

LOT 7A SITE PLAN

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT

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

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

VISTA RIDGE TUNNEL WASH

1.492 ACRES

PROJECT NO. SP-000905-2017

TOWN OF ERIE GENERAL NOTES-CONSTRUCTION

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.

1. 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.

2. 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.

3. 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.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.

10. 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.

11. 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.

12. 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.

13. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STAGE.

14. 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 ADJUTING 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.

15. 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.

16. 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 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN OF ERIE STANDARDS & SPECIFICATIONS.

22. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.

23. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

24. 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 MARKINGS SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF ERIE STANDARD SPECIFICATIONS.

25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.

26. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN.

27. 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.

28. 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.

29. 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.

LIST OF CONTACTS

OWNER/DEVELOPER

GRANT & DANA HUNTLEY
PO BOX 99
BRIGHTON, COLORADO 80601
TEL: (303) 698-1028
CONTACT: BEN JARRETT

ENGINEER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: PHIL DALRYMPLE, P.E.
EMAIL: PHILDALRYMPLE@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: KERRI LILJEGREN
EMAIL: KERRILILJEGREN@GALLOWAYUS.COM

ARCHITECT

HOVER ARCHITECTURE
8089 S LINCOLN STREET, SUITE 201
LITTLETON, COLORADO 80122
TEL: (720) 773-2801
FAX: (720) 773-2803
CONTACT: TROY KIRSCHMAN
EMAIL: JKIRSCHMAN@HOVERARCHITECTURE.COM

UTILITY CONTACTS

WATER, SANITARY, & STORM SEWER

TOWN OF ERIE
645 HOLBROOK ST.
ERIE, CO 80516
(303)695-2700
CONTACT: MATT WIEDERSPAHN, P.E.

FIRE

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

ELECTRICAL

UNITED POWER COMPANY
PO BOX 529
500 COOPERATIVE WAY
BRIGHTON, COLORADO 80601
(303) 637-1234
CONTACT: MONICA HANSON

GAS

XCEL ENERGY
1122 WEST 3RD AVENUE
DENVER, CO 80223
(303) 571-3306
CONTACT: DONNA GEORGE
EMAIL: Donna.L.George@xcelenergy.com

TELEPHONE

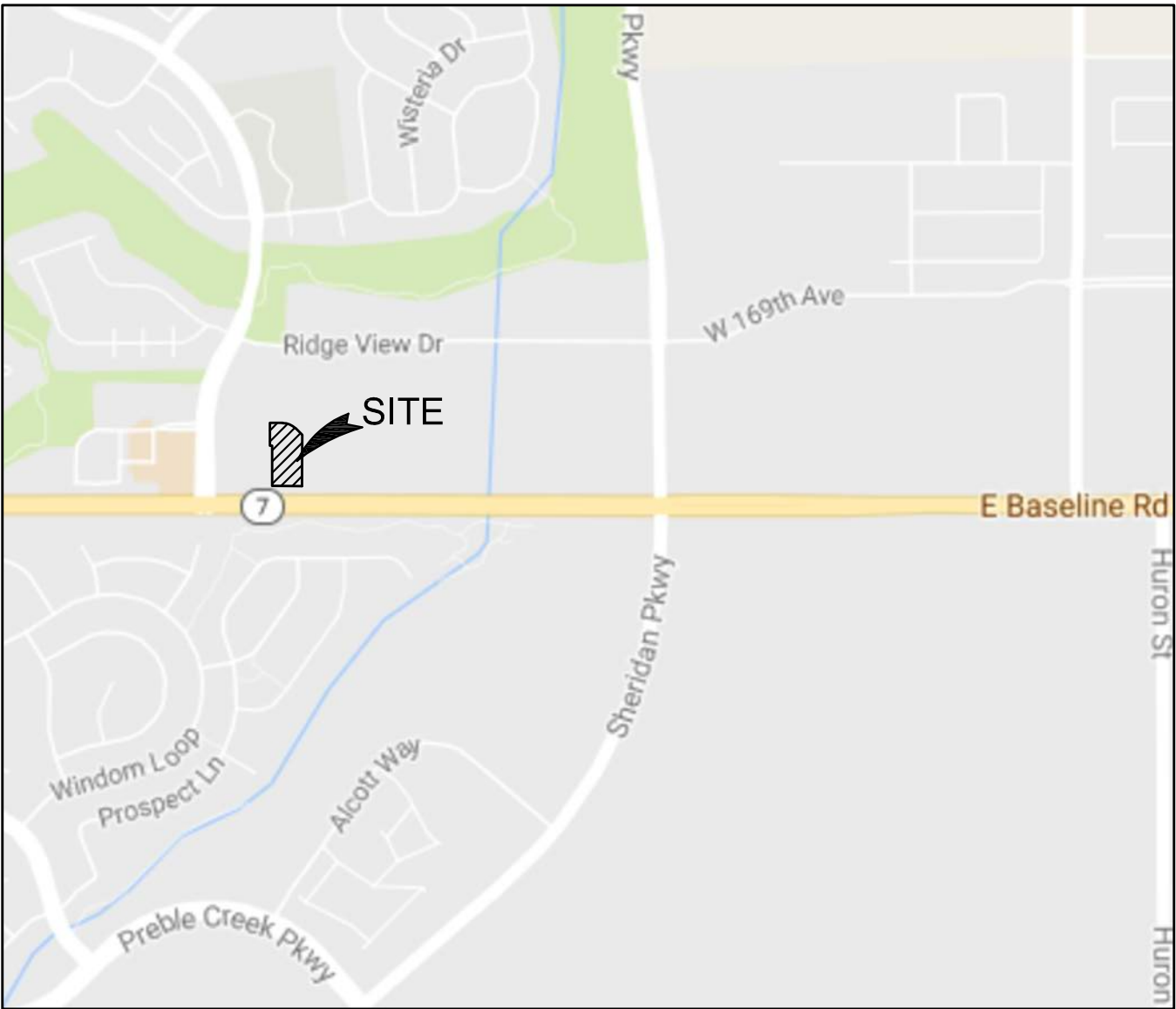
CENTURY LINK COMMUNICATIONS
3702 AUTOMATION WAY, SUITE 106
FORT COLLINS, COLORADO 80525
(720) 498-7508
CONTACT: TERRY SPEER

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

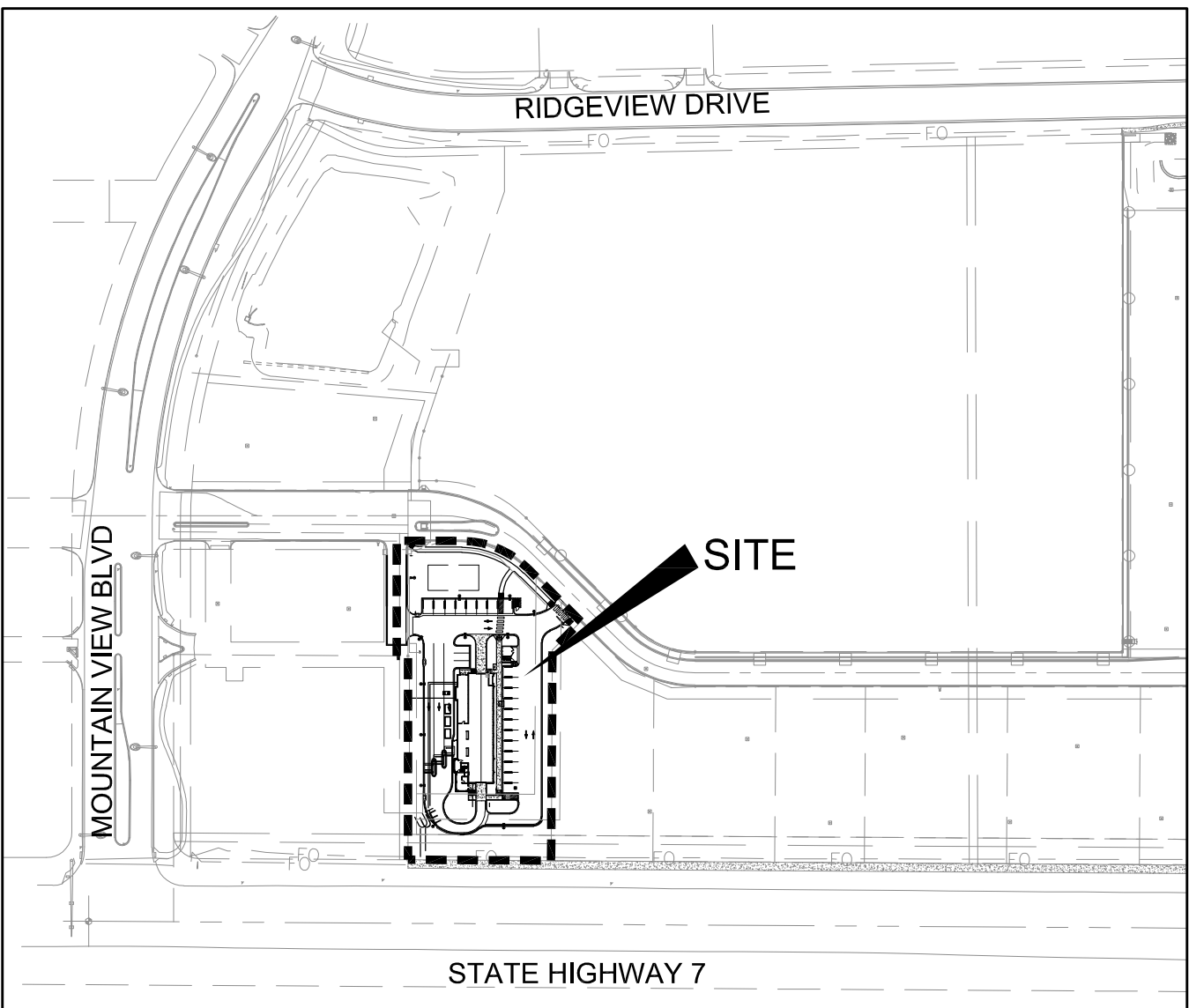
GEOTECHNICAL ENGINEER: CTL THOMPSON, INC.
PROJECT NO: DN49, 119-125-SEPT.22.2017

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.



VICINITY MAP

SCALE: 1"=100'



SITE MAP

SCALE: 1"=200'

SITE DATA TABLE

ITEM	AREA (SQ. FT.)	% OF GROSS SITE
GROSS SITE AREA	65,005	100%
BUILDING FOOTPRINT	5,759	8.8%
PARKING / DRIVES / WALKS / DISPLAY AREA	32,683	50.3%
LANDSCAPE AREA	26,563	40.9%
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	18	24
HANDICAP ACCESSIBLE SPACES	1	1
TOTAL SPACES	19	24
PARKING RATIO	4 / BAY & STACKING	4.5 SPACES / 1,000 SF
BICYCLE PARKING	0	0
STACKING REQUIREMENTS.	-	-

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.1	SITE PLAN
C1.2	SITE DETAILS
C1.3	SITE DETAILS
C2.1	GRADING PLAN
C3.1	EROSION CONTROL PLAN
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
C4.1	UTILITY PLAN
C4.2	PHOTOMETRIC PLAN
C4.3	PHOTOMETRIC DETAILS
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
IR1.1	IRRIGATION PLAN
A1	EXTERIOR ELEVATIONS
A2	COLOR ELEVATIONS
A3	ARCHITECTURAL SITE DETAILS

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 PLANNING & DEVELOPMENT _____ DATE: _____

PLANNING COMMISSION CHAIR _____ DATE: _____

MAYOR _____ DATE: _____

THE UNDERSIGN 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: _____

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

BENCHMARK

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

LEGAL DESCRIPTION

LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

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303.770.8884 O
www.gallowayUS.com

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	06/28/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD
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Project No: HUN000001.01

Drawn By: BMC

Checked By: PJD

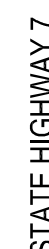
Date: 06/16/17

COVER SHEET

C0.0

Sheet 1 of 20

PROJECT NO. SP-000905-2017



	PARKING COUNT
	EXISTING MANHOLES
	EXISTING FIRE HYDRANT
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING INLET
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING SITE LIGHTING
	PROPOSED SITE LIGHTING
	PROPOSED MANHOLE
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED INLET
	PROPOSED STRIPING
	PROPOSED ALUMINUM BIKE RACK

1	PROPOSED TRASH ENCLOSURE (REF: ARCHITECTURAL PLANS)
2	PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE. SEE DETAIL 19C1.3
3	CONNECT TO EXISTING CONCRETE WITH AN EXPANSION JOINT. SAWCUT THE EXISTING CURB END AND NOT PROVIDED WITH A SMOOTH, COMPATIBLE SURFACE. THE REMAINING EXISTING CURB MUST BE MINIMUM 4'-FEET IN LENGTH. OTHERWISE CONTRACTOR SHALL REMOVE AND REPLACE TO JOINT LINE.
4	INSTALL CURB RAMP PER TOWN OF ERIE. SEE DETAILS S9W1C.2.
5	PAINT 4-INCH SOLID WHITE PARKING STRIPES. TYPICAL AS SHOWN.
6	INSTALL CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 14C1.3.
7	PROPOSED SAWCUT LINE. SAWCUT AND REMOVE A MINIMUM 2'-FEET OF ASPHALT AND ADJOINING CURB & GUTTER. PATCH BACK WITH ASPHALT TO MATCH EXISTING PAVEMENT SECTION.
8	PROPOSED 24-INCH STOP BAR.
9	PROPOSED 12-FOOT X 10-FOOT ADA VACUUMING STATION WITH 8-FOOT ACCESS AISLE AND ADA SIGNAGE.
10	INSTALL PLOTE AND HANDICAP PARKING SIGN INCLUDING VAN PLACARD. SEE DETAIL 9C1.2.
11	INSTALL R-11 "STOP SIGN". SEE DETAIL 13C1.3.
12	PROPOSED 8-FOOT WIDE PAINTED CROSSWALK. SEE DETAIL 11C1.3.
13	PROPOSED 4-INCH SOLID WHITE LANE DELINEATION LINE.
14	PROPOSED 2-FOOT WIDE CROSS PAV. SEE DETAIL 19C1.3.
15	PROPOSED 4-FOOT WIDE CROSS PAV. SEE DETAIL 20C1.3.
16	PROPOSED 8-FOOT WIDE CROSS PAV. SEE DETAIL 21C1.3.
17	PROPOSED VACUUM ENCLOSURE (REF: ARCHITECTURAL PLANS)
18	PROPOSED SINGLE TYPE 1 STORM SEWER INLET. (REF: UTILITY PLAN, C4.1)
19	PROPOSED 5-FOOT TYPE R STORM SEWER INLET. (REF: UTILITY PLAN, C4.1)
20	PROPOSED 4-FOOT DIA. STORM SEWER MANHOLE. (REF: UTILITY PLAN, C4.1)
21	PROPOSED SIDEWALK (WIDTH VARIES-SEE PLAN).
22	PROPOSED LANDSCAPE PLANTING. (REF: LANDSCAPE PLANS)
23	PROPOSED RETAINING WALL. (REF: GRADING PLAN, C2.1)
24	PROPOSED SITE LIGHT. (REF: PHOTOMETRIC PLAN, C4.2)
25	EXISTING CURB AND GUTTER TO REMAIN.
26	EXISTING ASPHALT TO REMAIN.
27	EXISTING SIDEWALK TO REMAIN.
28	EXISTING STORM SEWER INLETS TO REMAIN.
29	PROPOSED ASPHALT PAVEMENT. (REF: PAVEMENT DESIGN BY OTHERS)
30	PROPOSED CONCRETE PAVEMENT. (REF: PAVEMENT DESIGN BY OTHERS)
31	EXISTING LIGHT POLE TO REMAIN.
32	PROPOSED CAR WASH BUILDING.
33	PROPOSED ELECTRICAL TRANSFORMER.
34	PROPOSED 12.5V/19" VACUUM STATION/PARKING STALL.
35	PROPOSED 19'x9' PARKING SPACE.
36	PROPOSED IRRIGATION METER PIT.
37	PROPOSED AWNING OVER PAY STATIONS; REF. ARCH. PLANS.
38	PROPOSED PAY STATION ISLAND; REF. ARCH. PLANS.
39	EXISTING FIRE HYDRANT
40	PROPOSED 6" VERTICAL CURB & GUTTER W/ 12" PAN
41	PROPOSED WATER METER PIT
42	PROPOSED BICYCLE RACK. SEE DETAIL SHEET C1.3
43	PROPOSED 75% CAL. SAND/IOI INTERCEPTOR. REF. PLUMBING PLANS
44	PROPOSED WATER RECLAMATION SYSTEM. REF. PLUMBING PLANS
45	PROPOSED 4" DIAGONAL SOLID WHITE STRIPE FOR PEDESTRIAN ACCES

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

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

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

[illegible]

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

SITE PLAN

C1.1

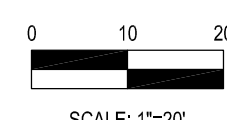
Sheet 3 of 20

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

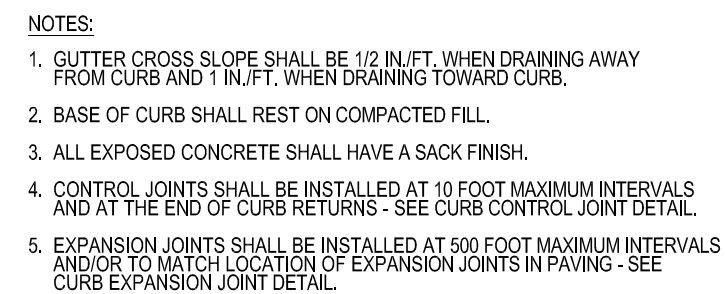
LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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



NOTES:

- SEE DETAIL FOR ADA PARKING RAMP IN SIDEWALK FOR CROSS SECTION PROFILE

Detectable warnings, notes, and other information.

CONCRETE CURB

PAVED AREA

DOMES ARE NOT SHOWN TO SCALE. SEE DETECTABLE WARNING'S DETAIL AND NOTE 1

OR AS REQUIRED BY THE LOCAL JURISDICTION GOVERNING AUTHORITIES

PLAN

NOTES:

1. GLUTTER 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 TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING - SEE CURB EXPANSION JOINT DETAIL.

