ERIE NINE MILE CORNER - LOT 10

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 - ######-2021

LIST OF CONTACTS

APPLICANT/DEVELOPER
KING SOOPERS, INC.
65 TEJON STREET
DENVER, COLORADO 80223
TEL: (303) 778-3183
ATTN: DAN HUBBELL

ENGINEER
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: AARON JOHNSTON, P.E.
EMAIL: AaronJohnston@gallowayus.com

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, COLORADO 80920
TEL: (719) 900-7220
FAX: (303) 770-3636
ATTN: BRIAN DENNIS
EMAIL: BrianDennis@gallowayus.com

UTILITY CONTACTS

WATER, SANITARY, & STORM SEWER
TOWN OF ERIE 645
HOLBROOK ST.
ERIE, CO 80516
TEL: (303) 926-2700
ATTN: TYLER BURHENN

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

ELECTRICAL
XCEL
1123 WEST 3RD AVE.
DENVER, CO 80223
ATTN: DONNA GEORGE
EMAIL: donna.l.george@xcelenergy.com

GAS
XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
(303) 571-3306
ATTN: DONNA GEORGE
EMAIL: Donna.L.George@xcelenergy.com

TELEPHONE
CENTURY LINK COMMUNICATIONS
3702 AUTOMATION WAY, SUITE 106
FORT COLLINS, COLORADO 80525
TEL: (720) 490-7508
ATTN: TERRY SPEER

VICINITY MAP
NOT TO SCALE

SHEET INDEX

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3	SITE PLAN
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7	EROSION CONTROL PLAN (INTERIM-FINAL)
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9	PHOTOMETRIC PLAN
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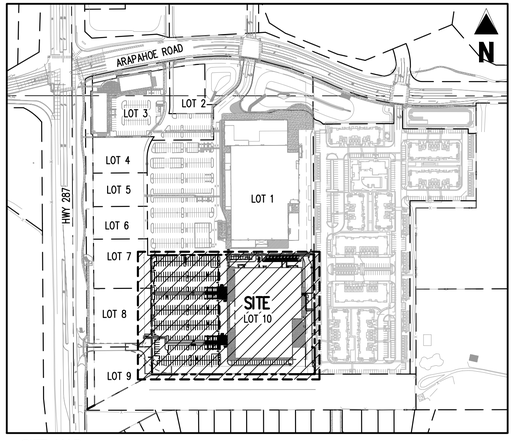
SITE DATA SUMMARY CHART (ZONE DISTRICT PD)

ITEM	SQUARE FOOTAGE LOT 10	% OF GROSS SITE
GROSS SITE AREA	341,926	100.0
BUILDING FOOTPRINT	103,000	30.1
PARKING / ROADS	207,492	60.7
HARDSCAPE TOTAL	310,492	90.8
PLANTED AREA	16,976	5.0
TRAILS AND SIDEWALKS	14,458	4.2
LANDSCAPE TOTAL	31,434	9.2

(*LANDSCAPING QUANTITY FOR LOT 10 IS FOR INFORMATIONAL 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 LANDSCAPING WITHIN OVERALL PD BOUNDARIES, PURSUANT TO THE APPROVED PD)

ITEM	DESCRIPTION
BUILDING (1 STORY)	
FOOTPRINT	103,000 S.F.
USE CATAGORY	COMMERCIAL / RETAIL
USE TYPE	GROCERY STORE
PARKING	
TOTAL PARKING	
REQUIRED (INCLUDING ACCESSIBLE)	1 PER 350 S.F. / 295 SPACES
PROVIDED	409
ACCESSIBLE SPACES REQUIRED / PROVIDED	7 (2 VAN) / 20 (2 VAN)
TYPE B LOADING SPACES REQUIRED / PROVIDED	3 / 3
BICYCLE PARKING REQUIRED / PROVIDED	21 / 25



SITE MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION
LOT 10, NINE MILE CORNER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2020 AT RECEPTION NUMBER 03782025, 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 38064" 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.

ENGINEERING SIGNATURE BLOCK
All work shall be constructed to Town of Erie STANDARDS AND SPECIFICATIONS. This drawing has been reviewed and found to be in general compliance with these STANDARDS AND SPECIFICATIONS and other town requirements. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

ACCEPTED BY: _____ _____
TOWN ENGINEER DATE

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

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT DATE:

_____ _____
PLANNING COMMISSION CHAIR (IF APPLICABLE) 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 HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

_____ _____
(OWNER SIGNATURE) (OWNER NAME PRINTED)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____ , 20_____

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

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King Soopers
Supermarket / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

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

COVER SHEET

ERIE NINE MILE CORNER - LOT 10

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 - #######-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 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN OF ERIE ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE–CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
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 REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN OF ERIE SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY–FOUR (24) HOURS IN ADVANCE.
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, FORTY–EIGHT (48) HOURS 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 HAVE ALL UTILITIES FIELD–LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN OF ERIE ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
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 AND A CD INCLUDING AUTOCAD AND PDF FILES, AS REQUIRED IN THE SPECIFICATIONS, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE CONSTRUCTION.
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 WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START–UP. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ERIE FORTY–EIGHT (48) HOURS PRIOR TO RESTART.
    - C. IN THE EVENT OF AN AFTER HOURS EMERGENCY, CALL 303–441–4444.
    - D. NOTIFYING THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE A MINIMUM OF FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB–GRADE" STAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF ERIE, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE
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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OF ERIE OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. 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 PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
19. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT DISTURBING OVER ONE ACRE FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE TOWN OF ERIE.
20. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN OF ERIE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITION. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO THE PRE–CONSTRUCTION MEETING.
22. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN OF ERIE STANDARDS & SPECIFICATIONS.
23. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
24. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
25. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF ERIE STANDARD SPECIFICATIONS.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.
27. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN.
28. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION/ CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN OF ERIE. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN OF ERIE AT NO EXPENSE TO THE TOWN.
29. THE DESIGN ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS AND SURVEYS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE DESIGN ENGINEER'S PURVIEW.
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 ENGINEER'S PURVIEW.

TOWN OF ERIE GENERAL NOTES – GRADING

1. 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 EITHER A PUBLIC IMPROVEMENT PERMIT OR A GRADING AND STORMWATER QUALITY PERMIT FROM THE TOWN OF ERIE. CONTRACTOR SHALL:
   - A. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN OF ERIE INSPECTORS UPON REQUEST.
   - B. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPS AS SPECIFIED IN THE SWMP.
   - C. INSPECT ALL BEST MANAGEMENT PRACTICES (BMPS) AT LEAST EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
   - D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN OF ERIE ENGINEERING STAFF.
   - E. 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 BMPS 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.
   - F. THE OPERATOR SHALL AMEND 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.
   - G. INSTALLATION AND MAINTENANCE OF BMPS SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
2. 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.
3. 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.
4. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE 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 FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
5. 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 EROSIVE ELEMENTS.
6. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING 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'S STANDARDS AND SPECIFICATIONS.
7. 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.
8. 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.
9. TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
10. DEPTH OF MOISTURE–DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
11. OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
12. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
    - A. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
    - B. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
    - C. EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
    - D. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.

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 SUBSTANTIAL COMPLETION/CONSTRUCTION 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 (11/2) 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 DROP OF 0.75 X MAIN DIAMETER. SERVICE LINE CONNECTING TO IN–LINE MANHOLES ARE NOT PERMITTED. MINIMUM SERVICE LINE SLOPE; 4 INCHES=2%; 6 INCHES= 1%; 8 INCHES=0.4%.
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–SDR35, "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 C0478. MANHOLE STEPS SHALL BE POLYPROPYLENE COVERED STEEL CONFORMING TO ASTM. D–4101 AND ASTMA–615. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A–48.
13. MANHOLES SHALL BE A MINIMUM FOUR (4) FOOT DIAMETER 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 HIGHLY DIVERGENT OR FLAT SLOPES ARE ESPECIALLY CRITICAL. MANHOLE INVERTS SHALL BE CONSTRUCTED WITH A SMOOTH TROWEL FINISH, AND BENCH 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 RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS. WHETHER THE MANHOLE IS AT PAVED 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 FINAL GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.
19. A SUBSTANTIAL COMPLETION/CONSTRUCTION ACCEPTANCE OF THE NEW SANITARY SEWER MAINS IS CONTINGENT UPON THE RECEIPT OF COPIES OF:
    - A. SANITARY SEWER TRENCH COMPACTION TEST RESULT, AND
    - B. RECORD DRAWINGS, BOTH MYLAR AND ELECTRONIC FILES AND THE SANITARY SEWER SYSTEM BEING TESTED IN ACCORDANCE WITH THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS WHICH INCLUDES:
    - C. LOW PRESSURE AIR TEST 100% OF THE NEW SYSTEM, AND
    - D. VACUUM TEST 100% OF THE NEW SYSTEM MANHOLES.
    - E. JET VACUUM 100% OF THE NEW SYSTEM.

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 C76. 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 IS CALLED FOR ON THE PLANS FOR EROSION CONTROL, IT SHALL CONFORM TO THE URBAN STORM DRAINAGE CRITERIA MANUAL SPECIFICATIONS (LATEST REVISION).

