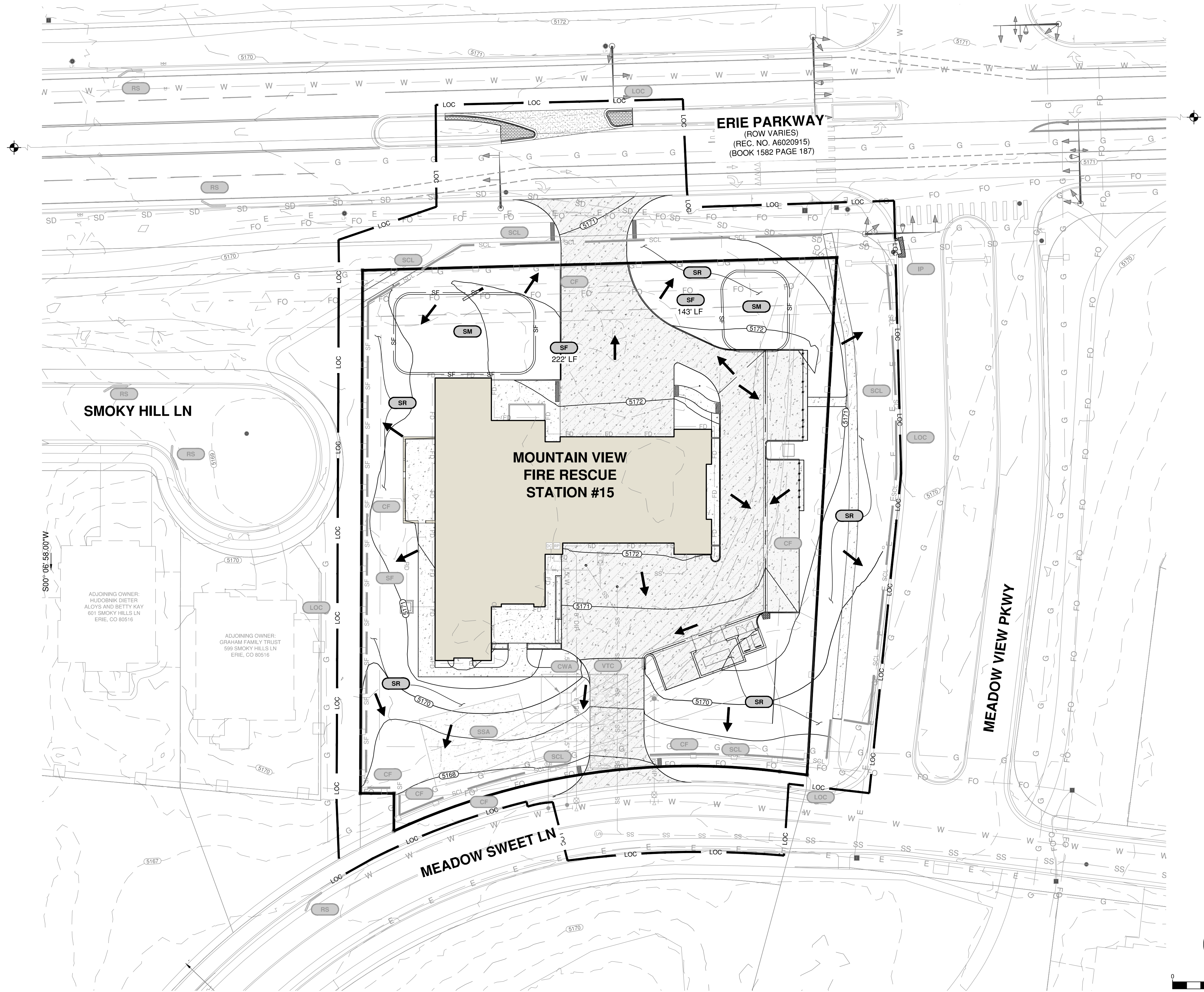
- EROSION CONTROL LEGEND**
- CD CHECK DAM
 - CWA CONCRETE WASHOUT AREA
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 - ECB EROSION CONTROL BLANKET
 - IP INLET PROTECTION
 - CIP CULVERT INLET PROTECTION
 - RCS ROUGH CUT STREET CONTROL
 - PS/MU PERMANENT SEED & MULCH
 - SF SILT FENCE
 - SSA STABILIZED STAGING AREA
 - SR SURFACE ROUGHENING
 - VTC VEHICLE TRACKING CONTROL
 - LOC LIMITS OF CONSTRUCTION
 - DD DIVERSION DITCH
 - SB SEDIMENT BASIN
 - RCD REINFORCED CHECK DAM
 - DRAINAGE ARROW

EROSION AND SEDIMENT CONTROL PLAN - INITIAL
SCALE: 1" = 30'

REVISIONS		Date	By
Description			
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	1/24/24	MDC
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	04/27/25	MDC
4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	09/23/25	MDC
DRAWN		AS	
CHECKED		MDC	
DESIGNED		MDC	
JOB NO.		2321-001	
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SHEET		3	of 22

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- EROSION CONTROL LEGEND**
- CHECK DAM
 - CONCRETE WASHOUT AREA
 - CONSTRUCTION FENCE
 - EROSION CONTROL BLANKET
 - INLET PROTECTION
 - CULVERT INLET PROTECTION
 - ROUGH CUT STREET CONTROL
 - PERMANENT SEED & MULCH
 - SILT FENCE
 - STABILIZED STAGING AREA
 - SURFACE ROUGHENING
 - VEHICLE TRACKING CONTROL
 - LIMITS OF CONSTRUCTION
 - DIVERSION DITCH
 - SEDIMENT BASIN
 - REINFORCED CHECK DAM
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EROSION AND SEDIMENT CONTROL PLAN - INTERIM
SCALE: 1" = 30'

CONTACT INFORMATION
88 INGLEWOOD, CO 80112
(720) 268-6931
CPERDUE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC
SITE DESIGN

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE
EROSION AND SEDIMENT CONTROL PLAN
INTERIM

REVISIONS	Description	Date	By
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	1/24/24	MDC
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	04/27/25	MDC
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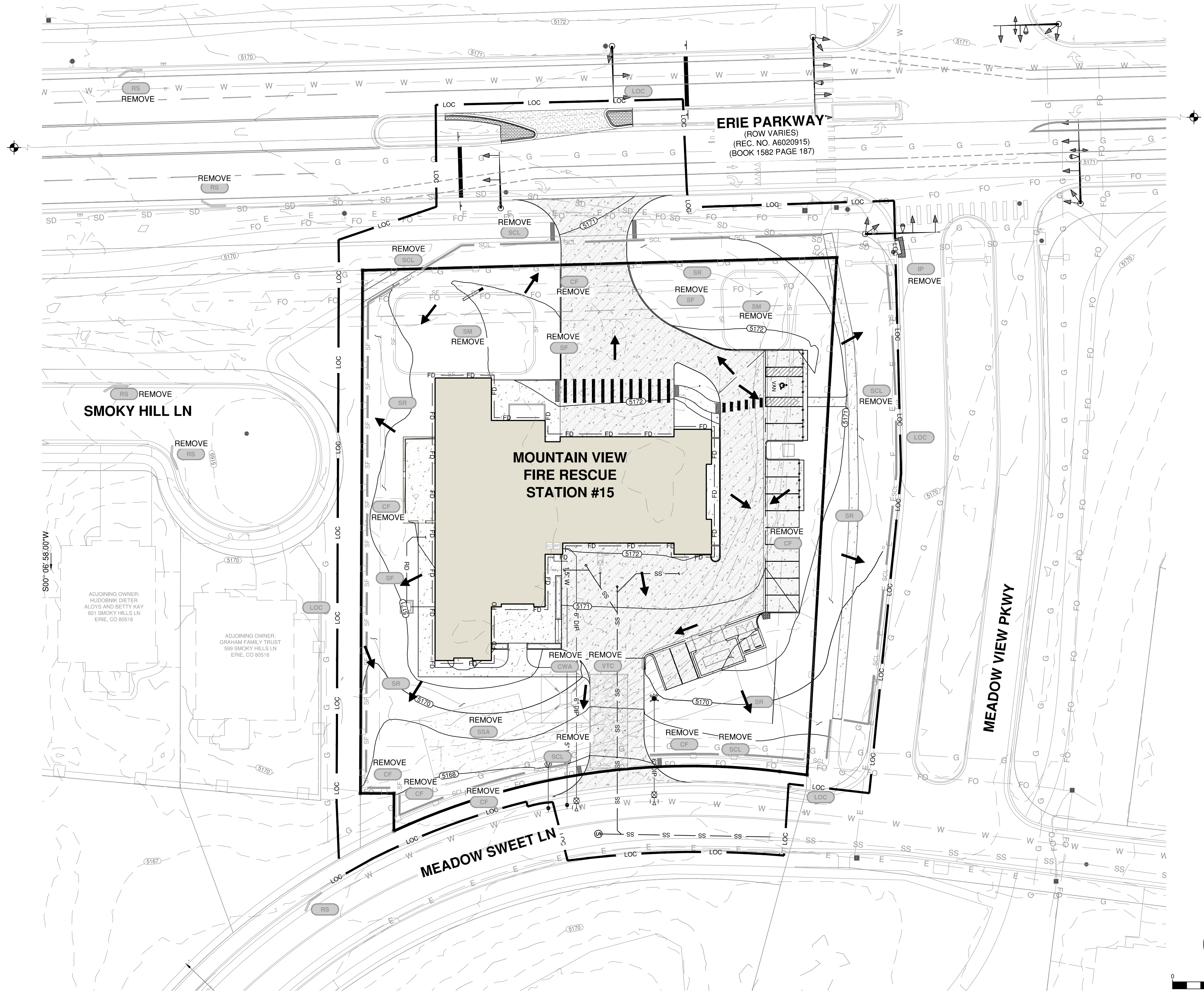
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SHEET **4** of **22**

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 - EX. COMMUNICATION PEDESTAL
 - EX. SANITARY MANHOLE
 - EX. LIGHT POLE

EROSION CONTROL LEGEND

- CD CHECK DAM
- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- ECB EROSION CONTROL BLANKET
- IP INLET PROTECTION
- CIP CULVERT INLET PROTECTION
- RCS ROUGH CUT STREET CONTROL
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- SF SILT FENCE
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- VTC VEHICLE TRACKING CONTROL
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EROSION AND SEDIMENT CONTROL PLAN - INTERIM

SCALE: 1" = 30'

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MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

EROSION AND SEDIMENT CONTROL PLAN
FINAL

REVISIONS	Description	Date	By
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	1/24/24	MDC
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4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	09/23/25	MDC

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SHEET

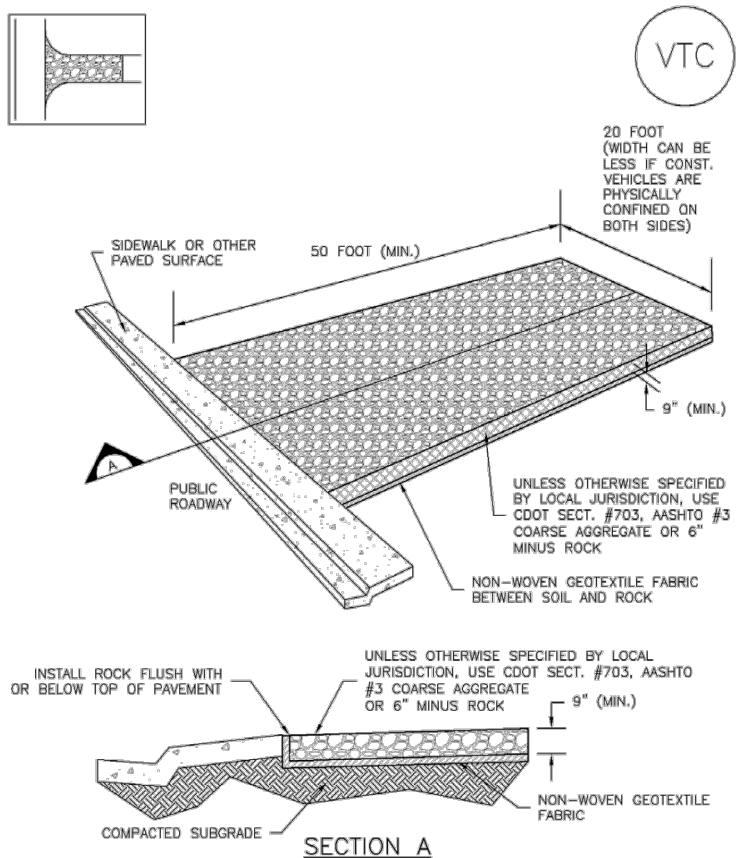
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SHEETS

22

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

VTC-3

SM-4

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION ENTRANCES/EXITS;
- TYPE OF CONSTRUCTION ENTRANCES/EXITS (WITH/WITHOUT WHEEL, WASH, CONSTRUCTION MAT OR TRIM).
- CONSTRUCTION MAT OR TRIM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRANDED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEEDING TRACKS ON PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND DOWD STORM SEWER DRAINS.
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

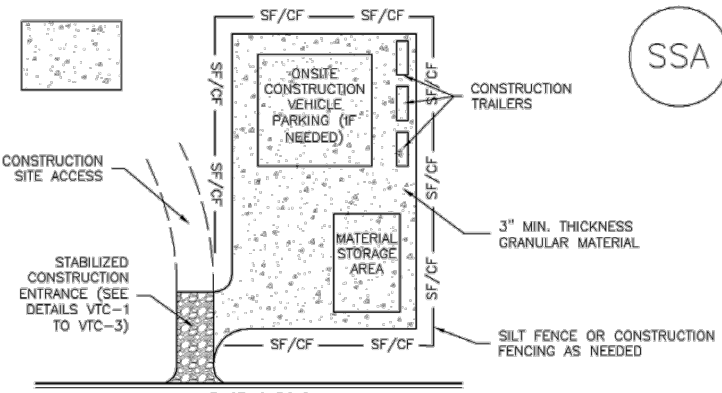
(DETAILS ADAPTED FROM CITY OF BIRMINGHAM, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

VTC-6

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- LOCATION OF STAGING AREAS;
- LOCATION OF STAGING AREAS;
- CONSTRUCTION MAT ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #700, AGGREGATE #3 COURSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCE.

STABILIZED STAGING AREA MAINTENANCE NOTES

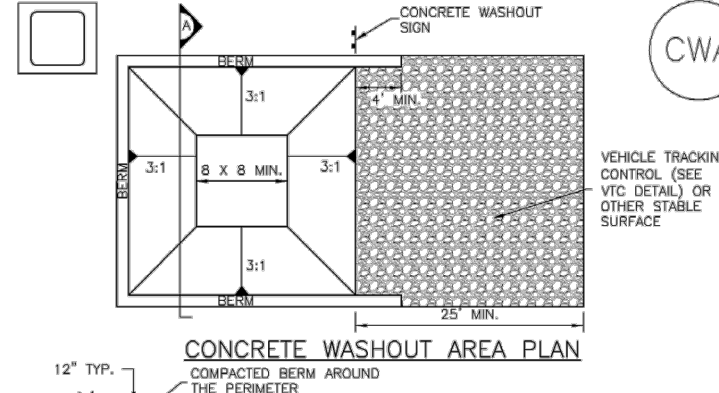
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRANDED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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SSA-3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CONCRETE WASHOUT AREA INSTALLATION NOTES

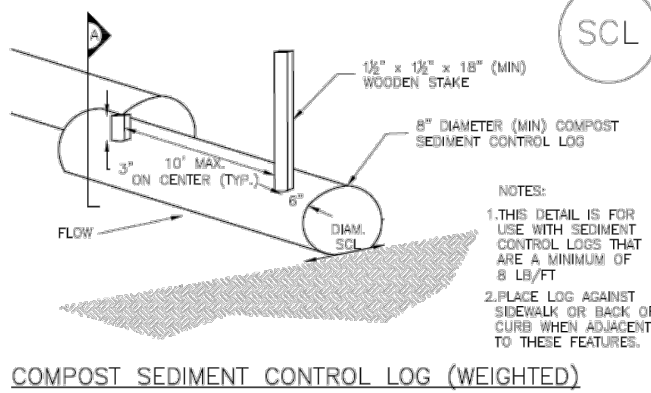
- SEE PLAN VIEW FOR:
- CWA INSTALLATION LOCATION.
- DO NOT LOCATE IN UNPAVED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONDITIONS MAKE THIS UNFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/4" MIN. THICKNESS) OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE FIT THAT IS AT LEAST 8" PER 8' SLOPES LEADING OUT OF THE SUBSURFACE BY SHALL BE 3:1 OR FLATTER. THE FIT SHALL BE AT LEAST 3" DEEP.
- BEFORE SURROUNDING SLOPES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SOILS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND UNDERNEATH AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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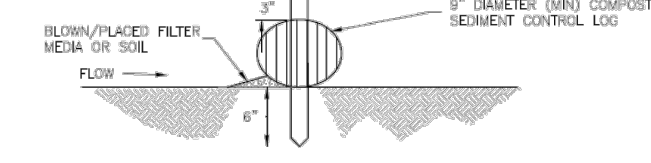
CWA-3

SC-2

Sediment Control Log (SCL)



SCL-1. SEDIMENT CONTROL LOG (WEIGHTED)



SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

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SCL-4

SC-2

Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADING LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELLOID OR COCOFIBER FIBERS AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR SPECIES INCLUDING BIRDS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERMANENT STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 3/4 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8' LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND LOGS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR BACKFILL LAWN ROLLER OR ROLLER IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 8" INTO THE GROUND. 5' OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 12" ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BRASS ARE REMOVED AND THE AREA CLOSER IF DISTURBED AREAS EXIST AFTER REMOVAL OF THE LOGS. STAKES WITH TOP SOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- AT THE END OF A RUN OF SEDIMENT CONTROL LOGS, THE LOGS SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "U-HOOK" THE "U-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SEDIMENT LOGS (TYPICALLY 10' - 20').

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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SCL-6

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM COLORADO COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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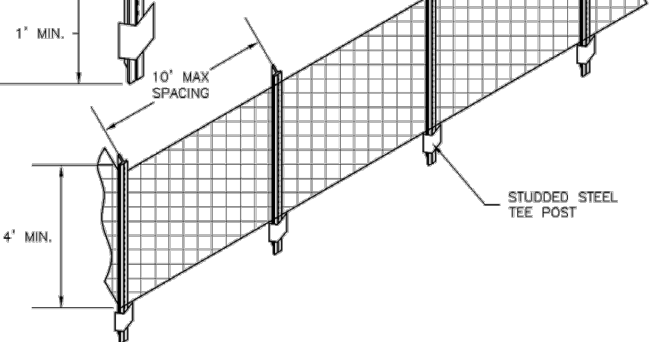
SSA-4

SM-3 Construction Fence (CF)

CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUCCO STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-1. PLASTIC MESH CONSTRUCTION FENCE

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CF-2

Construction Fence (CF)

SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS BIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- CONCRETE WASHOUT TRENCHES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE FIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DEPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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CF-3

MM-1 Concrete Washout Area (CWA)

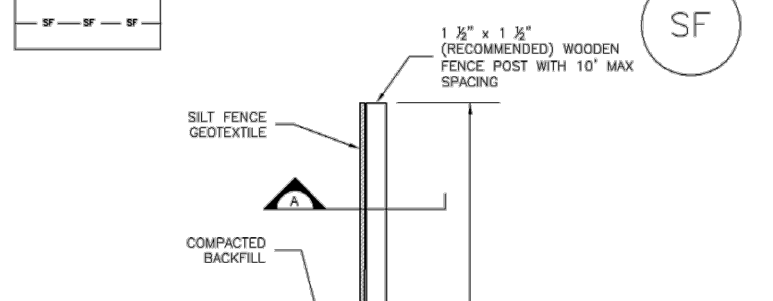
CONCRETE WASHOUT AREA INSTALLATION NOTES

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

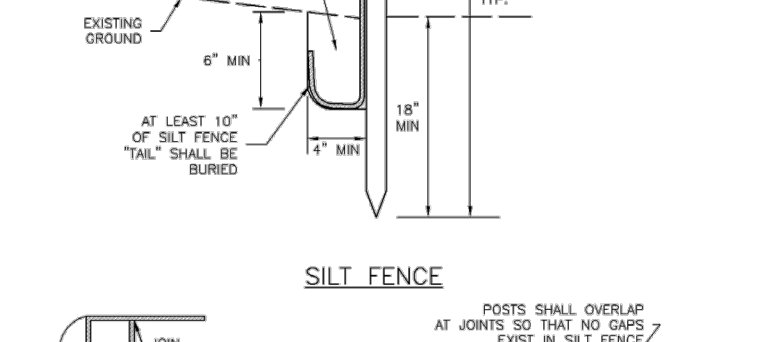
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CWA-4

Silt Fence (SF)



SF-1. SILT FENCE



SF-2. SILT FENCE

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SF-3

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER INFILTRATION. IT SHOULD BE PLACED AT A MINIMUM OF 10' FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR INFILTRATION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMMING JACK" OR BY WHEEL ROLLING COMPOST OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BRASS ARE REMOVED AND THE AREA CLOSER IF DISTURBED AREAS EXIST AFTER REMOVAL OF THE LOGS. STAKES WITH TOP SOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "U-HOOK" THE "U-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

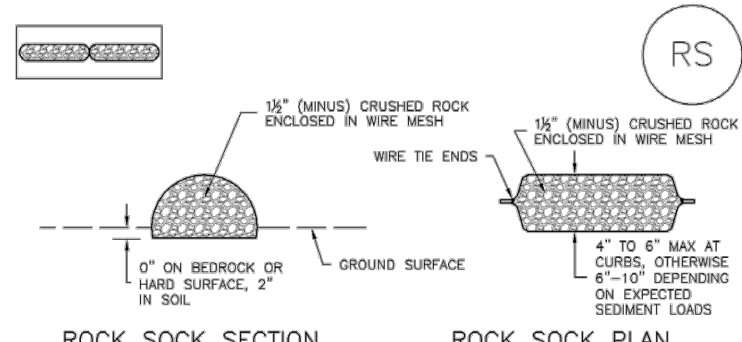
SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TIPPING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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SF-4

SC-5 Rock Sock (RS)

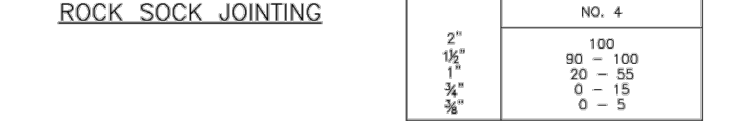


ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING



ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- LOCATION OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" (MINUS)).
- WIRE MESH SHALL BE FABRICATED BY 1/2" GAUGE POLYETHYLENE OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "HOLD RIGHT" OR WIRE TIES AT 6" CENTERS ALONG ALL EDGES AND AT 2' CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENVELOPE.