The diagram shows two views of a roof structure. The top view, labeled "ELEVATION", shows a cross-section of a roof with a flat top and a semi-circular end. The width of the flat top is labeled as 0.9". The height of the roof from the base to the top edge is labeled as 0.2". The bottom view, labeled "PLAN", shows a perspective view of the roof surface. It features a grid of 12 circular markers arranged in 3 rows and 4 columns. The distance between the centers of the markers in each row is labeled as 2.35" O.C. (On Center).

Figure 10 is a plan view of a ramp with a 5% slope. The diagram shows a ramp with a 5% slope, a 5' MIN. LANDING AREA, a 6' MIN. arc length, and a 5' MIN. LANDING AREA. It includes labels for 'CONCRETE CURB', 'PERCENT', 'SIDEWALK', 'PAVED AREA', 'DOMES ARE NOT SHOWN TO SCALE: SEE DETECTABLE WARNING'S DETAIL AND NOTE 1', 'OR AS REQUIRED BY THE LOCAL JURISDICTION/GOVERNING AUTHORITIES', and 'SEE SITE PLAN FOR CROSSWALK STRIPING'. A 'PLAN' label is at the bottom.

CONTRACTION JOINTS

Panel shall be as near square as possible

Longitudinal joints required if width exceeds 8 feet

expansion joints not required between curb and sidewalk

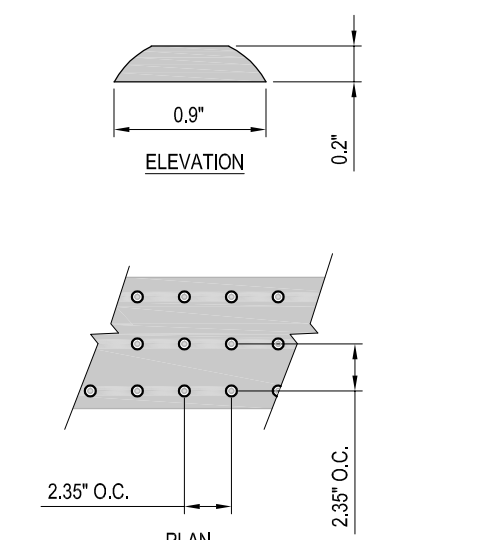
1. Contraction joints shall be spaced so as to form as near square panel as possible, no single panel shall exceed 8' on any side. Contraction joints shall be 3/4" deep.
2. Expansion joints of 1/2" mastic material shall be placed at the following locations:
 - P.C.s and P.T.s of curves
 - Grade breaks
 - At driveways
 - At other locations as specified by engineer
3. No sidewalk shall be placed without a final form inspection by the Engineer
4. Construction materials and procedures shall conform to existing City and State Standard Specifications.

STANDARD DUTY PAVING
A = 1.5" ASPHALT CONCRETE - SURFACE COURSE
B = 2" ASPHALT CONCRETE - BASE COURSE
C = 8" AGGREGATE BASE COURSE

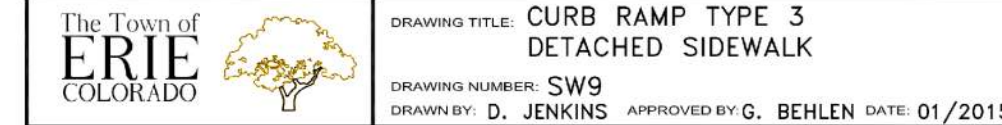
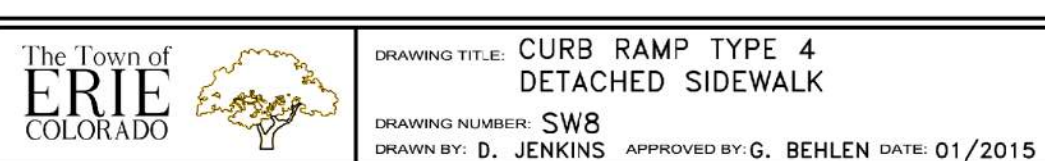
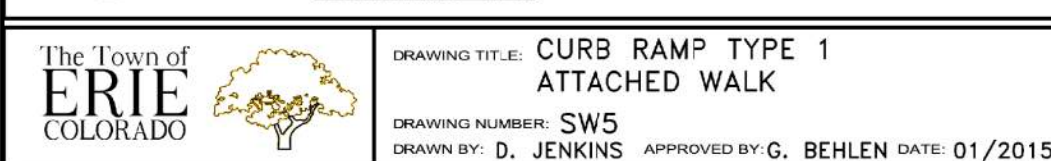
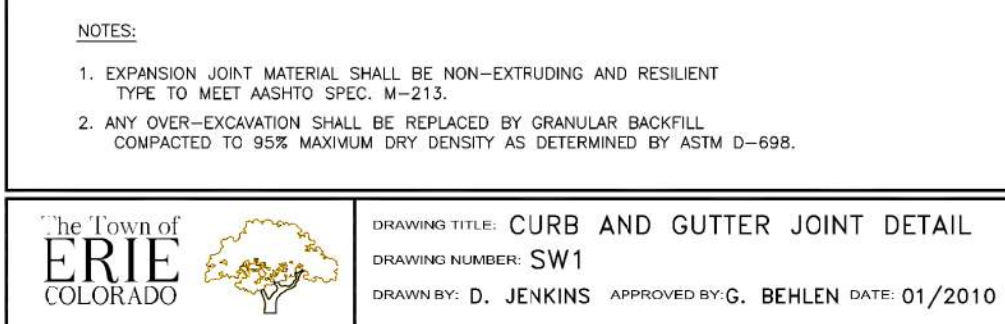
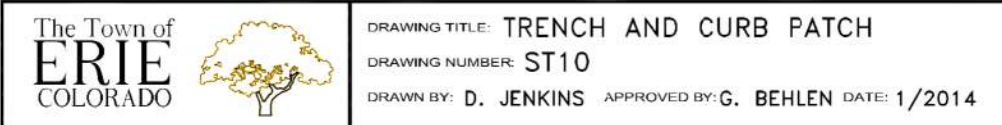
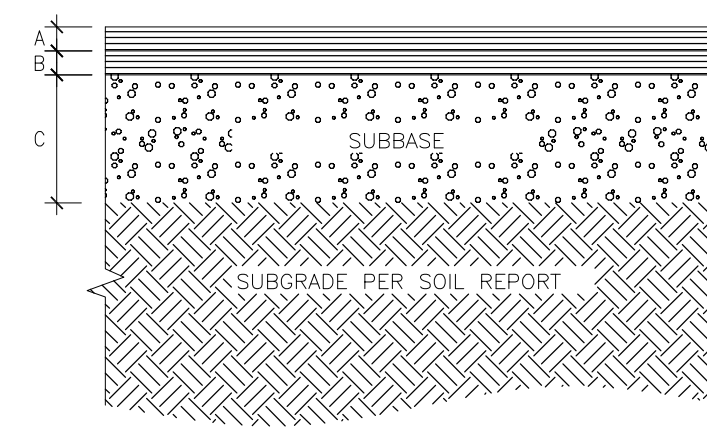
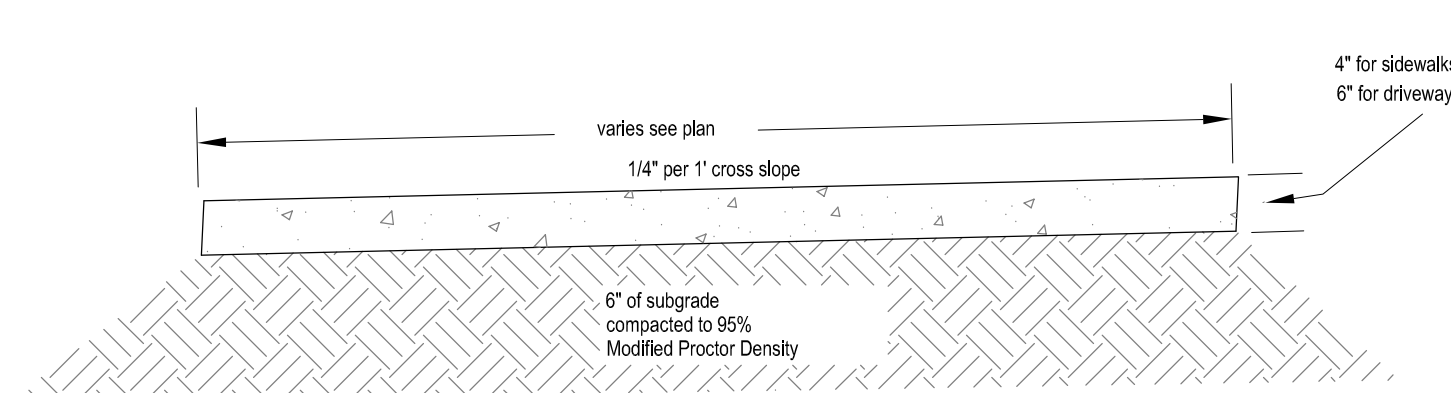
HEAVY DUTY PAVING
A = 2" ASPHALT CONCRETE - SURFACE COURSE
B = 2.5" ASPHALT CONCRETE - BASE COURSE
C = 8" AGGREGATE BASE COURSE

- A. SUBGRADE COMPACTION: PER GEOTECHNICAL REPORT
- B. BASE COURSE TO CONFORM TO CDOT STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
- C. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- D. PROVIDE TACK COAT BETWEEN CONSECUTIVE COURSES NOT APPLIED WITHIN 24 HOURS OF PLACEMENT OF THE PRIOR COURSE.

DETECTABLE WARNINGS DETAIL



NOTE: PREFABRICATED COMPOSITE PLASTIC PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.



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

C1.2

Sheet 4 of 20

Galloway
Planning. Architecture. Engineering.
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Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com
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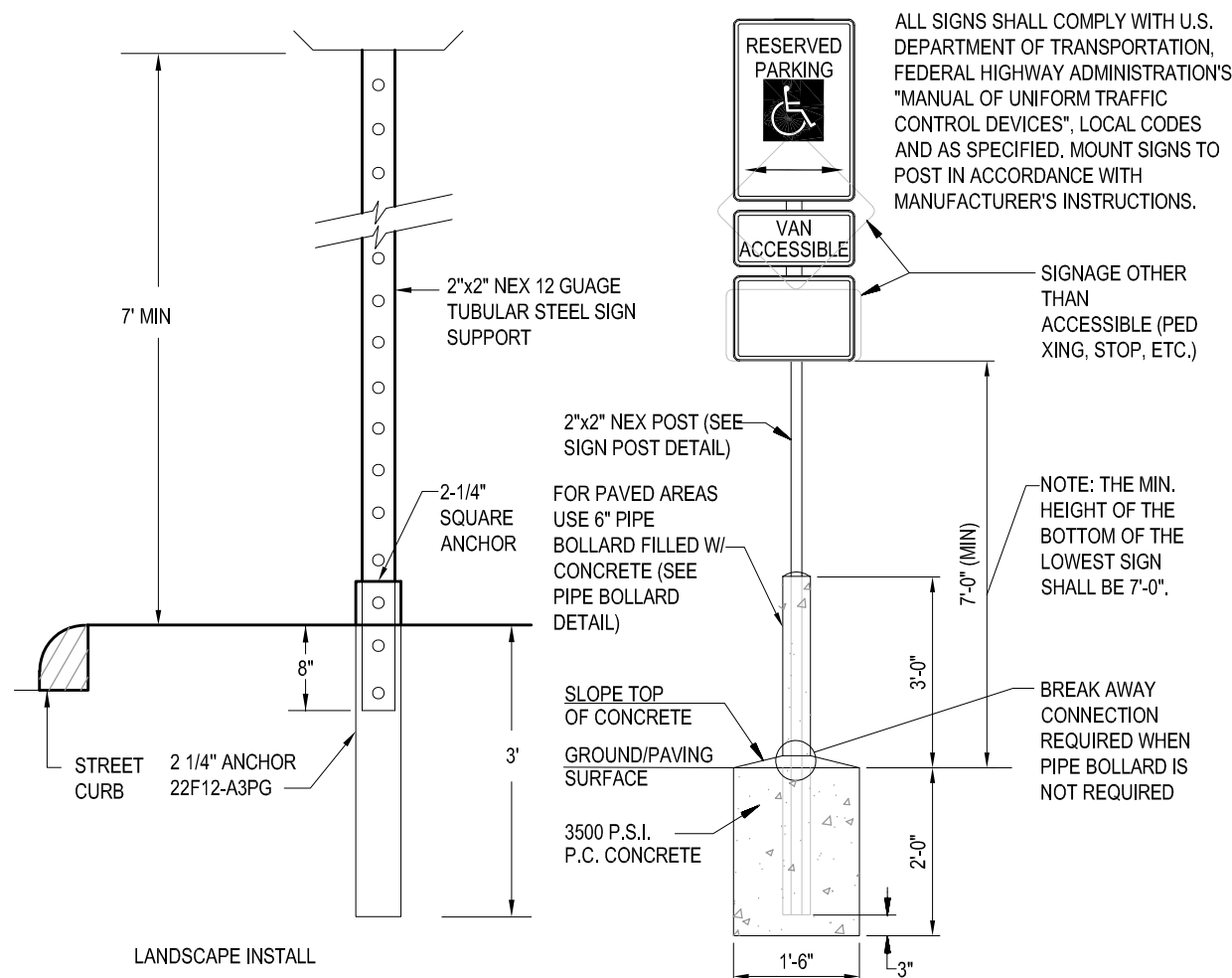
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VISTA RIGDE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

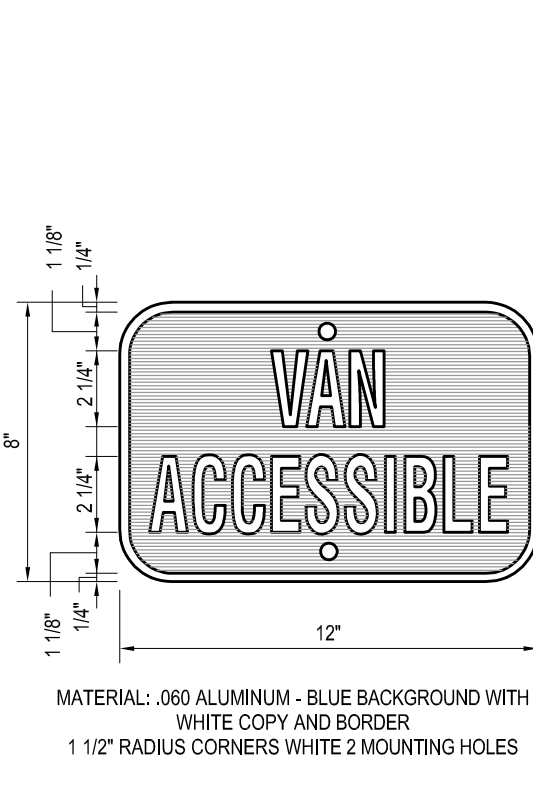
STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
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LOT 7A SITE PLAN

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1.492 ACRES
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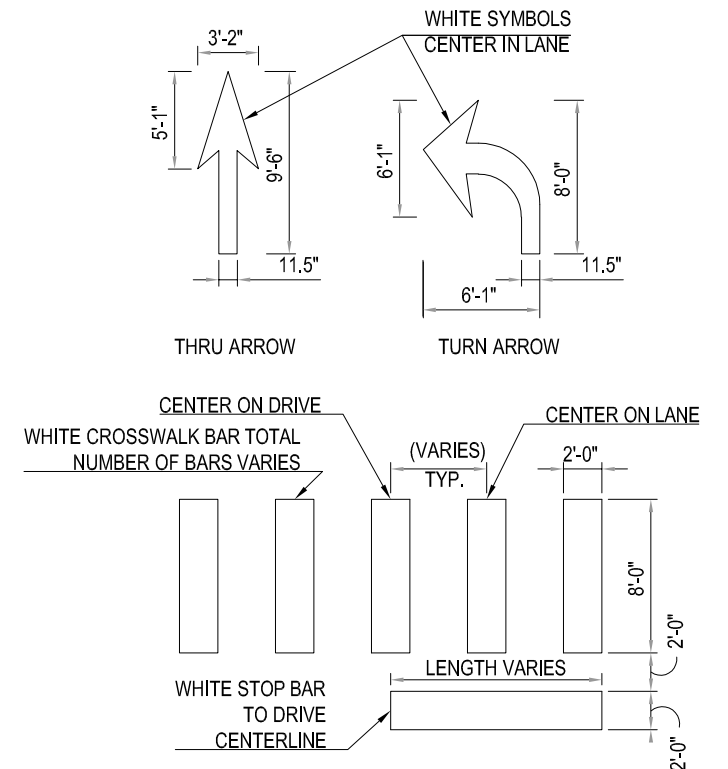
8 SITE SIGN BASE DETAILS
NOT TO SCALE



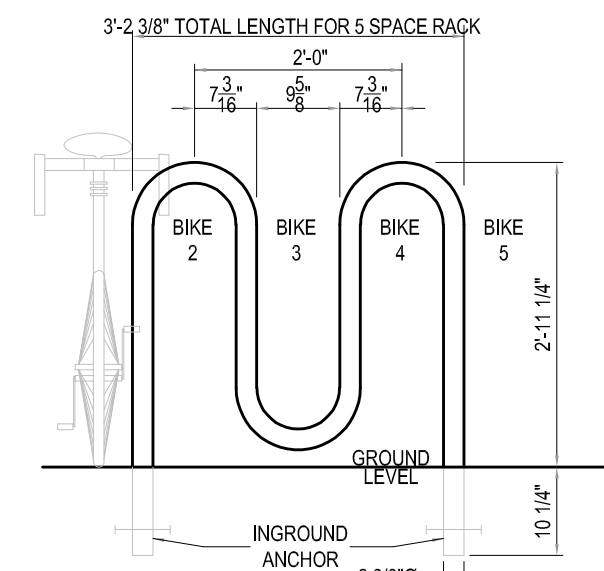
9 HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