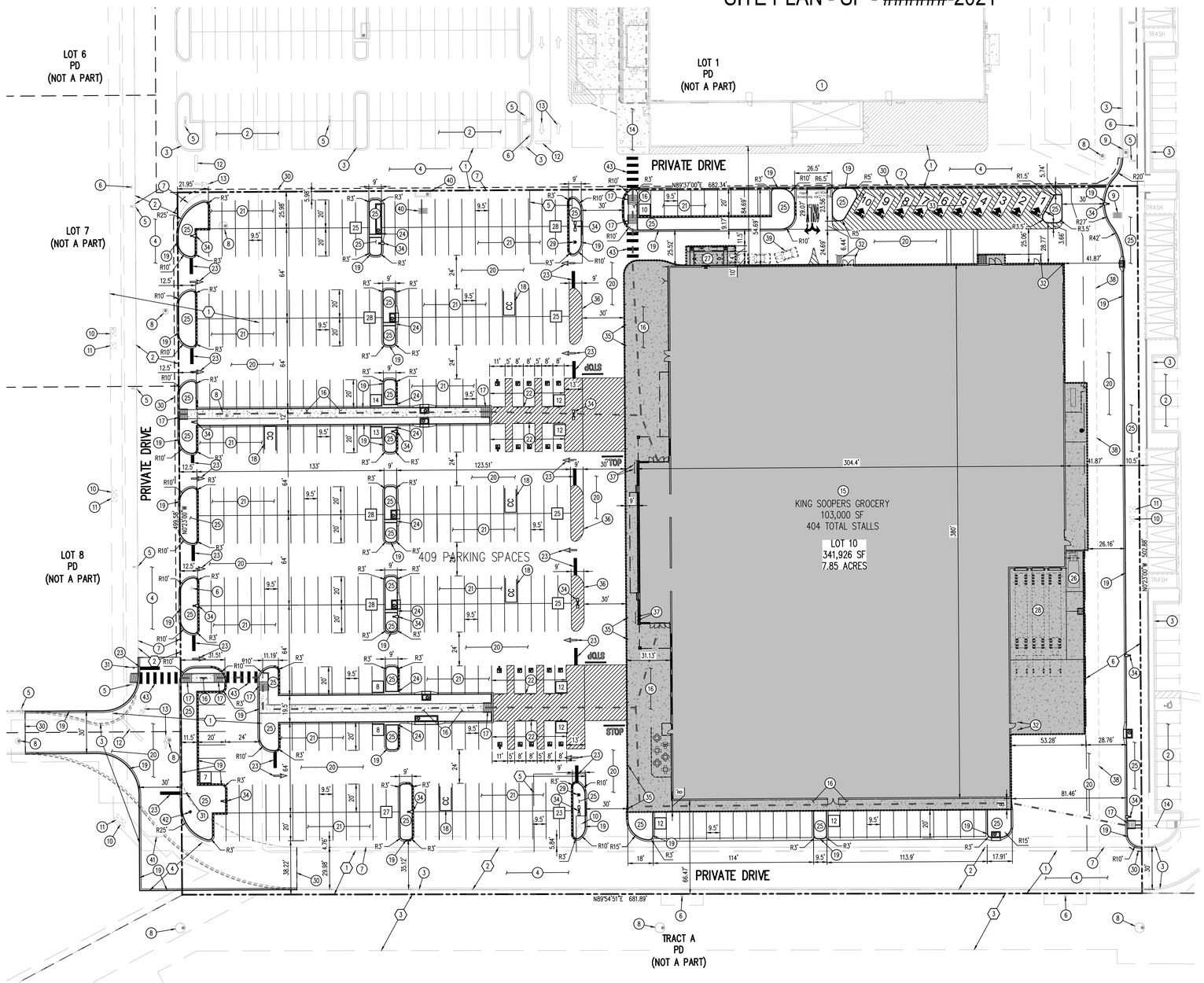
TOWN OF ERIE GENERAL NOTES – ROADWAY

1. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PREPARE THE SUBGRADE BY SCARIFYING 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 ERIE 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, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES AND ACCEPTED BY THE TOWN OF ERIE 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 ERIE ENGINEERING STAFF.
   - B. ALL STREETS ARE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE TOWN OF ERIE SPECIFICATIONS.
   - C. ALL COMPACTION TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN ENGINEERING STAFF PRIOR TO PROOF ROLLS.
   - D. PROOF ROLLS ARE PERFORMED USING SINGLE AXLE, FIVE (5) TON TRUCK AND MONITORED BY THE TOWN OF ERIE 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 A

ERIE NINE MILE CORNER - LOT 10

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 - ######-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

1. EXISTING LOWE'S HOME IMPROVEMENT STORE
2. EXISTING PARKING
3. EXISTING CURB AND GUTTER
4. EXISTING ASPHALT PAVING
5. EXISTING SITE LIGHT
6. EXISTING FIRE HYDRANT
7. EXISTING EDGE OF ASPHALT
8. EXISTING MANHOLE; REF. UTILITY PLAN
9. EXISTING STORM DRAIN INLET; REF. UTILITY PLAN
10. EXISTING TELEPHONE VAULT
11. EXISTING ELECTRICAL TRANSFORMER
12. EXISTING STOP BAR
13. EXISTING TRAFFIC DIRECTIONAL SYMBOL
14. EXISTING SIDEWALK
15. PROPOSED 103,000 SF GROCERY STORE
16. PROPOSED CONCRETE SIDEWALK (TYPICAL)
17. PROPOSED ADA RAMP
18. PROPOSED CART RETURN (FURNISHED BY KING SOOPERS)
19. PROPOSED 6" CONCRETE CURB AND 12" GUTTER (TYPICAL)
20. PROPOSED ASPHALT PAVING
21. PROPOSED 9.5' X 20' PARKING STALL (TYPICAL)
22. PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE (SEE SITE DETAILS)
23. PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS (TYPICAL)
24. PROPOSED CONCRETE CHASE
25. PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
26. TRASH COMPACTOR; REFERENCE ARCH. PLANS
27. PHARMACY DRIVE THRU; REFERENCE ARCH. PLANS
28. TRUCK DOCK WITH 3 TYPE B LOADING; REFERENCE ARCH. PLANS
29. PROPOSED FIRE HYDRANT
30. PROPOSED SAWCUT LINE
31. PROPOSED R1-1 "STOP" SIGN (SEE SITE DETAILS)
32. PROPOSED CONCRETE BOLLARD (BY CONTRACTOR)
33. GROCERY PICKUP
34. PROPOSED SITE LIGHT
35. PRE-CAST BOLLARD ALONG FRONT SIDEWALK
36. STRIPED ISLAND
37. BICYCLE RACK
38. 30' PD BUILDING SETBACK LINE
39. VEHICLE STACKING AT DRIVE-THRU WINDOW FOR PHARMACY
40. EXISTING STORM INLETS TO BE REMOVED; REF. STORM DRAIN PLAN & PROFILES
41. EXISTING FIRE HYDRANT TO BE RELOCATED; REF. UTILITY PLAN
42. RELOCATED FIRE HYDRANT; REF. UTILITY PLAN
43. PROPOSED PEDESTRIAN CROSSWALK; REF. SITE DETAILS

EASEMENT SCHEDULE

1. EXISTING UTILITY EASEMENT (REC. 03782025)
2. EXISTING ACCESS EASEMENT (REC. 03782025)
3. EXISTING SOUTH BOULDER CANYON IRRIGATION EASEMENT (REC. 03774838)
4. PROPOSED ACCESS EASEMENT PER PLAT
5. PROPOSED 30' WATER EASEMENT
6. PROPOSED 30' UTILITY EASEMENT

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King Soopers
Supermarket / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

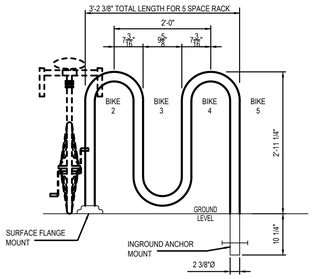
Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

SITE PLAN

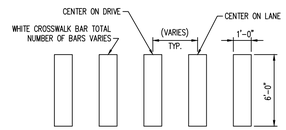
ERIE NINE MILE CORNER - LOT 10

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 - ######-2021

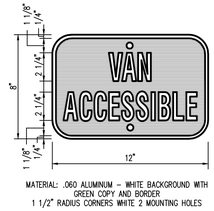


1 BICYCLE RACK DETAIL — NOT TO SCALE



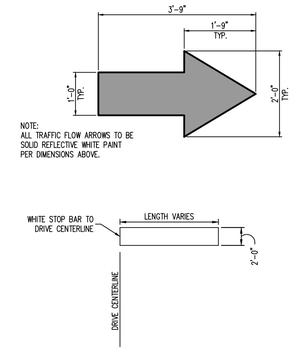
2 CROSSWALK STRIPING DETAIL — NOT TO SCALE

3 NOT USED

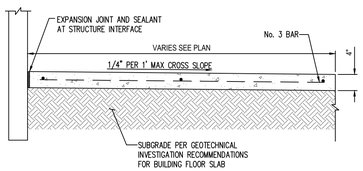


MATERIAL: .060 ALUMINUM – WHITE BACKGROUND WITH GREEN COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

4 'VAN ACCESSIBLE' SIGN DETAIL — NOT TO SCALE

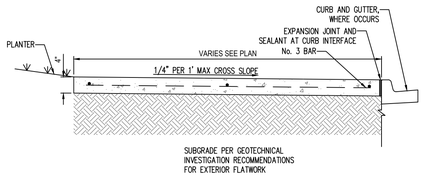


5 DIRECTIONAL ARROW & STOP BAR DEWTAIL — NOT TO SCALE



1. CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED THE WIDTH OF THE WALK ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4" DEEP.
2. ISOLATION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
   P.C.S AND P.T.S OF CURVES
   GRADE BREAKS
   AT DRIVEWAYS
   AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER OR ARCHITECT.
3. REINFORCE WITH No 3 BARS AT 18" O.C.E.W.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SIDEWALK REPLACEMENT DUE TO DEFECT, EXCESSIVE OR INADEQUATE GRADE, OR ADA NON-COMPLIANCE IF PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
5. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

6 CONCRETE SIDEWALK AT BUILDING — NOT TO SCALE



1. CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED THE WIDTH OF THE WALK ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4" DEEP.
2. ISOLATION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
   P.C.S AND P.T.S OF CURVES
   GRADE BREAKS
   AT DRIVEWAYS
   AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER OR ARCHITECT.
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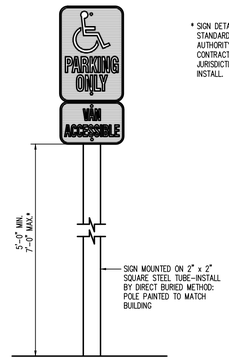
5. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

7 CONCRETE SIDEWALK, TYPICAL — NOT TO SCALE

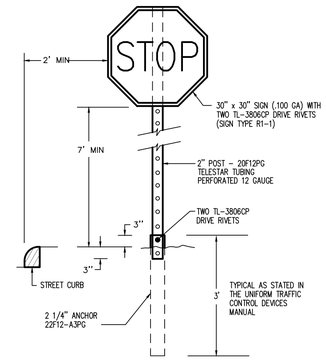


* SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

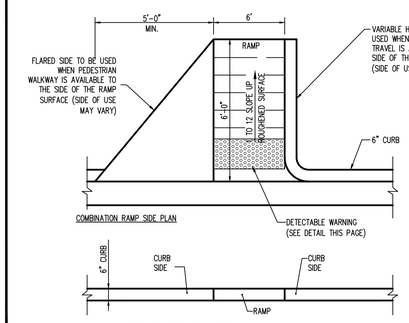
8 HC PARKING SIGN DETAIL — NOT TO SCALE

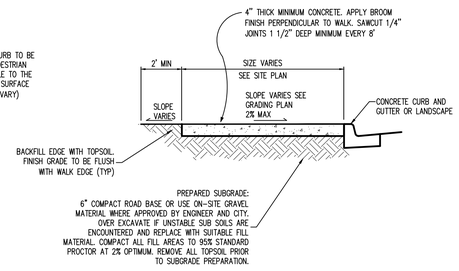
MATERIAL: .060 ALUMINUM – WHITE BACKGROUND WITH GREEN COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

9 'PARKING ONLY' SIGN DETAIL — NOT TO SCALE

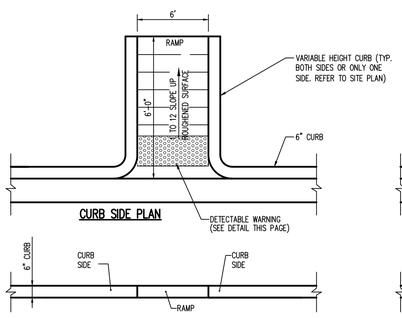


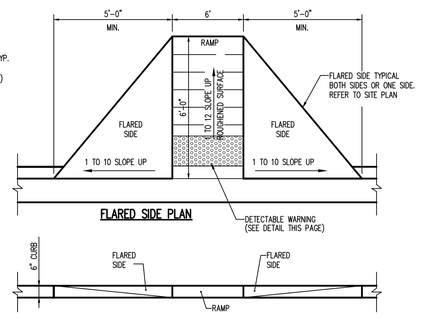
10 STOP SIGN DETAIL — NOT TO SCALE



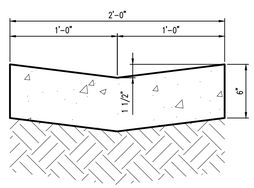


ON-SITE CONCRETE WALK DETAIL





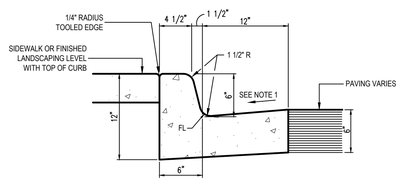
11 ADA HANDICAP RAMP — NOT TO SCALE



12 2' CROSS PAN — NOT TO SCALE

NOTES:

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



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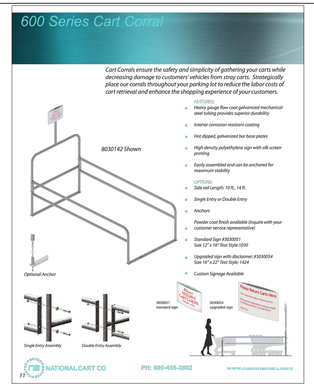
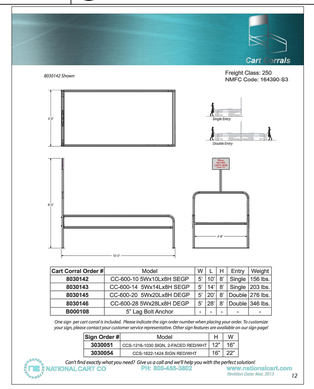
13 CURB & GUTTER DETAILS — NOT TO SCALE





14 CART CORRAL DETAIL — NOT TO SCALE

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Fax (303) 871-9262

SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

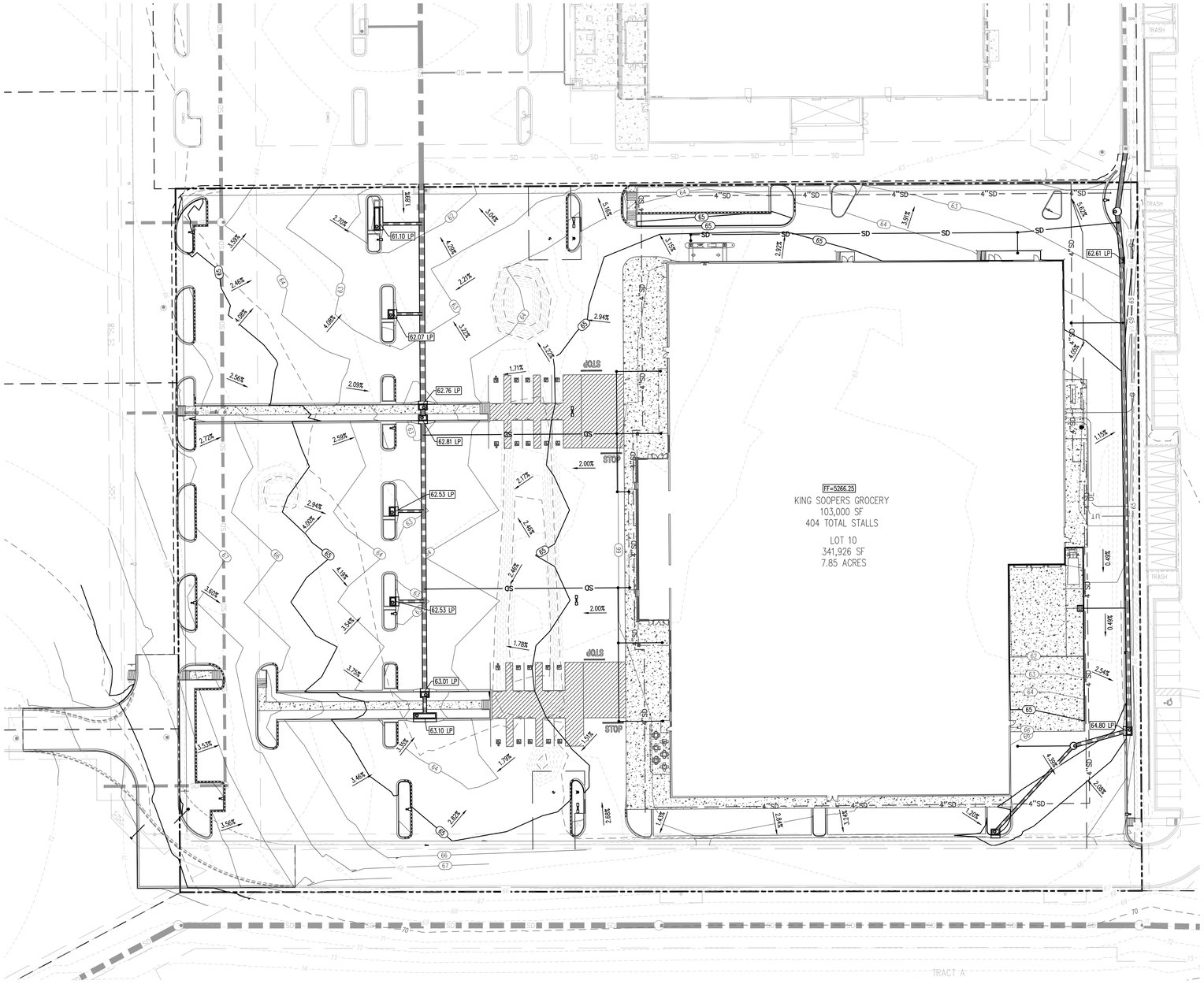
Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

SITE DETAILS

ERIE NINE MILE CORNER - LOT 10

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 - ######-2021



GRADING LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT BOUNDARY LINE
	EASEMENT BOUNDARY LINE
65	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
5265	EXISTING MAJOR CONTOUR
66	EXISTING MINOR CONTOUR
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
SD	EXISTING STORM SEWER (LESS THAN 12")
SD	EXISTING STORM SEWER (12" AND GREATER)
X"SD	PROPOSED STORM SEWER (12" AND GREATER)
X"SD	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED RIDGE LINE
59.50	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
ME	MATCH EXISTING
LP	LOW POINT
HP	HIGH POINT
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TOW	FINISHED GRADE AT TOP OF WALL
BOW	FINISHED GRADE AT BOTTOM OF WALL

NOTES

1. ADD 5200 TO ALL SPOT ELEVATIONS.
2. ALL PROPOSED STORM PIPE 18" AND LARGER SHALL BE CLASS III REINFORCED CONCRETE PIPE ALL PROPOSED STORM PIPE LESS THAN 18" WILL BE SDR-35 PVC.
3. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. ELEVATIONS AT CURB INLETS ARE TOP OF CURB, CONTRACTOR TO SET GRATE/FLOWLINE ELEVATION TO CONFORM TO THE STRUCTURES STANDARD DETAILS.
5. CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATIONS INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINE TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY .

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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

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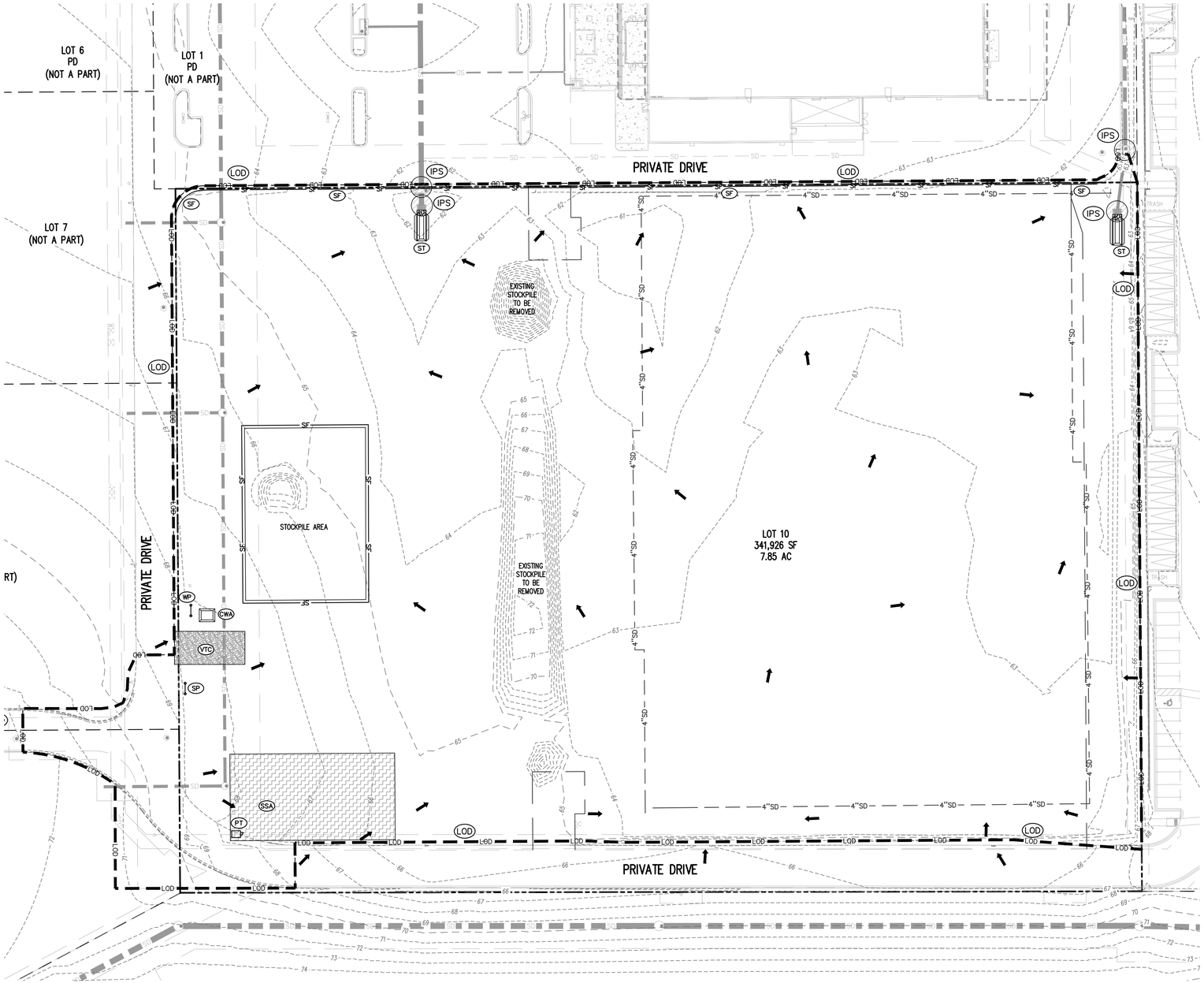
Date:	05/21/21

GRADING PLAN

ERIE NINE MILE CORNER - LOT 10

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 - ######-2021



EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12")
- 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 (IP-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

