Planning & Development
Planning

The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
smoeller@erieco.gov

# Memo

**To:** Aaron Johnston, Galloway

**From:** Shannon Moeller, Senior Planner

**Date:** July 13, 2021

**Re:** SP-001292-2021: Nine Mile Corner King Soopers Site Plan Review
MPA-001291-2021: Nine Mile Corner Amd. No. 2 Minor Plat Amendment

**cc:** Fred Starr; Deborah Bachelder; David Pasic; Tyler Burhenn

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Town staff has reviewed SP-001292-2021: Nine Mile Corner King Soopers Site Plan Review and MPA-001291-2021: Nine Mile Corner Amd. No. 2 applications for conformance with Municipal Code, Title 10 at the July 8, 2021 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the application is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Digital Copies (Request an upload link from Melinda Helmer, mhelmer@erieco.gov, in advance of a resubmittal):

- 1 Digital Copy of written response and all resubmittal documents. Digital copies will be distributed to the following referral agencies:
  1. Town of Erie – internally distributed to: Planning, Engineering
  2. MVFPD
  3. Xcel

The following agencies provided comments that do not require an additional referral:

1. CDOT
2. Crestone
3. Town of Erie – Building

Planning Comments

**SITE PLAN REVIEW**

GENERAL

1. Refer to planning redlines (**attached**) for revisions to sheets.

2. Please update the parking exception request letter including: a) letter states 409 spaces requested, but plans show 404 spaces; b) letter refers to "variance" and should refer to an "exception" throughout; c) letter should respond to criteria A through C in section 10.6.6.D.4.b.ii; d) letter should include more specific information regarding expected parking demand such as information specific to parking demand at other similar King Soopers locations or demand based on the ITE parking generation manual.

**NEIGHBORHOOD MEETING**

4. Per Section 10.7.12.F.4, a Neighborhood Meeting is required for Planning Commission Site Plan Reviews. The requirements for a Neighborhood Meeting are provided in Section 10.7.2.D. Please coordinate with staff prior to mailing notices and for signage.

**MINOR PLAT AMENDMENT**

GENERAL

5. Refer to planning redlines (**attached**) for revisions to sheets.
6. Provide a title commitment encompassing all lots that are part of the proposed plat (Lots 8, 9, and 10, Nine Mile Corner Amendment No. 1).
7. Provide a signed letter of authorization from the current owner of Lots 8 and 9 (Evergreen-287 & Arapahoe, L.L.C.?) for the Minor Plat Amendment.

**DEVELOPMENT AGREEMENT AMENDMENT**

8. Please provide a draft development agreement amendment and draft exhibits with the next resubmittal. Please ensure all exhibits are provided in grayscale and readable when reduced to 8.5" x 11" size once recorded. Refer to Engineering comments for additional information.

**INFORMATIONAL COMMENTS**

The following comments are informational in nature and do not require a response at this time:

1. Review Process:
    a. Site Plan Review: The Site Plan Review requires review and a decision by the Planning Commission at a public hearing per section 10.7.12.C for a building of 25,000 square feet or larger. A neighborhood meeting is also required per 10.7.12.F.
    b. Minor Plat Amendment: The Minor Plat Amendment is an administrative review process per section 10.7.2.K.1.b. At the time that the Minor Plat Amendment and associated documents are acceptable to staff, it will be placed on the next available Board of Trustees meeting as a consent agenda item to accept the easement(s). The applicant will be responsible for providing required documents including executed mylars, endorsement to the title commitment current to within 30 days, and authorization to bind on behalf ownership entities. After the hearing, the plat will be recorded.

2. Signage: Please note that permits are required for all signs. Approval of a Site Plan which depicts signage does not constitute sign permit review or approval.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-926-2774 or smoeller@erieco.gov for further clarification. Staff is happy to schedule a virtual meeting to discuss the comments.

Sincerely,

Shannon Moeller, AICP
Senior Planner

ATTACHMENTS:

1. Memos: Engineering
2. Redlines: Planning Redlines (Site Plan, Elevations, Minor Plat Amendment), Engineering Redlines, Merrick
3. Referral Comments: MVFPD, Xcel, CDOT, Crestone, Building Dept.
4. Misc: Post Construction Design Standards

TOWN OF ERIE
1874

## Memo

To: Shannon Moeller
From: David Pasic, PE – Town Engineer
Date: July 8th, 2021
Subject: Engineering Comments – King Soopers SP
CC: Tyler Burhenn, Wendi Palmer, Chad Schroeder

**General Comments**

1. This Site Plan will be subject to a DA / Amended DA with the Town for the Public Improvements. In the DA, Sanitary Sewer Reimbursement shall be due the Town for the West Side Interceptor and the NWRF Interceptor.
2. Raw water fee shall be evaluated and paid to the Town.
3. No comments needing to be addressed with FHU.

**Civil CD Comments:**

1. See redline markups. Please provide responses to all markups.
2. Provide Irrigation sheets in Site Plan.
3. Verify point of connection for irrigation.

**Stormwater Comments:**

1. Submit a post construction design standard form, email tburhenn@erieco.gov for form.
2. This project will require a Town stormwater quality permit (SWQ) and a state construction stormwater permit.
3. All SWQ permit submission items will be needed prior to a pre-construction meeting being scheduled.

CDs

4. C0.1 Construction General Comments are outdated version
5. C3.1 Alignment of VTC does not appear appropriate to control pollutants, identify other control measures to direct traffic to VTC
6. Extend Silt Fence to the east at the NE corner of the project
7. Identify perimeter sediment control measures

**Merrick Utility Comments Dated 7/5/2021**

**General**

1. Per the Subsurface Utility Engineering legislation, locate and verify existing underground utilities. The construction plans shall note the existing utility type, size, depth, and pipe material at all proposed utility crossings or potential conflicts.

**Potable Water System**

2. Submit site and utility plans to fire district for their review and approval of fire hydrant locations and flow rates.
3. On construction drawing C6.2, there are three, unresolved local high points along the new 8-inch water main. Revise this main's profile to maintain a constant slope up to the high point. This high point shall be located at the domestic water service lateral or fire line to avoid the costly installation of air-relief valves. High points can be avoided by crossing the water main over the proposed storm drains; drain elevation may need to be adjusted to attain appropriate clearance. The depth of the water main can also be reduced to minimum of 3 feet cover in order to accommodate buried utility crossings.
4. Restrain all gate valves to adjacent tee or cross, per Town's update standards.

**Sanitary Sewer System**

5. Provide sanitary service cleanouts on either side of the 90-degree bend (downstream of the grease interceptor) to facilitate cleaning in both directions. There is also 192-foot

distance between the 90-degree bend and the manhole connection; provide an additional service cleanout for approximately 100-foot spacing on the service line.

6. Provide their calculations for sizing the grease interceptor.

## Merrick Drainage Comments Dated 7/6/2021

### Drainage Conformance Letter

1. In the conclusions section of the letter, it is unclear in the summary table how the 21.9 cfs and the 54.2 cfs were determined for the developed condition in the 5-year and 100-year storm events, respectively, since these values do not correlate to the Rational Method calculations in Attachment C. Clarify the correct overall runoff values for the King Soopers site.
2. Provide a description in the text that clarifies the maintenance responsibilities for all stormwater elements on the King Soopers site.
3. The following comments relate to the Time of Concentration calculations in Attachment C:
    a. Provide the calculations for the "urbanized" check for time of concentration per the Urban Storm Drainage Criteria Manual (USDCM) Equation 6-5. Use the current UDSCM equation for the "urbanized" check.
    b. The initial and channelized flow lengths do not appear to be correct, particularly for Basins 130A and 202B1. The 600-foot travel lengths do not appear reasonable for the basin layouts. Check the lengths and revise as needed.
4. Provide inlet sizing calculations for all proposed inlets (e.g., inlets at Design Points 3, 4, 5, etc.).
5. For the design of the Type 13 combination inlet at Design Point 21, it appears that the 100-year runoff from Basin 202E (2.2 cfs) was used instead of the runoff from Basin 202F (2.7 cfs). Revise inlet sizing using the correct flows.
6. Label all pipes and junctions on the resulting profiles for the pipe hydraulic analysis (StormCAD).
7. In Attachment D, in the pipe hydraulic analysis (StormCAD) Pipe/Node Report, Pipe P-15 is shown as 24-inch. However, the Construction Plans show a 30-inch pipe. We recommend keeping the 30-inch RCP size continuity along Storm Drain Line B. Revise the hydraulic calculations to include the correct pipe size for Pipe P-15.
8. On the Drainage Plan (Sheet DR1), label the existing contours.

### Construction Plans

9. Provide existing and proposed contours on all Storm Drain Plan & Profile sheets (C5.1-C5.4).
10. Label the manholes and inlets on the construction plans to be consistent with the design points for the hydraulic analysis (StormCAD) in the Drainage Conformance letter.
11. On Sheet C5.1, storm sewers from Stations 3+31.98 to 4+60.48 are shown as 30-inch RCP. However, they are shown as 24-inch pipe in the hydraulic analysis (StormCAD) in Attachment D in the Drainage Conformance letter. Clarify which pipe size is correct and update the plans or calculations as needed.

12. On Sheet C5.4, the downstream station of the Roof Drain Line 3 is not specified. Update plan to include appropriate station label.

**From:** Edward Kotlinski <ekotlinski@erieco.gov>
**Sent:** Wednesday, June 16, 2021 10:43 AM
**To:** Development Referral <developmentreferral@erieco.gov>
**Subject:** Nine Mile King Soopers

Building Division comments:

1. The Town of Erie Building Division anticipates adoption of the 2021 editions of the International Codes (I-Codes), including the International Building Code (IBC) and International Energy Conservation Code (IECC) with amendments by early to mid-2022. Please contact Andy Ulmer, Deputy Chief Building Official, prior to building permit application and construction document submittal for applicable I-Code editions.

***Ed Kotlinski*** | Chief Building Official
Town of Erie | Building Division
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2781 | Fax: 303-926-2704
www.erieco.gov/building | Facebook | Twitter | LinkedIn

**From:** Bilobran - CDOT, Timothy <timothy.bilobran@state.co.us>
**Sent:** Tuesday, June 1, 2021 1:11 PM
**To:** Melinda Helmer <mhelmer@erieco.gov>
**Subject:** Re: Referral Review - Nine Mile Corner - King Soopers

No Department of transportation comments on this. This type of use was anticipated when the master 9 mile subdivision traffic study was approved. Right of way request along 287 is 75 feet from centerline if not already present.

Tim

On Tue, Jun 1, 2021 at 11:22 AM Melinda Helmer <mhelmer@erieco.gov> wrote:
Good Morning,

Please see the link for referral documents on the above noted project:
https://erieco.sharefile.com/d-s17c1f7bcd72c4c928380ad6bea796670

Referral comments are due back by July 6, 2021. Staff DRT is schedule for July 8, 2021.

Please let me know if you have any questions.

Regards,

***Melinda Helmer, CMC*** | Planning Technician
Town of Erie | Planning & Development
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2770 | Fax: 303-926-2706
www.erieco.gov/plannng | Facebook | Twitter | LinkedIn

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**Tim Bilobran**
**Region 4 Permits Manager**

COLORADO
Department of Transportation

O 970.350.2163 | C 970.302.4022 | F 970.350.2198
timothy.bilobran@state.co.us | codot.gov | www.cotrip.org
10601 W. 10th Street, Greeley, CO 80634

**From:** Bob Bresnahan <bob.bresnahan@CRESTONEPR.COM>
**Sent:** Tuesday, June 1, 2021 11:17 AM
**To:** Development Referral <developmentreferral@erieco.gov>
**Subject:** FW: [EXTERNAL MAIL] Referral Review - Nine Mile Corner - King Soopers

Crestone Peak Resources has no conflicts, comments, or objections to this development.

Thanks,

Bob Bresnahan
Surface Landman Advisor
Crestone Peak Resources
Direct: (303) 774-3982
Cell: (720) 369-0432




Please note that our offices are closed the 1st, 3rd (and when applicable) 5th Friday's of every month. I will respond to all emails the following week.

**MOUNTAIN VIEW FIRE RESCUE**
3561 N. Stagecoach Road · Longmont, CO 80504
(303) 772-0710 · FAX (303) 651-7702

June 10, 2021

Ms. Shannon Moeller
Erie Community Development Services
P.O. Box 750
Erie, CO 80516

Dear Ms. Moeller:

I have reviewed the submitted documents for the Nine Mile King Soopers proposed for construction at the southeast corner of Arapahoe Road and North 107th Street in Erie (Case Number: SP-001292-2021 & MPA-001291-2021) and shall make the following comments:

- The total building appears to be about 103,000 square feet of type V-B construction and protected throughout with an automatic fire sprinkler system. In accordance with Appendix B of the International Fire Code, the required fire flow for the building is 2,000 gallons per minute, measured at a residual pressure of 20 pounds per square inch. Hydrant locations on the front of the building are acceptable however additional hydrants are needed on the back of the building to meet hydrant spacing requirements.

- Fire apparatus access to the building appears to be adequate as indicated on the plans. Fire apparatus access roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds).

- Building construction plans and the final site plan showing a code analysis which includes, the gross square footage of the building, the building construction type, and occupancy classification(s) must be submitted to the Fire District for review and approval before building permits may be issued.

Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process. Should you have any questions, please contact me at 720-678-9890.

Sincerely,

LuAnn Penfold
Fire Prevention Specialist

lp06.08.21

**Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 7, 2021

Town of Erie Community Development Services
645 Holbrook / PO Box 750
Erie, CO 80516

Attn: Shannon Moeller

**Re: Nine Mile Corner A2 - King Soopers**
**Case #s MPA-001291-2021 and SP-001292-2021**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor plat amendment and site plans for **Nine Mile Corner A2 - King Soopers**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Planning Redlines
1st Review
Shannon Moeller, Senior Planner
smoeller@erieco.gov

# 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

SP-001292-2021

The proposed minor plat amendment will result in the subject property no longer being Lot 10, please propose alternate title.

## 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


| SHEET NO. | DESCRIPTION |
|---|---|
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| 2 | GENERAL NOTES |
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| 17 | BUILDING ELEVATIONS |


## 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 |

Landscape plan says 17,212, please ensure consistency across all sheets

(*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) / 26 (2 VAN) |
| TYPE B LOADING SPACES REQUIRED / PROVIDED | 3 / 3 |
| BICYCLE PARKING REQUIRED / PROVIDED | 21 / 25 |

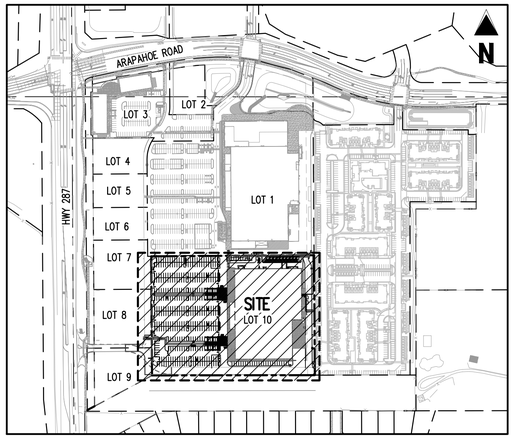
Staff counts 404, please coordinate across all sheets

4 van shown

Add PHARMACY STACKING REQUIRED / PROVIDED | 4 / 4

NOTE:
### PARKING SPACES PERMITTED PER SECTION 10.6.6.D.4, MAXIMUM NUMBER OF SPACES PERMITTED.

add note




SITE MAP
SCALE: 1" = 300'

Update

## 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.

PLANNING & DEVELOPMENT

_____ 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 |
| | 05/21/21 |

COVER SHEET



Rev Dates - 5/21/2021

Date:

# 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 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.
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 (1 1/2) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
5. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
6. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" or "X".
7. THE LENGTH OF SANITARY SEWER LINE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, THE DISTANCES INDICATED ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.
8. SERVICE LINE CONNECTIONS TO DEAD END MANHOLES THAT HAVE NO FURTHER POSSIBILITY OF EXTENSION SHALL BE ALLOWED AND SHALL HAVE A MINIMUM 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).

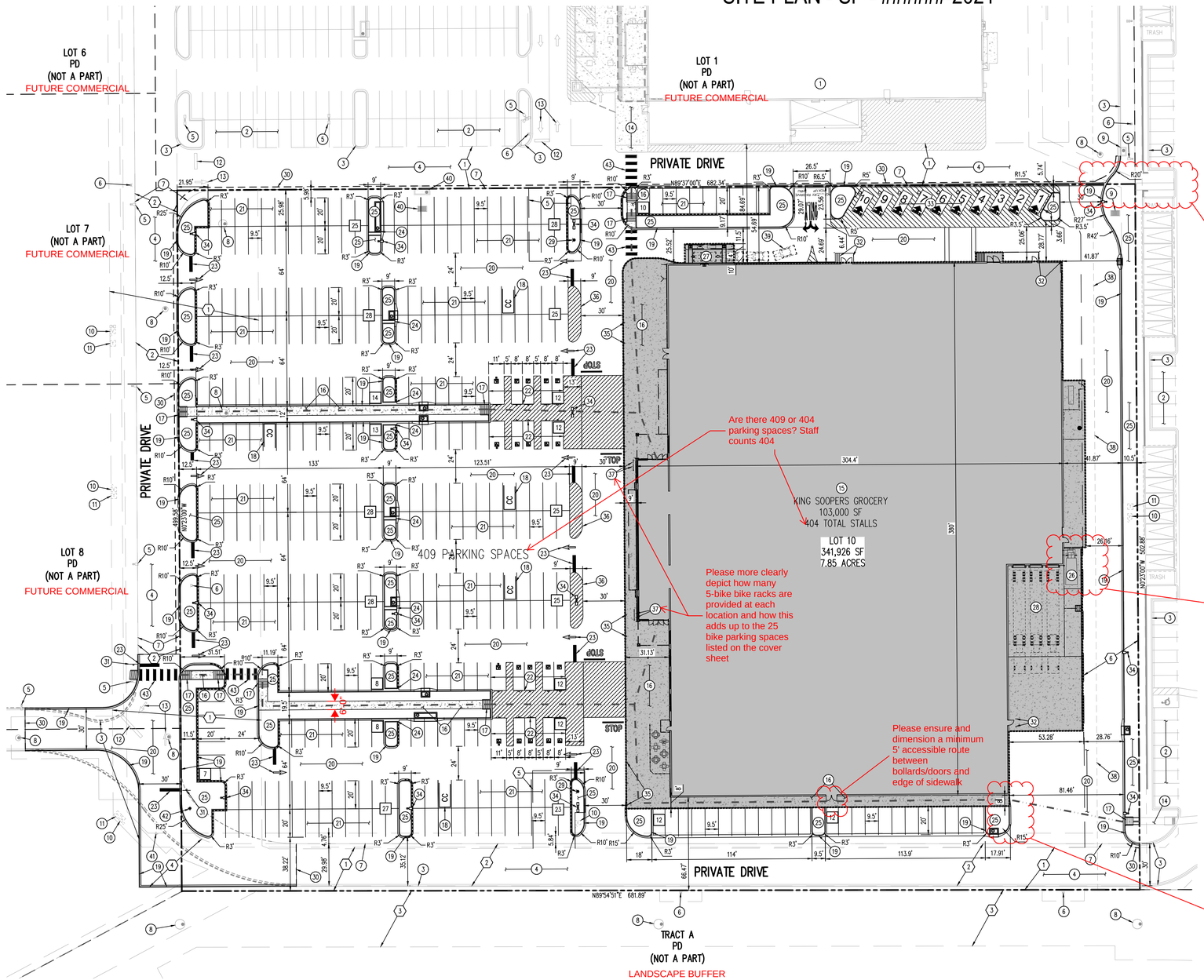
### TOWN OF ERIE GENERAL NOTES – ROADWAY

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 AND EXISTING STRUCTURES. CON

# 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 BOUNDER, COLORADO

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




There is a sidewalk connection to adjacent site located here. Please provide safe route of travel for pedestrians from the apartments on the adjacent site to the front of the store. Staff suggests meeting about this to discuss options.

Are there 409 or 404 parking spaces? Staff counts 404

Please more clearly depict how many 5-bike bike racks are provided at each location and how this adds up to the 25 bike parking spaces listed on the cover sheet

Please ensure and dimension a minimum 5' accessible route between bollards/doors and edge of sidewalk

provide ADA ramp/access across - see engineering comments

LOT #
PD
(NOT A PART)
FUTURE
APARTMENTS

Trash facilities are required to be screened and include a minimum 6' high opaque gate per UDC Section 10.6.4.G. Provide gate detail and revise design of walls as necessary to enclose the compactor.

## 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

All easements under this reception no. were vacated; new easements platted under rec. no. 03862483.

## 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 UTILITY EASEMENT PER PLAT
6. PROPOSED UTILITY EASEMENT PER PLAT


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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 |

SITE PLAN

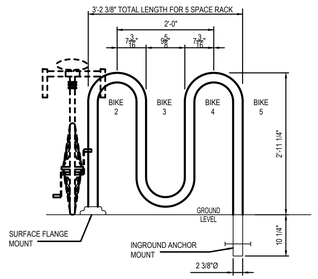



M:\King Soopers - City Maint\CC Erie_#KSS000138 - 107th & Arapahoe Road\CAD\3-Sheets\SITE_P_21JUST2.dwg, Rob Gordon, 6/21/2021

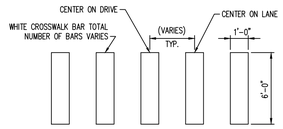
# ERIE NINE MILE CORNER - LOT 10

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

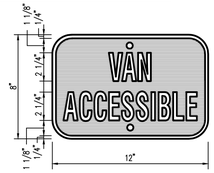



1 BICYCLE RACK DETAIL — NOT TO SCALE



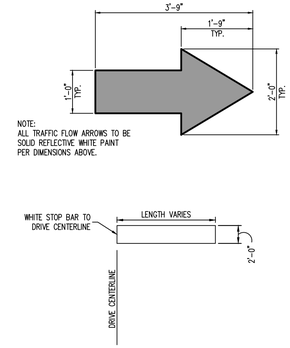

2 CROSSWALK STRIPING DETAIL — NOT TO SCALE

3 NOT USED

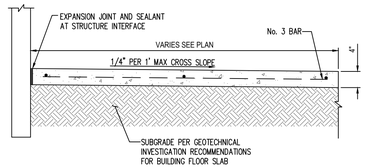



MATERIAL: .060 ALUMINUM – WHITE BACKGROUND WITH GREEN COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

4 'VAN ACCESSIBLE' SIGN DETAIL — NOT TO SCALE

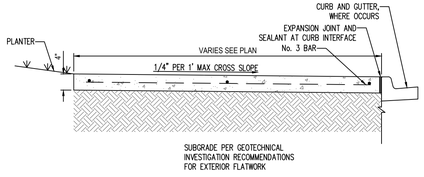



5 DIRECTIONAL ARROW & STOP BAR DEWTAIL — NOT TO SCALE



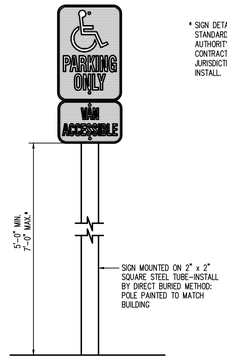

1. CONTROL JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED THE WIDTH OF THE WALK ON ANY SIDE. CONTROL JOINTS SHALL BE 3/4" DEEP.
2. ISOLATION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS: P.C.S AND P.T.S OF CURVES GRADE 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.
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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



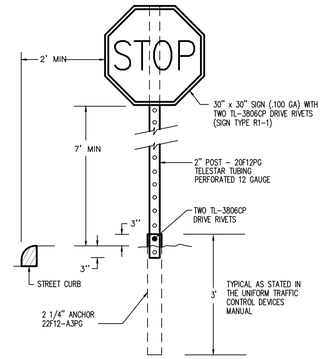

* SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

8 HC PARKING SIGN DETAIL — NOT TO SCALE

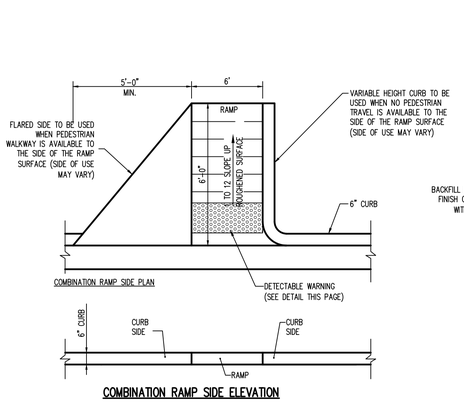


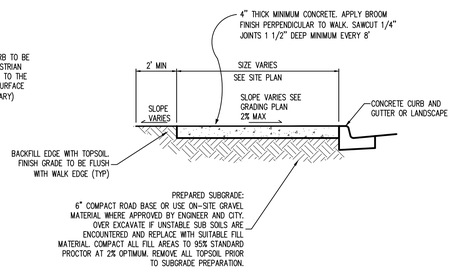

MATERIAL: .060 ALUMINUM – WHITE BACKGROUND WITH GREEN COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

9 'PARKING ONLY' SIGN DETAIL — NOT TO SCALE



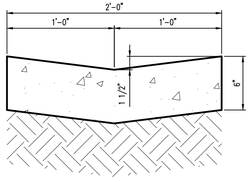

10 STOP SIGN DETAIL — NOT TO SCALE



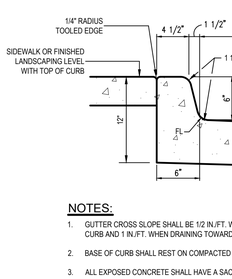




ON-SITE CONCRETE WALK DETAIL

11 ADA HANDICAP RAMP — NOT TO SCALE

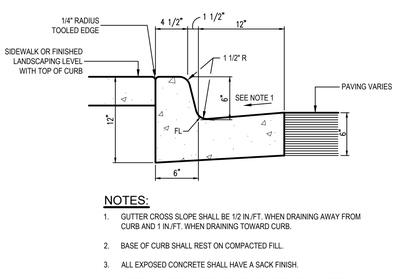



12 2' CROSS PAN — NOT TO SCALE




NOTES:

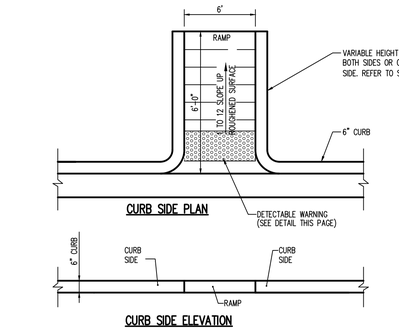
1. GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. BASE OF CURB SHALL REST ON COMPACTED FILL.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS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