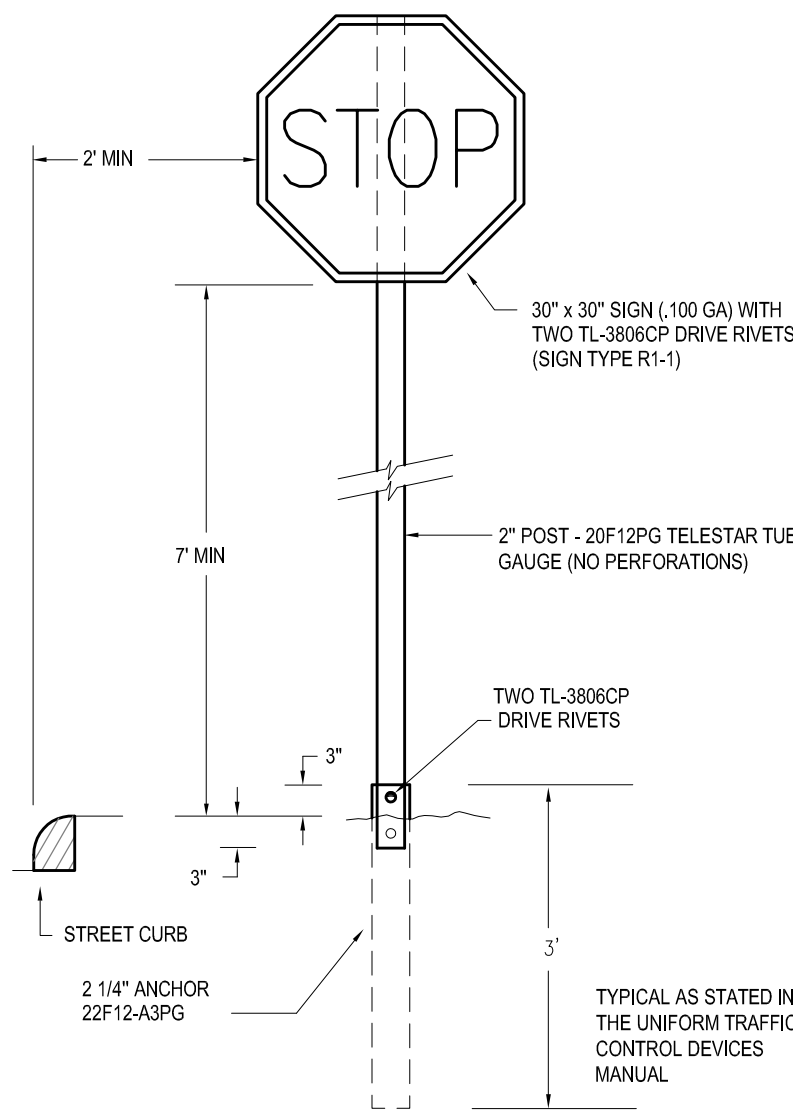
10 HANDICAPPED SYMBOL
SCALE: 1/2" = 1'-0"



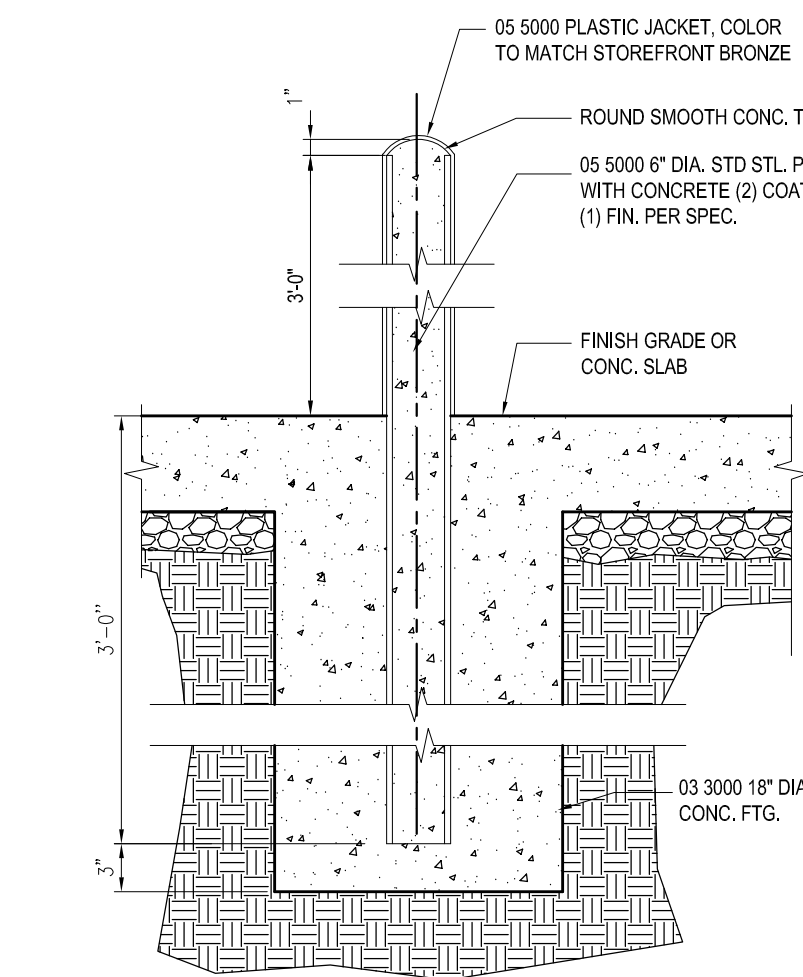
11 LANE STRIPING DETAILS
SCALE: 1/8" = 1'



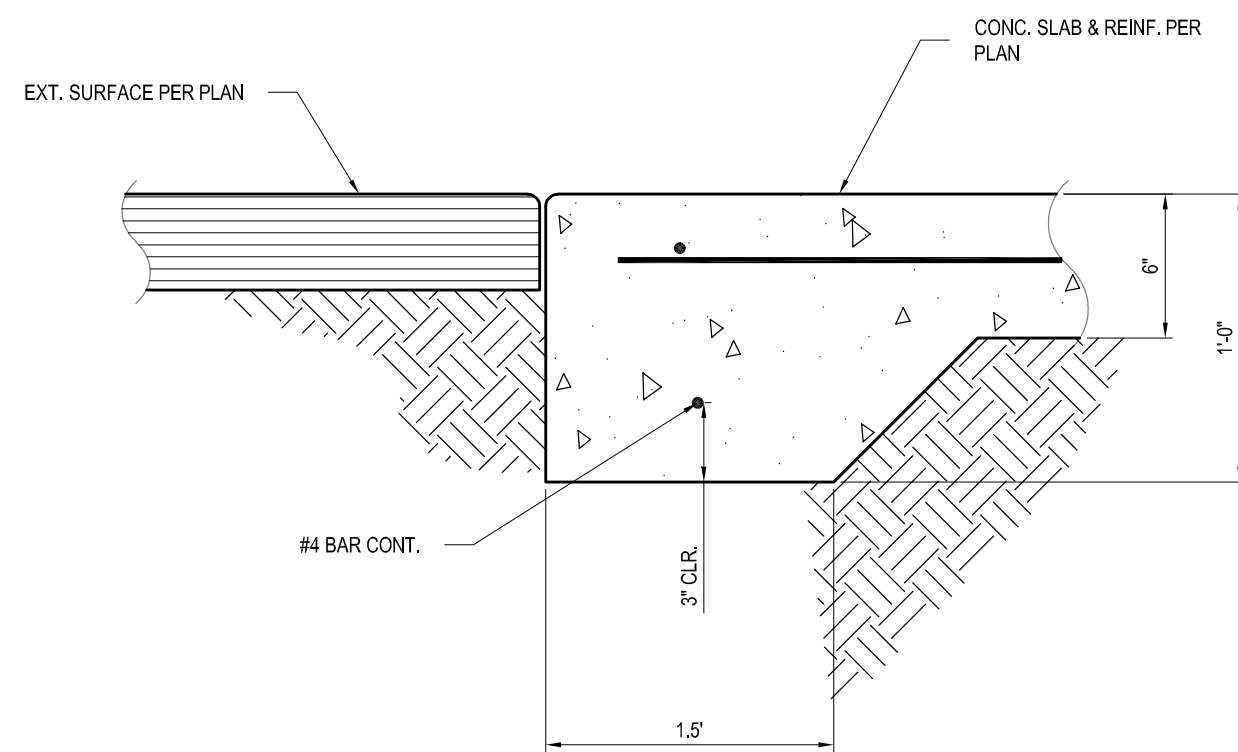
12 BICYCLE RACK DETAIL
SCALE: 3/4" = 1'-0" (5 SPACE MINIMUM)



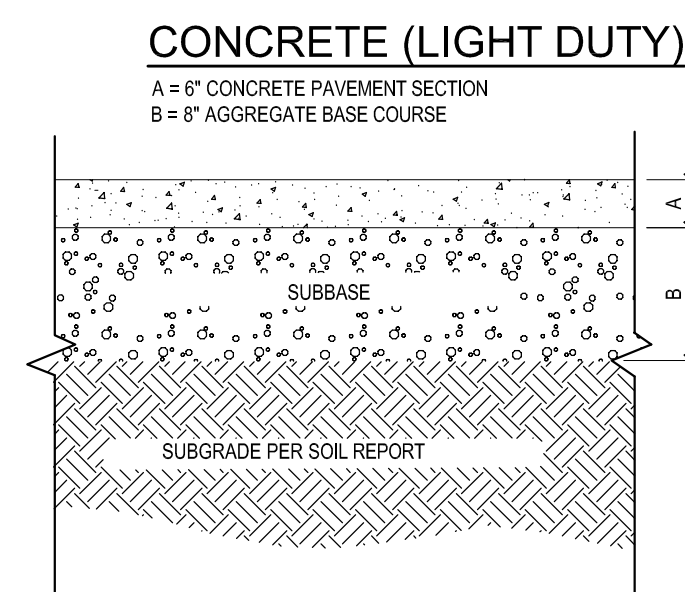
13 STOP SIGN DETAIL
NOT TO SCALE



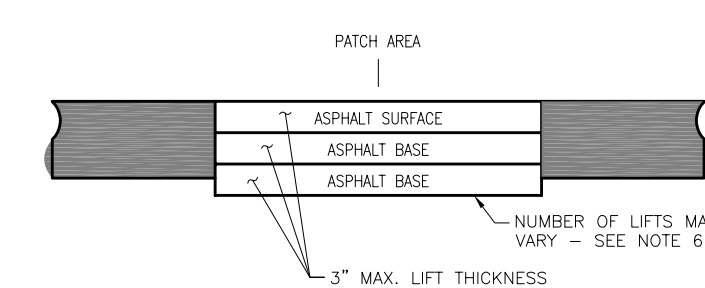
14 TYPICAL BOLLARD DETAIL
NOT TO SCALE



15 TYPICAL THICKENED SLAB DETAIL
1 1/2" = 1'-0"

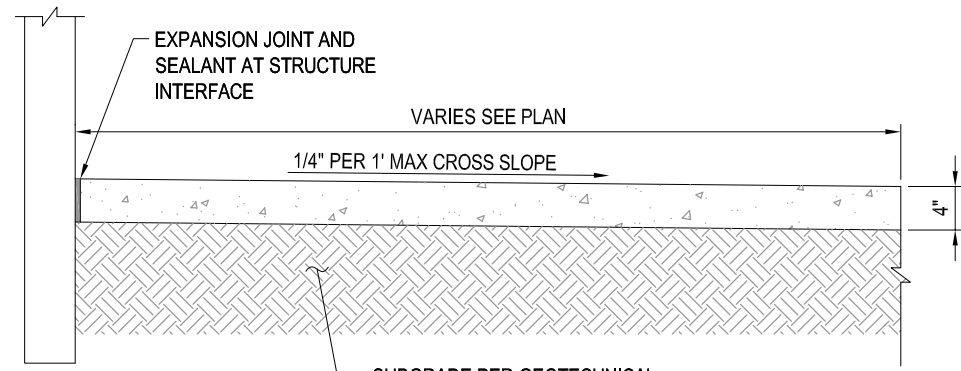


16 CONCRETE PAVING DETAILS
NOT TO SCALE



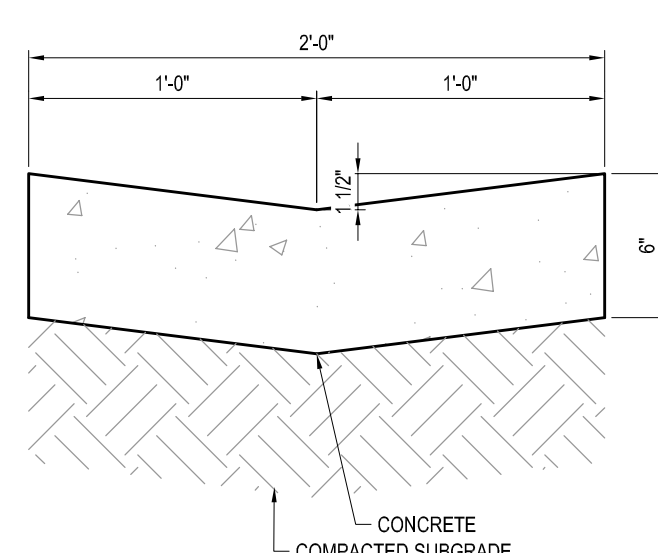
- NOTES:
- LAYOUT AND MARK ALL AREAS OF REPAIR.
 - EXCAVATE AREAS TO BE REPAIRED UNTIL FULL REMOVAL OF EXISTING ASPHALT AND ANY BASE COURSE IS ACHIEVED. REMOVE ALL RELATED DEBRIS FROM THE JOBSITE.
 - SQUARE SURFACE OF PATCH AND CUT WALLS OF PATCH TO PRODUCE VERTICAL EDGES.
 - MECHANICALLY COMPACT EXISTING SUBGRADE MATERIALS TO ACHIEVE MAXIMUM DENSITY.
 - TACK COAT ALL VERTICAL EDGES OF PATCH.
 - INSTALL HOT PLANT MIX ASPHALT IN LIFTS NOT EXCEEDING 3" THICKNESS. THE TOTAL THICKNESS OF THE ASPHALT PATCH SHALL BE EQUAL TO THE COMBINED THICKNESS OF THE EXISTING ASPHALT AND BASE COURSE MATERIAL LAYERS. THE NUMBER OF ASPHALT LIFTS TO BE INSTALLED WILL BE DETERMINED BASED UPON THIS TOTAL THICKNESS.
 - ROLL SURFACE COURSE TO A TRUE AND FIRM FINISH MATCHING EXISTING GRADE.
 - SEE GEOTECHNICAL REPORT FOR ALLOWABLE ASPHALT MIX DESIGN.

17 ASPHALT PATCH DETAIL
NOT TO SCALE

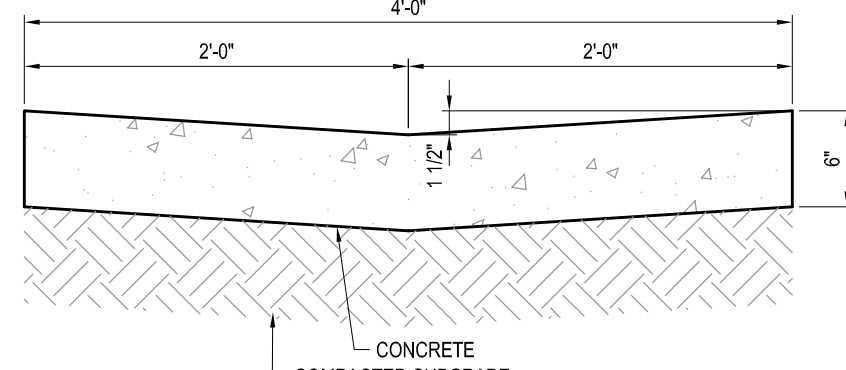


- CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4" DEEP. REFER TO HORIZONTAL CONTROL PLAN FOR JOINT PATTERNING PERIPHERAL TO THE BUILDING.
- EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED 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.
- 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.
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

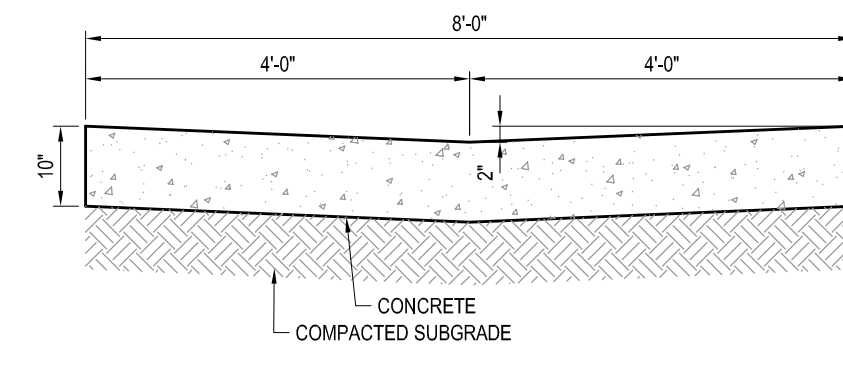
18 CONCRETE SIDEWALK AT BUILDING
NOT TO SCALE