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

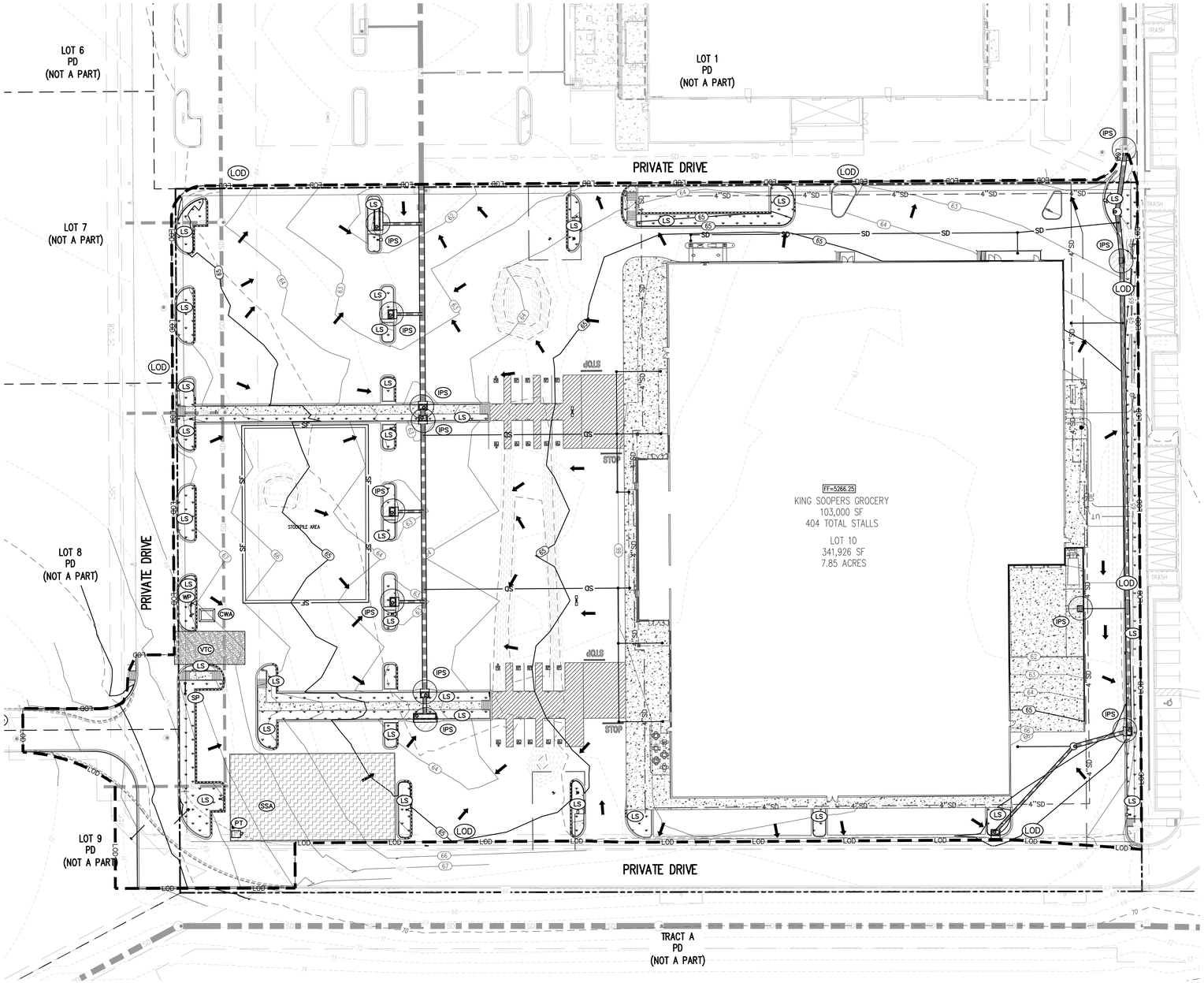
Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

EROSION CONTROL PLAN (INITIAL)

ERIE NINE MILE CORNER - LOT 10

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 - ######-2021



EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12")
- PROPOSED STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

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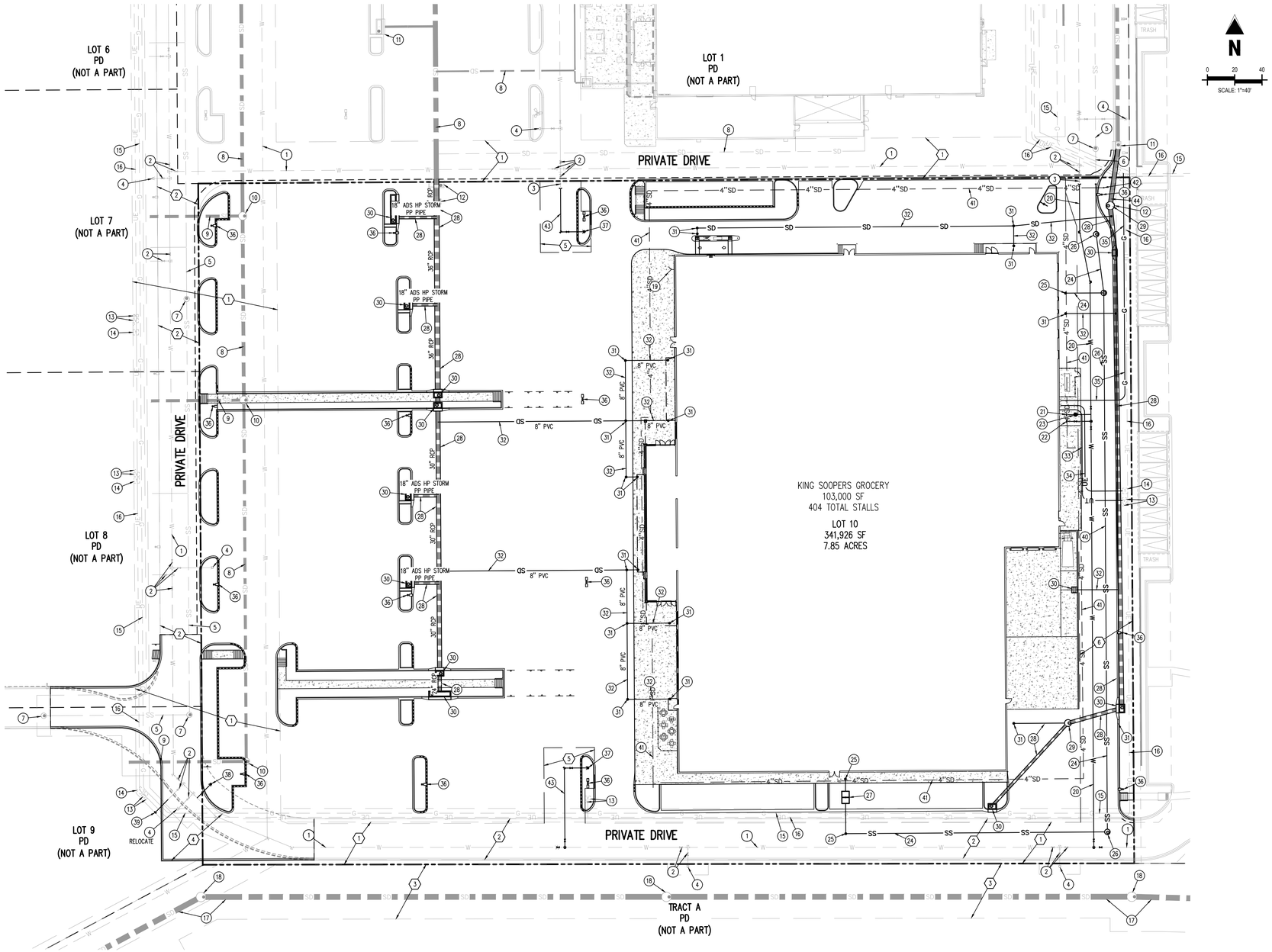
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

EROSION CONTROL PLAN
(INTERIM-FINAL)

ERIE NINE MILE CORNER - LOT 10

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 - ######-2021



UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- SETBACK BOUNDARY LINE
- EXISTING WATER LINE
- X"W — PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- X"SS — PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER (12" AND GREATER)
- X"SD — PROPOSED STORM SEWER (LESS THAN 12")
- X"SD — PROPOSED STORM SEWER (12" AND GREATER)
- EXISTING UNDERGROUND ELECTRICAL
- UE — PROPOSED UNDERGROUND ELECTRICAL
- 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

SCHEDULE

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'ø)
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

EASEMENT SCHEDULE

1. EXISTING UTILITY EASEMENT (REC. 03782025)
2. EXISTING ACCESS EASEMENT (REC. 03782025)
3. EXISTING SOUTH BOULDER CANYON IRRIGATION EASEMENT (REC. 03774838)
4. PROPOSED ACCESS EASEMENT PER PLAT
5. PROPOSED 30' WATER EASEMENT
6. PROPOSED 39' UTILITY EASEMENT

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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

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UTILITY PLAN

ERIE NINE MILE CORNER - LOT 10

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TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN - SP - ######-2021

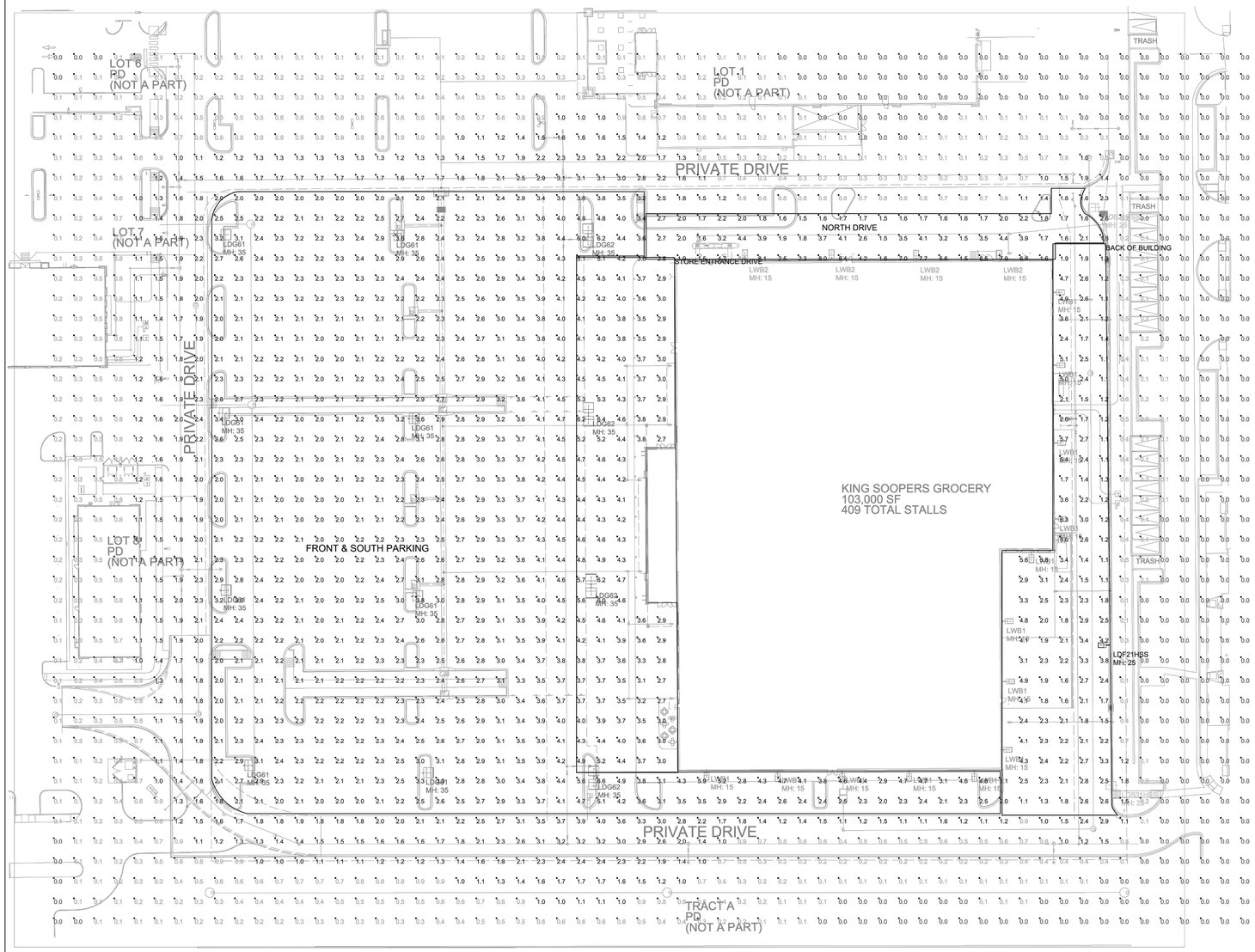
N

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
	1	LDB21HSS	SINGLE	113	113	10482	0.912	GPC-SA2C-740-VOLT-T4FT-BZ-HSS
	1	LDB31HSS	SINGLE	166	166	15334	0.941	GLEON-SA3C-740-VOLT-T4FT-BZ-HSS
	1	LDF21HSS	SINGLE	113	113	12226	0.912	GPC-SA2C-740-VOLT-SL2-BZ-HSS
	8	LDG61	SINGLE	333	2664	44560	0.931	GLEON-SA6C-740-VOLT-5WQ-BZ
	4	LDG62	BACK-BACK	333	2664	44560	0.931	QTY 2 GLEON-SA6C-740-VOLT-5WQ-BZ
	13	LWB1	SINGLE	59	767	7599	0.912	GWC-SA1C-740-VOLT-T4FT-BZ
	4	LWB2	SINGLE	86	344	11998	0.912	GWC-SA2B-740-U-T4FT