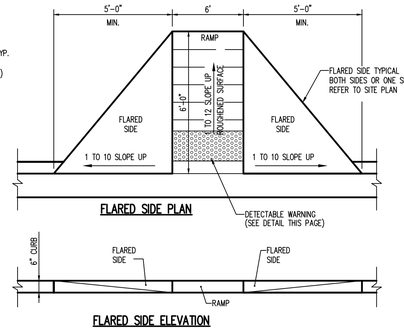



NOTES:

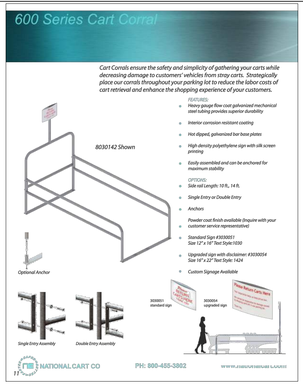
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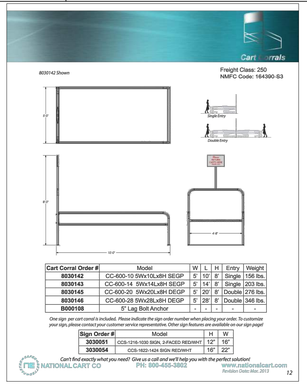
13 CURB & GUTTER DETAILS — NOT TO SCALE




11 ADA HANDICAP RAMP — NOT TO SCALE




14 CART CORRAL DETAIL — NOT TO SCALE


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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 |

SITE DETAILS

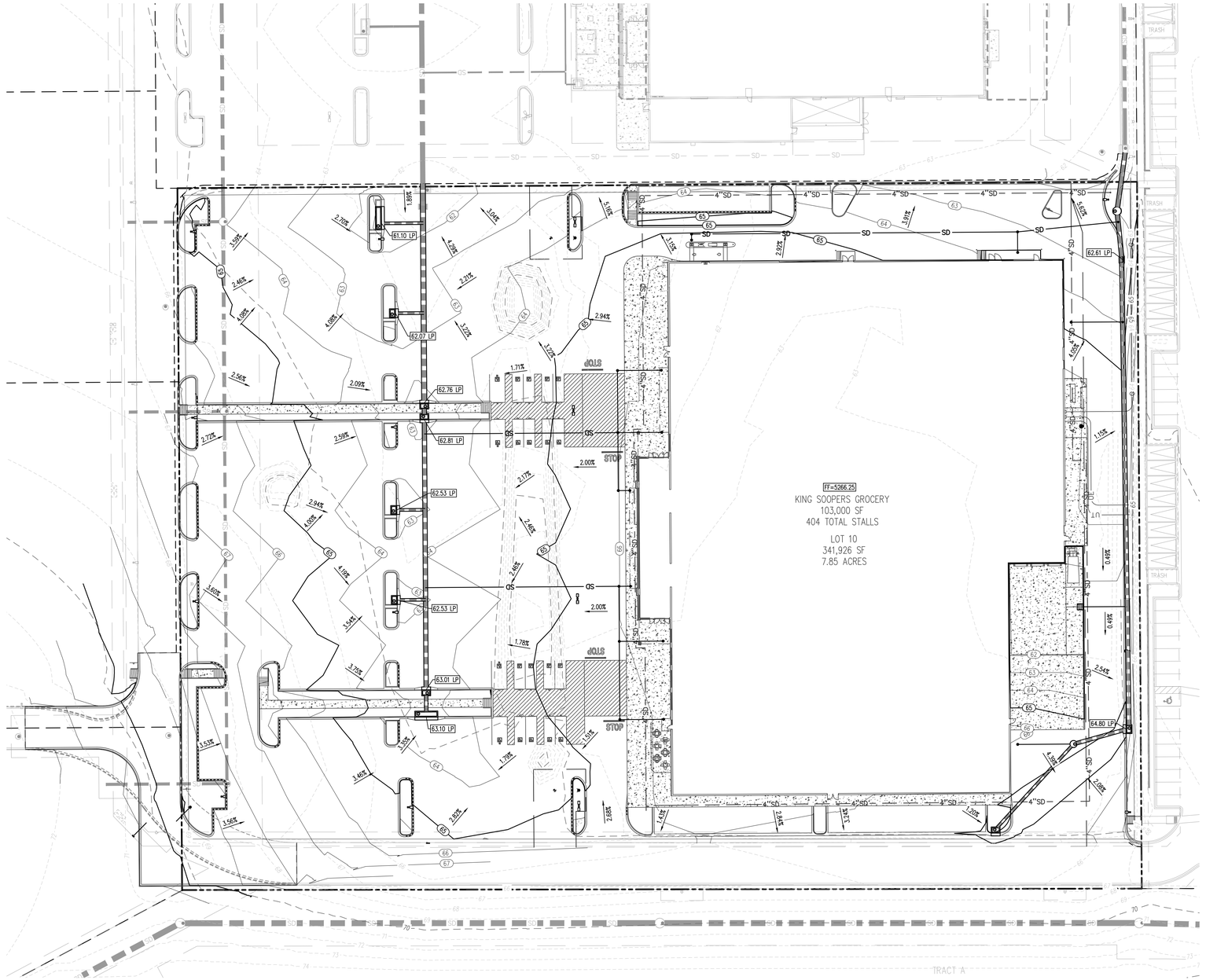



M:\King Soopers - City Maker\CO_Erie_#KSS000138_ - 107th & Arapahoe Road\CO\Civil\Plan\SHEETS_for_Plan\SITE DETS.dwg, Rob Gordon - 5/21/2021 11:

# 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. |
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| Project No: | KSS000138 |
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| Checked By: | ACJ |
| Date: | 05/21/21 |

GRADING PLAN

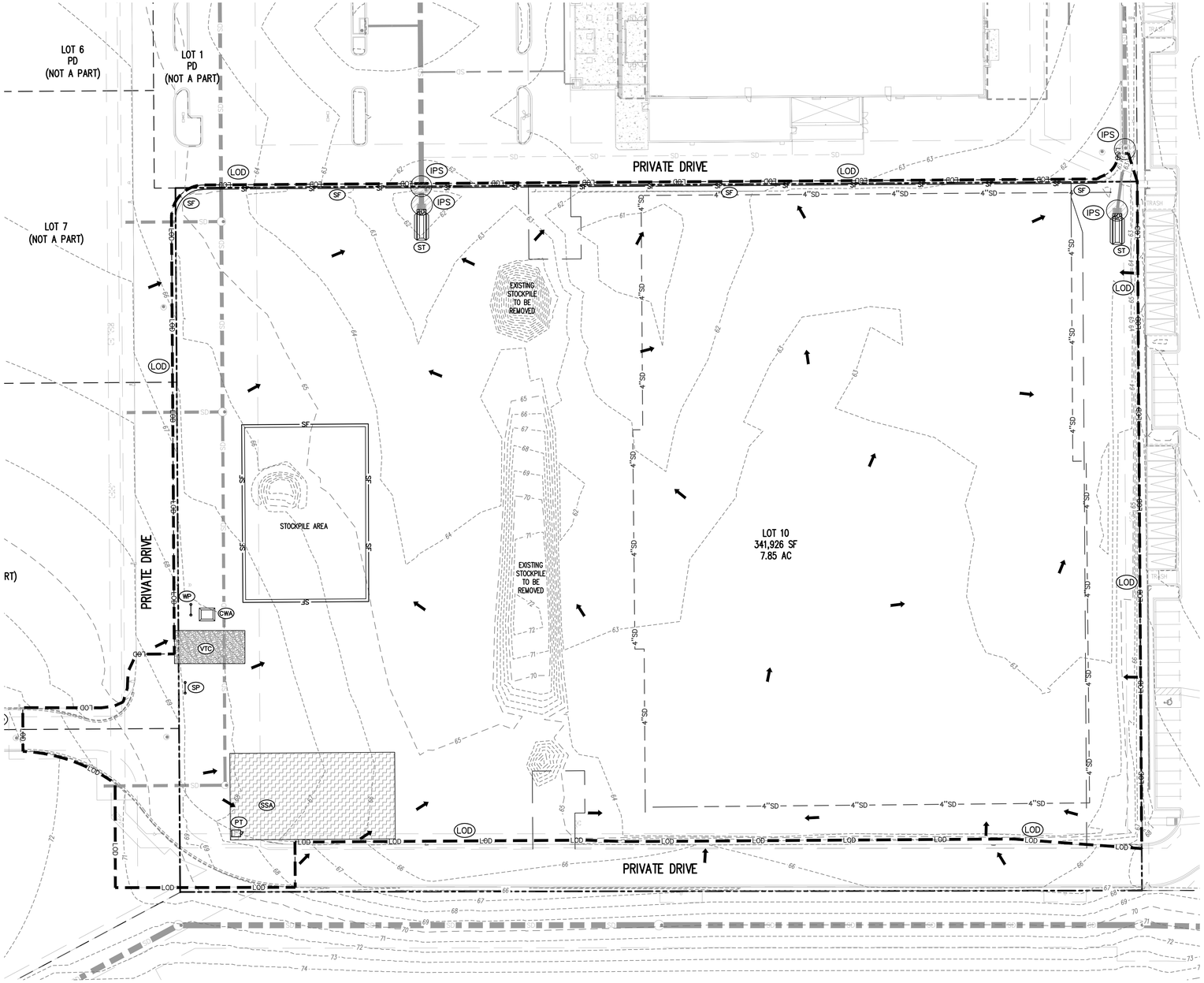



H:\King Soopers - City Market\CO\1 Erie_KSS000138\ - 107th & Arapahoe Road\CAD\2-Plans\SITE\SITE_P_PHOTOMETRIC.dwg - Rob Gordon - 5/21/2021

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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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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 |

EROSION CONTROL PLAN (INITIAL)

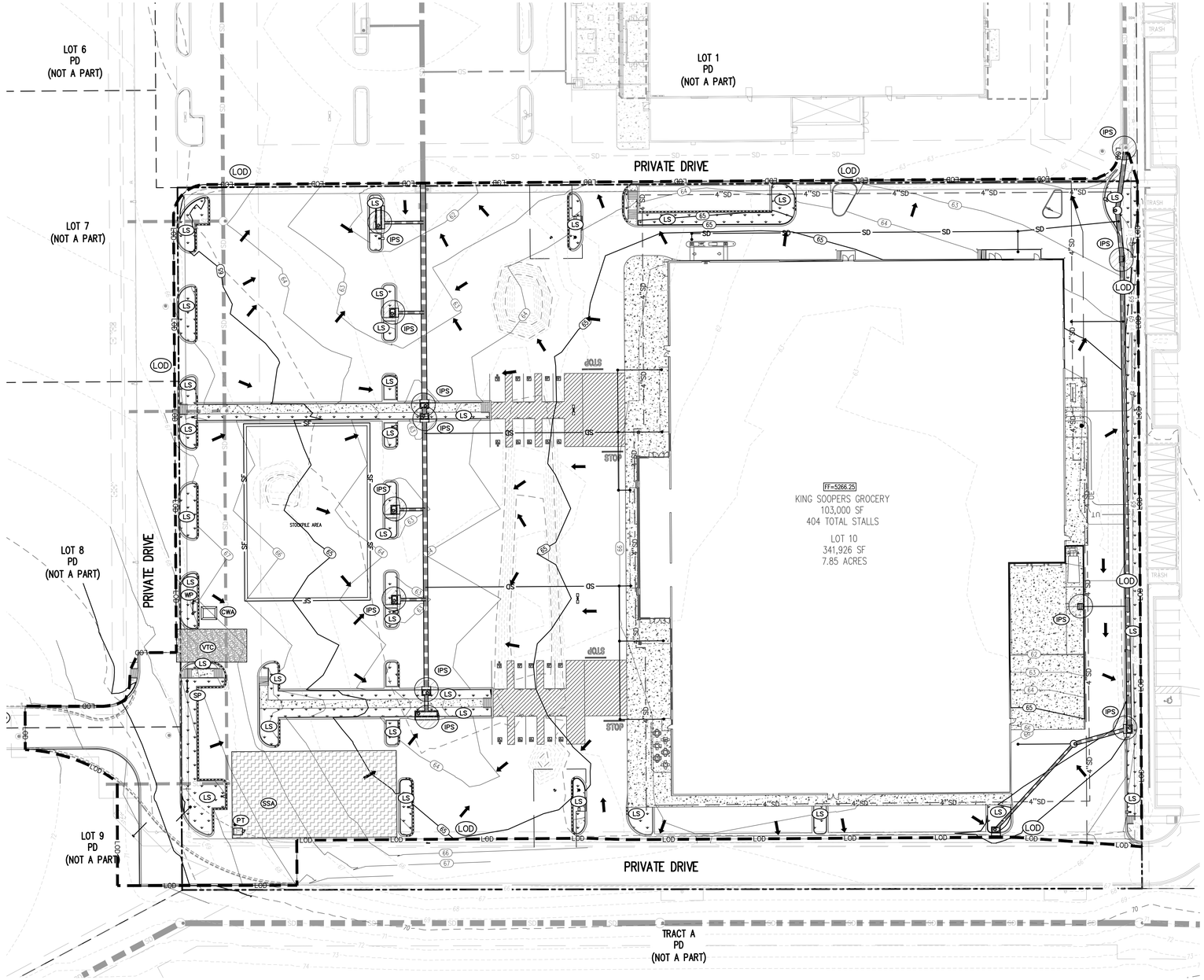



M:\King Soopers - City Maker\CO, Erie_#KSS000138\...\10Th & Arapahoe Road\CIVIL\Plans\KSS138_SP_EROSION INIT.dwg - Rob Gordon - 5/21/2021

# 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 BOUNDER, COLORADO

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




## EROSION CONTROL LEGEND

- 5265 — EXISTING MAJOR CONTOUR
- 66 — EXISTING MINOR CONTOUR
- 5265 — PROPOSED MAJOR CONTOUR
- 66 — PROPOSED MINOR CONTOUR
- SD — EXISTING STORM SEWER (LESS THAN 12")
- SD — PROPOSED STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- FLOW ARROW
- LOD — 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.


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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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| Checked By: | ACJ |
| Date: | 05/21/21 |

EROSION CONTROL PLAN
(INTERIM-FINAL)

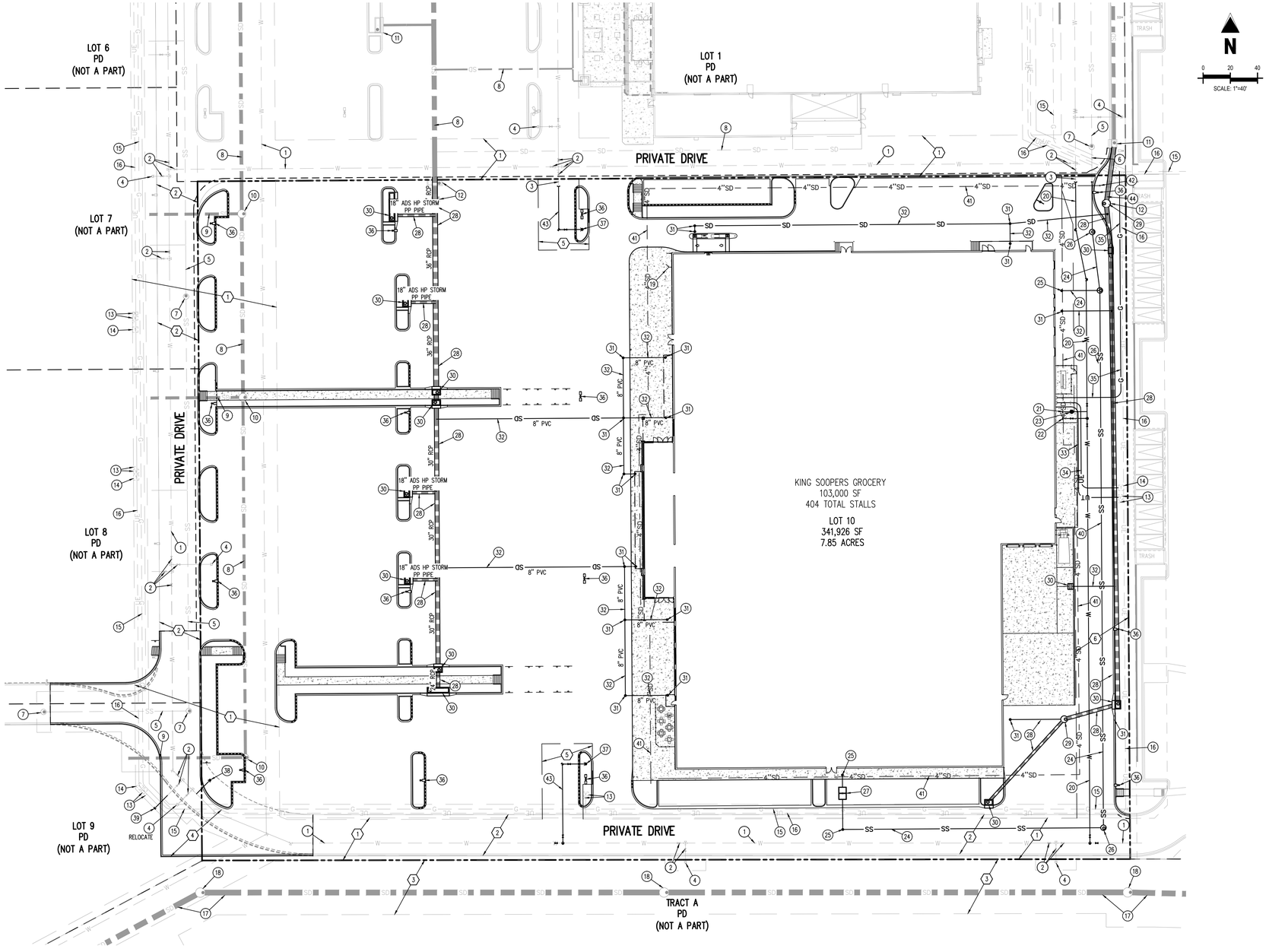



W:\King Soopers - City Maintenance\Co_Erie_KSS000138_ 107th & Arapahoe Road\Civil\Sheets\SSA\138_EP_ESC-SP-FINAL.dwg, -Rick Gordon- 5/21/2021

# 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




N

0 20 40

SCALE: 1"=40'

## 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. |
|---|---|---|---|

| | |
|---|---|
| Project No: | KSS000138 |
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| Checked By: | ACJ |
| Date: | 05/21/21 |

UTILITY PLAN




W:\King Soopers - City Market\CO, Erie, #000000138 - 107th & Arapahoe Road\CAD\2-Plans\ESUP_P_SHEETS, King - Rick 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

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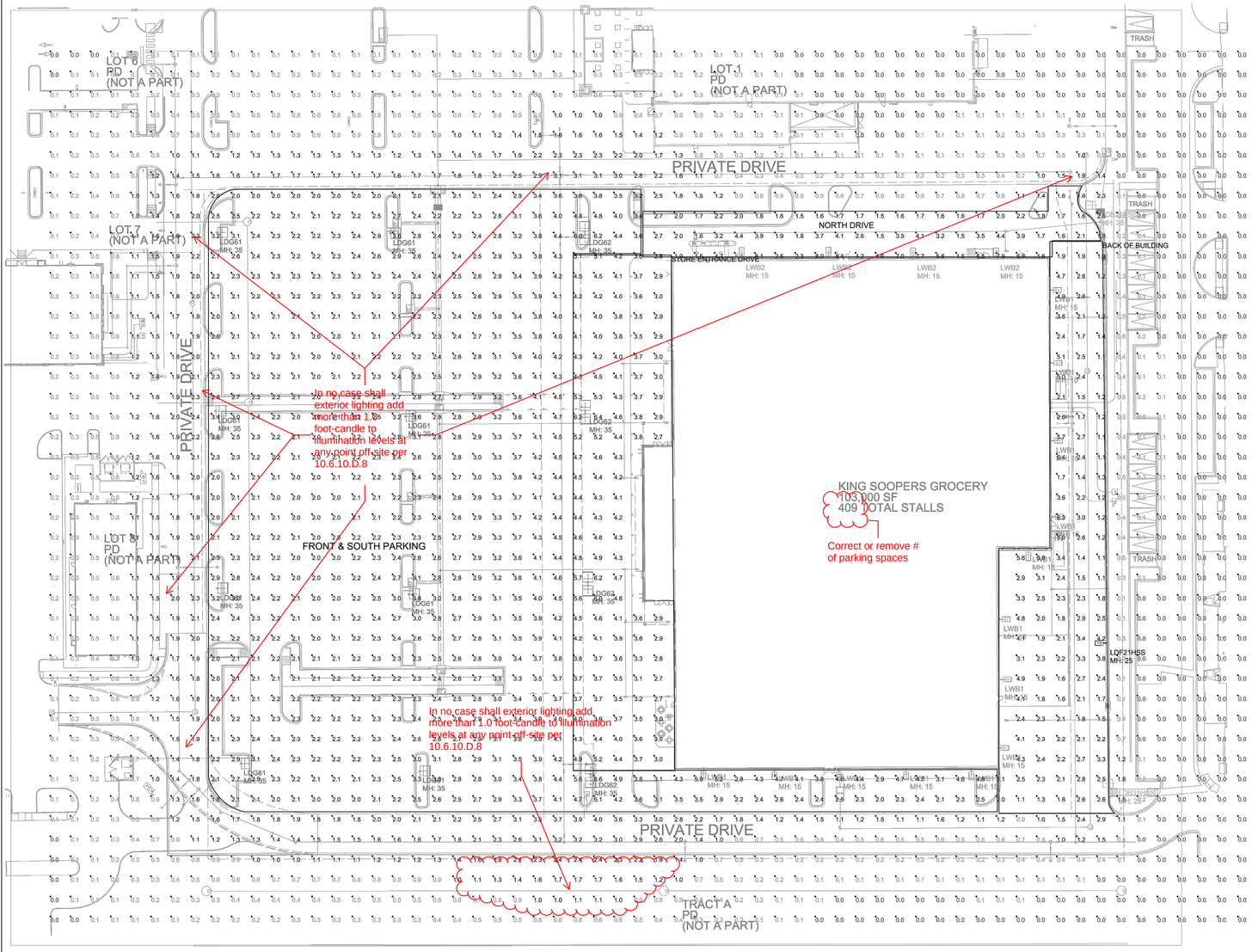
**Luminaire Schedule**

| 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 |

Use a LLF of 1

**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<br>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
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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| Checked By: | ACJ |
| Date: | 05/21/21 |

PHOTOMETRIC PLAN




M:\King Soopers - City Market\CO, Erie_ksl000138_ - 107th & Arapahoe Road\DOTS\KSS138_2_SK-LAYOUT2D.dwg - Erie 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

Include pole and base detail

Parking lot lights shall be Beacon Viper L as per PD requirements

5. The parking lot lights in PA-1 shall be as shown below.



Beacon - Viper L
Large Viper Luminaire

## 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 design with rugged one-piece, die-cast aluminum housing and 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 weave lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box supports both conduit entry and wire entry with (4) threaded conduit entry points. The universal back box supports both the small and medium fixtures 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. External fins assist in extracting heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5° wide pole for site lighting application. Not recommended for car wash applications.

**Optical**
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

**Electrical**
Driver/fuse is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat radially 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.

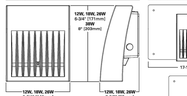
**Warranty**
Five-year warranty.



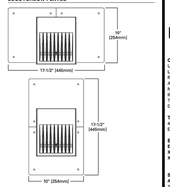
**XTOR**
CROSSTOUR LED

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

**DIMENSIONS**




**ESCUTCHEON PLATES**




**HOOK-N-LOCK MOUNTING**



**BATTERY BACKUP AND THRU-BRANCH BACK BOX**




**CERTIFICATION DATA**
UL/cUL Wet Location Listed
DLC Premium 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.):**
**XTOR1S, XTOR2S, XTOR3S**=0.34
**XTOR4S**=0.46

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

*www.designlights.org

EATON
Powering Business Worldwide

TD514013EN
September 17, 2018 3:02 PM

page 3 **XTOR** CROSSTOUR LED

**ORDERING INFORMATION**

**Sample Number:** XTOR2B-W-WT-PC1

| Series * | LED Kelvin Color | Housing Color | Options (Add as Suffix) | Accessories (Order Separately) |
|---|---|---|---|---|
| **XTOR1S**=Small Door, 12W<br>**XTOR2S**=Small Door, 18W<br>**XTOR3S**=Small Door, 26W<br>**XTOR4S**=Medium Door, 38W | **[Blank]**=Bright White (Standard), 5000K<br>**WW**=Warm White, 4000K<br>**VW**=Warm White, 3000K | **[Blank]**=Carbon Bronze (Standard)<br>**WT**=Summit White<br>**BK**=Black<br>**BZ**=Bronze<br>**AP**=Grey<br>**GM**=Graphite Metallic<br>**DP**=Dark Platinum | **PC1**=Photocontrol 120V *<br>**PC2**=Photocontrol 208-277V * †<br>**MS**=PIR Motion Sensor<br>**MA-SC**=High Ambient * | **WG-XTOR**=Wire Guard *<br>**XTORFLD-KNC**=Knuckle Floodlight Kit*<br>**XTORFLD-KNS**=Knuckle Floodlight Kit, Short*<br>**XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White *<br>**XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White *<br>**EWP-XTOR**=Escutcheon Wall Plate, Carbon Bronze<br>**EWP-XTOR-WT**=Escutcheon Wall Plate, Summit White |

NOTES:
A. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
B. Photocontrols are factory installed.
C. Order PC2 for 347V models.
D. Not available with MS when ordered with HA option or with 347V. XTORHB not available with HA and 347V or 120V combination.
E. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
F. 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 |
|---|---|---|---|
| XTOR1S-12W, 5000K, Carbon Bronze | XTOR2S-18W, 5000K, Carbon Bronze | XTOR3S-26W, 5000K, Carbon Bronze | XTOR4S-38W, 5000K, Carbon Bronze |
| XTOR1S-WT-12W, 5000K, Summit White | XTOR2S-WT-18W, 5000K, Summit White | XTOR3S-WT-26W, 5000K, Summit White | XTOR4S-WT-38W, 5000K, Summit White |
| XTOR1S-W-12W, 4000K, Carbon Bronze | XTOR2S-PC1-18W, 5000K, 120V PC, Carbon Bronze | XTOR3S-PC1-26W, 5000K, 120V PC, Carbon Bronze | XTOR4S-PC1-38W, 5000K, 120V PC, Carbon Bronze |
| | XTOR2S-W-PC1-18W, 4000K, 120V PC, Carbon Bronze | XTOR3S-W-PC1-26W, 4000K, 120V PC, Carbon Bronze | XTOR4S-W-PC1-38W, 4000K, 120V PC, Carbon Bronze |
| | XTOR2S-347V-18W, 5000K, Carbon Bronze, 347V | XTOR3S-347V-26W, 5000K, Carbon Bronze, 347V | XTOR4S-347V-38W, 5000K, Carbon Bronze, 347V |
| | XTOR2S-WT-PC1-18W, 5000K, 120V PC, Summit White | XTOR3S-PC2-26W, 5000K, 208-277V PC, Carbon Bronze | |

NOTES:
G. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
H. Standard 4000 K CCT and minimum 70 CRI.
I. Two light squares with 38W or CWB options limited to -20°C, -13 °F minimum.
J. Only for use with 120V PC or 208-277V PC options. Not for use with single fixture, two fixture or four fixture corner options at 1200mA.
K. Only for use with 480V Wye systems. For 480V, 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).
L. Not available with 120V, UPL, 5KR and CWB options. Not for use with 480V. Isolation transformer required. Extended Lead times apply.
M. Extended lead times apply. Use dedicated 5/8 fuse when performing tests.
N. Cannot be used with other control options.
O. Not available with 480V, 5KR and CWB outside fixture.
P. Only available with 480V Wye systems. 5KR option available for single light square only. Limited to 1A total below.
Q. Not available with 120V, UPL, 5KR and CWB options. Available for single light square only.
R. Not available with 347V, 480V, UPL, 5KR and CWB options.
S. Operates a single light square only. Cold weather options operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
T. Compatible with standard 3-PIN photocontrols, 9-PIN or 7-PIN ANSI controls.
U. Not available with PC1 or PC2 options. Use PC1 or PC2 options when ordering with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
V. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
W. Replace LXX with the available mounting height options 12K, 13L, 14K or LWW are the only choices.
X. Not available with 347V.
Y. LumaNet wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaNet application information.
Z. Not available with 347V, 480V, 5KR, CWB and PC2 options. Available in 120-277V only.
AA. Not available with HSS option.
BB. Not for use with 347V, 480V or DLX distributions. The light square trim plate is painted black when the HSS option is selected.
CC. CE is not available with the 5KR, SALL, LWS, MS, MSLOW, P, R or PEN1 options. Available in 120-277V only.
DD. One required for each light square.
EE. Not for use with HA.
FF. Control option limited to Pulse-Type Photocontrol (must specify voltage).
GG. Reserved.
HH. Must be used in conjunction with photocontrol or other controls systems (P, R, MS, LWS).
II. SAM Gateway required to enable field configurability: Order WAC-PoE and WPOE-100 (1W to PoE injector) power supply if needed.
JJ. Requires 2W.
KK. Replace XX with sensor color (WH, BZ, or BK).