RS-1. ROCK SOCK PERIMETER CONTROL

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RS-2

Rock Sock (RS)

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

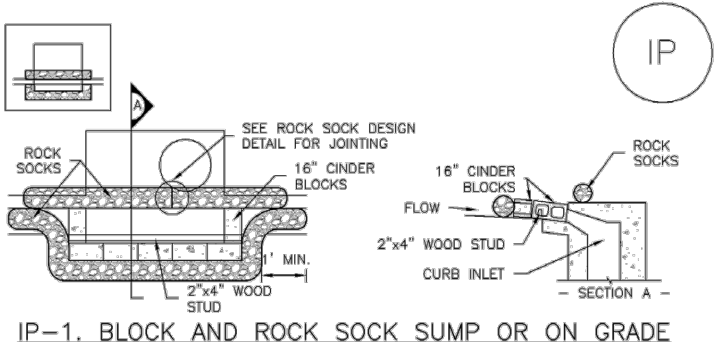
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. USFC METHOD NOTICES DO NOT DISCOURAGE USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE MANUFACTURER'S DETAIL, WHICH MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: MANY MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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RS-3

SC-6 Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHERRY" BLOCKS SHALL BE LAD ON THEIR SIDES ABOVE THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BASE SHALL BE PLACED ABOVE CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

CURB SOCK SOCK INLET PROTECTION INSTALLATION NOTES

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IP-4

SC-6 Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- LOCATION OF INLET PROTECTION;
- TYPE OF INLET PROTECTION (I.P.1, I.P.2, I.P.3, I.P.4, I.P.5, I.P.6).
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS) IF A SHARP/ROUGH EDGE IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOP SOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

IP-2. CURB SOCK SOCKS UPSTREAM OF INLET PROTECTION

CURB SOCK SOCK INLET PROTECTION INSTALLATION NOTES

CURB SOCK SOCK INLET PROTECTION INSTALLATION NOTES

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CURB SOCK SOCK INLET PROTECTION INSTALLATION NOTES

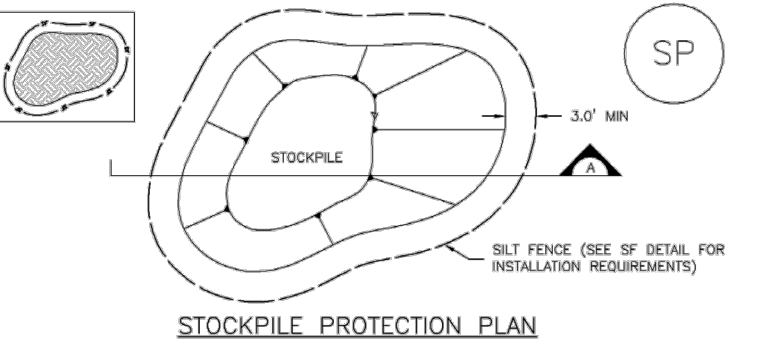
CURB SOCK SOCK INLET PROTECTION INSTALLATION NOTES

CURB SOCK SOCK INLET PROTECTION INSTALLATION NOTES

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IP-8

Stockpile Management (SP)

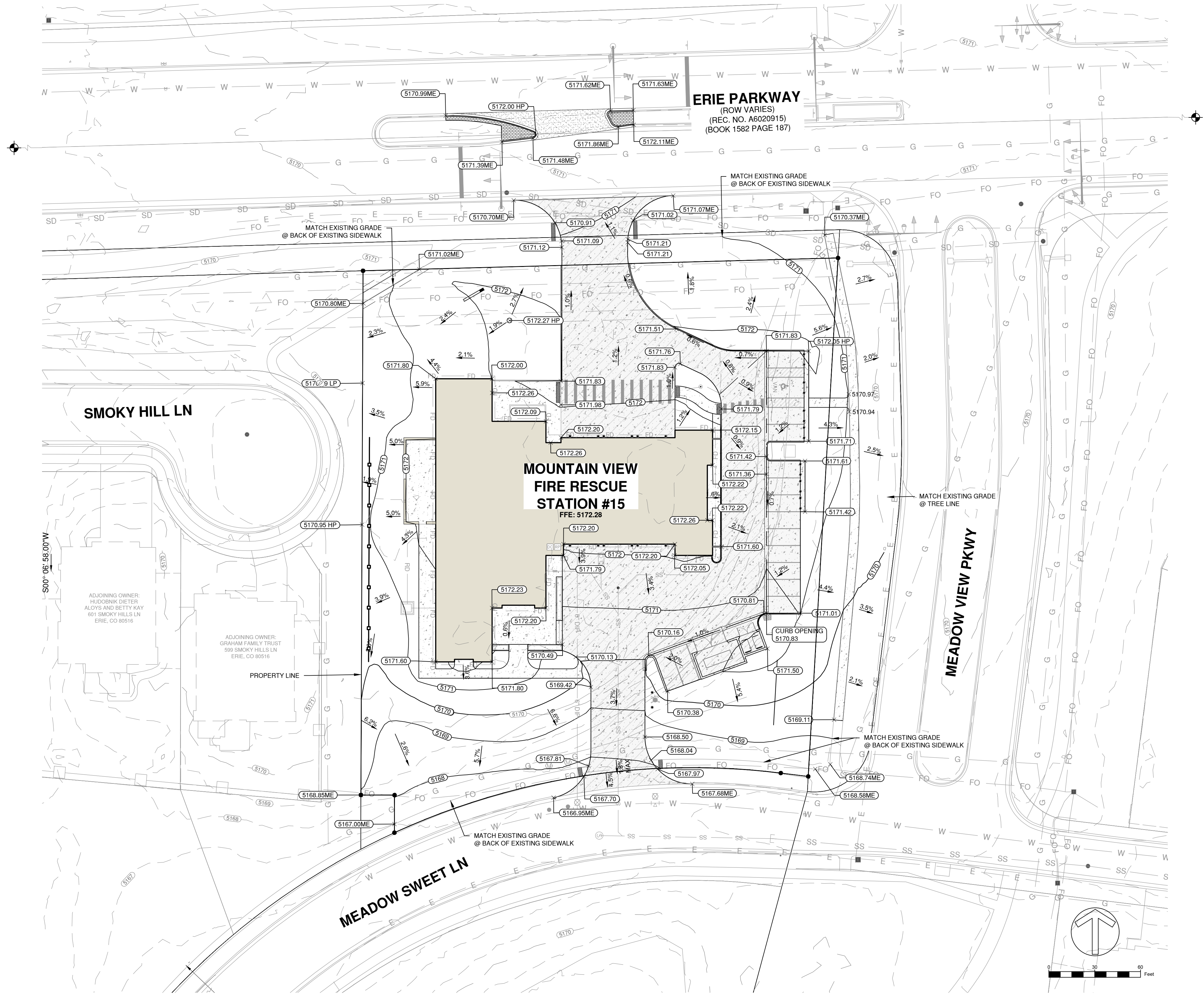


SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

- LEGEND**
- PROPERTY BOUNDARY
 - LIMITS OF CONSTRUCTION
 - EASEMENT
 - VERTICAL CURB AND GUTTER
 - MOUNTABLE CURB AND GUTTER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - STRUCTURE
 - LANDSCAPING
 - HEAVY DUTY CONCRETE
 - LIGHT DUTY CONCRETE
 - CONCRETE FLATWORK
 - BOLLARDS
 - CLEANOUT
 - SIGNAGE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SAND OIL INTERCEPTOR
 - BACKFLOW PREVENTION ASSEMBLY
 - TRANSFORMER
 - SANITARY SEWER LINE
 - 1.5" W WATER SERVICE
 - 6" DIP FIRE LINE
 - EX. UNDERGROUND STORM
 - EX. UNDERGROUND WATER
 - EX. UNDERGROUND ELECTRIC
 - EX. SANITARY SEWER UNDERGROUND
 - EX. GAS UNDERGROUND
 - EX. COMMUNICATION
 - EX. COMMUNICATION PEDESTAL
 - EX. SANITARY MANHOLE
 - EX. LIGHT POLE

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 268-6931
CPERDUE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.S.A.

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

GRADING AND DRAINAGE PLAN

REVISIONS	Description	Date	By
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	1/24/24	MDC
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	04/21/25	MDC
4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	09/23/25	MDC

DRAWN

AS

CHECKED

MDC

DESIGNED

MDC

JOB NO.

2321-001

SCALE

1" = 30'

DATE

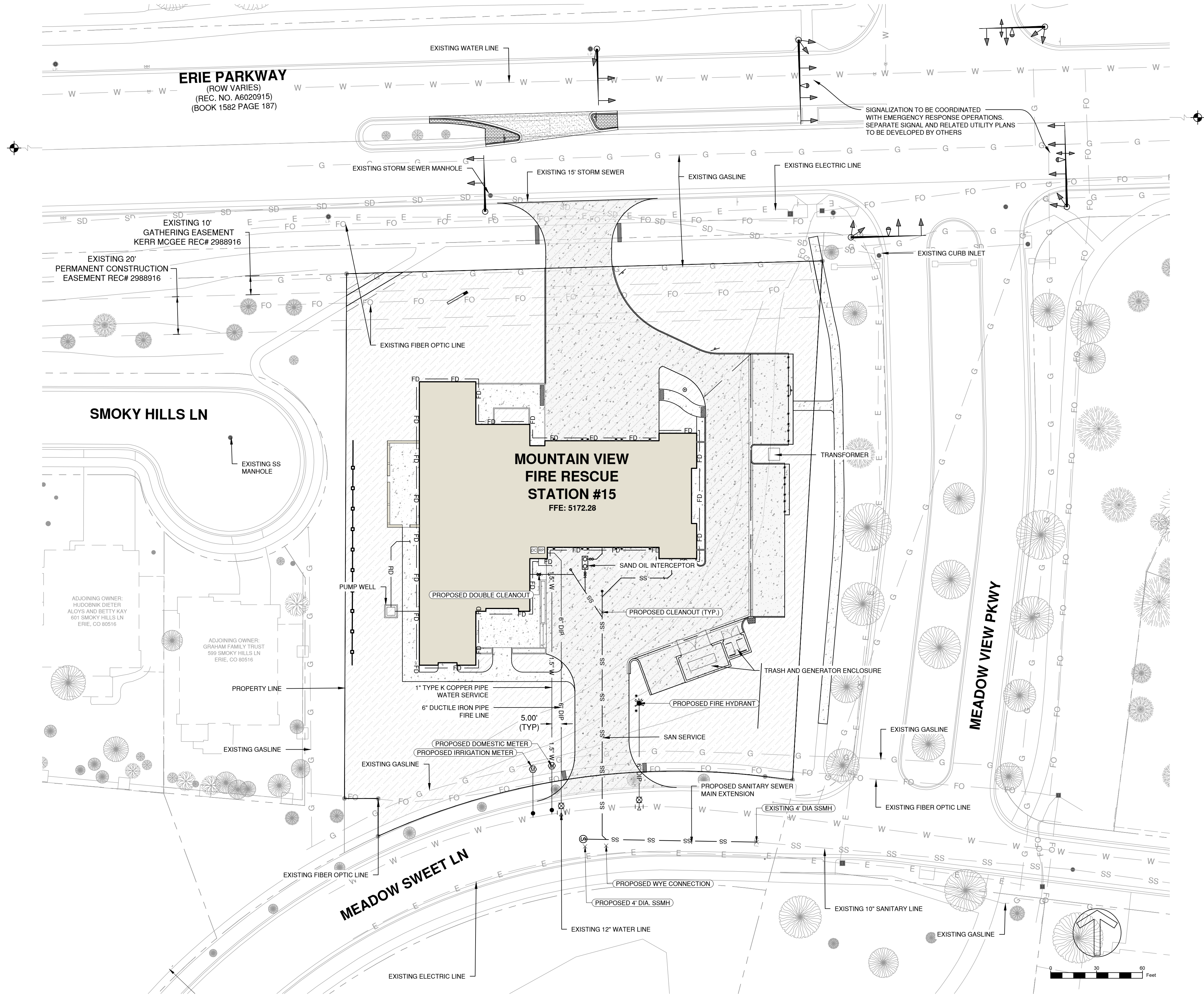
JULY 12, 2024

SHEET

7 of 22

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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 - W EX. UNDERGROUND WATER
 - E EX. UNDERGROUND ELECTRIC
 - SS SS EX. SANITARY SEWER UNDERGROUND
 - G EX. GAS UNDERGROUND
 - FO EX. COMMUNICATION
 - EX. COMMUNICATION PEDESTAL
 - EX. SANITARY MANHOLE
 - EX. LIGHT POLE

UTILITY PLAN
SCALE: 1" = 30'

CONTACT INFORMATION
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MOUNTAIN VIEW FIRE RESCUE - STATION #15

SPECIAL REVIEW USE

UTILITY PLAN

REVISIONS	Description	Date	By
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	1/24/24	MDC
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	04/27/25	MDC
4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	09/23/25	MDC

DRAWN **AS**

CHECKED **MDC**

DESIGNED **MDC**

JOB NO. **2321-001**

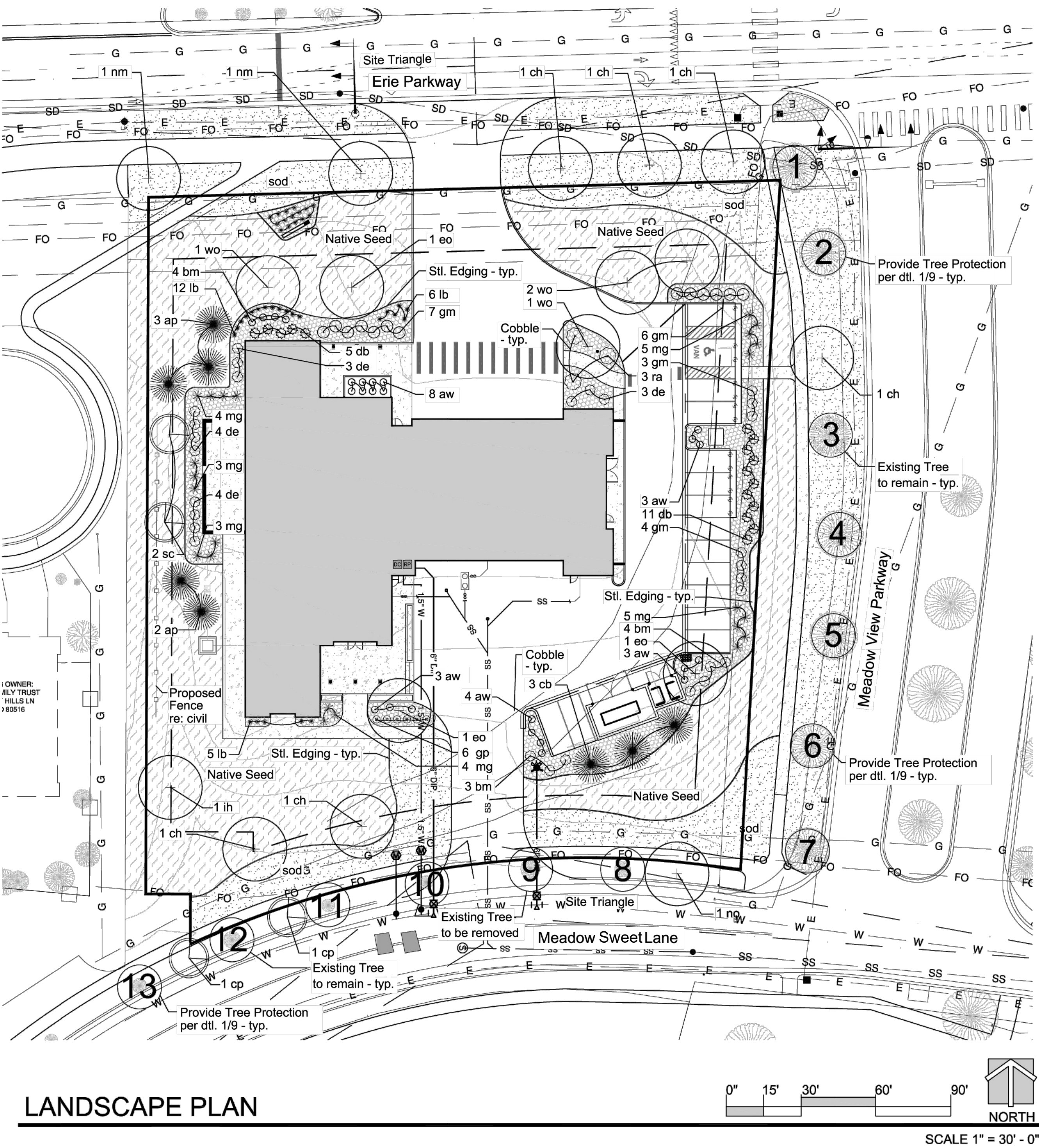
SCALE **1" = 30'**

DATE **JULY 12, 2024**

SHEET **8** SHEETS **22**

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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LANDSCAPE LEGEND:

DECIDUOUS TREE, ORNAMENTAL TREE, EVERGREEN TREE, SHRUB, ORNAMENTAL GRASS, NATIVE SEED MIX - NON-IRRIGATED, TEXAS HYBRID BLUE GRASS, 2"-4" GLACIER WHITE COBBLE, STEEL EDGING

LANDSCAPE DATA TABLE:	
TOTAL LOT AREA	67,864 SF.
OPEN SPACE REQUIRED (15%)	10,179.60 SF
OPEN SPACE PROVIDED	31,762 SF (46.8%)
ERIE PARKWAY	204 LF.
STREET A REQUIRED TREES	1 TREE / 40 LF. = 5 TREES REQUIRED
STREET A PROVIDED TREES	5 TREES
MEADOW VIEW PARKWAY	276 LF.
REQUIRED TREES	1 TREE / 40 LF = 7 TREES REQUIRED
PROVIDED TREES	7 EXISTING AND 1 NEW = 8 TREES
MEADOW SWEET LANE	183 LF.
REQUIRED TREES	1 TREE / 40 LF = 5 TREES REQUIRED
PROVIDED TREES	3 EXISTING AND 3 NEW = 6 TREES
SITE TREES REQUIRED	1 TREES / 1,000 SF OF REQUIRED OPEN SPACE = 11 TREES REQUIRED
SITE TREES PROVIDED	14 TREES
SHRUBS REQUIRED	1 SHRUB / 150 SF OF REQUIRED OPEN SPACE = 68 SHRUBS REQUIRED
SHRUBS PROVIDED	73 SHRUBS
PARKING LOT TREES REQUIRED	1 TREE PER 15 STALLS - 13 STALLS PROVIDED = 1 TREE REQUIRED
PARKING LOT TREES PROVIDED	4 TREES
PARKING LOT SHRUBS REQUIRED	1 SHRUB PER PARKING STALL = 13 SHRUBS REQUIRED
PARKING LOT TREES PROVIDED	14 SHRUBS PROVIDED
TOTAL TREES REQUIRED	30 TREES
TOTAL TREES PROVIDED	37 TREES
TOTAL SHRUBS REQUIRED	81 SHRUBS
TOTAL SHRUBS PROVIDED	87 SHRUBS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE
LANDSCAPE PLAN

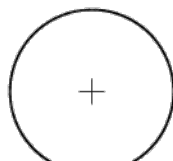
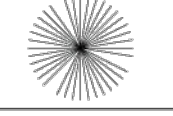
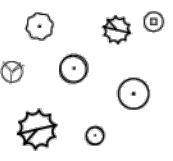
REVISIONS	
Date	Description
1/10/24	2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS
04/21/25	3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS
06/23/25	4TH SUBMITTAL - REVISIONS PER TOWN COMMENTS
By	
MCS	1/10/24
MCS	04/21/25
MCS	06/23/25
DRAWN	
sdw	
CHECKED	
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DESIGNED	
sdw	
JOB NO.	
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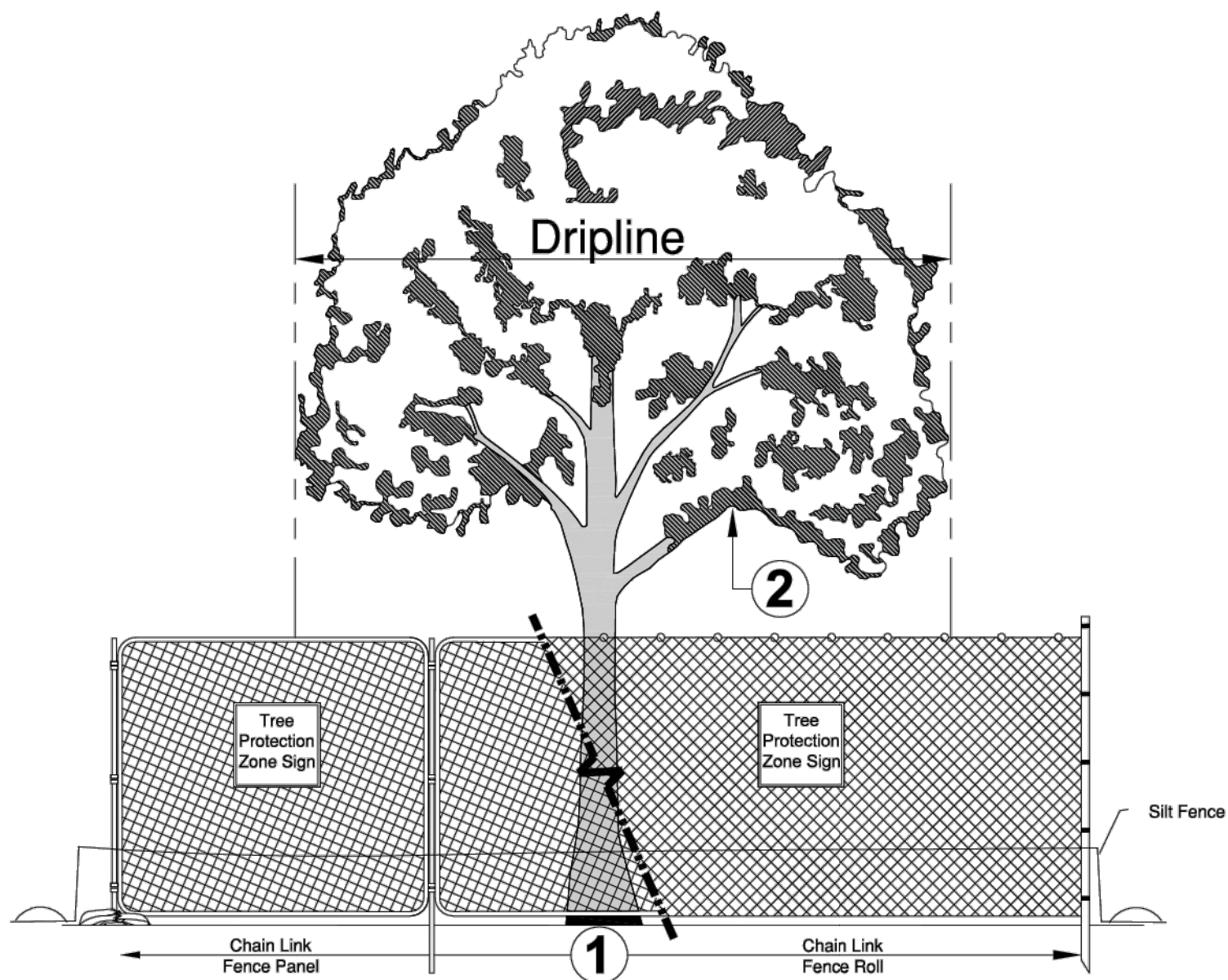
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LANDSCAPE NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR HE DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- COMMERCIAL GRADE 3/8" INCH BY 4" POWDER COATED STEEL EDGING W/ ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
- INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- PLANTS SHALL EXCEED THE MINIMUM SIZES PER "ASNS" STANDARDS AND NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS.
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
- PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUNDCOVER BEDS, ANNUAL BEDS, AND TREE RINGS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS APPROVED BY THE CITY OF GREELEY PLANNING DEPARTMENT SHALL BE
- WHERE DISSIMILAR MATERIAL BUT ONE ANOTHER, STEEL EDGING SHALL BE USED TO SEPARATE THE MATERIALS.
- ALL NATIVE SEED AREAS SHALL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF NATIVE TURF.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE AND REPLACEMENT OF DEAD LANDSCAPE MATERIAL AFTER THE ONE YEAR WARRANTY PERIOD PROVIDED BY GENERAL CONTRACTOR HAS EXPIRED.