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK OF BUILDING	Illuminance	Fc	2.55	6.3	1.1	2.32	5.73
FRONT & SOUTH PARKING	Illuminance	Fc	2.76	6.6	2.0	1.38	3.30
NORTH DRIVE	Illuminance	Fc	3.08	8.6	1.5	2.05	5.73
STORE ENTRANCE DRIVE	Illuminance	Fc	4.05	6.4	2.7	1.50	2.37



Total Watts = 6831

Project manager to specify fixture voltage for each fixture type

COOPER Lighting Solutions

Project: Kroger KS-138 Erie, CO	
Client: The Kroger Co.	
Scale: 1" = 30	Project #: 2100752A.AGI
Date: 5/11/2021	Drawing: Wendy Norman, LC

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SITE PLANS
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NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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PHOTOMETRIC PLAN

ERIE NINE MILE CORNER - LOT 10

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TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - ######-2021

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum housed removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box knockouts include (3) 1/2" threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. Extended fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 9" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom aluminized mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA definitions for full cutoff compliance. Available in seven lumen packages; 500K, 400K and 3000K CCT.

Electrical
Fixture head is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

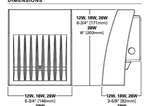
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

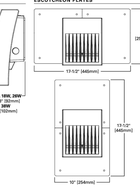
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
IDA18 Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.): **XTOR1B, XTOR2B, XTOR3B**=0.34 **XTOR4B**=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

EATON
Powering Business Worldwide

*www.designlights.org

TD514013EN
September 17, 2018 3:02 PM

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series *	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Warm White, 4000K **N**=Neutral White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BL**=Black **BZ**=Bronze **AP**=Gray **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120-1 ** **PC2**=Photocontrol 208-277V ** **WG**=Wire Guard ** **HA**=50°F High Ambient **	**WG/XTOR**=Wire Guard ** **XTOR1S-EM2**=Knuckle Floodlight Kit * **XTOR2S-EM2-WT**=Knuckle Floodlight Kit * **XTOR3S-EM2-WT**=Knuckle Floodlight Kit, Summit White * **XTOR1S-TRN-WT**=Trunnion Floodlight Kit, Summit White * **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Wire guard is available in matching finishes with the carbon or with 347V. XTOR4B not available with HA and 347V or 120V combination.
5. Wire guard for wallpack/face mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC, Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

McGraw-Edison

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy-wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Offered standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton Xwireless® wireless control module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting arm eliminate fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness provides enhanced resistance to fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

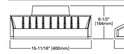
GWC GALLEON WALL

1-2 Light Squares
Solid State LED

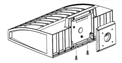
WALL MOUNT LUMINAIRE

WaveLinx

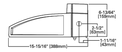
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKEP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)

EATON
Powering Business Worldwide

*www.designlights.org

TD514017EN
December 17, 2018 2:08 PM

ORDERING INFORMATION

Sample Number: GWC-AF-D2-LED-E1-T3-GM-DIM

Product Family *	Light Engine	Number of Light Squares *	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	**AF**=1A Drive Current	**E1**=1 **E2**=2 *	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V * **480**=480V * *	**T2**=Type II **T3**=Type III **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **SWD**=Type V Square Narrow **SWM**=Type V Square Medium **SWW**=Type V Square Wide	**AP**=Gray **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **CC**=Custom Color *	**[BLANK]**=Surface Mount

Options (Add as Suffix)
7070=70 CRI / 2700K *
7030=70 CRI / 3000K *
9030=90 CRI / 3000K *
7040=70 CRI / 4000K *
7050=70 CRI / 5000K *
AMBR=590 nm wavelength amber
350=Drive Current Factory Set to 350mA
530=Drive Current Factory Set to 530mA
1200=Drive Current Factory Set to 1200mA *
347=Factory Set for 347V (Must Specify Voltage)
FF=Double Fused (208, 240 or 480V, Must Specify Voltage)
10K=10kV Surge Module
DIM=0-10V Dimming Leads * *
DALI=DALI Driver *
HA=50°F High Ambient *
UPL=Uplight Housing *
BBB=Battery Pack with Back Box * * * *
BBW=Battery Pack with Wall Mount Black Box * * * *
P=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage)
R=NEMA Twistlock Photocontrol Receptacle
PIR7=NEMA 7-PIN Twistlock Photocontrol Receptacle *
AR240=After Hours Dim, 5 hours *
AR208=After Hours Dim, 6 hours *
AR220=After Hours Dim, 7 hours *
AR230=After Hours Dim, 8 hours *
MS/DIM=Motion Sensor for Dimming Operation * * *
MS/DIM-L/EX=Motion Sensor for Dimming Operation * * * *
LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8 - 16' Mounting Height * * * *
LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height * * * *
LBR=Optics Rotated 90° Left
RBR=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
LCP=Light Square Trim Plate Painted to Match Housing *
CE=CE Marking and Small Terminal Block *
CE-LC=CE Marking and Small Terminal Block *
PW=WaveLinx-enabled 4-PIN Twistlock Receptacle * *
PW-LWR=WaveLinx Wireless Sensor, 8' - 16' Mounting Height * * * *
PW-EWPSDEX=WaveLinx Wireless Sensor, 16' - 40' Mounting Height * * * *

Accessories (Order Separately)
GA/RA1015=Photocontrol Shorting Cap
GA/RA1016=NEMA Photocontrol - Multi Tap 105-285V
GA/RA1020=NEMA Photocontrol - 347V
GA/RA1021=NEMA Photocontrol - 480V
MA/UDG=UNV Circuit Module Replacement
MA1008DX=Thru-branch Back Box (Must Specify Color)
LS/MS=Field Installed House Side Shield Motion Sensor *
LS/NSS=Field Installed House Side Shield * *
WGLC-SP-10A=WaveLinx Outdoor Control Module (3-pin) * *
SWPDG-EX=WaveLinx Wireless Sensor, 7' - 16' Mounting Height * * * *
SWPDS-EX=WaveLinx Wireless Sensor, 16' - 40' Mounting Height * * * *

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Standard 4000K CCT and minimum 70 CRI.
3. Drive current of 350mA, 530mA and 1200mA limited to -20°C, 120-277V only.
4. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
5. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). It is the responsibility of the customer to ensure that the proper system is specified to meet the requirements of the local jurisdiction in which the fixture will be installed.
6. Extended lead times apply. Use dedicated ED Bins for 3700K, 3000K, 5000K and 6000K when performing layouts.
7. Not available in 350mA only. 1A drive standard. Use dedicated ED Bins for 350mA, 530mA and 1200mA when performing layouts.
8. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
9. Extended lead times apply. Use dedicated ED Bins for 120-277V, 347V and 480V when performing layouts.
10. Extended port options in lieu of one port. Not all sensor mounting two or more fixtures per port or 90° or 180°. Refer to port mounting diagrams and table. 10 Not available with any other control options. 11 Low voltage control lead brought out 10' outside fixture. 12 Not available if any "WG" sensor is selected. Motion sensor has an integral photocell. 13 Requires the use of 7 photocontrol receptacle. Not available in combination with other photocontrol options. 14 Not available in combination with other photocontrol options. 15 Not available in 120-277V only. Not available in combination with other 347V options. 16 Not available in 347V only. Not available in combination with other 480V options. 17 Not available in 480V only. 18 Lens standard. Use dedicated ED Bins for 350mA, 530mA and 1200mA when performing layouts. 19 Not available in 350mA only. 20 Not available in combination with other battery options. 21 Not available in combination with other battery options. 22 Requires the use of 7 photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Only for use with DLL DLC and DLA Wireless Controls. The light source trim plate is painted black when the MSB option is selected.
24. CE is not available with the 1200, DALI, LWR, WR, MS/DIM, R or PER7 options. Available in 120-277V only.
25. Not available with DALI driver.
26. Requires PER7.
27. Control option limited to Pollution Type Photocontrol (must specify voltage).
28. Requires PER.
29. Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
30. WAC Gateway required to enable field configurability: Order WAC-PoE and WPOE-120-10W (= PoE injector) power supply if needed.
31. Requires ZW.
32. Replace XX with sensor color (WH, BZ, or BK).

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from optics for optimal thermal performance. Heavy-wall, die-cast aluminum and cape enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT options.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Mounting arm is rated for 500 lbs. Mounting arm accommodates two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness provides enhanced resistance to fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

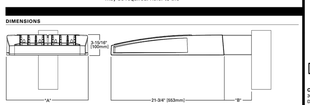
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

WaveLinx

DIMENSIONS



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length *	Weight with Arm (lbs.)	EPA with Arm * (Sq. Ft.)
1-4	15-1/2" [394mm]	1" [178mm]	10" [254mm]	23 [15.0 kgs.]	0.96
5-6	21-5/8" [549mm]	1" [178mm]	10" [254mm]	44 [20.0 kgs.]	1.00
7-9	27-5/8" [701mm]	1" [178mm]	10" [330mm]	64 [34.5 kgs.]	1.07
10-9	33-3/4" [857mm]	1" [178mm]	16" [406mm]	83 [28.6 kgs.]	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

CERTIFICATION DATA
5G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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December 2, 2019 3:06 PM

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-DIM-GM

Product Family * 1	Light Engine	Number of Light Squares *	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10 *	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V * **480**=480V * *	**T2**=Type II **T3**=Type III **T4W**=Type IV Wide **SWD**=Type V Square Medium **SWM**=Type V Square Medium **SWW**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=Spill Light Eliminator Left **SLR**=Spill Light Eliminator Right **RW**=Rectangular Wide Type I **RW-R**=Rectangular Wide Type I **AFL**=Automotive Floodlite	**AP**=Gray **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White **CC**=Custom Color *	**[BLANK]**=Arms for Round or Square Pole **RA**=Round Arm **SA**=Square Arm * **MA**=Mast Arm Adapter * **[BLANK]**=Arms for Round or Square Pole **QMA**=Quick Mount Arm (Standard Length) * **QMA-E**=Quick Mount Arm (Extended Length) *