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD514013EN
September 17, 2018 3:02 PM

## 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 the fixture for optimal thermal performance. Heavy-wall, die-cast aluminum end caps 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 easier 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 customer 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. Available in 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 proprietary surge protection module is available and 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 sizes operate in -20°C ambient environments and occupancy sensor available.

**Mounting**
Gasketed and zinc plated rigid steel mounting attachment 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 for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. See McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**
Five-year warranty.



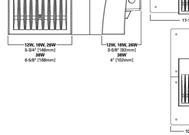
**GWC** GALLEON WALL

**1-2 Light Squares**
**Solid State LED**

**WALL MOUNT LUMINAIRE**

**WaveLinx**

**DIMENSIONS**




**HOOK-N-LOCK MOUNTING**



**BATTERY BACKUP AND THRU-BRANCH BACK BOX**




**CERTIFICATION DATA**
UL/cUL Wet Location Listed
DLC Premium 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.):**
**XTOR1S, XTOR2S, XTOR3S**=0.34
**XTOR4S**=0.46

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

*www.designlights.org

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page 5 **GWC** GALLEON WALL

**ORDERING INFORMATION**

**Sample Number:** GWC-AF-02-LED-E1-T3-GM

| Product Family * | Light Engine | Number of Light Squares * | Lamp Type | Voltage | Distribution | Color | Mounting Options |
|---|---|---|---|---|---|---|---|
| **GWC**=Galleon Wall | AF=A Drive Current | **01**=1<br>**02**=2 * | **LED**=Solid State Light Emitting Diodes | **E1**=120-277V<br>**347**=347V * †<br>**480**=480V * † | **T2**=Type II<br>**T3**=Type III<br>**T4FT**=Type IV Forward Throw<br>**T4W**=Type IV Wide<br>**SLD**=Type II w/Spill Control<br>**SLX**=Type III w/Spill Control<br>**SLA**=45° Spill Light Eliminator<br>**SLB**=90° Spill Light Eliminator Left<br>**SLR**=90° Spill Light Eliminator Right<br>**RW**=Rectangular Wide Type I<br>**SW**=Square Wide Type I<br>**SWD**=Type V Square Medium<br>**SWQ**=Type V Square Wide | **AP**=Grey<br>**BZ**=Bronze<br>**BK**=Black<br>**DP**=Dark Platinum<br>**GM**=Graphite Metallic<br>**WH**=White<br>**DD**=Custom Color * | **[BLANK]**=Surface Mount |

**Options** (Add as Suffix)

| | |
|---|---|
| **7BDT**=7A DV 2700K * | **PE**=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) * |
| **7BBL**=7A DV 3000K * | **PER**=NEMA 7-PIN Photocontrol Receptacle * |
| **7BBN**=7A DV 4000K * | **PERS**=NEMA 7-PIN Twistlock Photocontrol Receptacle * |
| **7BBJ**=7A DV 5000K * | **MS**=Motion Sensor for On/Off Operation, Mounted at 8' Mounting Height * |
| **7BBK**=7A DV 6000K * | **MSLOW**=Motion Sensor for On/Off Operation, 2" - 40' Mounting Height * |
| **8BBC**=Cool Current Set to Nominal 800mA * | **MSLEN**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height * |
| **8BBJ**=Cool Current Set to Nominal 600mA * | **MSLENLOW**=Motion Sensor for Dimming Operation, 2" - 40' Mounting Height * |
| **8BBK**=Cool Current Set to Nominal 1200mA * | **MSLENLOWH**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height * |
| **8BBL**=Cool Current Set to Nominal 350mA * | **MSLTLUB**=Ext Lead Motion Sensor, Maximum 8' Mounting Height *** |
| **DMG**=Dynapar Integrated Control Module * † | **MSLENLOWLC**=Ext Lead Motion Sensor, 2" - 40' Mounting Height *** |
| **AHD10**=After Hours Dim, 1 Hours * | **MSLENLOWLCH**=Ext Lead Motion Sensor, 21' - 40' Mounting Height *** |
| **AHD2**=After Hours Dim, 2 Hours * | **DMN-LW**=LumaNet Pin/Wireless Sensor, Wide Lens for 8' - 16' Mounting Height * |
| **AHD3**=After Hours Dim, 3 Hours * | **DMN-LN**=LumaNet Pin/Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height * |
| **AHD4**=After Hours Dim, 4 Hours * | **ZW**=WaveLinx enabled 4-PIN Twistlock Receptacle * |
| **AHD5**=After Hours Dim, 5 Hours * | **ZW-SWPD4XX**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height *** |
| **MS-LXX**=Motion Sensor for On/Off Operation * |
| **LWW-LW**=LumaNet Wireless Sensor, Wide Lens for 8' - 16' Mounting Height * |
| **LWW-LN**=LumaNet Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height * |
| **LNN**=Optics Rotated 90° Left |
| **RRN**=Optics Rotated 90° Right |
| **LCP**=Left Square Trim Plate Painted to Match Housing * |
| **RCP**=Right Square Trim Plate Painted to Match Housing * |
| **HSS**=Factory Installed House Side Shield * |
| **ZW**=WaveLinx enabled 4-PIN Twistlock Receptacle * |
| **ZW-SWPD4XX**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height * |
| **ZW-SWPD5XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height * |

**Accessories** (Order Separately)

| |
|---|
| **GA/RA1010**=Photocontrol-Shorting Cap |
| **GA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V |
| **GA/RA1021**=NEMA Photocontrol - 347V |
| **GA/RA1027**=NEMA Photocontrol - 480V |
| **GA/RA1032**=Shorting Cap for Photocontrol |
| **MAV08BSX**=Thru-branch Back Box (Must Specify Color) |
| **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor ** |
| **WSLC-PT-10A**=WaveLinx Outdoor Control Module (1-pole) ** |
| **WSLC-PT-10A**=WaveLinx Outdoor Control Module (2-pole) ** |
| **SWPD4-XX**=Wireless Wireless Sensor, 7' – 15' Mounting Height ** |
| **SWPD5-XX**=Wireless Wireless Sensor, 15' – 40' Mounting Height ** |

NOTES:
A. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
B. Photocontrols are factory installed.
C. Order PC2 for 347V models.
D. Not available with MS when ordered with HA option or with 347V. XTORHB not available with HA and 347V or 120V combination.
E. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
F. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

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1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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## McGraw-Edison

**GLEON**
GALLEON LED

**1-10 Light Squares**
**Solid State LED**

**AREA/SITE LUMINAIRE**

**WaveLinx**

**DIMENSIONS**

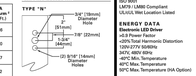



**DIMENSION DATA**

| 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] | 7" [178mm] | 10" [254mm] | 23 [15.5 kgs.] | 0.96 |
| 5-6 | 21-5/8" [549mm] | 7" [178mm] | 10" [254mm] | 44 [20.5 kgs.] | 1.00 |
| 7-8 | 27-5/8" [702mm] | 7" [178mm] | 13" [330mm] | 64 [24.5 kgs.] | 1.07 |
| 9-10 | 33-3/4" [857mm] | 7" [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**
3G 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)

*www.designlights.org

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page 9 **GLEON** GALLEON LED

**ORDERING INFORMATION**

**Sample Number:** GLEON-AF-04-LED-E1-T3-SM-DM

| Product Family * † | Light Engine | Number of Light Squares * | Lamp Type | Voltage | Distribution | Color Temperature | Mounting |
|---|---|---|---|---|---|---|---|
| **GLEON**=Galleon | AF=A Drive Current | **01**=1<br>**02**=2<br>**03**=3<br>**04**=4<br>**05**=5<br>**06**=6<br>**07**=7<br>**08**=8<br>**09**=9<br>**10**=10 * | **LED**=Solid State Light Emitting Diodes | **E1**=120-277V<br>**347**=347V * †<br>**480**=480V * † | **T2**=Type II<br>**T3**=Type III<br>**T4W**=Type IV Wide<br>**T5W**=Type V Wide<br>**T5VW**=Type V Very Wide<br>**T5S**=Type V Square<br>**SWQ**=Type V Square Medium<br>**SWQW**=Type V Square Wide<br>**SLS**=Type II w/Spill Control<br>**SLX**=Type III w/Spill Control<br>**SLA**=Type II w/Spill Control<br>**SLB**=90° Spill Light Eliminator Left<br>**SLR**=90° Spill Light Eliminator Right<br>**RW**=Rectangular Wide Type I<br>**AFL**=Automotive Flood/Spot | **AP**=Grey<br>**BK**=Black<br>**DP**=Dark Platinum<br>**GM**=Graphite Metallic<br>**WH**=White<br>**DD**=Custom Color * | **[Blank]**=Arm for Round or Square Pole<br>**RA**=Extended Arm *<br>**MA**=Mast Arm Adapter *<br>**SA**=Slipfitter<br>**GM**=Quick Mount Arm - [Standard Length] *<br>**QMLA**=Quick Mount Arm - [Extended Length] * |

**Options** (Add as Suffix)

| | |
|---|---|
| **7BDT**=7A DV 2700K * | **PE**=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) * |
| **7BBL**=7A DV 3000K * | **PERS**=NEMA 7-PIN Twistlock Photocontrol Receptacle * |
| **7BBN**=7A DV 4000K * | **MS**=Motion Sensor for On/Off Operation * |
| **7BBJ**=7A DV 5000K * | **MS-LSB**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height * |
| **8BBC**=Cool Current Set to Nominal 800mA * | **MS-LSD**=Motion Sensor for ON/OFF Operation, 8' - 20' Mounting Height * |
| **8BBJ**=Cool Current Set to Nominal 600mA * | **MS-LSH**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height * |
| **8BBK**=Cool Current Set to Nominal 1200mA * | **MSLEN-LSB**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height * |
| **8BBL**=Cool Current Set to Nominal 350mA * | **MSLEN-LSD**=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height * |
| **DMG**=Dynapar Integrated Control Module * † | **MSLEN-LSH**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height * |
| **AHD10**=After Hours Dim, 1 Hours * | **MS-TLUB**=Ext Lead Motion Sensor, Maximum 8' Mounting Height *** |
| **AHD2**=After Hours Dim, 2 Hours * | **MS-LENLOWLC**=Ext Lead Motion Sensor, 8' - 20' Mounting Height *** |
| **AHD3**=After Hours Dim, 3 Hours * | **MS-LENLOWLCH**=Ext Lead Motion Sensor, 21' - 40' Mounting Height *** |
| **AHD4**=After Hours Dim, 4 Hours * | **DMN-LW**=LumaNet Pin/Wireless Sensor, Wide Lens for 8' - 16' Mounting Height * |
| **AHD5**=After Hours Dim, 5 Hours * | **DMN-LN**=LumaNet Pin/Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height * |
| **LNN**=Optics Rotated 90° Left | **ZW**=WaveLinx enabled 4-PIN Twistlock Receptacle * |
| **RRN**=Optics Rotated 90° Right | **ZW-SWPD5XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height *** |
| **HA**=20°C High Ambient * | |
| **HSS**=Factory Installed House Side Shield * | |
| **MA-SC**=High Ambient * | |
| **LCP**=Left Square Trim Plate Painted to Match Housing * | |
| **RCP**=Right Square Trim Plate Painted to Match Housing * | |

**Accessories** (Order Separately)

| |
|---|
| **GA/RA1010**=Photocontrol-Shorting Cap |
| **GA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V |
| **GA/RA1021**=NEMA Photocontrol - 347V |
| **GA/RA1027**=NEMA Photocontrol - 480V |
| **GA/RA1032**=Shorting Cap for Photocontrol |
| **MAV08BSX**=Thru-branch Back Box (Must Specify Color) |
| **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor ** |
| **WSLC-PT-10A**=WaveLinx Outdoor Control Module (1-pole) ** |
| **WSLC-PT-10A**=WaveLinx Outdoor Control Module (2-pole) ** |
| **SWPD4-XX**=Wireless Wireless Sensor, 7' – 15' Mounting Height ** |
| **SWPD5-XX**=Wireless Wireless Sensor, 15' – 40' Mounting Height ** |

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

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

*Consult LumenSafe system pages for additional details and compatibility.

NOTES:
1. Luminaire is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPPOWERFIN for additional support information. ‡ DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. § Standard 4000K CCT and minimum 70 CRI. ¶ Not compatible with MSX-LSH or MS-TLUX sensors. ‖ Not compatible with extended quick mount arm (QMLEA). # Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). ¥ Requires the use of an internal step down transformer when combined with other options. Internal step down transformer not compatible with 480V. Ø Not for use with 480V Wye systems. ∆ For 480V, 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). ◊ May be ordered with 1200mA only when ordered with 480V. ≠ Not available with 120V, UPL, 5KR and CWB options. Not for use with 480V. Isolation transformer required. Extended Lead times apply. ∞ Not available with 347V, 480V, UPL, 5KR and CWB options. Available for single light square only. ± Operates a single light square only. Cold weather options operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated. ≥ Compatible with standard 3-PIN photocontrols, 9-PIN or 7-PIN ANSI controls. ≤ Only available with 480V Wye systems. 5KR option available for single light square only. Limited to 1A total below. ~ The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. ∂ Replace LXX with the available mounting height options 12K, 13L, 14K or LWW are the only choices. ∫ Not available with HSS option. ª Not available with 347V, 480V or DLX distributions. The light square trim plate is painted black when the HSS option is selected. º LumaNet wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaNet application information. Ω Not available with 347V, 480V, 5KR, CWB and PC2 options. Available in 120-277V only. ≈ Not available with HSS option. ∆ Not available with 347V. ¬ CE is not available with the 5KR, SALL, LWS, MS, MSLOW, P, R or PEN1 options. Available in 120-277V only. √ One required for each light square. ƒ Not for use with HA. ≤ Control option limited to Pulse-Type Photocontrol (must specify voltage). ≥ Reserved. ≈ SAM Gateway required in conjunction with photocontrol or other controls systems (P, R, MS, LWS). ∆ SAM Gateway required to enable field configurability: Order WAC-PoE and WPOE-100 (1W to PoE injector) power supply if needed. « Requires 2W. » Replace XX with sensor color (WH, BZ, or BK).

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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| Catalog # : | Project : |
|---|---|
| Prepared By : | Date : |

## Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire



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**

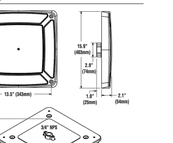
DesignLights Consortium® Qualified | Bluetooth | IP66 | ARRA Funding Compliant | 3G Tree Use | UL Listed | Title 24 Compliant | RoHS Compliant | DLC Premium | ISO 9001

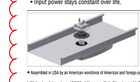
### Features & Specifications

**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.

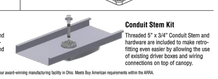
**Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See 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 25L 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 Erie, Meets Buy American requirements within the ARRA.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3300 • ©LSI Industries Inc. All Rights Reserved.

05/14/09

## Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire

### Luminaire Ordering Guide

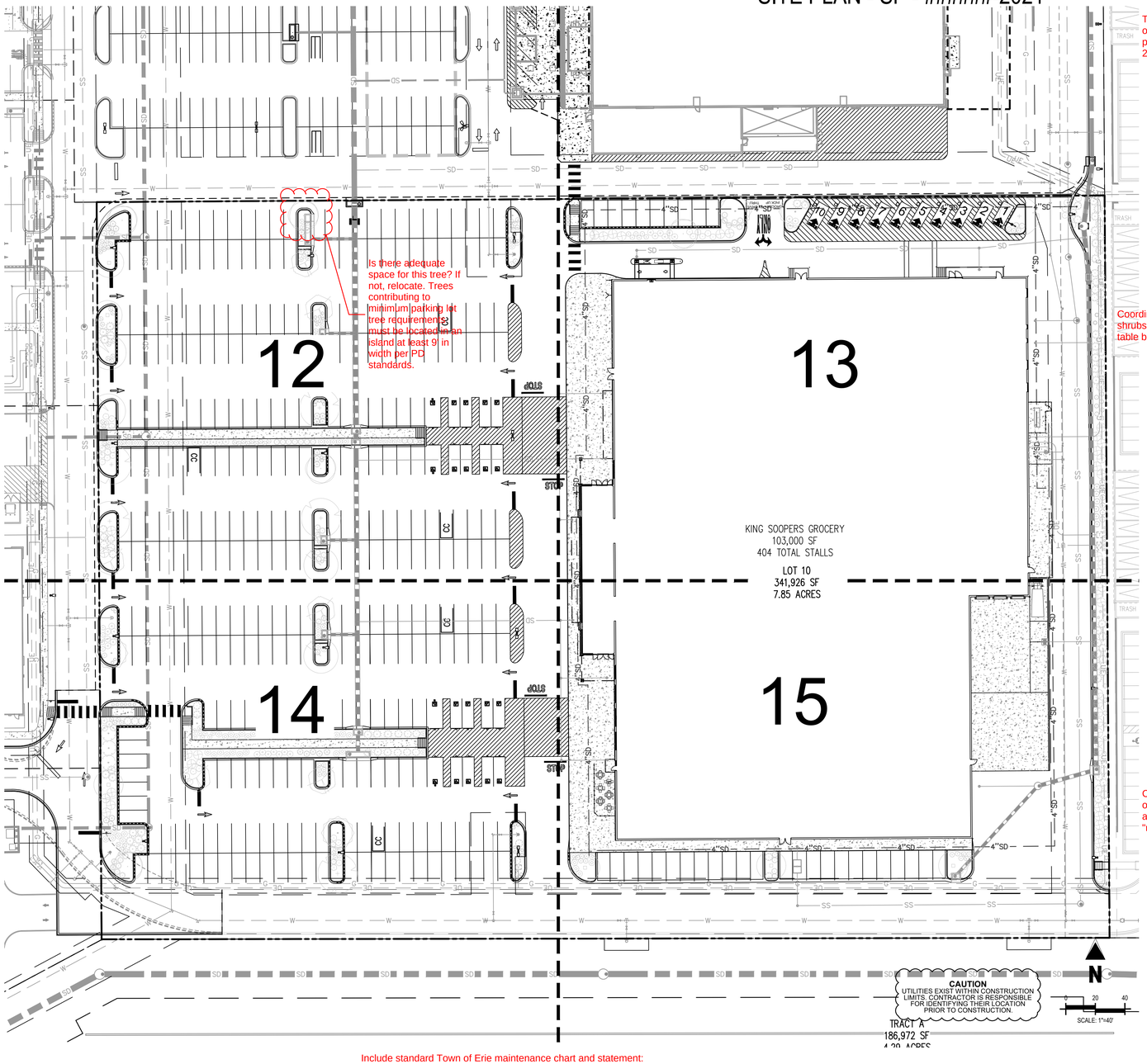
TYPICAL ORDER EXAMPLE: **SCV LED 13L SC UNV DIM 50 WHT IMSBT2**

| Family / Size | LED Gen | Lumen Package* | Distribution | Voltage | Driver | Color Temperature | Finish | Controls |
|---|---|---|---|---|---|---|---|---|
| **SCV** - Petroleum Canopy Luminaire | **LED** | **10L** - 10000 Lumens<br>**13L** - 13000 Lumens<br>**15L** - 15000 Lumens<br>**20L** - 20000 Lumens<br>**25L** - 25

# 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 BOUNDER, COLORADO

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




Totals 39 but a total of 45 trees is required per table below (18 + 27)

Coordinate with total shrubs proposed in table below

Calculations are based on provided landscape area rather than "required"

### 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<br>OF PD | ~~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 17, 212 SF | ~~52~~ TREES 18 | 18 TREES* |
| 1 SHRUB PER 150 SF OF LANDSCAPE AREA | ~~51,289 SF REQUIRED~~ LANDSCAPE AREA 17, 212 SF | ~~341~~ SHRUBS 115 | 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 404 | 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.

Please correct # of parking spaces for consistency on all sheets - is it 404, 409, or 470? Staff counts 404

### UTILITY NOTES

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This note should match what is shown on the cover sheet, e.g. * LANDSCAPING QUANTITY FOR LOT ## IS FOR INFORMATIONAL PURPOSES ONLY. THERE IS NO LANDSCAPING REQUIREMENT FOR LOT ## 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.

Include standard Town of Erie maintenance chart and statement:

**LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE.**

| TYPE | PLANT REPLACEMENT WITHIN | |
|---|---|---|
| | 1 YEAR | 2+ YEARS |
| Tree – Deciduous | Increase caliper by 1" | Increase caliper by 1.5" |
| Tree – Coniferous | Increase height by 1.5' | Increase height by 2' |
| Shrub | Replace with plants of at least ½ mature size | Replace with plants of at least ½ mature size |

Include standard Town of Erie note:

IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.


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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

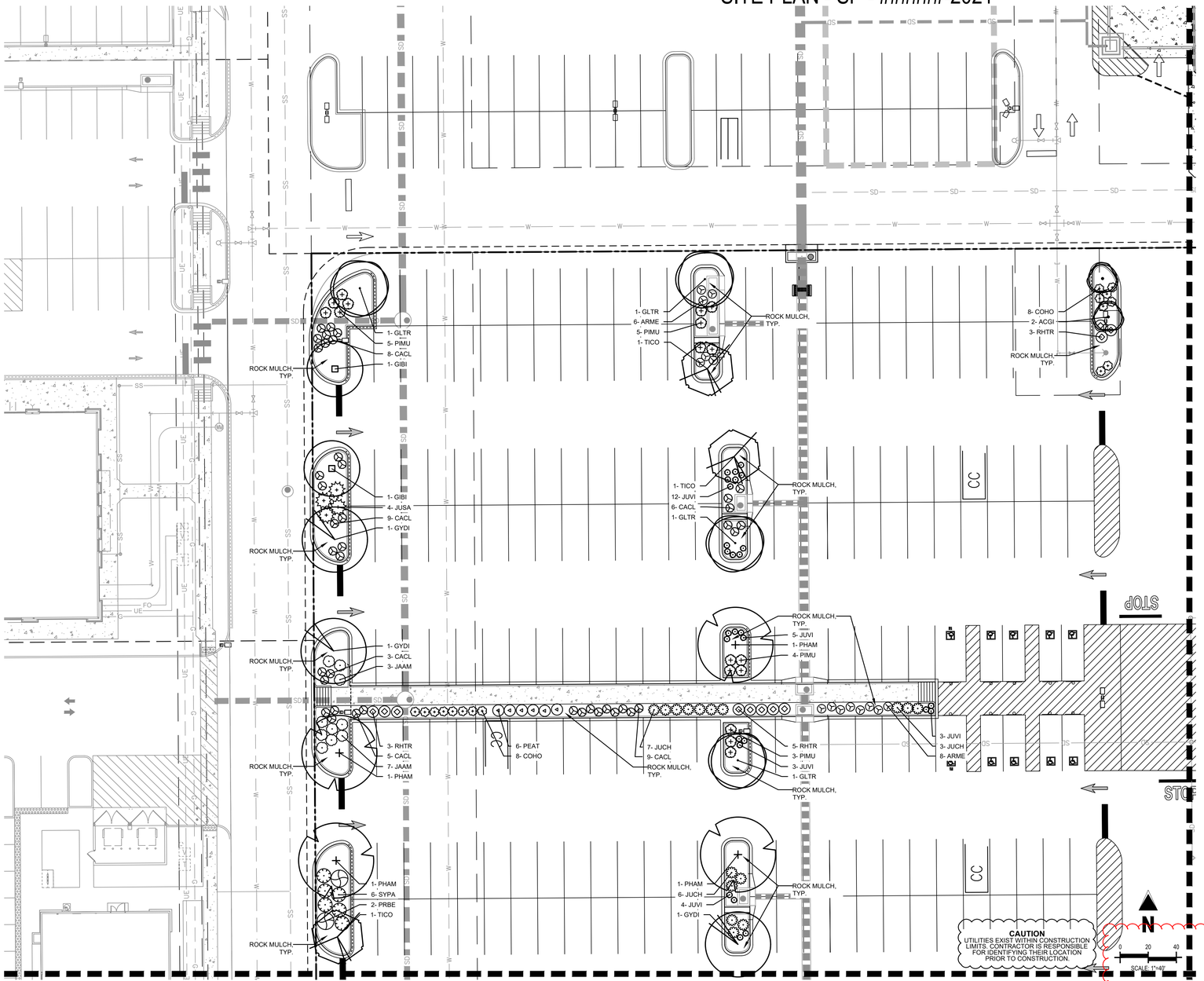



W:\King Soopers - City Market\CO_Erie_KSS000138_ 107th & Arapahoe Road\04 Active\SD\138_P_LAND.dwg, Rob Gordon, 5/21/2021

# 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




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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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LANDSCAPE PLAN