PLANT MATERIAL SCHEDULE:						
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREES						
	1	ih	IMERERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS	2" CAL.	B & B
	2	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B & B
	6	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B & B
	4	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B & B
	1	no	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL.	B & B
	3	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B & B
	2	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	1 1/2" CAL.	B & B
	2	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1 1/2" CAL.	B & B
EVERGREEN TREES						
	3	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B
	5	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B
SHRUBS						
	3	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.
	21	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.
	6	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.
	20	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.
	11	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.
	16	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.
	14	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.
ORNAMENTAL GRASSES						
	24	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.
	23	lb	LITTLEBUNNY DWF. FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL.	CONT.



1 TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

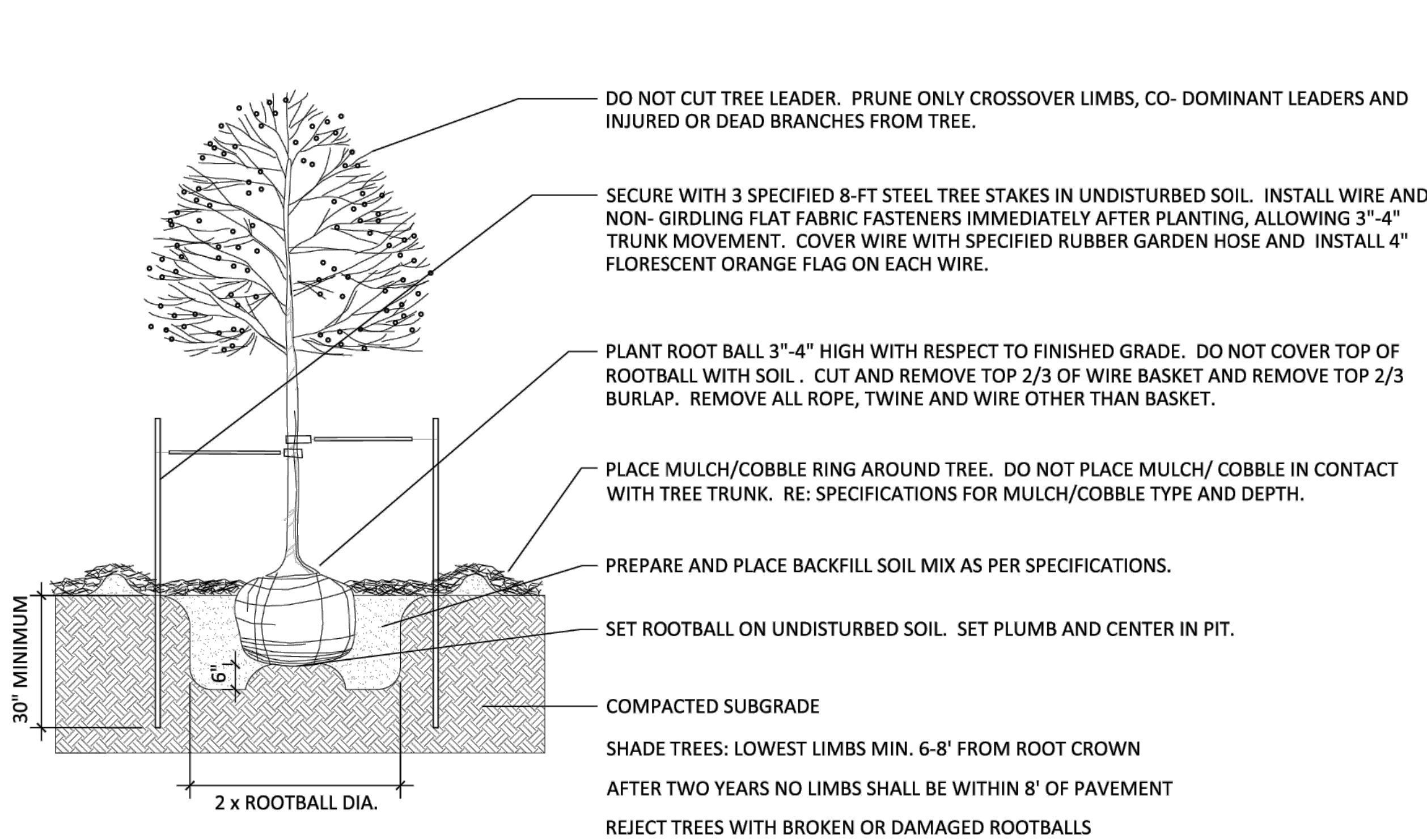
- Area 1: Tree Protection Zone and Critical Root Zone Protection**
The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.
A. Min 6' in height steel chain link fence is required unless otherwise approved by the Forester. Steel chain link fence panels or rolls are acceptable.
1. When chain link panels are installed, anchor to ground or weight with sandbags to hold panels in place.
2. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
3. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times. Post shall be a minimum of ten feet from base of tree
4. Install a silt fence at the perimeter / outer edge of chain link fence
5. "Tree Protection Zone" signs shall be printed in both English and Spanish, and shall be attached to the barrier that notifies the reader that the trees within the barrier are protected from being disturbed in any way.
6. TPZ, including signage, shall be maintained in the location and condition in which approved.
7. Trunk protection may be required and shall be installed at the direction of the Forester.

- Area 2: Canopy Protection**
Contact Forester if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.
- Notes**
1. Tree Retention and Protection Specifications shall be followed throughout duration of work.
2. After TPZ is approved;
A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by Forester.
B. Entrance/access to the TPZ is not permitted without prior written approval from the Forester.
C. No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the Forester.
3. Violation of TPZ or damage to protected trees is subject to penalty per County Ordinance.

REVISIONS		Description	
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	DATE	BY
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	DATE	BY
4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	DATE	BY
DRAWN		sdw	
CHECKED		jah	
DESIGNED		sdw	
JOB NO.		2321-001	
SCALE		1" = 30'	
DATE		JULY 12, 2024	
SHEET		SHEETS	

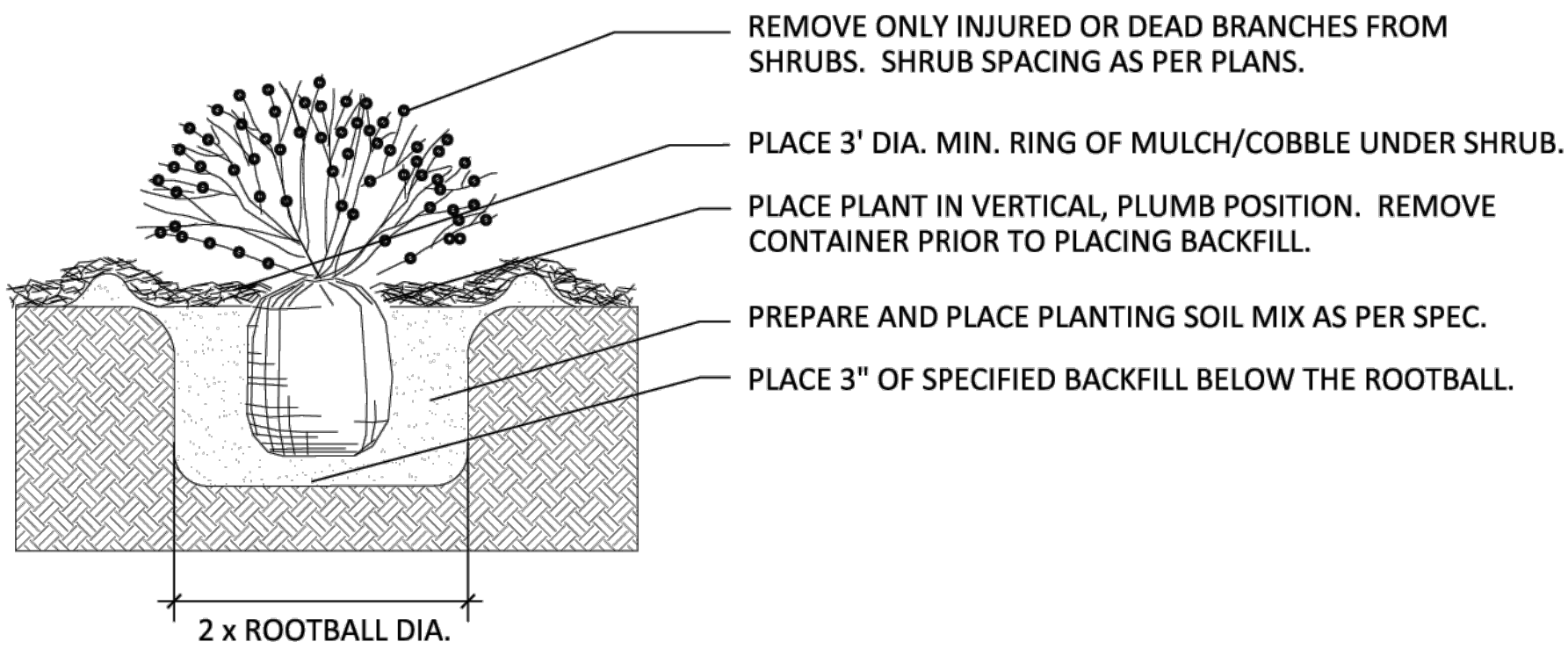
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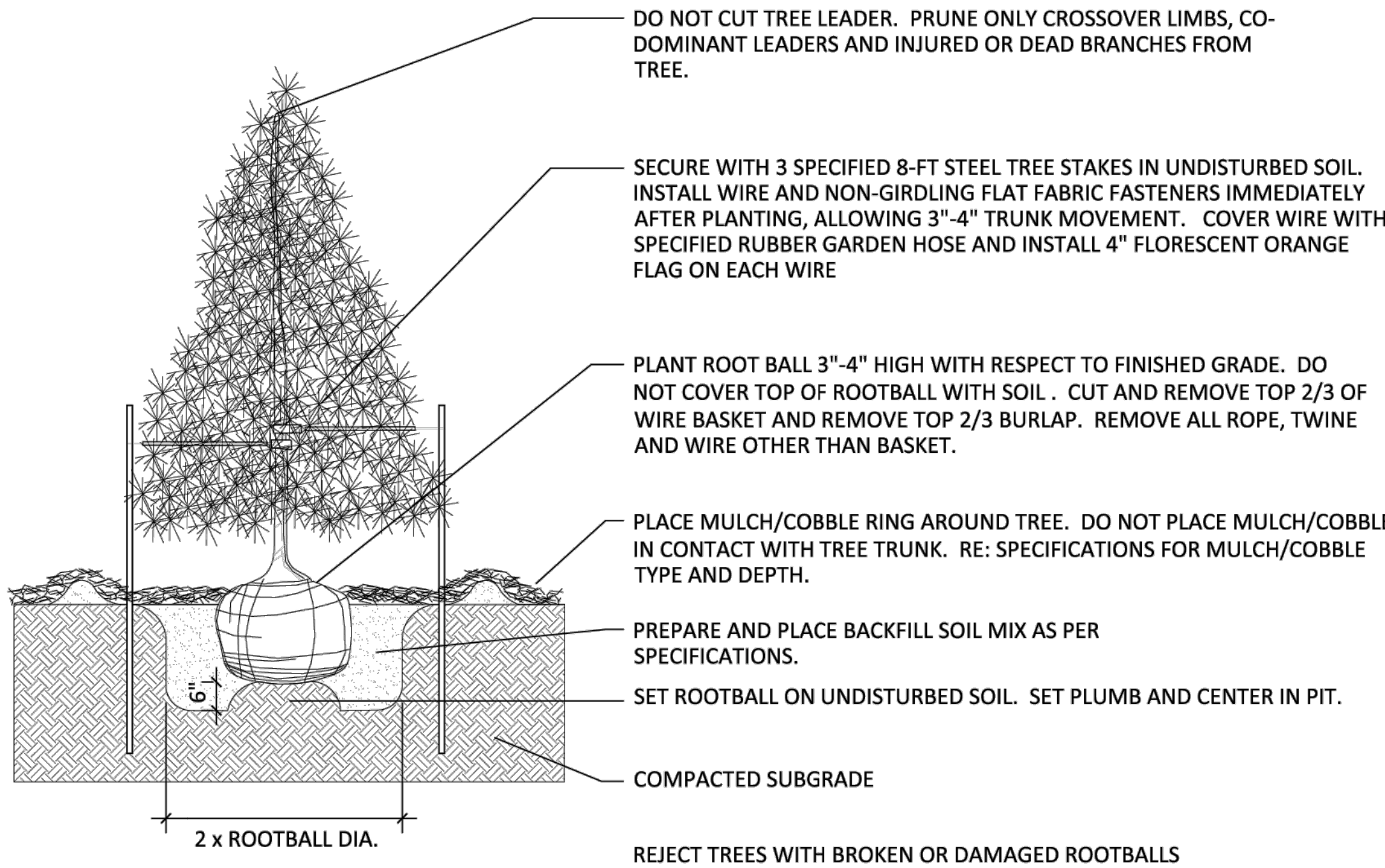
1 DECIDUOUS TREE

NOT TO SCALE



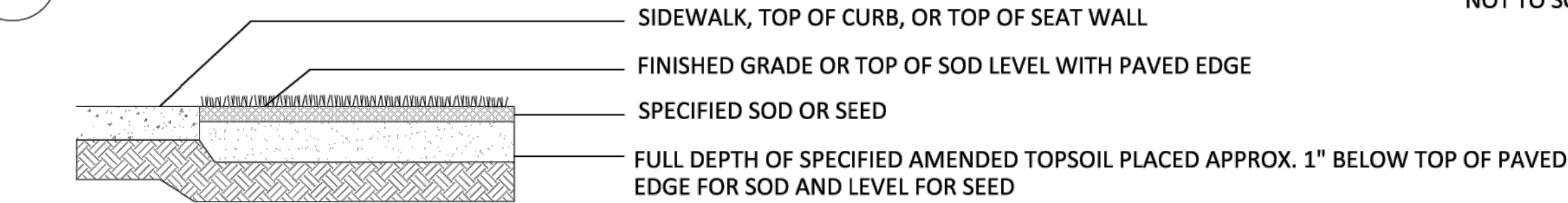
3 SHRUB PLANTING

NOT TO SCALE

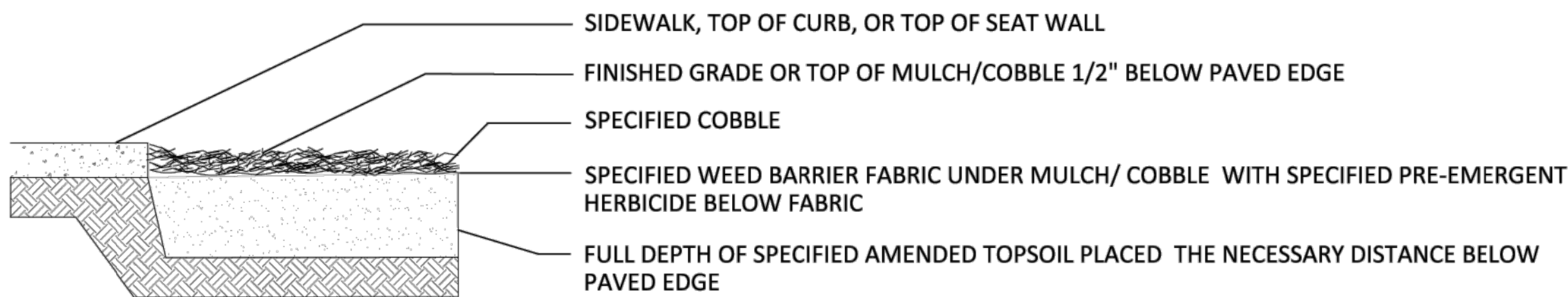


2 EVERGREEN TREE PLANTING

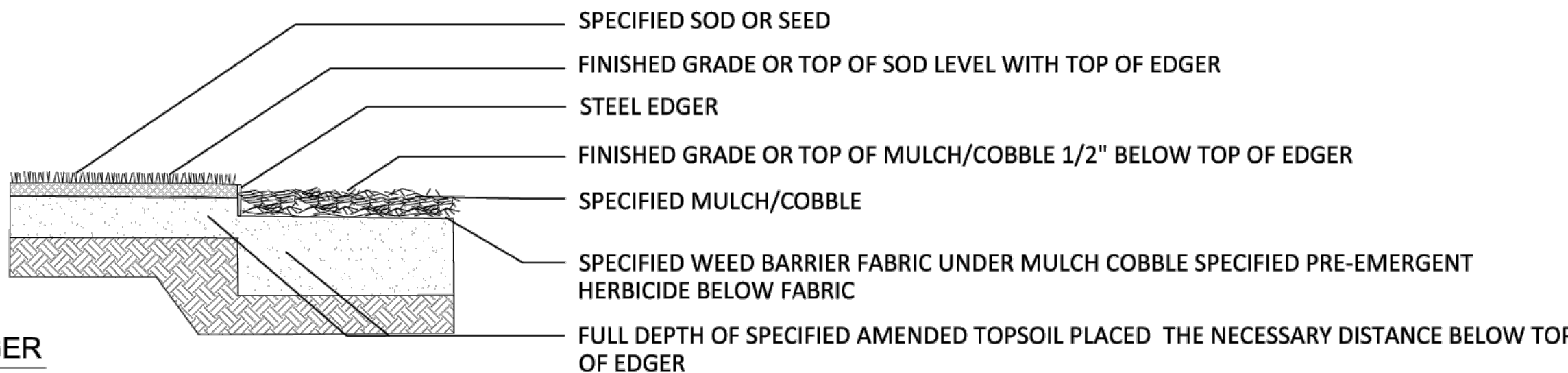
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SOD ADJACENT TO WALKS AND CURBS