19 2' CROSS PAN
NOT TO SCALE



20 4' CROSS PAN
NOT TO SCALE



21 8' CROSS PAN
NOT TO SCALE

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

#	Date	Issue / Description	Init.
1	06/28/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD

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

SITE DETAILS

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

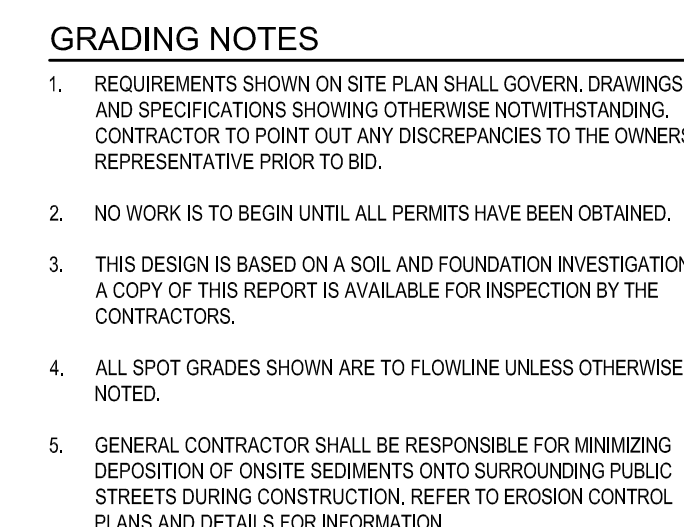
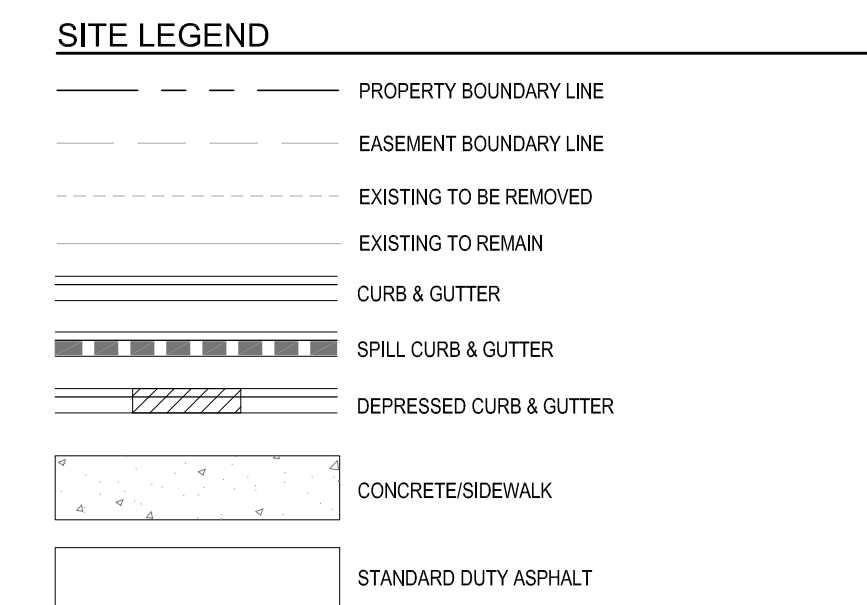
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ERIE, COLORADO

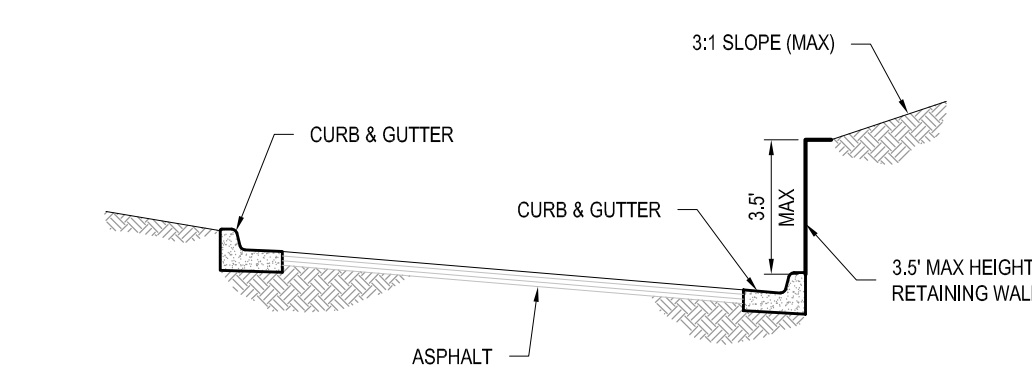
Project No:	HUN000001.01
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C2.1
Sheet 6 of 20



1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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811
Know what's below
Call before you dig



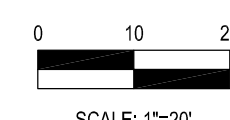
A-A CONCEPTUAL RETAINING WALL SECTION
SCALE: 1" = 20'

1. **GOVERNING CODE**
THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2015 EDITION, HEREINAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE TOWN OF ERIE, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).
2. **ENGINEERING RECOMMENDATIONS**
 - 2.1. THE RETAINING WALL, SHOWN HEREIN IS CONCEPTUAL ONLY AND HAS NOT BEEN ENGINEERED. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN AN ENGINEERED DESIGN FOR THE WALL WITH ACCOMPANYING CONSTRUCTION DOCUMENTS PREPARED BY A THIRD-PARTY ENGINEER LICENSED IN THIS STATE.
 - 2.2. THE THIRD-PARTY ENGINEER WHO DESIGNS THE RETAINING WALL SHALL BE RESPONSIBLE FOR DETERMINING THE DESIGN CONSTRAINTS FOR THE WALL INCLUDING, BUT NOT LIMITED TO, GEOTECHNICAL RECOMMENDATIONS THAT LOADS THE WALL, SUCH AS GRAVITY, UTILITIES, GUARDRAILS, FENCING, STAIRWAYS, LANDSCAPING, IRRIGATION AND ALL OTHER SITE SPECIFIC ELEMENTS WHICH MAY AFFECT THE DESIGN OF THE WALL.
3. **QUALITY ASSURANCE RECOMMENDATION**
RETAINING WALL CONSTRUCTION DOCUMENTS SHOULD INCLUDE NOTES FOR SPECIAL INSPECTIONS, CONSTRUCTION OBSERVATION AND TESTING. THESE NOTES SHOULD INCLUDE A COMPREHENSIVE AND DETAILED OUTLINE OF TASKS TO BE PERFORMED BY QUALIFIED PARTIES.
4. **SITE GRADING**
GRADING (CONTOURS AND SPOT GRADES) SHOWN HEREIN ADJACENT TO THE RETAINING WALL ARE BASED ON ASSUMED WALL GEOMETRY AND ARE PROVIDED TO ASSIST THE WALL ENGINEER IN PREPARING A FINAL ENGINEERED DESIGN FOR THE RETAINING WALL. FINAL GRADING DESIGN IS THE WALL ENGINEER'S RESPONSIBILITY. THE RETAINING WALL ENGINEER

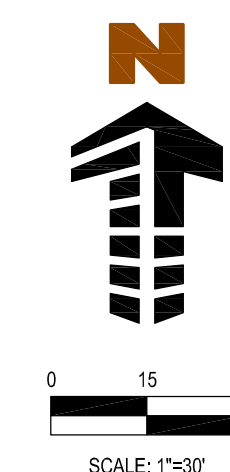
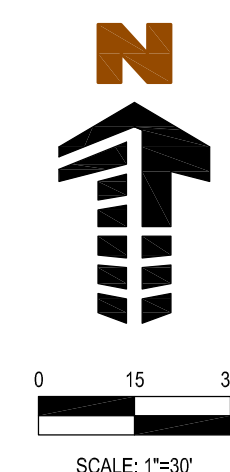
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

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

LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.



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PROJECT NO. SP-000905-2017



EROSION CONTROL LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	LIMITS OF DISTURBANCE (1.01 AC.)
	FLOW ARROW
	CONSTRUCTION VEHICLE ENTRY
	SILT FENCE
	CONCRETE WASHOUT
	STABILIZED STAGING AREA
	INLET PROTECTION
	SITE POSTING (CONTACTS AND PERMITS)
	WASHOUT POSTING
	PORTABLE TOILET
	ROCK SOCKS
	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
	PERMANENT SEEDING (REF: LANDSCAPE PLAN)

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EROSION CONTROL PLAN

C3.1

Sheet 7 of 20

CONTRACTOR IS RESPONSIBLE FOR PERMANENTLY STABILIZING ALL ON- AND OFF-SITE AREAS DISTURBED DURING CONSTRUCTION, WHETHER THESE AREAS ARE SHOWN ON THESE PLANS OR NOT, INCLUDING MAINTENANCE OF ALL BMP'S UNTIL A NOTICE OF INACTIVATION HAS BEEN ACCEPTED BY THE STATE.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AND MONUMENTED AS SHOWN.

BENCHMARK

LEGAL DESCRIPTION
 LOT 7A, VISTA RIDGE FILING No. 14, FOURTH AMENDMENT, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CAUTION - NOTICE TO CONTRACTOR

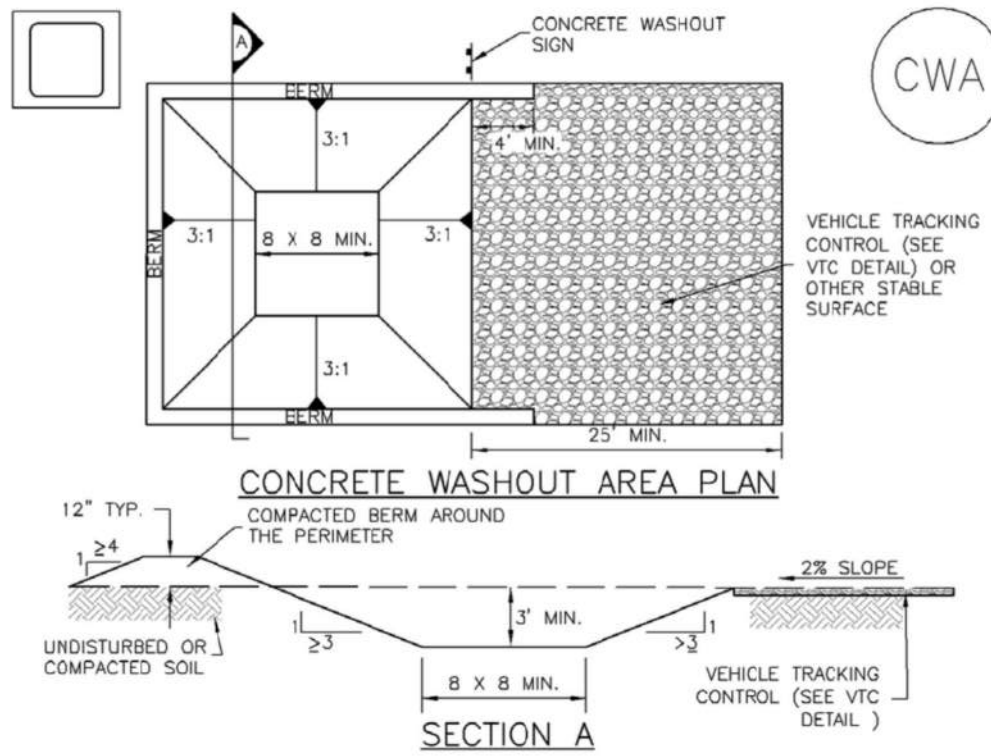
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PROJECT NO. SP-000905-2017

Concrete Washout Area (CWA) MM-1

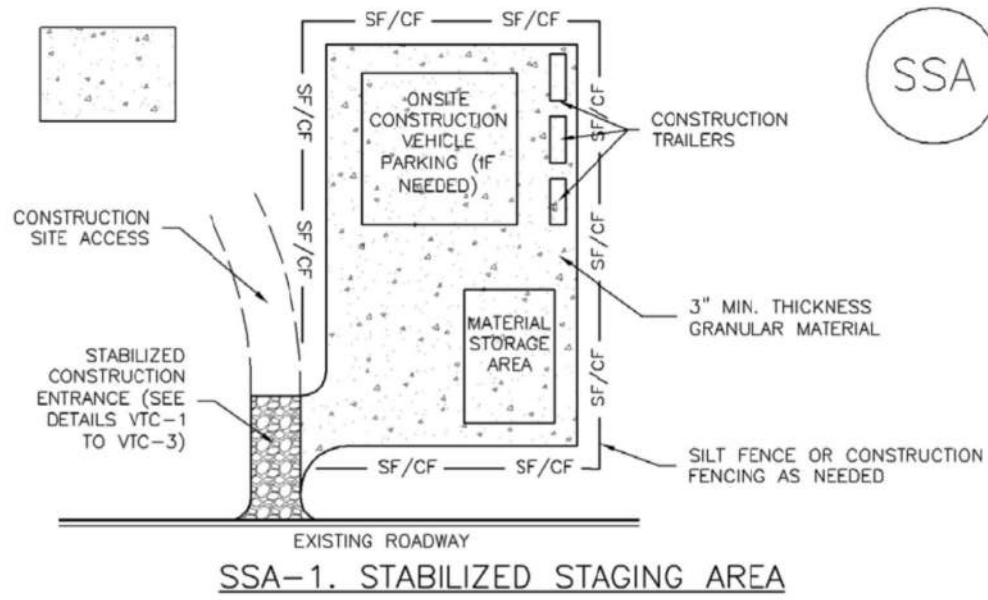


CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Stabilized Staging Area (SSA) SM-6

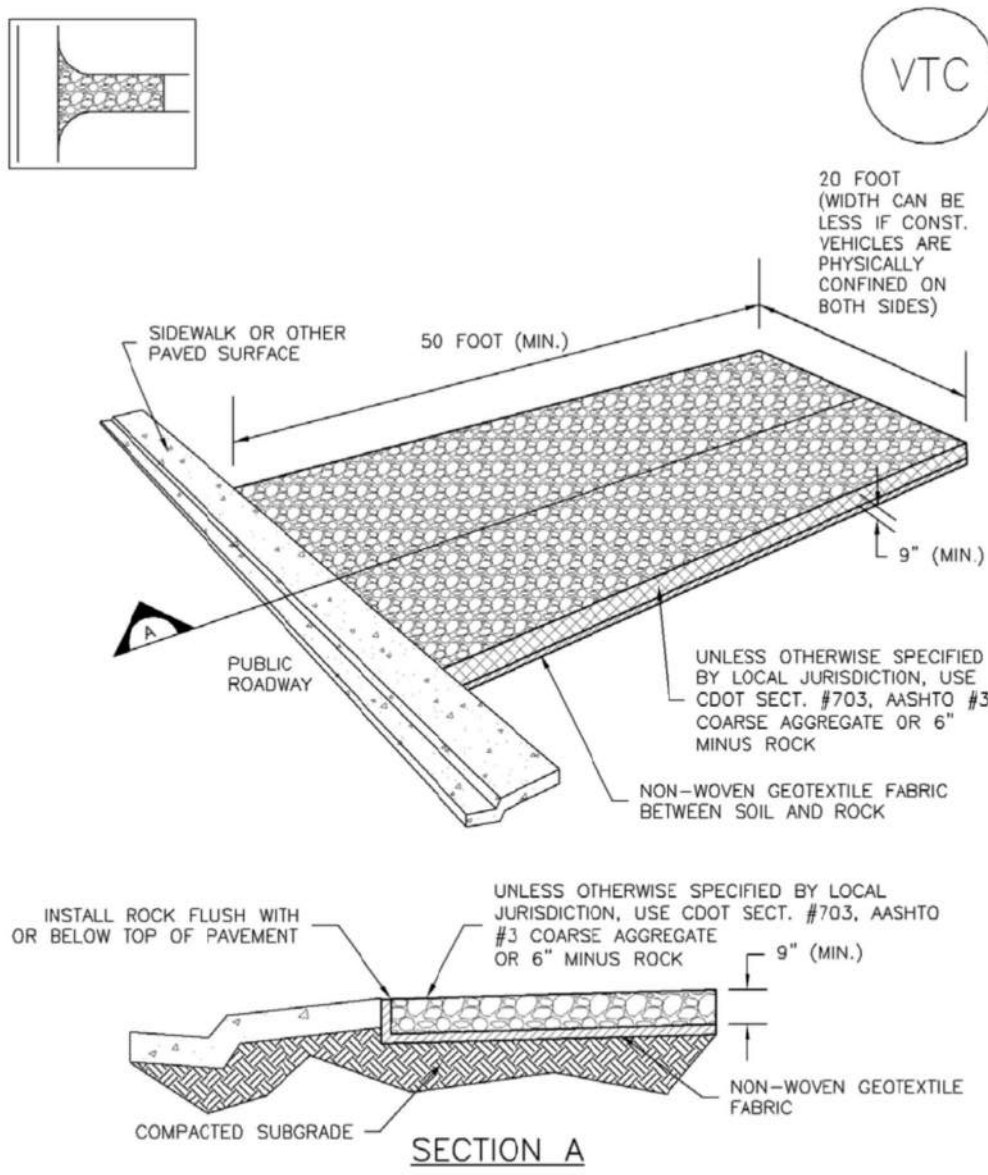


SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REDGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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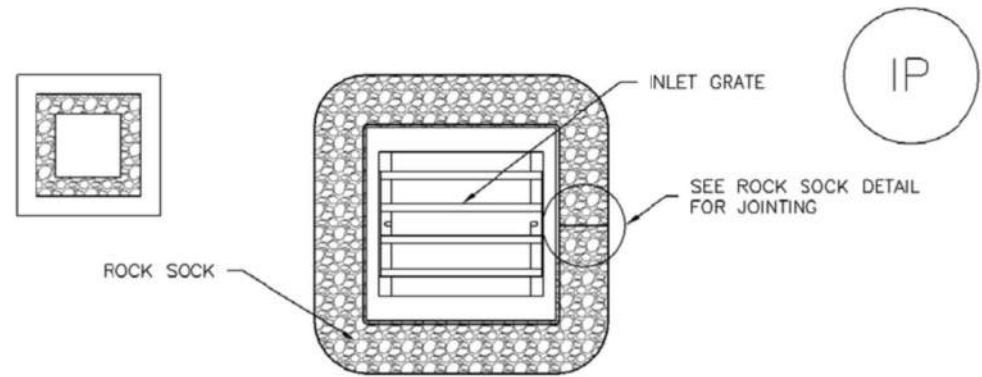
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

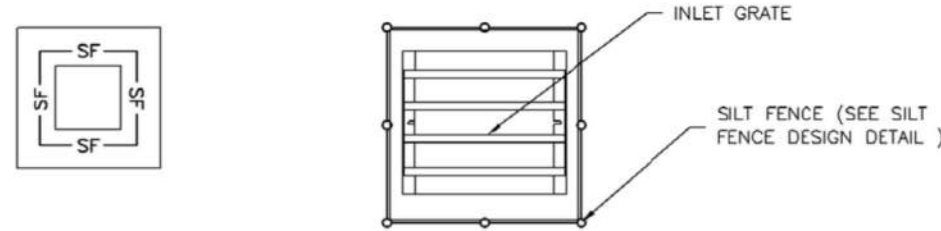
November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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Concrete Washout Area (CWA) MM-1

