

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN

TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP - 001292-2021

LIST OF CONTACTS

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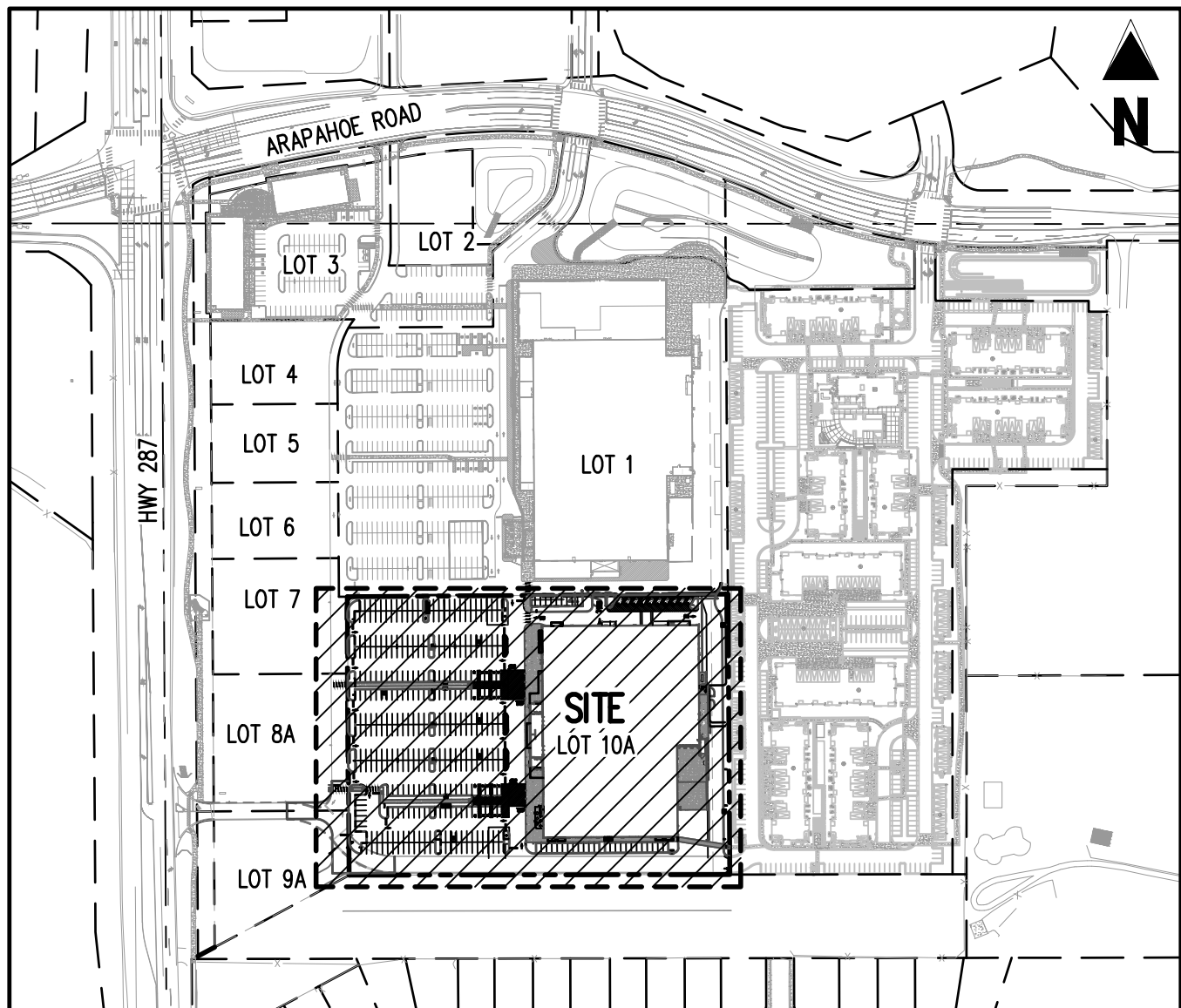
TELEPHONE

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FORT COLLINS, COLORADO 80525
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VICINITY MAP

NOT TO SCALE



SITE MAP

SCALE: 1" = 300'

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LEGAL DESCRIPTION

LOT 10A, NINE MILE CORNER, AMENDMENT No. 2, ACCORDING TO THE PROPOSED PLAT (MPA-001291-2021), TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

BENCHMARK

BENCHMARK "WANAKA", BEING A 3-1/4" BRASS CAP STAMPED "WANAKA", LOCATED ON THE EAST SIDE OF WANAKA LAKE, 41 FEET SOUTH-SOUTHEAST FROM THE CENTER OF THE LAKE OVERFLOW, 4.5 FEET SOUTH FROM A WITNESS POST AND 2.4 FEET EAST-SOUTHEAST FROM THE EASTERN EDGE OF A NORTH-SOUTH SIDEWALK.
NAVD88 ELEVATION = 5323.00 (GPS OBS.)
SHOT=5323.77 VIA LEICA SPIDERNET NETWORK

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST BEARS N00°20'15"W, MONUMENTED BY THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 34, BEING A 3-1/2 INCH ALUMINUM CAP STAMPED "PLS 30864" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING A 2-1/2 INCH ALUMINUM CAP IN RANGE BOX, AS SHOWN HEREON.

SITE PLAN APPROVAL CERTIFICATE

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

PLANNING COMMISSION CHAIR _____ DATE: _____

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

(OWNER SIGNATURE) _____ (OWNER NAME PRINTED)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Galloway

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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

ARAPAHOE ROAD & 10th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	9/1/21	2ND SITE PLAN SUBMITTAL	ACJ
2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ
3	11/11/21	4th SITE PLAN SUBMITTAL	ACJ

Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

COVER SHEET

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021

TOWN OF ERIE GENERAL NOTES - CONSTRUCTION

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. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN OF ERIE ENGINEERING STAFF, REPRESENTATIVES OF ALL AFFECTED AGENCIES, PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
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 CONSIDERED 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 HOURS IN ADVANCE.
6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN OF ERIE REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.
7. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
8. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN OF ERIE ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL NOTIFY TOWN OF ERIE ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE TOWN OF ERIE ENGINEERING STAFF.
10. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
11. AS-BUILT DRAWINGS AS REQUIRED IN THE SPECIFICATIONS, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO INITIAL ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
13. THE CONTRACTOR IS RESPONSIBLE FOR:
- A. NOTIFYING THE TOWN OF ERIE UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN OF ERIE FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.
 - B. NOTIFYING THE TOWN OF ERIE ENGINEERING STAFF IF A SCHEDULED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ERIE FORTY-EIGHT (48) HOURS PRIOR TO RESTART.
 - C. IN THE EVENT OF AN AFTER HOURS OCCURRENCE, CALL 303-441-4444.
 - D. NOTIFYING THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE COMPLETED THE OVER LOT GRADING STAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING ANY GROUNDWATER ENCOUNTERED DURING ANY PORTION OF THIS PROJECT. GROUNDWATER MUST BE MANAGED PER THE REQUIREMENTS IDENTIFIED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND PLANS LIMITED TO REMOVAL AND DISPOSAL OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF FRESH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED IN GROUNDWATER. GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF ERIE, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE.
16. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN OF ERIE DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE TOWN OF ERIE, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN OF ERIE FOR REVIEW, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
17. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR SHALL MAINTAIN AND BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, STRUCTURES, AND PROPERTY. THE CONTRACTOR EXERCISES NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERVISING OF THE SAME. THE CONTRACTOR SHALL DEFEND, OBTAIN AND HOLD INSURANCE COVERAGE AND LIABILITY LIMITS RELYING IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN OF ERIE ENGINEERING STAFF, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
18. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROCEEDED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
19. REGULAR WORK HOURS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK (WHICHEVER OCCURS FIRST) OF THE SAME DAY, MONDAY THROUGH FRIDAY. THE CONTRACTOR SHALL NOT PERMIT EXCESSIVE WORK OUTSIDE OF REGULAR WORKING HOURS OR THE PERFORMANCE OF WORK ON SATURDAY, SUNDAY, OR ANY OTHER HOLIDAY. ANY WORK BEYOND REGULAR WORKING HOURS FROM THE TOWN OF ERIE, REQUESTS FOR WEEKEND WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN OF ERIE NO LATER THAN WEDNESDAYS AT 3:30 PM FOR SUBSEQUENT WEEKEND AND REQUESTS FOR HOLIDAY WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN OF ERIE NO LATER THAN 7:00 AM - 2 BUSINESS DAYS PRIOR TO THE HOLIDAY. WHEN APPROVED, STANDARD WORK HOURS FOR WEEKENDS AND HOLIDAYS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK AS ESTABLISHED BY THE TOWN ENGINEERING STAFF. WORK IN ACTIVE ROW SHALL BE SUBJECT TO APPROVAL OF THE TOWN ENGINEER AND SHALL BE CONSIDERED ON A CASE BY CASE BASIS. ALL EXPENSES INCURRED BY THE TOWN SHALL BE REIMBURSED AT A RATE TO BE DETERMINED BY DIRECTOR OF FINANCE.
20. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PRECAUTION MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPROPRIATE PERMITS FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT AND THE TOWN OF ERIE TO PREVENT ANY ACTS OF DISTURBING ONE ACRE OR MORE OR ANY PROJECT LESS THAN ONE ACRE THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT.
21. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN OF ERIE AND IS LICENSED CONTRACTOR IN THE TOWN OF ERIE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITIONS. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
23. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN OF ERIE STANDARDS & SPECIFICATIONS.
24. THE OWNER/OPERATOR IS RESPONSIBLE FOR ENSURING THE IMMEDIATE REMOVAL OF ANY CONSTRUCTION DEBRIS OR MUD TRACKED OUTSIDE EXISTING ROADWAYS.
25. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
26. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. GENERAL PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF ERIE STANDARD SPECIFICATIONS.
27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.
28. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN.
29. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF INITIAL ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN OF ERIE. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN OF ERIE AT NO EXPENSE TO THE TOWN.
30. THE SOILS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE SOILS ENGINEERS PURVIEW.
31. THE CONTRACTOR SHALL NOTIFY THE TOWN WITHIN 24 HOURS OF BECOMING AWARE OF A DISCHARGE OF ANY POLLUTANT INTO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MSS). THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACT TO THE MSS. SUCH AS: SEWER WATERS, WASTEWATERS, WETLANDS, OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

TOWN OF ERIE GENERAL NOTES – GRADING

- ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND A GRADING AND STORMWATER QUALITY PERMIT FROM THE TOWN OF ERIE. CONTRACTOR SHALL:
- M. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ON-SITE AT ALL TIMES OR PROVIDE AN UPDATED DIGITAL COPY WITHIN TWO BUSINESS DAYS UPON REQUEST. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN OF ERIE INSPECTORS UPON REQUEST.
 - N. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL MEASURE AS SPECIFIED IN THE SWMP.
 - O. INSPECT ALL CONTROL MEASURES AT LEAST EVERY SEVEN (7) DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
 - P. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF CONTROL MEASURES WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN OF ERIE ENGINEERING STAFF.
 - Q. BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BE NECESSARY IF AT ANY TIME THE SPECIFIED CONTROL MEASURES DO NOT MEET THE OBJECTIVES OF THE PERMIT. ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF THE SWMP.
 - R. THE OPERATOR SHALL AVOID THE SWMP WHENEVER THERE IS A SIGNIFICANT CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - S. INSTALLATION AND MAINTENANCE OF CONTROL MEASURES SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
 - T. ALL APPROPRIATE CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF EACH CONSTRUCTION PHASE.
 - U. APPROPRIATE STABILIZED CONSTRUCTION ENTRANCES WITH VEHICLE TRACKING CONTROLS INSTALLED SHALL BE UTILIZED AT ALL TIMES TO REDUCE THE TRACKOUT OF SEDIMENT. IF NON-STRUCTURAL VEHICLE TRACKING CONTROLS ARE UTILIZED, CLEANUP OF TRACKOUT MUST OCCUR AT THE END OF EVERY BUSINESS DAY WITH CONSTRUCTION ACTIVITY OCCURRING.
 - V. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF ERIE "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
 - W. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE TOWN OF ERIE ENGINEERING STAFF.
 - X. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR REDUCING OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FLORA THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HERS EXPENSE.
 - Y. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS. IF MATERIALS ARE STORED OFFSITE, A WRITTEN USE AGREEMENT BETWEEN THE PERMITTEE AND THE OWNER/OPERATOR OF ANY CONTROL MEASURES BEING UTILIZED OUTSIDE OF THE PERMITTED AREA MUST BE MADE AVAILABLE TO TOWN PERSONNEL UPON REQUEST.
 - Z. TEMPORARY VEGETATION/STABILIZATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION BUT NO LATER THAN FOURTEEN (14) DAYS. SEEDINGS WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL CONFORM TO THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
 - AA. AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
 - AB. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
 - AC. TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
 - AD. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
 - AE. OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
 - AF. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - AG. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - AH. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - AI. EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - AJ. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.

TOWN OF ERIE GENERAL NOTES – STORM DRAIN

1. EXCEPT WHERE NOTED, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III AND SHALL CONFORM TO REQUIREMENTS OF ASTM C78. ALL RCP SHALL HAVE RUBBER GASKETED JOINTS AND SHALL CONFORM TO REQUIREMENTS OF ASTM C443, AND SHALL PROVIDE WATERTIGHT PERFORMANCE CHARACTERISTICS.
2. TONGUE AND GROOVE JOINTS SHALL NOT BE ALLOWED.
3. THE MINIMUM COVERAGE FOR ALL STORM DRAINAGE PIPES SHALL BE 1.5 FEET FOR CLASS III PIPE AND 1 FOOT FOR CLASS IV PIPE.
4. BEDDING MATERIAL SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
5. ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604-20.
6. THE MINIMUM MANHOLE DIAMETER SHALL BE AS SPECIFIED BELOW:

PIPE DIAMETER	MANHOLE SIZE
15" TO 18"	4' DIAMETER
21" TO 42"	5' DIAMETER
48" TO 54"	6' DIAMETER
60" AND LARGER	BOX BASE MANHOLE
7. ALL STREET INLETS SHALL BE CURB OPENING TYPE R CONFORMING TO CDOT STANDARD M-604-12, EXCEPT WHERE OTHERWISE NOTED.
8. ALL INLET ACCESS COVERS SHALL HAVE THE WORDS "NO DUMPING-DRAINS TO RIVERS" AND "STORM SEWER" CAST INTO THE COVER PER TOWN OF ERIE STANDARD DETAIL.
9. ALL END SECTIONS SHALL CONFORM TO CDOT STANDARD M-603-10.
10. WHERE RIPRAP OR GROUNDED BouldERS ARE CALLED FOR ON THE PLANS FOR EROSION CONTROL, IT SHALL CONFORM TO THE URBAN STORM DRAINAGE CRITERIA MANUAL SPECIFICATIONS (LATEST REVISION).

TOWN OF ERIE GENERAL NOTES – ROADWAY

1. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PREPARE THE SUBGRADE BY SCARPING THE UPPER ONE (1) FOOT OF THE SUBGRADE IN CUT AREAS OR AREAS WITH LITTLE OR NO FILL, UNLESS SPECIFIED IN THE SOILS REPORT. THE WORK SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. PAVEMENT SHALL NOT BE CONSTRUCTED UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED, TESTED AND ACCEPTED BY THE TOWN OF ERE ENGINEERING STAFF.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO SUPERVISE AND CERTIFY THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO, SEWER, WATER, ELECTRIC GAS AND LANDSCAPE IRRIGATION LINES AND ACCEPTED BY THE TOWN OF ERE ENGINEERING STAFF AND THE SOILS ENGINEER.
5. STREET PAVING SHALL NOT START UNTIL:
 - a. A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN OF ERE ENGINEERING STAFF.
 - b. ALL STREETS ARE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE TOWN OF ERE SPECIFICATIONS.
 - c. ALL COMPACTION TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN ENGINEERING STAFF TO PROOF ROLLS.
 - d. PROOF ROLLS ARE PERFORMED USING A LOADED SINGLE AXLE 2000 GALLON WATER TRUCK AND MONITORED BY THE TOWN OF ERE ENGINEERING STAFF.
6. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY MANHOLE COVERS AND ACCESS LIDS TO GRADE.
7. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, IN CONFORMANCE WITH CDOT STANDARDS.
8. ALL CONCRETE EDGES MUST BE ROUNDED TO A FOURTH (1/4) INCH RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
9. ONE HALF (1/2) INCH EXPANSION JOINTS SHALL BE INSTALLED AT ALL CURB RETURNS, CURB CUTS AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED PER THE TOWNS STANDARDS AND SPECIFICATIONS.
10. BEFORE PLACING OF ASPHALT THE SUBGRADE SHALL RECEIVE A GROUND STERILANT APPLIED AT A RATE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
11. THE GRADATION OF THE MINERAL AGGREGATE WILL BE GRADING SX (1 1/2" NOMINAL) FOR ALL TOP LIFTS AND OVERLAYS.
12. TACK COAT SHALL BE USED PRIOR TO OVERLAY, (CSS--H), 50:50 DILUTION, 0.10 GAL/SY, ALL EDGES ABUTTING NEW PAVEMENT SHALL BE TACKED.
13. WHEN IT IS REQUIRED TO MATCH EXISTING PAVEMENT, EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO AFFECT A SMOOTH, VERTICAL STRAIGHT CUT EDGE. T PITCH MILLING MUST BE DONE PER STANDARD DETAILS.
14. ALL SAWCUT EDGES OF EXISTING PAVEMENT SHALL BE CLEAN AND COATED WITH TACK COAT PRIOR TO PLACING NEW PAVEMENT ADJACENT TO THE EXISTING PAVEMENT.
15. ALL ASPHALT SHALL BE ONE FOURTH (1/4) INCH ABOVE CONCRETE EDGES, MANHOLE COVERS AND ACCESS LIDS.
16. SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARDS, AND THE TOWN OF ERE STANDARD DESIGN CRITERIA AND STANDARD CONSTRUCTION REQUIREMENTS.
17. THE PURCHASE AND INSTALLATION OF STREET NAME SIGNS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE OWNER/CONTRACTOR SHALL SECURE THE APPROVAL OF THE TOWN OF ERE ENGINEERING STAFF FOR TYPE AND LOCATION OF THE STREET NAME SIGNS PRIOR TO INSTALLATION.
18. ALL NEW ROADWAY SECTIONS SHALL HAVE SUBGRADE PREPARATION AND INITIAL ASPHALT PAVEMENT PLACED WITH A 1% CROWN. FINAL OVERLAY IS TO BE PLACED WITH A 2% CROWN. SEE DETAIL 571 IN THE "STANDARD DETAILS--STREET" FOR MORE INFORMATION.
19. DETERMINATION OF CROWN FOR CUL DE SAC PAVING SHALL BE EVALUATED ON A CASE BY CASE BASIS.

TOWN OF ERIE GENERAL NOTES - SEWER

1. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING SEWERS TO BE CONNECTED TO PRIOR TO CONSTRUCTION STAKING.
2. CONNECTION TO EXISTING TOWN OF ERIE LINES WILL BE PERMITTED UPON INITIAL ACCEPTANCE OF THE NEW SANITARY SEWER SYSTEM. EXISTING PIPE AT THE POINT OF CONNECTION SHALL NOT BE "BROKEN OUT" UNTIL THE NEW SYSTEM IS ACCEPTED. IF CONNECTING TO AN EXISTING MANHOLE, THE NEW LINE SHALL BE PLUGGED UNTIL THE NEW SYSTEM IS ACCEPTED.
3. MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATIONS ARE LESS THAN EIGHTEEN (18) INCHES, THE UTILITY PIPES SHALL BE REINFORCED AND PROTECTED AS REQUIRED BY CURRENT TOWN STANDARD SPECIFICATIONS.
4. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1 1/2) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
5. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
6. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" OR "X".
7. THE LENGTH OF SANITARY SEWER LINE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, THE DISTANCES INDICATED ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.
8. SERVICE LINE CONNECTIONS TO DEAD END MANHOLES THAT HAVE NO FURTHER POSSIBILITY OF EXTENSION SHALL BE ALLOWED AND SHALL HAVE A MINIMUM DROW OF 0.75 X MAIN DRAINAGE. SERVICE LINE CONNECTIONS TO IN-LINE MANHOLES ARE NOT PERMITTED. MINIMUM SERVICE LINE SLOPE: 4 INCHES=20'; 6 INCHES= 18'; 8 INCHES=10'-4IN.
9. ALL FOUR (4) THROUGH FIFTEEN (15) INCH SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL BE IN ACCORDANCE WITH ASTM D-3034-SUR35, "STANDARD SPECIFICATION FOR PVC SEWER PIPE AND FITTINGS". ANY SANITARY SEWER HAVING A DEPTH IN EXCESS OF FIFTEEN (15) FEET SHALL BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
10. BEDDING MATERIAL SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
11. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE SEWER PIPE.
12. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C-478. MANHOLE STEPS SHALL BE POLYPROPYLENE COVERED STEEL CONFORMING TO ASTM D-4010 AND ASTM-615. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A-48.
13. MANHOLES SHALL BE A MINIMUM FOUR (4) FOOT DEPTH AND CONSTRUCTED PER THE STANDARDS AND SPECIFICATIONS.

14. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY SHAPE ALL MANHOLE INVERTS AND BENCHES IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS, TO PROMOTE SMOOTH FLOW THROUGH THE MANHOLE. INVERTS OF LINES INTERSECTING AT 90 DEGREES AND AT A HIGHLY OBLIQUE OR FLAT SLOPES ARE ESPECIALLY CRITICAL. MANHOLE INVERTS SHALL BE CONSTRUCTED WITH A SMOOTH TROWEL FINISH, AND BECHG FINISHED WITH A LIGHT BROOMED, NON-SKID, FINISH.
15. SEWER TEES AND/OR WYES SHALL BE STAKED BY A SURVEY CREW. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS-CONSTRUCTED" LOCATION OF TEES AND WYES. ALL SERVICE LINES ARE FOUR (4) INCH UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR, AT THE OWNER'S EXPENSE, WILL MAKE ALL SEWER SERVICE TAPS.
17. PRIOR TO BACKFILL THE TOWN OF ERIE ENGINEERING STAFF SHALL INSPECT ALL SANITARY SEWER MAINS AND SERVICE EXTENSIONS.
18. MANHOLE RINGS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS. WHETHER THE MANHOLE IS AT GRADE OR UNPAVED GRADE, A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) CONCRETE RINGS SHALL BE USED TO ADJUST THE RIM ELEVATION TO FIRM GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.
19. INITIAL ACCEPTANCE OF THE NEW SANITARY SEWER MAINS IS CONTINGENT UPON COMPLETION OF ITEMS LISTED IN THE TOWNS STANDARDS AND SPECIFICATIONS.

TOWN OF ERIE GENERAL NOTES – WATER

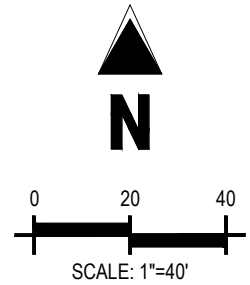
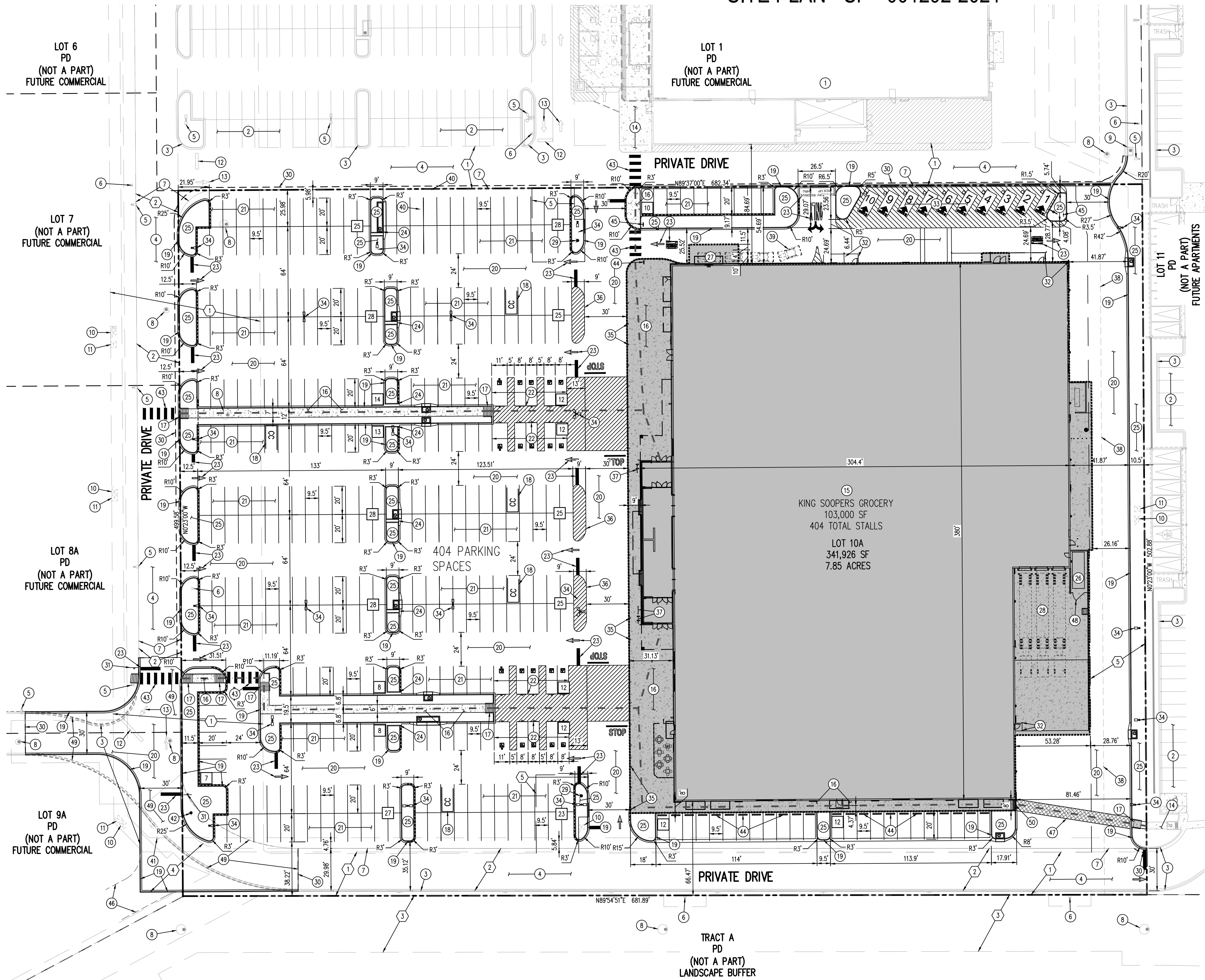
1. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF ERIE WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN OF ERIE PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN OF ERIE ENGINEERING STAFF 48 HOURS NOTICE TO BE AVAILABLE FOR OPERATIONAL VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN OF ERIE PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4½) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER AND THREE (3) FEET FROM THE EDGE OF CONCRETE CURBS AND GUTTER PAV.
5. CHANGES IN DIRECTION OF WATERLINE PIPE GREATER THAN ONE DEGREE SHALL REQUIRE FITTINGS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE IN EXCESS OF MANUFACTURER'S RECOMMENDATION OR IN NO CASE MORE THAN ONE DEGREE.
6. WHEN IT IS NECESSARY TO DEPRESS WATER MAINS AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE.
7. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCES BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS OR TEE. IN WHICH CASE, VALVES SHALL BE LOCATED SUCH THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.
9. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 6-INCH THROUGH 12-INCH SHALL CONFORM TO ALL REQUIREMENTS OF ANWWA STANDARD C-900, PRESSURE CLASS 150 (DR18). NOMINAL PVC PIPE SIZES 16-INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF ANWWA STANDARD C-905, PRESSURE CLASS 165 (DR25). ALL PVC PIPE SIZES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
10. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
11. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
12. POLYETHYLENE WRAPPING SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND ROD AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS, IN ACCORDANCE WITH ANWWA STANDARD C-105.
13. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 12 SINGLE STRAND INSULATED COPPER WIRE, SPACES IN ORDER OF 12 INCHES. COPPER IN LINE COPPER GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURY APPLICATION (24 TYPE BRY-6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAP @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN OF ERIE ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR @ THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
14. WARNING TAP SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
15. BEDDING MATERIAL SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS.
16. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
17. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING. VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.
18. ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAN 2008 OR APPROVED EQUAL).
19. ALL RESIDENTIAL WATER TAPS SHALL BE THREE-QUARTER (3/4) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
20. ALL WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS. WHEN EITHER IS GREATER, THE CROSS SHALL BE MARKED BY A PAINTED WOOD POST. LINE CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE, THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH A "Y" OR "W".
21. CONCRETE THRUST BLOCKS AND/OR "MEGA-LOG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
22. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE TOWN OF ERIE ENGINEERING STAFF.
23. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
24. DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN OF ERIE ENGINEERING STAFF. CONTACT THE TOWN OF ERIE DEPARTMENT OF PUBLIC WORKS, FORTY-EIGHT (48) HOURS PRIOR TO DISINECTING AND/OR TESTING.
25. DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN ANWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES SHALL BE OPERATED WHILE PIPELINE IS FLEED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
26. ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE ANWWA C600/C606 TO A MINIMUM OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE (PSI) INCH AT THE LOW POINT OF THE SECTION BEING TESTED FOR THE DURATION OF TWO (2) HOURS. THE MAXIMUM LENGTH OF LINE TO BE TESTED SHALL BE ONE THOUSAND (1,000) FEET. ALL JOINTS IN CONNECTIONS ARE TO BE WATERTIGHT WITH TOLERANCES ALLOWED BY THE SPECIFICATIONS IN ANWWA C600/C605. ANY LEAKAGE THAT IS DISCOVERED BY OBSERVATION OR TESTS SHALL BE LOCATED AND MADE WATER TIGHT BY THE CONTRACTOR. PRESSURE AND LEAKAGE TESTS SHALL NOT BE CONDUCTED UNTIL THE LINE HAS PASSED ALL REQUIRED DISINFECTION TESTS.
27. INITIAL ACCEPTANCE OF THE NEW WATER LINES ARE CONTINGENT UPON RECEIVING COPIES OF:
- PIPE: WATER TRENCH COMPACTION TEST RESULTS
- PIPE: HYDRO STATIC TESTING OF 100% OF THE SYSTEM
- PIPE: HEALTH DEPARTMENT TESTS. (CHLORINE AND/OR CLEAR WATER AS REQUIRED)
28. ALL WATER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF THREE (3) T-POSTS AND ORANGE SAFETY FENCE. THE T-POST AND SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.
29. ALL WATER VAULTS SHALL BE WATER TIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO DISURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.