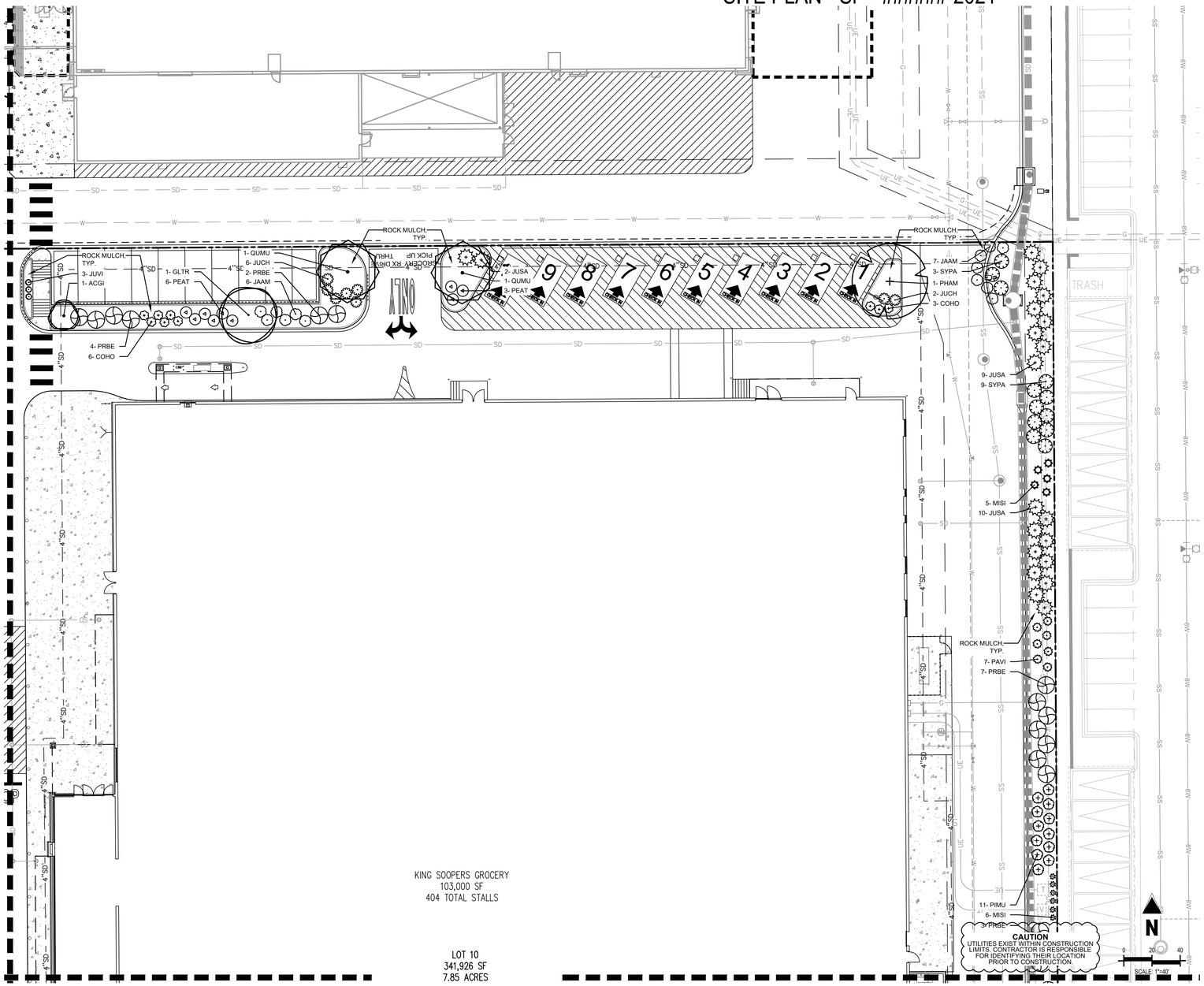



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# ERIE NINE MILE CORNER - LOT 10

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




KING SOOPERS GROCERY
103,000 SF
404 TOTAL STALLS

LOT 10
341,926 SF
7.85 ACRES

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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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LANDSCAPE PLAN

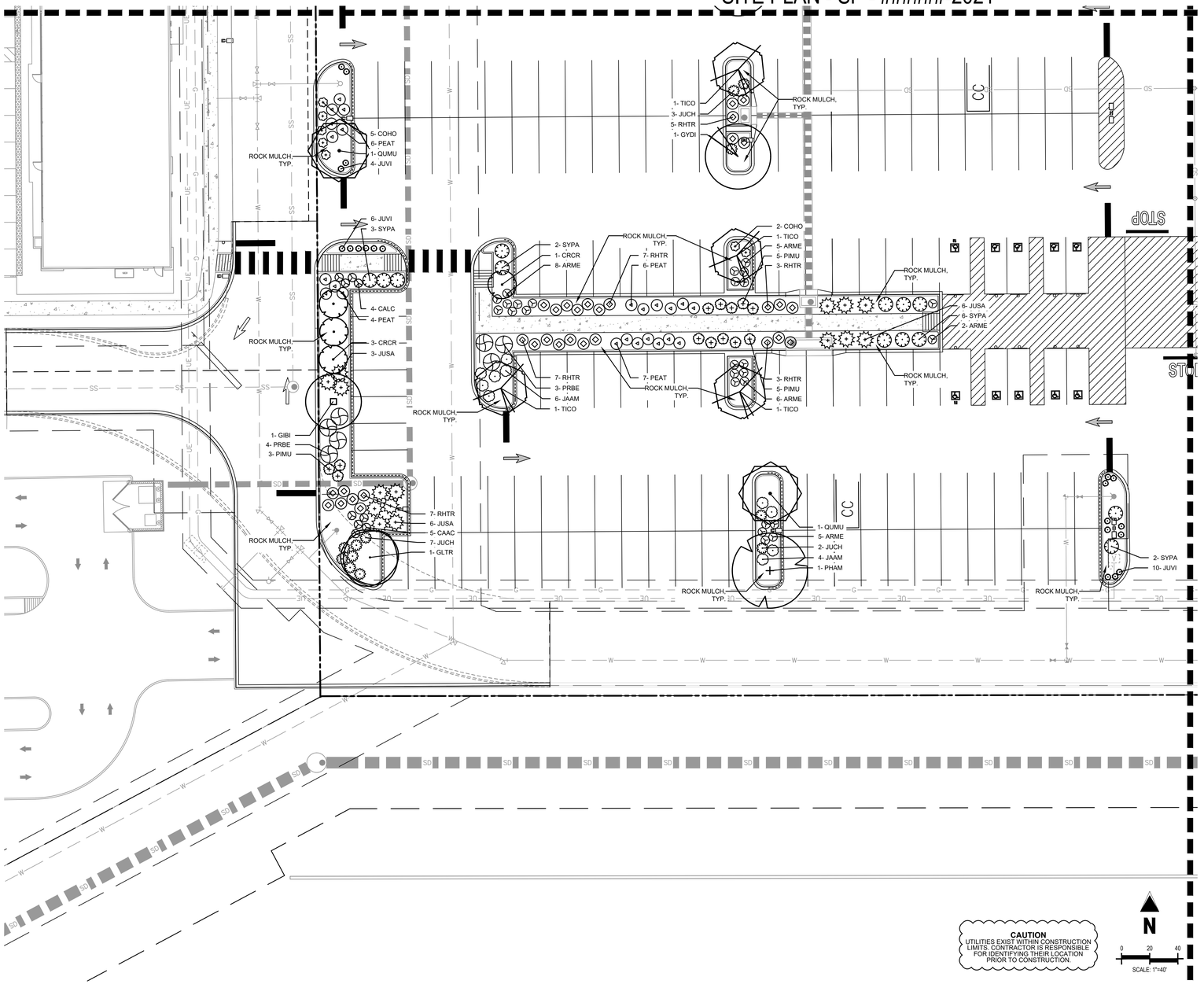



M:\King Soopers - City Market\CO, Erie, #KSS000138 - 107th & Arapahoe Road\04 Ad Plans\SHEETS_P_LAND.dwg, Rick Gordon, 5/21/2021

# 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




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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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|---|---|
| Project No: | KSS000138 |
| Drawn By: | KES |
| Checked By: | SRA |
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LANDSCAPE PLAN

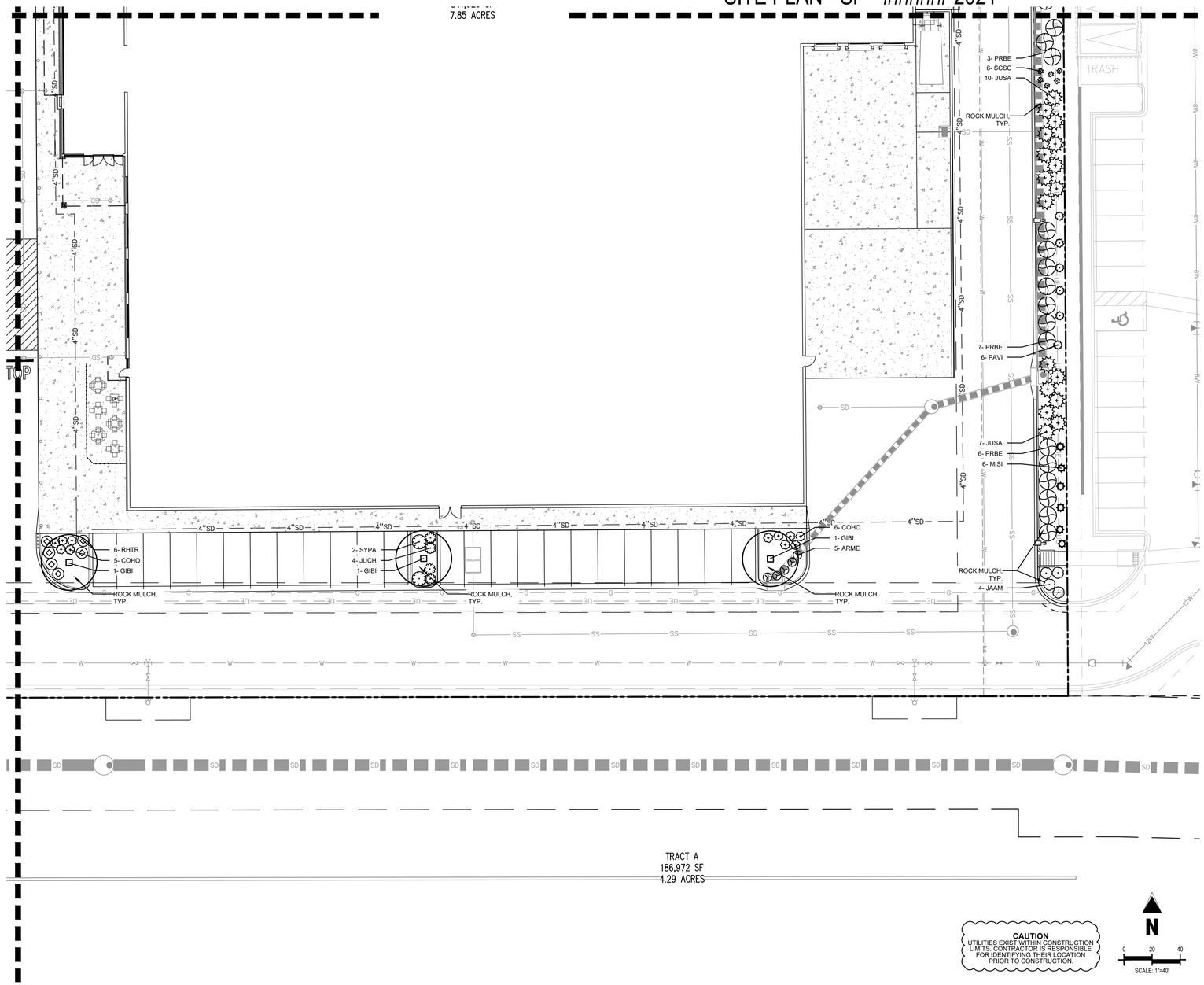



H:\Plot Sheets - Civ Master\CO_Erie_KSS000138\ - 107th & Arapahoe Bowl\SP-ALS Sheets\SS138_P_LAND.dwg - Rob Gordon - 6/21/2021

# ERIE NINE MILE CORNER - LOT 10

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TOWN OF ERIE, COUNTY OF BOUNDER, COLORADO

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




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

N

0 20 40
SCALE: 1"=40'

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

LANDSCAPE PLAN




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# ERIE NINE MILE CORNER - LOT 10

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

## 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

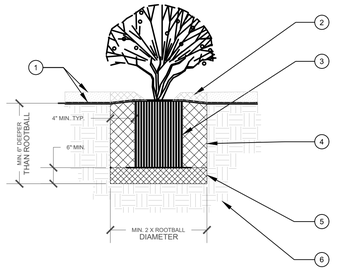
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF 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.

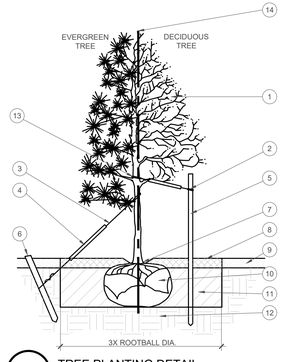
## UTILITY NOTES

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 CONTRACTORS 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.

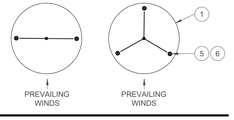
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE




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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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

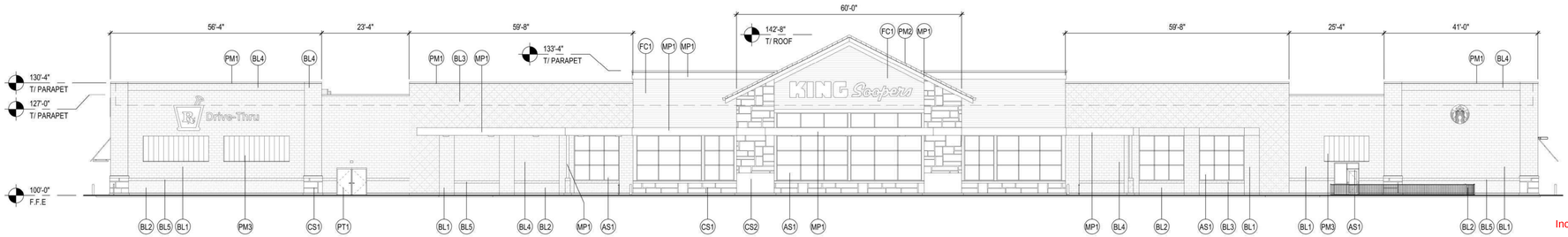



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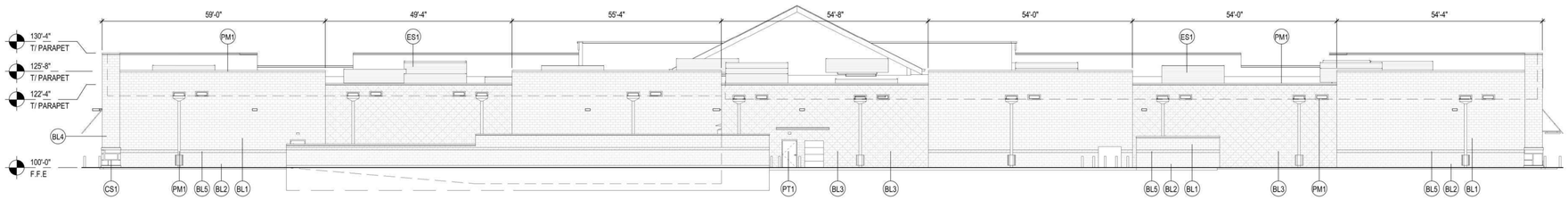
# ERIE NINE MILE CORNER - LOT 10

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 BOUNDER, COLORADO

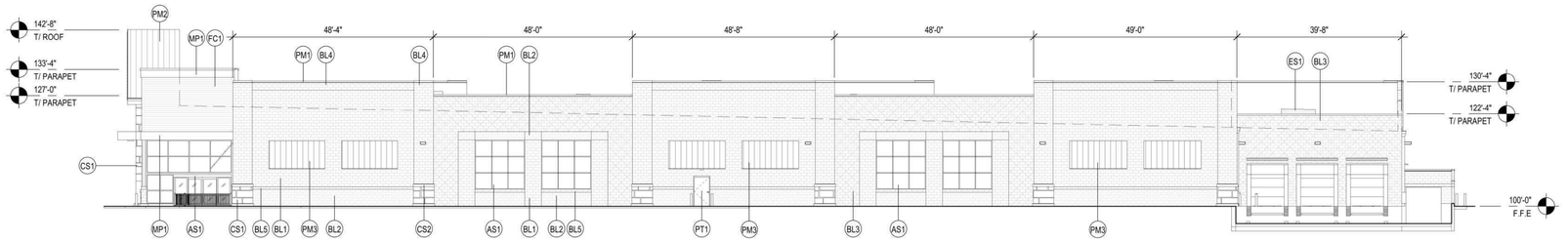
## SITE PLAN - SP - ######-2021



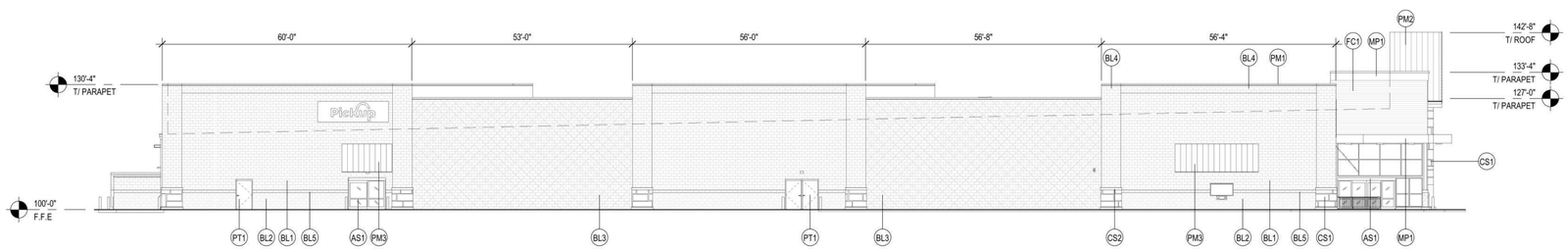

## WEST ELEVATION




## 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.

Include written and graphic scale

Include color elevations within the plan set

Refer to color elevations for additional comments

# EXTERIOR ELEVATIONS

May 7, 2021

# KING SOOPERS KS138

Erie, CO


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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

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| Checked By: | ACJ |
| Date: | 05/21/21 |

BUILDING ELEVATIONS




CR architecture + design



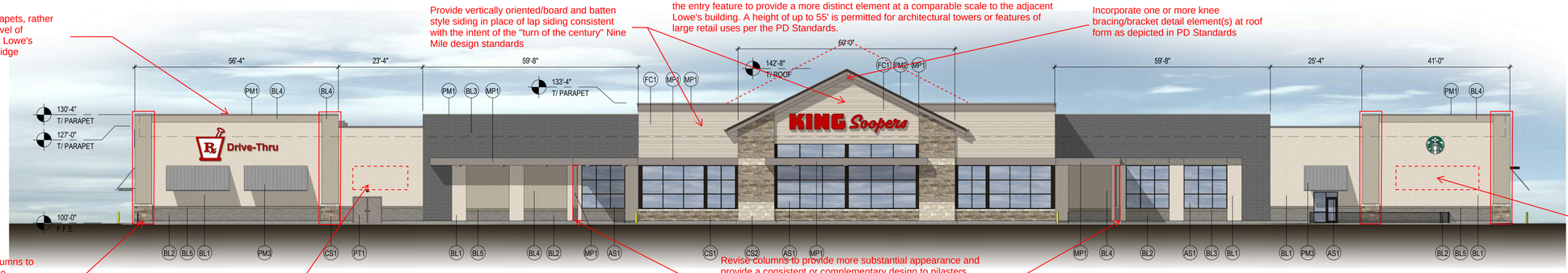
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Provide decorative cornice on all parapets, rather than plain cap, to provide a similar level of architectural detailing to the adjacent Lowe's building and King Soopers at Vista Ridge

Provide vertically oriented/board and batten style siding in place of lap siding consistent with the intent of the "turn of the century" Nine Mile design standards

The design of the entry feature on the adjacent Lowe's building extends to approx. 50' height and extends prominently from surrounding building elements. Adjust the height of the entry feature to provide a more distinct element at a comparable scale to the adjacent Lowe's building. A height of up to 55' is permitted for architectural towers or features of large retail uses per the PD Standards.

Incorporate one or more knee bracing/bracket detail element(s) at roof form as depicted in PD Standards



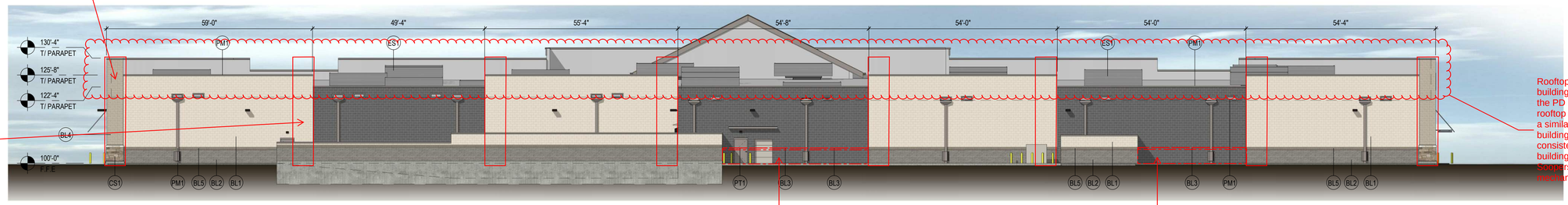

Provide one or more awnings in this bay of the facade or propose an alternative to provide visual interest in this area.

Update design of all pilasters and columns to provide Nantucket Cobble Ledgestone throughout or to provide a detail inset similar to the Lowe's recently approved at Nine Mile on the adjacent lot

Provide awning over doorways on front and side elevations

Revise columns to provide more substantial appearance and provide a consistent or complementary design to pilasters

# WEST ELEVATION




Provide pilasters on rear of building to meet PD Standards consistent with the Lowe's on adjacent lot and with the King Soopers at Vista Ridge

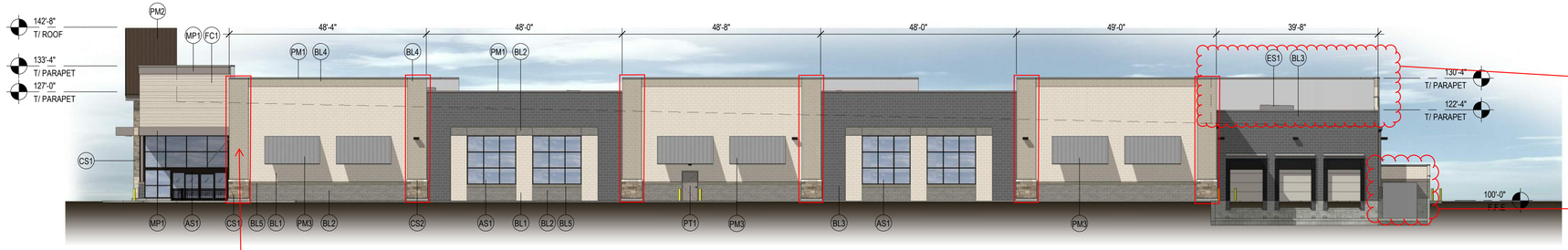
Rooftop screening is to be an integral part of the building design per UDC Section 10.6.4.G.6 and the PD standards require parapet walls to conceal rooftop mechanical equipment. Utilize parapets at a similar height and design on the back of the building as the other sides to screen mechanical, consistent with the recently approved Lowe's building in Nine Mile Corner and with the King Soopers in Erie at Vista Ridge. Dash locations of mechanical units beyond.

# EAST ELEVATION

Provide stone wainscot at base or propose an alternative.

Provide stone wainscot at base or propose an alternative.

Increase the amount of CS1 and CS2 on the building by replacing the horizontal bands and wainscot of BL2 and BL5 with CS1 and CS2. The intent of this direction is to increase the amount of stone on the facade and simplify the material palette.




Rooftop screening is to be an integral part of the building design per UDC Section 10.6.4.G.6 and the PD standards require parapet walls to conceal rooftop mechanical equipment. Utilize parapets at a similar height and design as the other sides to screen mechanical, consistent with the recently approved Lowe's building in Nine Mile Corner and with the King Soopers in Erie at Vista Ridge. Dash locations of mechanical units beyond.

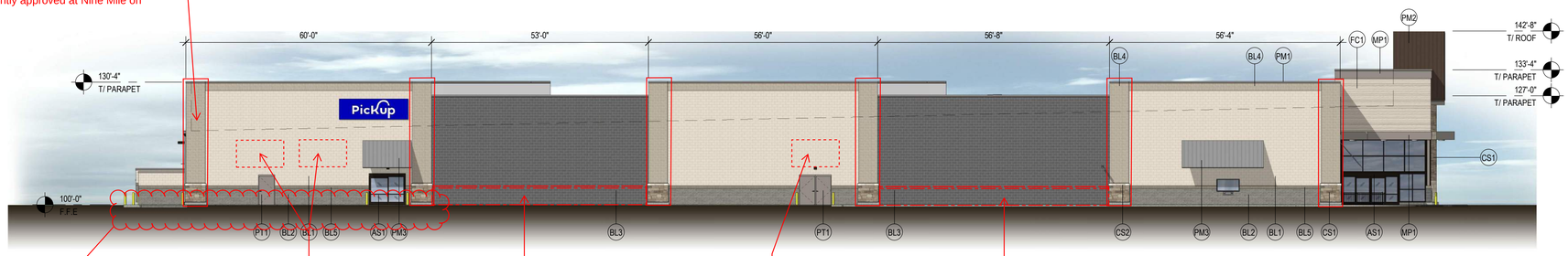
Trash facilities are required to be screened and include a minimum 6' high opaque gate per UDC Section 10.6.4.G.3.

# SOUTH 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"

Update design of all pilasters and columns to provide Nantucket Cobble Ledgestone throughout or to provide a detail inset similar to the Lowe's recently approved at Nine Mile on the adjacent lot




Include written and graphic scale

Include color elevations within the plan set

Provide information regarding the locations of wall-mounted mechanical equipment and how it will comply with the requirements of 10.6.4.G.7 *Wall-Mounted Mechanical Equipment and Meters*

Include a note on the sheet stating: "Signage Not Approved By This Plan. Separate Permit Review and Approval Required." Additionally, please review PD standards regarding signage for future reference.

# NORTH ELEVATION

If there are ramps at entries depict these items and grade change.

Provide one or more awnings in this bay of the facade or propose an alternative to provide visual interest in this area.

Provide stone wainscot at base or propose an alternative.

Provide one or more awnings in this bay of the facade or propose an alternative to provide visual interest in this area.