Options (Add as Suffix)
7070=70 CRI / 2700K *
7030=70 CRI / 3000K *
9030=90 CRI / 3000K *
7040=70 CRI / 4000K *
7050=70 CRI / 5000K *
AMBR=590 nm wavelength amber
350=Drive Current Factory Set to 350mA
530=Drive Current Factory Set to 530mA *
1200=Drive Current Factory Set to 1200mA *
347=Factory Set for 347V (Must Specify Voltage)
FF=Double Fused (208, 240 or 480V, Must Specify Voltage)
10K=10kV Surge Module
DIM=0-10V Dimming Leads * *
DALI=DALI Driver *
HA=50°F High Ambient *
UPL=Uplight Housing *
BBB=Battery Pack with Back Box * * * *
BBW=Battery Pack with Wall Mount Black Box * * * *
P=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage)
R=NEMA Twistlock Photocontrol Receptacle
PIR7=NEMA 7-PIN Twistlock Photocontrol Receptacle *
AR240=After Hours Dim, 5 hours *
AR208=After Hours Dim, 6 hours *
AR220=After Hours Dim, 7 hours *
AR230=After Hours Dim, 8 hours *
MS/DIM=Motion Sensor for Dimming Operation * * *
MS/DIM-L/EX=Motion Sensor for Dimming Operation * * * *
LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8 - 16' Mounting Height * * * *
LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height * * * *
LBR=Optics Rotated 90° Left
RBR=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
LCP=Light Square Trim Plate Painted to Match Housing *
CE=CE Marking and Small Terminal Block *
CE-LC=CE Marking and Small Terminal Block *
PW=WaveLinx-enabled 4-PIN Twistlock Receptacle * *
PW-LWR=WaveLinx Wireless Sensor, 8' - 16' Mounting Height * * * *
PW-EWPSDEX=WaveLinx Wireless Sensor, 16' - 40' Mounting Height * * * *

Accessories (Order Separately)
GA/RA1015=Photocontrol Shorting Cap
GA/RA1016=NEMA Photocontrol - Multi Tap 105-285V
GA/RA1020=NEMA Photocontrol - 347V
GA/RA1021=NEMA Photocontrol - 480V
MA/UDG=UNV Circuit Module Replacement
MA1008DX=Thru-branch Back Box (Must Specify Color)
LS/MS=Field Installed House Side Shield Motion Sensor *
LS/NSS=Field Installed House Side Shield * *
WGLC-SP-10A=WaveLinx Outdoor Control Module (3-pin) * *
SWPDG-EX=WaveLinx Wireless Sensor, 7' - 16' Mounting Height * * * *
SWPDS-EX=WaveLinx Wireless Sensor, 16' - 40' Mounting Height * * * *
SWPDG-XX=WaveLinx Wireless Sensor, 7' - 16' Mounting Height * * * * *
SWPDS-XX=WaveLinx Wireless Sensor, 16' - 40' Mounting Height * * * * *

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and minimum 70 CRI.
3. Drive current of 350mA, 530mA and 1200mA limited to -20°C, 120-277V only.
4. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
5. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). It is the responsibility of the customer to ensure that the proper system is specified to meet the requirements of the local jurisdiction in which the fixture will be installed.
6. Extended lead times apply. Use dedicated ED Bins for 3700K, 3000K, 5000K and 6000K when performing layouts. 7 Not available in 350mA only. 8 Lens standard. Use dedicated ED Bins for 350mA, 530mA and 1200mA when performing layouts. 9 Not available in 350mA only. 10 Not available in combination with other battery options. 11 Not available in combination with other battery options. 12 Requires the use of 7 photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
13. Only for use with DLL DLC and DLA Wireless Controls. The light source trim plate is painted black when the MSB option is selected.
14. CE is not available with the 1200, DALI, LWR, WR, MS/DIM, R or PER7 options. Available in 120-277V only.
15. Not available with DALI driver.
16. Requires PER7.
17. Control option limited to Pollution Type Photocontrol (must specify voltage).
18. Requires PER.
19. Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
20. WAC Gateway required to enable field configurability: Order WAC-PoE and WPOE-120-10W (= PoE injector) power supply if needed.
21. Replace XX with sensor color (WH, BZ, or BK).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology®	**B**=Dome Camera, Standard **M**=Dome Camera, Hi-Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.

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Supermarket / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

Catalog # :	Project :
Prepared By :	Date :

The Scottsdale® Vertex™ is the most feature-rich canopy fixture in the marketplace. Innovations such as combined optical distributions, multiple lumen packages, field serviceability and simple installation make this fixture the ideal canopy solution. Its exceptional design and performance are backed by LSI's best-in-class customer service.

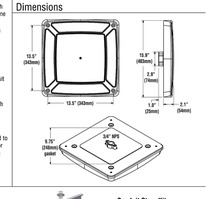
SCOTTSDALE

Features & Specifications

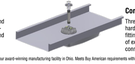
Optical System
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K, 4000K and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- LED Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Input power stays constant over life.

Dimensions



Locking Collar
Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.



Conduit Stem Kit
Threaded 5" x 3/4" Conduit Stem and hardware are included to make retro-fitting even easier by allowing the use of existing driver boxes and wiring connections on top of canopy.

* Assembled in USA by an American workforce of American and foreign parts using state-of-the-art equipment at our award-winning manufacturing facility in Ohio. Meets Buy American requirements within the ARRA.

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **SCV LED

ERIE NINE MILE CORNER - LOT 10

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TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

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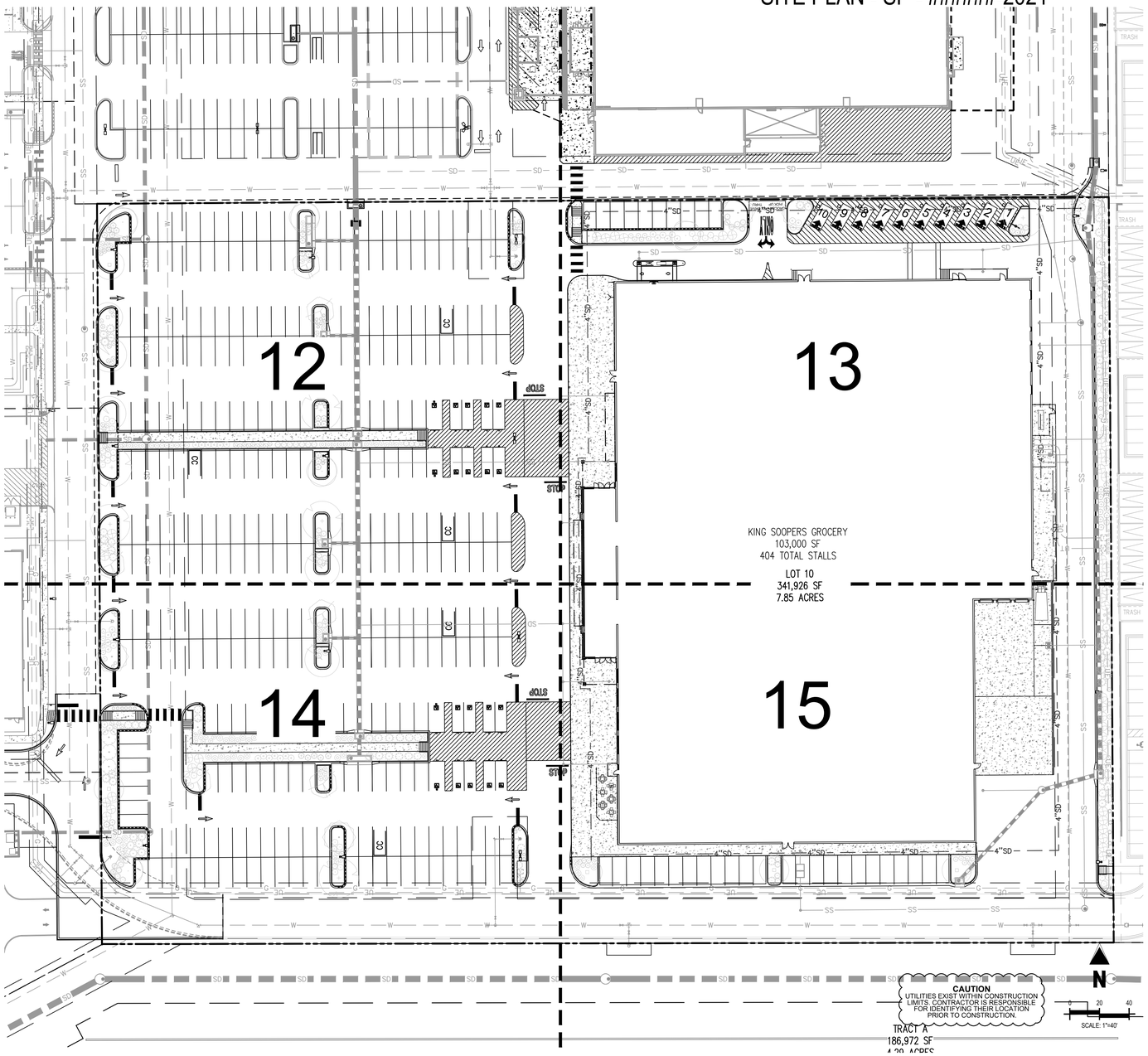

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)
DECIDUOUS TREES						
6	GIBI	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL. B&B	40'X30'	M
6	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL. B&B	50'X35'	L
4	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL. B&B	60'X50'	L
6	PHAM	PHELLODENDRON AMURENSE	AMUR CORKTREE	2" CAL. B&B	45'X60'	L
4	QUMU	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL. B&B	40'X40'	M
6	TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL. B&B	40'X30'	M
ORNAMENTAL TREES						
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
DECIDUOUS SHRUBS						
45	ARME	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	BLACK CHOKEBERRY	#5 CONT. 18-24"	3'X3	VL
49	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL
35	JAAM	JAMESIA AMERICANA	WAXFLOWER	#5 CONT. 18-24"	5'X4'	VL
37	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL
41	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	VL
49	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	VL
33	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5'X5'	VL
EVERGREEN SHRUBS						
43	COHO	COTONEASTER HORIZONTALIS PERPUSILLUS	GROUND COTONEASTER	#5 CONT. 18-24"	1'X3'	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
ORNAMENTAL GRASSES						
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
MISCELLANEOUS						
17,212 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

LANDSCAPE CALCULATIONS

NOTE: THESE CALCULATIONS DO NOT INCLUDE LANDSCAPE PROVIDED IN MASTER DEVELOPMENT.

REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
1 TREE PER 40 LF OF STREET FRONTAGE	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT
15% GROSS SITE AREA LANDSCAPED	341,926 SF GROSS SITE AREA	51,289 SF LANDSCAPE AREA	17,212 SF LANDSCAPE AREA*
1 TREE PER 1,000 SF OF LANDSCAPE AREA	51,289 SF REQUIRED LANDSCAPE AREA	52 TREES	18 TREES*
1 SHRUB PER 150 SF OF LANDSCAPE AREA	51,289 SF REQUIRED LANDSCAPE AREA	341 SHRUBS	115 SHRUBS*
1 TREE PER 15 PARKING SPACES	409 PARKING SPACES PROVIDED	27 TREES	27 TREES
1 SHRUB PER PARKING SPACE	470 PARKING SPACES PROVIDED	409 SHRUBS	409 SHRUBS

* THE REMAINING REQUIRED 34,077 SF OF LANDSCAPE AREA AND ASSOCIATED 34 TREES & 226 SHRUBS WILL BE PROVIDED WITH TRACTS C, D & E IN THE MASTER DEVELOPMENT PLANS.