MULCH ADJACENT TO WALKS AND CURBS



EDGER

4 EDGE TREATMENT

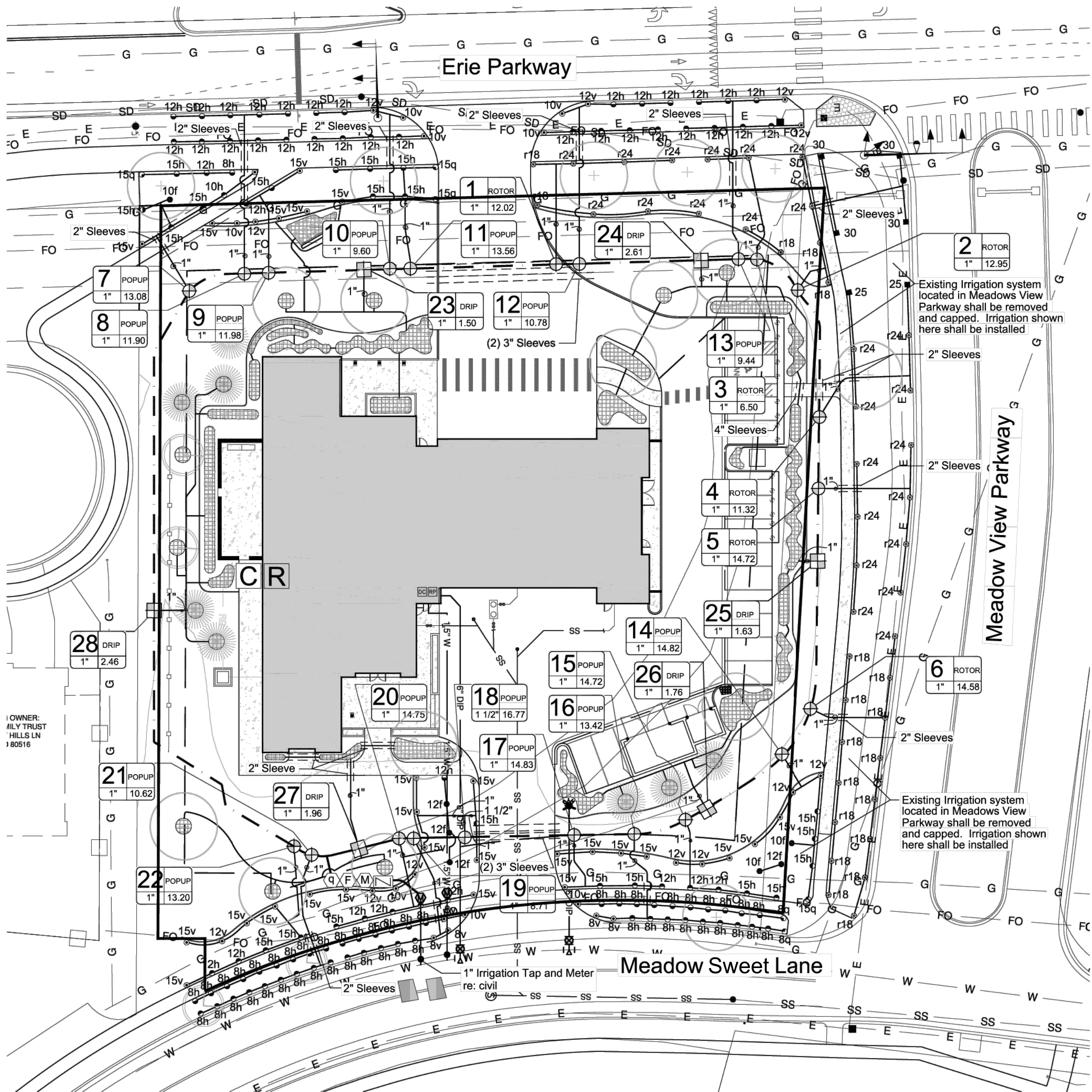
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REVISIONS		Description	
2ND SUBMITTAL	1/24/24	REVISIONS PER TOWN COMMENTS	
3RD SUBMITTAL	04/21/25	REVISIONS PER TOWN COMMENTS	
4TH SUBMITTAL	06/23/25	REVISIONS PER TOWN COMMENTS	
By	Date		
sdw	1/24/24		
jah	04/21/25		
sdw	06/23/25		
DRAWN		sdw	
CHECKED		jah	
DESIGNED		sdw	
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SHEET		SHEETS	

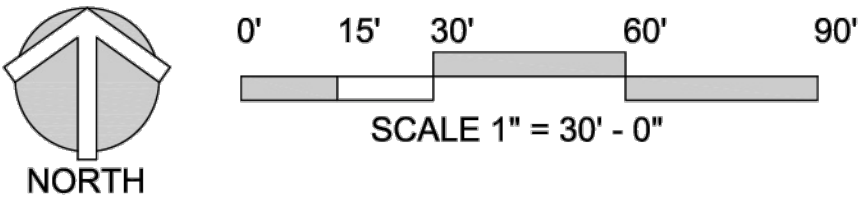
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IRRIGATION LEGEND:



IRRIGATION PLAN



- ELECTRIC REMOTE VALVE DESIGNATOR
- VALVE I.D. LETTER
 - VALVE TYPE
 - VALVE SIZE
 - GALLONS PER MINUTE OR DRIP
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (FULL)
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (HALF)
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (QUARTER)
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (VARIABLE ARC)
- RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE - 45 psi (FULL)
- RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE - 45 psi (HALF)
- RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE - 45 psi (QUARTER)
- RAINBIRD 1812-SAM-P45-R VAN 18
- RAINBIRD 1812-SAM-P45-R VAN 24
- SPRAY AND ROTOR ZONES
- ELECTRIC REMOTE VALVE - RAINBIRD PESB W/ FD 101 DECODER
- DRIP ZONES
- RAIN BIRD - XEZ-PRB-100COM WITH 1" PESB VALVE AND FD 101 DECODER
- 1 1/2" IRRIGATION MAINLINE - CLASS 200
- IRRIGATION LATERAL LINE - CLASS 200
- IRRIGATION LATERAL LINE DIA. SIZE UNLABELED PIPE IS 1" IN SIZE
- IRRIGATION SLEEVE - 40 SCHEDULE
- SUBSURFACE DRIP AREA - 18" SPACING RAINBIRD XFS-06-18
- RAIN BIRD XFS SUBSURFACE TREE RING
- POINT TO CONNECTION
- 1 1/2" FEBCO 825 YA SERIES - INSTALL IN A LOCKABLE ENCLOSURE
- RAINBIRD ESP-LXIVM - PEDESTAL MOUNTED
- RAIN BIRD WR2 RAIN / FREEZE SENSOR MOUNT ON ROOF OF BUILDING
- RAIN BIRD PGA ANGLE 1 1/2" ELECTRIC MASTER VALVE, ANGLE. INSTALL DOWNSTREAM OF BACKFLOW
- MATCO-NORCA 513TX BRONZE GATE VALVE, FULL PORT, HEAVY DUTY
- HUNTER HQ-44LVC 1" QUICK COUPLER VALVE
- RAIN BIRD ULTRA SONIC FLOW SENSOR - FS350B CONNECT LOW FLOW ZONES TOGETHER AS NECESSARY TO ACQUIRE MINIMUM FLOW REQUIREMENTS OF FLOW SENSOR
- NOTE:
PIPE AND / OR OTHER EQUIPMENT MAY BE SHOWN IN CONCRETE, ASPHALT, OR OFF-SITE FOR DIAGRAMMATIC PURPOSES. INSTALL ALL PIPE AND / OR EQUIPMENT ON-SITE AND IN LANDSCAPE AREAS, EXCEPT WHEN NECESSARY TO CROSS PARKING, DRIVES AND SIDEWALKS.

2-WIRE SYSTEM GROUNDING

- IRRIGATION CONTRACTOR SHALL FOLLOW ALL MANUFACTURES RECOMMENDATIONS FOR GROUNDING THE 2 WIRE SYSTEM
- CONTROLLER SHALL BE GROUNDED PER MANUFACTURES RECOMMENDATIONS.
- THE 2 WIRE SYSTEM MODULE SHALL BE CONNECTED TO GROUNDING SYSTEM PER MANUFACTURES RECOMMENDATIONS.
- CONNECT THE END OF EACH STAR PATH TO GROUNDING SYSTEM PER MANUFACTURES RECOMMENDATIONS.
- CONNECT THE 2 WIRE PAT TO A GROUNDING SYSTEM PER MANUFACTURES RECOMMENDATIONS.
- 2 WIRE SYSTEM SHALL BE SURGE PROTECTED WITH A SURGE DEVICE AND CONNECTED TO A GROUNDING SYSTEM EVERY 500 FEET OR EVERY EIGHT DEVICES.
- GROUNDING METHODS SHALL FOLLOW RAIN BIRD "GROUNDING FOR 2-WIRE SYSTEMS" RECOMMENDATIONS.

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

IRRIGATION PLAN

REVISIONS		Description
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	
4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	
By	Date	
MCS	1/10/24	
MCS	04/21/25	
MCS	06/23/25	
Drawn	sdw	
Checked	jah	
Designed	sdw	
Job No.	2321-001	
Scale	1" = 30'	
Date	JULY 12, 2024	
Sheet		

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001

IRRIGATION GENERAL NOTES:

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE DONE TO UTILITIES, STRUCTURES OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
2. IRRIGATION CONTRACTOR SHALL CONNECT TO A DOMESTIC WATER LINE STUB BY OTHERS AS INDICATED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTIONS ARE PROVIDED PER PLANS.
3. IRRIGATION CONTRACTOR SHALL INSTALL A 3" REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY AT THE POINT OF CONNECTION SHOWN ON THE IRRIGATION PLAN. CONNECTION SHALL BE MADE PER ALL APPLICABLE PERMITS AND CITY, COUNTY AND STATE REQUIREMENTS.
4. IF AVAILABLE WATER PRESSURE DIFFERS THAN SHOWN ON PRESSURE LOSS CALCULTION CHARTS CONTACT THE OFFICE OF THE OWNER IMMEDIATELY.
5. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND CONFLICTS.
6. IRRIGATION SYSTEM IS TO CONSIST OF SEPARATE DRIP ZONES, SPRAY HEAD ZONES AND ROTOR ZONES. EACH WITH A SEPARATE VALVE AND STATION ON THE CONTROLLER.
7. CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO INSTALLATION OF SYSTEM. SYSTEM DESIGN BASED ON MINIMUM 40 PSI AT EACH IRRIGATION HEAD OR A MINIMUM OF 30 PSI AT EACH DRIP IRRIGATION ZONE.
8. VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
9. CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES, SPECIFICATION FROM LANDSCAPE ARCHITECT AND MANUFACTURER.
11. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
12. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
13. CONTRACTOR TO INSTALL NEW RAIN BIRD ESP-LXIVM CONTROLLER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO INSTALL A RAIN BIRD WR2 WIRELESS RAIN / FREEZE SENSOR. LOCATION OF THE RAIN SENSOR TO BE APPROVED BY THE OWNER.
14. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL RAIN BIRD PRS-D PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 6.5 PSI FROM OPERATION PSI AS STATED IN THE VALVE SCHEDULES FOR EACH ZONE.
15. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
16. PLACE VALVE BOXES 12" FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED.
17. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
18. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
19. ALL SPRINKLER HEADS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, PARKING AREAS, RETAINING WALLS, BUILDINGS OR THE HARDSCAPE AREAS.
21. THE CONTRACTOR SHALL PLACE A #14 TRACER WIRE WITH BLUE PE COATING ALONG ALL PVC MAINLINE THAT DOES NOT HAVE IRRIGATION CONTROL WIRES PROPOSED. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
22. CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.

NORTH IRRIGAITON SYSTEM



STATION I.D.	VALVE SIZE	GPM	ZONE TYPE	PRECIP	DESIGN PRESSURE	SUN	MON	TUES	WED	THUR	FRI	SAT	LANDSCAPE TYPE
1	1"	12.02	ROTOR	0.71 in. / hr.	45 PSI		40 min.		40 min.		40 min.		TURF GRASS
2	1"	12.95	ROTOR	0.71 in. / hr.	45 PSI		40 min.		40 min.		40 min.		TURF GRASS
3	1"	6.50	ROTOR	0.71 in. / hr.	45 PSI		40 min.		40 min.		40 min.		TURF GRASS
4	1"	11.32	ROTOR	0.71 in. / hr.	45 PSI		40 min.		40 min.		40 min.		TURF GRASS
5	1"	14.72	ROTOR	0.71 in. / hr.	45 PSI		40 min.		40 min.		40 min.		TURF GRASS
6	1"	14.58	ROTOR	0.71 in. / hr.	45 PSI		40 min.		40 min.		40 min.		TURF GRASS
7	1"	13.08	POPUP SPRAY	1.83 in. / hr.	30 PSI		15 min.		15 min.		15 min.		TURF GRASS
8	1"	11.90	POPUP SPRAY	1.83 in. / hr.	30 PSI		15 min.		15 min.		15 min.		TURF GRASS
9	1"	11.98	POPUP SPRAY	1.83 in. / hr.	30 PSI		15 min.		15 min.		15 min.		TURF GRASS
10	1"	9.60	POPUP SPRAY	1.83 in. / hr.	30 PSI		15 min.		15 min.		15 min.		TURF GRASS
11	1"	13.56	POPUP SPRAY	1.83 in. / hr.	30 PSI		15 min.		15 min.		15 min.		TURF GRASS
12	1"	10.78	POPUP SPRAY	1.83 in. / hr.	30 PSI		15 min.		15 min.		15 min.		TURF GRASS
13	1"	9.44	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
14	1"	14.82	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
15	1"	14.72	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
16	1"	13.42	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
17	1"	14.83	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
18	1 1/2"	16.77	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
19	1"	8.71	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
20	1"	14.75	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
21	1"	10.62	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
22	1"	13.20	POPUP SPRAY	1.83 in. / hr.	30 PSI	15 min.		15 min.		15 min.			TURF GRASS
23	1"	1.50	DRIP	0.6 in. / hr.	30 PSI	18 min.		18 min.		18 min.			SHRUB BED
24	1"	2.61	DRIP	0.6 in. / hr.	30 PSI	18 min.		18 min.		18 min.			SHRUB BED
25	1"	1.63	DRIP	0.6 in. / hr.	30 PSI	18 min.		18 min.		18 min.			SHRUB BED
26	1"	1.76	DRIP	0.6 in. / hr.	30 PSI	18 min.		18 min.		18 min.			SHRUB BED
27	1"	1.96	DRIP	0.6 in. / hr.	30 PSI	18 min.		18 min.		18 min.			SHRUB BED
28	1"	2.46	DRIP	0.6 in. / hr.	30 PSI	18 min.		18 min.		18 min.			SHRUB BED
						4.30 hr.	8.00 hr.	4.30 hr.	8.00 hr.	4.30 hr.	8.00 hr.		36.90 Hours per Week

Note: All Precipitation Rates Were Determined From the List Manufactures Catalog Rates

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 268-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.S.A.

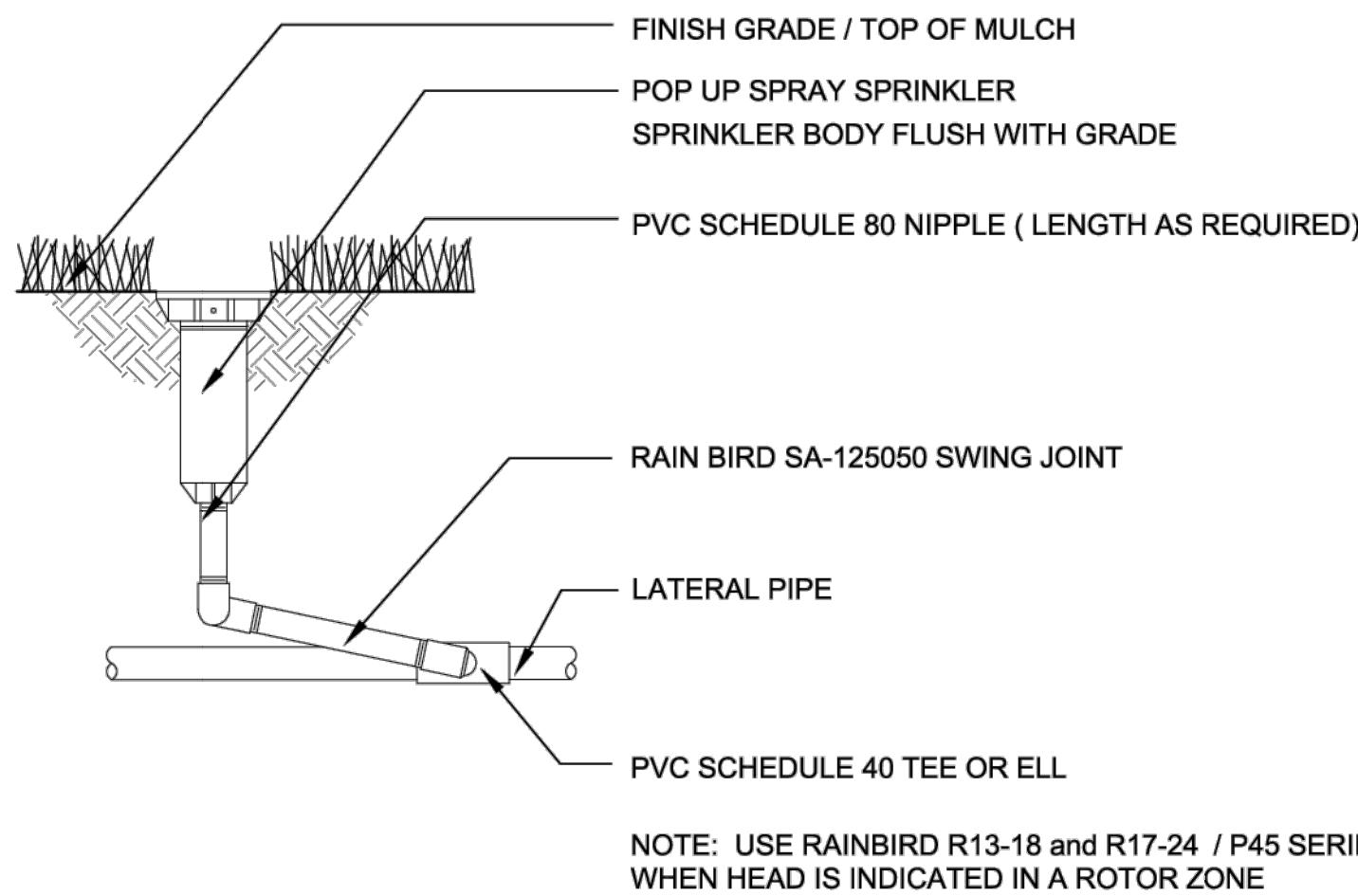
STRATEGIC
SITE DESIGN

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE
IRRIGATION NOTES

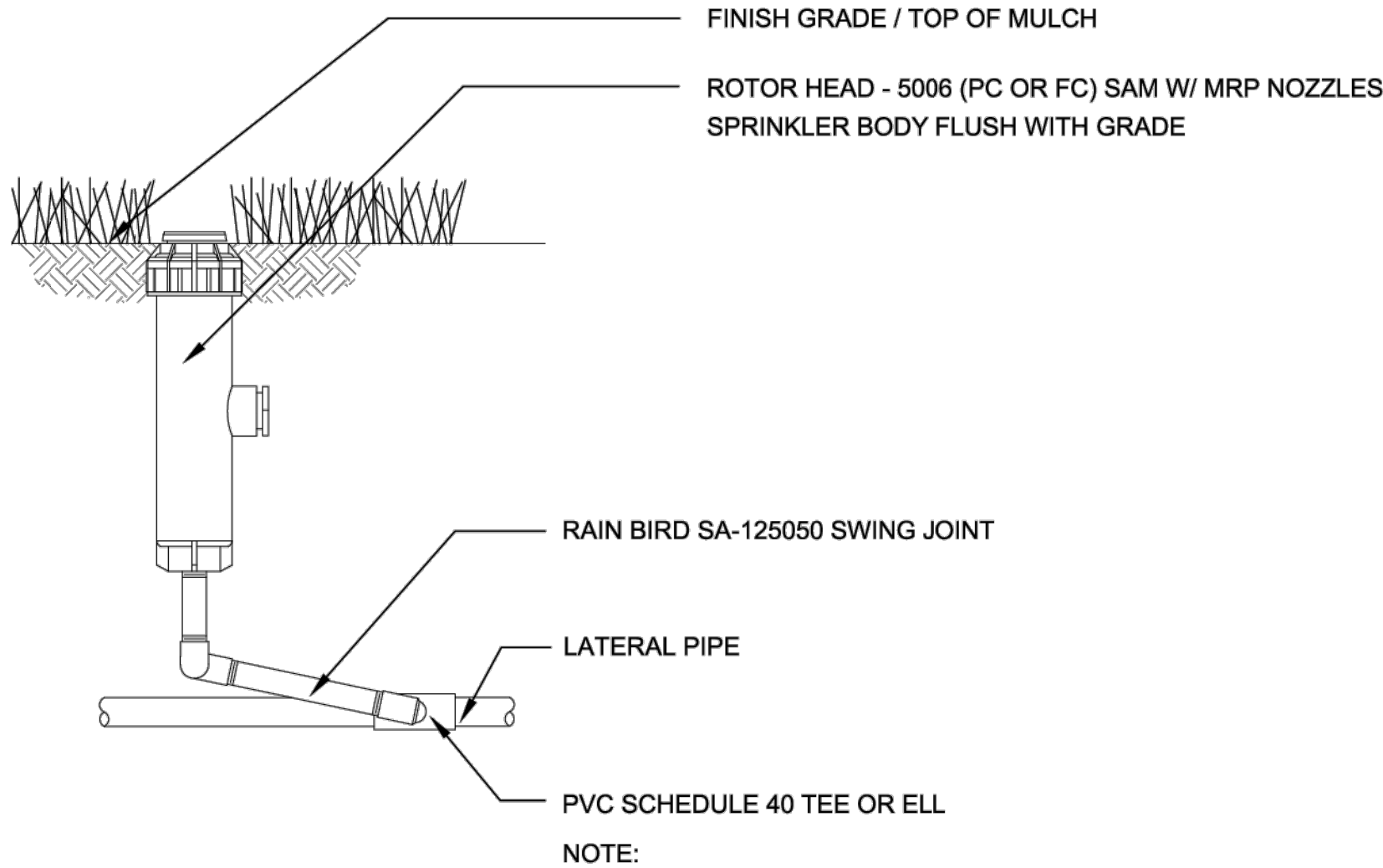
REVISIONS		Description	
2ND SUBMITTAL		REVISIONS PER TOWN COMMENTS	
3RD SUBMITTAL		REVISIONS PER TOWN COMMENTS	
4TH SUBMITTAL		REVISIONS PER TOWN COMMENTS	
By		Date	
MCS		1/10/24	
MCS		04/17/25	
MCS		06/23/25	
DRAWN		sdw	
CHECKED		jah	
DESIGNED		sdw	
JOB NO.		2321-001	
SCALE		1" = 30'	
DATE		JULY 12, 2024	
SHEET		SHEETS	