Provide stone wainscot at base or propose an alternative.

Include Town of Erie standard 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 ELEVATIONS

May 7, 2021

# KING SOOPERS KS138

Erie, CO

PKRO21.21

architecture + design

# KING SOOPERS STORE #138

## 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, STATE OF COLORADO

# SITE IMPROVEMENT CONSTRUCTION PLANS

Town of Erie - Engineering Review
7/6/2021
David Pasic, PE

## 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

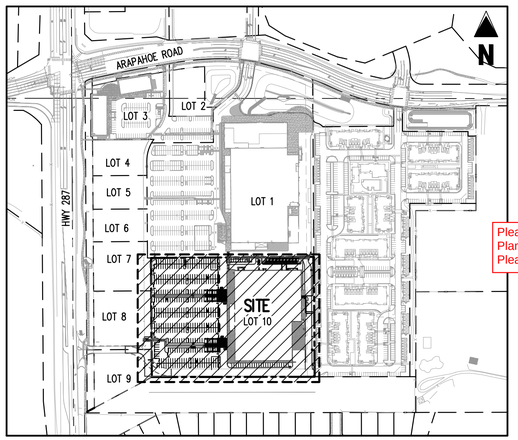
### ELECTRICAL
XCEL
1123 WEST 3RD AVE.
DENVER, CO 80223
ATTN: DONNA GEORGE
EMAIL: donna.l.george@xcelenergy.com

### 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




SITE MAP
SCALE: 1" = 300'

Please include in Site Plan. Remove from Civil Set.

Please include as part of Site Plan or Separate Package. Please remove from Civil Set

Please Include all necessary pothole for any crossings of existing utilities.

Include Town of Erie Acceptance Block per most recent Standards and Specs

## SHEET INDEX


| SHEET NO. | DESCRIPTION |
|---|---|
| C0.0 | COVER SHEET |
| C0.1 | GENERAL NOTES |
| C1.1 | SITE PLAN |
| C1.2 | HORIZONTAL CONTROL PLAN |
| C1.3 | SITE DETAILS |
| C1.4 | SITE DETAILS |
| C1.5 | SITE DETAILS |
| C2.1 | GRADING PLAN |
| C2.2 | GRADING ENLARGEMENTS |
| C3.1 | EROSION CONTROL PLAN (INITIAL) |
| C3.2 | EROSION CONTROL PLAN (INTERIM-FINAL) |
| C3.3 | EROSION CONTROL PLAN - DETAILS |
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| C4.1 | UTILITY PLAN |
| C4.2 | PHOTOMETRIC PLAN |
| C4.3 | PHOTOMETRIC DETAILS |
| C5.1 | STORM DRAIN PLAN & PROFILES (LINE A) |
| C5.2 | STORM DRAIN PLAN & PROFILES (LINE B) |
| C5.3 | ROOF DRAIN PLAN & PROFILES (LINE A) |
| C5.4 | ROOF DRAIN PLAN & PROFILES (LINE B) |
| C5.5 | STORM DRAIN DETAILS |
| C5.6 | STORM DRAIN DETAILS |
| C6.1 | WATER LINE PLAN & PROFILES (LINE 1) |
| C6.2 | WATER LINE PLAN & PROFILES (LINE 2) |
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| C6.4 | WATER LINE DETAILS |
| C7.1 | SANITARY SEWER PLAN & PROFILES |
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| C8.1 | PAVING PLAN |
| L1.0 | OVERALL LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN |
| L1.2 | LANDSCAPE PLAN |
| L1.3 | LANDSCAPE PLAN |
| L1.4 | LANDSCAPE PLAN |
| L1.5 | LANDSCAPE NOTES & DETAILS |


## 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.

## 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 ENGINEERING EXPLORATION AND ANALYSIS:

**GEOTECHNICAL ENGINEER: CTL THOMPSON, INC.**
**REPORT NO: DN48,647-125-R1 (DATED NOVEMBER 21, 2019)**

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.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

## 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 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.

Know what's **below.** **Call** before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.


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 IMPROVEMENT CONSTRUCTION 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

C0.0


W:\King Soopers - City Markets\Ci. Erie_KSS000138\...\STR-N Arapahoe Road\DOCs\CD\KSS138_CO.L.COVR.dwg, Rob Gordon, 5/21/2021

## 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 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.
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 (1 1/2) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
5. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
6. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" or "X".
7. THE LENGTH OF SANITARY SEWER LINE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, THE DISTANCES INDICATED ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.
8. SERVICE LINE CONNECTIONS TO DEAD END MANHOLES THAT HAVE NO FURTHER POSSIBILITY OF EXTENSION SHALL BE ALLOWED AND SHALL HAVE A MINIMUM 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

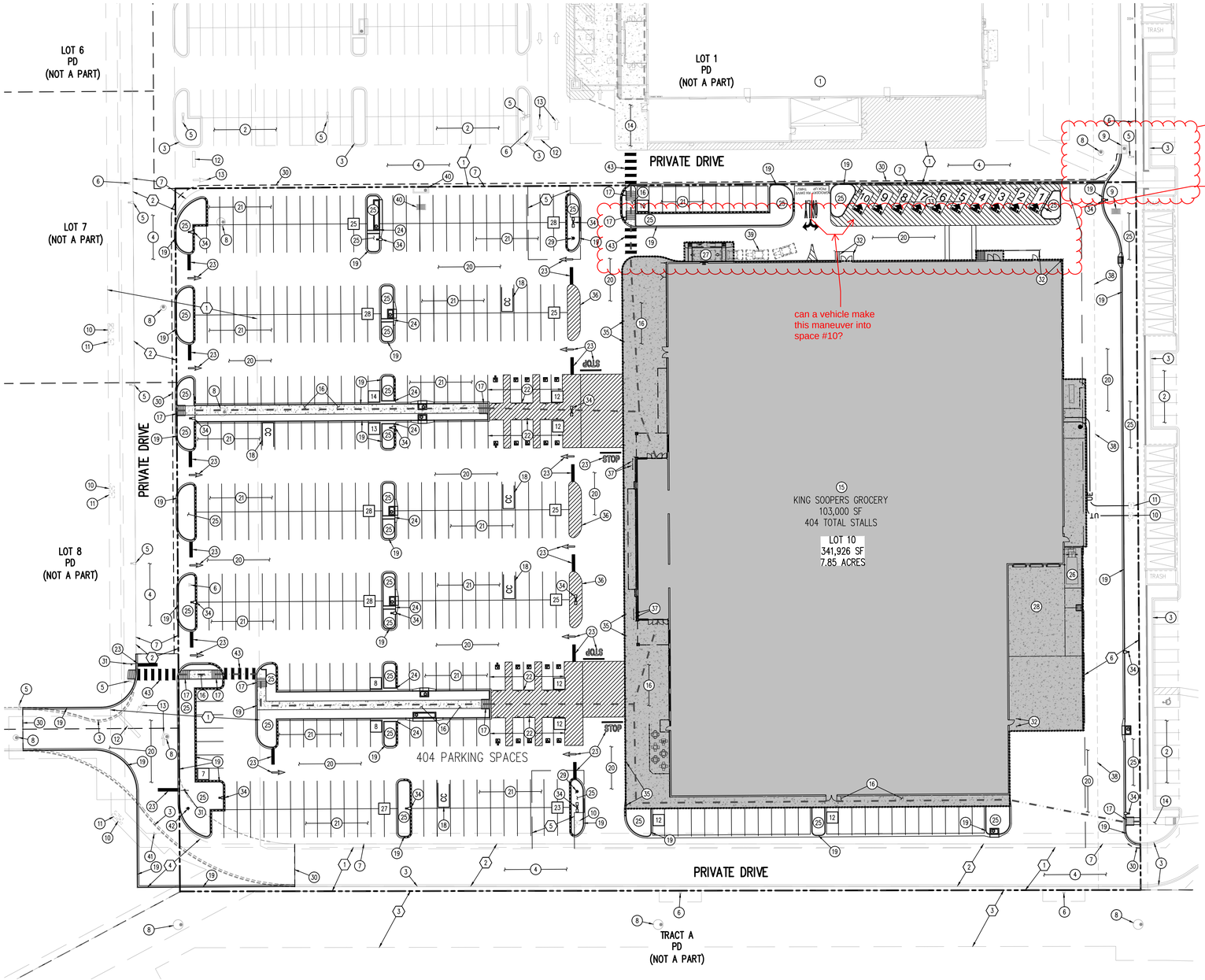
1. EXCEPT WHERE NOTED, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III AND SHALL CONFORM TO REQUIREMENTS OF ASTM C76. ALL RCP SHALL HAVE RUBBER GASKETED JOINTS AND SHALL CONFORM TO REQUIREMENTS OF ASTM C443, AND SHALL PROVIDE WATERTIGHT PERFORMANCE CHARACTERISTICS.
2. TONGUE AND GROOVE JOINTS 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 AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FOOT INTERVALS, HALF STONES ARE NOT ALLOWED.
10. BEFORE PLACING OF ASPHALT THE SUBGRADE SHALL RECEIVE A GROUND STERILANT APPLIED AT A RATE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
11. TACK COAT SHALL BE USED PRIOR TO OVERLAY, (CSS-1H), 50:50 DILUTION, 0.




## 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 TO REMAIN
3. EXISTING CURB AND GUTTER TO REMAIN
4. EXISTING ASPHALT PAVING TO REMAIN
5. EXISTING SITE LIGHT TO REMAIN
6. EXISTING FIRE HYDRANT TO REMAIN
7. EXISTING EDGE OF ASPHALT
8. EXISTING MANHOLE TO REMAIN; REF. UTILITY PLAN
9. EXISTING STORM DRAIN INLET TO REMAIN; REF. UTILITY PLAN
10. EXISTING TELEPHONE VAULT TO REMAIN
11. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
12. EXISTING STOP BAR TO REMAIN
13. EXISTING TRAFFIC DIRECTIONAL SYMBOL TO REMAIN
14. EXISTING SIDEWALK TO REMAIN
15. PROPOSED 103,000 SF GROCERY STORE
16. PROPOSED CONCRETE SIDEWALK; REF. HORIZONTAL CONTROL PLAN FOR WIDTH
17. PROPOSED ADA RAMP; REF. SITE DETAILS
18. PROPOSED CART RETURN (FURNISHED BY KING SOOPERS); REF. SITE DETAILS
19. PROPOSED 6" CONCRETE CURB AND 12" GUTTER; REF. SITE DETAILS
20. PROPOSED ASPHALT PAVING; REF. PAVING PLAN
21. PROPOSED 9.5' X 20' PARKING STALL; REF. SITE DETAILS
22. PROPOSED ADA PARKING STALL WITH SIGNAGE AND PAINTED ACCESS AISLE; SITE DETAILS
23. PROPOSED PAINTED TRAFFIC MARKINGS AND SYMBOLS; REF. SITE DETAILS
24. PROPOSED CONCRETE CHASE; REF. SITE DETAILS
25. PROPOSED LANDSCAPE AREA; REF. LANDSCAPE PLANS
26. TRASH COMPACTOR; REF. ARCHITECTURE PLANS
27. PHARMACY DRIVE THRU; REF. ARCHITECTURE PLANS
28. TRUCK DOCK; REF. ARCHITECTURE PLANS
29. PROPOSED FIRE HYDRANT
30. PROPOSED SAWCUT LINE
31. PROPOSED R1-1 "STOP" SIGN; REF. SITE DETAILS
32. PROPOSED CONCRETE BOLLARD (BY CONTRACTOR); REF. SITE DETAILS
33. GROCERY PICKUP; REF. ARCHITECTURE PLANS
34. PROPOSED SITE LIGHT; REF. PHOTOMETRIC PLANS
35. PRE-CAST BOLLARD ALONG FRONT SIDEWALK; REF. ARCHITECTURE PLANS
36. STRIPED ISLAND
37. BICYCLE RACK; REF. SITE DETAILS
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 39' UTILITY EASEMENT

## 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.

## 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

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

Please Include all necessary pothole for any crossings of existing utilities.

## 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 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

Galloway
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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 IMPROVEMENT CONSTRUCTION PLANS
## KING SOOPERS #138
## NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

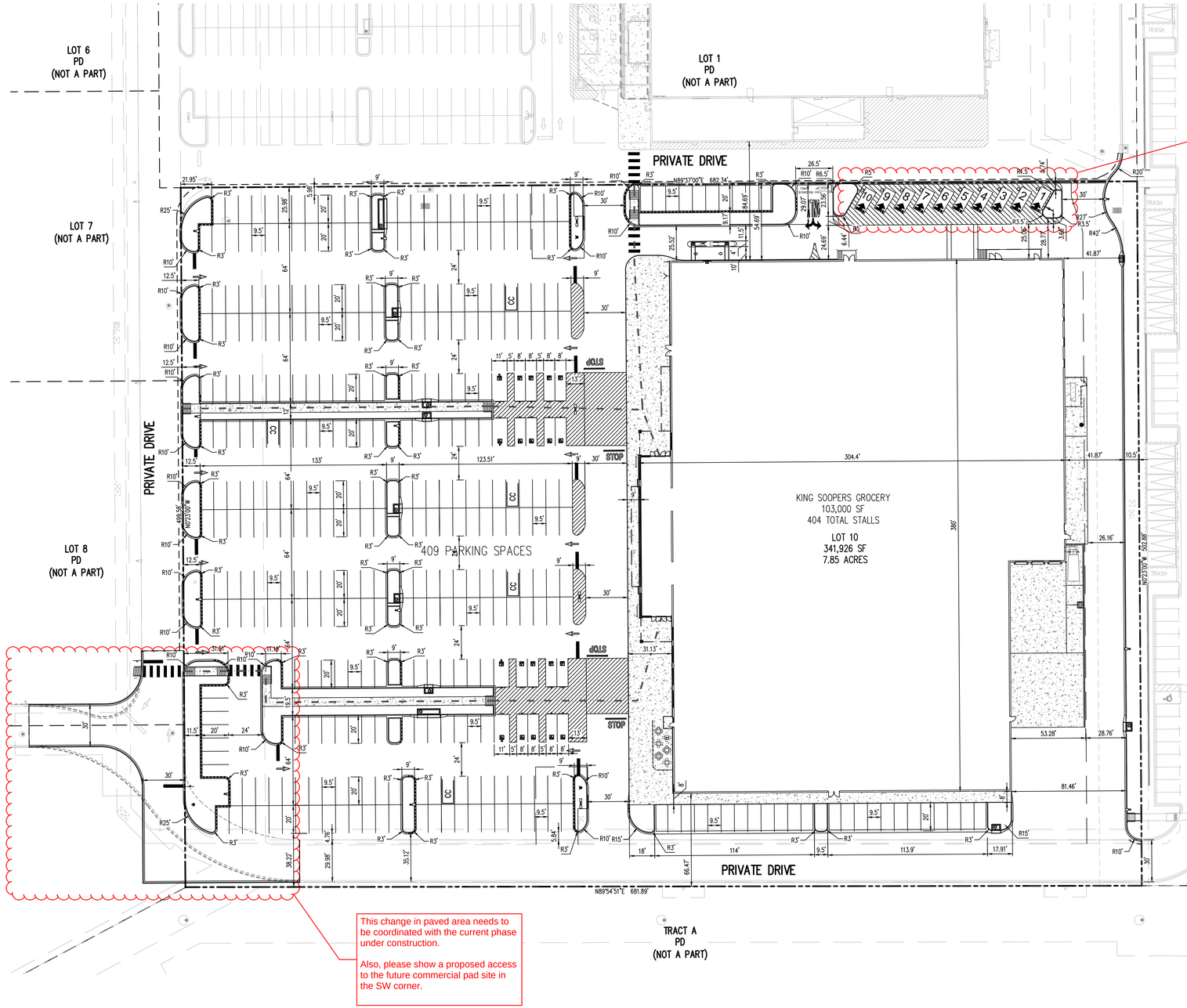
| # | Date | Issue / Description | Init. |
|---|---|---|---|

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

SITE PLAN

C1.1

H:\King Soopers - City Market\CO, Erie, #KSS000138 - 107th & Arapahoe Road\DOCUMENTS\CONSTR DOC\C1.1_SITE.dwg, Rob Gordon, 5/21/2021




Drive through spaces? Should consider putting in walk and curb for pedestrian connectivity.

This change in paved area needs to be coordinated with the current phase under construction.

Also, please show a proposed access to the future commercial pad site in the SW corner.

## 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
- ASPHALT PAVING
- CONCRETE PAVING
- PROPOSED ADA ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

## 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.

## LEGAL DESCRIPTION

LOT 10, NINE MILE CORNER, ACCORING 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

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

## 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 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

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Denver, CO 80223
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Fax (303) 871-9262

# SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

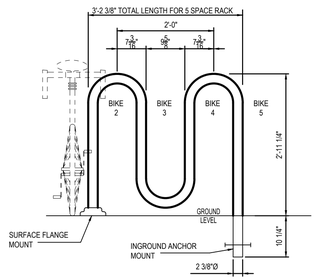
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|---|---|---|---|

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

HORIZONTAL CONTROL PLAN

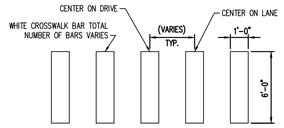
C1.2

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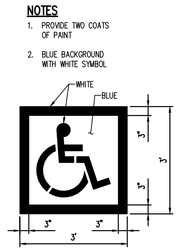

## 1 BICYCLE RACK DETAIL

NOT TO SCALE



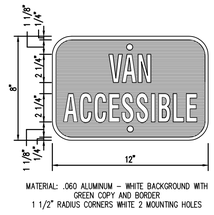

## 2 CROSSWALK STRIPING DETAIL

NOT TO SCALE




## 3 INTERNATIONAL SYMBOL OF ACCESSIBILITY

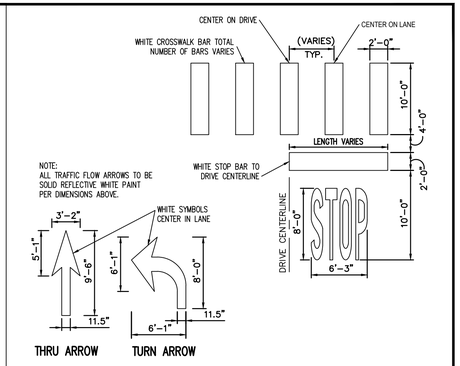
NOT TO SCALE




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

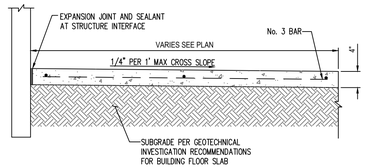
## 4 'VAN ACCESSIBLE' SIGN DETAIL

NOT TO SCALE




## 5 DIRECTIONAL ARROW & STOP BAR DEWTAIL

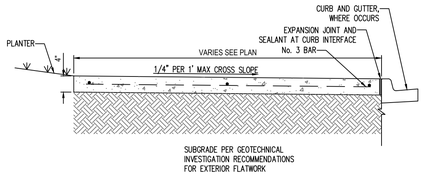
NOT TO SCALE




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

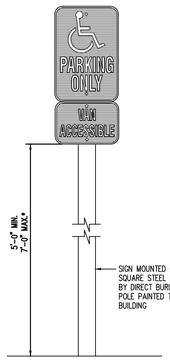
NOT TO SCALE




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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

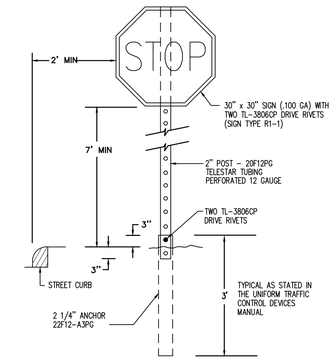
NOT TO SCALE




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

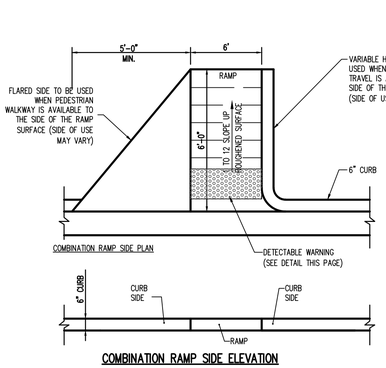
## 9 'PARKING ONLY' SIGN DETAIL

NOT TO SCALE

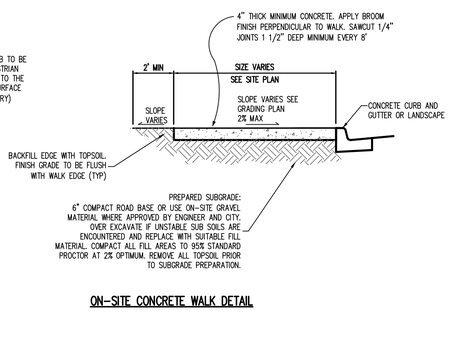



## 10 STOP SIGN DETAIL

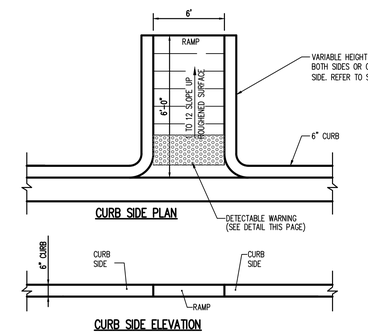
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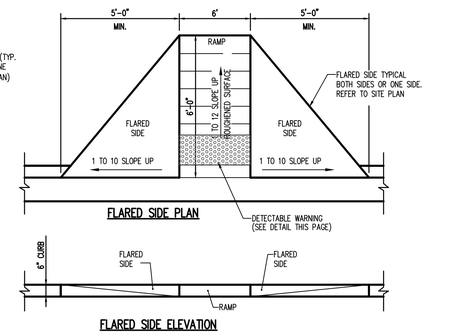

COMBINATION RAMP SIDE ELEVATION




ON-SITE CONCRETE WALK DETAIL



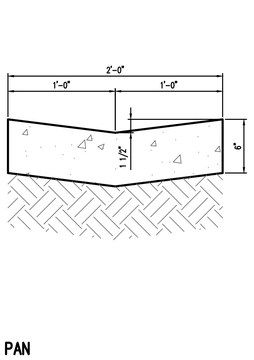

CURB SIDE ELEVATION




FLARED SIDE ELEVATION

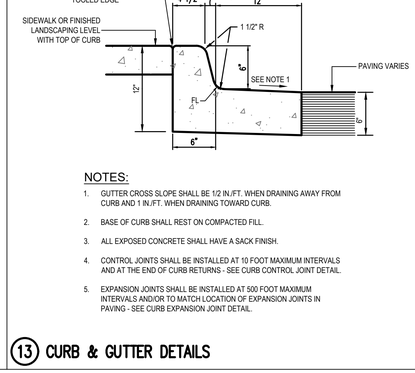
## 11 ADA HANDICAP RAMP

NOT TO SCALE




## 12 2' CROSS PAN

NOT TO SCALE

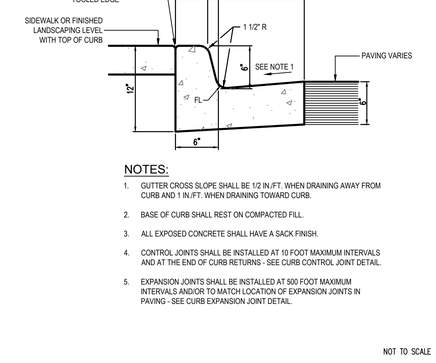



NOTES:

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.

## 13 CURB & GUTTER DETAILS

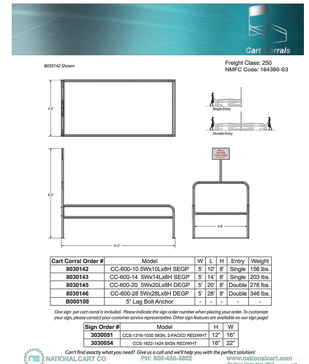
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NOTES:

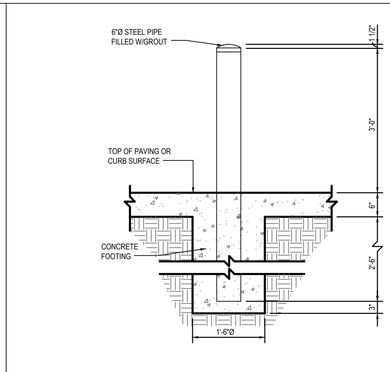
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## 14 CART CORRAL DETAIL

NOT TO SCALE




## 12 BOLLARD DETAIL

NOT TO SCALE


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# CONSTRUCTION PLANS

SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

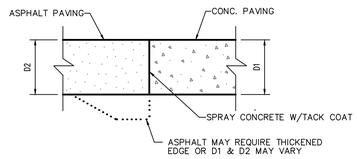
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| | |
|---|---|
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| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

SITE DETAILS

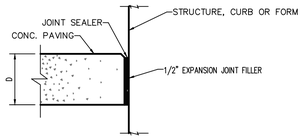
C1.3


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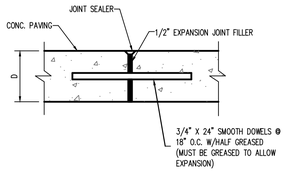

## 1 ASPHALT/CONCRETE JOINT (AC)

NOT TO SCALE



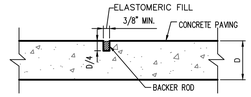

## 2 ISOLATION JOINT – (IJ)

NOT TO SCALE



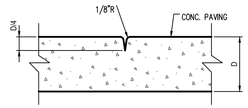

## 3 EXPANSION JOINT (EJ)

NOT TO SCALE



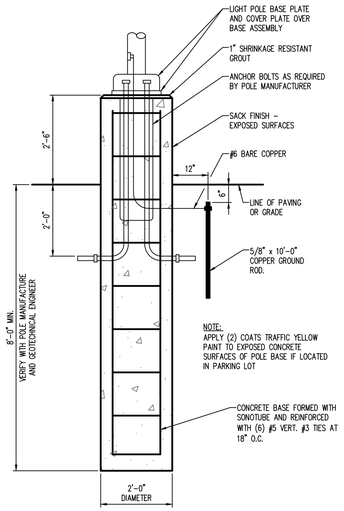

## 4 CONTROL JOINT – (CJ)

NOT TO SCALE



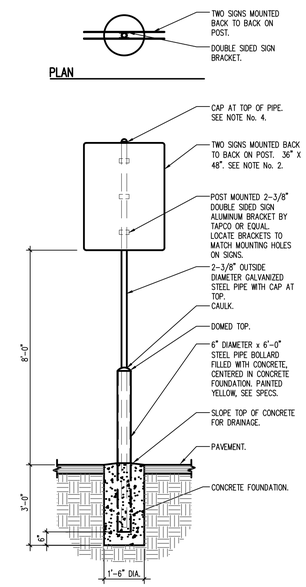

## 5 TOOL JOINT – (TJ)

NOT TO SCALE




## 6 LIGHT POLE BASE

NOT TO SCALE

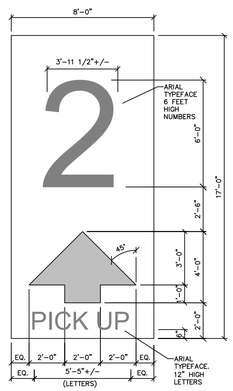



NOTES:

1. REFER TO SITE PLAN FOR LOCATIONS.
2. SIGNS, BRACKETS AND HARDWARE OWNER SUPPLIED, CONTRACTOR INSTALLED.
3. ALL OTHER COMPONENTS SUPPLIED AND INSTALLED BY CONTRACTOR.
4. BOTTOM OF CAP TO ALIGN WITH TOP OF SIGN. CUT PIPE AT TOP IF NEEDED.
5. REFER TO SPECIFICATION SECTION 10 14 27 FOR ADDITIONAL INFORMATION.