[illegible]

Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

GENERAL NOTES

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



SITE LEGEND

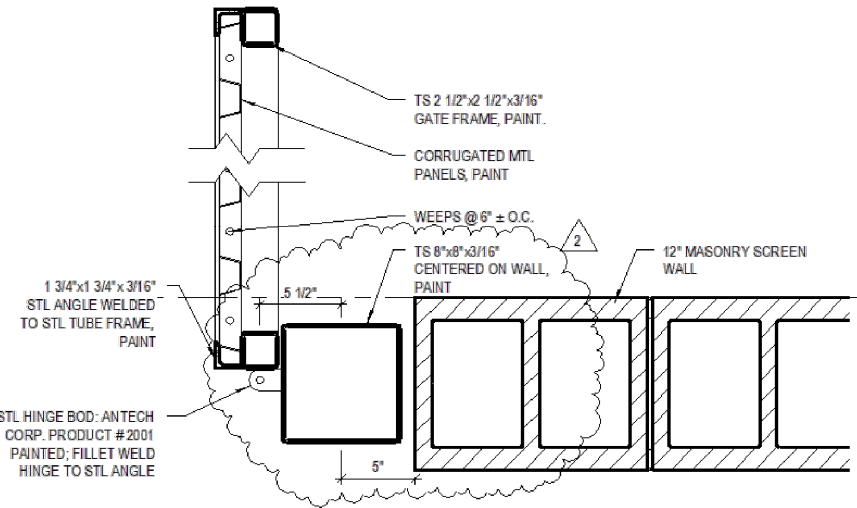
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- SETBACK BOUNDARY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING SITE LIGHTING
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED SITE LIGHTING
- TRAFFIC DIRECTION
- BUILDING CONTRACTOR SCOPE LIMITS
- ASPHALT PAVING
- CONCRETE PAVING
- PROPOSED ADA ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET
- PARKING COUNT

SCHEDULE

- EXISTING LOWE'S HOME IMPROVEMENT STORE
- EXISTING PARKING
- EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVING
- EXISTING SITE LIGHT
- EXISTING FIRE HYDRANT
- EXISTING EDGE OF ASPHALT
- EXISTING MANHOLE; REF. UTILITY PLAN
- EXISTING STORM DRAIN INLET; REF. UTILITY PLAN
- EXISTING TELEPHONE VAULT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING STOP BAR
- EXISTING TRAFFIC DIRECTIONAL SYMBOL
- EXISTING SIDEWALK
- PROPOSED 103,000 SF GROCERY STORE
- PROPOSED CONCRETE SIDEWALK (TYPICAL)
- PROPOSED ADA RAMP
- PROPOSED CART RETURN (FURNISHED BY KING SOOPERS)
- PROPOSED 6" CONCRETE CURB AND 12" GUTTER (TYPICAL)
- PROPOSED ASPHALT PAVING
- PROPOSED 9.5' X 20' PARKING STALL (TYPICAL)
- PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE (SEE SITE DETAILS)
- PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS (TYPICAL)
- PROPOSED CONCRETE CHASE
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- TRASH COMPACTOR; REFERENCE ARCH. PLANS
- PHARMACY DRIVE THRU; REFERENCE ARCH. PLANS
- TRUCK DOCK WITH 3 TYPE B LOADING; REFERENCE ARCH. PLANS
- PROPOSED FIRE HYDRANT
- PROPOSED SAWCUT LINE
- PROPOSED R1-1 "STOP" SIGN (SEE SITE DETAILS)
- PROPOSED CONCRETE BOLLARD (BY CONTRACTOR)
- GROCERY PICKUP
- PROPOSED SITE LIGHT
- PRE-CAST BOLLARD ALONG FRONT SIDEWALK
- STRIPED ISLAND
- 7 SPACE BICYCLE RACK (TYPICAL 3)
- 30' PD BUILDING SETBACK LINE
- VEHICLE STACKING AT DRIVE-THRU WINDOW FOR PHARMACY
- EXISTING STORM INLETS TO BE REMOVED; REF. STORM DRAIN PLAN & PROFILES
- EXISTING FIRE HYDRANT TO BE RELOCATED; REF. UTILITY PLAN
- RELOCATED FIRE HYDRANT; REF. UTILITY PLAN
- PROPOSED PEDESTRIAN CROSSWALK; REF. SITE DETAILS
- PROPOSED PARKING STALL WHEEL STOP; REF. SITE DETAILS
- PROPOSED R5-1 "DO NOT ENTER" SIGN; REF. SITE DETAILS
- FUTURE ACCESS DRIVE TO FUTURE DEVELOPMENT
- PROPOSED ENHANCED CROSSWALK PAVING, REFERENCE SITE DETAILS, SHEET 4
- PROPOSED ACCESS GATE AT TRASH COMPACTOR
- EXISTING CURB, GUTTER AND ASPHALT PAVING TO BE REMOVED
- PROPOSED TRUNCATED DOME PAD

EASEMENT SCHEDULE

- EXISTING UTILITY EASEMENT (REC. 03862483)
- EXISTING ACCESS EASEMENT (REC. 03862483)
- EXISTING SOUTH BOULDER CANYON IRRIGATION EASEMENT (REC. 03774838)
- PROPOSED ACCESS EASEMENT PER PLAT
- PROPOSED UTILITY EASEMENT PER PLAT