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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

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

OVERALL LANDSCAPE PLAN

ERIE NINE MILE CORNER - LOT 10

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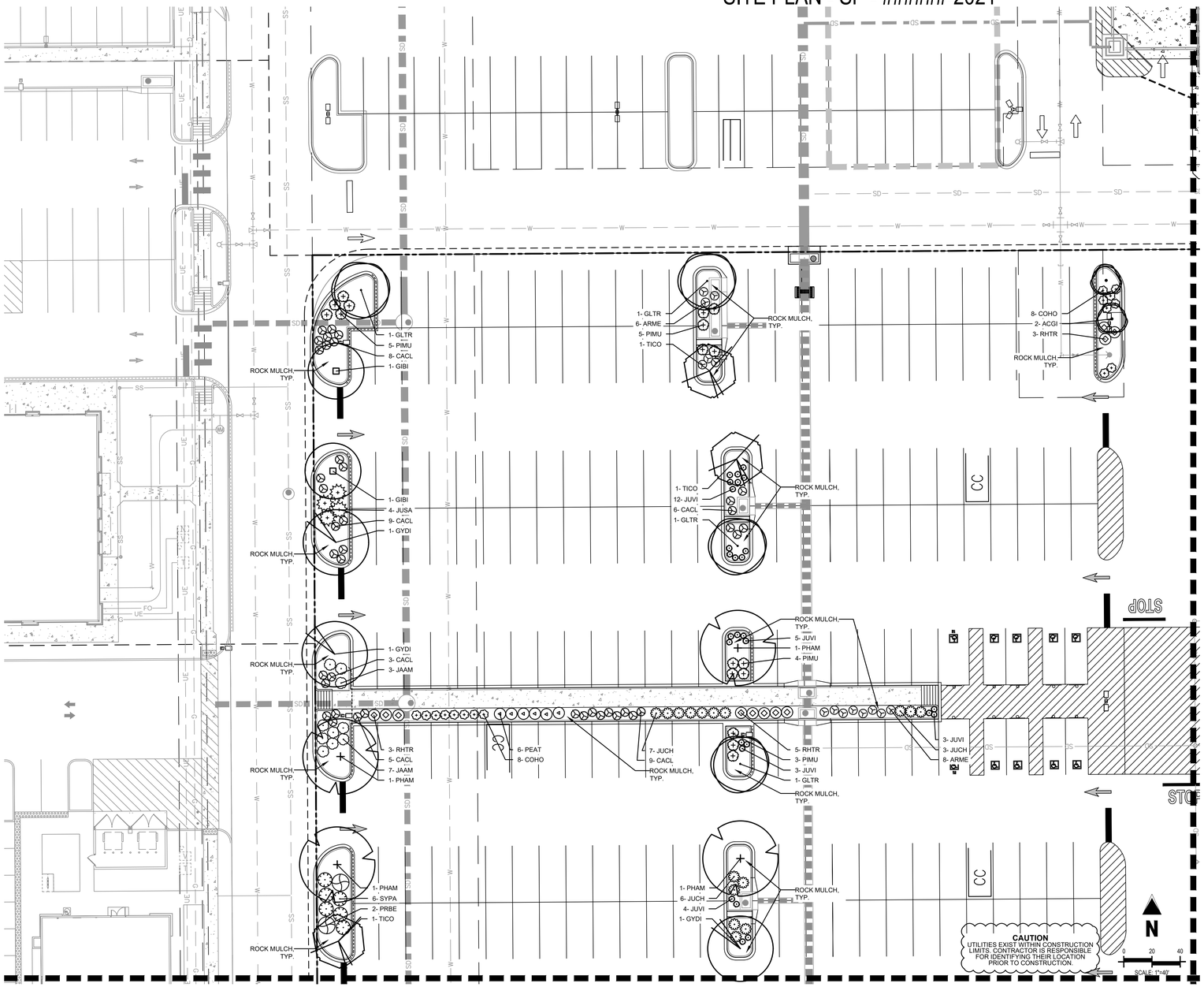

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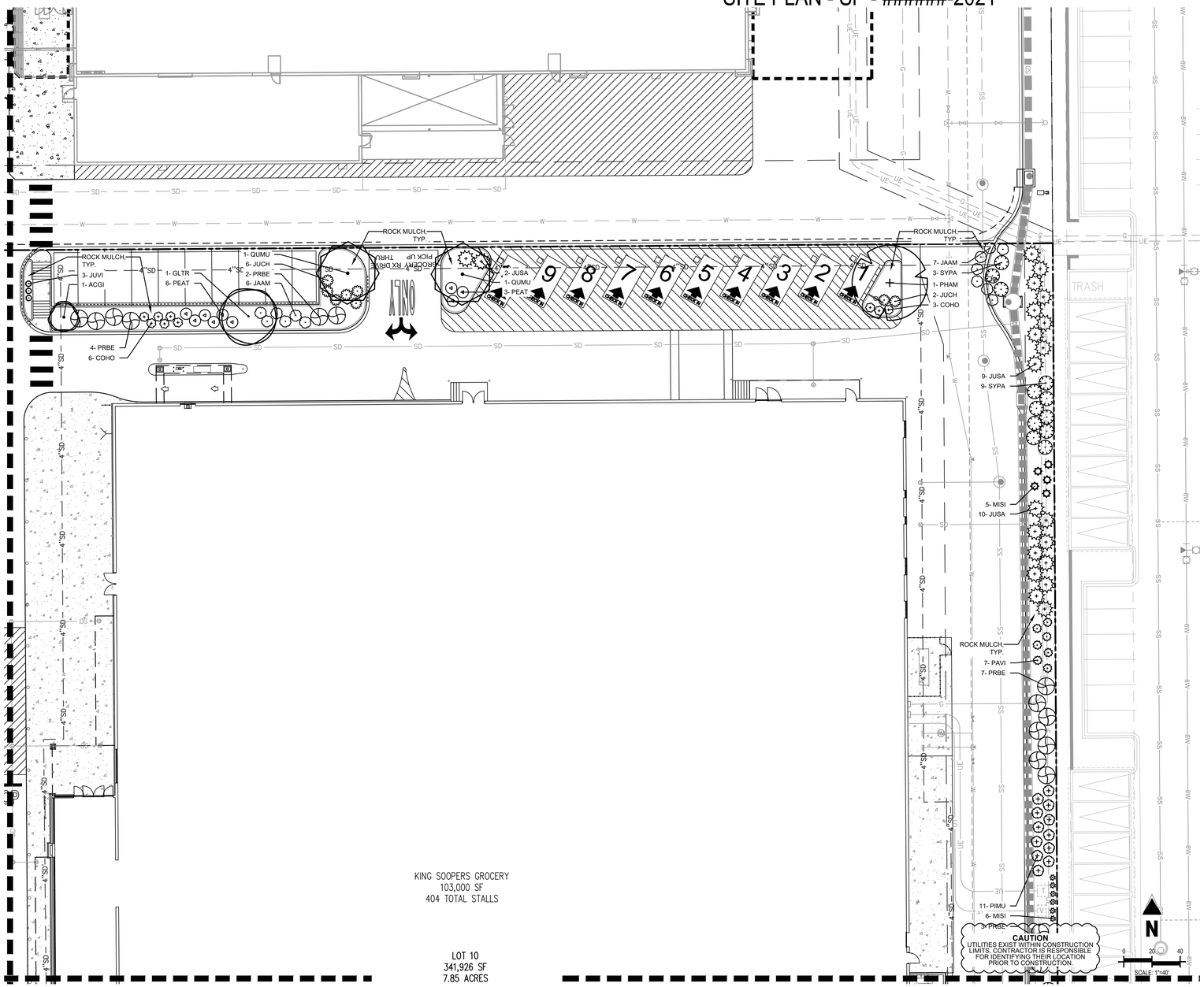

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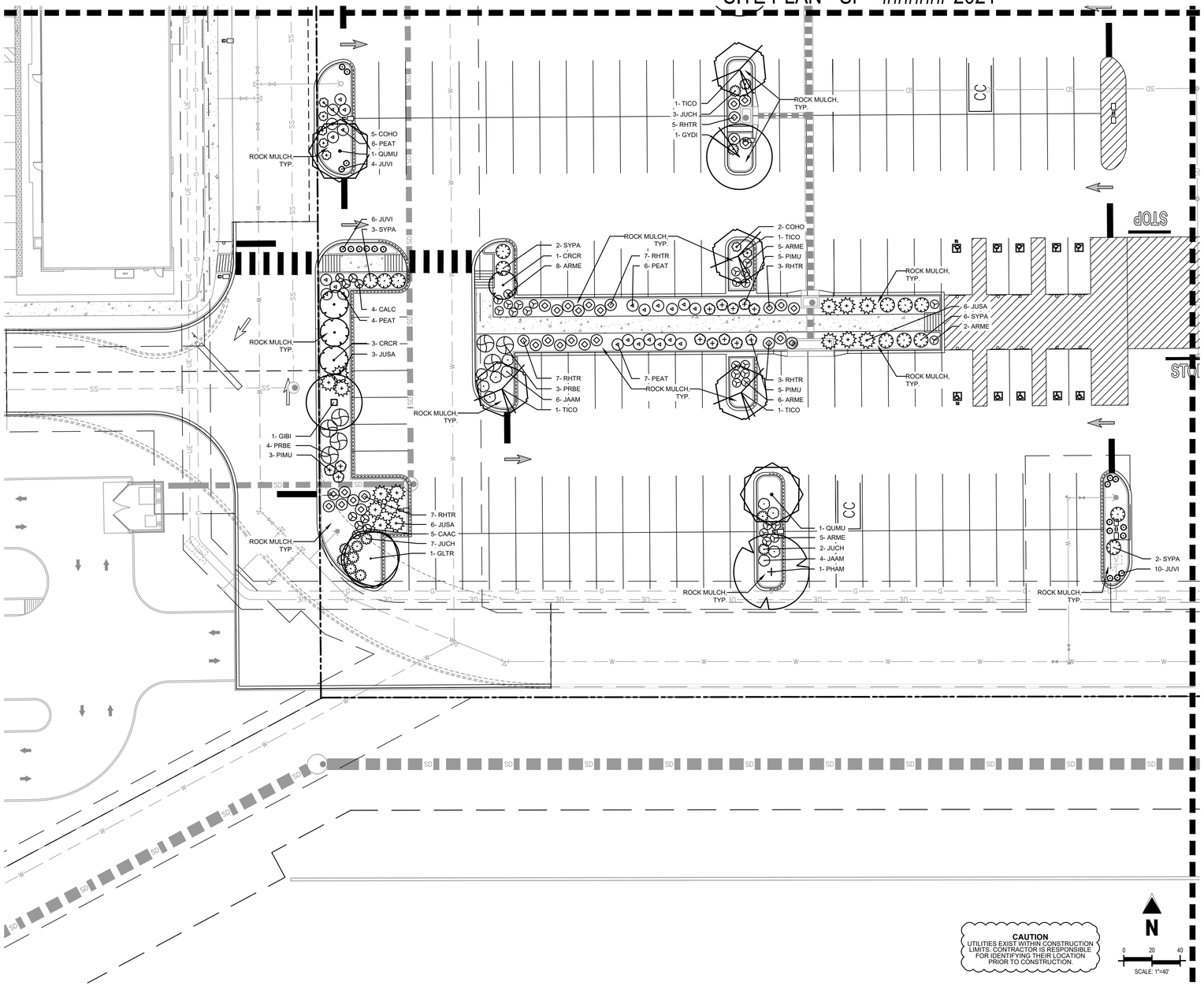