## 7 ELEVATION – GROCERY PICK UP DIRECTIONAL SIGN 63B

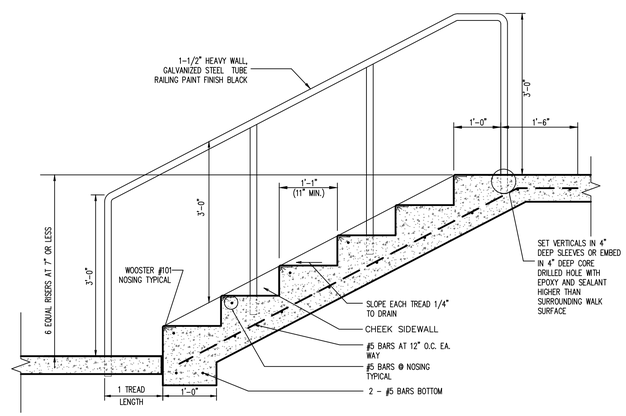
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GRAPHICS DETAIL

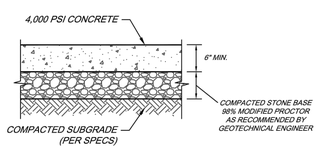
## 8 GROCERY PICKUP GRAPHICS DETAIL

NOT TO SCALE




## 9 STAIR & HAND RAIL DETAIL

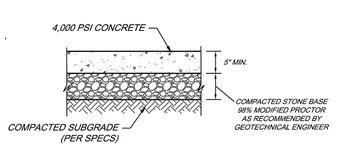
NOT TO SCALE




*HEAVY DUTY CONCRETE PAVEMENT SECTION*

## 10 HEAVY DUTY CONCRETE PAVING SECTION

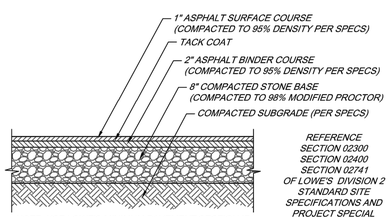
NOT TO SCALE




*STANDARD DUTY CONCRETE PAVEMENT SECTION*

## 11 STANDARD DUTY CONCRETE PAVING SECTION

NOT TO SCALE

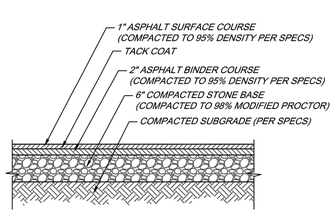



*NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION*

*HEAVY DUTY ASPHALT PAVEMENT SECTION*

## 12 HEAVY DUTY ASPHALT PAVING SECTION

NOT TO SCALE




*STANDARD DUTY ASPHALT PAVEMENT SECTION*

## 13 STANDARD DUTY CONCRETE PAVING SECTION

NOT TO SCALE

None of these sections are proposed in the geotech report. Please corodinate with the Geotech.

## 14 NOT USED

NOT TO SCALE


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Supermarket / Petroleum

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

SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

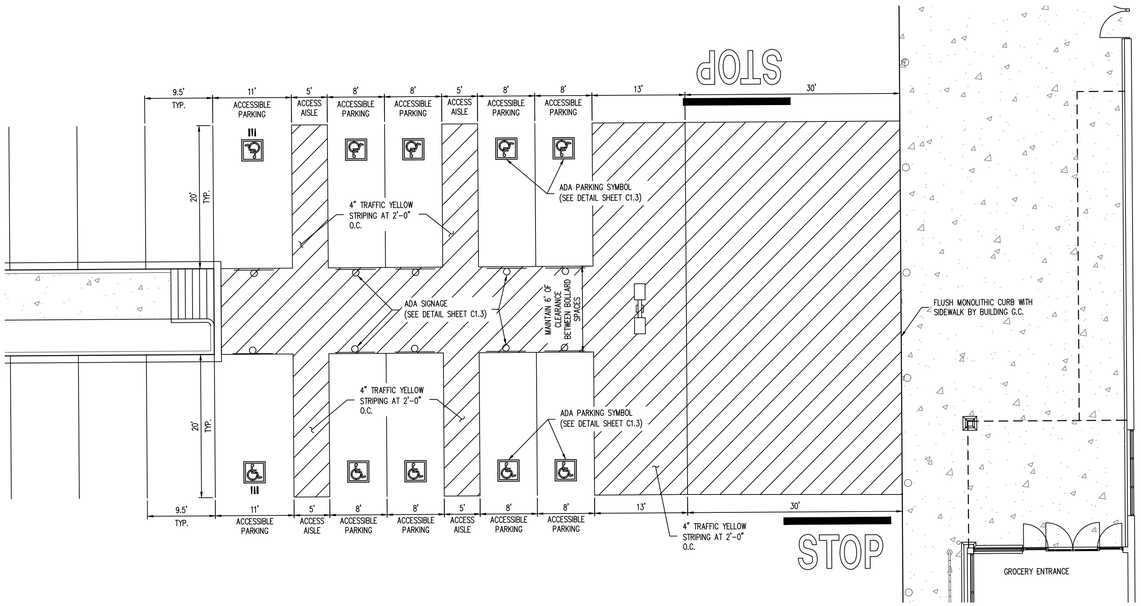
ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

| # | Date | Issue / Description | Init. |
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| | |
|---|---|
| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

SITE DETAILS

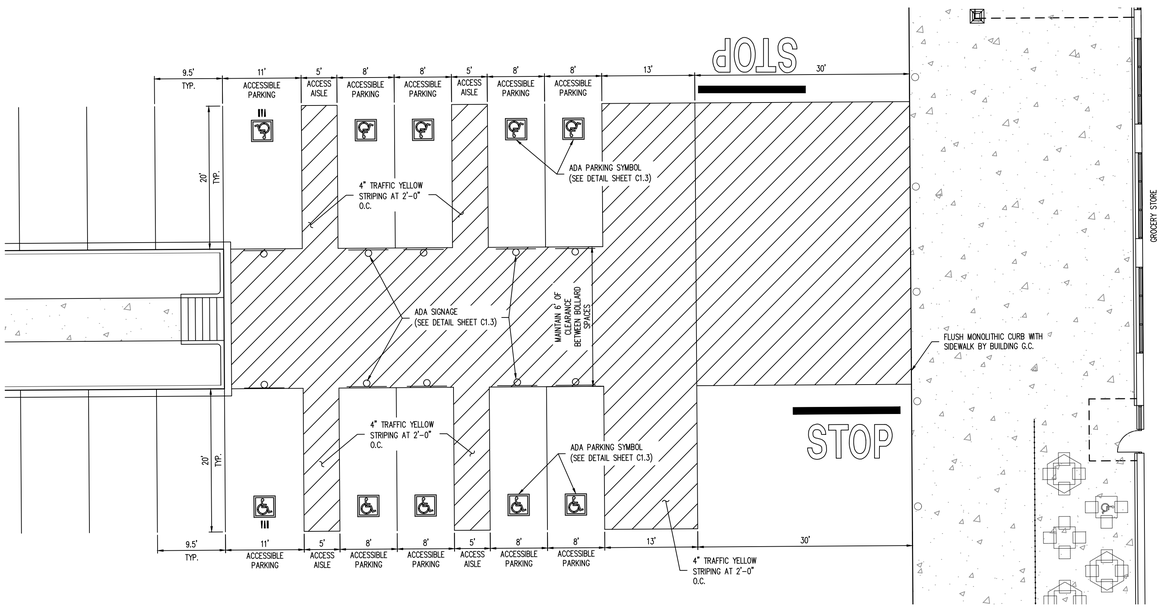
C1.4




1 CROSSWALK AND ADA PARKING DETAILS (NORTH) SCALE: 1"=10'

## CROSSWALK AND ADA PARKING DETAILS (WEST)

SCALE: 1"=10'




2 CROSSWALK AND ADA PARKING DETAILS (SOUTH) SCALE: 1"=10'

3 NOT USED NOT TO SCALE

4 NOT USED NOT TO SCALE

5 NOT USED NOT TO SCALE

6 NOT USED NOT TO SCALE

7 NOT USED NOT TO SCALE

8 NOT USED NOT TO SCALE

9 NOT USED NOT TO SCALE

10 NOT USED NOT TO SCALE

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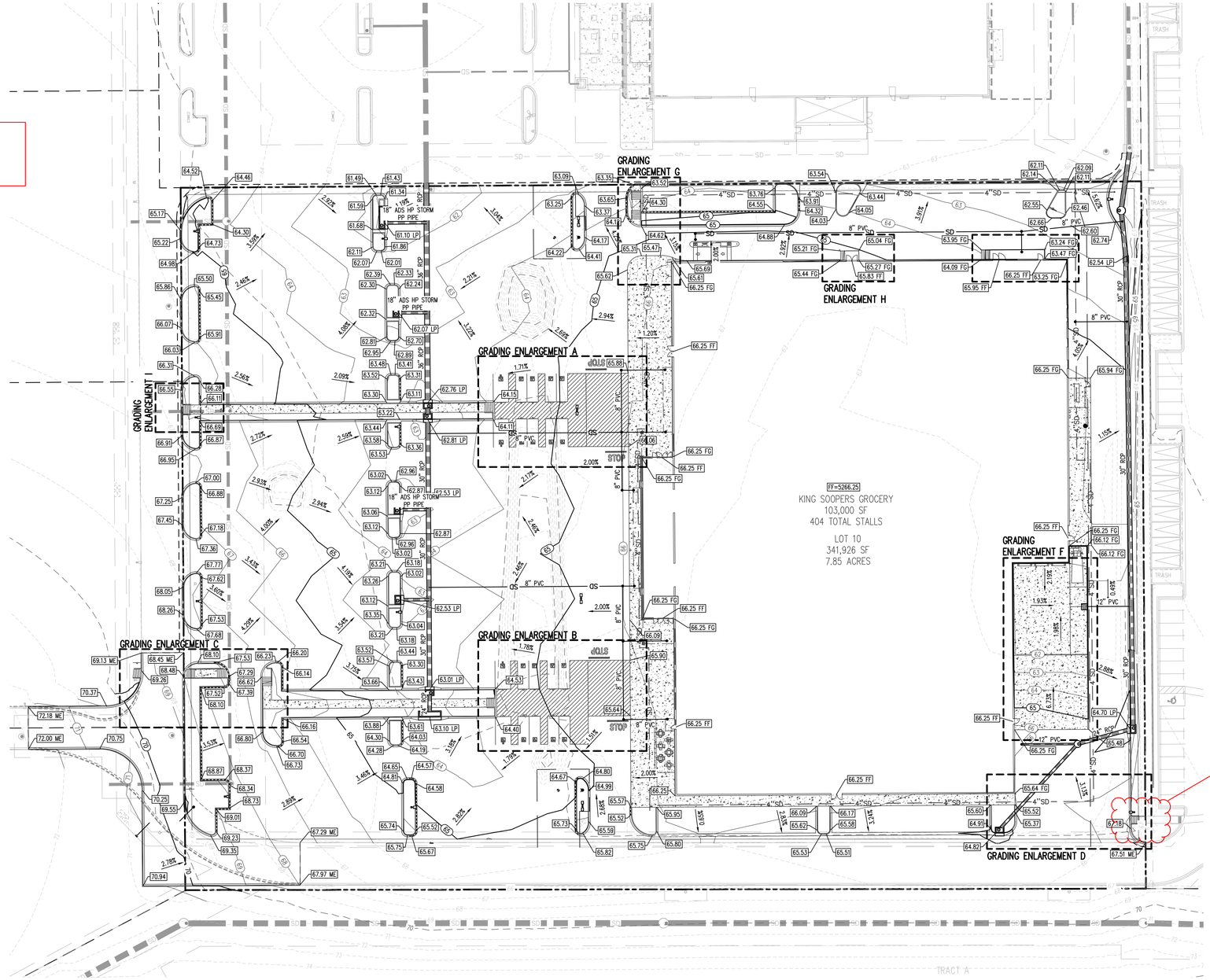
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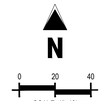
SITE DETAILS

C1.5

M:\Plot Scripts - City Name\CO_Erie_KSS000138_ - 107th & Arapahoe Road\Civil\3-CONSTR\138_C1.5_SITE DETS.dwg, Rob Gordon, 4/21/2021

Please include:
Top of Foundation Elev
Elev of Any High Points
Lot Corner Elev




## 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

## NOTES

1. ADD 5200 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
3. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
5. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
7. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
9. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
10. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
11. ALL ADA PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
12. ALL ADA ACCESSIBLE PATHS SHALL NOT HAVE A CROSS SLOPE THAT EXCEEDS 2% OR A LONGITUDINAL SLOPE THAT EXCEEDS 5%.
13. PER THE GEOTECHNICAL REPORT, DEWATERING WILL LIKELY BE REQUIRED DURING ON-SITE GRADING.

## 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 ENGINEERING EXPLORATION AND ANALYSIS:

**GEOTECHNICAL ENGINEER: CTL THOMPSON, INC.**
**REPORT NO: DN48,647-125-R1 (DATED NOVEMBER 21, 2019)**

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.

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## 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

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

## 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 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's **below.** **Call** before you dig.


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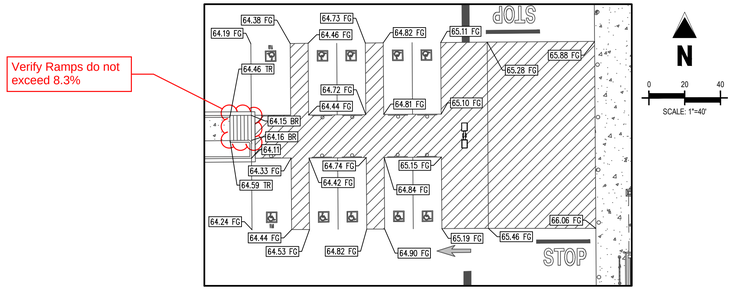
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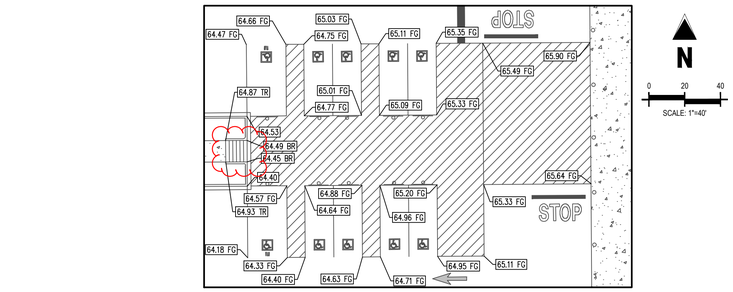
GRADING PLAN

C2.1

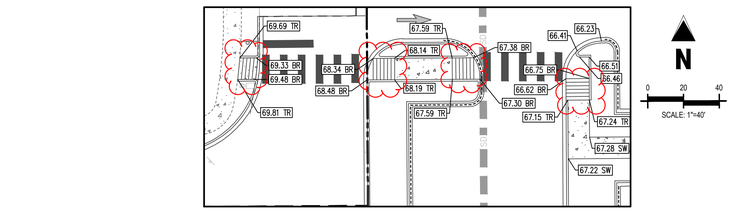

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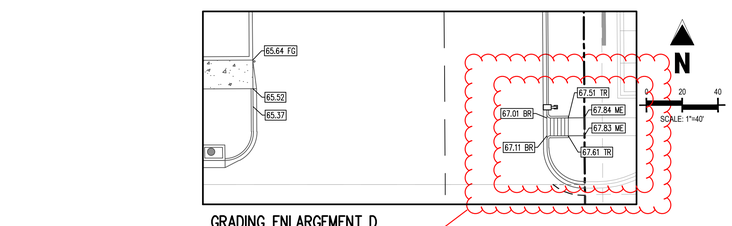

GRADING ENLARGEMENT A
SCALE: 1"=20'




GRADING ENLARGEMENT B
SCALE: 1"=20'

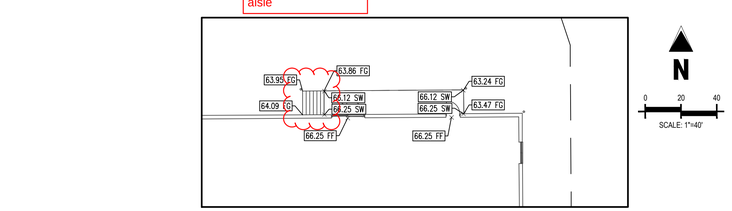



GRADING ENLARGEMENT C
SCALE: 1"=20'

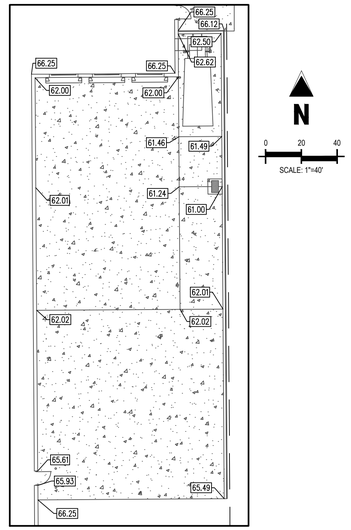



GRADING ENLARGEMENT D
SCALE: 1"=20'

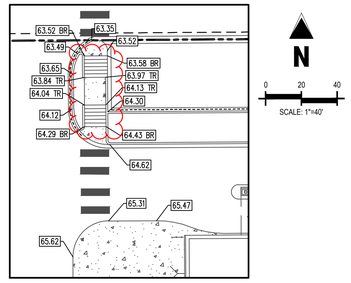
Ramp does not point at walk across drive aisle



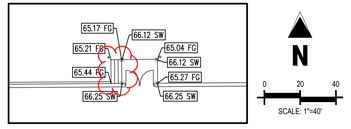

GRADING ENLARGEMENT E
SCALE: 1"=20'



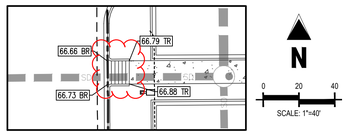

GRADING ENLARGEMENT F
SCALE: 1"=20'




GRADING ENLARGEMENT G
SCALE: 1"=20'




GRADING ENLARGEMENT H
SCALE: 1"=20'




GRADING ENLARGEMENT I
SCALE: 1"=20'

## 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 |
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| SD | EXISTING STORM SEWER (12" AND GREATER) |
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| | 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 |

## 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 .

## BENCHMARK

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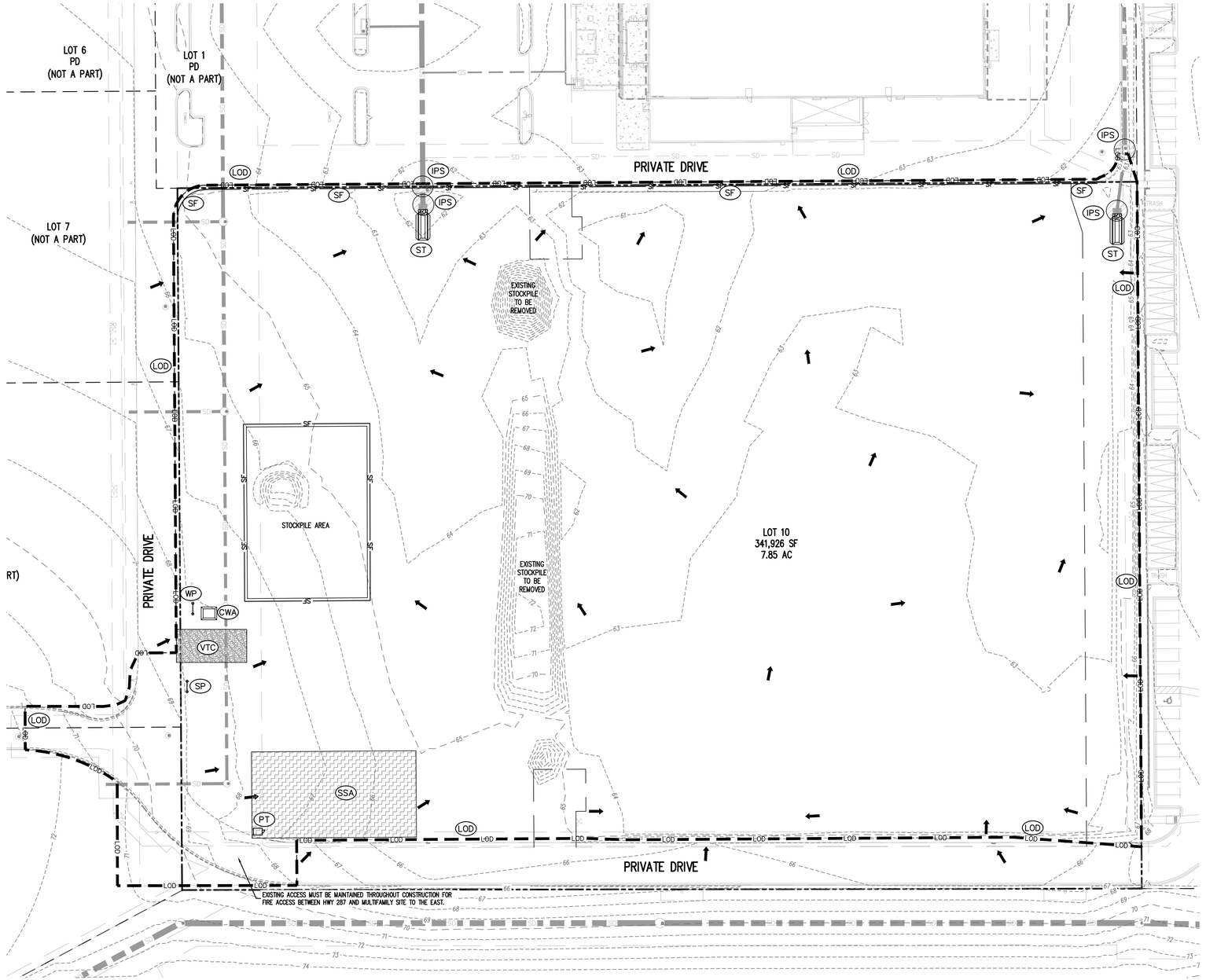
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| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

GRADING ENLARGEMENTS

C2.2

W:\King Soopers - City Models\03. Eng_KSS000138\...\KING A Arapahoe Road\CAD\ACAD\KSS138_C2.1_GRADING.dwg, Aaron Johnston, 5/21/2021




## 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: | 3,893.58 CY |
| FILL: | 19,957.06 CY |
| NET (IMPORT): | 16,063.48 CY |

## BMP SEQUENCE

1. INSTALL CONTROL MEASURES (INITIAL)
2. CLEAR AND GRUB (INITIAL)
3. ROUGH OVERLOT GRADING (INTERIM)
4. TRENCH AND INSTALL UNDERGROUND UTILITIES (INTERIM)
5. GRADE BUILDING PAD (INTERIM)
6. FINE GRADE REMAINDER OF SITE (INTERIM)
7. PAVEMENT INSTALLATION (INTERIM)
8. SEED NATIVE AREAS AND INSTALL PERMANENT LANDSCAPING (FINAL)
9. REMOVE FINAL CONTROL MEASURES UPON COMPLETION (FINAL)

## 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.

## 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

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

BMP MAINTENANCE NOTE:
ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMP'S AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMP'S THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMP'S, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

## CAUTION – NOTICE TO CONTRACTOR

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Know what's **below.** **Call** before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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Greenwood Village, CO 80111
303.770.8884
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Supermarket / Petroleum
65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

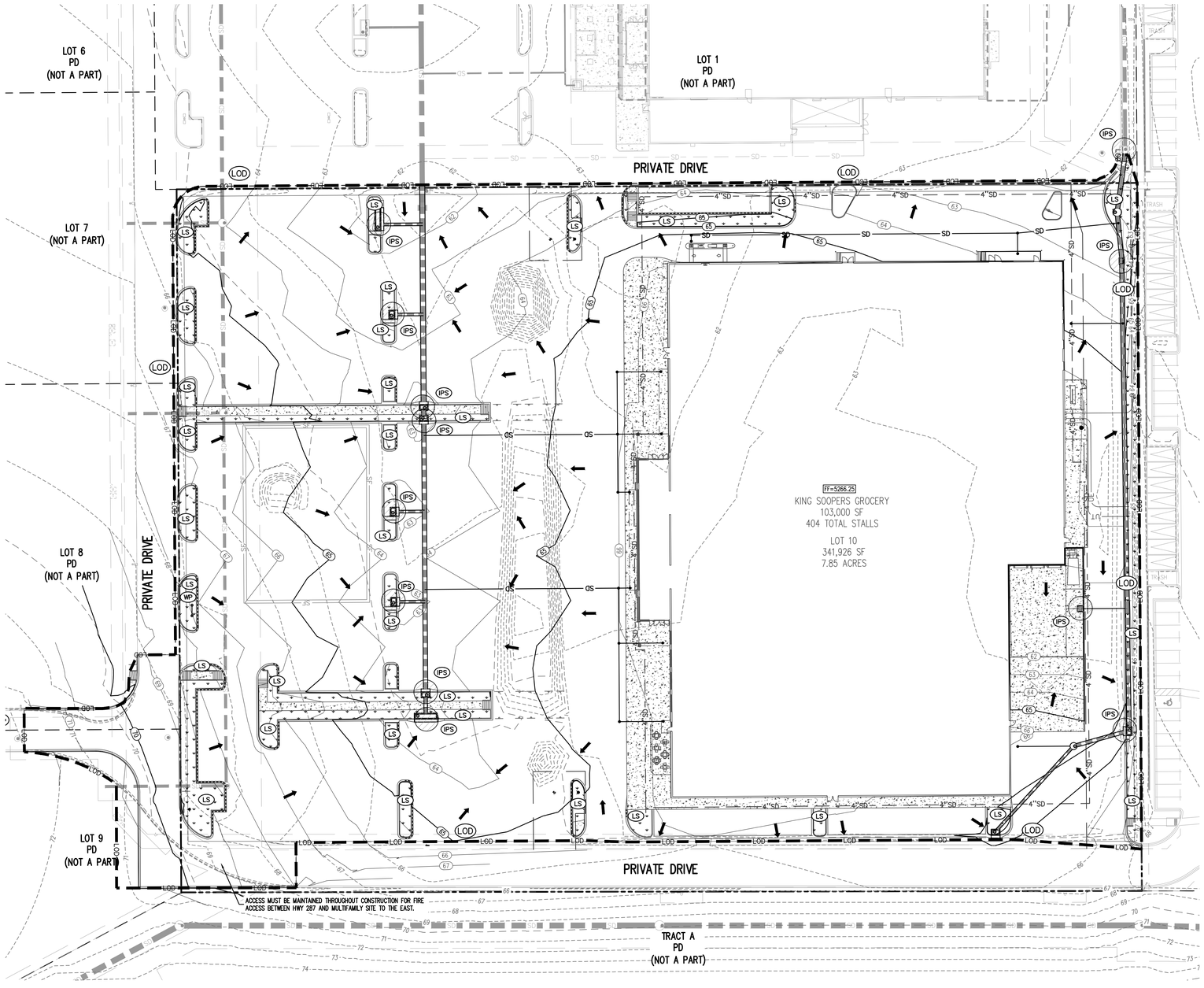
| # | Date | Issue / Description | Init. |
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|---|---|
| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