GATE DETAIL
NOT TO SCALE

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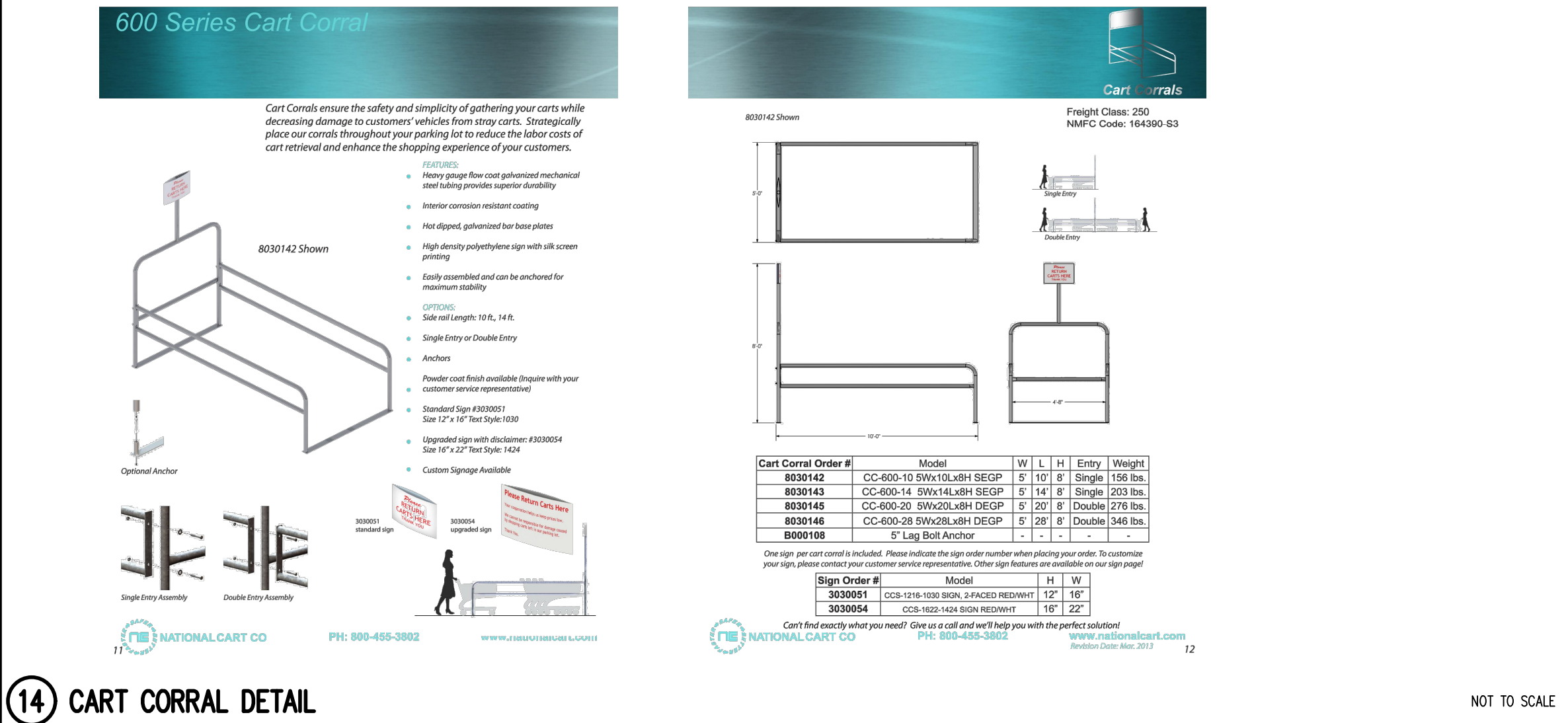
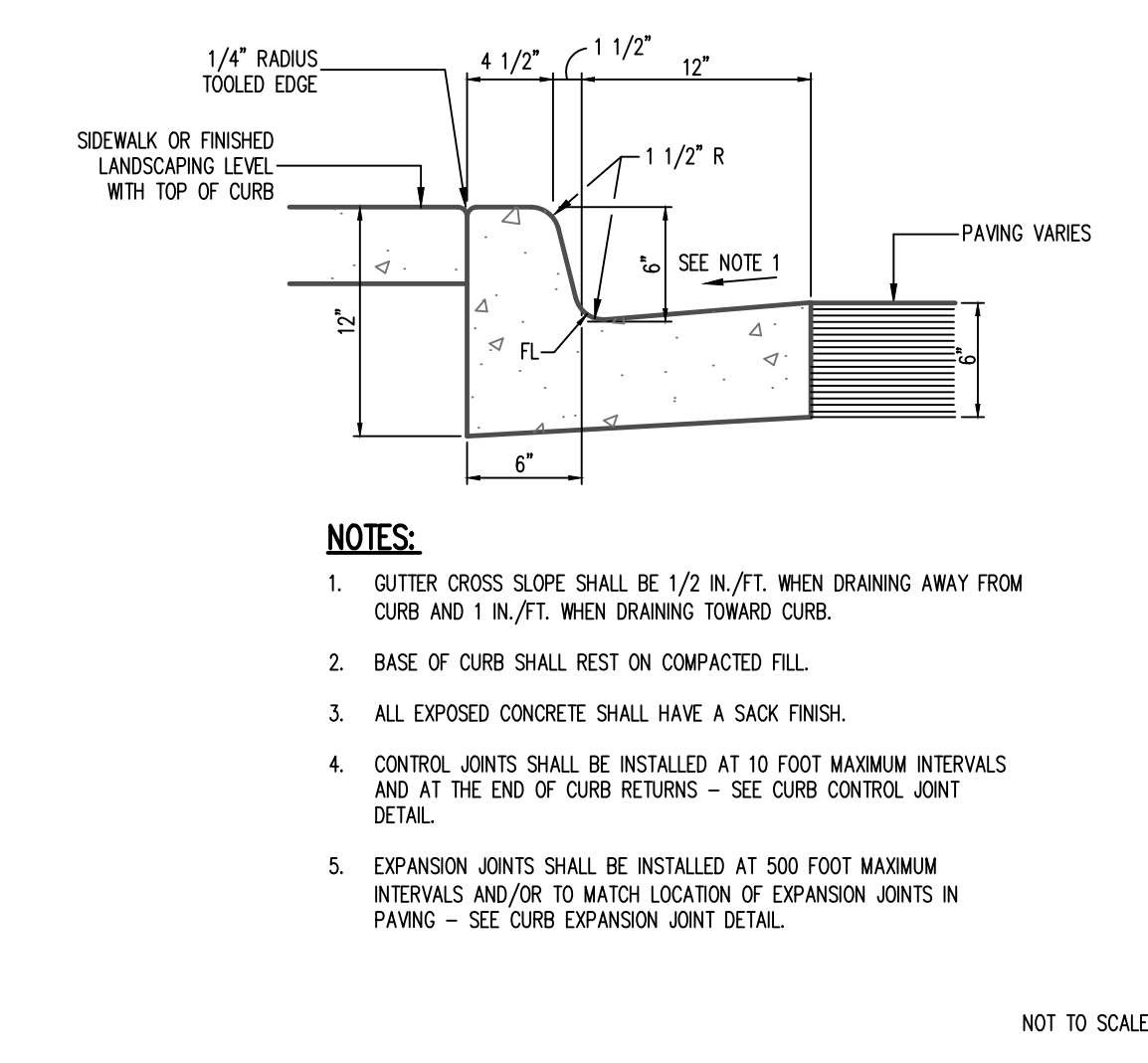
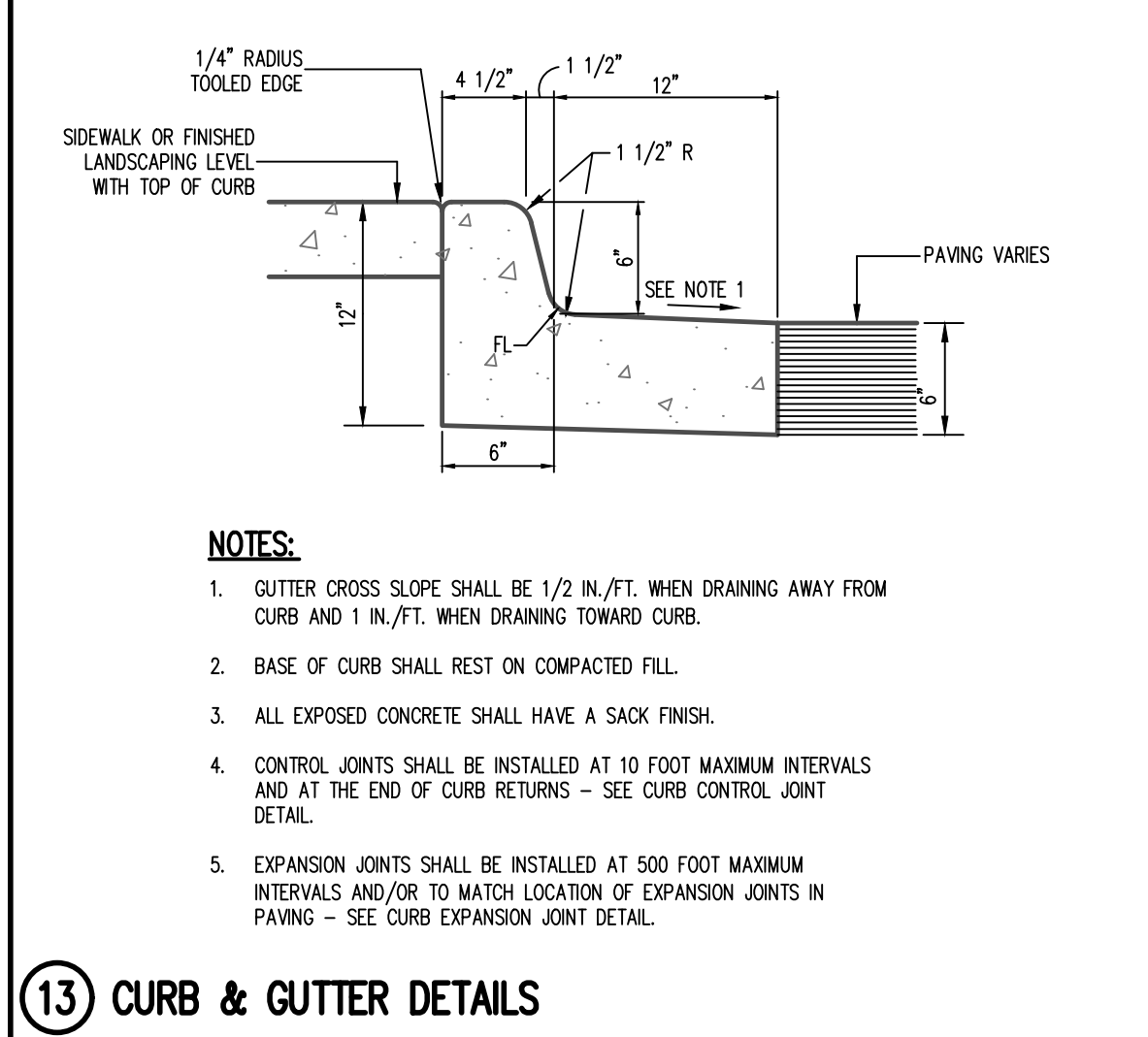
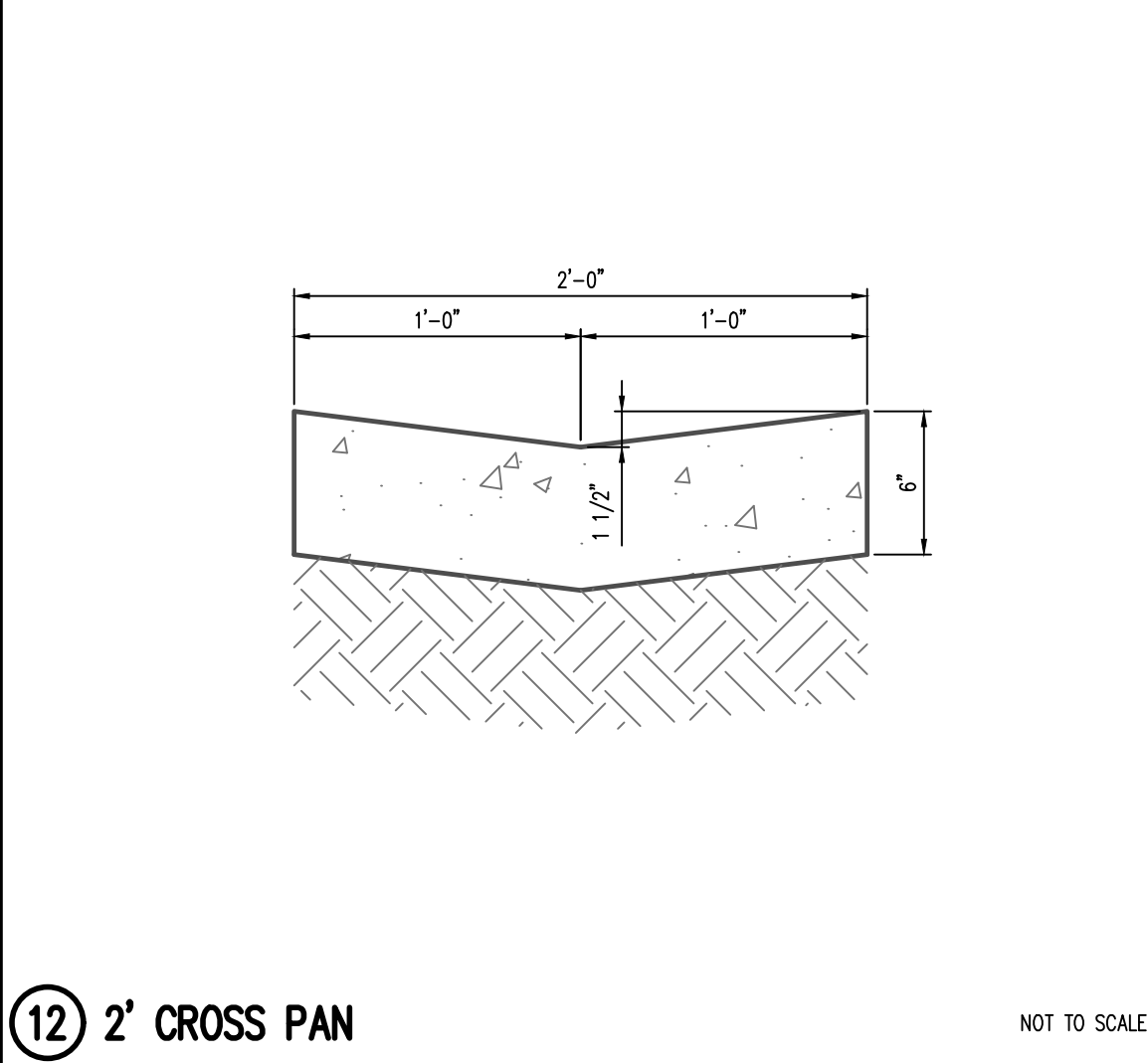
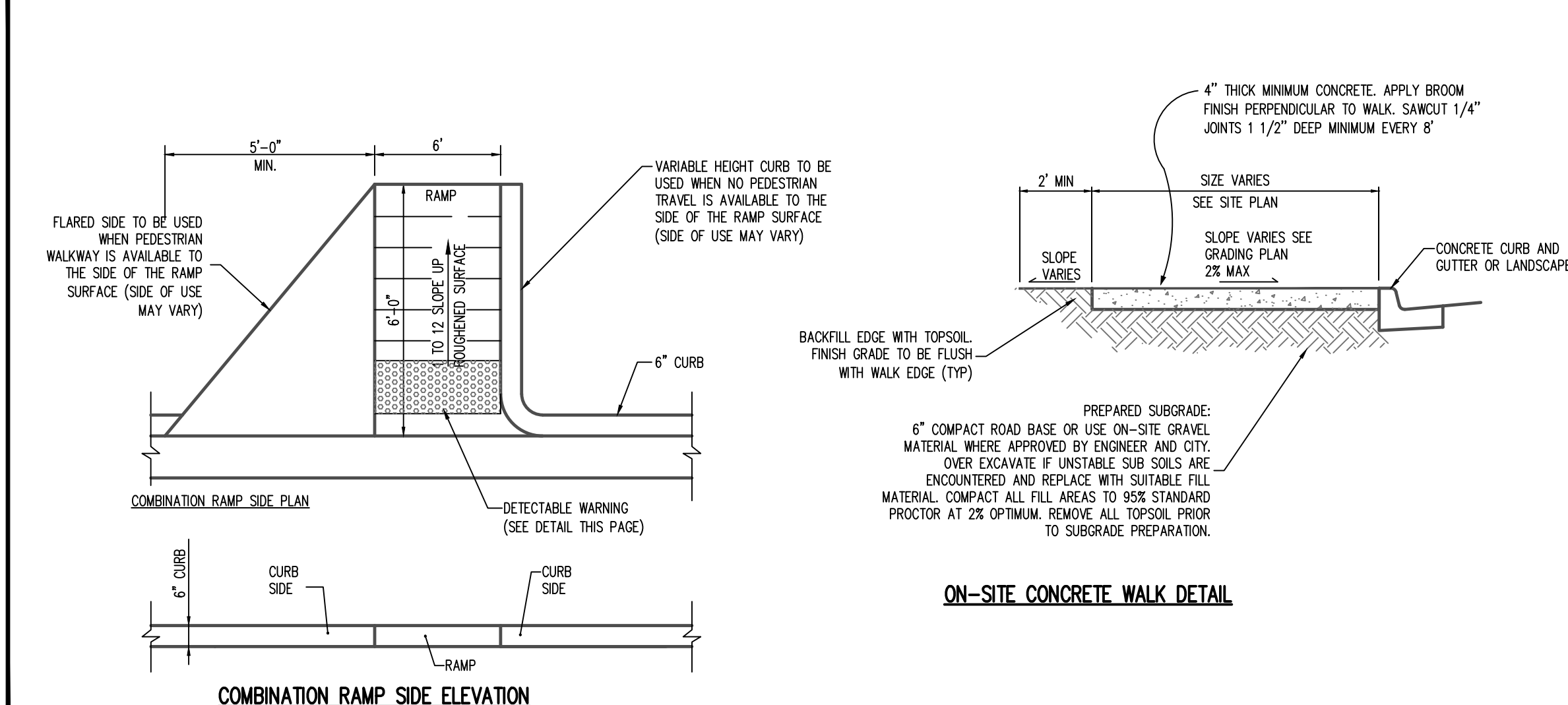
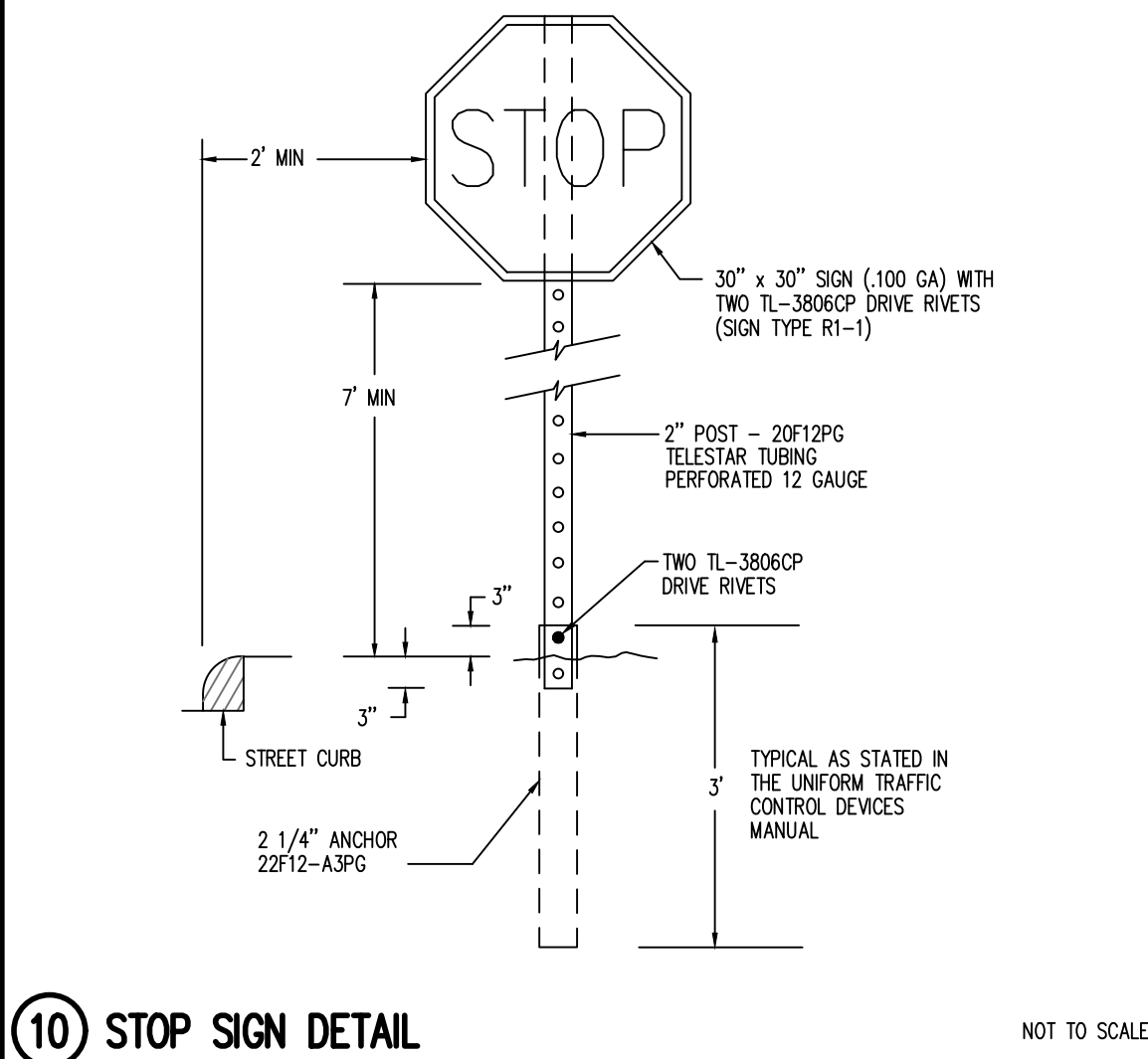
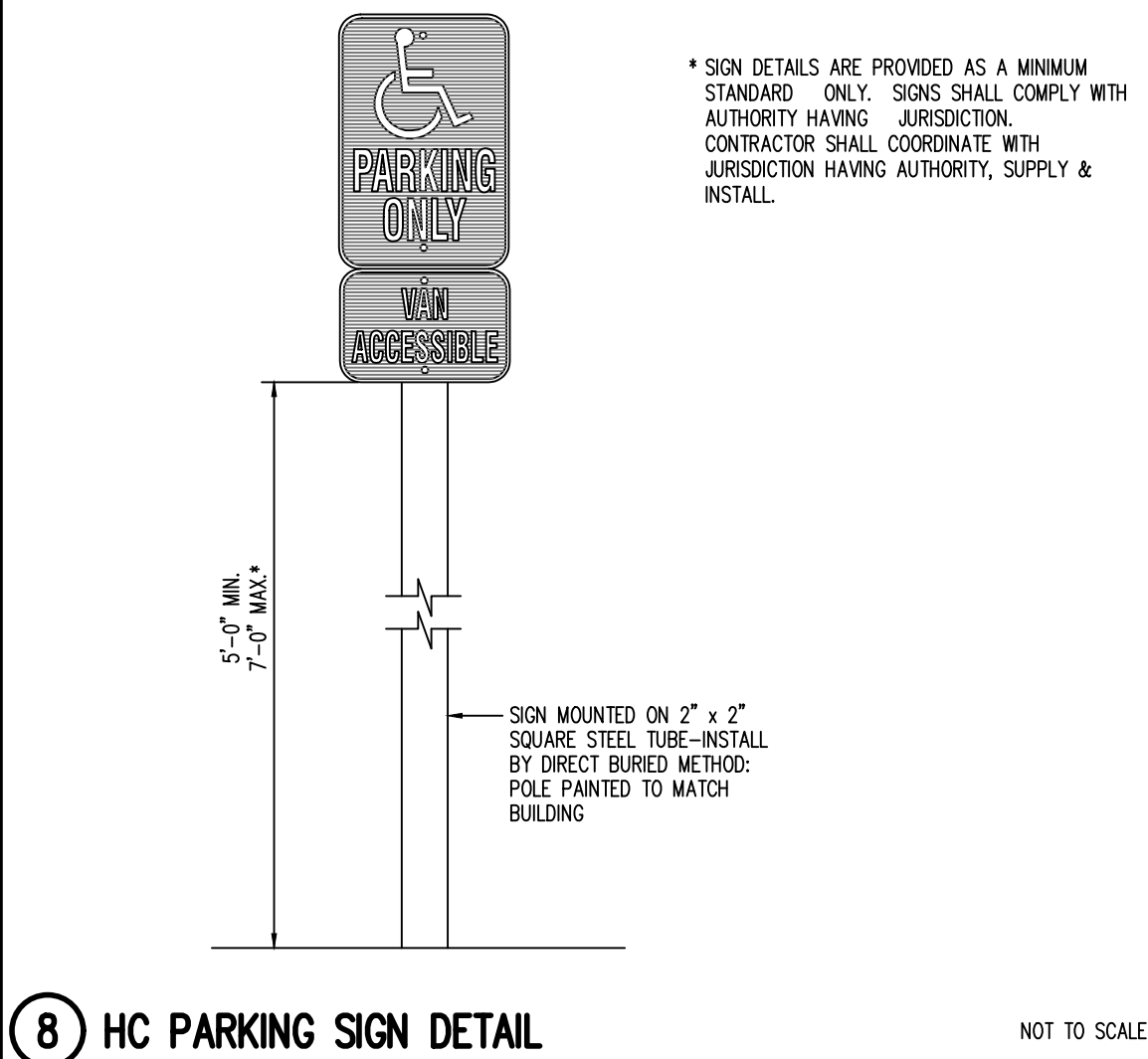
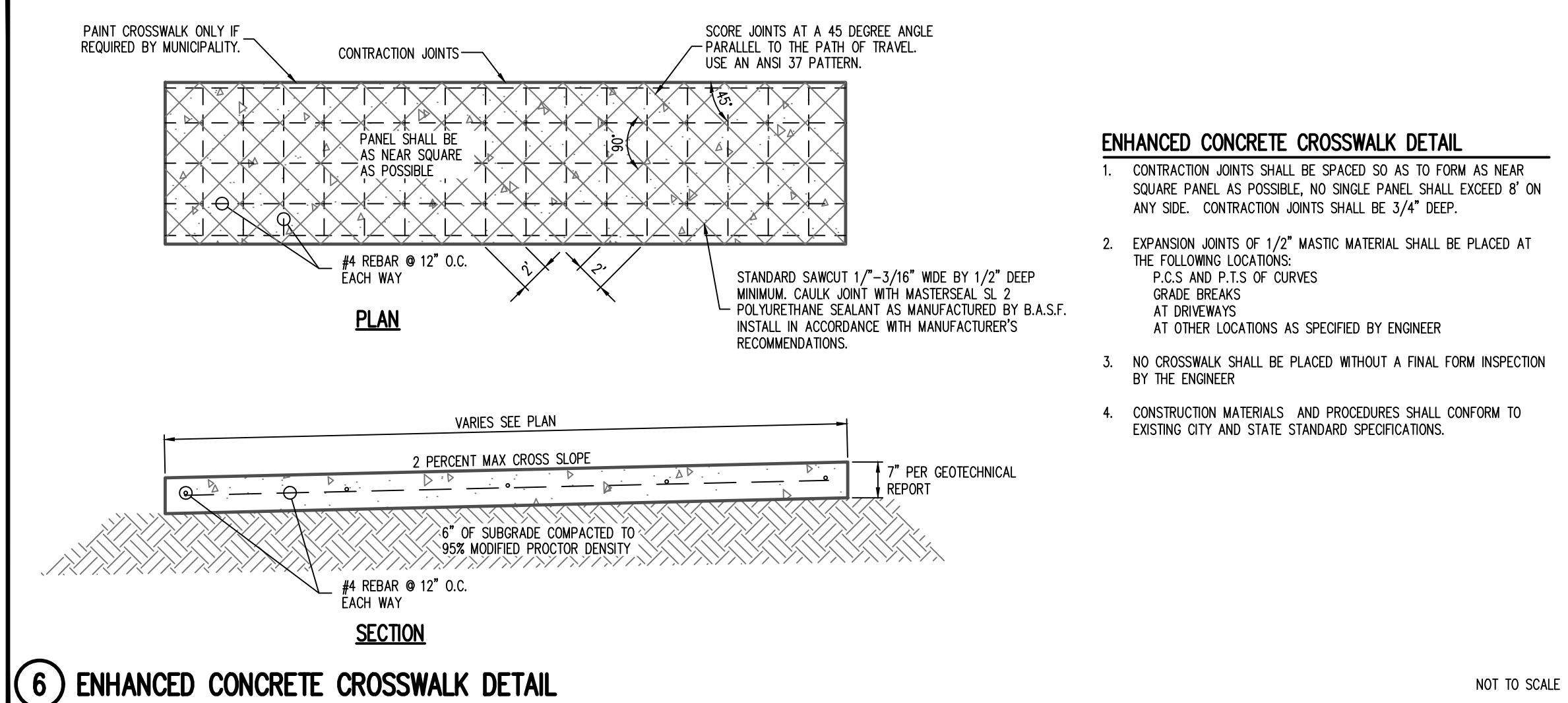
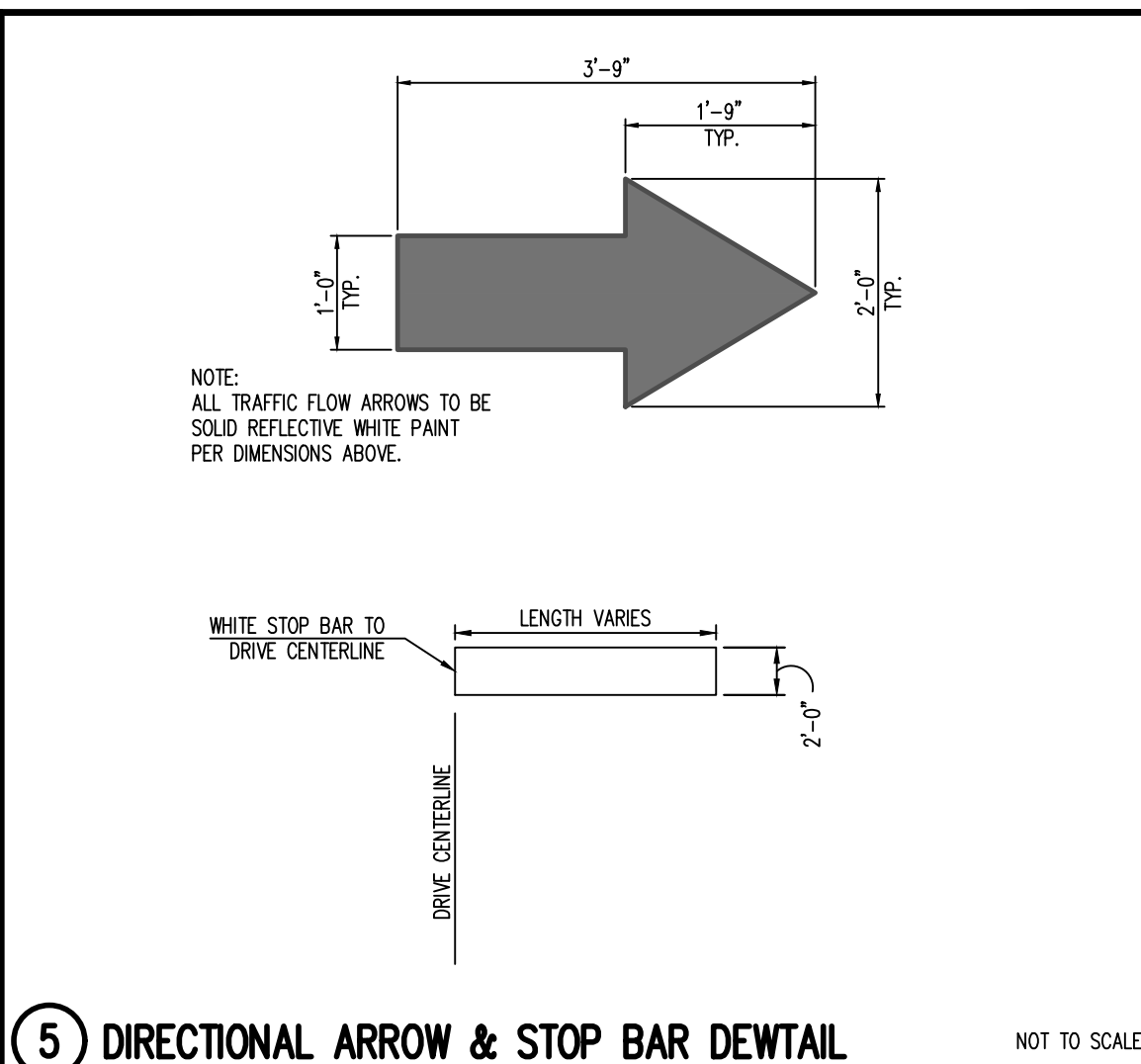
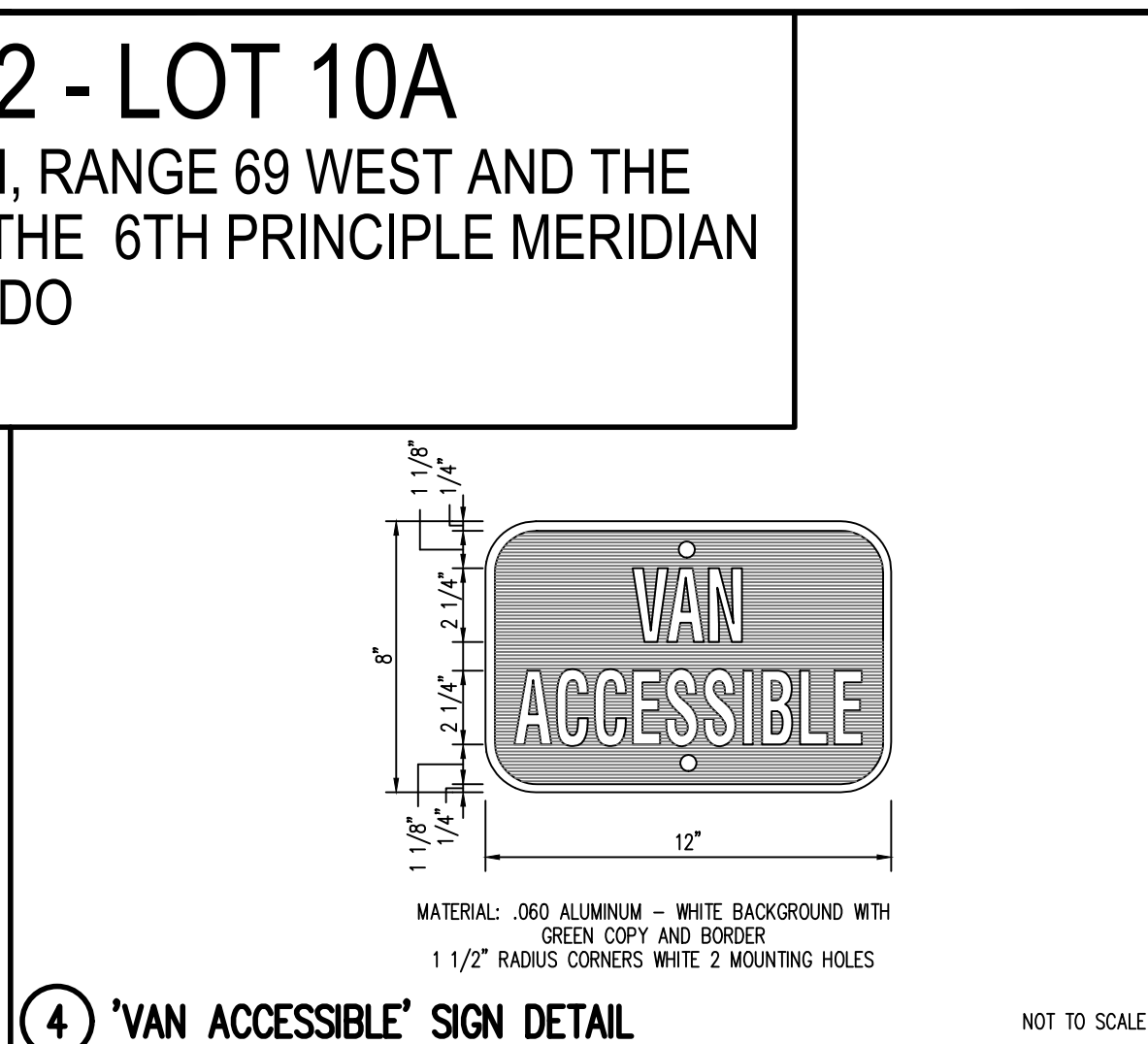
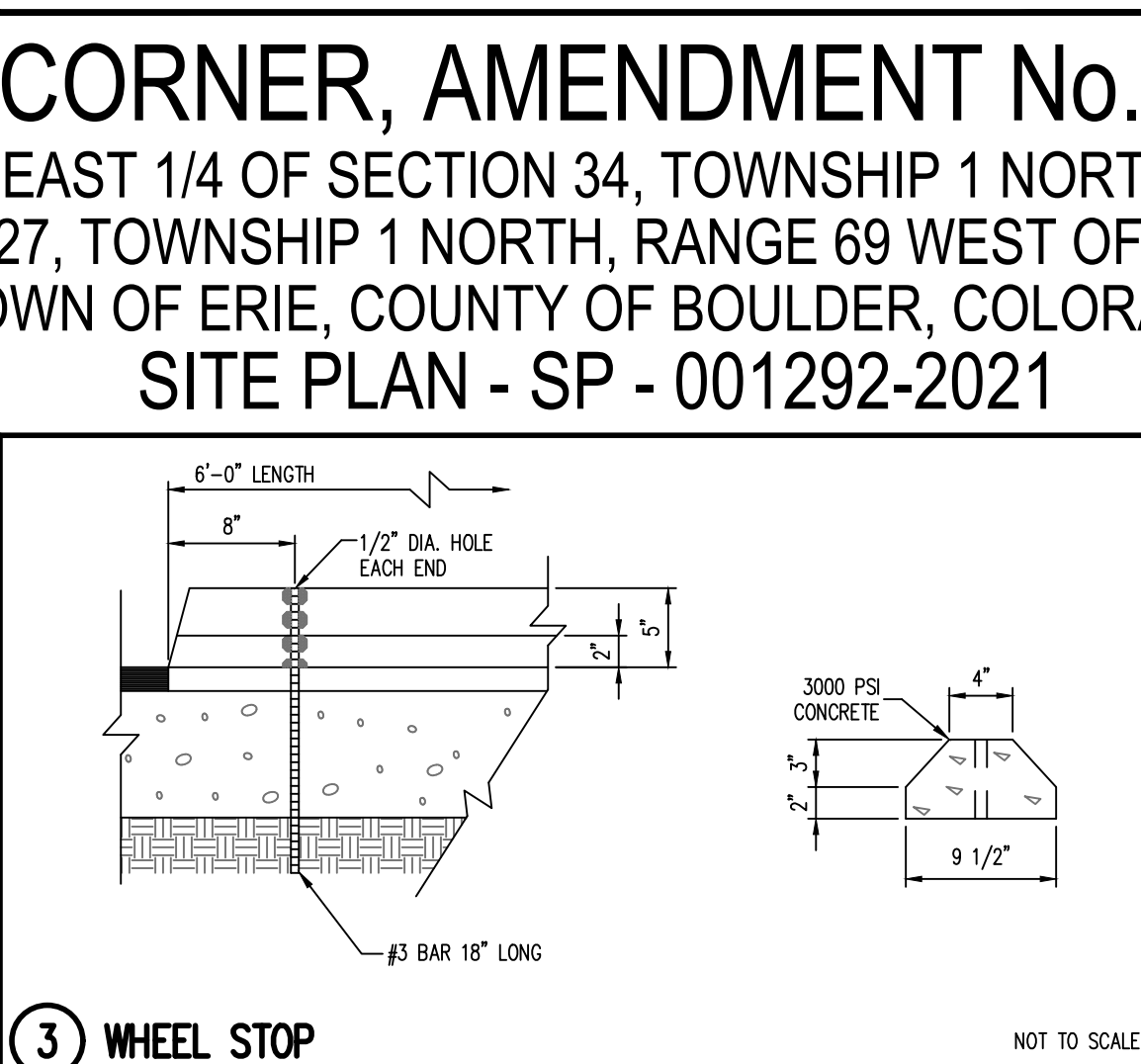
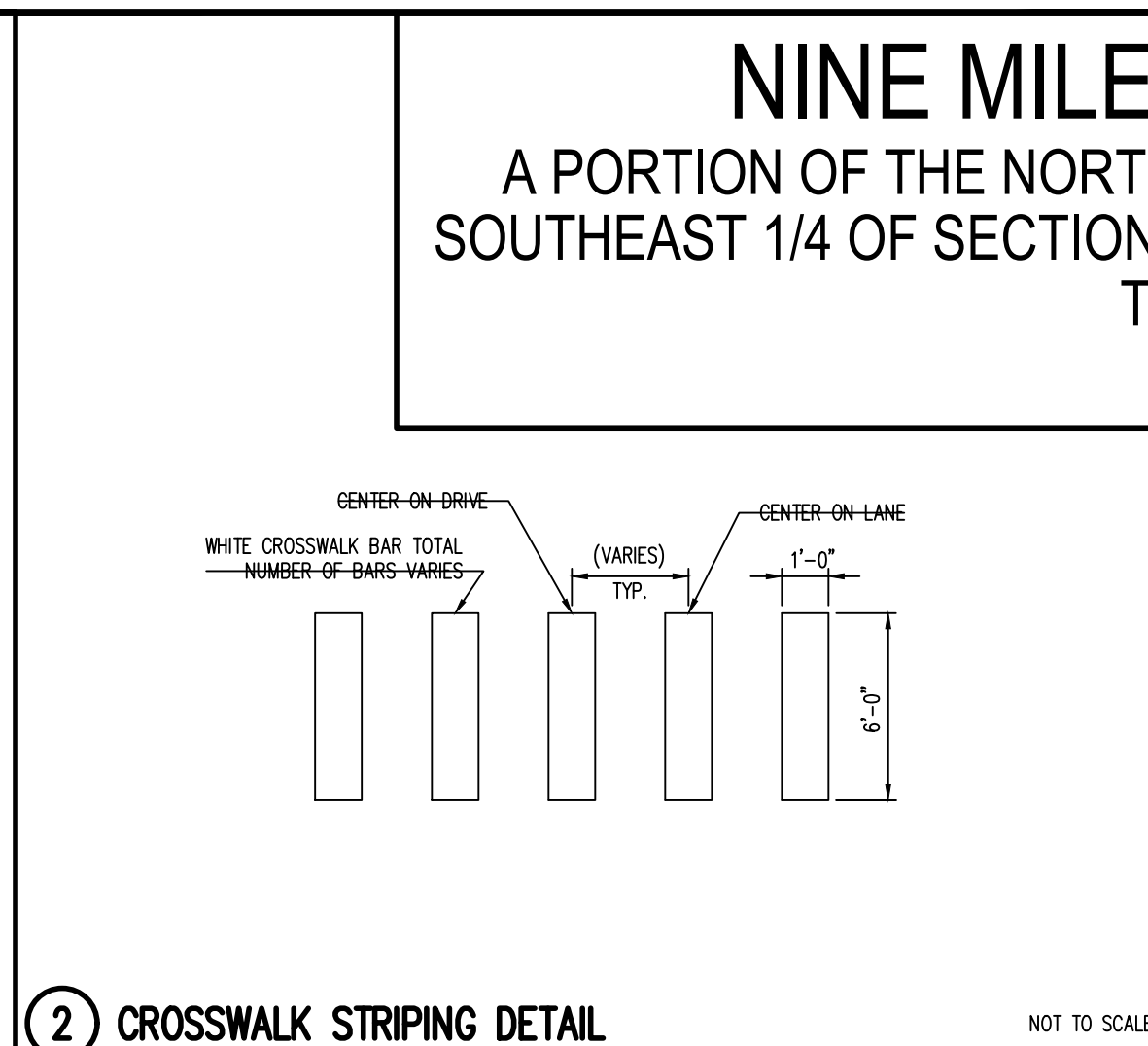
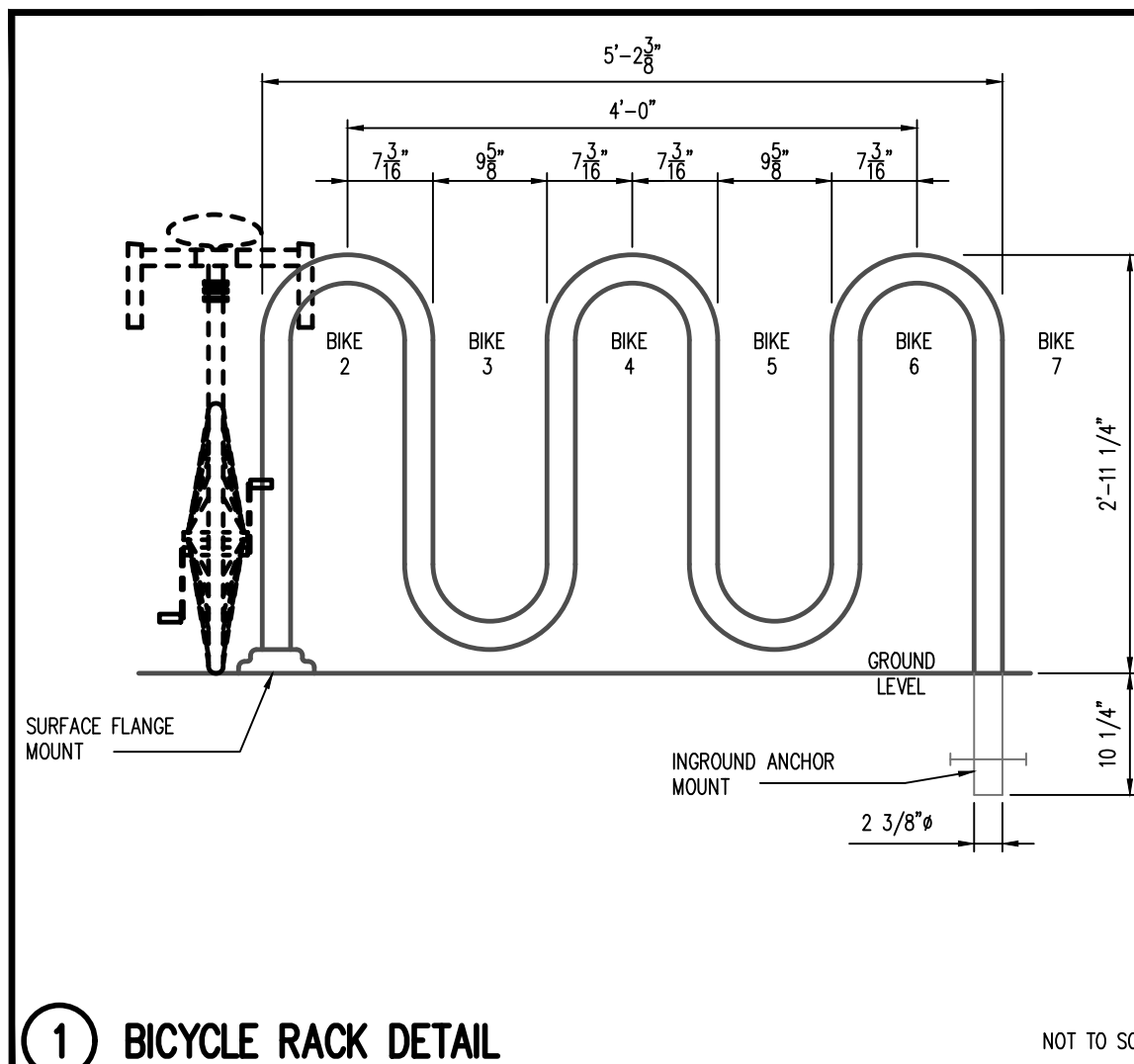
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Supermarket / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-6262

SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

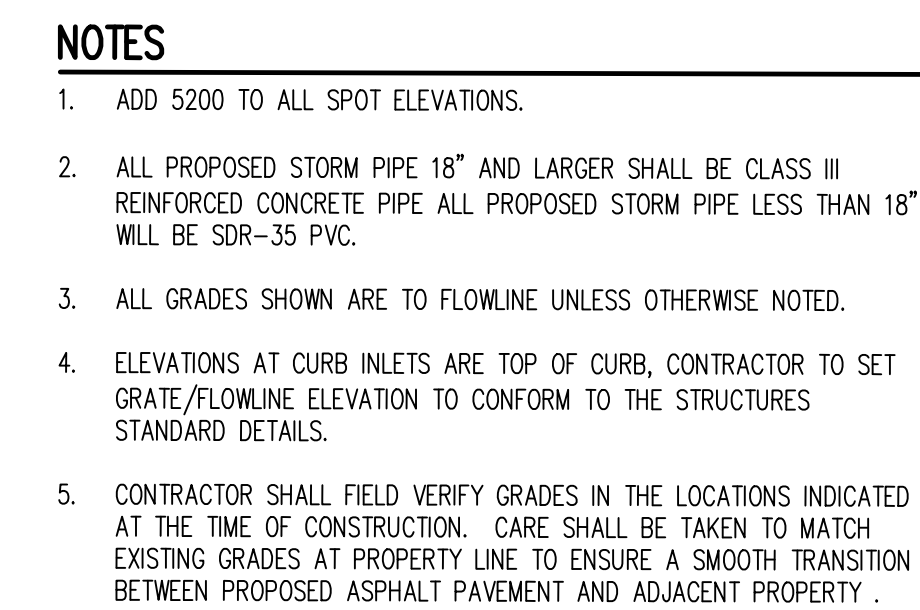
ARAPAHOE ROAD & 10TH STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	9/1/21	2ND SITE PLAN SUBMITTAL	ACJ
2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ
3	11/11/21	4th SITE PLAN SUBMITTAL	ACJ

Project No: KSS000138
Drawn By: RDG
Checked By: ACJ
Date: 05/21/21
SITE PLAN



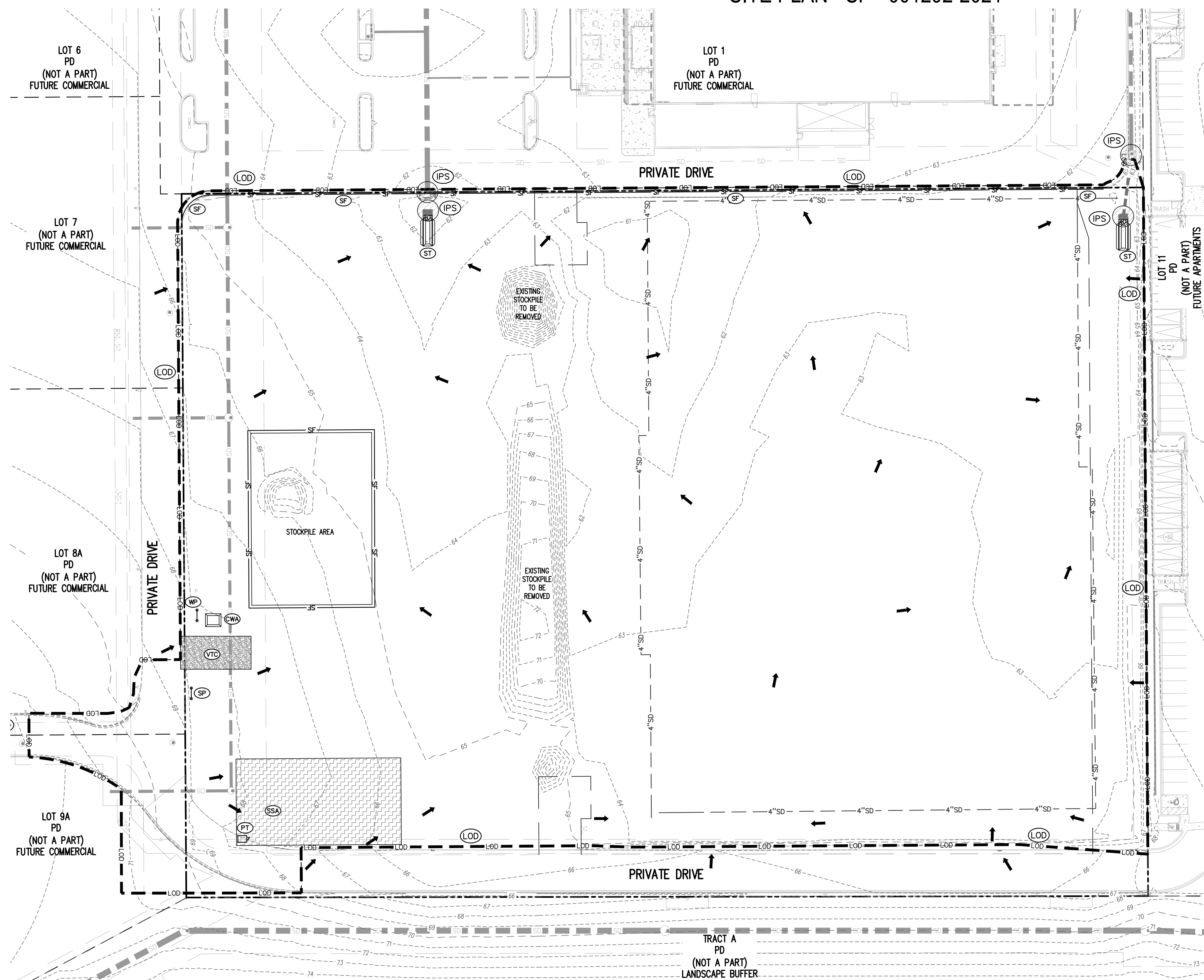
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



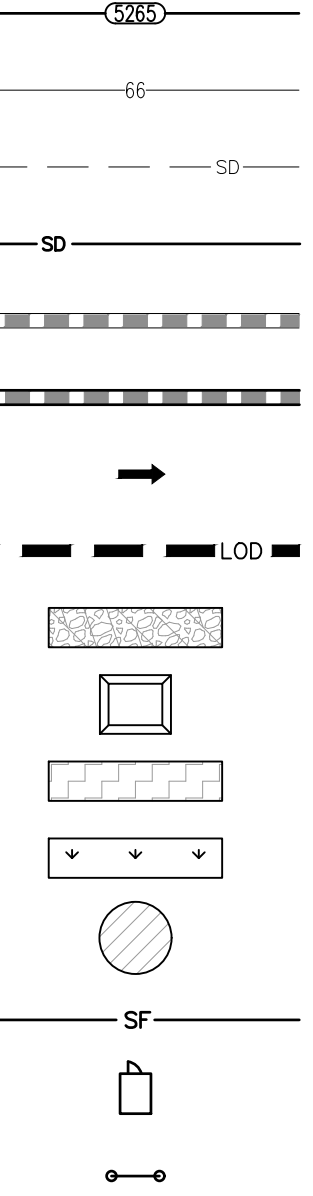
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NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
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TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



EROSION CONTROL LEGEND

- 
- 5265 PROPOSED MAJOR CONTOUR
 - 66 EXISTING MINOR CONTOUR
 - 5265 PROPOSED MAJOR CONTOUR
 - 66 PROPOSED MINOR CONTOUR
 - SD EXISTING STORM SEWER (LESS THAN 12")
 - SD PROPOSED STORM SEWER (LESS THAN 12")
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - FLOW ARROW
 - LOD LIMITS OF DISTURBANCE
 - VTC VEHICLE TRACKING CONTROL
 - CWA CONCRETE WASHOUT AREA
 - SSA STABILIZED STAGING AREA
 - LS FINAL LANDSCAPE AREA
 - IPS SUMP INLET PROTECTION (P-3)
 - SF SILT FENCE
 - PT PORTABLE TOILET
 - SP SITE POSTING (CONTACTS AND PERMITS)
 - WP WASHOUT POSTING
 - ST SEDIMENT TRAP

NOTE

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

EARTHWORK SUMMARY

TOTAL AREA DISTURBED:	332,590 SF
CUT:	0 CY
FILL:	0 CY
NET (IMPORT):	0 CY

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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

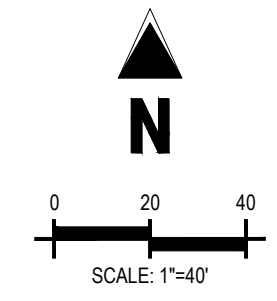
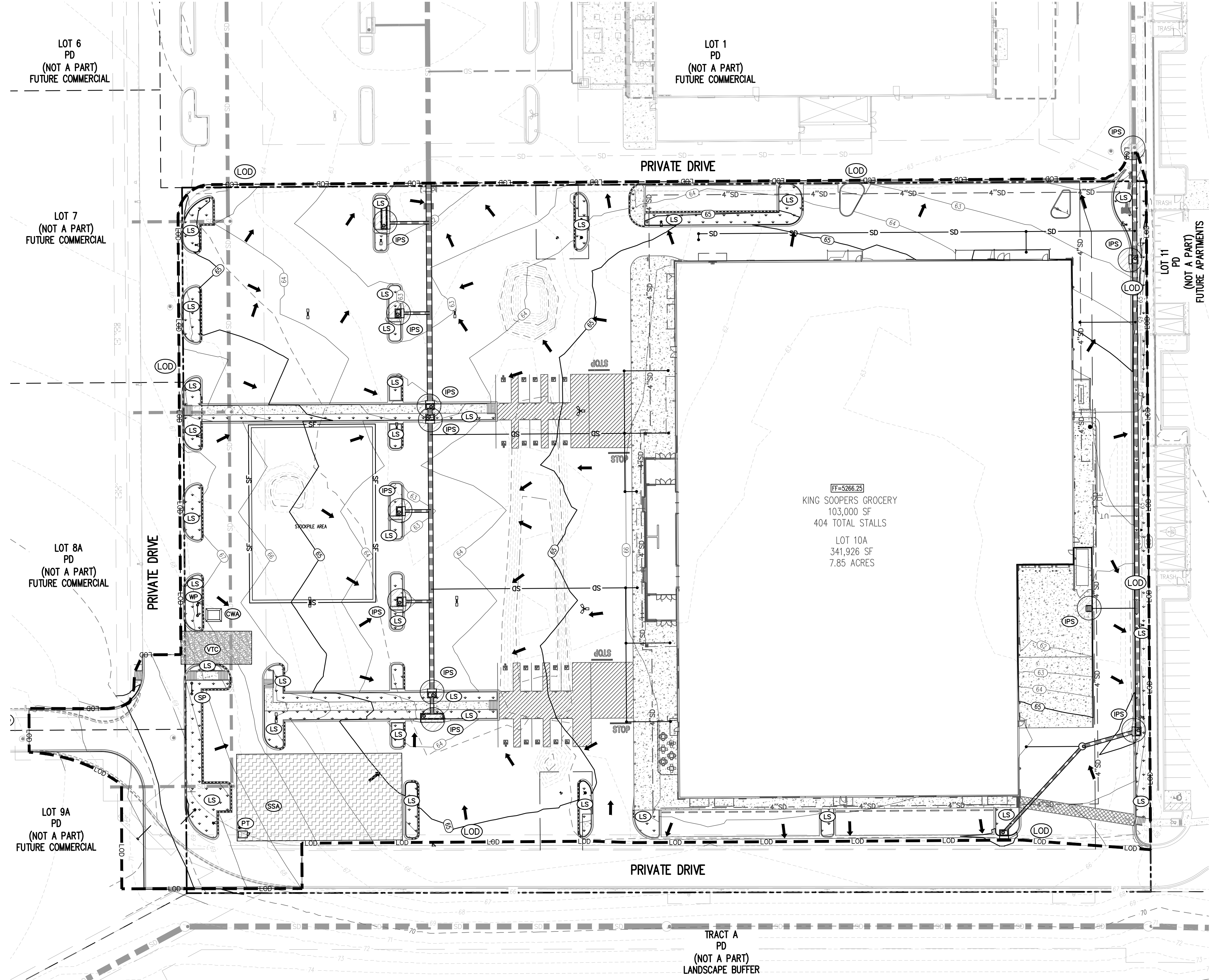
ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

[illegible]

Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

EROSION CONTROL PLAN (INITIAL)

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



EROSION CONTROL LEGEND

- 5265 --- EXISTING MAJOR CONTOUR
- 66 --- EXISTING MINOR CONTOUR
- 5265 --- PROPOSED MAJOR CONTOUR
- 66 --- PROPOSED MINOR CONTOUR
- SD --- EXISTING STORM SEWER (LESS THAN 12")
- SD --- PROPOSED STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- FLOW ARROW
- LOD --- LOD LIMITS OF DISTURBANCE
- [Pattern] VTC VEHICLE TRACKING CONTROL
- [Pattern] CWA CONCRETE WASHOUT AREA
- [Pattern] SSA STABILIZED STAGING AREA
- [Pattern] LS FINAL LANDSCAPE AREA
- [Symbol] IPS SUMP INLET PROTECTION (P-3)
- [Symbol] SF SILT FENCE
- [Symbol] PT PORTABLE TOILET
- [Symbol] SP SITE POSTING (CONTACTS AND PERMITS)
- [Symbol] WP WASHOUT POSTING
- [Symbol] ST SEDIMENT TRAP

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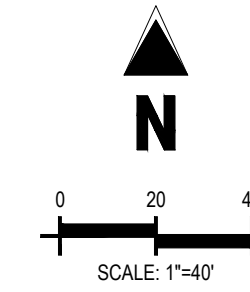
SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

ARAPAHOE ROAD & 10th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	3/1/21	2ND SITE PLAN SUBMITTAL	ACJ
2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ
3	11/11/21	4th SITE PLAN SUBMITTAL	ACJ

Project No: KSS000138
Drawn By: RDG
Checked By: ACJ
Date: 05/21/21
EROSION CONTROL PLAN
(INTERIM-FINAL)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



----	ADJACENT PROPERTY LINE
----	EXISTING EASEMENT BOUNDARY LINE
----	EASEMENT BOUNDARY LINE
----	SETBACK BOUNDARY LINE
----	EXISTING WATER LINE
X'--SS	PROPOSED WATER LINE
----	EXISTING SANITARY SEWER
X'--SS	PROPOSED SANITARY SEWER
----	EXISTING STORM SEWER (LESS THAN 12")
SS'----	EXISTING STORM SEWER (12" AND GREATER)
X'--SD	PROPOSED STORM SEWER (LESS THAN 12")
SS'-----	PROPOSED STORM SEWER (12" AND GREATER)
----	EXISTING UNDERGROUND ELECTRICAL
UE----	PROPOSED UNDERGROUND ELECTRICAL
UT----	EXISTING UNDERGROUND TELEPHONE
UT----	PROPOSED UNDERGROUND TELEPHONE
----	EXISTING UNDERGROUND GAS
G----	PROPOSED UNDERGROUND GAS
	EXISTING SITE LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING TELEPHONE RISER
	EXISTING TRANSFORMER
	EXISTING MANHOLE
	EXISTING STORM DRAIN INLET
	PROPOSED SITE LIGHTING
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE COVER
	PROPOSED INLET

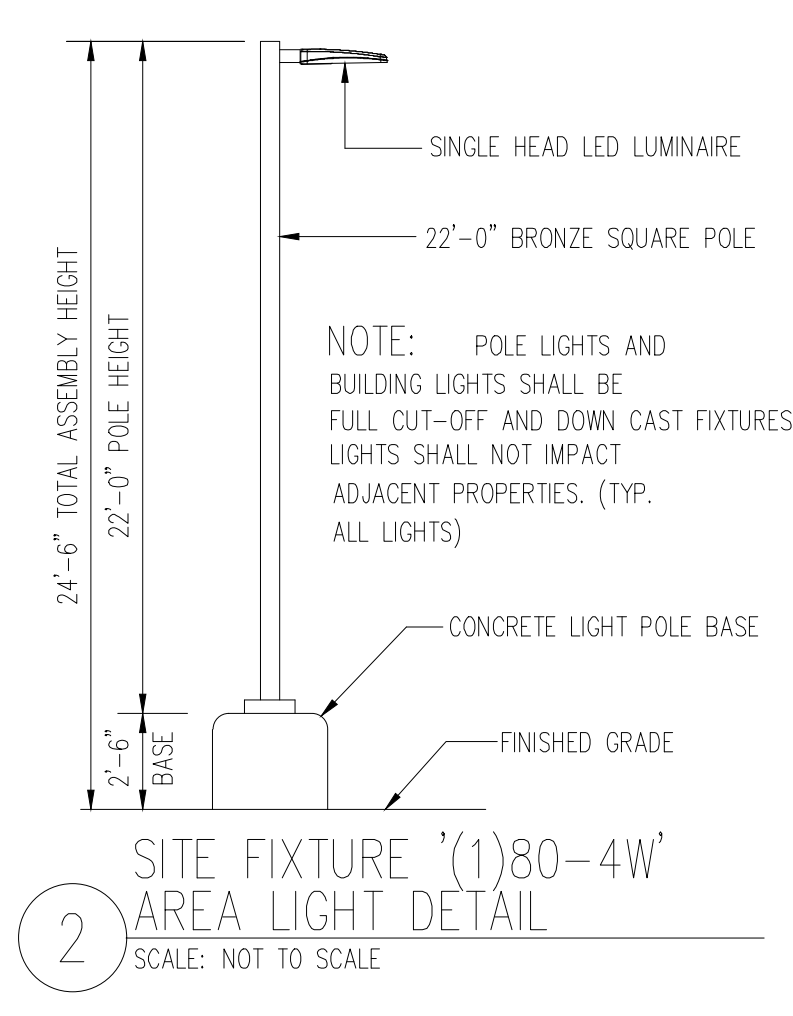
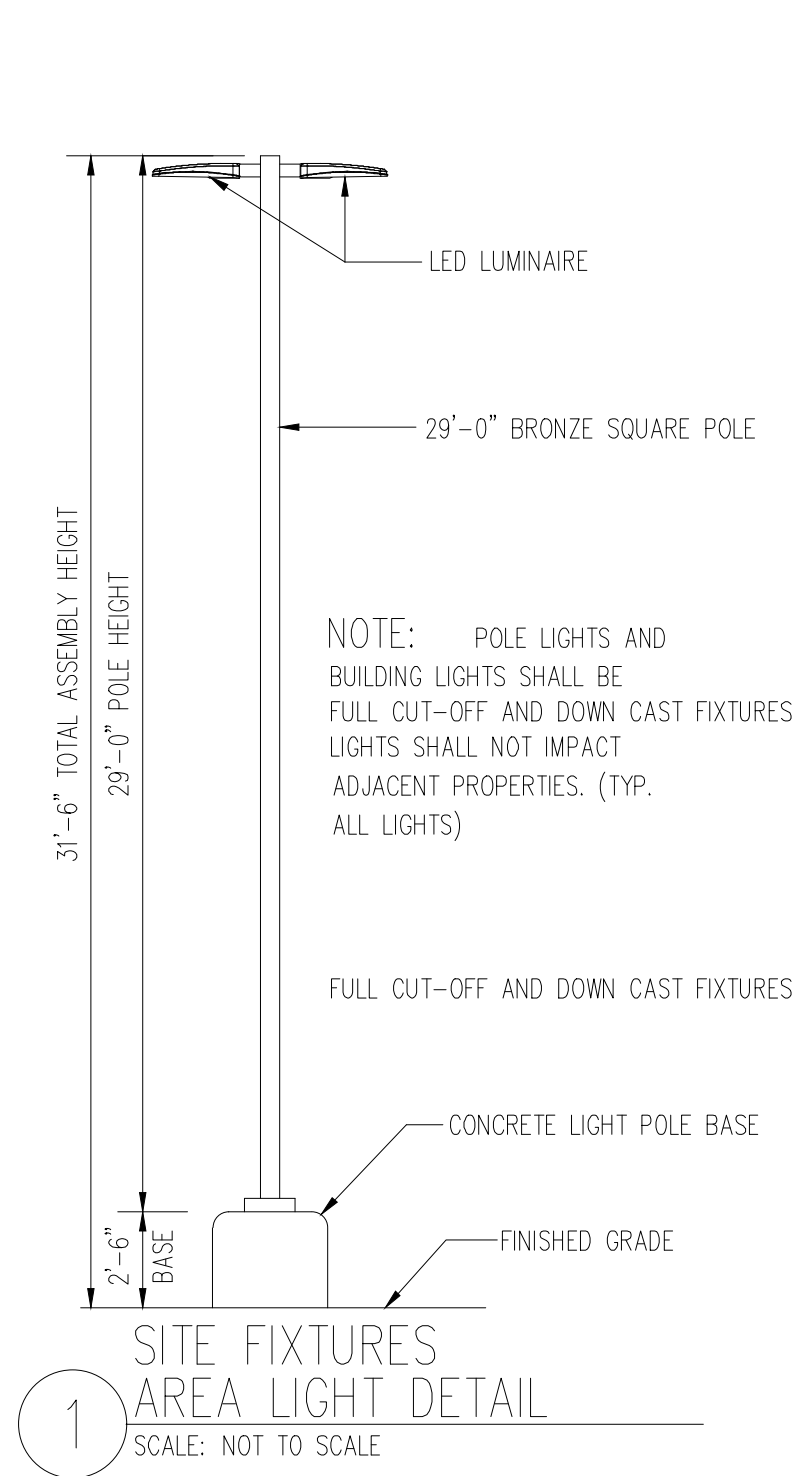
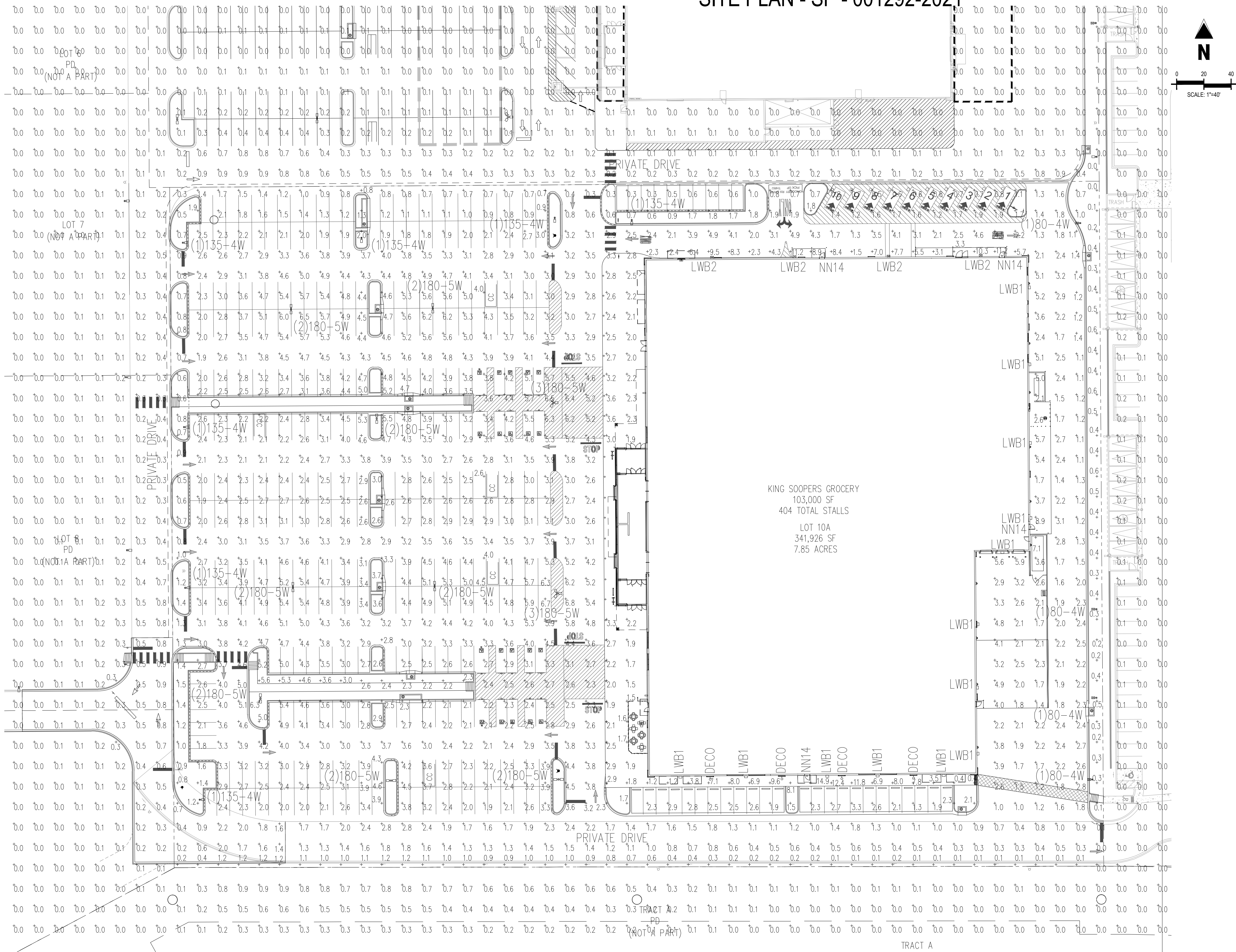
- (1) EXISTING WATER LINE
- (2) EXISTING WATER VALVE
- (3) EXISTING WATER MAIN STUB
- (4) EXISTING FIRE HYDRANT
- (5) EXISTING SANITARY SEWER LINE
- (6) EXISTING SANITARY SEWER STUB
- (7) EXISTING SANITARY SEWER MANHOLE
- (8) EXISTING STORM DRAIN PIPE
- (9) EXISTING STORM DRAIN STUB
- (10) EXISTING STORM DRAIN MANHOLE
- (11) EXISTING STORM DRAIN INLET
- (12) EXISTING STORM DRAIN INLET TO BE REMOVED
- (13) EXISTING TELEPHONE RISER AND NODE
- (14) EXISTING ELECTRICAL TRANSFORMER
- (15) EXISTING GAS LINE
- (16) EXISTING UNDERGROUND ELECTRICAL LINE
- (17) EXISTING IRRIGATION DITCH BYPASS LINE
- (18) EXISTING IRRIGATION DITCH MANHOLE
- (19) PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- (20) PROPOSED WATER LINE MAIN
- (21) PROPOSED DOMESTIC WATER SERVICE
- (22) PROPOSED FIRE LINE
- (23) PROPOSED WATER METER
- (24) PROPOSED SANITARY SEWER SERVICE
- (25) PROPOSED SANITARY SEWER CLEANOUT
- (26) PROPOSED SANITARY SEWER MANHOLE
- (27) PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- (28) PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
- (29) PROPOSED STORM DRAIN MANHOLE (5'x)
- (30) PROPOSED STORM DRAIN INLET
- (31) PROPOSED STORM DRAIN CLEANOUT
- (32) PROPOSED ROOF DRAIN LINE
- (33) PROPOSED COMMUNICATION/FIBER OPTIC SERVICE
- (34) PROPOSED SECONDARY ELECTRIC SERVICE LINE
- (35) PROPOSED GAS SERVICE LINE
- (36) PROPOSED SITE LIGHT
- (37) PROPOSED FIRE HYDRANT AND ASSEMBLY
- (38) RELOCATED FIRE HYDRANT AND ASSEMBLY
- (39) EXTEND LOT 9 WATER SERVICE STUB PAST NEW CURB AND GUTTER
- (40) PROPOSED SANITARY SEWER MAIN
- (41) EXISTING UNDERDRAIN PIPE AROUND BUILDING
- (42) EXISTING UNDERDRAIN RISER PIPE
- (43) PROPOSED FIRE HYDRANT LATERAL
- (44) REMOVE EXISTING 24" STORM PIPE AND REPLACE WITH PROPOSED 30" STORM PIPE

1	EXISTING UTILITY EASEMENT (REC. 03862483)
2	EXISTING ACCESS EASEMENT (REC. 03862483)
3	EXISTING SOUTH BOULDER CANYON IRRIGATION EASEMENT (REC. 03774838)
4	PROPOSED ACCESS EASEMENT PER PLAT
5	PROPOSED UTILITY EASEMENT PER PLAT

ARAPAHOE ROAD & 10th STREET
ERIE, COLORADO

Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	MOUNTING HEIGHT	MOUNTING	ARRANGEMENT	COLOR	LLF	LUMENS	WATTS
	7	(1)135-4W	31'-6" AFG	POLE	SINGLE	DARK BRONZE	1.0	14931	135
	4	(1)180-4W	24'-6" AFG	POLE	SINGLE	DARK BRONZE	1.0	5722	80
	8	(2)180-5W	31'-6" AFG	POLE	BACK TO-BACK	DARK BRONZE	1.0	21686	180
	2	(3)180-5W	31'-6" AFG	POLE	3 @ 120 DEGREES	DARK BRONZE	1.0	21686	180
	13	LWB1	15'-0" AFG	WALL	SINGLE	BRONZE	1.0	7599	99
	4	NN14	9'-0" AFG	WALL	SINGLE	BRONZE	1.0	11998	86
	4	DECO	11'-6" AFG	WALL	SINGLE	BRONZE	1.0	1708	67.5
	4	(1)180-4W	24'-6" AFG	POLE	SINGLE	DARK BRONZE	1.0	5722	80

NOTES:
1) PROJECT MANAGER TO VERIFY VOLTAGE FOR EACH FIXTURE BEFORE ORDERING ANY EQUIPMENT.
2) EACH SITE FIXTURE TO BE MOUNTED ON POLE WITH A 2'-6" CONCRETE BASE.