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

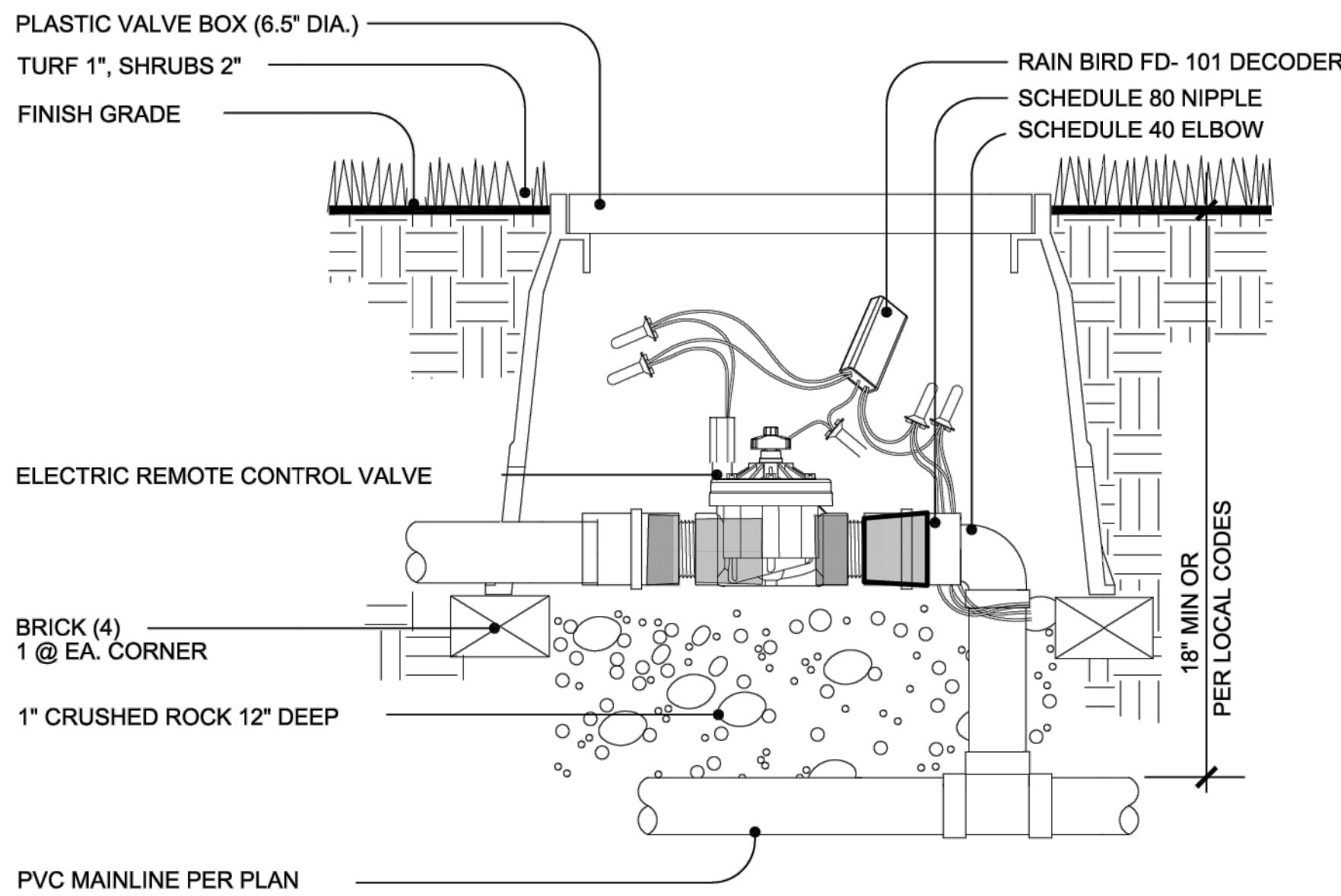
PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



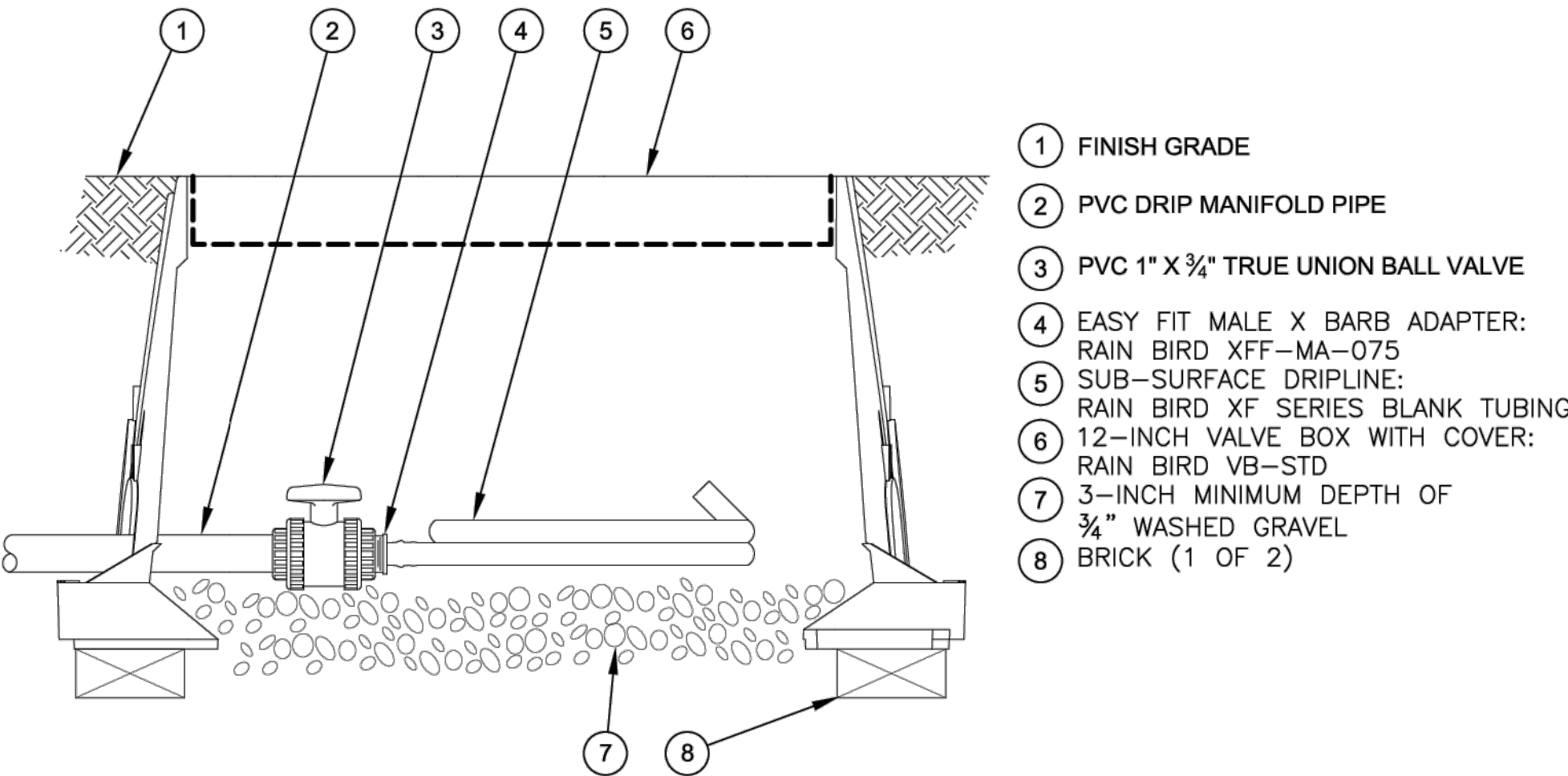
1 1812 SAM POP-UP SPRAY HEAD
MPR AND / OR VAN NOZZLE SERIES N.T.S.



2 RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE
N.T.S.



3 SPRAY AND ROTOR ZONE VALVE ASSEMBLY
PESB SPRAY AND ROTOR ZONES N.T.S.

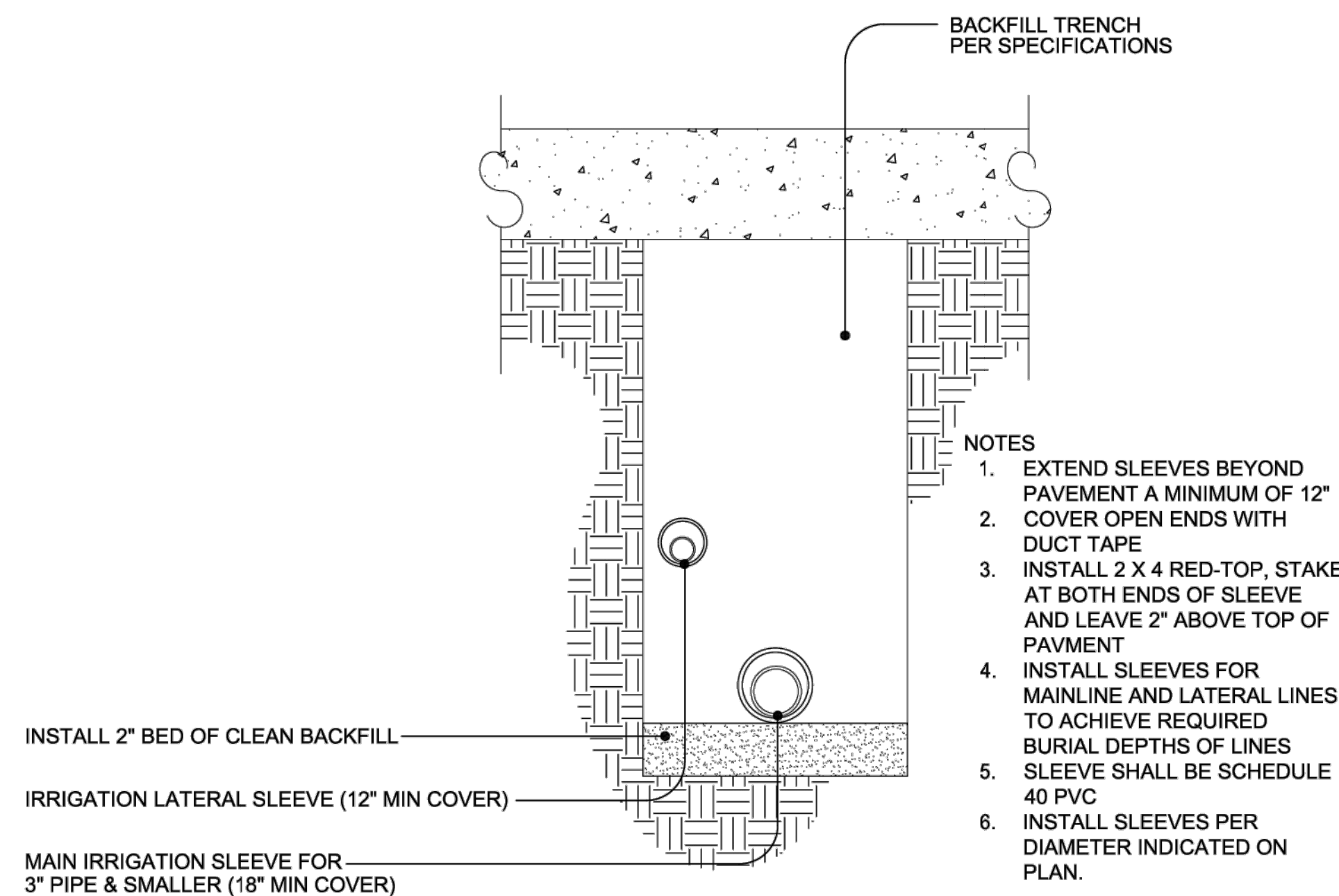


4 SUBSURFACE FLUSH POINT VALVE
N.T.S.

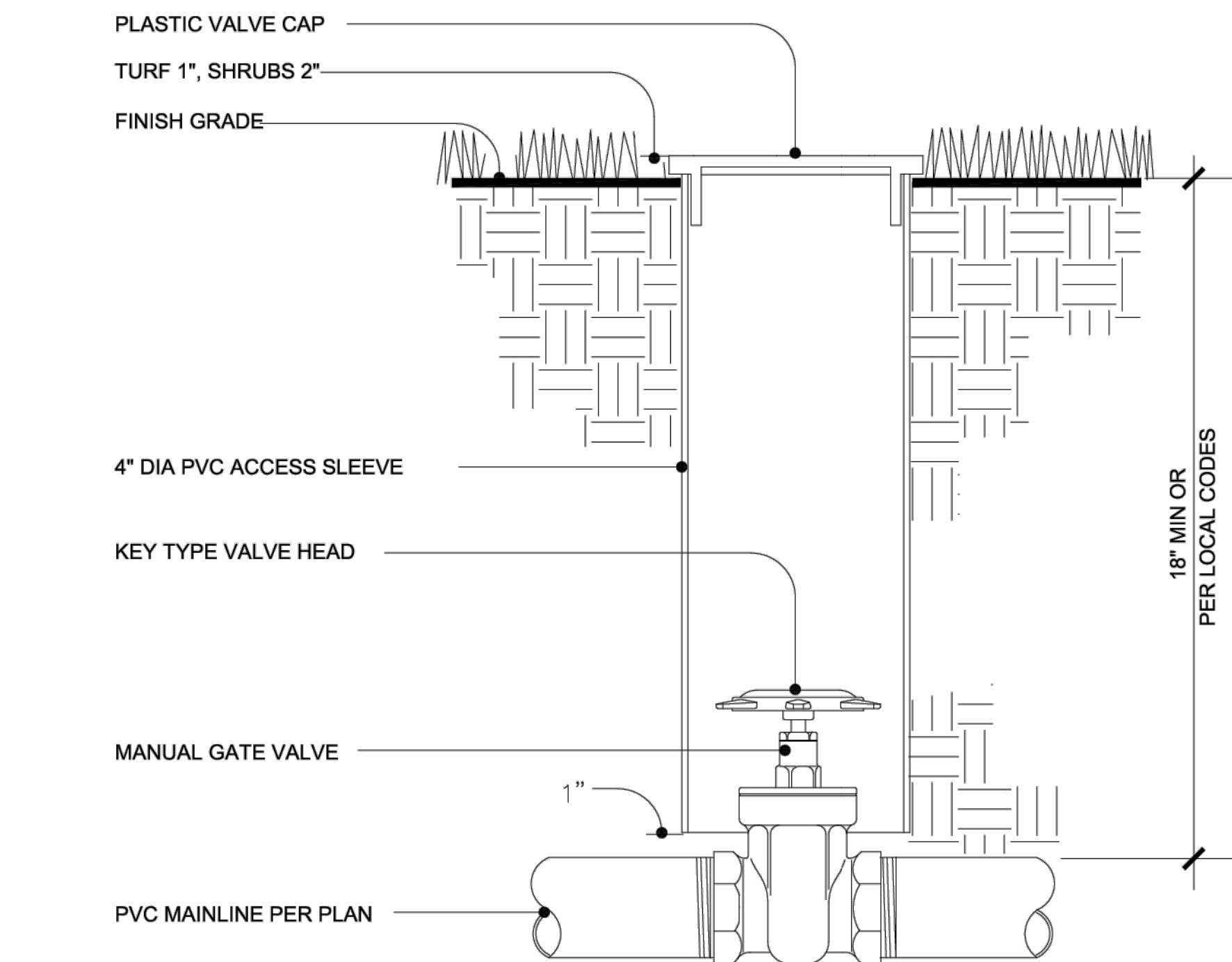
REVISIONS		Date
Description		
2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS	1/10/24	
3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS	04/21/25	
4TH SUBMITTAL - REVISIONS PER TOWN COMMENTS	06/23/25	
DRAWN		sdw
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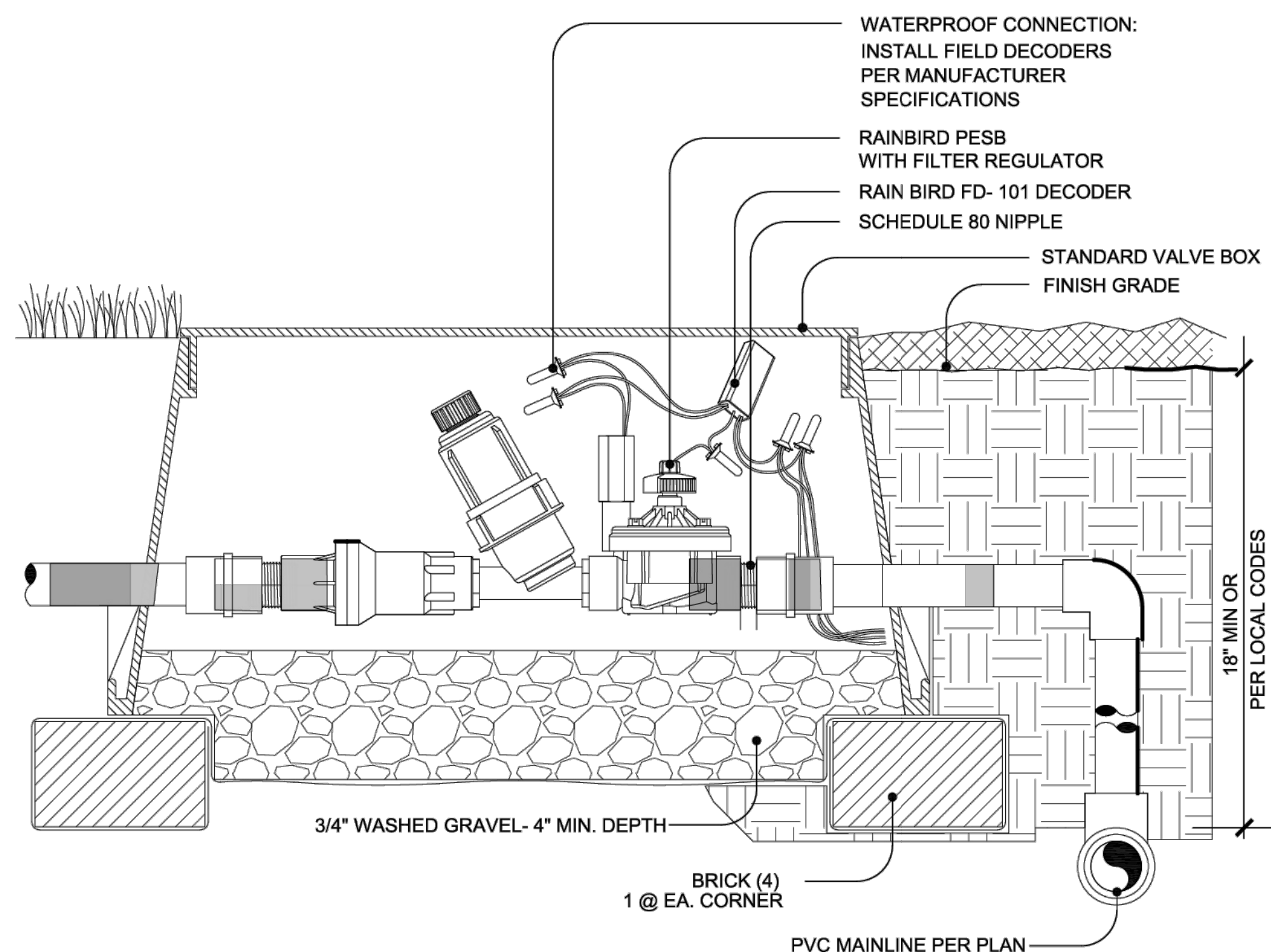
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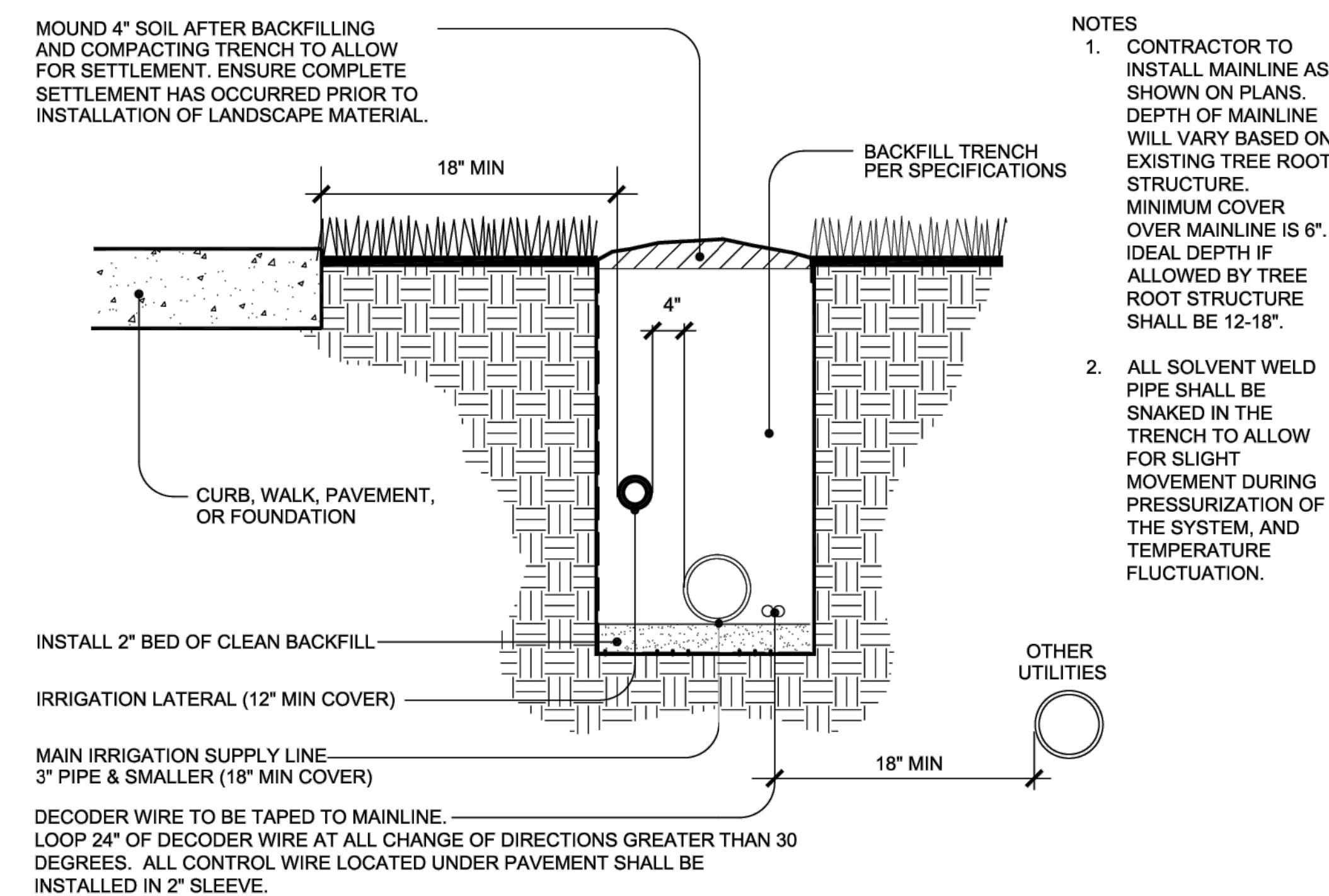
1 SLEEVING



2	GATE VALVE	
	RAIN BIRD PEB	N.T.S.



3 DRIP ZONE VALVE ASSEMBLY
RAIN BIRD - XCZ-PRB-100COM WITH 1" PESS VALVE



4 TRENCHING DETAIL

CONTACT INFORMATION
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ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.