EROSION CONTROL PLAN (INITIAL)

C3.1

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## 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

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

| # | Date | Issue / Description | Init. |
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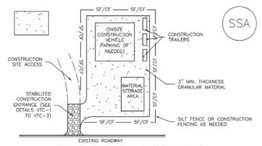
| | |
|---|---|
| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

EROSION CONTROL PLAN
(INTERIM-FINAL)

C3.2

H:\King Soopers - City Maverick\CO_Erie_KSS000138_ - 107th & Arapahoe Road\DOCS\ENGR\CIVIL\C3_EC\FINAL\Key_Plat\Erosion - 5/21/2021

## Stabilized Staging Area (SSA) SM-6




SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

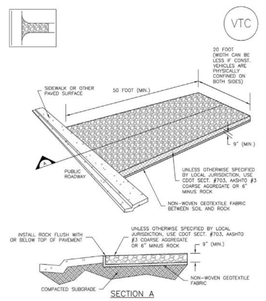
1. SEE PLAN VIEW FOR:
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. 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.
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 DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



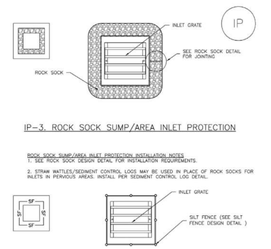
## Vehicle Tracking Control (VTC) SM-4




VTC–1. AGGREGATE VEHICLE TRACKING CONTROL



## Inlet Protection (IP) SC-6




IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

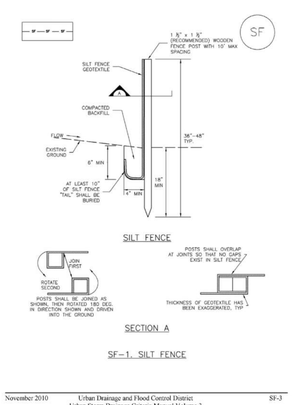
ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

IP–4. SILT FENCE FOR SUMP INLET PROTECTION

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



## Silt Fence (SF) SC-1




SF–1. SILT FENCE



## EROSION CONTROL NOTES

1. THE PERMITTEE AND/OR CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOWLINES, STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AND COUNTY OF DENVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
3. SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) DAYS FOLLOWING COMPLETION OF GRADING ACTIVITIES. STABILIZATION OF DISTURBED AREAS ADJACENT TO RECEIVING WATERS OR WITH SLOPES 3 TO 1 OR GREATER SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING ACTIVITIES. NOTE: FEDERAL AND STATE REGULATIONS MAY SOON REQUIRE STABILIZATION WITHIN SEVEN (7) DAYS OF COMPLETION OF GRADING ACTIVITIES. IN SUCH CASES, THE SHORTER TIMEFRAME SHALL APPLY TO PROJECTS WITHIN DENVER AS WELL.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
5. THE USE OF REBAR TO ANCHOR BEST MANAGEMENT PRACTICES IS PROHIBITED. 'STEEL FENCE POSTS MAY BE USED ON A CASE BY CASE BASIS AND REQUIRES APPROVAL FROM THE CITY AND COUNTY OF DENVER SWMP REVIEWER OR THE STORMWATER ENFORCEMENT INVESTIGATOR PRIOR TO INSTALLATION.
6. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. STABILIZATION OF STOCKPILES LOCATED WITHIN 100 FEET OF RECEIVING WATERS, OR WITH SLOPES 3 TO 1 OR GREATER SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING STOCKPILE CONSTRUCTION. STABILIZATION AND PROTECTION OF THE STOCKPILE MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING: MULCHING, TEMPORARY/PERMANENT REVEGETATION OPERATIONS, CHEMICAL SOIL STABILIZER APPLICATION (REQUIRES DENVER PUBLIC WORKS APPROVAL), OR EROSION CONTROL MATTING/GEOTEXTILES. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF RECEIVING WATERS, A DRAINAGEWAY OR THE SITE PERIMETER, ADDITIONAL SEDIMENT CONTROLS SUCH SHALL BE REQUIRED.
7. APPROVED EROSION AND SEDIMENT CONTROL 'BEST MANAGEMENT PRACTICES' SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE PERMITTEE OR CONTRACTOR SHALL PRODUCE AND RETAIN WEEKLY WRITTEN INSPECTION RECORDS FOR ALL BMPS AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY. ADDITIONALLY, STREET SWEEPING IS TO BE COMPLETED BY THE CLOSE OF THE BUSINESS DAY OR (AND) ON AN AS NEEDED BASIS THROUGHOUT THE DAY.
8. WATER USED IN THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, CONCRETE WASHOUT AREA ON THE JOB SITE. BERMED CONTAINMENT OR COMMERCIALLY AVAILABLE CONCRETE WASHOUT DEVICES THAT FULLY CONTAIN ALL WASH WATER ARE ACCEPTABLE. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA OR DEVICE SHALL BE ALLOWED TO INFILTRATE, EVAPORATE, AND OR BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. DRIED CEMENT WASTE IS TO BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED.

   SHOULD THE USE OF A PREDEFINED BERMED CONTAINMENT AREA OR APPROVED WASHOUT DEVICE BE TECHNICALLY INFEASIBLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING CONTAINMENT, PROPER DISPOSAL OF CONCRETE WASHOUT AND WASH WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED 'BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING' AND ITS ACCOMPANYING MANUAL ENTITLED, 'READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES.'

   THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED.
9. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.

   THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY.'

   THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
10. PAVED AND IMPERVIOUS SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES MUST BE SWEPT ON A DAILY BASIS AND AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ONTO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

| # | Date | Issue / Description | Init. |
|---|---|---|---|

| | |
|---|---|
| Project No: | KS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

EROSION CONTROL PLAN - DETAILS

C3.3

## SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. 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, MAY BE TILLED INTO THE SOIL. THE AREA SHALL THEN BE REVEGETATED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

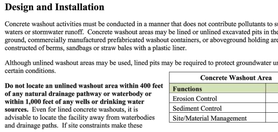
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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)



## SC-6 Inlet Protection (IP)




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

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




IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

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



## SC-6 Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING BUT BEFORE ANY RUNOFF TO THE INLET OCCURS. IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. 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

1. 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.
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 DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE 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 ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION. APPROVED BY LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED 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 THE USE OF PROPRIETARY METHODS. HOWEVER, THE USE OF ANY PROPRIETARY METHODS ARE USUALLY NOT APPROVED BY LOCAL JURISDICTIONS. THE MANUFACTURER MUST BE INCLUDED IN THE SWMP 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.



## SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING AND SEDIMENT STORAGE. ON THE TOE OF A SLOPE, SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 8" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK". THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

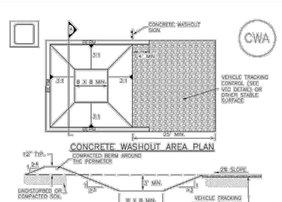
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS 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 DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.



## Concrete Washout Area (CWA) MM-1




CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.
2. 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 SUPPLEMENTAL CONTAINMENT USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. 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.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. 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.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.



## Concrete Washout Area (CWA) MM-1

### Description

Concrete waste management involves designating and properly managing a specific area of the construction site as a concrete washout area. A concrete washout area can be created using one of several approaches designed to receive wash water from washing of tools and concrete mixer chutes, liquid concrete waste from dump trucks, mobile batch mixers, or pump trucks. Three basic approaches are available: excavation of a pit in the ground, use of an above ground storage area, or use of prefabricated haul-away concrete washout containers. Surface discharges of concrete washout water from construction sites are prohibited.



**Photograph CWA-1.** Example of concrete washout area. Note gravel tracking pad for access and sign.

### Appropriate Uses

Concrete washout areas must be designated on all sites that will generate concrete wash water or liquid concrete waste from onsite concrete mixing or concrete delivery.

Because pH is a pollutant of concern for washout activities, when unlined pits are used for concrete washout, the soil must have adequate buffering capacity to result in protection of state groundwater standards; otherwise, a liner/containment must be used. The following management practices are recommended to prevent an impact from unlined pits to groundwater:

- The use of the washout site should be temporary (less than 1 year), and
- The washout site should be not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.

### Design and Installation

Concrete washout activities must be conducted in a manner that does not contribute pollutants to surface waters or stormwater runoff. Concrete washout areas may be lined or unlined excavated pits in the ground, commercially manufactured prefabricated washout containers, or aboveground holding areas constructed of berms, sandbags or straw bales with a plastic liner.

Although unlined washout areas may be used, lined pits may be required to protect groundwater under certain conditions.

**Do not locate an unlined washout area within 400 feet of any natural drainage pathway or waterbody or within 1,000 feet of any wells or drinking water sources.** Even for lined concrete washouts, it is advisable to locate the facility away from waterbodies and drainage paths. If site constraints make these setbacks infeasible or if highly permeable soils exist in the area, then the pit must be installed with an impermeable liner (16 mil minimum thickness) or surface storage alternatives using prefabricated concrete washout devices or a lined aboveground storage area should be used.

| Concrete Washout Area | |
|---|---|
| **Functions** | |
| Erosion Control | No |
| Sediment Control | No |
| Site/Material Management | Yes |



## MM-1 Concrete Washout Area (CWA)

setbacks infeasible or if highly permeable soils exist in the area, then the pit must be installed with an impermeable liner (16 mil minimum thickness) or surface storage alternatives using prefabricated concrete washout devices or a lined aboveground storage area should be used.

Design details with notes are provided in Detail CWA-1 for pits and CWA-2 for aboveground storage areas. Pre-fabricated concrete washout container information can be obtained from vendors.

### Maintenance and Removal

A key consideration for concrete washout areas is to ensure that adequate signage is in place identifying the location of the washout area. Part of inspecting and maintaining washout areas is ensuring that adequate signage is provided and in good repair and that the washout area is being used, as opposed to washout in non-designated areas of the site.

Remove concrete waste in the washout area, as needed to maintain BMP function (typically when filled to about two-thirds of its capacity). Collect concrete waste and deliver offsite to a designated disposal location.

Upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on-site disposal of solid waste. If the wash water is allowed to evaporate and the concrete hardens, it may be recycled.



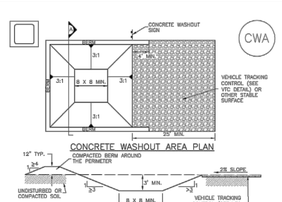
**Photograph CWA-2.** Prefabricated concrete washout. Photo courtesy of CDOT.



**Photograph CWA-3.** Earthen concrete washout. Photo courtesy of CDOT.



## Concrete Washout Area (CWA) MM-1


CONCRETE WASHOUT SIGN
CWA
3:1
8' X 8' MIN.
VEHICLE TRACKING CONTROL (SEE VTC DETAIL) OR PAVED STABLE SURFACE
25' MIN.
CONCRETE WASHOUT AREA PLAN
12" TYP.
COMPACTED BERM AROUND THE PERIMETER
2% SLOPE
UNDISTURBED OR COMPACTED SOIL
8' MIN.
8' X 8' MIN.
VEHICLE TRACKING CONTROL (SEE VTC DETAIL )
SECTION A

## Description

Sediment traps are formed by excavating an area or by placing an earthen embankment across a low area or drainage swale. Sediment traps are designed to capture drainage from disturbed areas less than one acre and allow settling of sediment.



**Photograph ST-1.** Sediment traps are used to collect sediment-laden runoff from disturbed area. Photo courtesy of EPA Menu of BMPs.

## Appropriate Uses

Sediment traps can be used in combination with other layers of erosion and sediment controls to trap sediment from small drainage areas (less than one acre) or areas with localized high sediment loading. For example, sediment traps are often provided in conjunction with vehicle tracking controls and wheel wash facilities.

## Design and Installation

A sediment trap consists of a small excavated basin with an earthen berm and a riprap outlet. The berm of the sediment trap may be constructed from the excavated material and must be compacted to 95 percent of the maximum density in accordance with ASTM D698. An overflow outlet must be provided at an elevation at least 6 inches below the top of the berm. See Detail ST-1 for additional design and installation information.

## Maintenance and Removal

Inspect the sediment trap embankments for stability and seepage.

Remove accumulated sediment as needed to maintain the effectiveness of the sediment trap, typically when the sediment depth is approximately one-half the height of the outflow embankment.

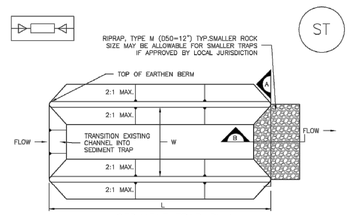
Inspect the outlet for debris and damage. Repair damage to the outlet, and remove all obstructions.

A sediment trap should not be removed until the upstream area is sufficiently stabilized. Upon removal of the trap, the disturbed area should be covered with topsoil and stabilized.

| Sediment Trap | |
|---|---|
| **Functions** | |
| Erosion Control | No |
| Sediment Control | Yes |
| Site/Material Management | No |








ST-1. SEDIMENT TRAP





SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   —LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
3. SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
4. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
5. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP.SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
6. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
7. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. 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.
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 DISCOVERY OF THE FAILURE.
4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES ½ THE HEIGHT OF THE RIPRAP OUTLET.
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, 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.



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65 Tejon Street
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Fax (303) 871-9262

SITE IMPROVEMENT CONSTRUCTION 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 - DETAILS

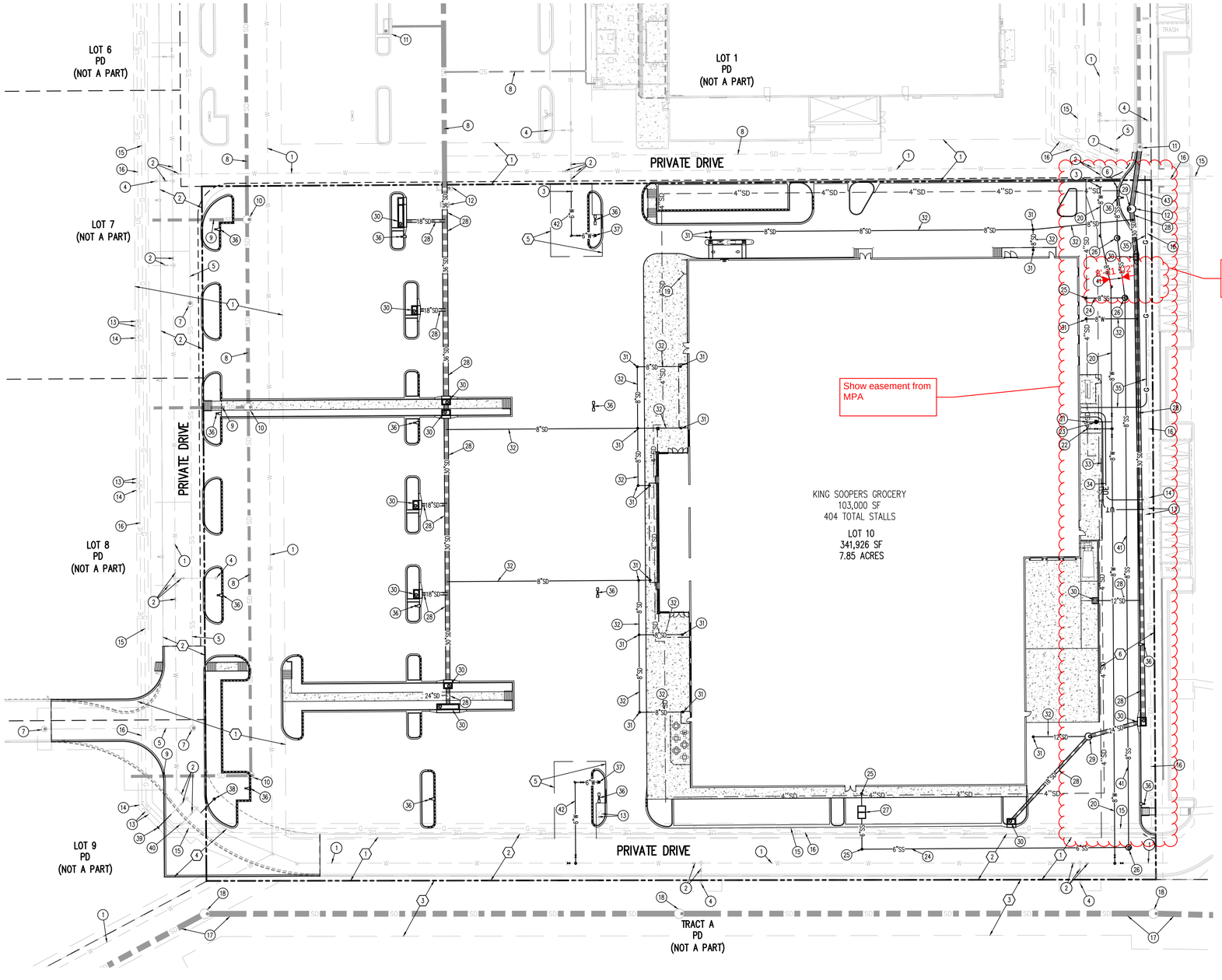
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H:\Plot Sheets - City Sheets\CO_Erie_KSS000138_ 107th & Arapahoe Road\DWG\XDWG\KSS138_C3.3_ECP_DETS.dwg Bill Gordon 4/21/2021

Clarify Storm is Private. It appears to be, but need clarification

## 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 MODIFIED ACCESS EASEMENT
5. PROPOSED 30' WATER EASEMENT
6. PROPOSED 39' UTILITY EASEMENT




N

0 20 40

SCALE: 1"=40'

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

## 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.

## 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

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## 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 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.

811 Know what's **below.** **Call** before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.


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 IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

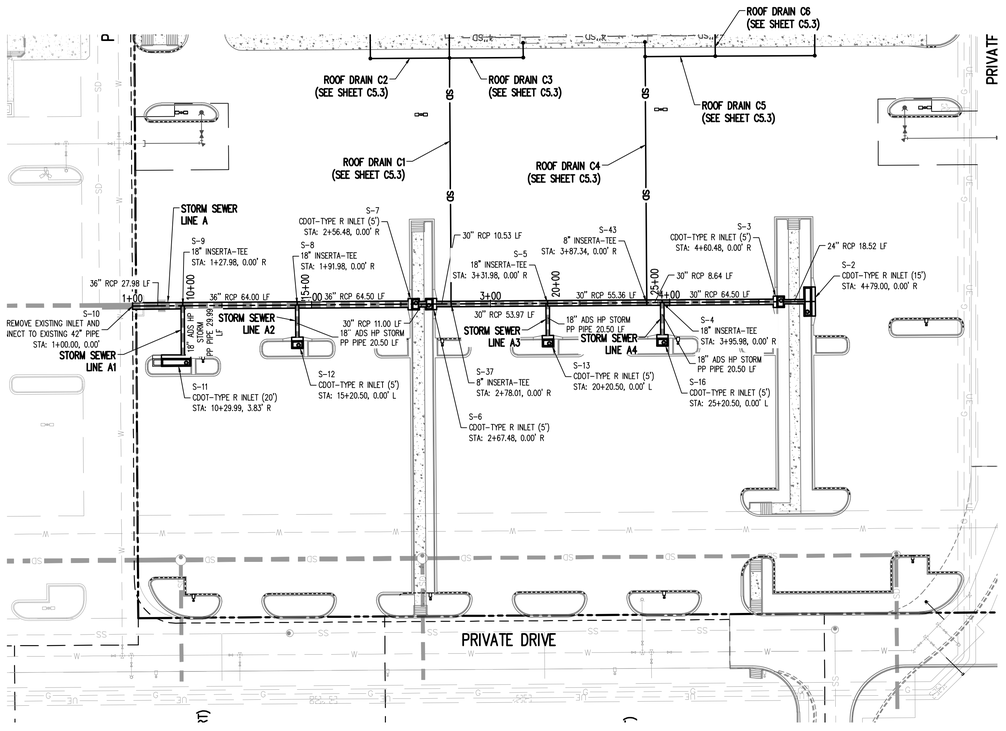
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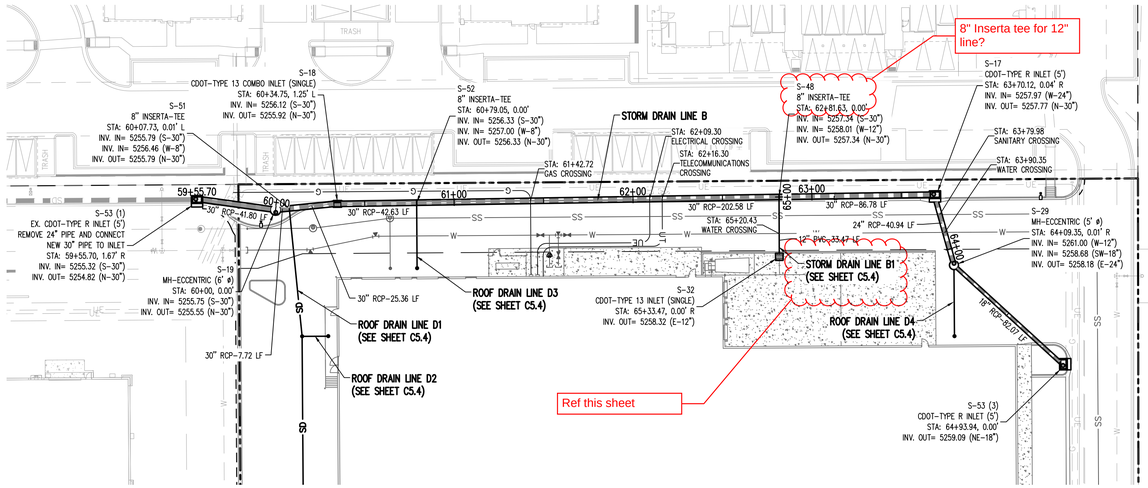
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| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

UTILITY PLAN

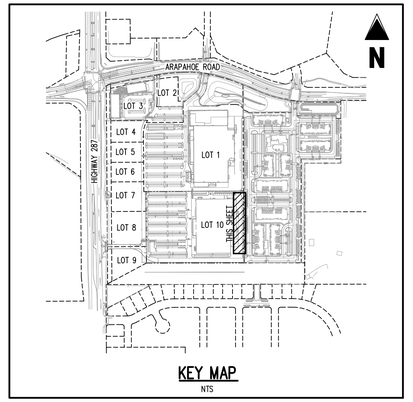
C4.1


M:\King Soopers - City Maker\CO, Erie, #KSS000138\...\KSS Arapahoe Road\DOCS\CONSTR DOCS\138_CA-1_UTIL.dwg, Rick Gardner, 5/21/2021


ROOF DRAIN C6
(SEE SHEET C5.3)
ROOF DRAIN C2
(SEE SHEET C5.3)
ROOF DRAIN C3
(SEE SHEET C5.3)
ROOF DRAIN C5
(SEE SHEET C5.3)
ROOF DRAIN C1
(SEE SHEET C5.3)
ROOF DRAIN C4
(SEE SHEET C5.3)
PRIVATE DRIVE
STORM SEWER LINE A
STORM SEWER LINE A1
STORM SEWER LINE A2
STORM SEWER LINE A3
STORM SEWER LINE A4
S-1 CDOT-TYPE R INLET (5') STA: 2+60.48, 0.00' R
S-2 CDOT-TYPE R INLET (15') STA: 4+79.00, 0.00' R
S-3 CDOT-TYPE R INLET (5') STA: 4+60.48, 0.00' R
S-4 18" INSERTA-TEE STA: 3+95.98, 0.00' R
S-5 18" INSERTA-TEE STA: 3+31.98, 0.00' R
S-6 CDOT-TYPE R INLET (5') STA: 2+67.48, 0.00' R
S-7 CDOT-TYPE R INLET (5') STA: 2+56.48, 0.00' R
S-8 18" INSERTA-TEE STA: 1+91.98, 0.00' R
S-9 18" INSERTA-TEE STA: 1+27.98, 0.00' R
S-10 REMOVE EXISTING INLET AND INECT TO EXISTING 42" PIPE STA: 1+00.00, 0.00'
S-11 CDOT-TYPE R INLET (20') STA: 10+29.99, 3.83' R
S-12 CDOT-TYPE R INLET (5') STA: 15+20.50, 0.00' L
S-13 CDOT-TYPE R INLET (5') STA: 20+20.50, 0.00' L
S-16 CDOT-TYPE R INLET (5') STA: 25+20.50, 0.00' L
S-37 8" INSERTA-TEE STA: 2+78.01, 0.00' R
S-43 8" INSERTA-TEE STA: 3+87.34, 0.00' R
24" RCP 18.52 LF
30" RCP 8.64 LF
30" RCP 10.53 LF
30" RCP 53.97 LF
30" RCP 55.36 LF
30" RCP 64.50 LF
36" RCP 64.00 LF
36" RCP 64.50 LF
36" RCP 27.98 LF
30" RCP 11.00 LF
18" ADS HP STORM PP PIPE 29.99 LF
18" ADS HP STORM PP PIPE 20.50 LF
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
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STORM DRAIN LINE B PLAN: STA 60+00.00 TO 63+68.80
STORM DRAIN LINE B1 PLAN: STA 65+00.00 TO 65+41.29
SCALE: 1"=40'




KEY MAP
NTS

## UTILITY LEGEND

- PROPERTY BOUNDARY LINE
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- EXISTING MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED SITE LIGHTING
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

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NAVD88 ELEVATION = 5323.00 (GPS OBS.)
SHOT=5323.77 VIA LECA SPRDENET NETWORK

## BASIS OF BEARING

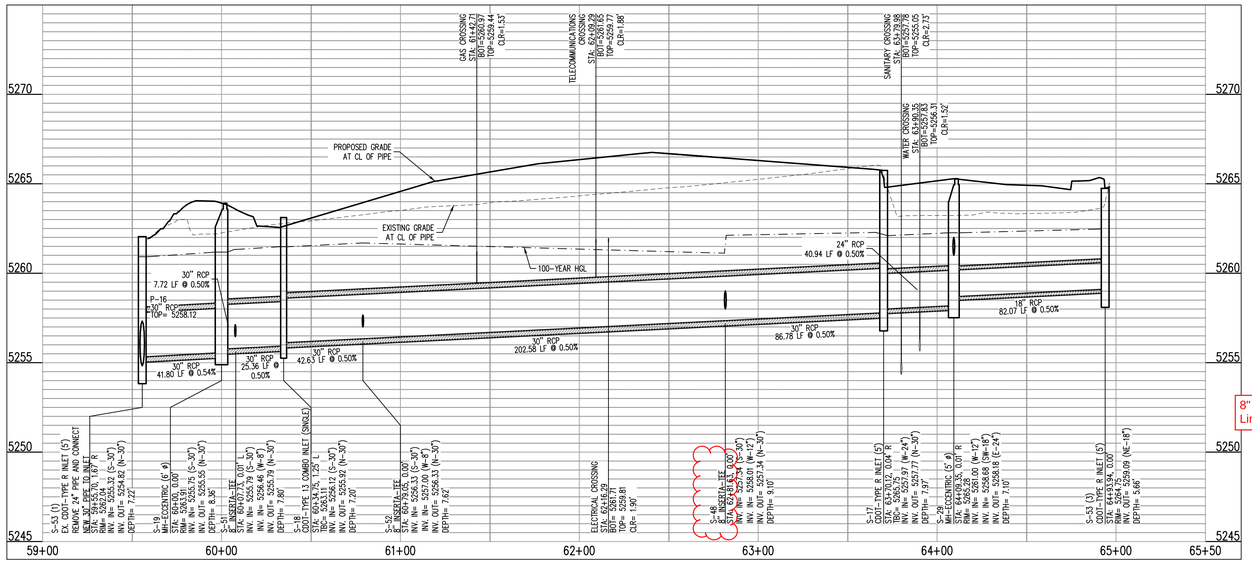
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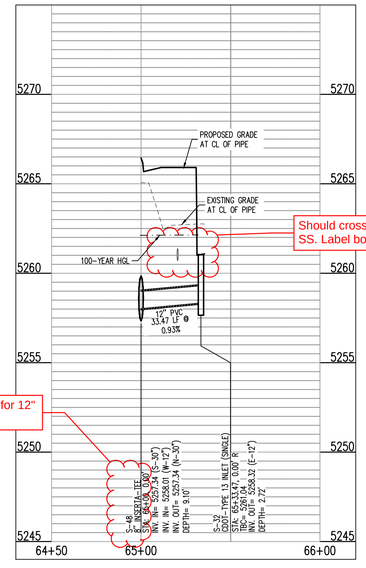
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STORM DRAIN LINE B PLAN: STA 60+00.00 TO 63+68.80
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




Should cross WL and SS. Label both

8" Inserta Tee for 12" Line?