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BACK OF BUILDING	Fc	2.53	8.9	1.0	2.53 to 1	8.90 to 1
FRONT PARKING	Fc	3.41	6.8	0.7	4.87 to 1	9.71 to 1
NORTH DRIVE AND PARKING	Fc	1.11	1.9	0.3	3.70 to 1	6.33 to 1
NORTH ENTRY AND PHARMACY	Fc	4.60	11.2	1.3	3.54 to 1	8.62 to 1
KING SOOPERS / LOWE'S ACCESS	Fc	0.53	0.8	0.3	1.77 to 1	2.87 to 1
SOUTH PARKING	Fc	2.34	3.3	1.3	1.80 to 1	2.54 to 1
STORE ENTRANCE DRIVE	Fc	3.45	6.8	1.5	2.30 to 1	4.53 to 1

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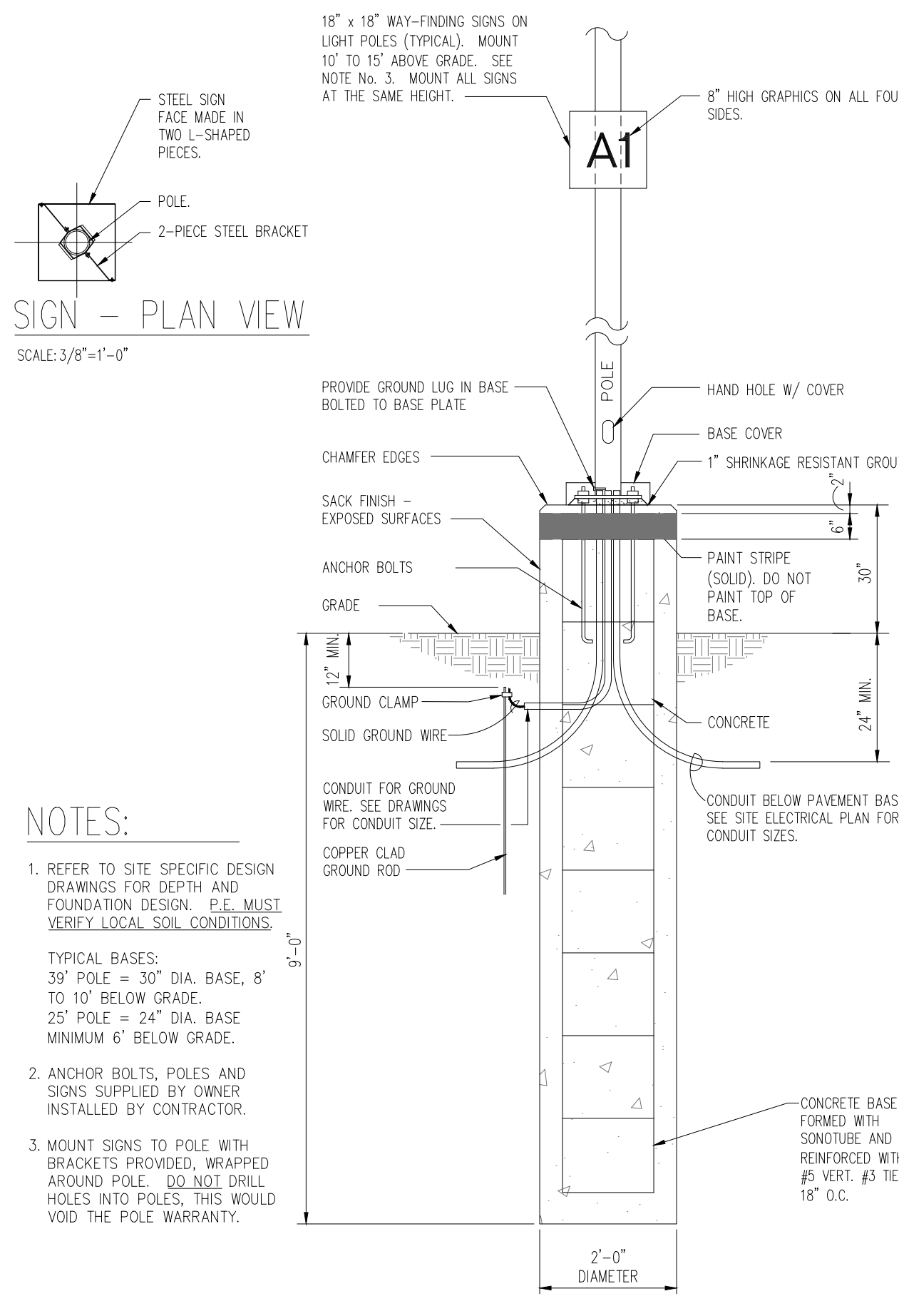
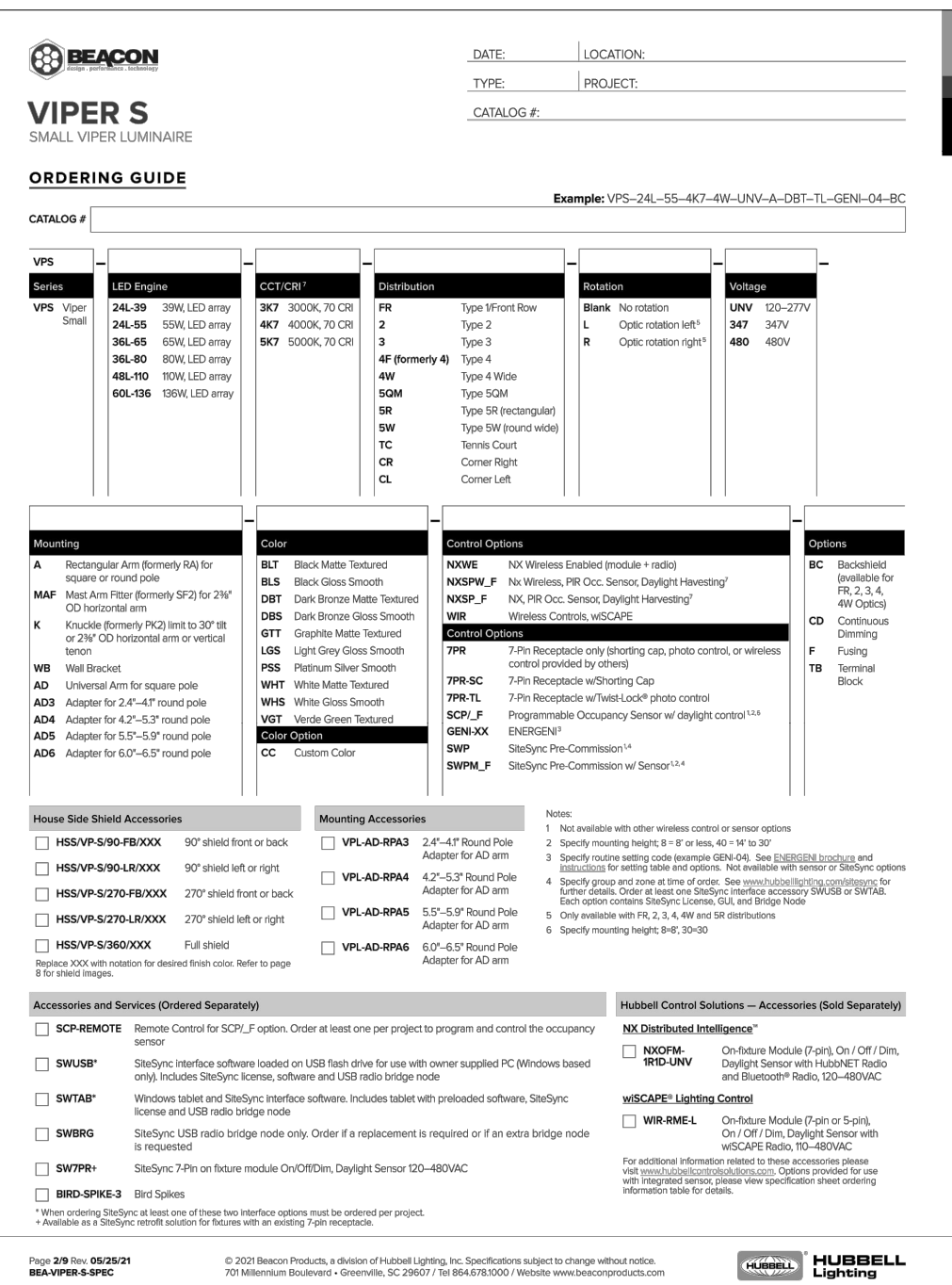
SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2
ARAPAHOE ROAD & 10TH STREET
ERIE, COLORADO

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2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ
3	11/11/21	4th SITE PLAN SUBMITTAL	ACJ
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

PHOTOMETRIC PLAN

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

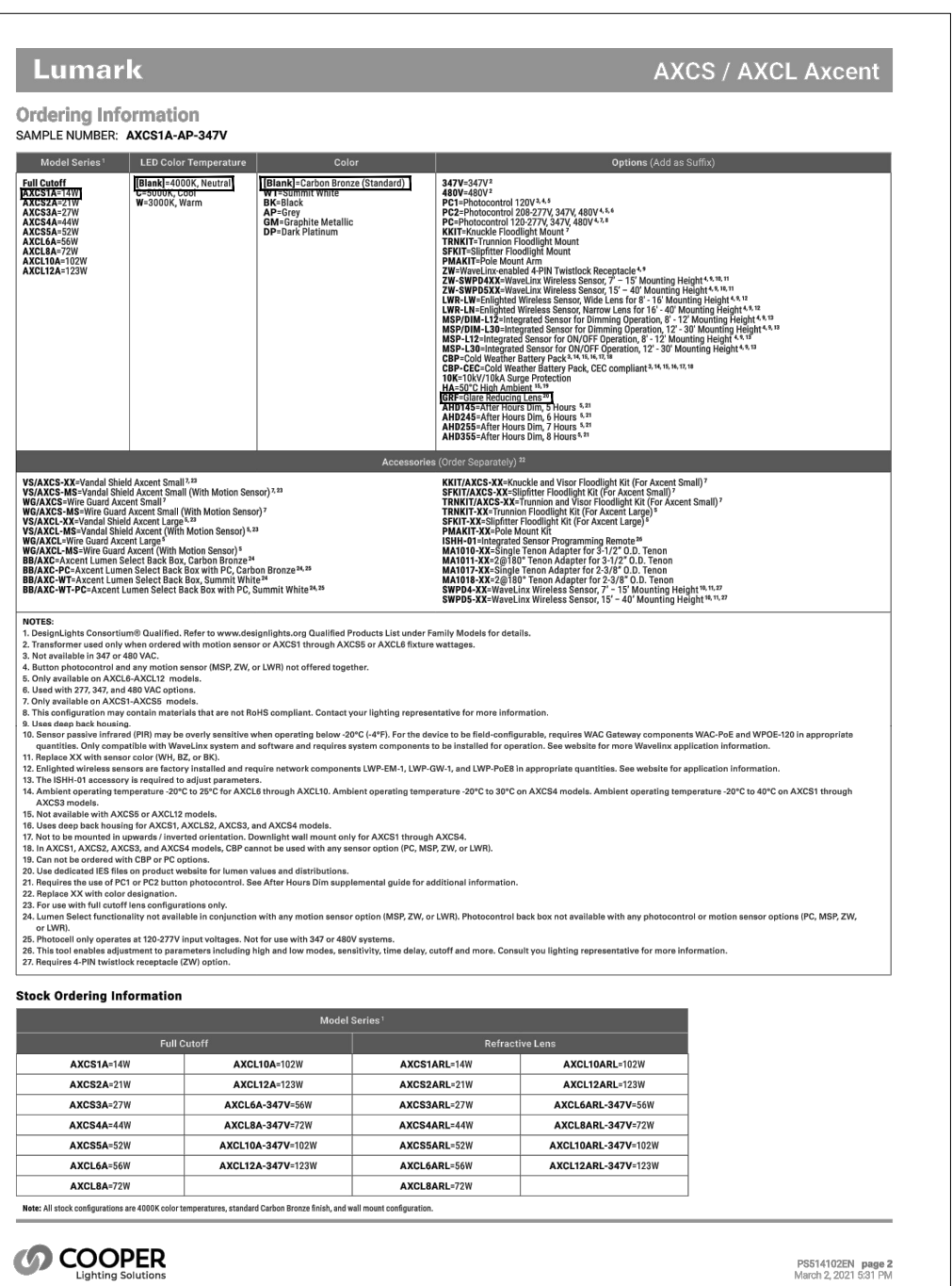


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Scoopers

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**SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2**

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO



Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ

PHOTOMETRIC DETAILS

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



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

LEGEND		PLANTING SIZE	MATURE SIZE	WATER USE
QTY	ABBREV BOTANIC NAME	COMMON NAME	(MINIMUM)	(V.L.L.M.H)
DECIDUOUS TREES				
6	GIBI GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL. B&B	40'X30'
6	GLTR GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL. B&B	50'X35'
6	GYDI GYMNOCLADUS DIOICIS	KENTUCKY COFFEETREE	2" CAL. B&B	60'X50'
7	PHAM PHELLODENDRON AMURENSE	AMUR CORKTREE	2" CAL. B&B	45'X60'
5	QUMU QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL. B&B	40'X40'
9	TICO TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL. B&B	40'X30'

3	ACGI	ACER GINNALA 'FLAME'	FLAME GINNALA MAPLE	1.5" CAL. B&B	20'x20'	L/M
4	CRCR	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	1.5" CAL. B&B	50'x20'	L

45	ARME	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	BLACK CHOKEBERRY	#5 CONT. 18-24"	3X3	VL
49	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3X3	VL
37	JAMM	JAMESIA AMERICANA	WAXFLOWER	#5 CONT. 18-24"	5X4	VL
38	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4X4	VL
41	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6"	VL
48	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4X4	VL
32	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5X5	VL

43	COHO	COTONEASTER HORIZONTALIS PERPUSILLUS	GROUND COTONEASTER	#5 CONT. 18-24"	1'3"	M
40	JUCH	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	#5 CONT. 18-24"	4'X4'	VL
57	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6"	VL
50	JUVI	JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	#5 CONT. 3' HEIGHT	15'X2'	VL
42	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	L

11	MISI	MISCANTHUS SINENSUS 'GRACILLIMUS'	MAIDEN GRASS	#1 CONT.	5'X4'	L
12	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1 CONT.	3'X2'	VL
13	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	4'X3'	L

16,984 SF		ROCK COBBLE MULCH	2" 4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH	N/A
AS NEEDED		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH	N/A

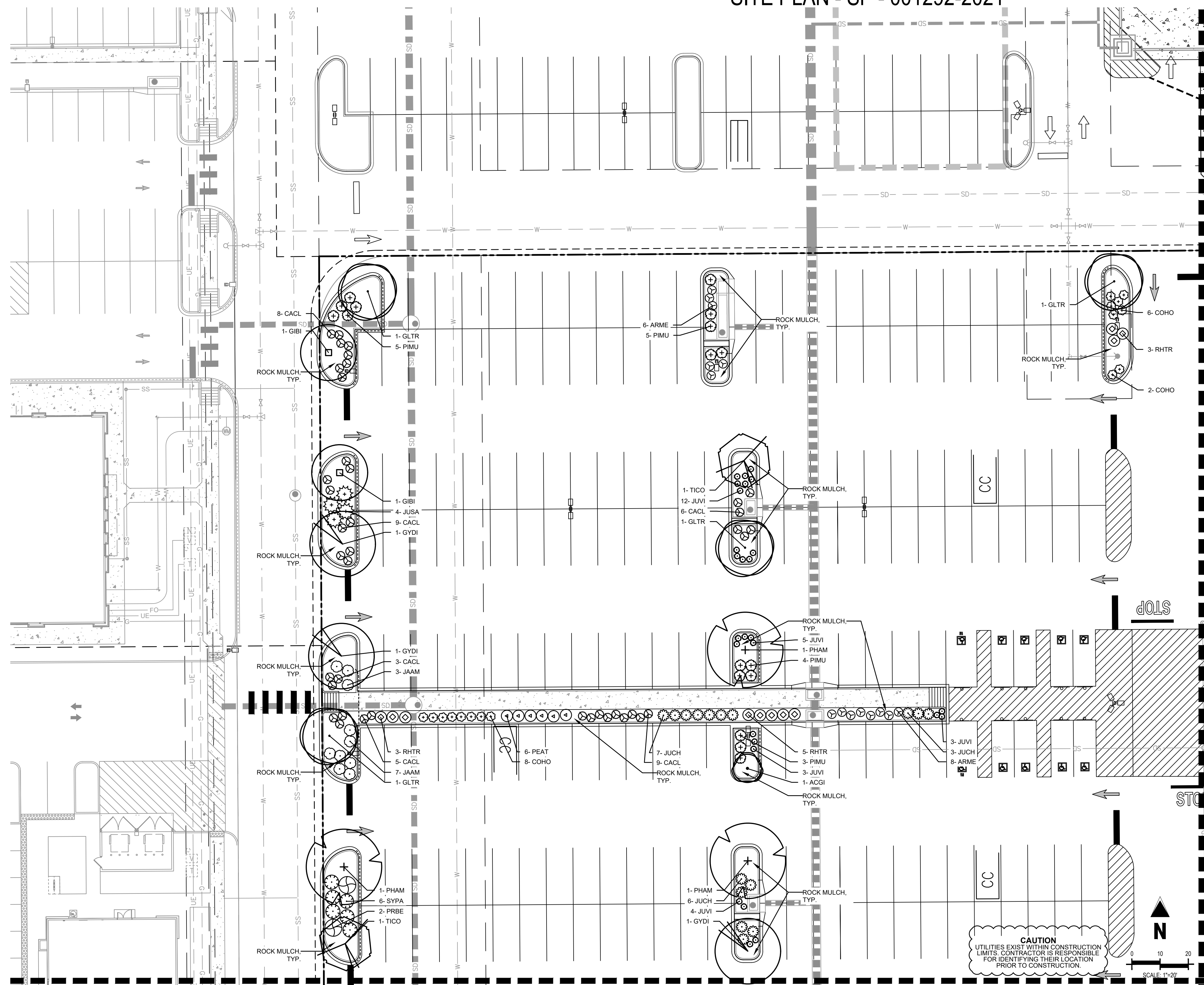
REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
1 TREE PER 40 LF OF STREET FRONTAGE	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT
1 TREE PER 1,000 SF OF LANDSCAPE AREA	17,159 SF LANDSCAPE AREA	18 TREES	19 TREES*
1 SHRUB PER 150 SF OF LANDSCAPE AREA	17,159 SF LANDSCAPE AREA	115 SHRUBS	115 SHRUBS
1 TREE PER 15 PARKING SPACES	404 PARKING SPACES PROVIDED	27 TREES	27 TREES
1 SHRUB PER PARKING SPACE	404 PARKING SPACES PROVIDED	404 SHRUBS	404 SHRUBS

NOTE: LANDSCAPING QUANTITY FOR LOT 10 IS FOR INFORMATION PURPOSES ONLY. THERE IS NO LANDSCAPING REQUIREMENT FOR LOT 10 ITSELF AS THE 15% LANDSCAPE PERCENTAGE REQUIREMENT FOR THE OVERALL ERIE NINE MILE DEVELOPMENT IS SATISFIED BY CALCULATING LANDSCAPE WITHIN OVER ALL PD BOUNDARIES, PURSANT TO THE APPROVED PD.

1. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED WHILE THE SITE INSPECTION BY STAFF. MATERIAL PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.
2. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN M AND HEALTHY CONDITION TO THE OWNER THIS SHALL INCLUDE PROPER PLANTING, MOVING AND AERATION OF LAWN, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE DEAD MATERIAL WITHIN THE SAME GROWING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"
Tree - Coniferous	Increase height by 1.5"	Increase height by 2"
Shrub	Replace with plants of at least 1/2 mature size	Replace with plants of at least 1/2 mature size

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
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TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



MATCHLINE: SEE SHEET 14

MATCHLINE- SEE SHEET 13

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

UTILITY NOTES

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King Soopers
Supermarket / Petroleum

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Denver, CO 80223
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Fax (303) 871-9262

**SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2**

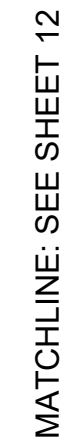
ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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Project No:	KSS000138
Drawn By:	KES
Checked By:	SRA
Date:	05/21/21

LANDSCAPE PLAN

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
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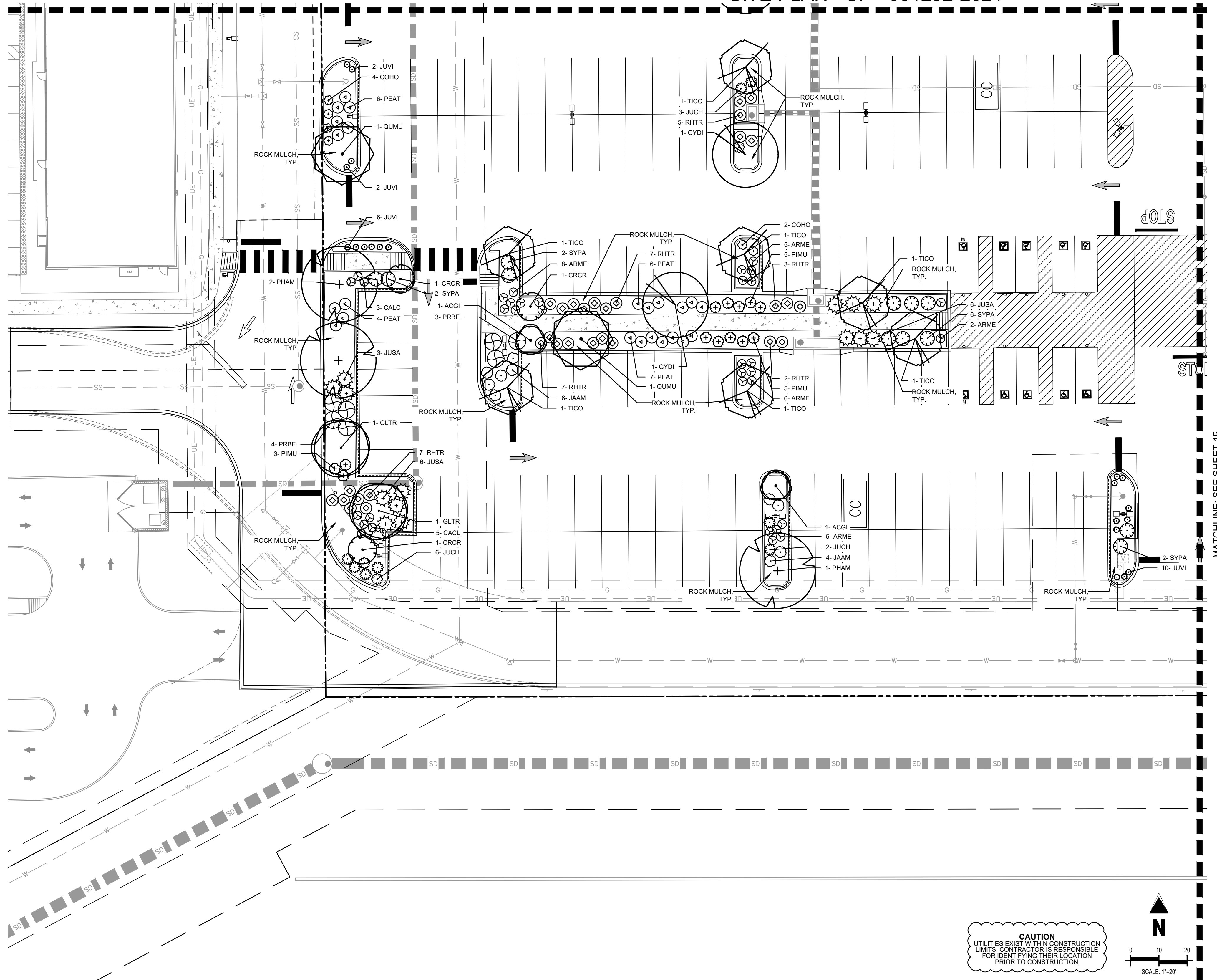
LOT 10A
341,926 SF
7.85 ACRES

MATCHLINE: SEE SHEET 15

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TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
MATCHLINE: SEE SHEET 12 SITE PLAN - SP - 001292-2021

SITE PLAN - SP - 001292-2021



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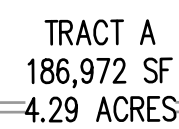
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ARAPAHOE ROAD & 10th STREET
ERIE, COLORADO[illegible]

LANDSCAPE PLAN

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
MATCHLINE: SEE SHEET 13
SITE PLAN - SP - 001292-2021

7.85 ACRES



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SITE PLAN - SP - 001292-2021

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

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. AREAS OF STANDING WATER SHALL BE REGRADED TO ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALINITY, AVAILABLE NITROGEN, AVAILABLE PHOSPHORUS, AVAILABLE POTASSIUM, AND AVAILABLE BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPLICABLE): GENERAL SOIL PREPARATION AND BACKFILL, "PLANT" RECOMMENDATIONS, AND FERTILIZER APPLICATION RATES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITRATED STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE @ 20.0 TO 40.0 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLAGE AFTER