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

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

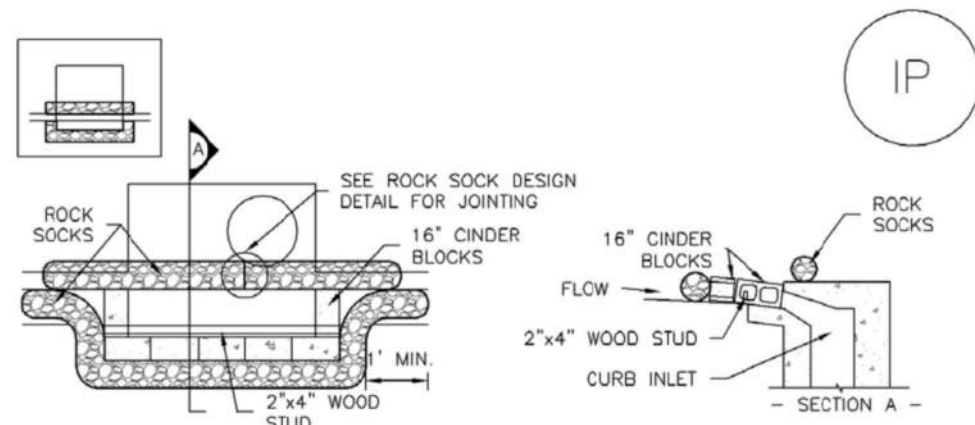
CWA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

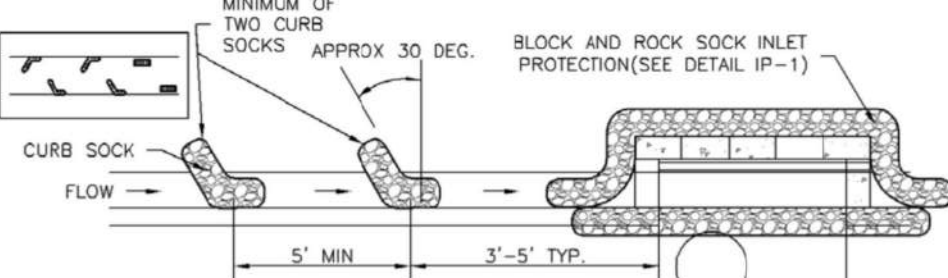
SSA-4 Urban Drainage and Flood Control District November 2010
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Inlet Protection (IP) SC-6



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

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District August 2013
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Inlet Protection (IP) SC-6

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
 - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

- INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDING AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWAP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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Urban Storm Drainage Criteria Manual Volume 3

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

#	Date	Issue / Description	Init.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD
4			
5			
6			
7			
8			
9			
10			

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

EROSION CONTROL DETAILS

PROJECT NO. SP-000905-2017

13. IMPROVED EROSION AND SEDIMENT CONTROL, "BEST MANAGEMENT PRACTICES" SHALL BE MAINTAINED AND FULLY FUNCTIONAL FOR THE DURATION OF THIS PROJECT.
14. INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ARE THE CONTINUOUS OBLIGATIONS OF THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS. BMPs SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED WITHIN 48 HOURS UNLESS OTHERWISE AGREED. THE INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE CITY OR STATE.
15. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANYTIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
16. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CURBS, EXCEPT IN DESIGNATED AREAS, IS PROHIBITED AT THE JOB SITE.
17. THE DISCHARGE OF WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL PROTECT ALL STORM SEWER SYSTEMS ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.
18. ALL MATERIAL, IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE IN THE CITY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY.
19. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING REASONABLY AVAILABLE CONTROL TECHNOLOGY.
20. IT SHALL BE THE RESPONSIBILITY OF THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF, IN THE OPINION OF THE CITY OR STATE INSPECTOR, THE PROPOSED WORK IS NOT OF THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY AND STATE FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO PORTION OF THE WORK. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED.
21. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER (811) AND OTHER AFFECTED UTILITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR UPON INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AT MINIMUM PRIOR TO STARTING GRADING WORK.
23. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND INSPECTED BY THE CITY PRIOR TO GRADING ACTIVITIES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE INSTALLED WITHIN 48 HOURS OF NOTIFICATION BY THE CITY. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND AS NECESSARY TO PREVENT SEDIMENT DEPOSITION OFF-SITE.
24. THE STORAGE OF POTENTIAL POLLUTION SOURCES, VEHICLE FUEL, FERTILIZERS, CHEMICALS, ETC., WILL OCCUR IN A CENTRALIZED AREA. AN EARTH DIKE WILL BE CONSTRUCTED TO PREVENT ACCIDENTAL SPILLAGE FROM ENTERING PUBLIC STORM SEWER SYSTEMS.
25. OWNER/CONTRACTOR MUST OBTAIN NPDES STORM WATER DISCHARGE PERMIT FROM THE STATE IF DISTURBANCE IS GREATER THAN 1 ACRE.

1. VEHICLE TRACKING CONTROL SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
2. THE INLET PROTECTION SHOWN ON THE ENCLOSED EROSION CONTROL PLAN SHALL BE SECURED AND PLACED ACCORDING TO THE DETAILS CONTAINED ON THIS PLAN.
3. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION. SUPERINTENDENT RESPONSIBLE FOR SEEING THAT APPROPRIATE CONSTRUCTION WORKERS AND SUBCONTRACTORS ARE AWARE OF ALL PROVISIONS OF THE PLAN.
4. CONTRACTOR SHALL ESTABLISH FINAL LANDSCAPING STABILIZATION PER THE LANDSCAPING PLANS & EROSION CONTROL PLAN IN THIS SET AT THE COMPLETION OF THE PROJECT.
5. CLEAN-UP:
 - A. TRANSPORT TRASH AND DEBRIS, AND SURPLUS AND UNACCEPTABLE SOIL MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM.
 - B. REMOVE ALL TEMPORARY SHORING, BRACING, EROSION CONTROL, AND OTHER PROTECTION DEVICES WHEN NO LONGER REQUIRED BY CITY.

2. GRAVEL FILTERS, GRAVEL SOCKS OR OTHER INLET PROTECTION WILL BE CHECKED REGULARLY FOR SEDIMENTATION BUILDUP AND CLEANED AS REQUIRED.

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

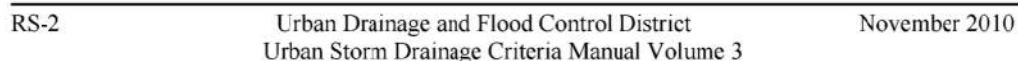
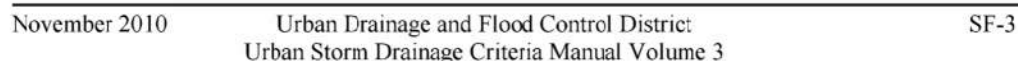
STATE HIGHWAY 7 & MOUNTAIN VIEW
ERIE, COLORADO

[illegible]

Date: 06/16/17

C3.3

Sheet 9 of 20



^a All of the above seeding methods and rates are based on drilling seedling followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seedling is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

^b See Table TSPS-3 for seeding dates.

^c If site is to be irrigated, the transition turf seed rates should be doubled.

^d Crested wheatgrass should not be used on slopes steeper than 5H:1 V.

^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of *V. angustifolium* grama.

SILT FENCE MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. REPAIR OR REPLACE ANY DEFECTIVE, PROTECTIVE, OR NON-REACTIVE DEFECT BMPs AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON RECEIPT OF THE FOLLOWING INFORMATION:
 - a. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NECESSARY TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - b. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
4. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMITTER APPROVED BY THE LOCAL JURISDICTION.
5. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM FORM OF RAINIER, COLORADO CITY OF AUSTIN, NOT AVAILABLE IN AUTOCAD)

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

SF-4
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
November 2010

NOTE: DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET WAS COMMONLY USED, CONVENTIONAL METHODS FOR ROCK ROCK INSTALLATION IN THE MAJOR METROPOLITAN AREA. MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED. THE BMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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1. ANY LAND DISTURBING ACTIVITY SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
2. STRUCTURAL EROSION CONTROL MEASURES INCLUDED IN THE APPROVED PLAN ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE. INSTALLATION WILL MEET SPECIFICATIONS SHOWN ON THE DETAIL SHEET. CONTROL MEASURES NECESSARY FOR CONTINUING PHASES OF CONSTRUCTION SHALL BE INSTALLED AS DETAILED IN THE SUBMITTED CONSTRUCTION SCHEDULE OR AS NEEDED TO PREVENT PROGRESS TO THE FINAL EROSION CONTROL PLAN.
3. ALL LAND DISTURBING ACTIVITIES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER THAT THE EXPOSURE TIME OF DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
4. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE LEAVING THE SITE.
5. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH OR FROM THE LAND DISTURBING ACTIVITY SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NONEROSIVE VELOCITY.
6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND AREAS OF LAND DISTURBANCE GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO APPROVED PLANS AND SPECIFICATIONS.
7. THE PERMITTEE IS RESPONSIBLE FOR MAINTENANCE OF ALL INSPECTION CONTROL STRUCTURES. THESE STRUCTURES ARE TO BE INSPECTED BY THE PERMITTEE EVERY 14 DAYS AND AFTER EVERY PRECIPITATION EVENT TO INSURE THEIR EFFECTIVENESS TO EVALUATE MAINTENANCE NEEDS OR PER LOCAL INSPECTION REQUIREMENTS. MAINTENANCE OF THESE STRUCTURES MAY BE DIRECTED AT ANY TIME BY A CITY OR STATE REPRESENTATIVE.
8. THESE STANDARDS DO NOT SUPPLANT ANY CITY, STATE OR FEDERAL REQUIREMENTS. CONTRACTOR SHALL ALWAYS ADHERE TO THE STRICTER STANDARD SHOULD ANY DISCREPANCY ARISE.

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THIS SITE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR PERMANENT SEED MIX AND PLANTING SPECIFICATIONS.
5. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
6. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN SITE IS PAVED.

VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

1.492 ACRES

REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL SHEETS FOR LOCATIONS AND MOUNTING HEIGHT OF FIXTURE EF1, EF2, & EF3
ALL FIXTURES TO BE CLASSIFIED AS FULL CUT-OFF. REFER TO SHEET C4.3 FOR MANUFACTURER CUT-SHEETS
G.C. TO VERIFY VOLTAGE AND ALL OPTIONS PRIOR TO ORDERING ANY EQUIPMENT

20'-0" TOTAL ASSEMBLY HEIGHT

18'-0" POLE HEIGHT

2'-0" BASE

FULL CUT-OFF LED LUMINAIRE

NOTE: POLE LIGHTS AND BUILDING LIGHTS SHALL BE DOWN CAST FIXTURES. LIGHTS SHALL NOT IMPACT ADJACENT PROPERTIES. (TYP. ALL LIGHTS)

MATTE BLACK POLE AND FIXTURE

CONCRETE LIGHT POLE BASE

FINISHED GRADE

2 AREA LIGHT DETAIL

SCALE: NOT TO SCALE



1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IT IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

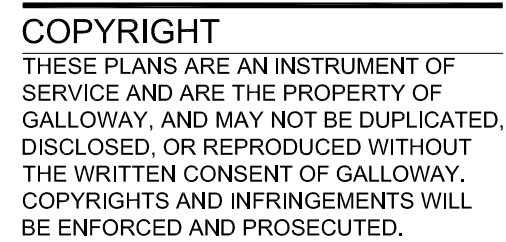
STATE HIGHWAY 7 & MOUNTAIN VIEW
ERIE, COLORADO

Project No:	HUN000001.01
Drawn By:	JMG
Checked By:	PD
Date:	JUNE, 2017

C4.2

Sheet 11 of 20

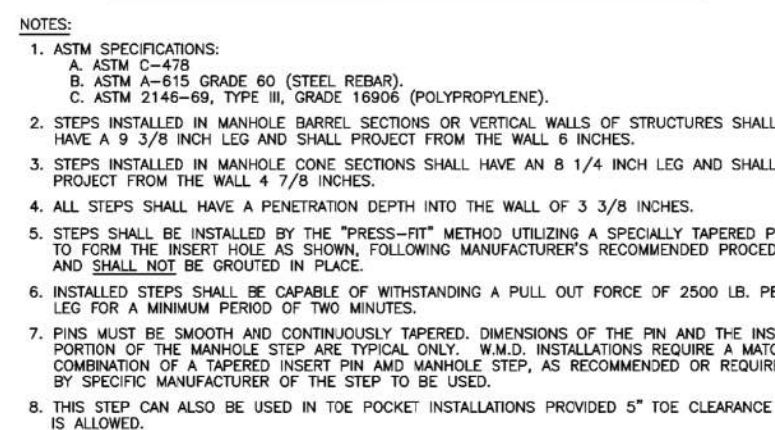
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

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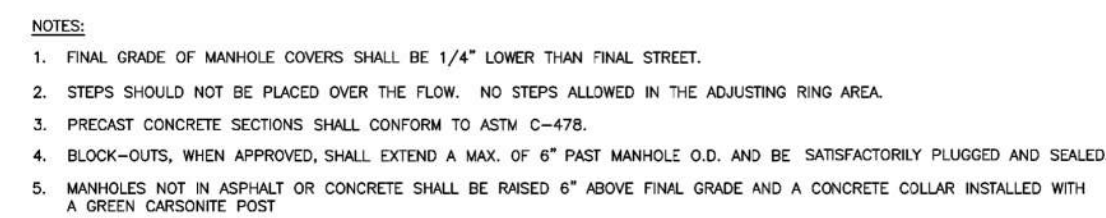
UTILITY DETAILS

C4.4

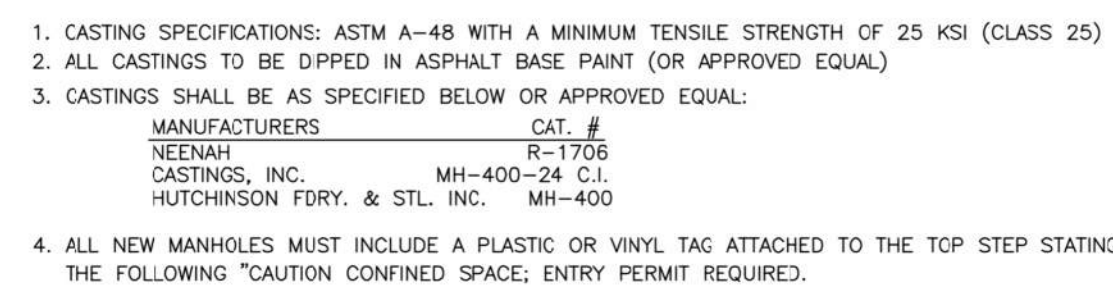
Sheet 13 of 20



DRAWING TITLE: MANHOLE STEPS
DRAWING NUMBER: STM9
DRAWN BY: D. JENKINS APPROVED BY: C. BEHLEN DATE: 06/2004



DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: STM8
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2012



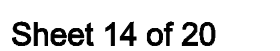
DRAWING TITLE: 24" MANHOLE RING AND COVER
DRAWING NUMBER: STM8A
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2015



HHI index VCO_Eff = HHI030311_01_Haz_T & Moisture_View_Bat/C60092_Pant/H1011_C46-C45_107 DTI & geo + Costa Connado + 10/19/2017

PROJECT NO. SP-000905-2017

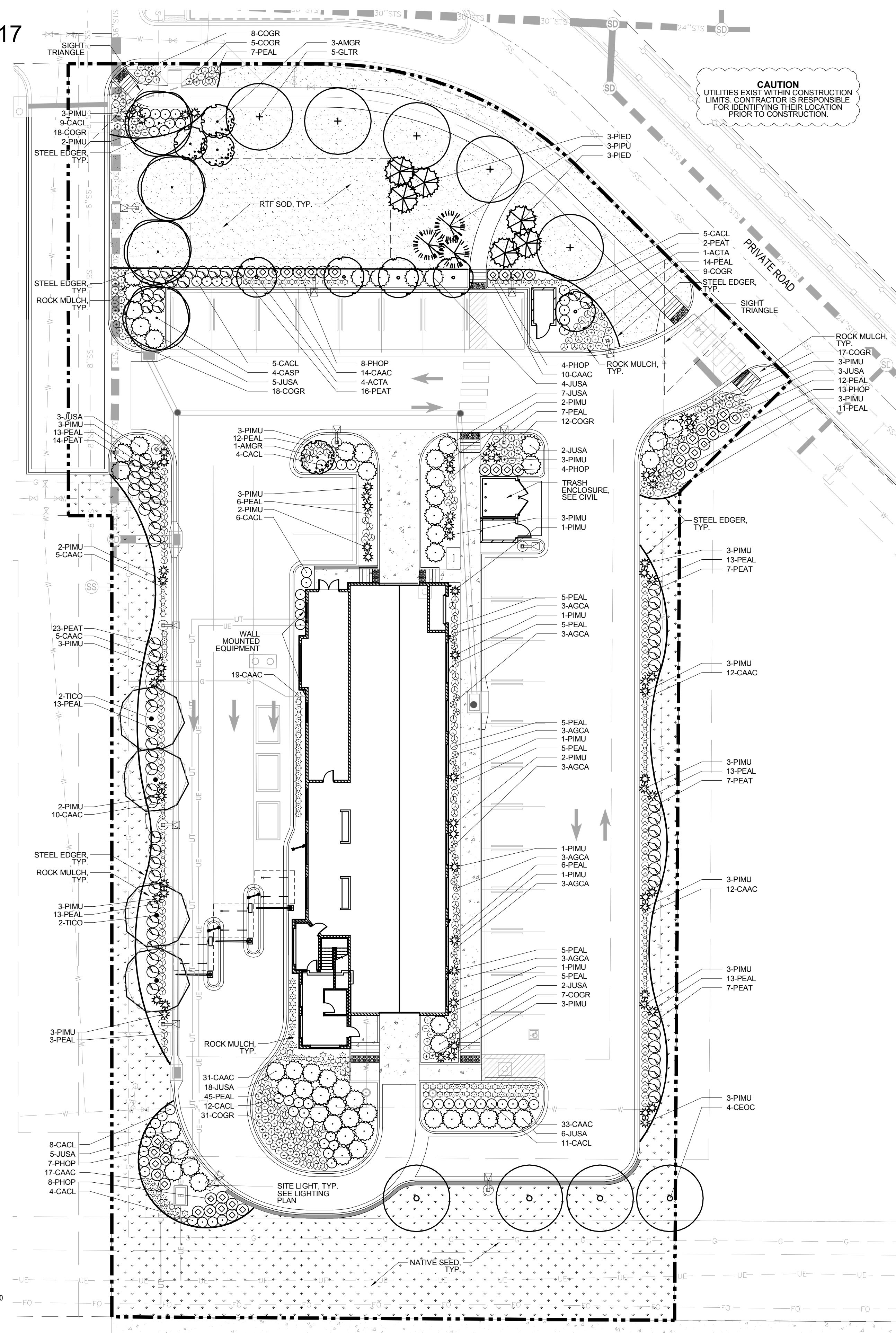
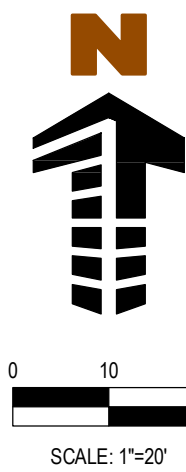
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VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