STRATEGIC
SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15

SPECIAL REVIEW I USE

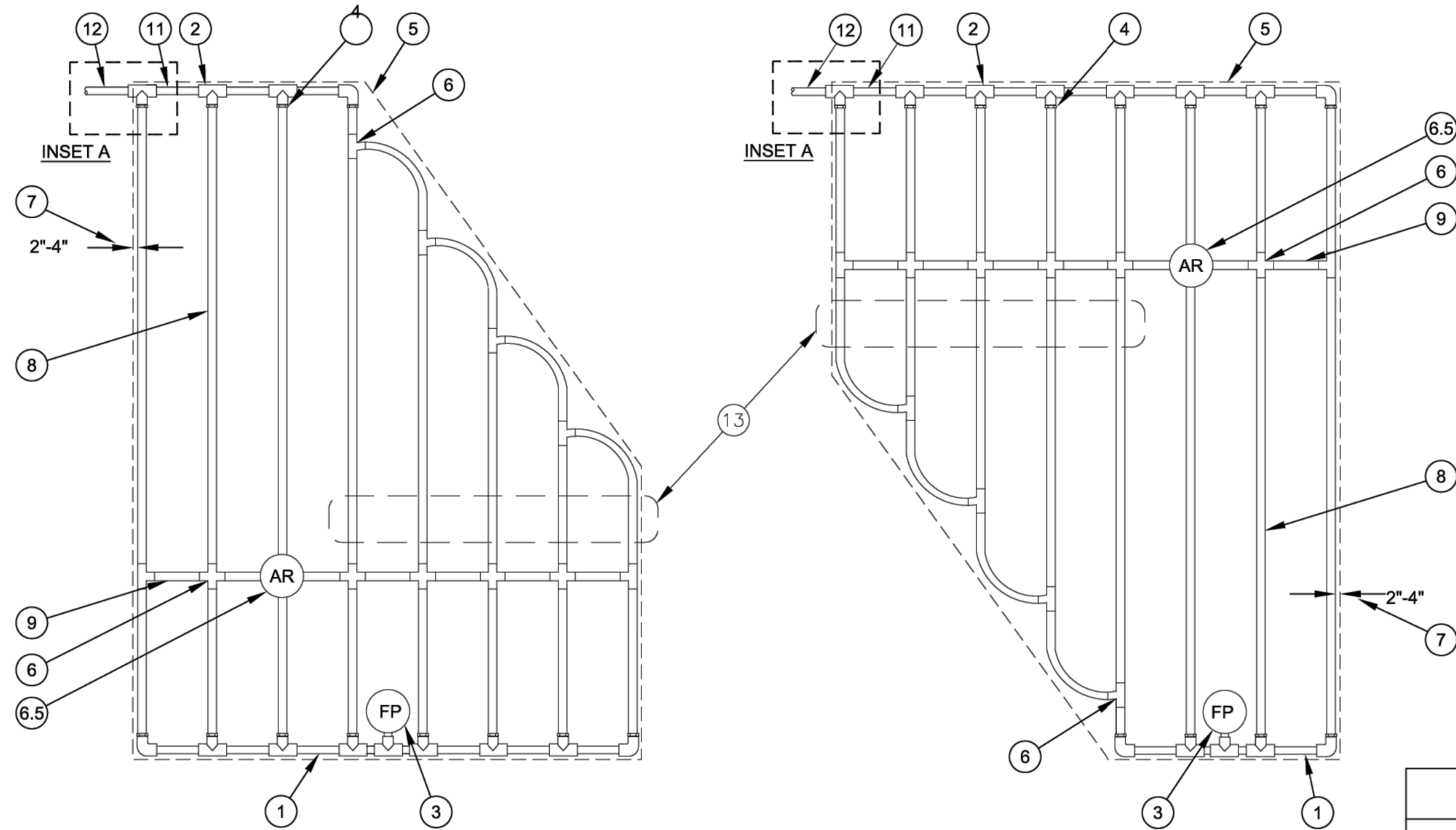
SPECIAL REVIEW USE

IRRIGATION DETAILS

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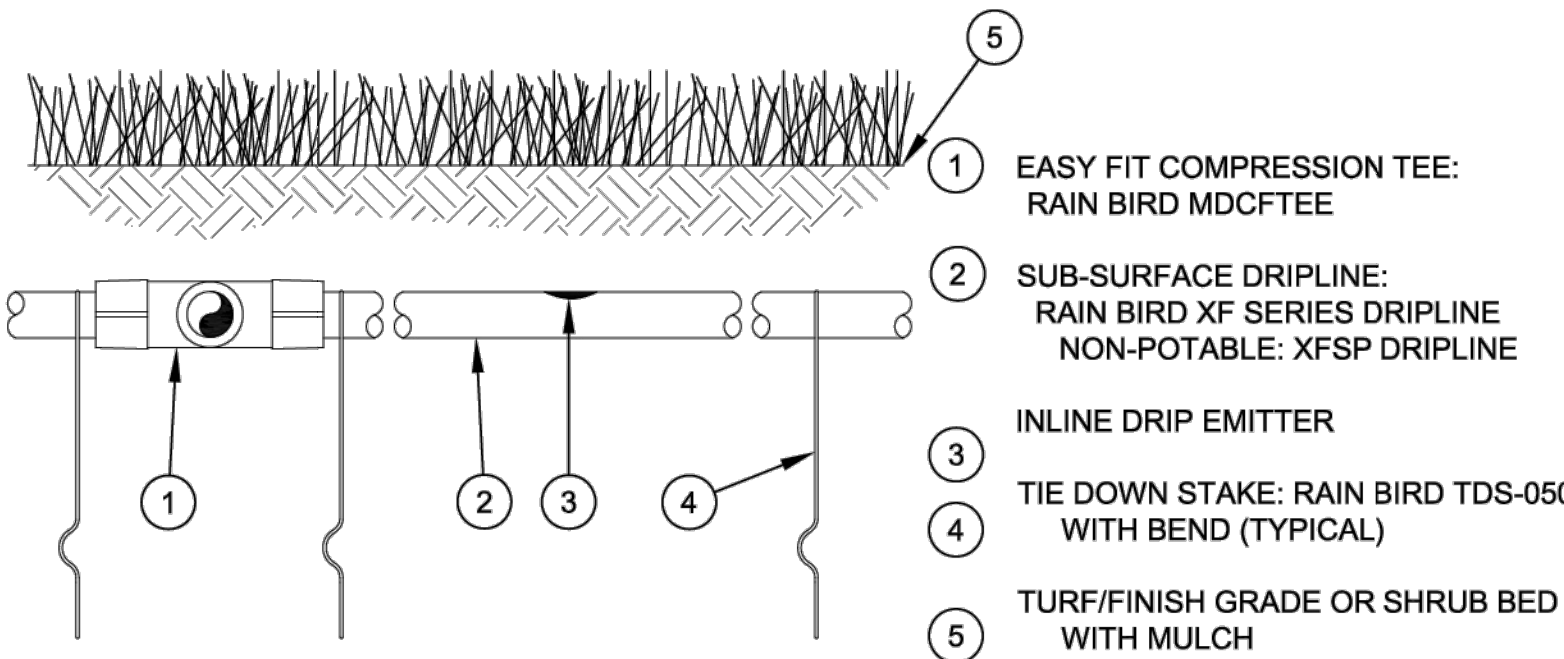
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PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



- NOTES:
- 18" DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL)
SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS:
RAIN BIRD XFF-TEE OR
RAIN BIRD XFD-CROSS (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4"
FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
- RAIN BIRD XF SERIES BLANK TUBING
- 1/2" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF
INSTALLATION
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE
KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT
EXCEED LENGTH SHOWN IN TABLE
- CLASS 200 LATERAL

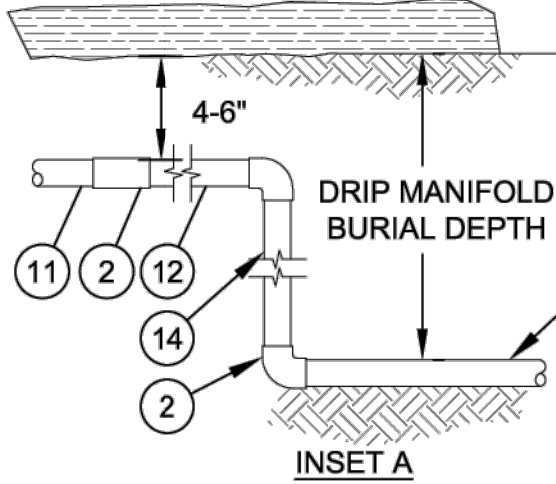


- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 - INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

2 DRIPLINE BURIAL DETAIL

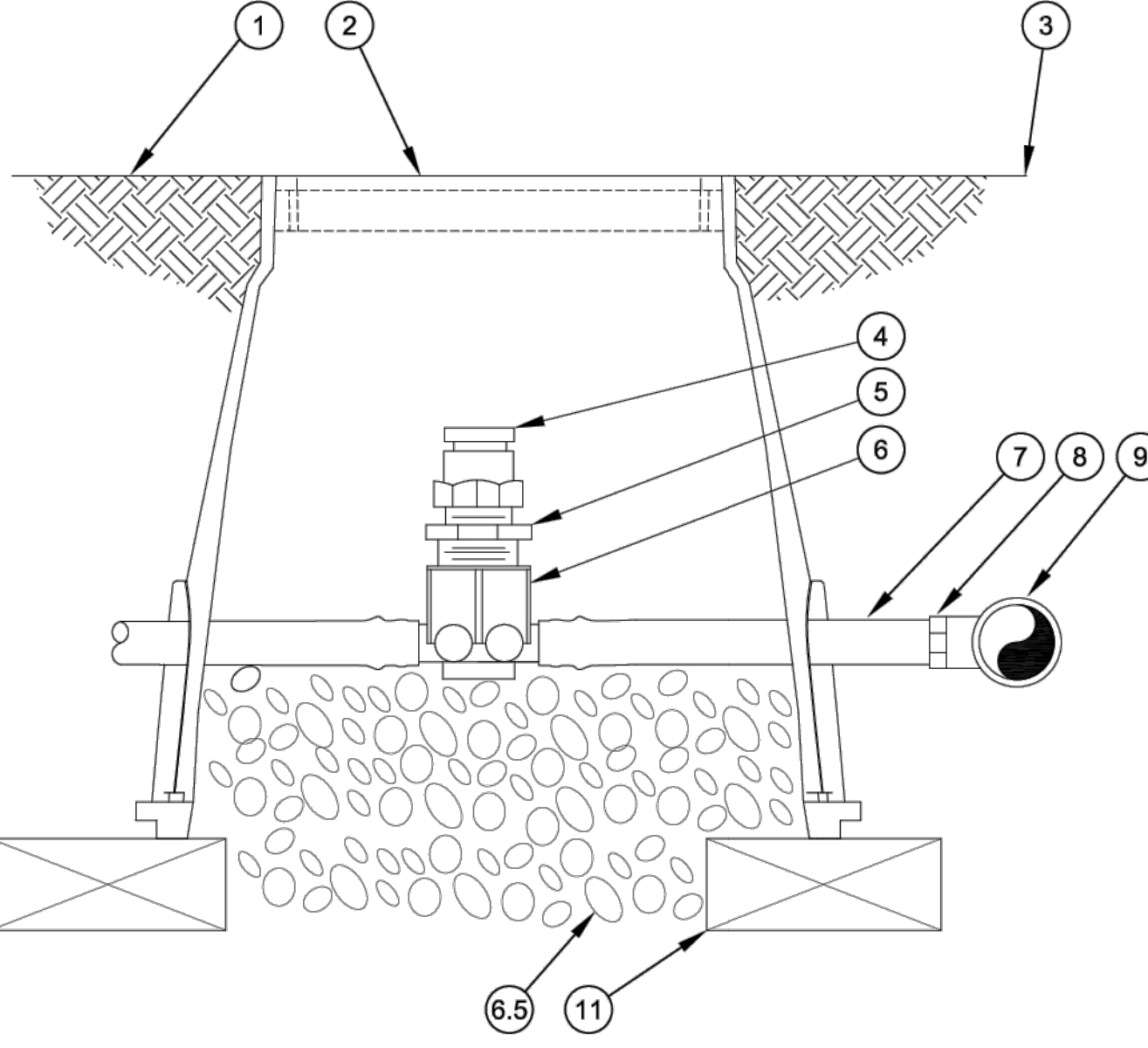
N.T.S.

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	265	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514



1 XFS - SUBSURFACE DRIP LAYOUT

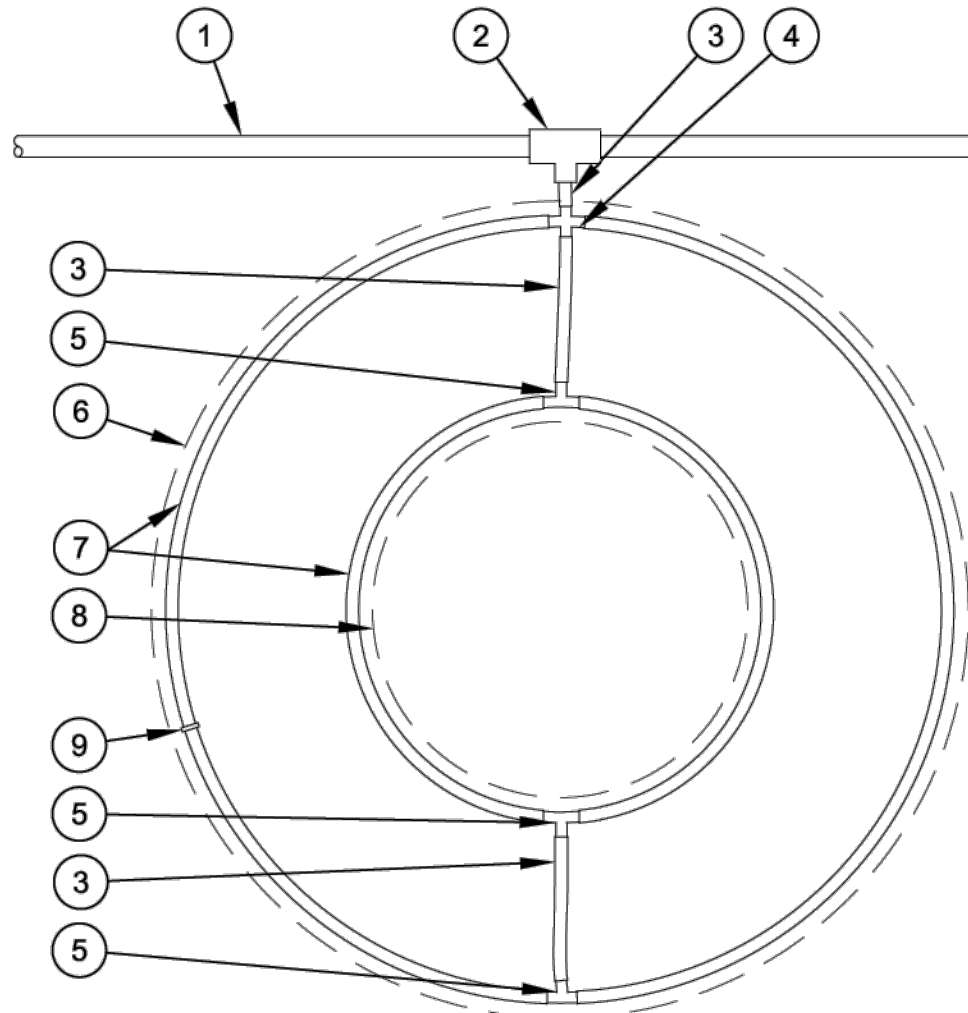
N.T.S.



- FINISH GRADE
- SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
- FINISH GRADE
- 1/2" AIR RELIEF VALVE:
RAIN BIRD ARV050
IN DRIP ZONE
- 1/2" X 3/4" PVC REDUCER BUSHING
- TO BE INSTALLED AT HIGH POINTS
RAIN BIRD XFD-TFA FITTING
- 1/2" BLANK DRIPLINE TUBING:
RAIN BIRD XF SERIES
BARB X FEMALE THREAD CONNECTOR:
- RAIN BIRD XFF-MA FITTING
- PVC TEE CONNECTED TO PVC
HEADER PIPE
BARB X MALE THREAD CONNECTOR:
- 3" MINIMUM DEPTH OF
3/4" WASHED GRAVEL
- BRICK (1 OF 2)

3 SUBSURFACE AIR RELIEF VALVE

N.T.S.



- PVC DRIP MANIFOLD PIPE
- PVC SCH 40 TEE OR EL
- RAIN BIRD XF SERIES BLANK TUBING
- BARB CROSS INSERT FITTING:
RAIN BIRD XFD-CROSS
- BARB TEE INSERT FITTING:
RAIN BIRD XFF-TEE
- PROJECTED CANOPY LINE OF TREE
- SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFS DRIPLINE
PLACE AS SHOWN (LENGTH AS
REQUIRED)
- ROOT BALL
- TIE DOWN STAKE:
RAIN BIRD TDS-050 WITH BEND
(QUANTITY AS REQUIRED,
SEE NOTES 2-3 BELOW)

- NOTES:
- DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 - PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

4 XFS - SUBSURFACE TREE DRIPLINE LAYOUT

N.T.S.

MOUNTAIN VIEW FIRE RESCUE - STATION #15

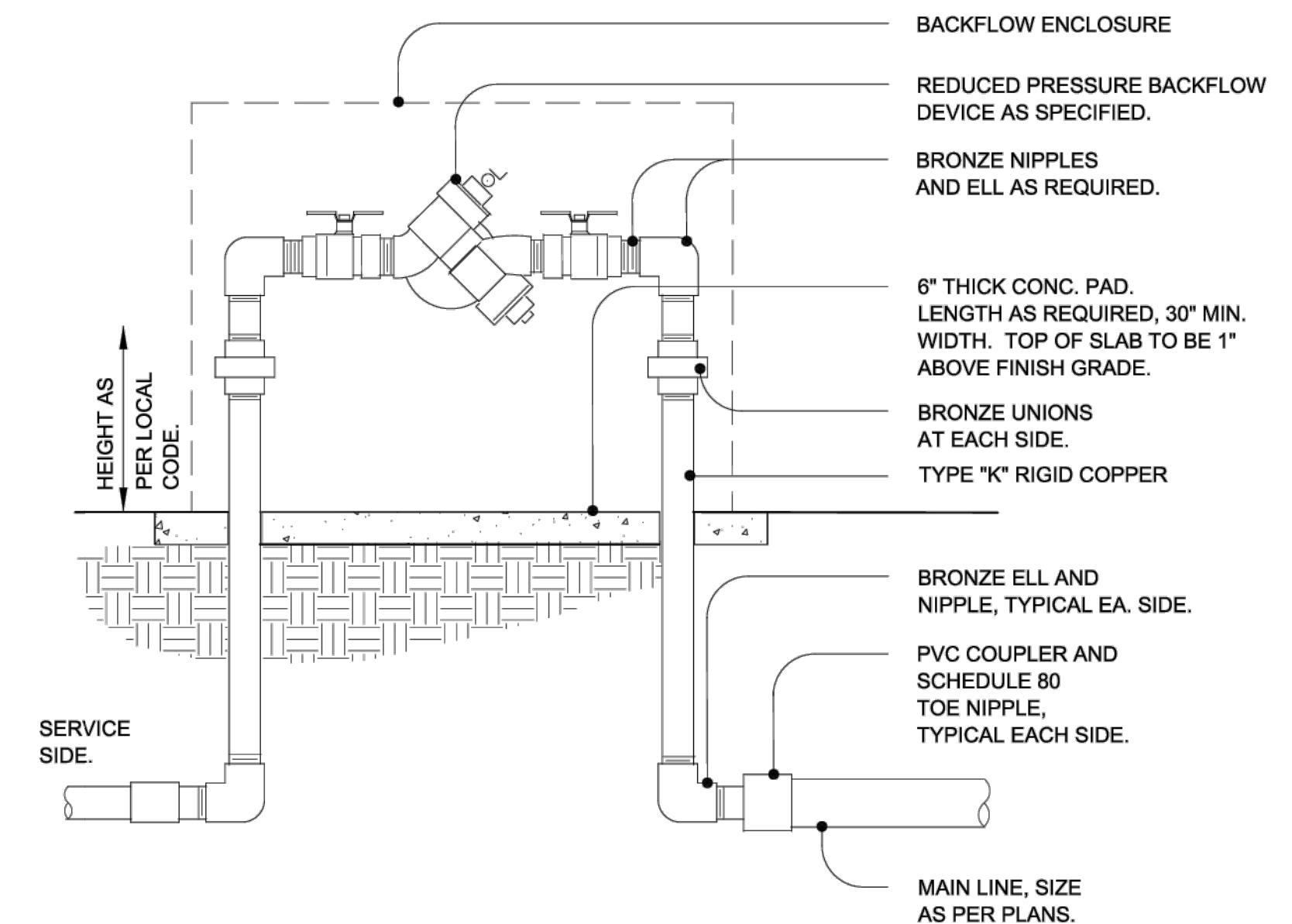
SPECIAL REVIEW USE

IRRIGATION DETAILS

REVISIONS		Date	By
Description			
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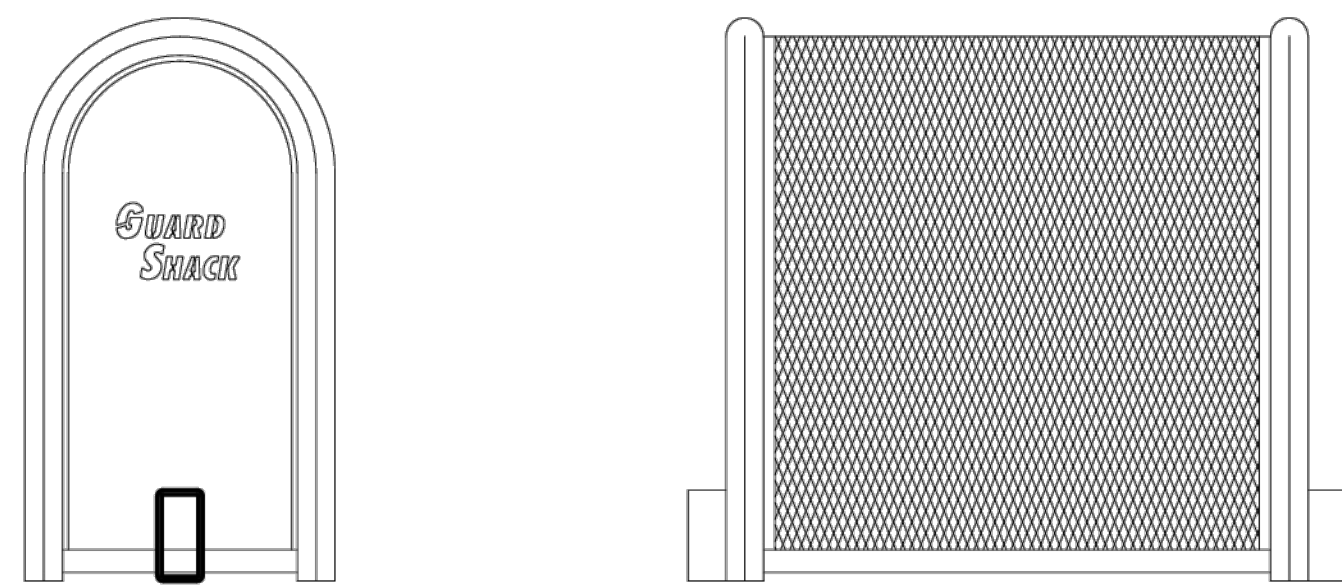
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1 BACKFLOW PREVENTER
FEBCO 1 1/2" OR 2" 825YA N.T.S.

- NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER. TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FISH GRADE.
 - INSTALL ENCLOSURE ANCHORS PER MANUFACTURERS RECOMMENDATIONS.
 - PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
 - PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR. (UNLESS OTHERWISE NOTED).
 - 1 1/2" BACKFLOW - GS-1
2" BACKFLOW GS-3
2 1/2" BACKFLOW GS-5



2 BACKFLOW PREVENTER ENCLOSURE
GUARDSHACK GS-1, GS-3 OR GS-4 N.T.S.

- NOTES:
- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - INSTALL A DISCONNECT SWITCH AND 120 VOLT GFCI RECEPTACLE WITHIN PEDESTAL.
 - ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

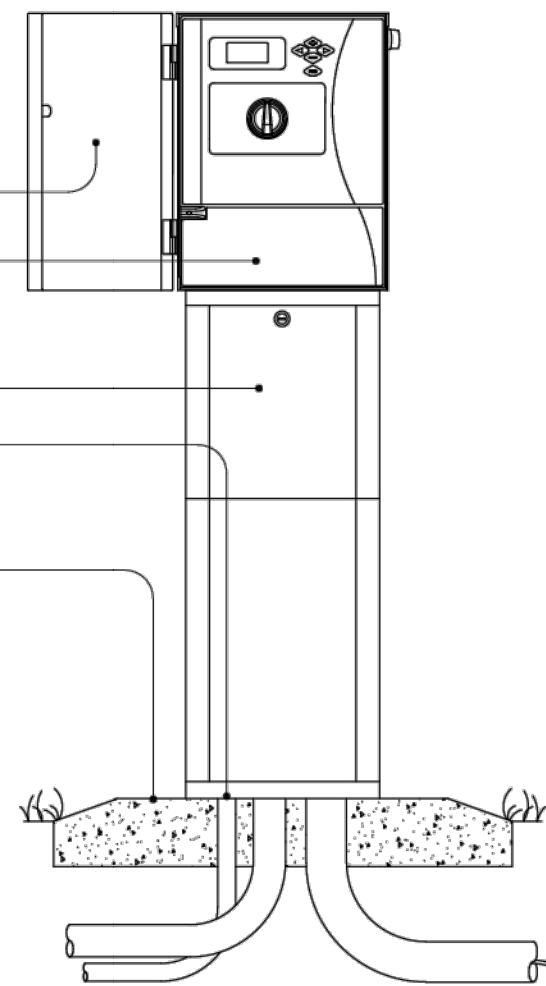
PROVIDE A MINIMUM OF 16" CLEARANCE TO OPEN CONTROLLER COVER

IRRIGATION CONTROLLER PER PLAN - RAIN BIRD ESP LXVIM

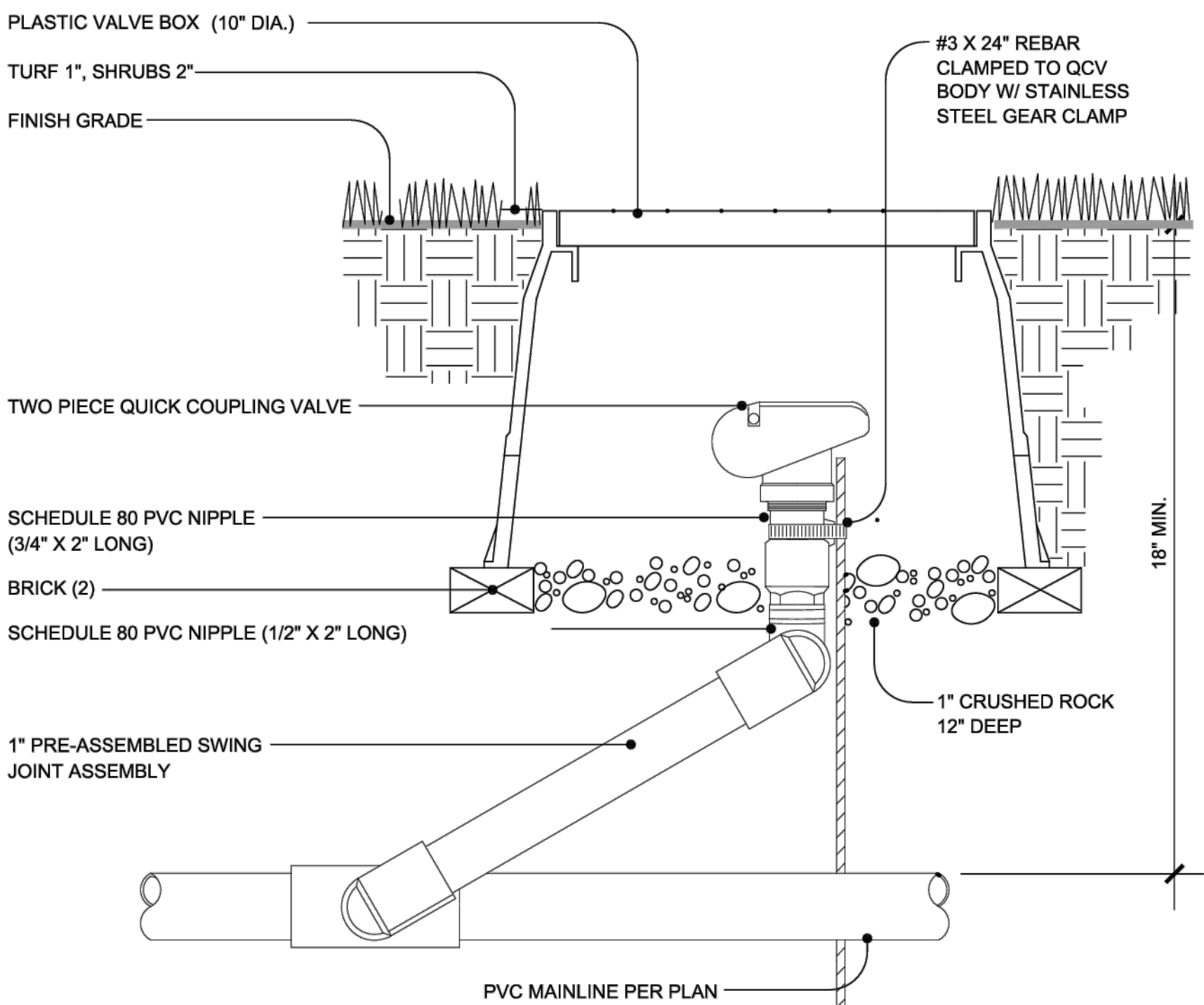
METAL PEDESTAL

CONCRETE BASE PER MANUFACTURER RECOMMENDATIONS. SLOPE CONCRETE AWAY FROM THE PEDESTAL BASE

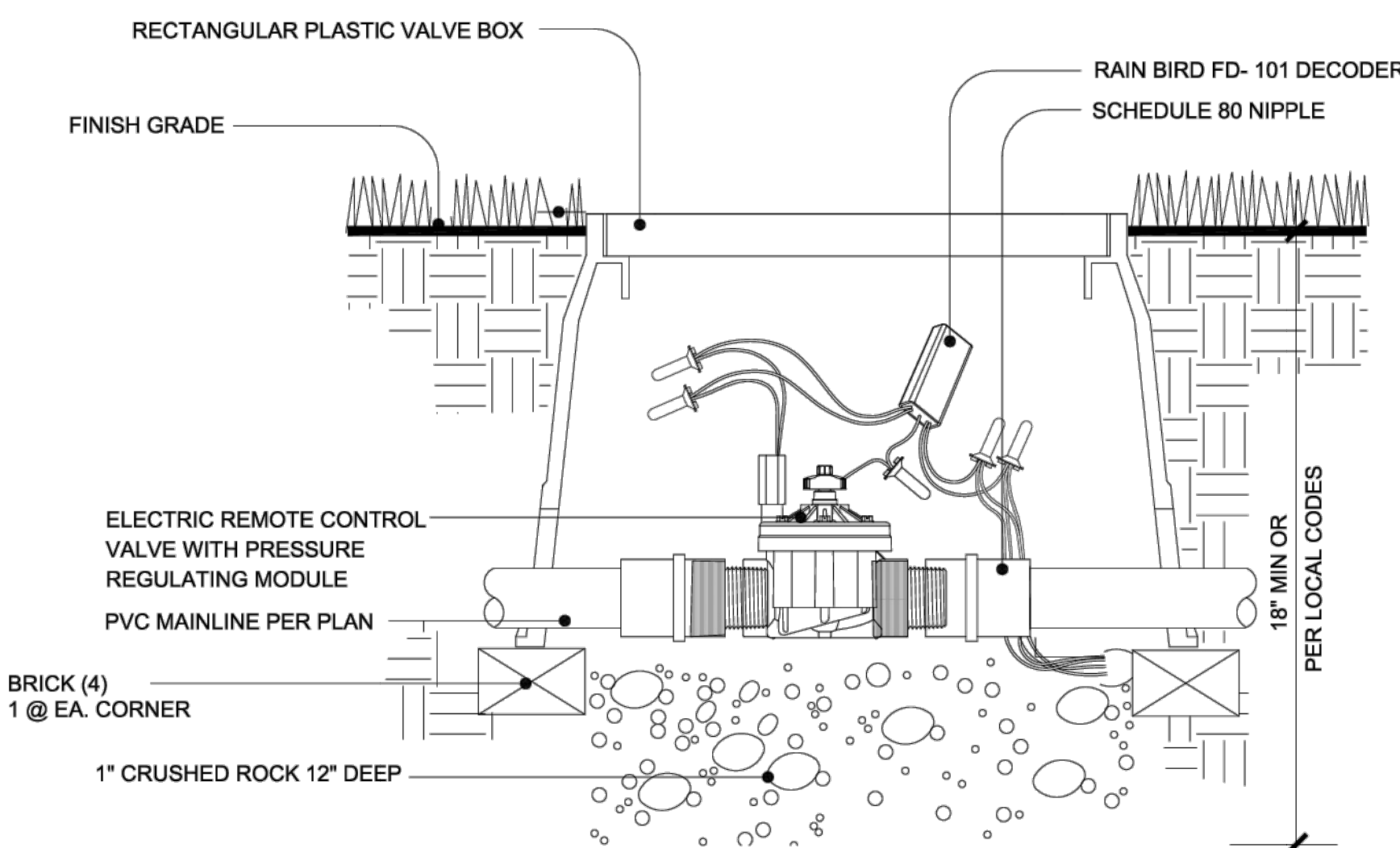
ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE. CONTROLLER SHALL BE HARDWIRED TO GROUNDED 100 VAC POWER SUPPLY



3 IRRIGATION CONTROLLER N.T.S.



4 QUICK COUPLER VALVE
HUNTER HQ-44LRC N.T.S.



5 MASTER VALVE
RAIN BIRD PGA N.T.S.

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 268-6831
CPERDUE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.S.A.



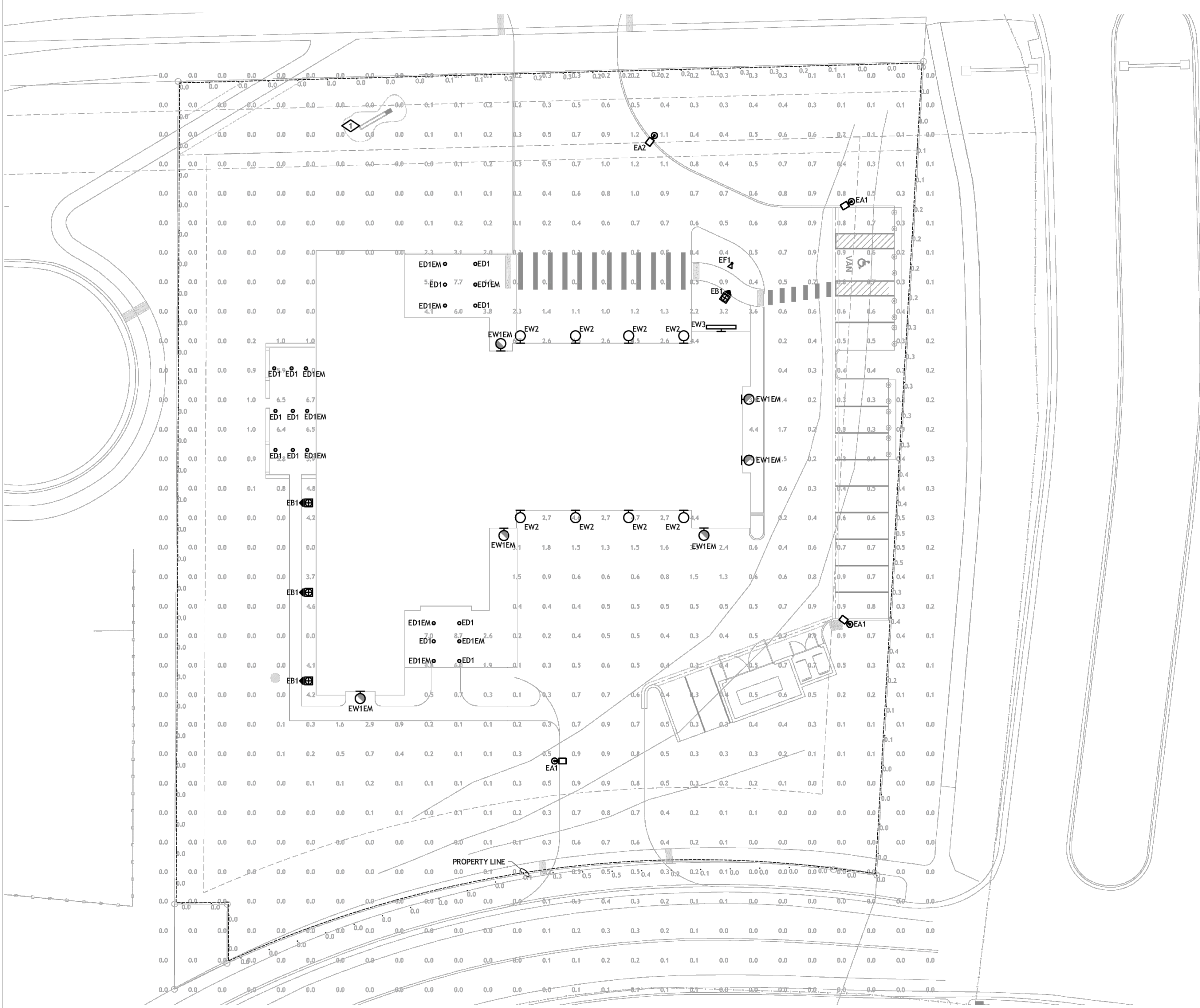
MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

IRRIGATION DETAILS

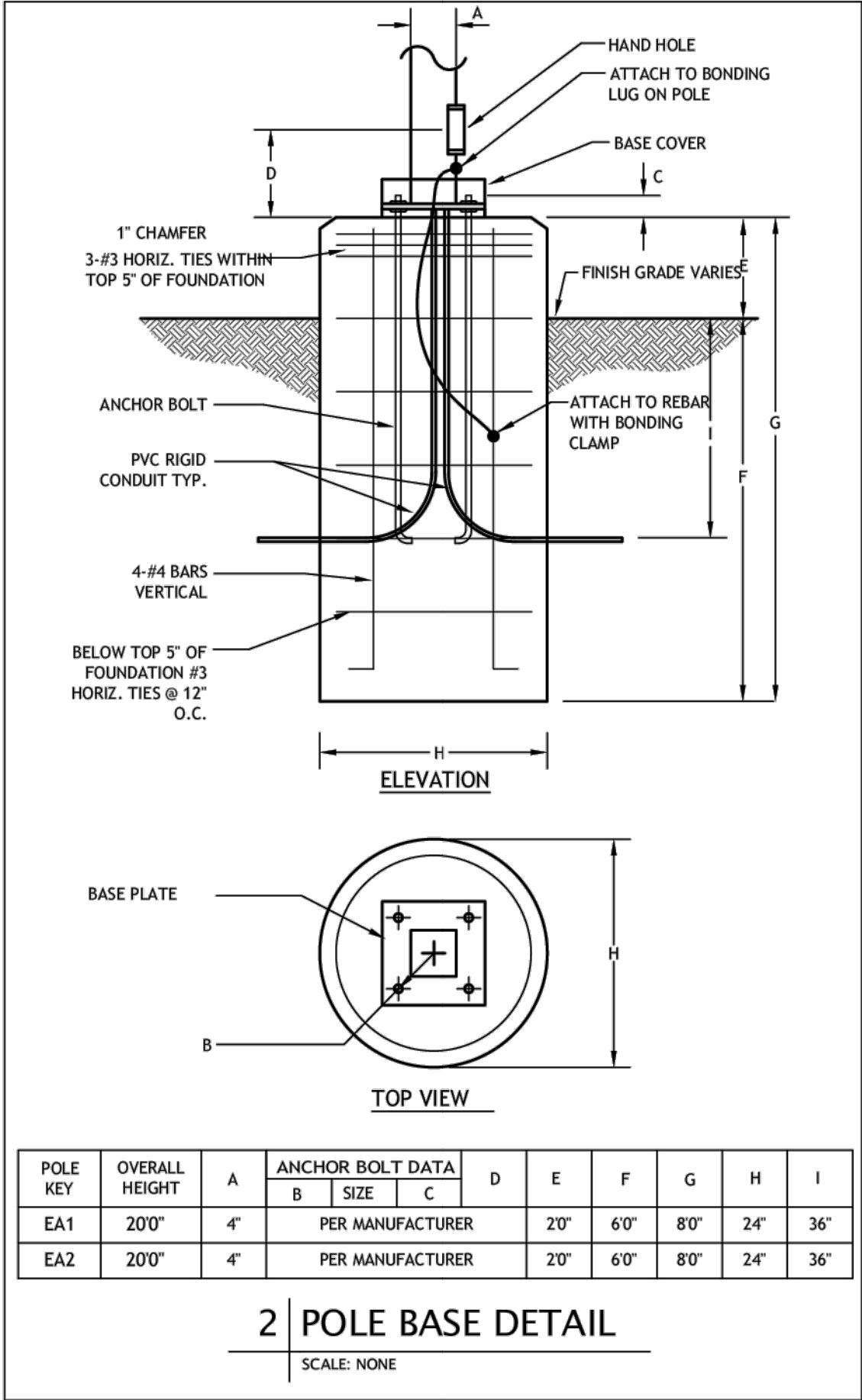
REVISIONS		Date	By
Description			
2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS		1/10/24	MCS
3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS		04/21/25	MCS
4TH SUBMITTAL - REVISIONS PER TOWN COMMENTS		06/23/25	MCS
DRAWN		sdw	
CHECKED		jah	
DESIGNED		sdw	
JOB NO.		2321-001	
SCALE		1" = 30'	
DATE		JULY 12, 2024	
SHEET			

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



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



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	20'0"	4"	PER MANUFACTURER			20"	6'0"	8'0"	2'4"	3'6"	
EA2	20'0"	4"	PER MANUFACTURER			20"	6'0"	8'0"	2'4"	3'6"	

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	0.55	8.7	0.0	N.A.	N.A.
Property Line	0.10	0.5	0.0	N.A.	N.A.
Entry	5.33	7.7	3.8	1.40	2.03
Entry Drive	1.13	6.7	0.2	5.65	33.50
Fitness Patio	5.17	8.7	1.9	2.72	4.58
Parking Lot	0.66	3.5	0.2	3.30	17.50
Patio	6.21	6.7	5.8	1.07	1.16

- GENERAL NOTES
- ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH AN IESNA FULL CUT-OFF STYLE FIXTURE TO MINIMIZE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.
 - ALL FIXTURES SHALL BE LED WITH A COLOR RENDERING INDEX ABOVE 70.
 - THE MAXIMUM HEIGHT OF ANY LIGHTING POLE SHALL NOT EXCEED 25FT.
 - THE MAXIMUM LIGHTING LEVEL UNIFORMITY RATIO (MAXIMUM TO MINIMUM) FOR NONRESIDENTIAL PARKING LOTS SHALL BE 10:1.
 - IN NO CASE SHALL EXTERIOR LIGHTING ADD MORE THAN 1 FOOTCANDLE TO ILLUMINATION LEVELS AT ANY POINT OFF SITE.
 - ALL OUTDOOR LIGHT NOT NECESSARY FOR SECURITY PURPOSES SHALL BE REDUCED VIA MOTION SENSORS OR TURNED OFF DURING NON-OPERATING HOURS.
 - LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW BEAM OF THAT THAT WILL NOT EXTEND BEYOND THE ILLUMINATED OBJECT.