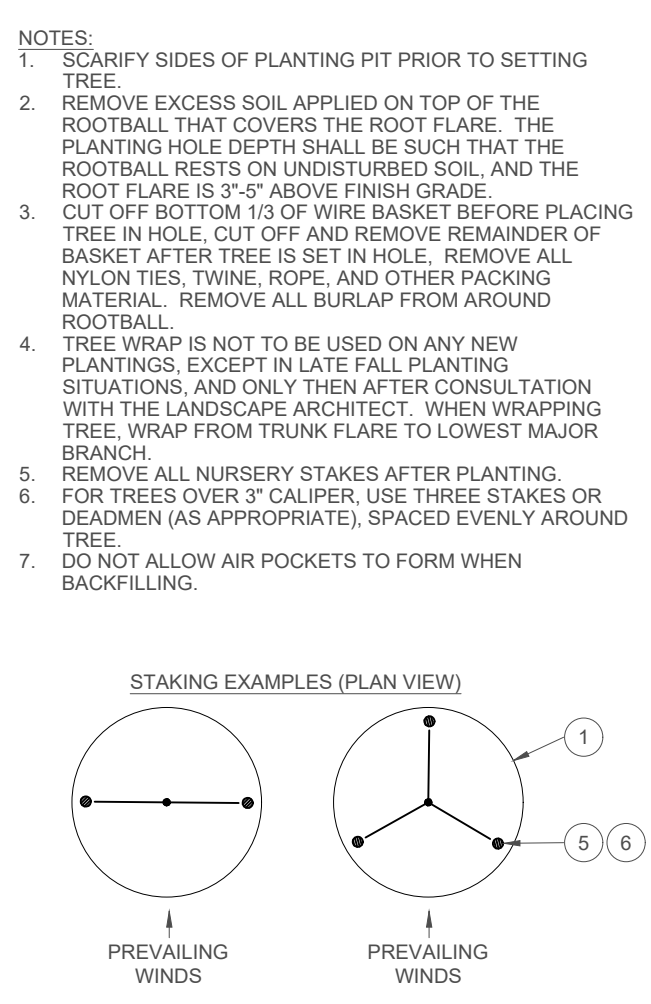
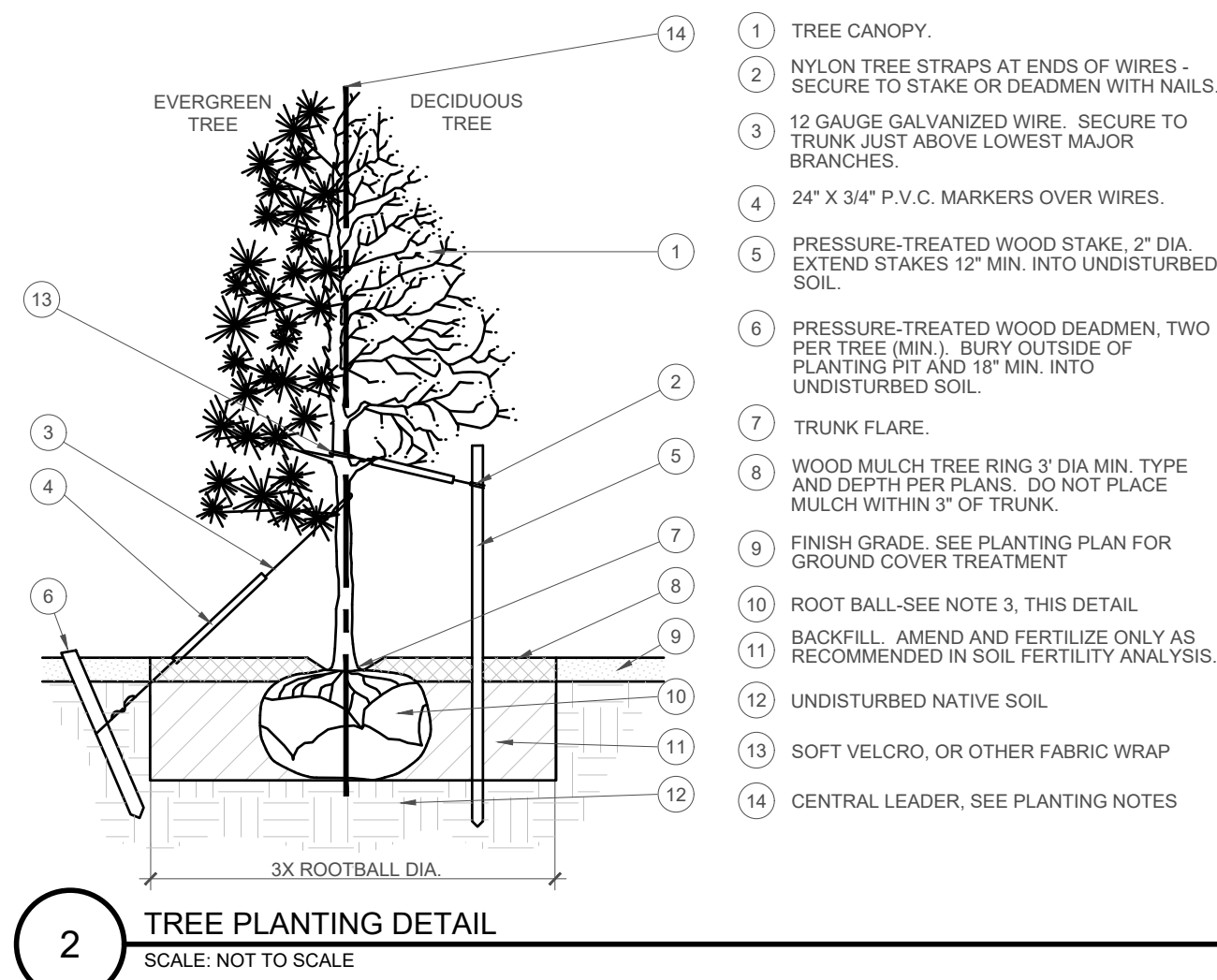
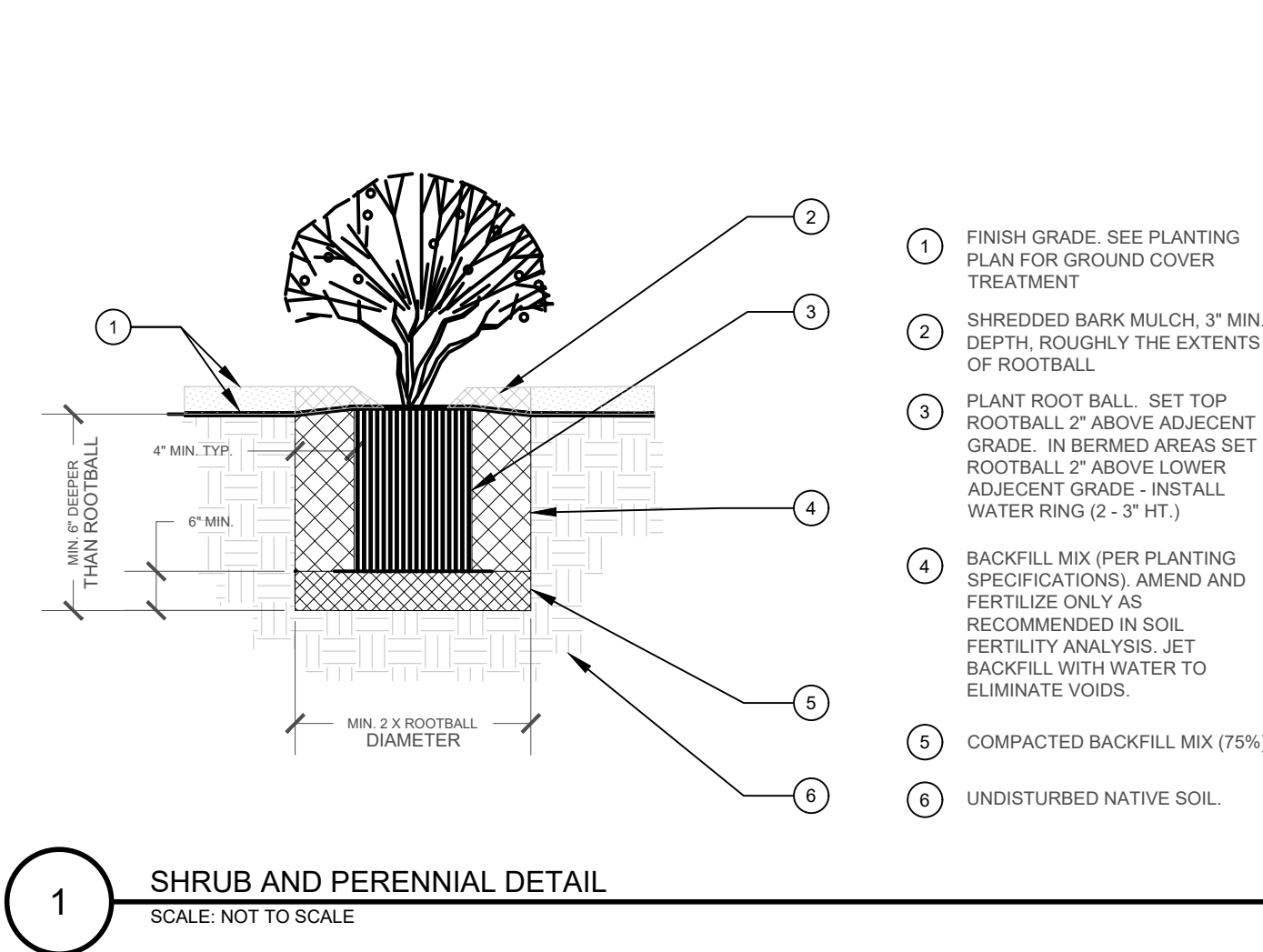
17. ALL DEADWOOD TREES SHALL HAVE FULL WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC/AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDINGS FOUNDATIONS, ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 6" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ALL PLANTING BEDS. VEGE. LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRIAL STANDARD WIDTH.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHTOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. THE NETTING SHALL BE SECURED BY NORTH AMERICAN GREEN, INC. EQUIPMENT INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

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

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

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

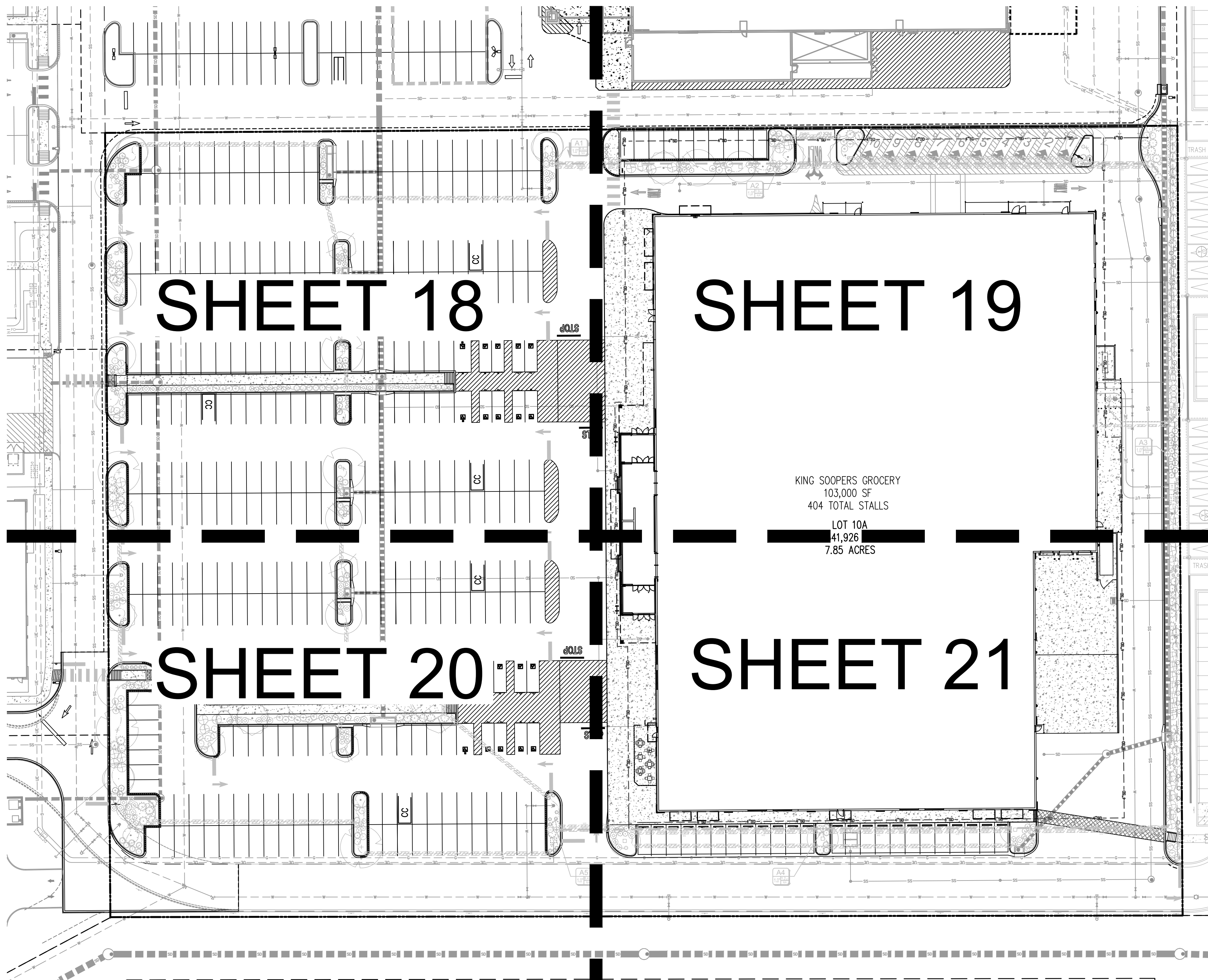


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**SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2**

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO[illegible]

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



The diagram shows a square symbol with a circle inside. The circle contains an 'X'. To the left of the circle is the text 'XX'. To the right of the circle are the units 'gpm' and 'in/hr'. Arrows point from the labels on the right to the corresponding parts of the symbol: 'CONTROLLER STATION NUMBER' points to the 'X', 'GALLONS PER MINUTE' points to 'gpm', 'PRECIPITATION RATE' points to 'in/hr', and 'VALVE SIZE' points to the 'XX'.

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THIS DIAGRAMMATIC IN NATURE.
2. CONTRACTOR SHALL INSTALL MAINLINES 12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND /OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET 20 FOR IRRIGATION NOTES AND 24 FOR IRRIGATION DETAILS.

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHALL THIS DOCUMENT BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL RELATED LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT RECORD DRAWINGS WHERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE COUNTY OF LOS ANGELES. THE COUNTY OF LOS ANGELES LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PUBLIC UTILITY MATERIAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO BE USED WITHOUT REFERENCE THE ABOVE MENTIONED DOCUMENTS.

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
A	BASLINE P-RB8 48 STATIONS	BL-KROGER-KIT	IRRIGATION DECODER CONTROLLER TO BE A 48 STATION BASELINE IRRIGATION INC.: BASESTATION 1000 WITHIN STAINLESS STEEL METAL VANDAL RESISTANT LOCKABLE PEDESTAL CABINET, WITH BI-SENSOR SOIL MOISTURE SENSORS, RAIN SENSORS, ROD GROUNDING, SURGE ARRESTORS, AND FLOW SENSORS (INSTALLED PER MANUFACTURER'S RECOMMENDATIONS). CONTRACTOR SHALL CONTACT BASELINE REPRESENTATIVE FOR INSTALLATION ASSISTANCE PER SPECIFICATION REQUIREMENTS. WWW.BASELINESYSTEMS.COM/KROGER, 866-294-5847 NUMBER OF SOIL SENSORS AND LOCATIONS PER BASELINE REPRESENTATIVE SUGGESTION. IRRIGATION CONTROLLER TO BE LOCATED PER PLANS OR AS DIRECTED BY OWNER OR OWNERS REPRESENTATIVE.	DETAIL 1 / SHEET 22
B	RAINBIRD	WR2 - RFC	WIRELESS RAIN/FREEZE SENSOR	DETAIL 4 / SHEET 22

●	PER CITY OR WATER DISTRICT CODES AND STANDARDS	1" POINT OF CONNECTION, REFERENCE CIVIL PLANS FOR TAP LOCATION.	SEE P.04. DIAGRAM THIS SHEET
■	FEBCO	MODEL 825YA	1" BACKFLOW PREVENTER-MOUNT IN GUARDSHACK MODEL #GS-1 W/ FROST GUARD BAG MODEL #FG-1 FOR WINTERIZATION, SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS
			DETAIL 2 / SHEET 22

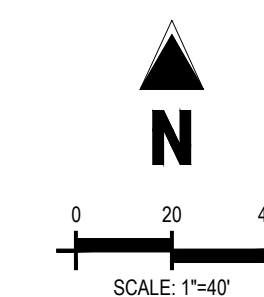
	HUNTER	IBV-101G-FS	1" MASTER VALVE	DETAIL 3 / SHEET 22
	FLOMEC	QS200-10	1" ULTRASONIC FLOWMETER WITH 1" PVC TEE RECEPTACLE	DETAIL 12 / SHEET 22
	RAINBIRD	XCX-100-PRB-COM (3-20 GPM)	DRIP CONTROL ZONE KITS (24 VAC-60HZ) IRRIGATION CONTRACTOR TO VERIFY DRIP ZONES PRESSURE REQUIREMENTS AND USE VALVE REGULATOR FOR HIGH PRESSURES. GROUP VALVES TO FIT WITHIN WATER SCHEDULES/MAXIMIZE AVAILABLE GPMs.	DETAIL 5 / SHEET 22
	HUNTER	HQ-44-LRC	1" QUICK COUPLER WITH LOCK	DETAIL 9 / SHEET 22
	WATTS	WGV-X	GATE VALVE, SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	DETAIL 7 / SHEET 22
	NIBCO	4660-T	THREADED PVC BALL VALVE - SIZE PER MAINLINE SIZE	DETAIL 11 / SHEET 22

	ANY APPROVED	PRESSURIZED PVC MAINLINE - 1-1/2" CLASS 200 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS	DETAIL 10 / SHEET 22
	ANY APPROVED	IRRIGATION SLEEVE - SCHEDULE 40 PVC TWICE THE SIZE OF THE PIPE TO BE INSERTED, ONE SLEEVE PER PIPE	DETAIL 10 / SHEET 22
	ANY APPROVED	CONTROL WIRING SLEEVE - 2" SCHEDULE 40 PVC PIPE (SEE WIRING/SPLICING/SLEEVE NOTE, THIS SHEET)	DETAIL 10 / SHEET 22

POINT SOURCE EMITTERS	RAINBIRD FOR LANDSCAPE BED AREAS: XBS-XXX	XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE. B.W. USE 3/4-INCH POLY TUBING SIZE UNLESS OTHERWISE NOTED. FLOWS IN GPM. FOR LINE CHANGES SHALL BE: (3/4"-1 TO 7 GPM), (1"-1.8 TO 14 GPM), (1-1/2"-15 TO 35 GPM). INSTALL SEVERAL INLINE CHECK VALVES IN ZONES W/LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROLLER VALVES TOGETHER TO MAXIMIZE WATER WINDOWS.	DETAIL 8 / SHEET 22
TV	NIBCO	4660-S MANUAL DRIPLINE FLUSH VALVE	DETAIL 13 / SHEET 22
PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:	PLANTS, 1 GALLON AND SMALLER: PLANTS, 5 GALLON: UPRIGHT JUNIPERS, 10-15 GALLON: TREES, 1" TO 2-1/2" CALIPER: TREES, 3" TO 4" CALIPER:	1. XB-10PC - (1 GPH) EMITTER PER PLANT 2. XB-10PC - (2 GPH) EMITTERS PER PLANT 3. XB-10PC - (3 GPH) EMITTERS PER TREE 4. XB-10PC - (4 GPH) EMITTERS PER TREE 7. XB-10PC - (7 GPH) EMITTERS PER TREE	- - -

VALVE NUMBER	A1	A2	A3	A4	A5	OPEN STATIONS FOR FUTURE EXPANSION
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	1.0"	
G.P.M.	5.8	1.9	3.9	1.2	8.4	
OPERATION PSI	40	40	40	40	40	
ZONE TYPE	DRIP	DRIP	DRIP	DRIP	DRIP	

CAUTION
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LIMITS. CONTRACTOR IS RESPONSIBLE FOR
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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

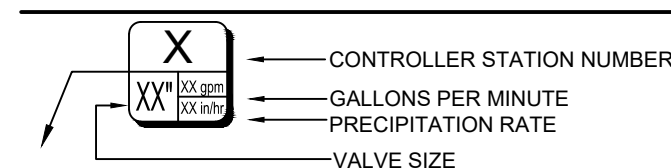
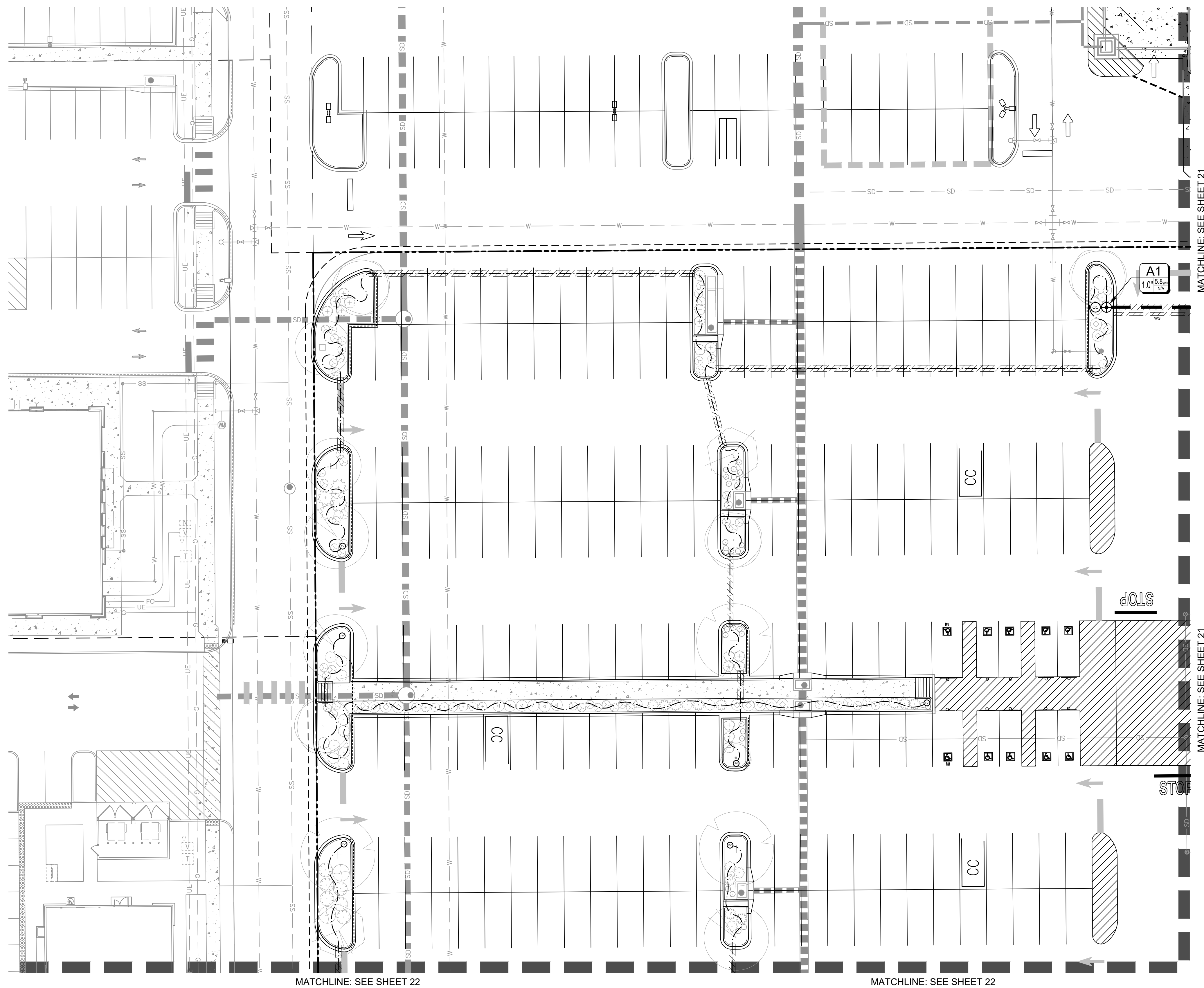
ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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Project No:	KSS000138
Drawn By:	TDN
Checked By:	TDN
Date:	05/21/21

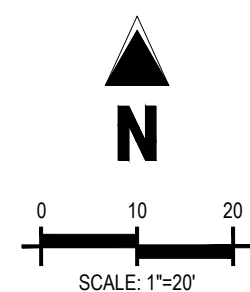
OVERALL IRRIGATION PLAN

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

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

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

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

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

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

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

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

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

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

11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM FASE FLOW.

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

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

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

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

16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AHEAD OF TREE TRUNKS, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.

17. ALL VALVE CONTROL LINE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" RIGID RUNCE VALVES BOXES WITH 3MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.

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

19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).

20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE MINIMUM OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.

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

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

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

24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES, WHICH ARE "POTHOLE" IN THE EVENT THAT POOR HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.

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

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

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

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

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

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

A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.

B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM WHEN INSTALLED.

C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.

D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.

E. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.

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

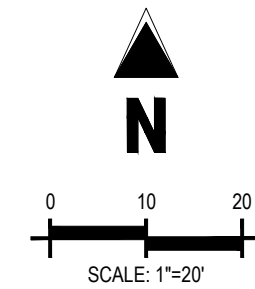
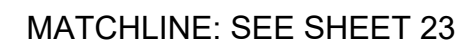
32. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

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

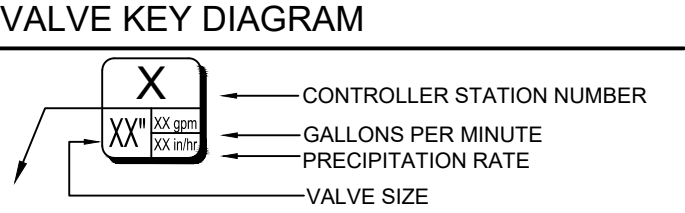
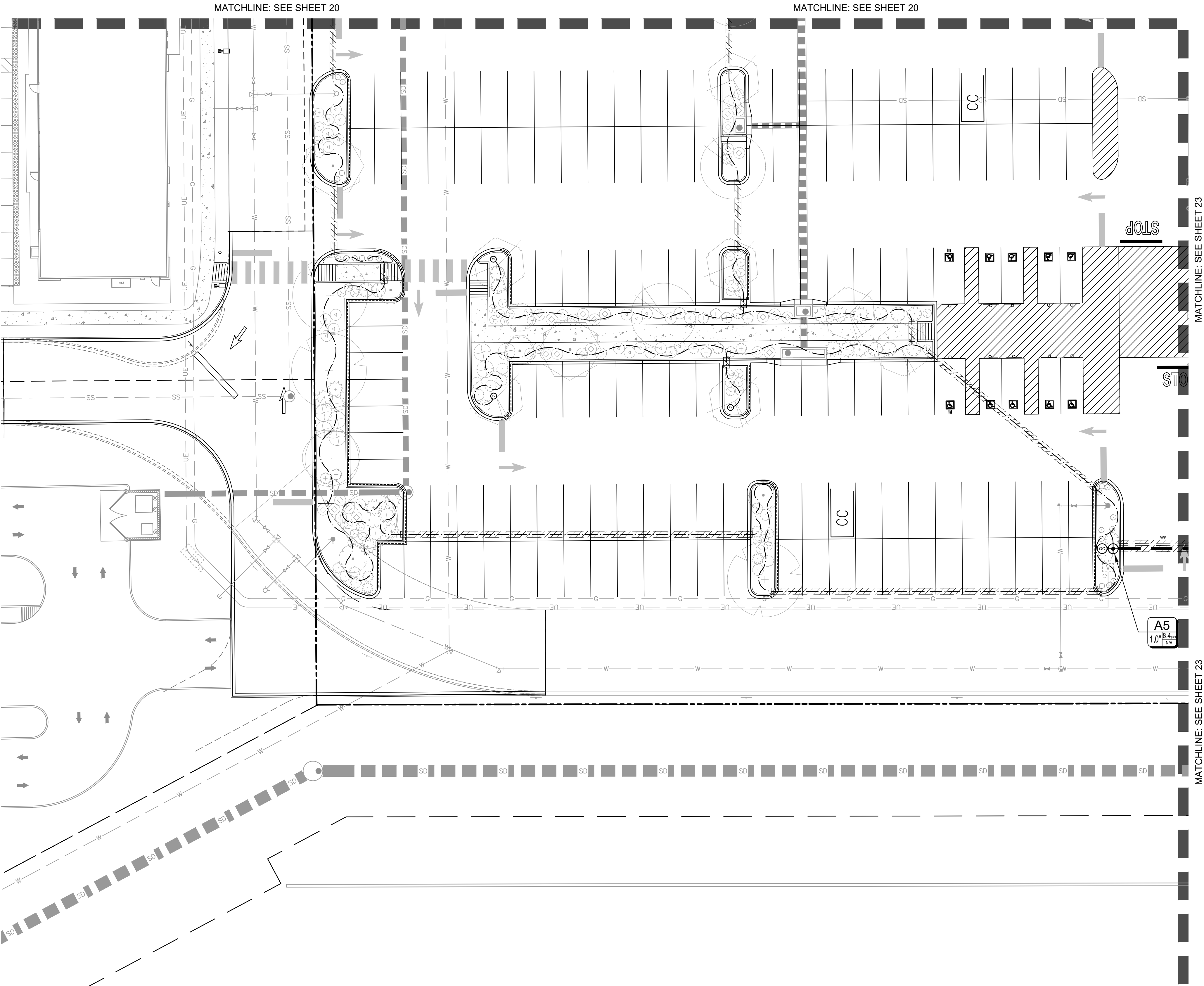
34. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.