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 ALL RELATED LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT 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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

CODE SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
10-6-4E 1A	1 TREE PER 40 LF OF STREET FRONTAGE	VILLAGE VISTA DR: 219 LF	5 TREES	5 TREES
10-6-4E 7B	15% GROSS SITE AREA LANDSCAPED	65,000 SF GROSS SITE AREA	0.750 SF LANDSCAPE AREA	26,022 SF LANDSCAPE AREA
10-6-4E 7C1	1 TREE PER 1,000 SF OF LANDSCAPE AREA	26,022 SF PROPOSED LANDSCAPE AREA	26 TREES	26 TREES
10-6-4E 7C2	1 SHRUB PER 150 SF OF LANDSCAPE AREA	26,022 SF PROPOSED LANDSCAPE AREA	174 SHRUBS	287 SHRUBS
10-6-4E 8E1	1 TREE PER 15 PARKING SPACES	25 PARKING SPACES	2 TREES	2 TREES
10-6-4E 8E2	1 SHRUB PER PARKING SPACE	25 PARKING SPACES	25 SHRUBS	25 SHRUBS
			33 TREES, 199 SHRUBS	33 TREES, 199 SHRUBS



VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW
ERIE, COLORADO

[illegible]

Project No:	
Drawn By:	SRA
Checked By:	TTN
Date:	06/07/2017

LANDSCAPE PLAN

LOT 7A SITE PLAN
VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT
SITUATED IN THE SW 1/4 OF SECTION 33, T. 1 N., R. 68 W., OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
VISTA RIDGE TUNNEL WASH
1.492 ACRES
PROJECT NO. SP-000905-2017

PLANTING NOTES

GENERAL

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

FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 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 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

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

LANDSCAPE GUARANTEE AND MAINTENANCE

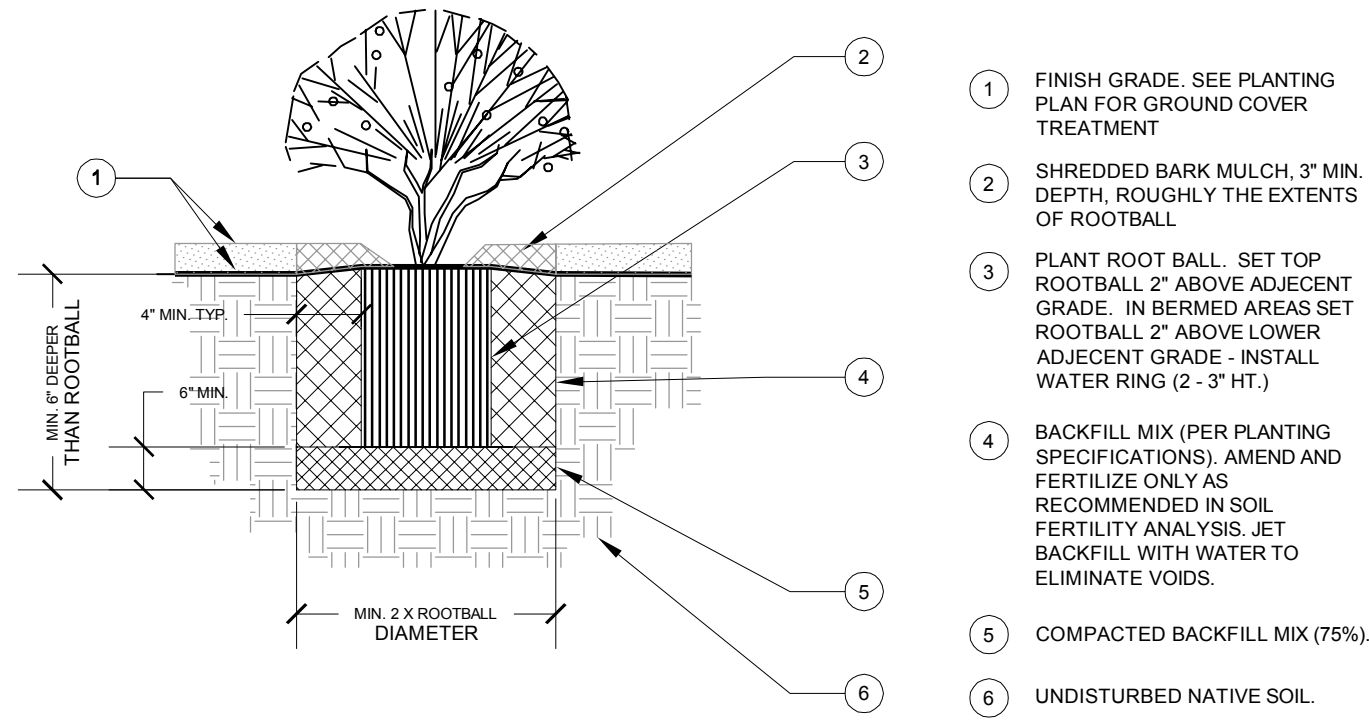
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION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

MULCHING

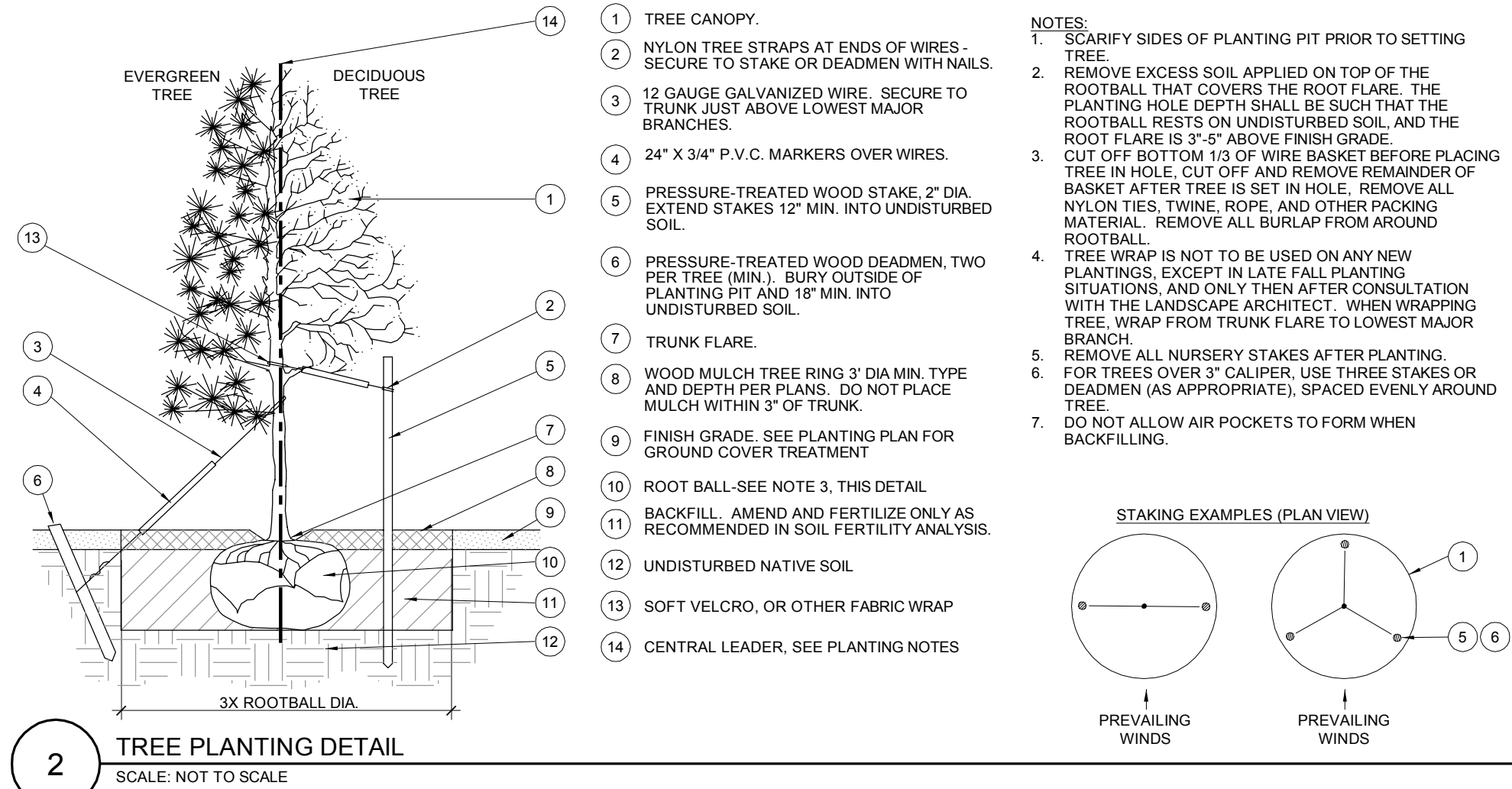
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #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.

MULCHING

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1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

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VISTA RIDGE TUNNEL WASH
LOT 7, VISTA RIDGE FILING NO. 14
SECOND AMENDMENT
SITE DEVELOPMENT PLANS

STATE HIGHWAY 7 & MOUNTAIN VIEW BLVD
ERIE, COLORADO

#	Date	Issue / Description	Int.
1	06/29/17	2ND TOWN SUBMITTAL	PJD
2	08/31/17	3RD TOWN SUBMITTAL	PJD
3	10/20/17	4TH TOWN SUBMITTAL	PJD

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

LANDSCAPE PLAN

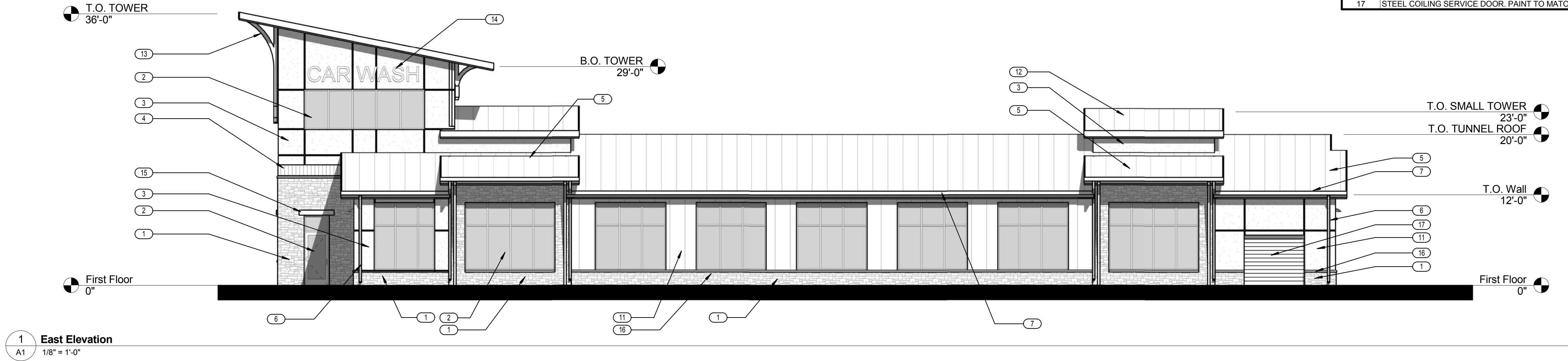
SITE DEVELOPMENT PLAN

VISTA RIDGE TUNNEL WASH

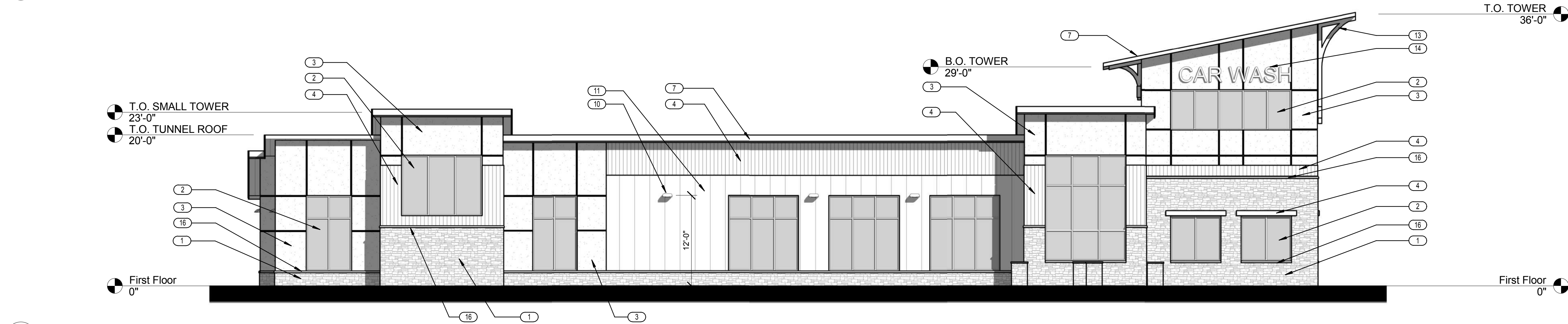
LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

NOTE:
THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

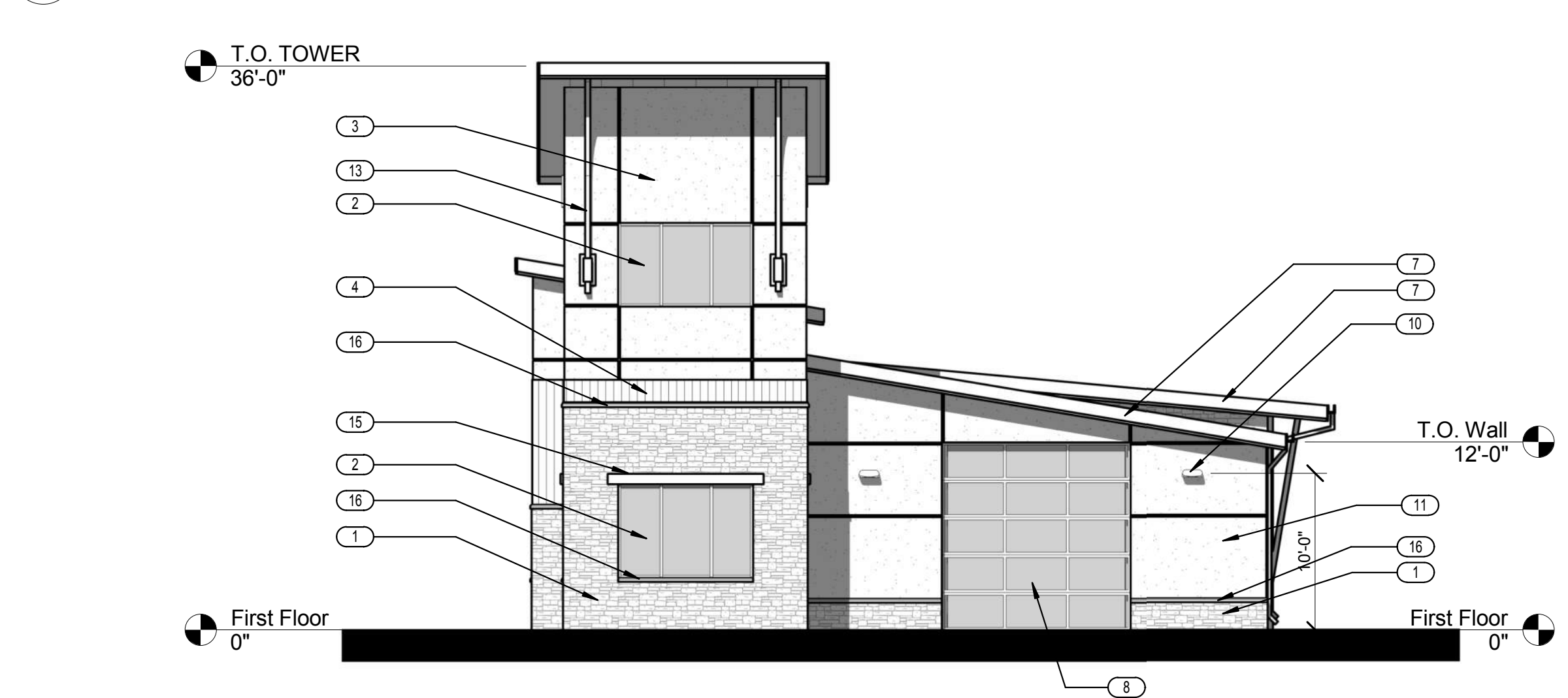
EXTERIOR ELEVATION KEYNOTES	
Key Value	Keynote Text
	STEEL STRUCTURE-MATTE BLACK FINISH.
1	FAUX STONE VENEER, STYLE: COUNTRY LEDGESTONE, COLOR:SKYLINE.
2	ALUMINUM/GLASS STOREFRONT-KAWNEER-ANODIZED MATTE BLACK FINISH.
3	STUCCO-DRYVIT-614 SMOKE SIGNAL.
4	METAL WALL PANELS-BERRIDGE-DEEP DECK PANEL-COLOR: ROYAL BLUE.
5	METAL ROOF PANELS-BERRIDGE-STANDING SEAM METAL PANELS-CHARCOAL GREY.
6	STEEL DOWNSPOUT-DARK GREY FINISH TO MATCH STANDING SEAM METAL ROOF. TYPICAL.
7	STEEL ROOF FASCIA PANEL AND GUTTER-DARK GREY TO MATCH STANDING SEAM METAL ROOF.
8	ALUMINUM/GLASS SECTIONAL O.H. DOOR-BLACK ANODIZED FINISH.
9	METAL MAN DOOR-PAINT MATTE BLACK TO MATCH ALUMINUM STOREFRONT.
10	LIGHT FIXTURE-WALL PACK, MATTE BLACK FINISH.
11	METAL WALL PANELS-BERRIDGE-B-6 PANEL-COLOR: GALVALUME.
12	PREFINISHED METAL CAP FLASHING-KYNAR MATTE BLACK.
13	HEAVY TIMBER SUPPORT.
14	INTERNALLY ILLUMINATED SIGN BY OWNER.
15	FAUX STONE HEADER TO MATCH WATERSILL.
16	FAUX STONE WATERSILL TO MATCH FAUX STONE VENEER.
17	STEEL COILING SERVICE DOOR. PAINT TO MATCH BERRIDGE ROYAL BLUE.