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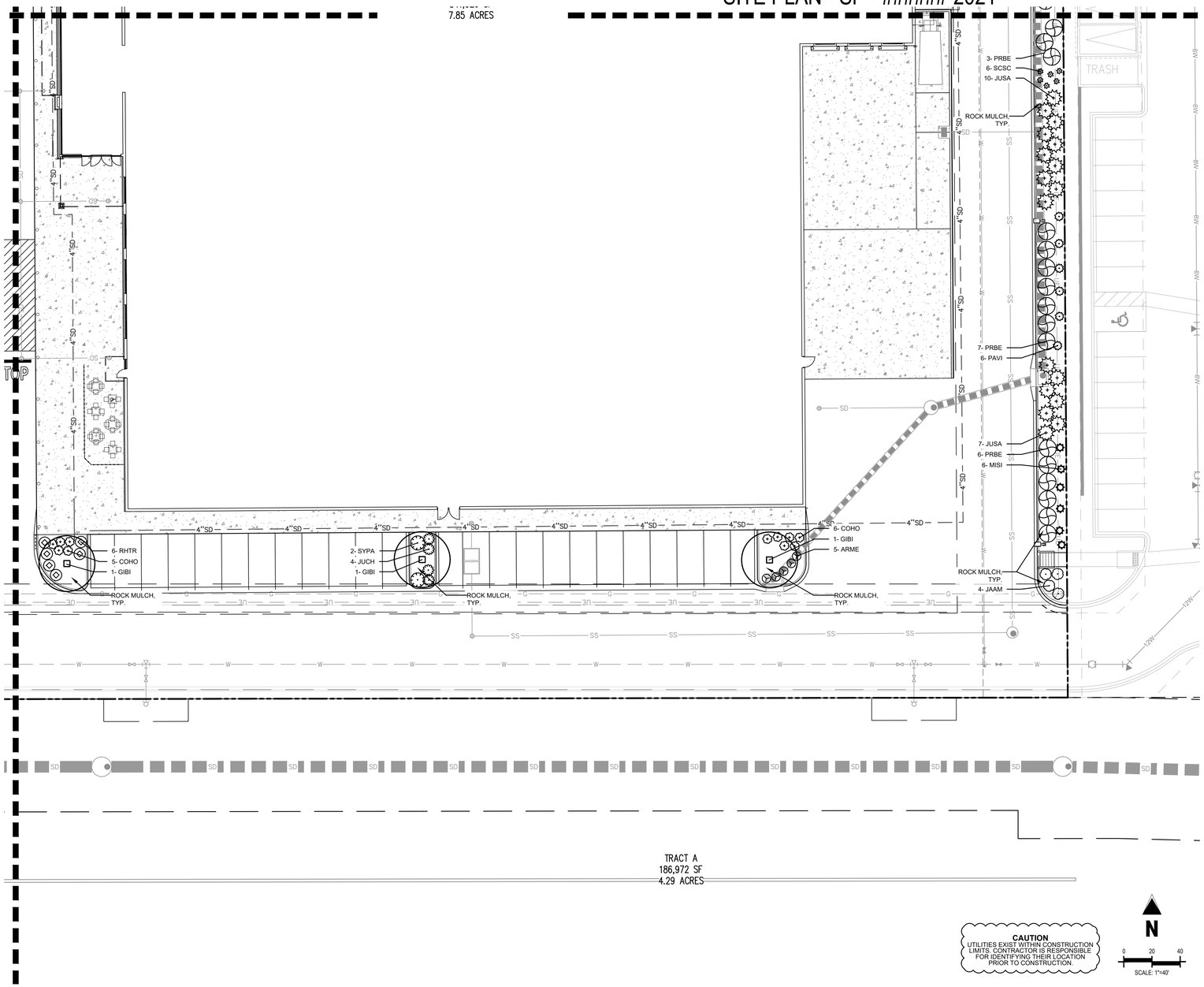

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. 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).
6. 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.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. 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.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

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

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
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 BUILDING 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 ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

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 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
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 A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

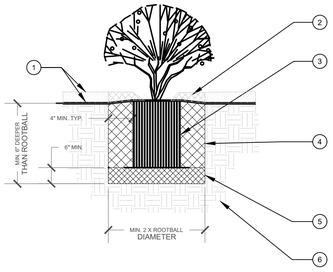
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF 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 FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

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 THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
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, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

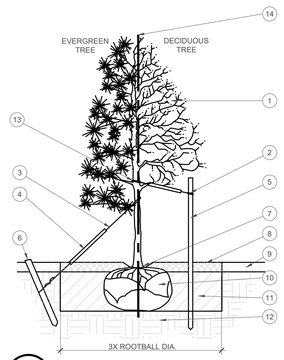
UTILITY NOTES

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



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

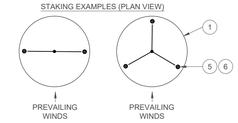


1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

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King Soopers
Supermarket / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.

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

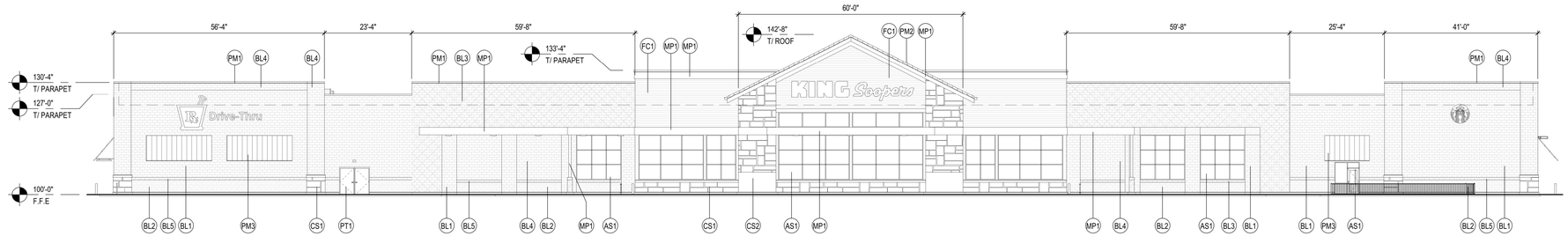
LANDSCAPE NOTES & DETAILS

H:\King Soopers - City Market\CO, Erie_#000001\06 - 107th & Arapahoe Road\04 AD Plans\KSS138_P - AND Map - Bob Gordon - 5/21/2021

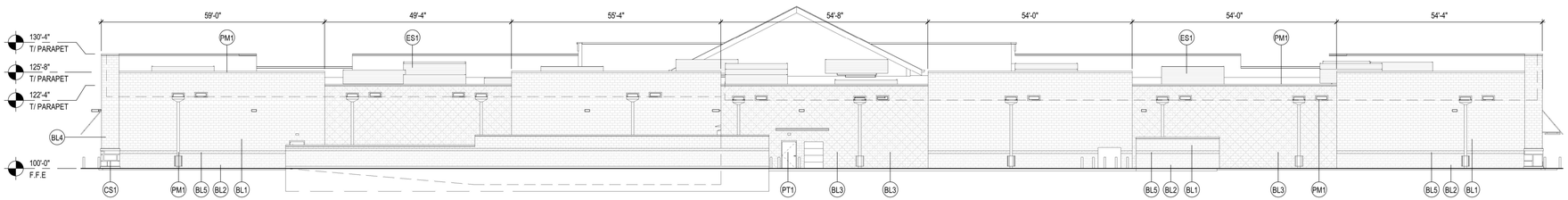
ERIE NINE MILE CORNER - LOT 10

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

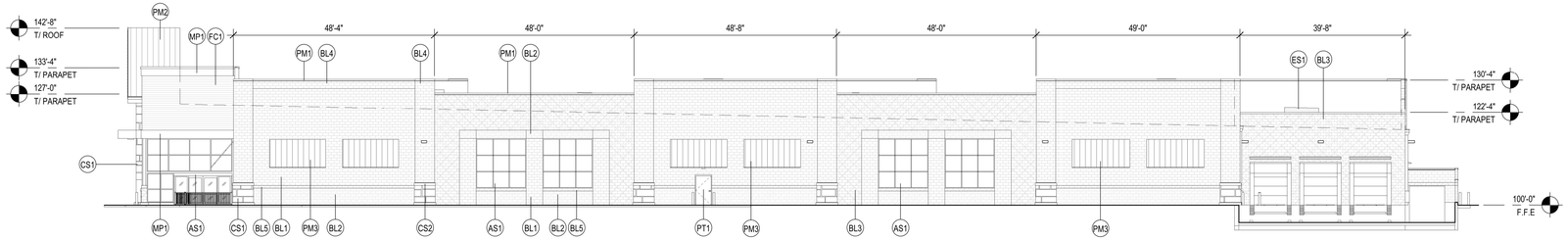
SITE PLAN - SP - ######-2021



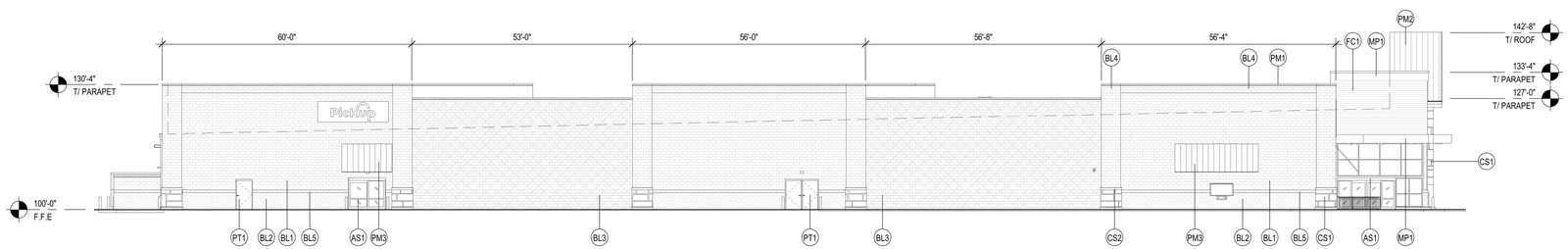
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH 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)
- CS1 — Cultured Stone. Color: Environmental Stone, Nantucket Cobble Ledgestone
- CS2 — Cast Stone Accent. Color: Match SW7036 "Accessible Beige"
- FC1 — Fiber Cement Lap Siding. 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"
- ES1 — Equipment Screen. Cityscape Envisor 7.2 Rib Vertical Panel, "Shadow Gray"

NOTE: ROOFTOP EQUIPMENT LOCATIONS SUBJECT TO CHANGE. ALL UNITS NOT SCREENED BY BUILDING PARAPETS WILL UTILIZE INDIVIDUAL EQUIPMENT SCREENS.

EXTERIOR ELEVATIONS

KING SOOPERS KS138

May 7, 2021

Erie, CO

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KING SOOPERS #138
NINE MILE CORNER

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ERIE, COLORADO

#	Date	Issue / Description	Init.

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

BUILDING ELEVATIONS

architecture + design