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

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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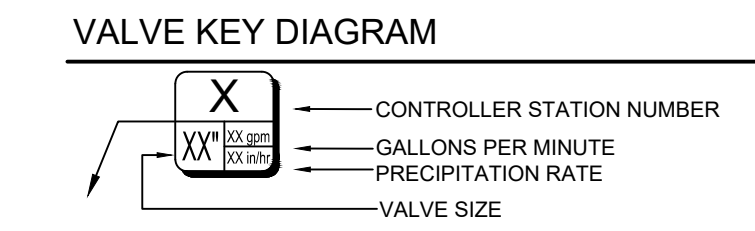
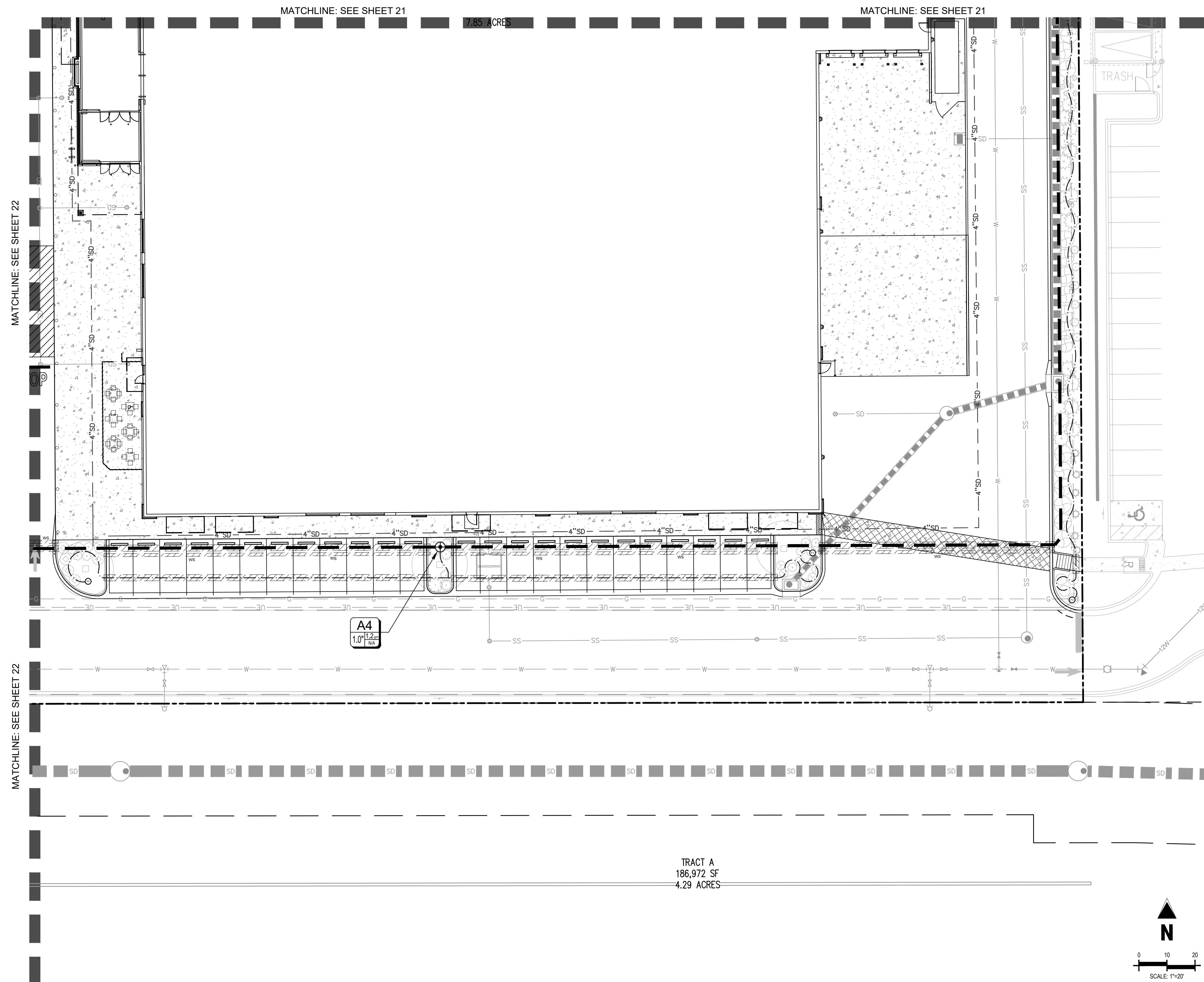
SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2
ARAPAHOE ROAD & 10TH STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

Project No: KSS000138
Drawn By: TDN
Checked By: TDN
Date: 05/21/21

IRRIGATION PLAN

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



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**SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2**