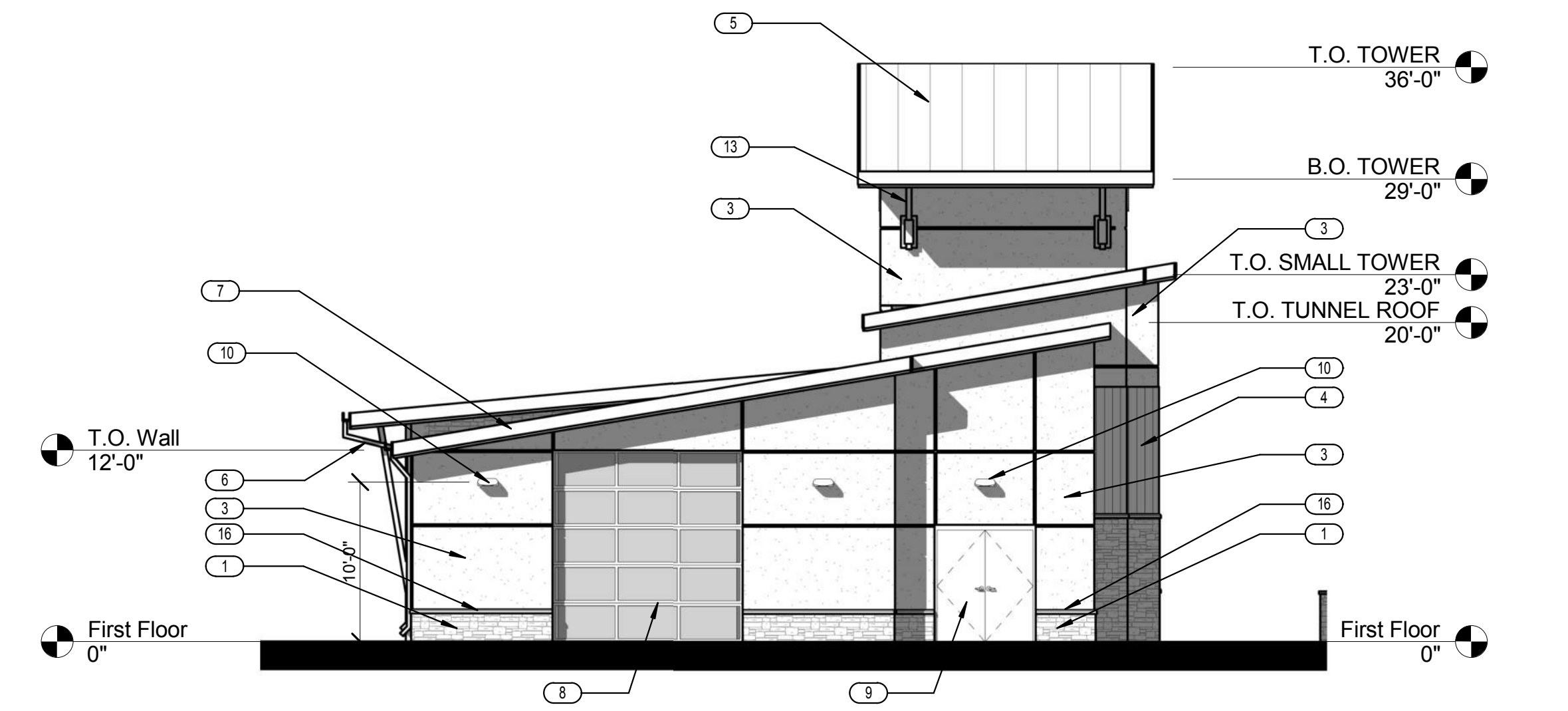
1 East Elevation
A1 1/8" = 1'-0"



2 West Elevation
A1 1/8" = 1'-0"



3 South Elevation
A1 1/8" = 1'-0"



4 North Elevation
A1 1/8" = 1'-0"

PROJECT NUMBER
6102.43

VISTA RIDGE TUNNEL WASH
STATE HIGHWAY 7 AND MOUNTAIN VIEW BLVD
ERIE, COLORADO

REV/DATE/COMMENTS

ARCHITECT OF RECORD

DATE: 10.19.17
SCALE: 1/8" = 1'-0"
DRAWN BY: JTK
CHECKED BY: JTK

HVER
ARCHITECTURE
8089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 773-2800

SHEET

A1 of 20

Exterior Elevations

SITE DEVELOPMENT PLAN

VISTA RIDGE TUNNEL WASH

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



3D View-East Elevation



3D View-West Elevation



3D View-South Elevation



3D View-North Elevation

PROJECT NUMBER
6102.43

VISTA RIDGE TUNNEL WASH
STATE HIGHWAY 7 AND MOUNTAIN VIEW BLVD
ERIE, COLORADO

REV/DATE/COMMENTS

ARCHITECT OF RECORD

DATE: 10.19.17
SCALE: 1/2" = 1'-0"
DRAWN BY: KPD
CHECKED BY: JTK

H VER
ARCHITECTURE
8089 SOUTH LINCOLN STREET
SUITE 201
LITTLETON, CO 80122
(720) 773-2800

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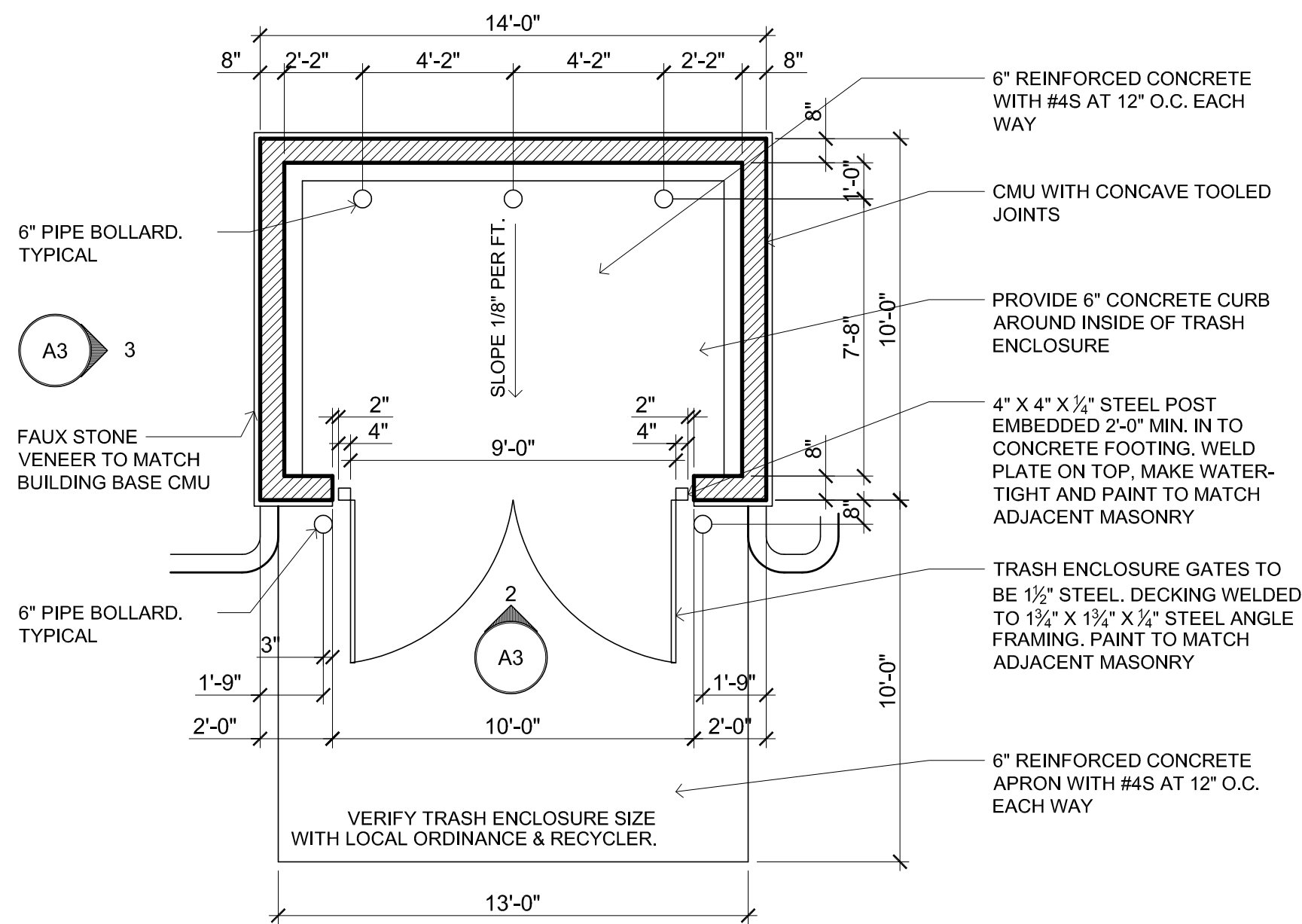
A2 OF 20

Color Elevations

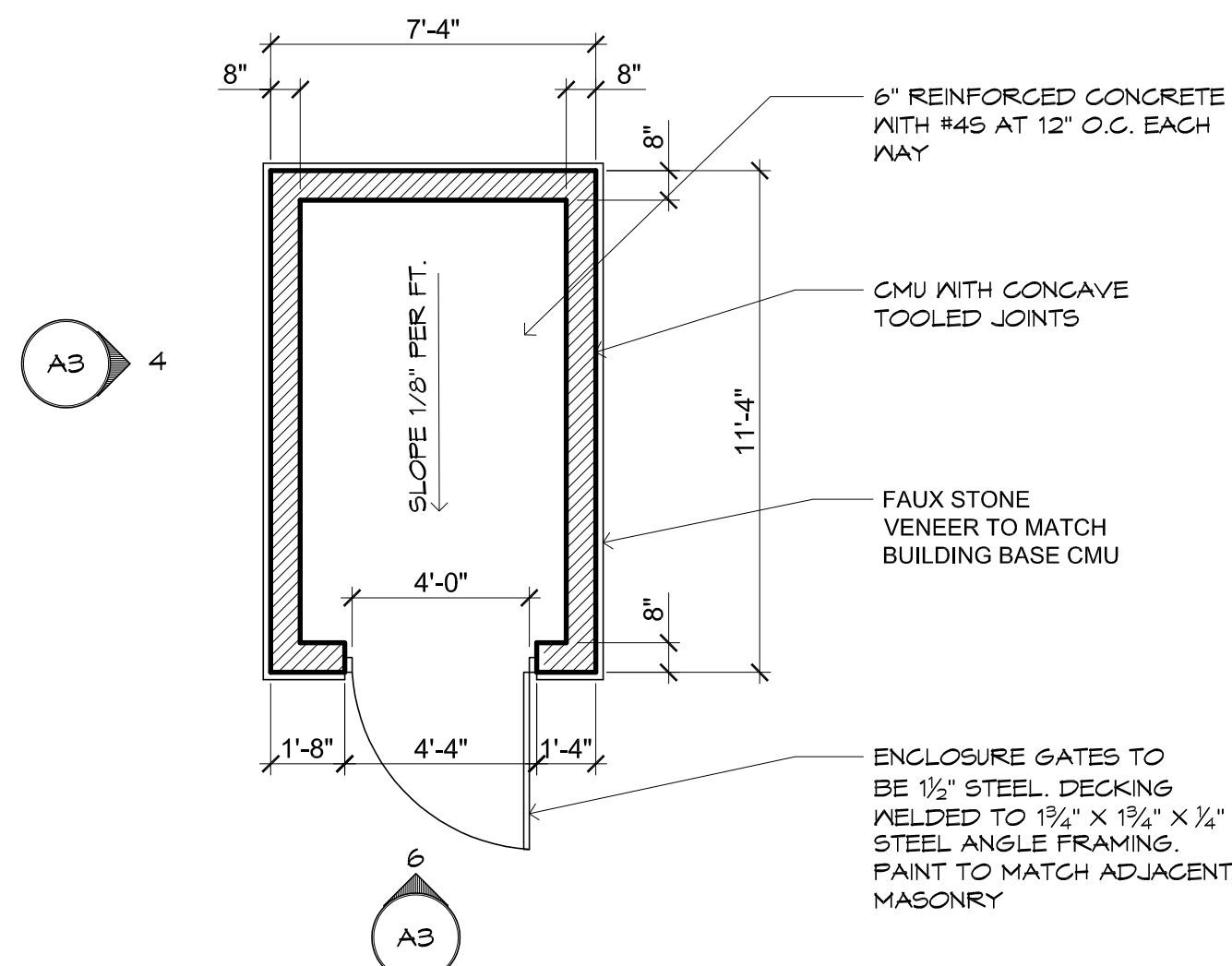
SITE DEVELOPMENT PLAN

VISTA RIDGE TUNNEL WASH

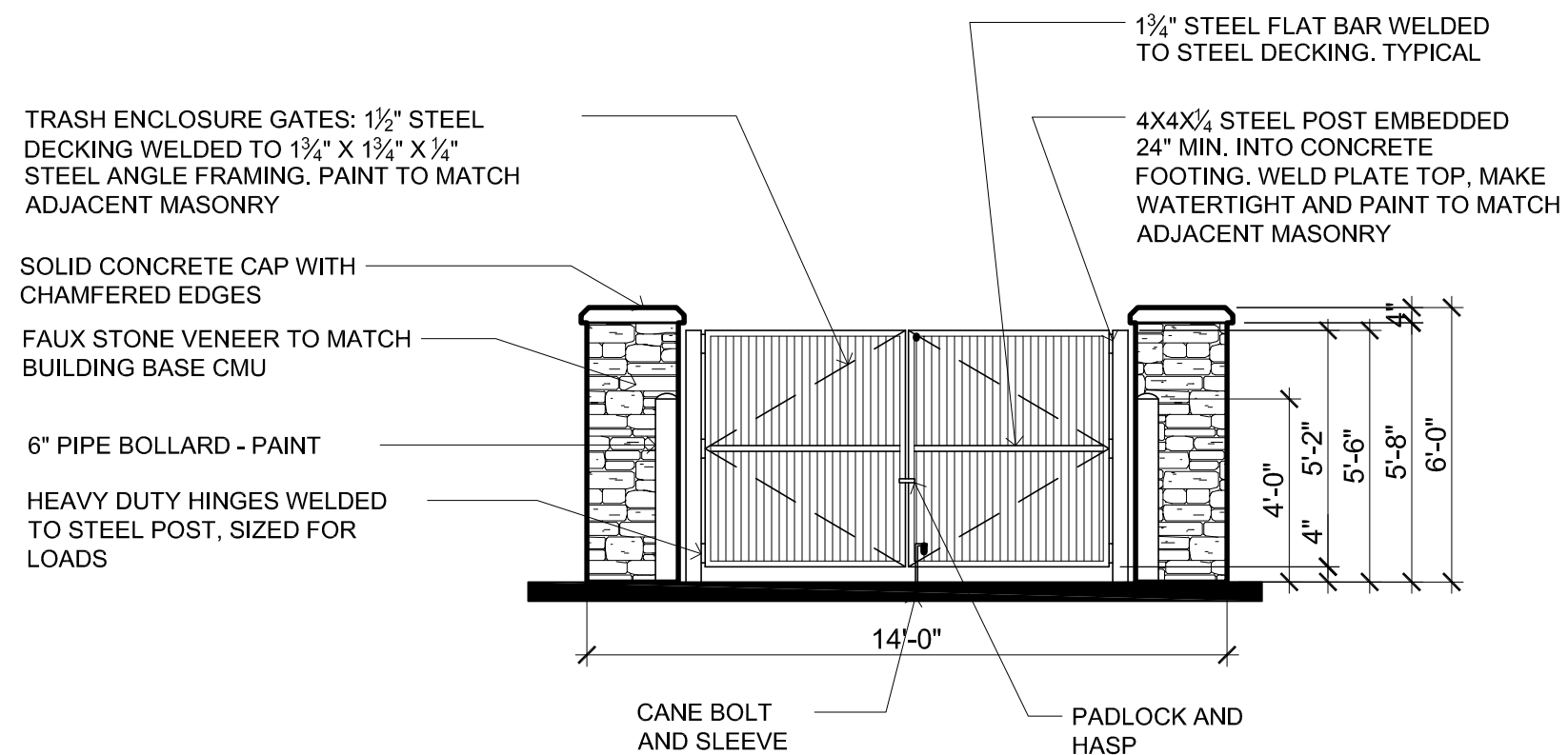
LOT 7, VISTA RIDGE FILING NO. 14, SECOND AMENDMENT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