- LIGHTING FIXTURES
- A a LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
- WALL MOUNTED LUMINAIRE
 - DOWNLIGHT LUMINAIRE
 - HATCH INDICATES EMERGENCY LUMINAIRE
 - EXTERIOR AREA LIGHT
 - MONOPOINT LUMINAIRE
 - BOLLARD
 - STEP LIGHT

- KEYNOTE LEGEND
- | KEY | VALUE |
|-----|---|
| 1. | APPROXIMATE LOCATION OF IN-GRADE UPLIGHTS FOR MONUMENT SIGN. FIXTURES ARE NOT SHOWN ON PHOTOMETRIC PLAN SINCE THEY ARE NOT INTENDED TO ILLUMINATE THE HORIZONTAL PLANE. FIXTURES SHALL UTILIZE A NARROW BEAM OF LIGHT TO ILLUMINATE THE SIGN. |

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

REVISIONS		Description	
2ND SUBMITTAL	1/10/24	REVISIONS PER TOWN COMMENTS	
3RD SUBMITTAL	04/21/25	REVISIONS PER TOWN COMMENTS	
4TH SUBMITTAL	06/23/25	REVISIONS PER TOWN COMMENTS	
By	Date		
MCS	1/10/24		
MCS	04/21/25		
MCS	06/23/25		
DRAWN		PD, ENM, ANW	
CHECKED		KMD	
DESIGNED		PD, ENM, ANW	
JOB NO.		2321-001	
SCALE		1" = 20'	
DATE		JULY 12, 2024	
SHEET		SHEETS	

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 14.5
Length: 14.5
Width: 14.5
Height: 14.5
Weight: 14.5

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with the environment. The D-Series offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: DSX0-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	DSX0-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

LUMINIS BVA11B/BVA12B SERIES Bellevue BOLLARD

Specifications

TYPE: BOLLARD
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the B-Series features a highly refined aesthetic that blends seamlessly with the environment. The B-Series offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: BVA11B-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BVA11B-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

LITHONIA LIGHTING LDN6 STATIC WHITE

Specifications

TYPE: DOWNLIGHT
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the LDN6 features a highly refined aesthetic that blends seamlessly with the environment. The LDN6 offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: LDN6-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	LDN6-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

1 | EA1, EA2
SCALE: NONE

2 | EB1
SCALE: NONE

3 | ED1, ED1EM
SCALE: NONE

LIGHTING FIXTURE SCHEDULE													
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	WATT	SOURCE	CCT/CR	MAX WATTS	LUMEN OUTPUT	FINISH	MOUNTING LOCATION	INFORMATION
EA1	EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE IV MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSX0-LED-P1-30K-T4M-MVOLT-RPA-HS-DBLUD	120	1	33	LED	3000K 70CRI	33	4666	BLACK	POLE	20'-0" BOF
EA2	EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE II MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSX0-LED-P1-30K-T2M-MVOLT-RPA-HS-DBLUD	120	1	33	LED	3000K 70CRI	33	4545	BLACK	POLE	20'-0" BOF
EB1	EXTERIOR LED BOLLARD, TYPE IV DISTRIBUTION, DOUBLE HEAD	LUMINIS	BVA11B-L1110-TYP1-K30-120 BKT	120	1	11	LED	3000K 80 CRI	11	1205	BLACK	GROUND	42' OFH
ED1	6IN DIAMETER LED RECESSED DOWNLIGHT, SLOPED CEILING ADAPTER, EMERGENCY BATTERY	LITHONIA	LDN6-30/10-L06-BR-120-EZ1	120	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5'-11/16" RFD
ED1EM	6IN DIAMETER LED RECESSED DOWNLIGHT, SLOPED CEILING ADAPTER, EMERGENCY BATTERY	LITHONIA	LDN6-30/10-L04-BR-120-EZ1-EL	120	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5'-11/16" RFD
EP1	EXTERIOR FLAG POLE LIGHT / ABOVE GROUND POWER SUPPLY	EAGLE MOUNTAIN FLAG	SG-3K-BR-BLK-M-BLK-60 / SG-AG-DRIVER	120	1	13	LED	3000K 80 CRI	13	1005	BLACK	SURFACE POLE	15.75' OFH
ES1	3IN LENGTH EXTERIOR RECESSED LED STEP LIGHT	HYDREL	HSL13-3INCH-LED-30K-MVOLT-L-8B-SGB	120	1	3	LED	3000K 80 CRI	3	87	BLACK	RECESSED WALL	2.125' RFD
EW1EM	EXTERIOR LED WALL MOUNT, FULL-CUTOFF, EMERGENCY BATTERY	LITHONIA	ARC1-LED-P1-30K-MVOLT-E4WH-DBLUD	120	1	11	LED	3000K 80 CRI	11	1376	BLACK	SURFACE WALL	12'-0" AFG
EW2	EXTERIOR LED WALL MOUNT, 12IN SHADE, GOODENACK ARM	BARN LIGHT	BLE-G-WH512-150-G11-150-NA-NA-NA-LED16-3000K-FL	120	1	16	LED	3000K 90 CRI	16	1244	BLACK	SURFACE WALL	12'-0" AFG
EW3	EXTERIOR 3' LED SIGNAGE LIGHT, SHIELDED	SPI LIGHTING	SEW12146-3FT-L12W-AH08-120-277-3000K-DF-JCS-DF_FT	120	1	12	LED	3000K 80 CRI	12	1159	BLACK	SURFACE WALL	27'-0" AFG

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFG - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UNO.
- LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
- FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
- THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
- ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
- EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
- EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT.
- REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP.
- DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
- FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVERS REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
- EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F -18 DEG. C., AND RATED FOR OUTDOOR USE.
- SPECIFICATIONS DO NOT INCLUDE FIXTURE QUANTITIES, FINAL DIMENSIONS WITH ARCHITECTURAL FINISHES, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SPECIFIC NOTES:

- VERIFY FIXTURE FINISH WITH ARCHITECT/OWNER PRIOR TO ORDERING.
- FIXTURE SHALL BE AIMED INWARD WITH FORWARD THROW DISTRIBUTION TOWARD FACADE TO ILLUMINATE BUILDING SIGNAGE. PROJECTION OF FIXTURE FROM WALL IS WITHIN THE LIMITS OF THE ROOF OVERHANG. NO UPLIGHT WILL BE EMITTED INTO THE NIGHT SKY.

HYDREL HSL13 Static White and Static Color Step Light 13"

Specifications

TYPE: STEP LIGHT
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the HSL13 features a highly refined aesthetic that blends seamlessly with the environment. The HSL13 offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: HSL13-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	HSL13-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

EAGLE MOUNTAIN STARGAZER LED Downlight/Internal-External Truck Combo

Specifications

TYPE: DOWNLIGHT
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the STARGAZER features a highly refined aesthetic that blends seamlessly with the environment. The STARGAZER offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: STARGAZER-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	STARGAZER-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

LITHONIA LIGHTING ARC1 LED Architectural Wall Luminaire

Specifications

TYPE: WALL LUMINAIRE
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the ARC1 features a highly refined aesthetic that blends seamlessly with the environment. The ARC1 offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: ARC1-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	ARC1-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

SPLITTING THE ORIGINAL™ INTEGRATED LED SERIES

Specifications

TYPE: DOWNLIGHT
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the SPLITTING features a highly refined aesthetic that blends seamlessly with the environment. The SPLITTING offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: SPLITTING-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	SPLITTING-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

SPLITTING Styk Exterior Wall - Stem

Specifications

TYPE: WALL LUMINAIRE
MOUNTING: RECESSED
FINISH: POLYESTER
COLOR: WHITE

Introduction

The modern styling of the STYK features a highly refined aesthetic that blends seamlessly with the environment. The STYK offers the benefits of the latest in LED technology with a high performance, high efficiency, long life.

Lighting Information

EXAMPLE: STYK-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	STYK-LED P4 40K 70CRI TBM MVOLT SPA NCSURF FINISH DCSX0	1	EA	14.5	14.5

4 | ES1
SCALE: NONE

5 | EF1
SCALE: NONE

6 | EW1EM
SCALE: NONE

7 | EW2
SCALE: NONE

8 | EW3
SCALE: NONE

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

REVISIONS		Description
2ND SUBMITTAL	REVISIONS PER TOWN COMMENTS	
3RD SUBMITTAL	REVISIONS PER TOWN COMMENTS	
4TH SUBMITTAL	REVISIONS PER TOWN COMMENTS	
By	Date	
MCS	1/10/24	
MCS	04/21/25	
MCS	06/23/25	
DRAWN		PD, ENM, ANW
CHECKED		KMD
DESIGNED		PD, ENM, ANW
JOB NO.		2321-001
SCALE		1" = 20'
DATE		JULY 12, 2024
SHEET		SHEETS

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 266-6831
CPERDUE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.



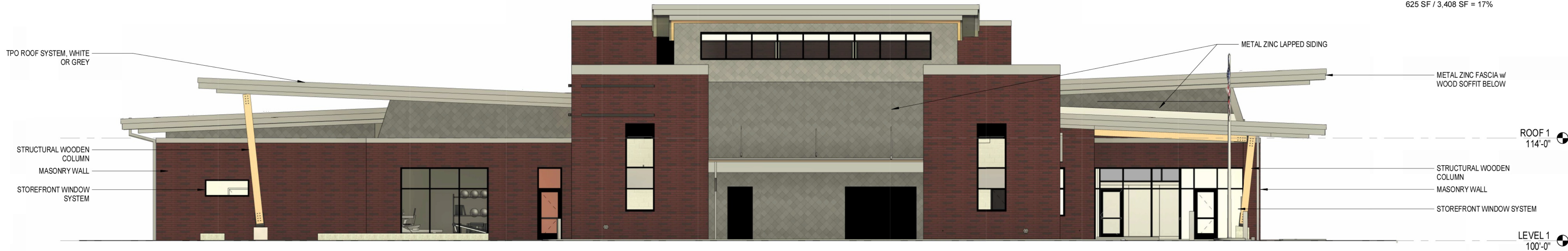
PERCENTAGE OF METAL PANEL - OVERALL BUILDING
METAL PANEL : 481 SF + 1,054 SF + 610 SF + 625 SF = 2770 SF
TOTAL : 3,662 SF + 3,445 SF + 3,576 SF + 3,408 SF = 14,091 SF
2,770 SF / 14,091 SF = 20%

PERCENTAGE OF METAL PANEL - NORTH ELEVATION
METAL PANEL : 481 SF
TOTAL : 3,662 SF
481 SF / 3,662 SF = 13%

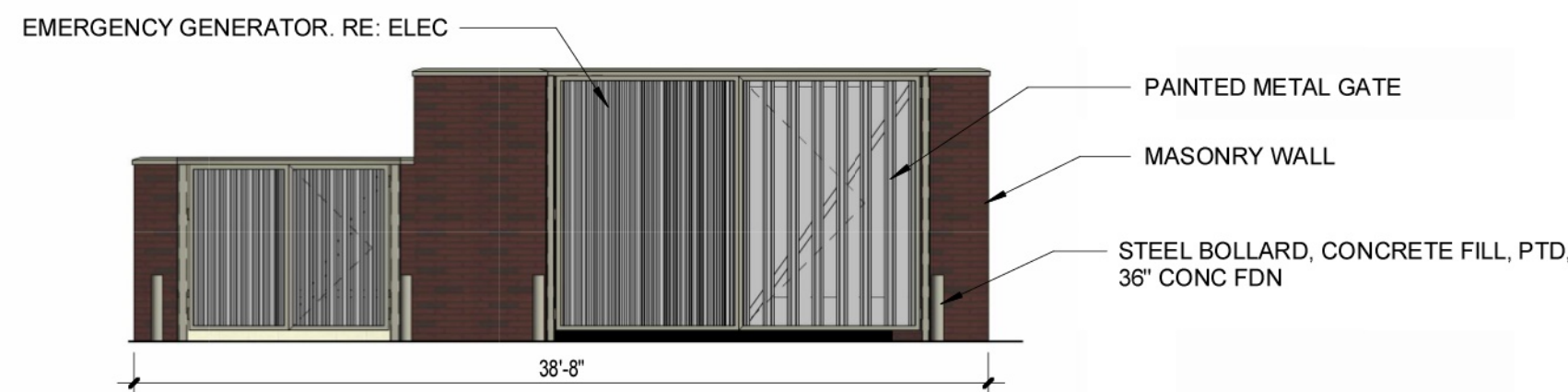
PERCENTAGE OF METAL PANEL - WEST ELEVATION
METAL PANEL : 625 SF
TOTAL : 3,408 SF
625 SF / 3,408 SF = 17%



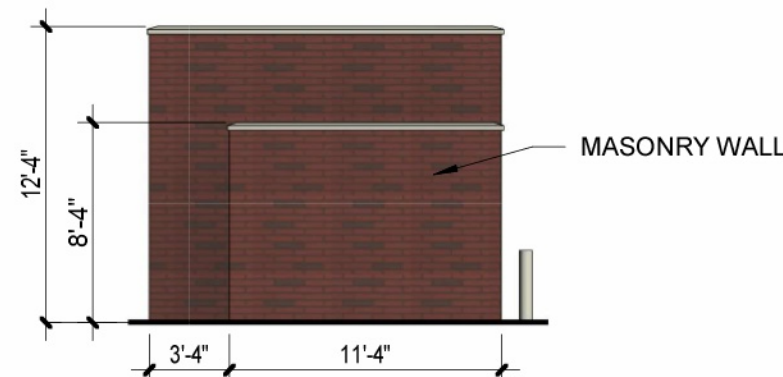
1 NORTH ELEVATION
1/8" = 1'-0"



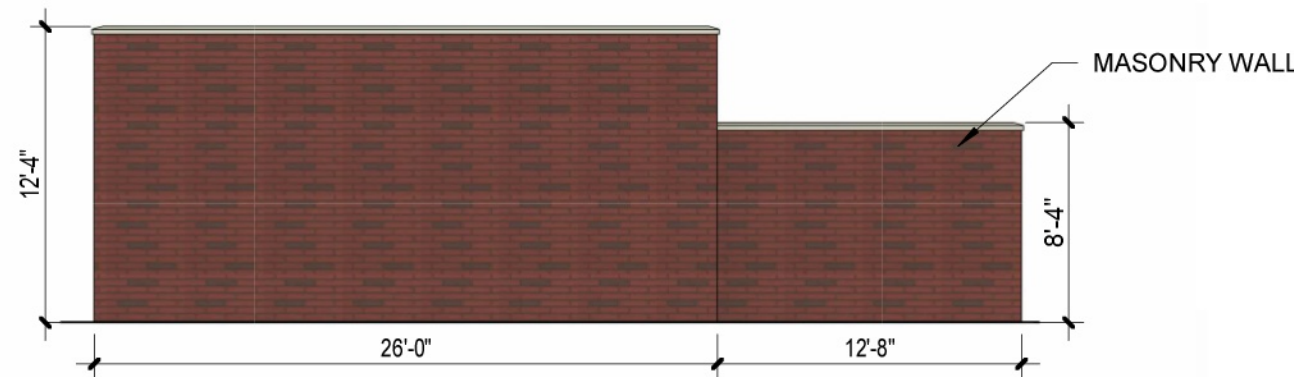
2 EAST ELEVATION
1/8" = 1'-0"



3 TRASH ENCLOSURE NW ELEV.
1/8" = 1'-0"



4 TRASH ENCLOSURE NE ELEV.
1/8" = 1'-0"



5 TRASH ENCLOSURE SE ELEV.
1/8" = 1'-0"

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN 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 MATERIALS LEGEND			
	BR-01 NORMAN BRICK 1/3 RUNNING BOND PATTERN B.O.D. INTERSTATE BRICK COLOR: IRONSTONE		MP-01 SQUARE PANEL B.O.D. RHEINZINK COLOR: GRANUM SKYGREY
	CONC-01		

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

BUILDING ELEVATIONS

REVISIONS		Description	
By	Date	2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS	3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS
WDC	11/04/24		
WDC	04/21/24		
WDC	06/23/25		

DRAWN	
CHECKED	
DESIGNED	
JOB NO.	2321-001
SCALE	As indicated
DATE	JULY 12, 2024
SHEET	SHEETS

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 266-6931
CERUDE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.A.S.



PERCENTAGE OF METAL PANEL - OVERALL BUILDING
METAL PANEL : 481 SF + 1,054 SF + 610 SF + 625 SF = 2770 SF
TOTAL : 3,662 SF + 3,445 SF + 3,576 SF + 3,408 SF = 14,091 SF
2,770 SF / 14,091 SF = 20%

PERCENTAGE OF METAL PANEL - SOUTH ELEVATION
METAL PANEL: 610 SF
TOTAL : 3,577 SF
610 SF / 3,577 SF = 17%

TPO ROOF SYSTEM, WHITE
OR GREY
METAL ZINC LAPPED SIDING

ROOF 1
114'-0"

MASONRY WALL

ROLLUP DOOR

LEVEL 1
100'-0"

PERCENTAGE OF METAL PANEL - WEST ELEVATION
METAL PANEL : 625 SF
TOTAL : 3,408 SF
625 SF / 3,408 SF = 18%

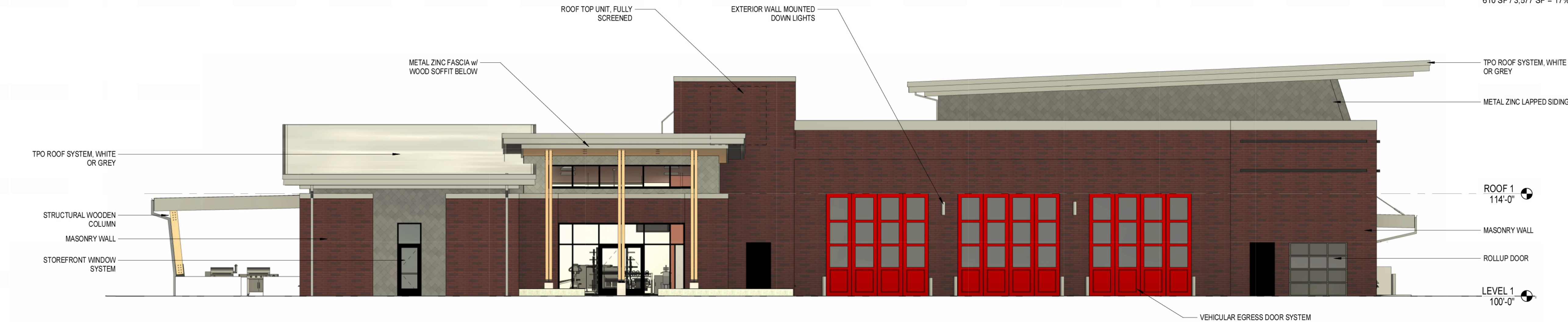
STRUCTURAL WOODEN
COLUMN

ROOF 1
114'-0"

MASONRY WALL

STOREFRONT WINDOW
SYSTEM

LEVEL 1
100'-0"



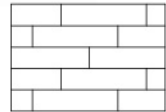
1 | SOUTH ELEVATION
1/8" = 1'-0"



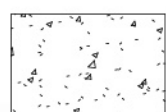
2 | WEST ELEVATION
1/8" = 1'-0"

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN 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 MATERIALS LEGEND

BR-01
NORMAN BRICK
1/3 RUNNING BOND PATTERN
B.O.D. INTERSTATE BRICK
COLOR: IRONSTONE

MP-01
SQUARE PANEL
B.O.D. RHEINZINK
COLOR: GRANUM SKYGREY

CONC-01

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

BUILDING ELEVATIONS

REVISIONS		Description
By	Date	
MC	11/04/24	2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS
MC	04/21/24	3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS
MC	09/23/23	4TH SUBMITTAL - REVISIONS PER TOWN COMMENTS

DRAWN
CHECKED
DESIGNED
JOB NO.
SCALE
DATE
SHEET

2321-001
As indicated
JULY 12, 2024

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 266-9931
OPERATIONS@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.



MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

ARCHITECTURAL PLANS

1 OVERALL FLOOR PLAN
1" = 10'-0"



REVISIONS		Description	
By	Date	2ND SUBMITTAL - REVISIONS PER TOWN COMMENTS	3RD SUBMITTAL - REVISIONS PER TOWN COMMENTS
MC	11/04/24		
MC	04/21/24		
MC	05/23/25		
DRAWN			
CHECKED			
DESIGNED			
JOB NO.		2321-001	
SCALE		1" = 10'-0"	
DATE		JULY 12, 2024	
SHEET		SHEETS	