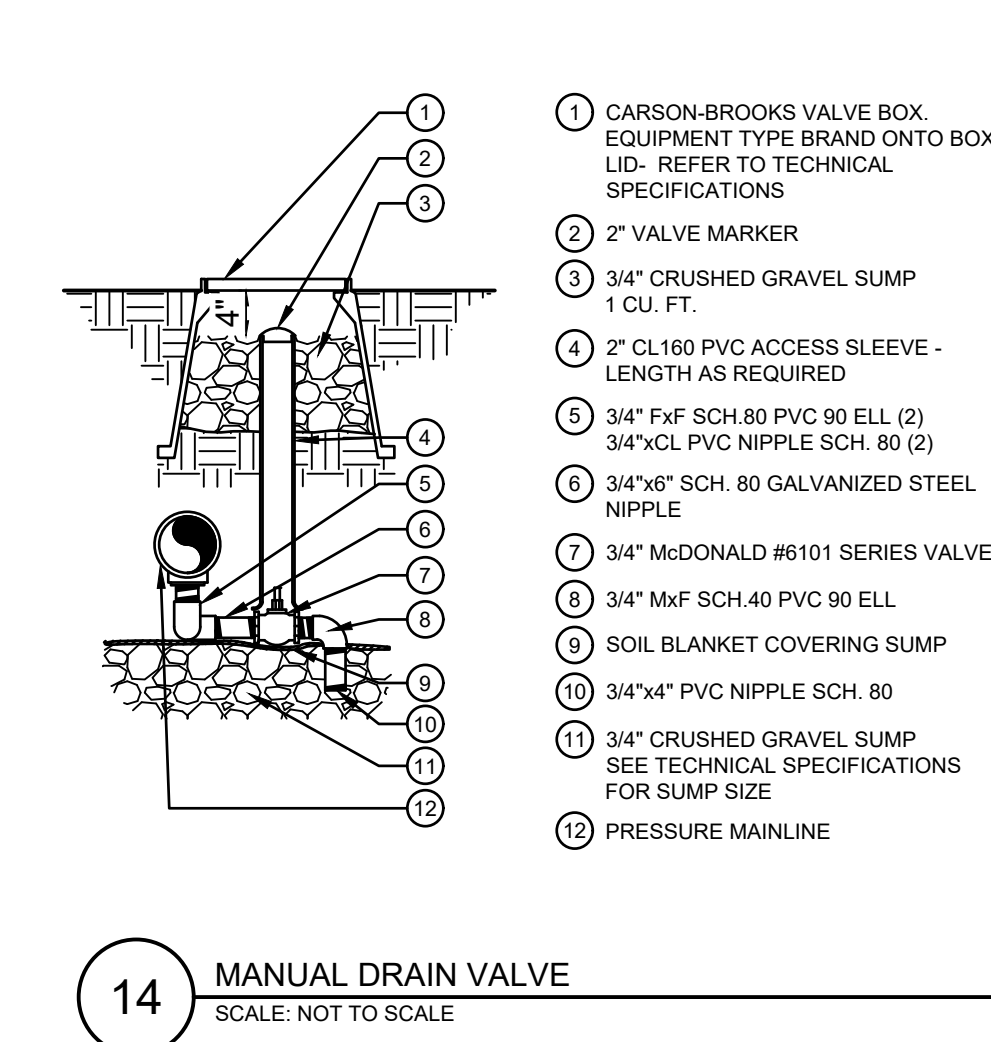
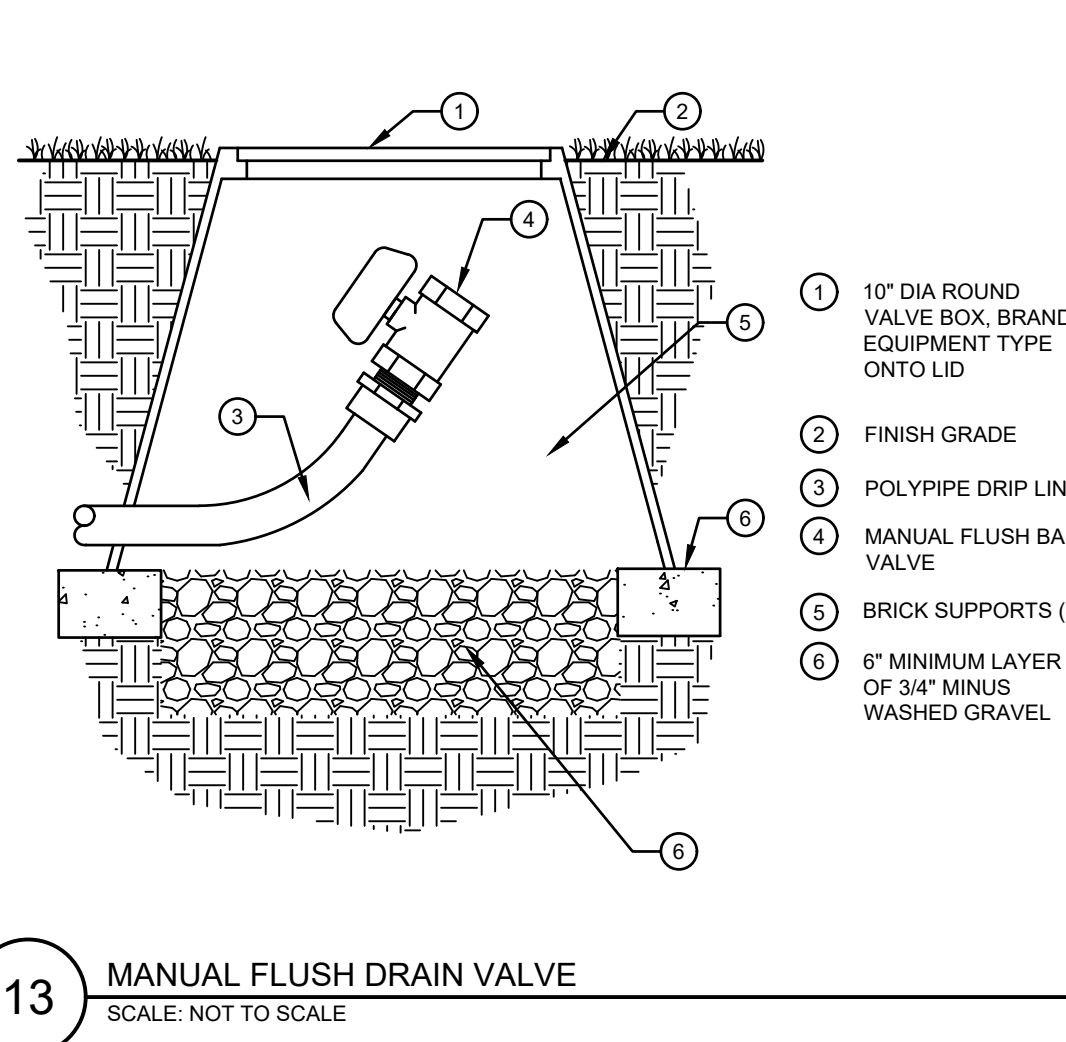
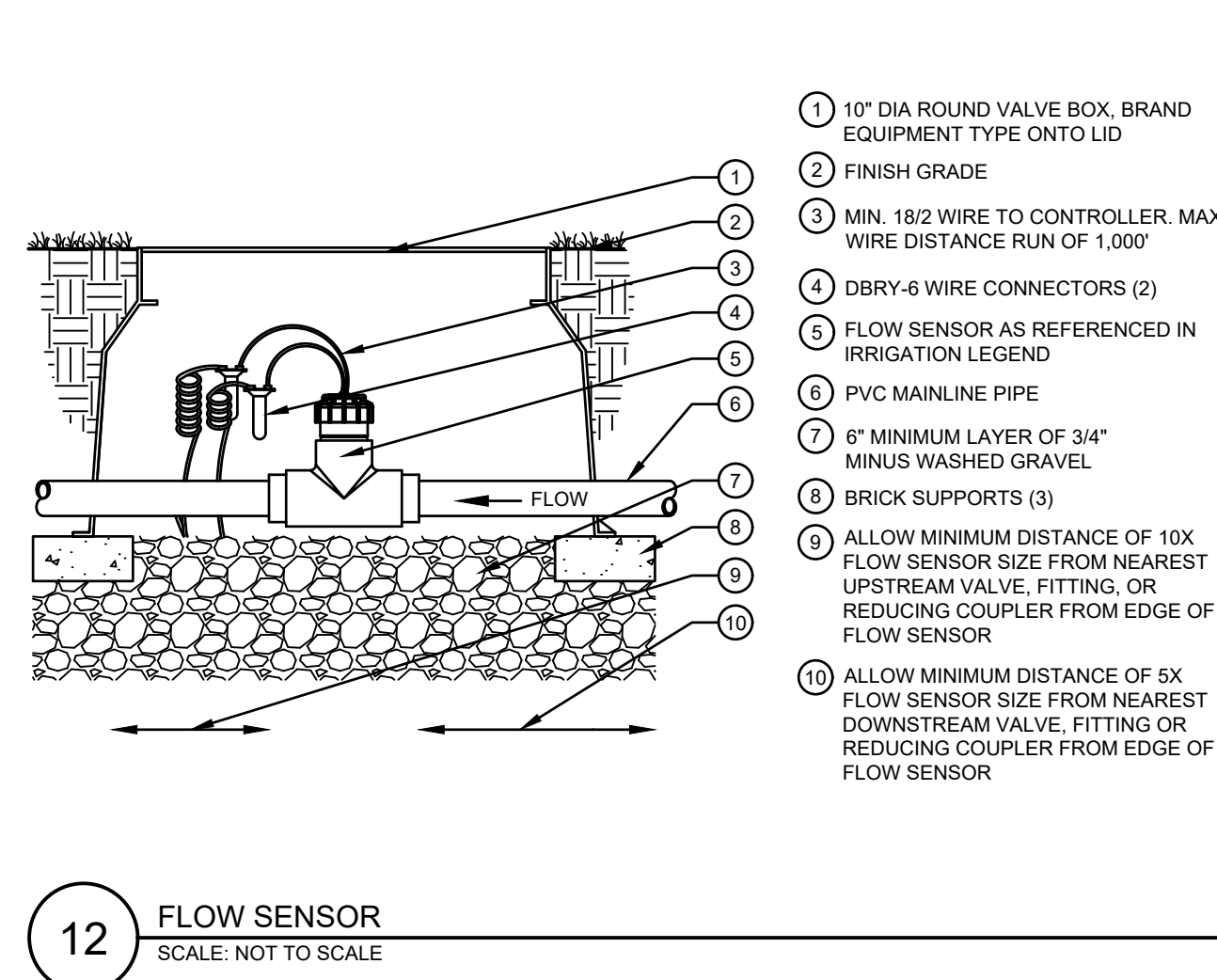
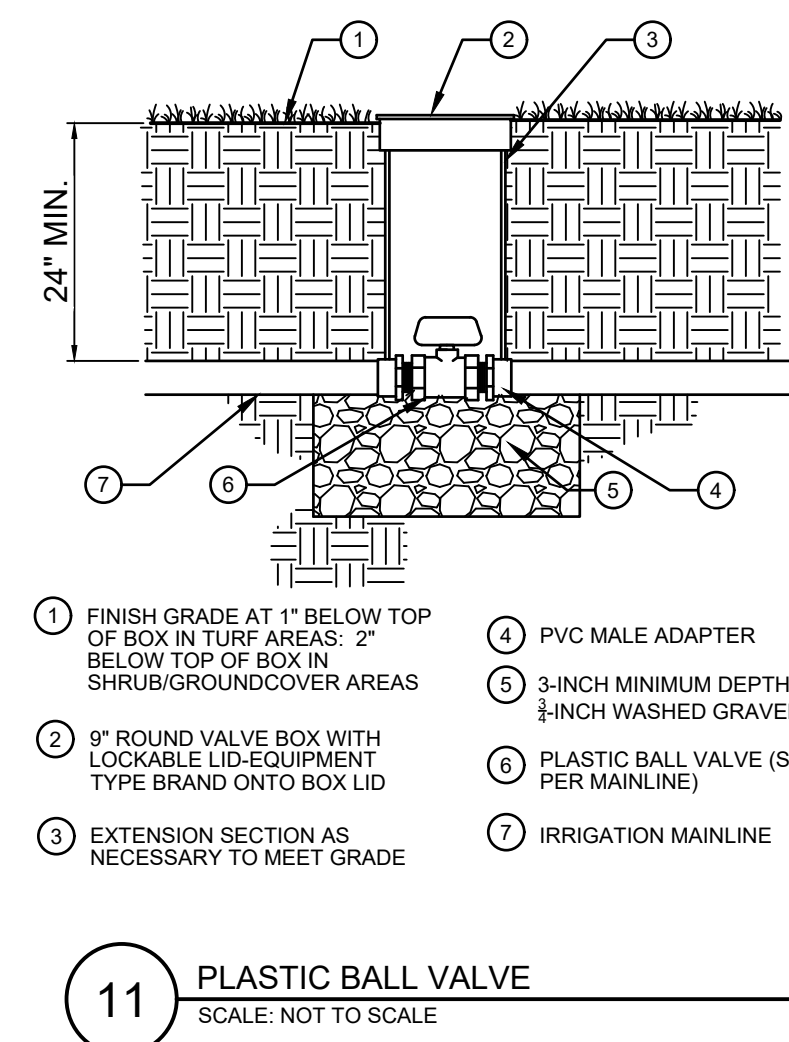
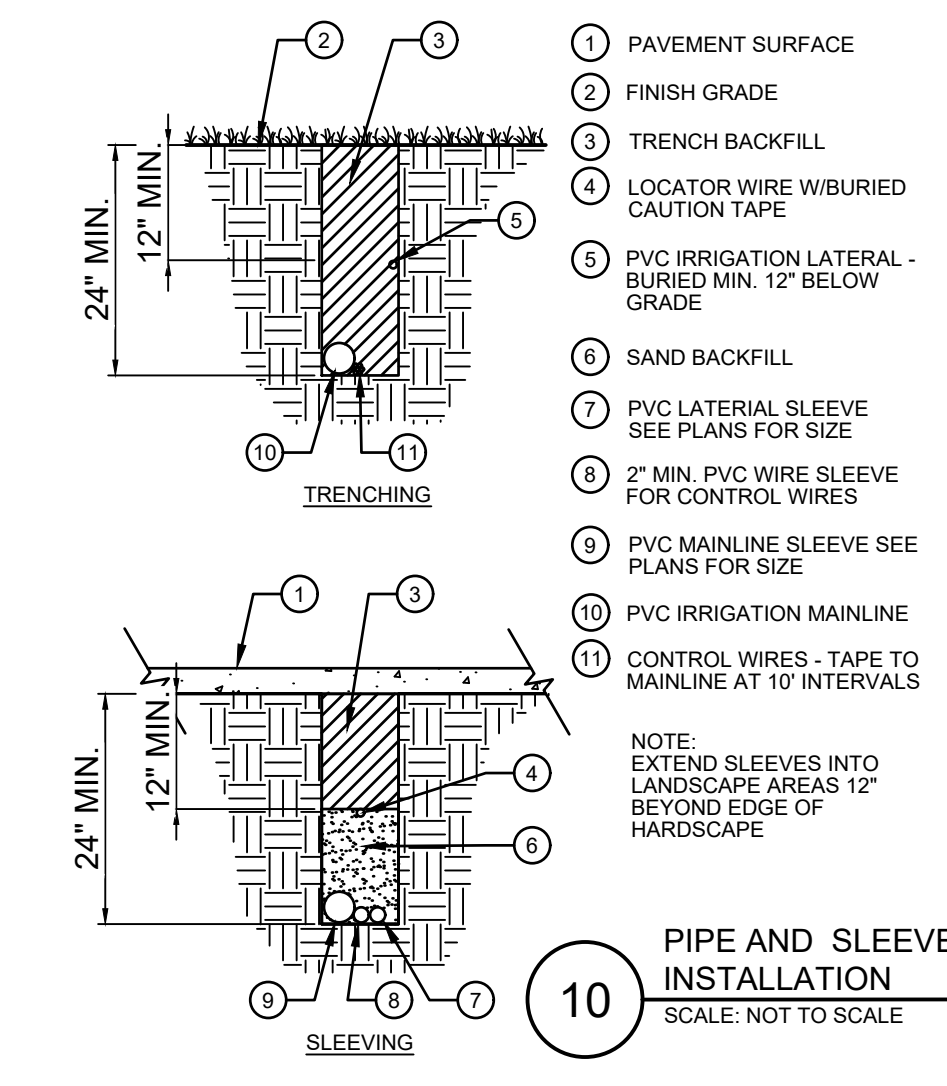
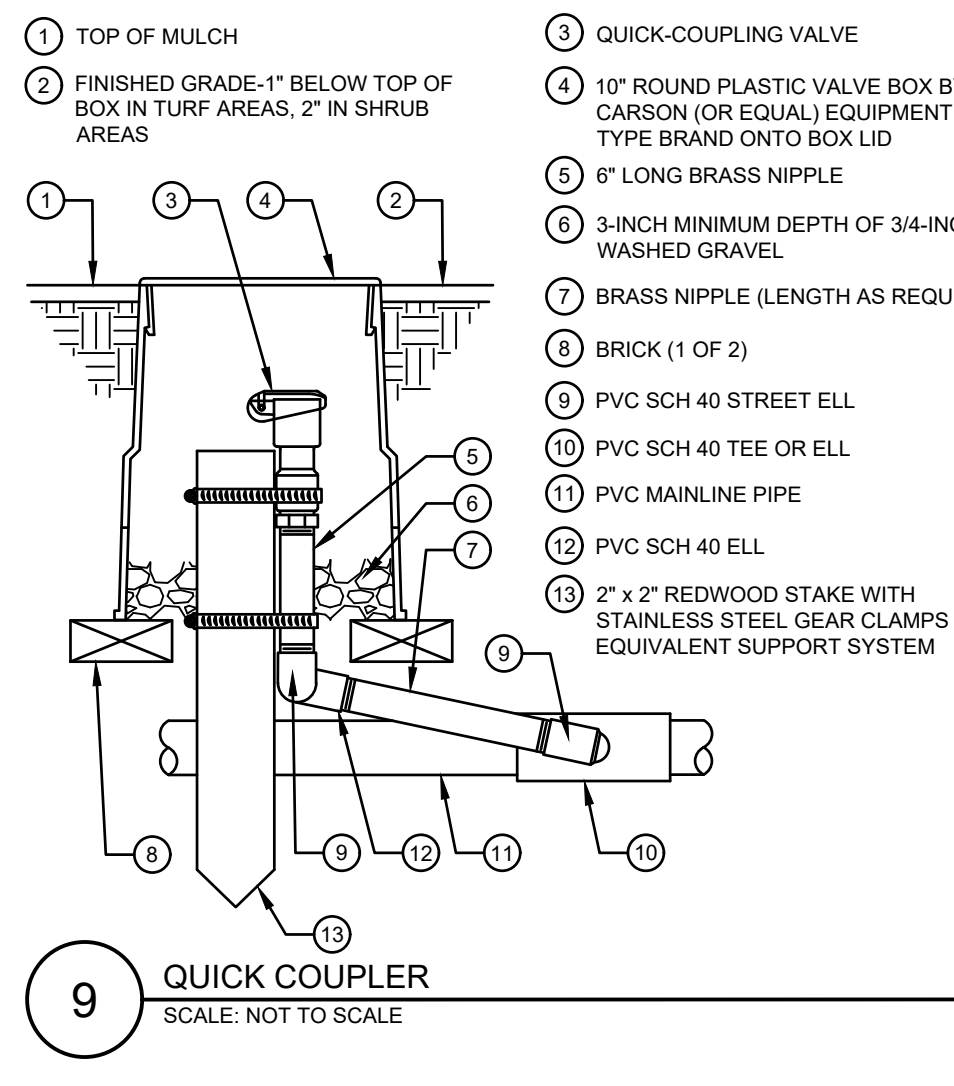
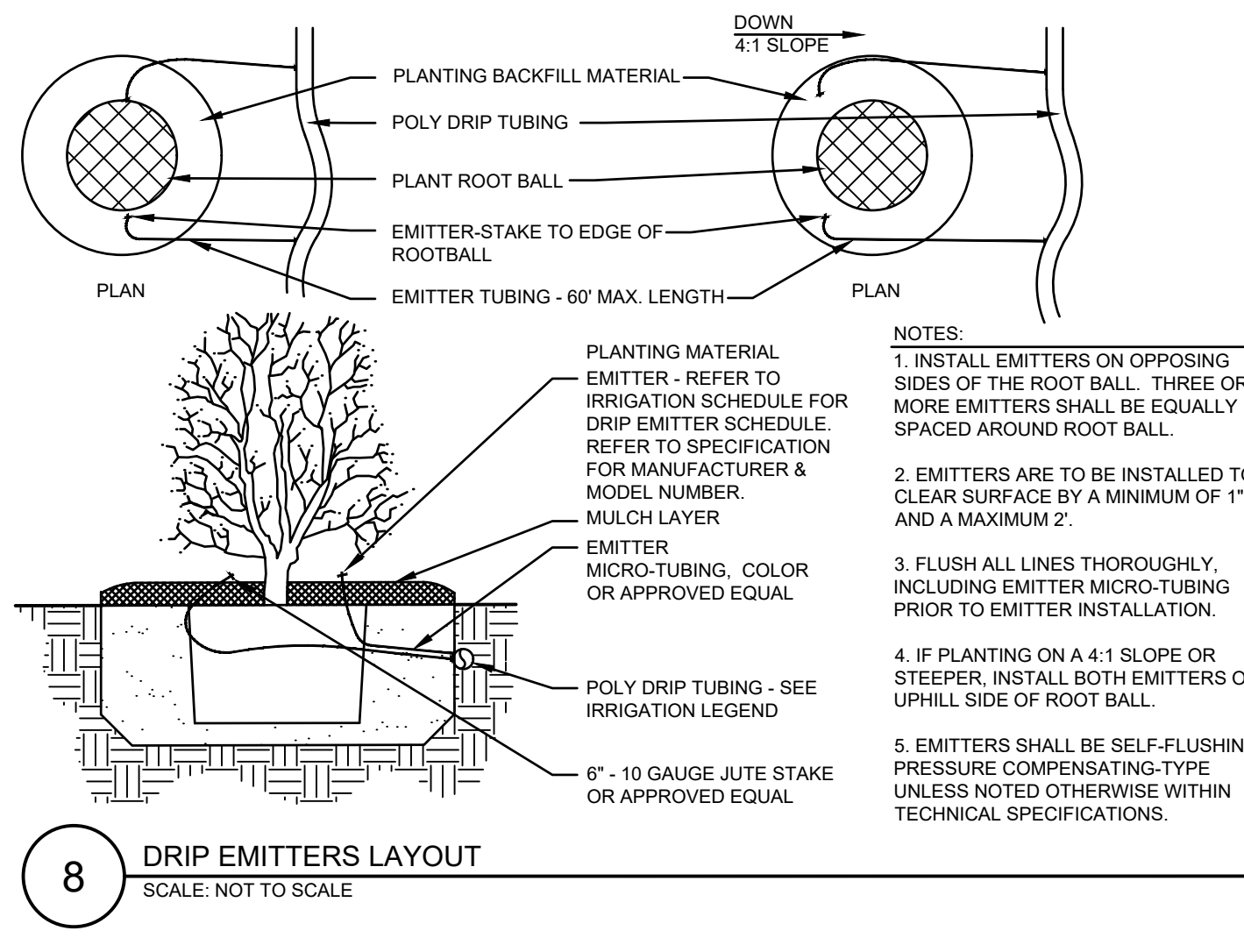
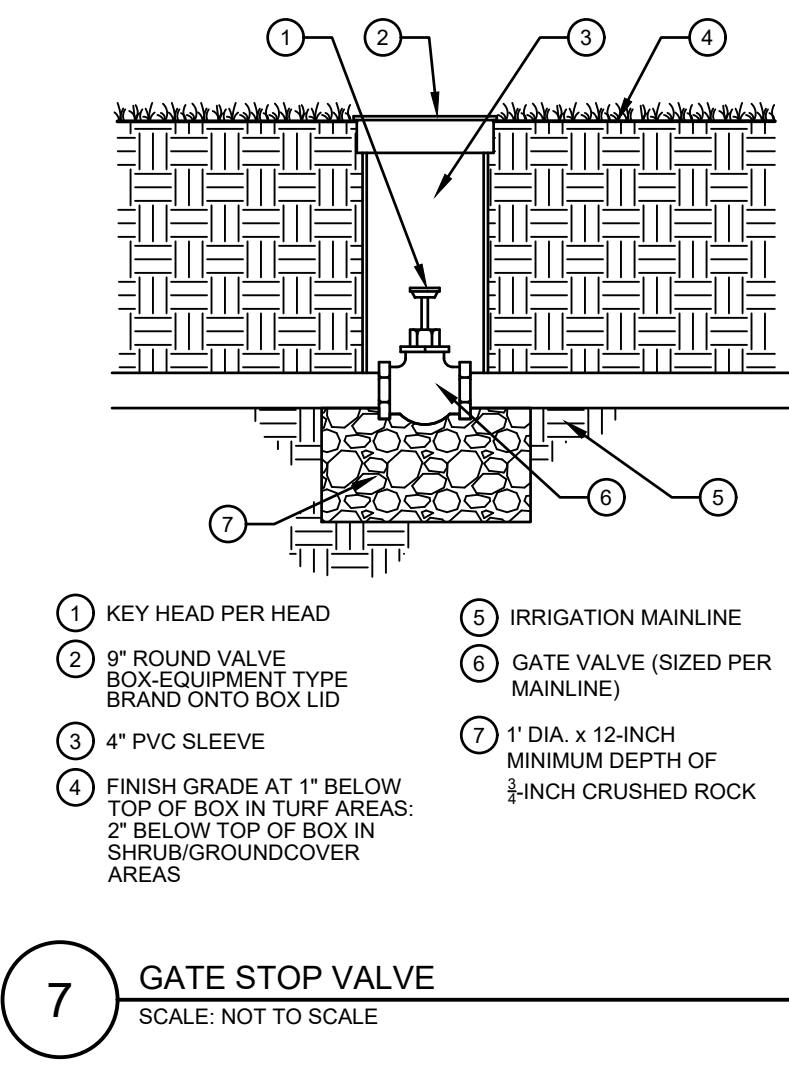
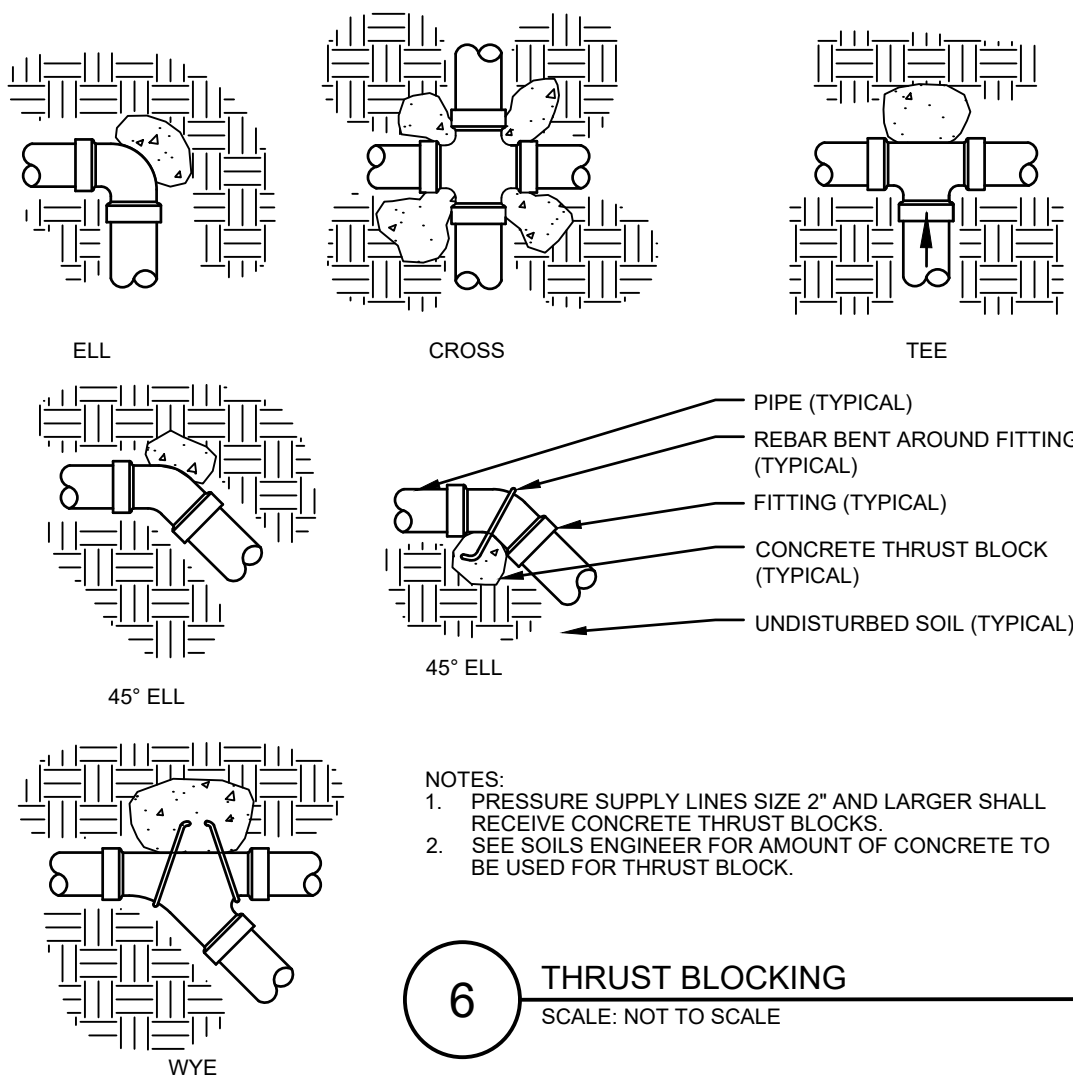
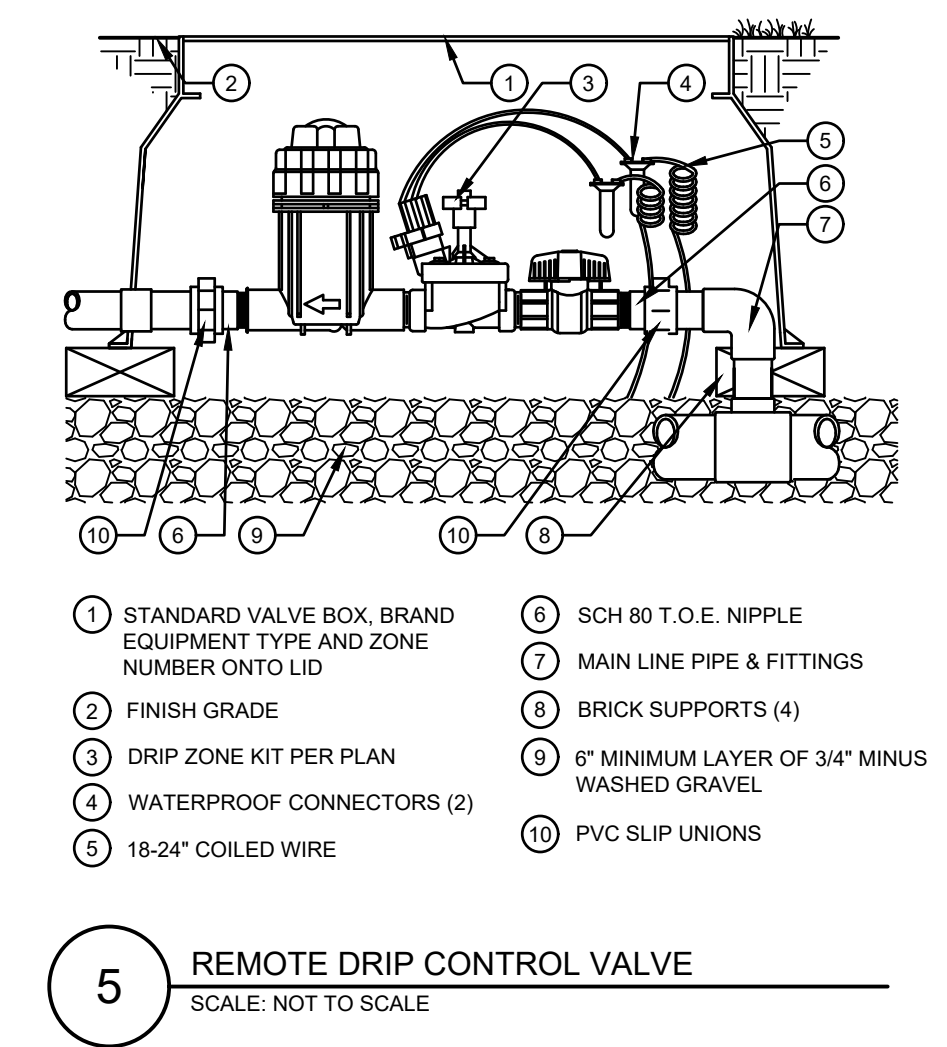
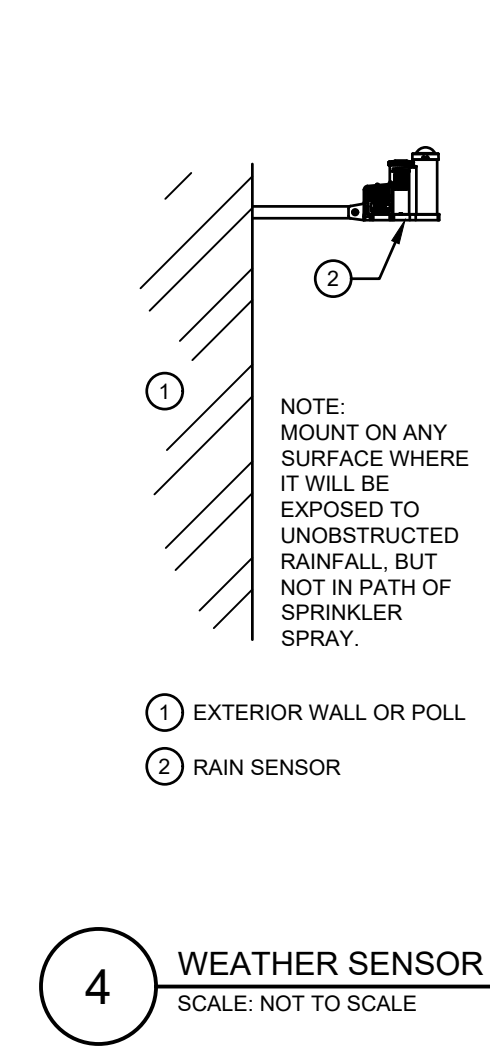
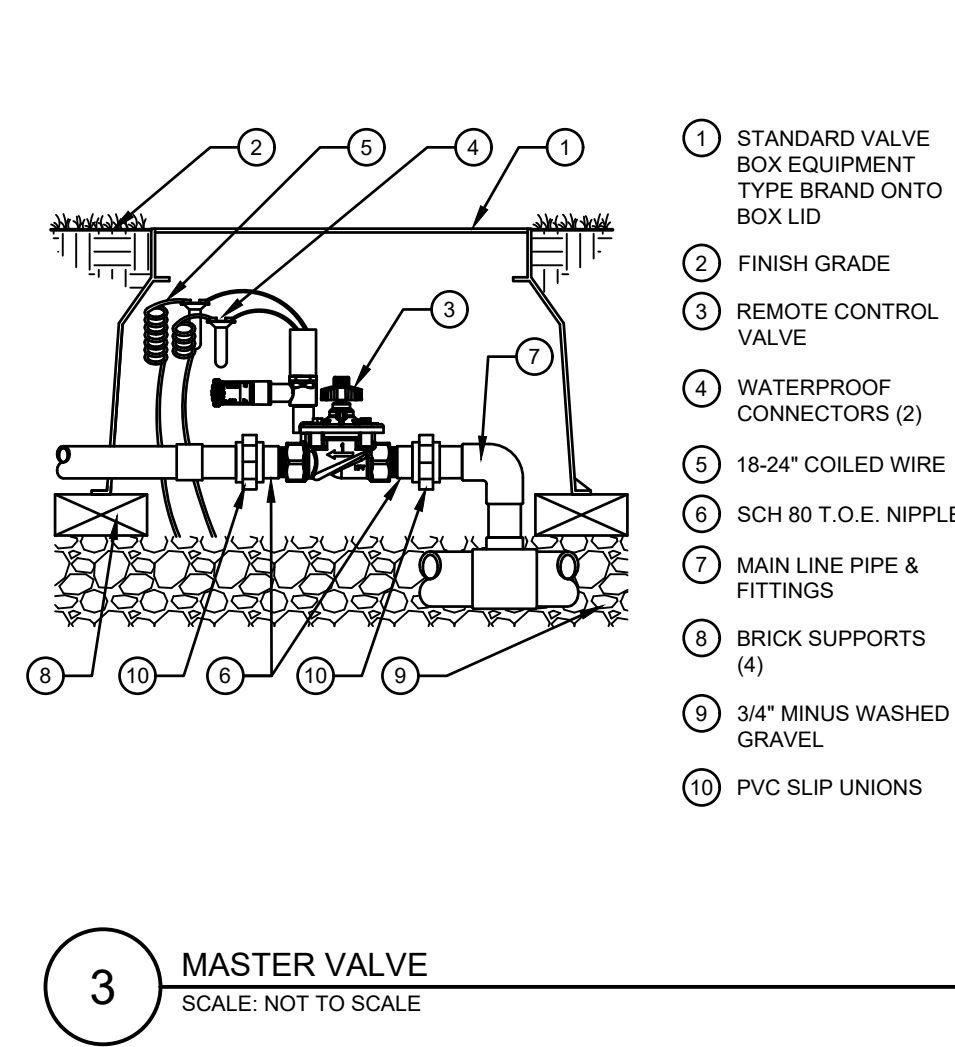
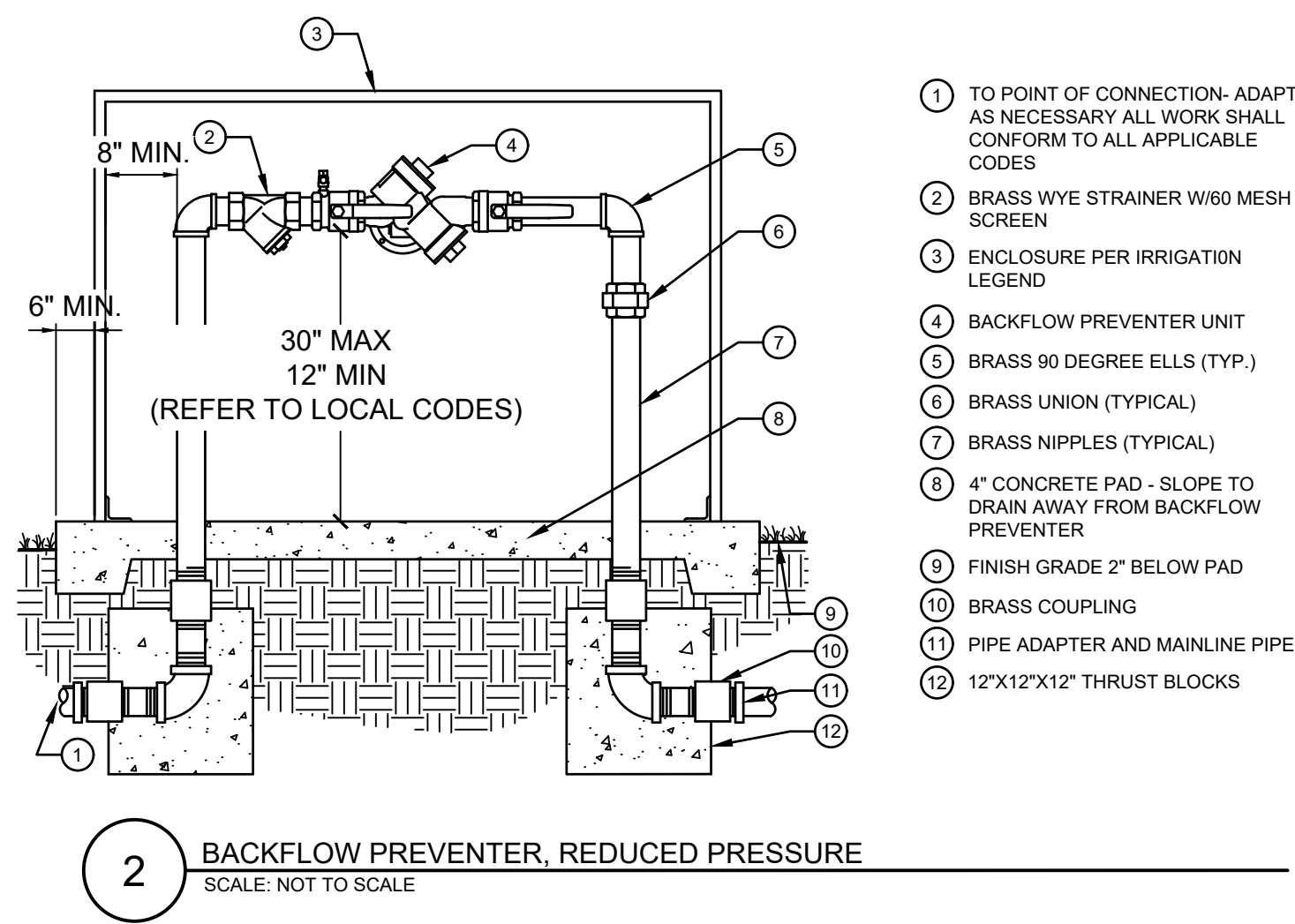
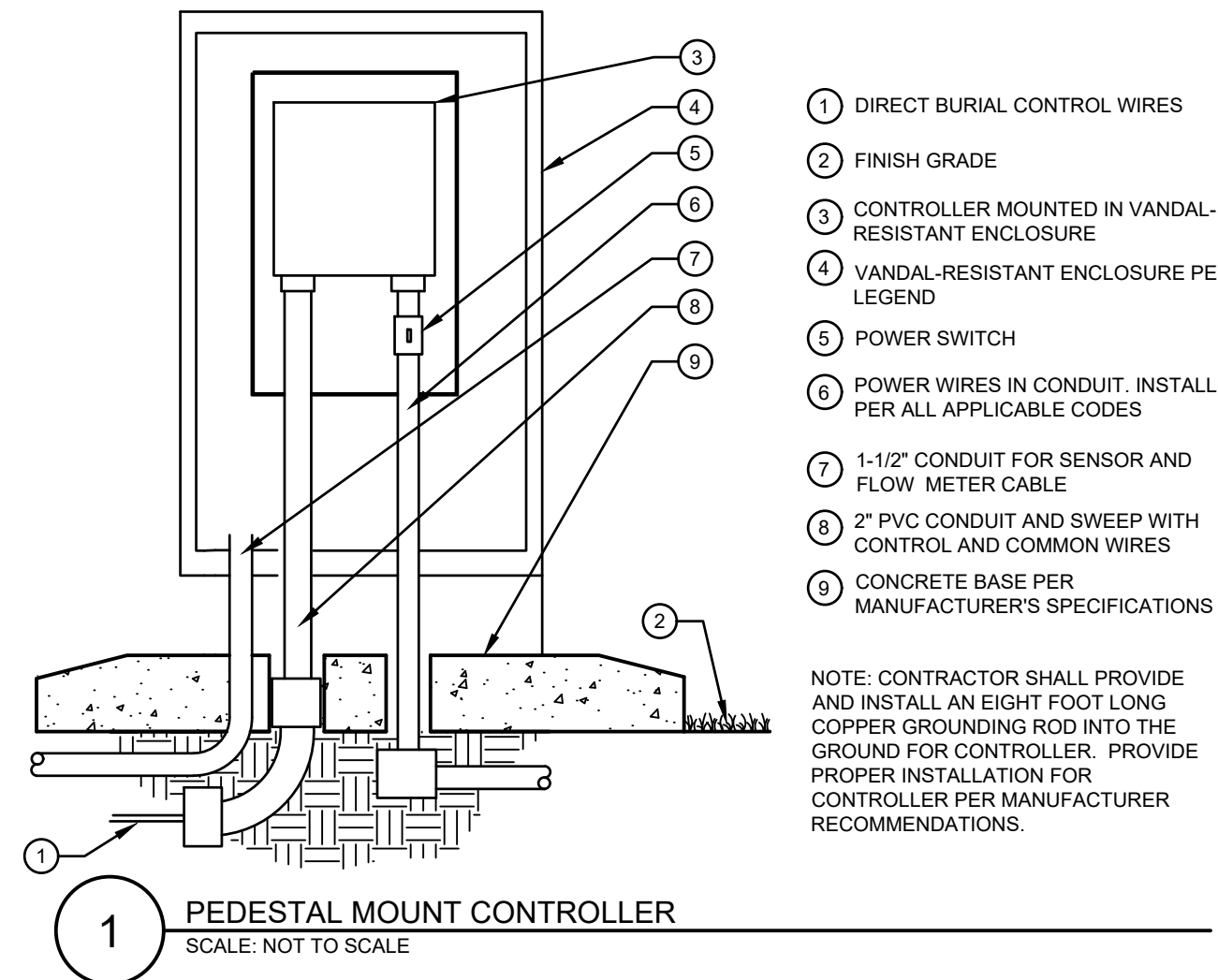
ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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Project No:	KSS000138
Drawn By:	TDN
Checked By:	TDN
Date:	05/21/21

IRRIGATION PLAN

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2
ARAPAHOE ROAD & 10TH STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.
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Project No: KSS00138
Drawn By: TDN
Checked By: TDN
Date: 05/21/21
IRRIGATION DETAILS

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



SOUTH ELEVATION



- | | |
|-----|---|
| BL1 | Decorative, Integrally Colored CMU - Smooth face
Color: Match SW7036 "Accessible Beige" |
| BL2 | Decorative, Integrally Colored CMU - Split face
Color: Basaltite, Split face, 600R |
| BL3 | Decorative, Integrally Colored CMU - Smooth face
Color: Basaltite, Precision, 807WR |
| BL4 | Decorative, Integrally Colored CMU - Smooth face
Color: Match SW7018 "Dovetail" |
| BL5 | Decorative, Integrally Colored CMU - Combed face
Color: Basaltite, Combed Face, 923WR (Match SW7513) |
| CS1 | Cultured Stone
Color: Environmental Stone, Nantucket Cobble LedgeStone |
| CS2 | Cast Stone Accent
Color: Match SW7036 "Accessible Beige" |
| FC1 | Fiber Cement Vertical Board & Batten
Color: Match SW7036 "Accessible Beige" |
| MP1 | Metal Panel - Smooth
Color: Match SW7018 "Dovetail" |
| PM1 | Prefinished Metal
Color: Match SW7018 "Dovetail" |
| PM2 | Prefinished Metal / Standing Seam
Color: Match SW7054 "Suitable Brown" |
| PM3 | Prefinished Metal / Standing Seam
Color: Berridge, Clyscape |
| AS1 | Prefinished Aluminum Storefront
Color: Dark Bronze Anodized |
| PT1 | Painted Metal
Color: SW7018 "Dovetail" |
| PT2 | Painted EIFS
Color: Match SW7036 "Accessible Beige" |

NOTE: THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANT'S 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.



NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2
ARAPAHOE ROAD & 10TH STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	3/1/21	2ND SITE PLAN SUBMITTAL	ACJ
2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ
3	11/11/21	4th SITE PLAN SUBMITTAL	ACJ

Project No: KSS000138
Drawn By: RDG
Checked By: ACJ
Date: 05/21/21
BUILDING ELEVATIONS (COLOR)



WEST ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL LEGEND

- (BL1) Decorative, Integrally Colored CMU - Smooth face
Color: Match SW7036 "Accessible Beige"
- (BL2) Decorative, Integrally Colored CMU - Split face
Color: Basalite, Split face, 600R
- (BL3) Decorative, Integrally Colored CMU - Smooth face
Color: Basalite, Precision, 807WR
- (BL4) Decorative, Integrally Colored CMU - Smooth face
Color: Match SW7018 "Dovetail"
- (BL5) Decorative, Integrally Colored CMU - Combed face
Color: Basalite, Combed Face, 923WR (Match SW7513)
- (CS) Cultured Stone
Color: Environmental Stone, Nantucket Cobble LedgeStone
- (CS2) Cast Stone Accent
Color: Match SW7036 "Accessible Beige"
- (FC1) Fiber Cement Vertical Board & Batten
Color: Match SW7036 "Accessible Beige"
- (MP1) Metal Panel - Smooth
Color: Match SW7018 "Dovetail"
- (PM1) Prefinished Metal
Color: Match SW7018 "Dovetail"
- (PM2) Prefinished Metal / Standing Seam
Color: Match SW7054 "Suitable Brown"
- (PM3) Prefinished Metal / Standing Seam
Color: Berridge, Cityscape
- (AS1) Prefinished Aluminum Storefront
Color: Dark Bronze Anodized
- (PT1) Painted Metal
Color: SW7018 "Dovetail"
- (PT2) Painted EIFS
Color: Match SW7036 "Accessible Beige"

NOTE: ALTERNATIVE EQUIVALENT COMPLIANCE IS
PROVIDED TO NINE MILE CORNER PD COMMERCIAL
DESIGN STANDARDS, E.2.B. WALL ARTICULATION.

NOTE: SIGNAGE NOT APPROVED BY THIS PLAN.
SEPARATE PERMIT REVIEW AND APPROVAL
REQUIRED.

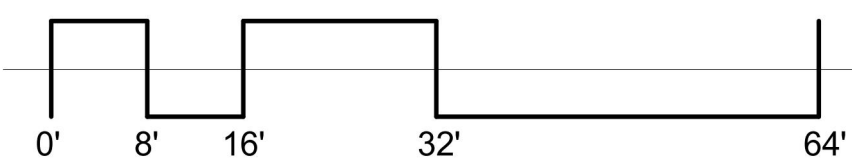
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MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE
OF A CERTIFICATE OF OCCUPANCY.



SOUTH ELEVATION



NORTH ELEVATION



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