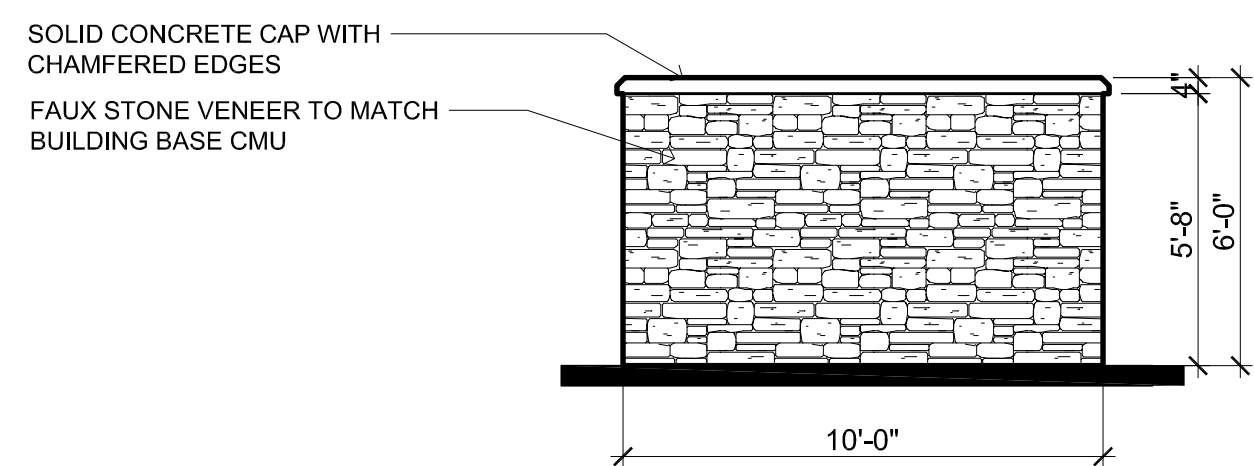
1 TRASH ENCLOSURE PLAN
A3 1/4" = 1'-0"



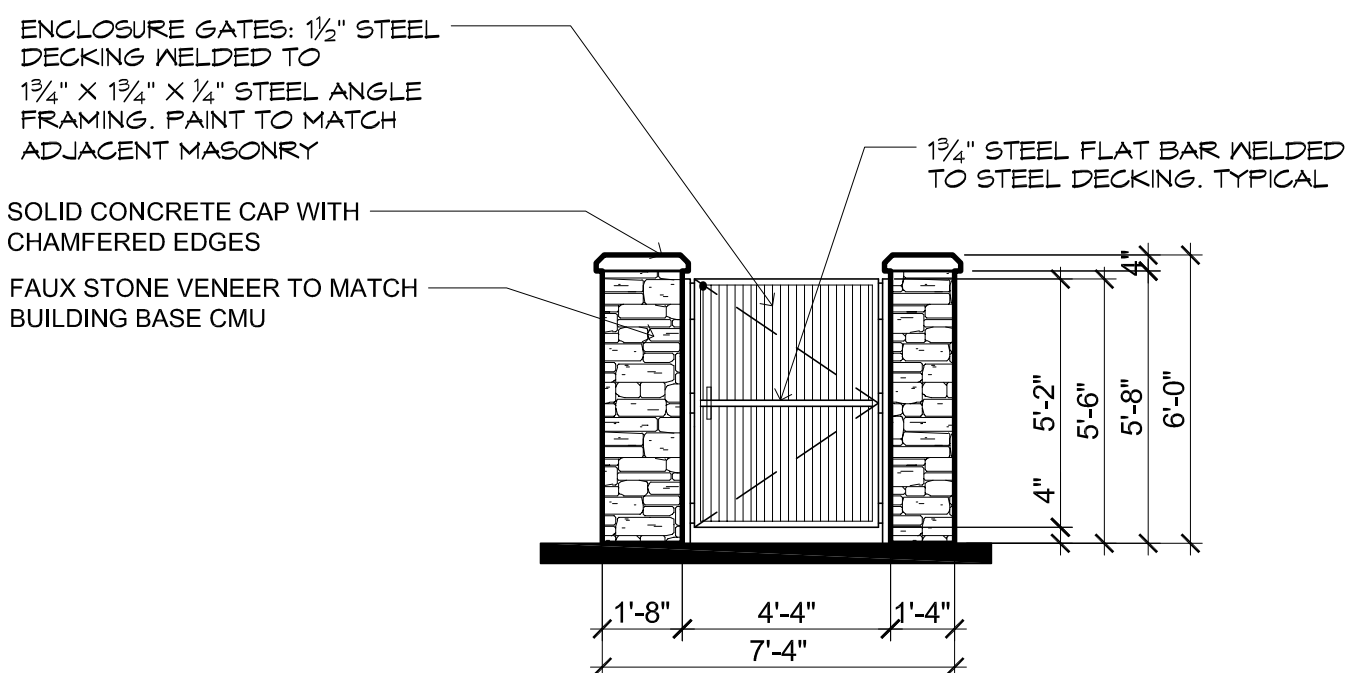
4 VAC ENCLOSURE PLAN
A3 1/4" = 1'-0"



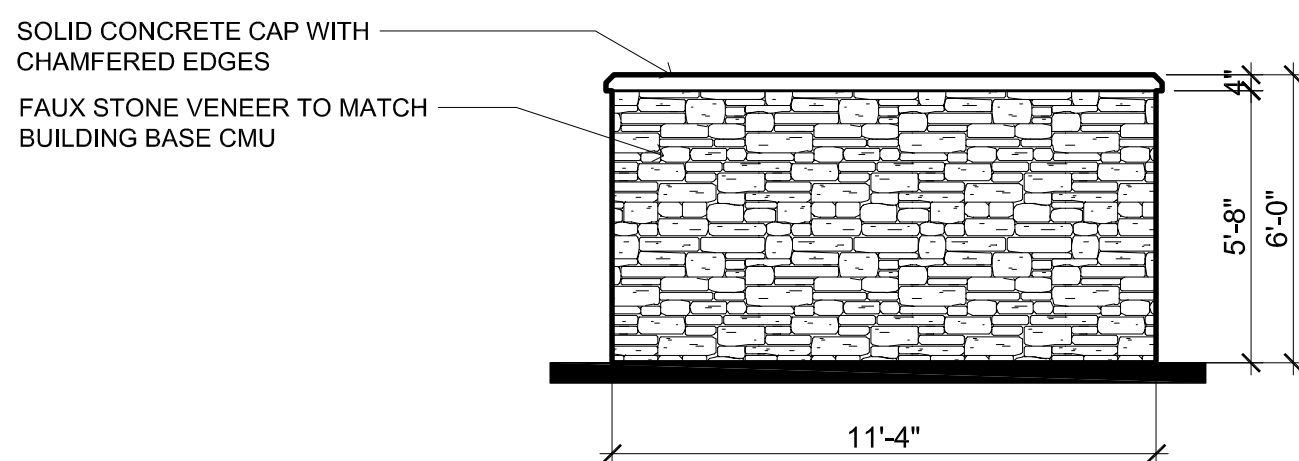
2 TRASH ENCLOSURE ELEV
A3 1/4" = 1'-0"



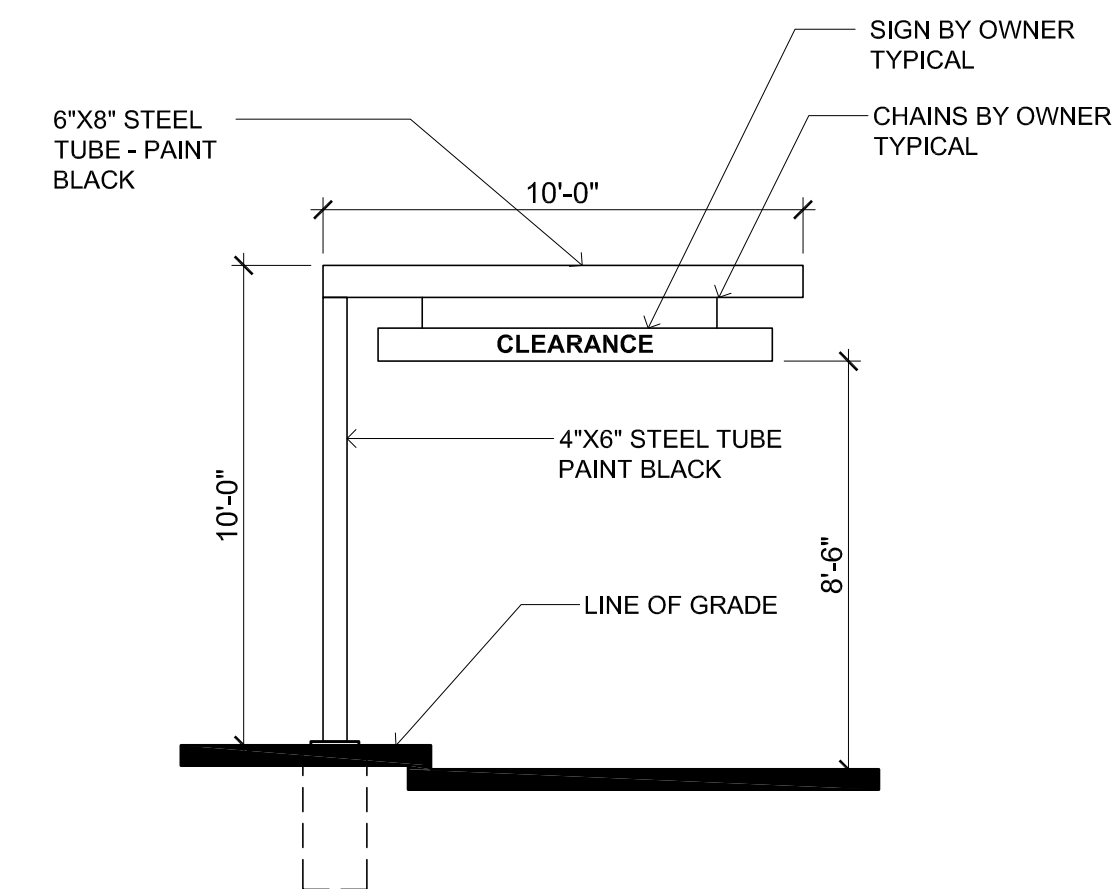
3 TRASH ENCLOSURE ELEV
A3 1/4" = 1'-0"



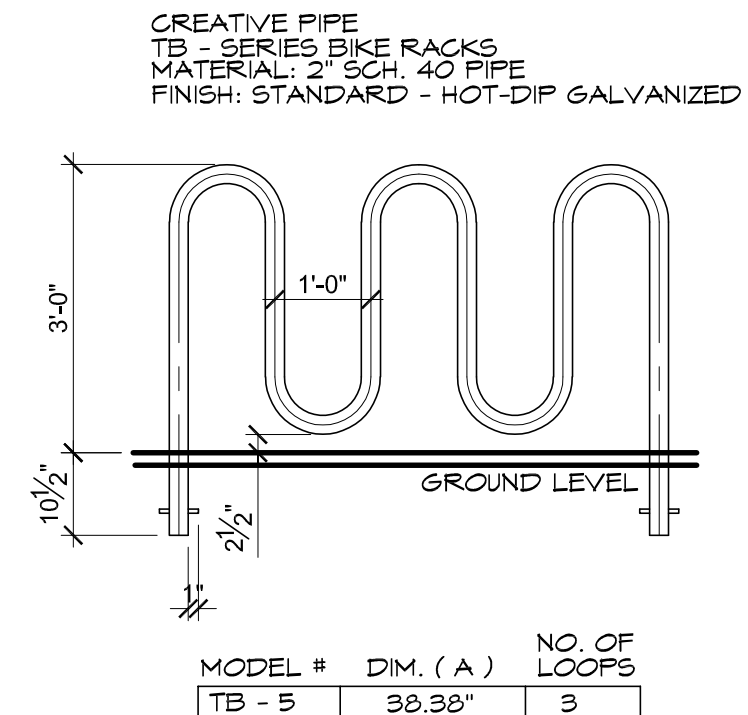
5 VAC ENCLOSURE ELEV
A3 1/4" = 1'-0"



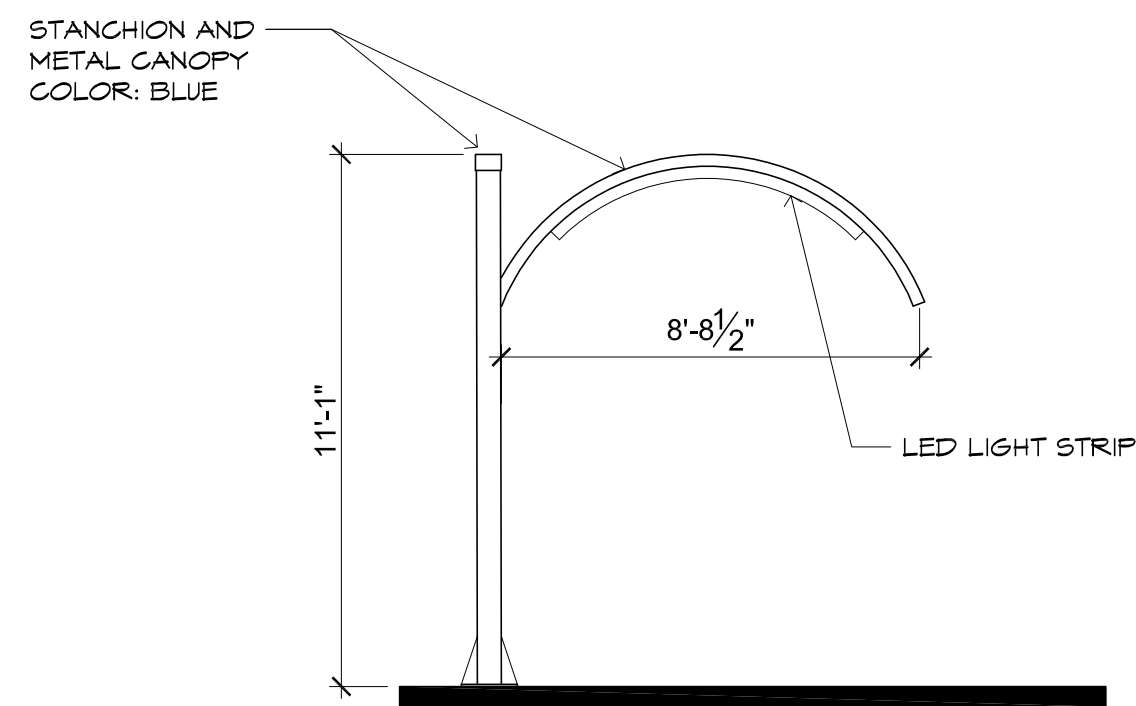
6 VAC ENCLOSURE ELEV
A3 1/4" = 1'-0"



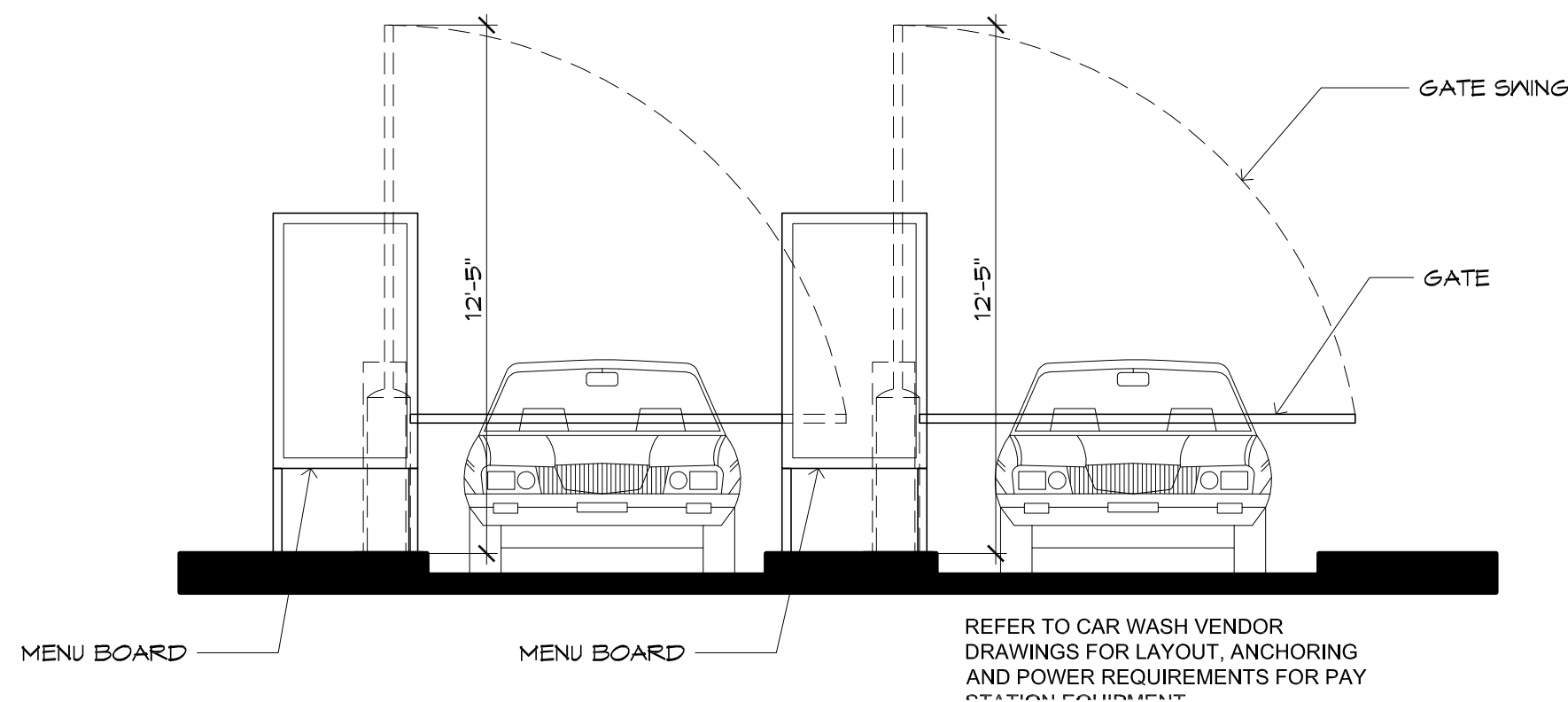
7 CLEARANCE BAR DETAIL
A3 1/4" = 1'-0"



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



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



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

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

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PROJECT NUMBER
6102-12

SHEET

A3 of 20

ARCHITECTURAL
SITE DETAILS