STORM DRAIN LINE B1 PROFILE:
STA 65+00.00 TO 65+41.29
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL


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6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

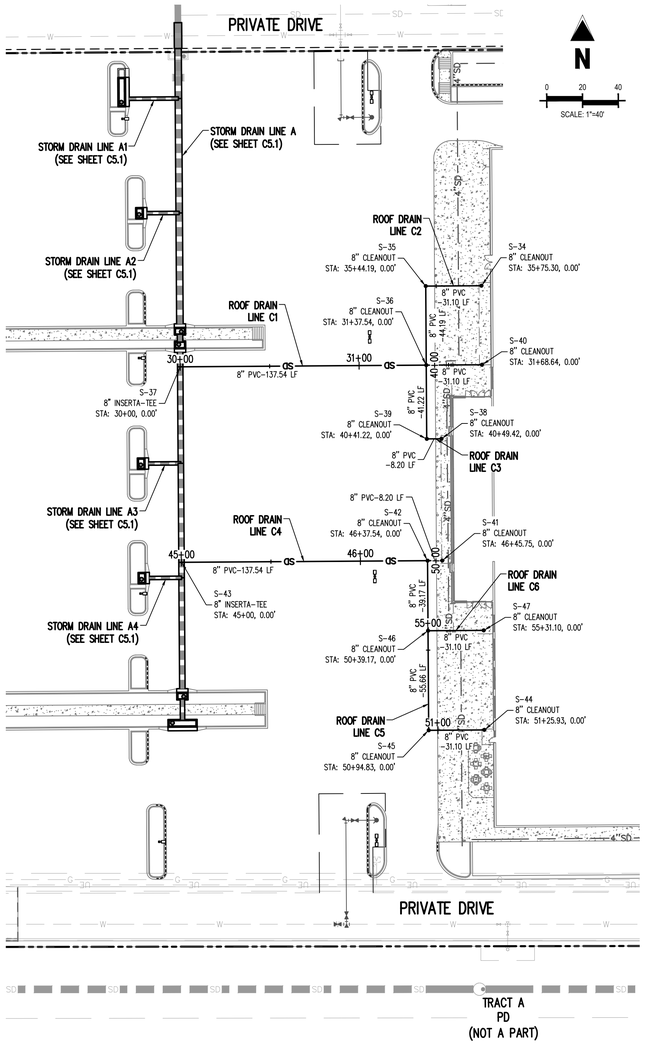
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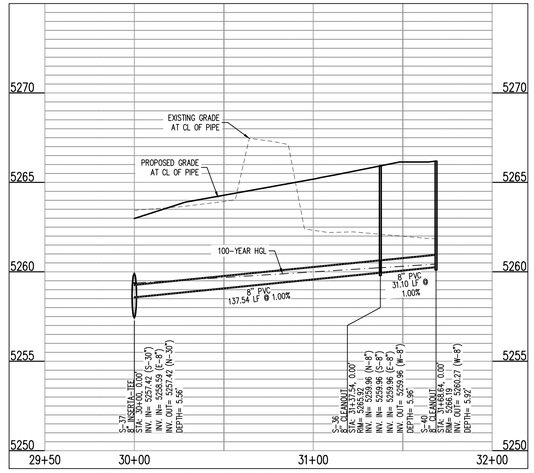
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|---|---|
| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

STORM DRAIN PLAN & PROFILES (LINE B)

C5.2

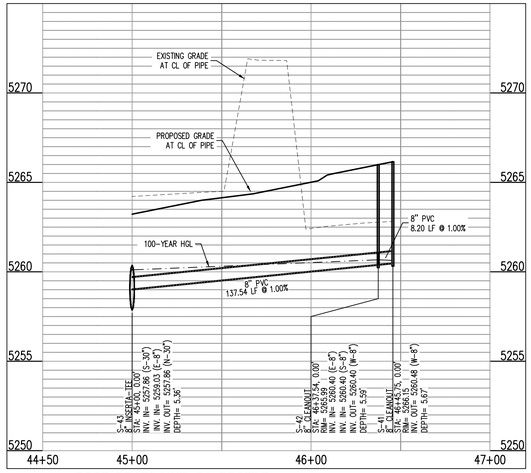

M:\King Soopers - City Market\CO, Erie, #000001\Wk - 107th & Arapahoe Road\DOCS\CDs\KSS138_C5.2_SD_RBF.dwg, Wed Dec/on - 5/21/2021



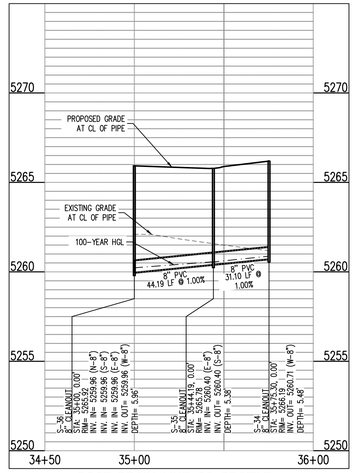

## ROOF DRAIN LINE C1 PROFILE: STA 30+00.00 TO 31+68.64

SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL



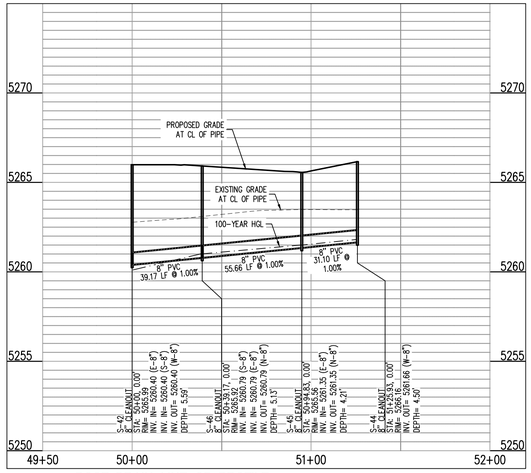

## ROOF DRAIN LINE C4 PROFILE: STA 45+00.00 TO 46+45.75

SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL



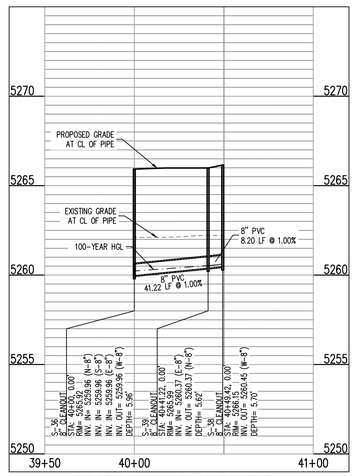

## ROOF DRAIN LINE C2 PROFILE: STA 35+00.00 TO 35+75.30

SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL



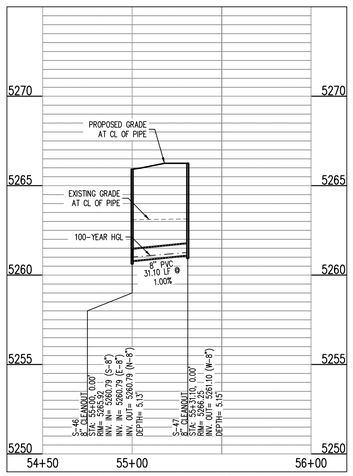

## ROOF DRAIN LINE C5 PROFILE: STA 50+00.00 TO 51+25.93

SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




## ROOF DRAIN LINE C3 PROFILE: STA 40+00.00 TO 40+49.42

SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

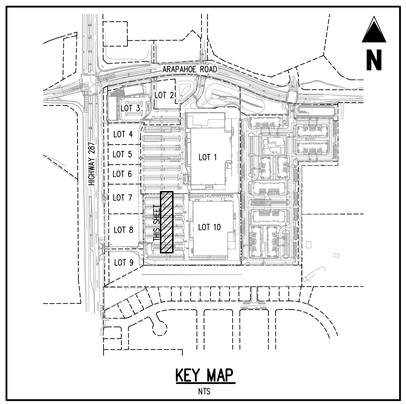



## ROOF DRAIN LINE C6 PROFILE: STA 55+00.00 TO 55+31.10

SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

ROOF DRAIN LINE C1 PLAN: STA 30+00.00 TO 31+68.64
ROOF DRAIN LINE C2 PLAN: STA 35+00.00 TO 35+75.30
ROOF DRAIN LINE C3 PLAN: STA 40+00.00 TO 40+49.42
ROOF DRAIN LINE C4 PLAN: STA 45+00.00 TO 46+45.75
ROOF DRAIN LINE C5 PLAN: STA 50+00.00 TO 51+25.93
ROOF DRAIN LINE C6 PLAN: STA 55+00.00 TO 55+31.10

SCALE: 1"=40'




KEY MAP
NTS

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- EASEMENT BOUNDARY LINE
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- G — PROPOSED UNDERGROUND GAS
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- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING MANHOLE
- EXISTING STORM DRAIN INLET
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- PROPOSED MANHOLE COVER
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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.

## 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 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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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

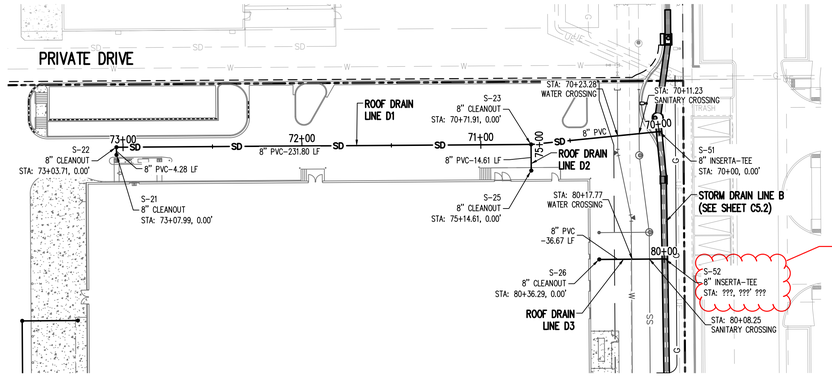
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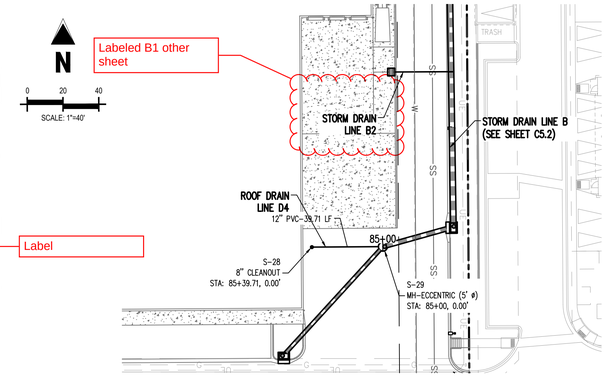
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| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

ROOF DRAIN PLAN & PROFILES (LINE A)

C5.3

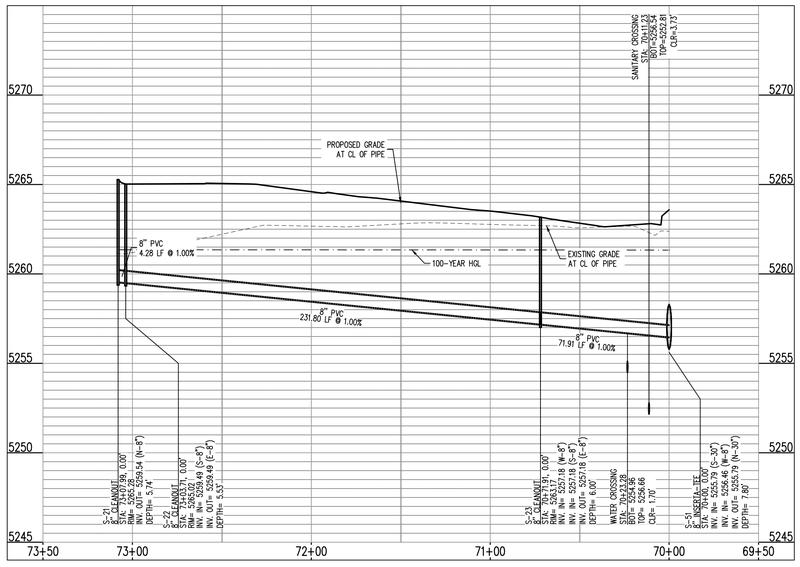
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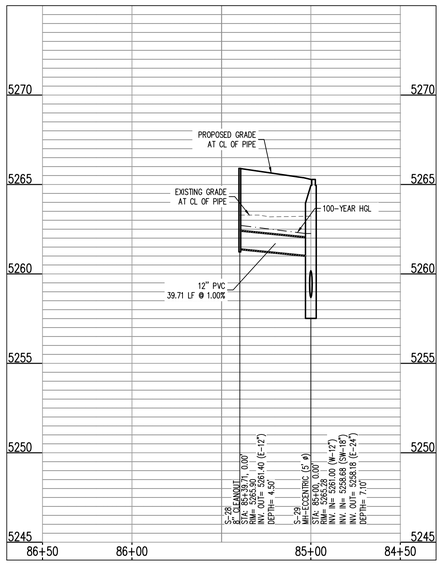




ROOF DRAIN LINE D1 PLAN: STA 70+00.00 TO 73+07.99
ROOF DRAIN LINE D2 PLAN: STA 75+00.00 TO 75+14.61
ROOF DRAIN LINE D3 PLAN: STA 80+00.00 TO 80+36.29
SCALE: 1"=40'

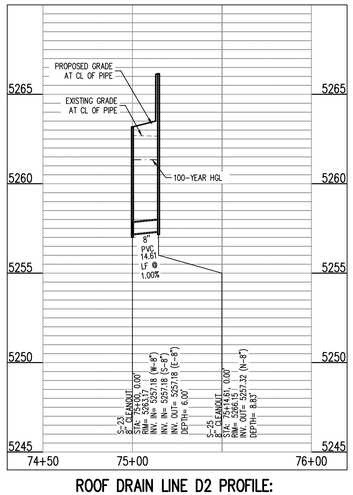
ROOF DRAIN LINE D4 PLAN: STA 85+00.00 TO 85+88.98
SCALE: 1"=40'



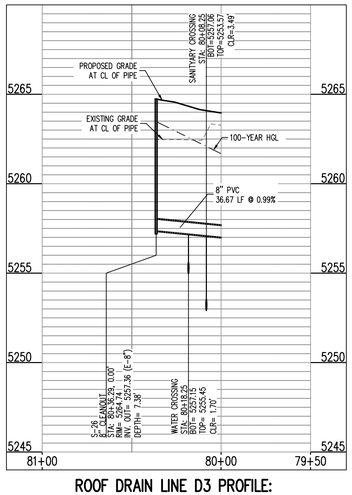

ROOF DRAIN LINE D1 PROFILE: STA 70+00.00 TO 73+07.99
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL



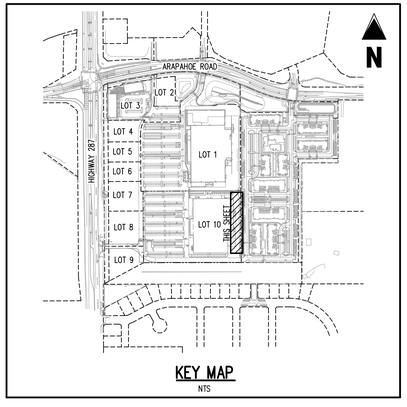

ROOF DRAIN LINE D4 PROFILE: STA 85+00.00 TO 85+88.98
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




ROOF DRAIN LINE D2 PROFILE:
STA 75+00.00 TO 75+14.61
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




ROOF DRAIN LINE D3 PROFILE:
STA 80+00.00 TO 80+36.29
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




KEY MAP
NTS

## UTILITY LEGEND

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

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10" HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

## 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.)
SW07=5323.77 HA LECA SPIDERNET NETWORK

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

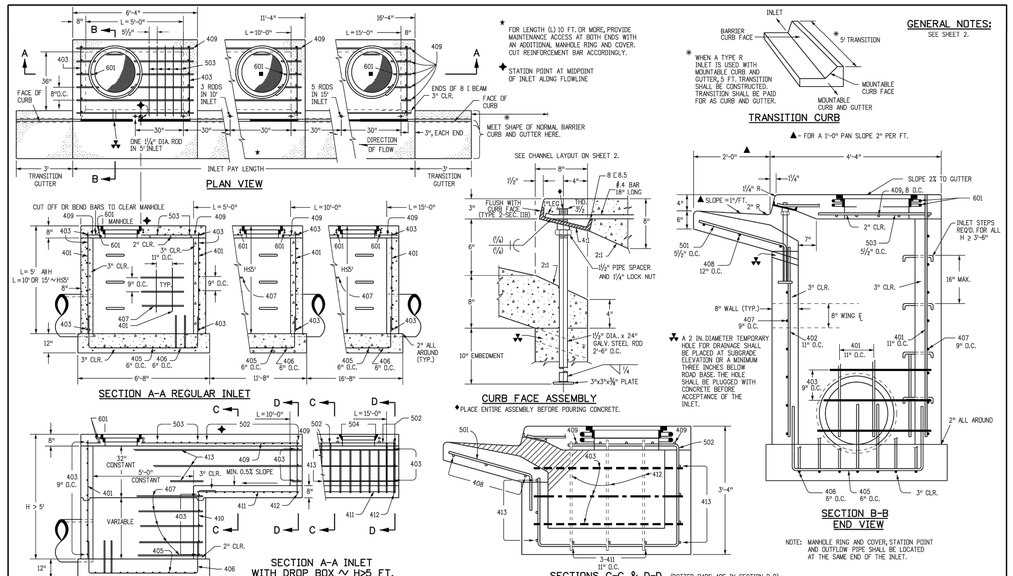
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| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

ROOF DRAIN PLAN & PROFILES (LINE B)

C5.4

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| Drawing File Name: 6040120202.dgn | |
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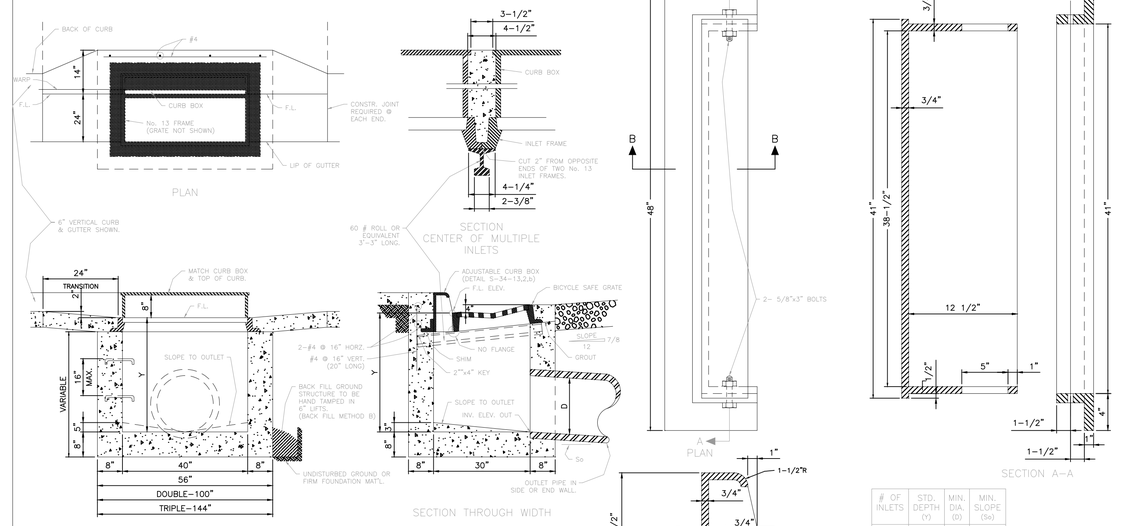
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Project Development Branch DD/LTA

# CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-12
Sheet No. 1 of 2




NOTES:
1. FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
2. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
3. OUTLET PIPE(S) TO BE SET FLUSH WITH INSIDE FACE OF INLET WALL.
4. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL No. 13 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE C.I. CURB BOX.
5. STD. INLET DEPTHS AND PIPE SIZE ARE NOTED IN THE FOLLOWING TABLE. DEVIATIONS FROM THESE MINIMUM REQUIREMENTS SHALL BE SUBSTANTIATED WITH APPROPRIATE HYDRAULIC ANALYSIS.
6. INLETS DEEPER THAN 4' WILL REQUIRE STEPS AT 16" MAX. SPACING

| # OF INLETS | STD. DEPTH (Y) | MIN. DIA. (D) | MIN. SLOPE (So) |
|---|---|---|---|
| SINGLE | 3'-6" | 18" | 1.0% |
| DOUBLE | 4'-6" | 18" | 1.8% |
| TRIPLE | 4'-6" | 21" | 1.8% |

NOTES:
1. CASTING SPECIFICATIONS: A.S.T.M. A-48, WITH A MINIMUM TENSILE STRENGTH OF 25 ksi (CLASS 25).
2. ALL CASTINGS TO BE DIPPED IN ASPHALT BASE PAINT.
3. MINIMUM CURB OPENING AREA=150 SQ. IN.

COMBINATION INLET TYPE 13
NOT TO SCALE

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| Last Modification Date: 07/04/12 | Initials: LTA |
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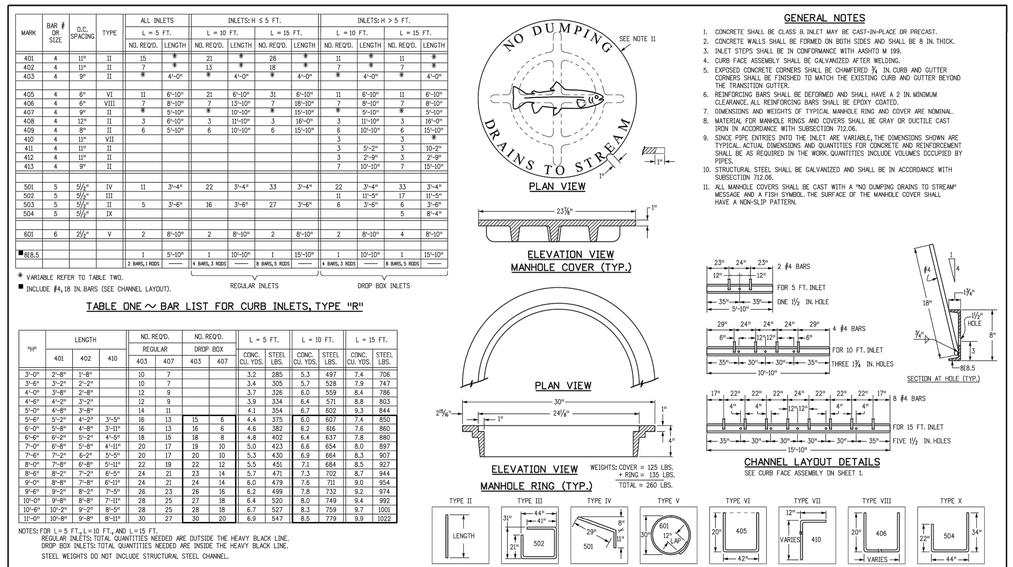
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# CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-12
Sheet No. 2 of 2



| MARK | BAR # ON SIZE | O.C. SPACING | TYPE | ALL INLETS L = 5 FT. NO. REQ'D. | ALL INLETS L = 5 FT. LENGTH | INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D. | INLETS: H ≤ 5 FT. L = 10 FT. LENGTH | INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D. | INLETS: H ≤ 5 FT. L = 15 FT. LENGTH | INLETS: H > 5 FT. L = 10 FT. NO. REQ'D. | INLETS: H > 5 FT. L = 10 FT. LENGTH | INLETS: H > 5 FT. L = 15 FT. NO. REQ'D. | INLETS: H > 5 FT. L = 15 FT. LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 401 | 4 | 13" | II | 15 | * | 21 | * | 28 | * | 11 | * | 11 | * |
| 402 | 4 | 11" | II | 7 | * | 13 | * | 18 | * | 7 | * | 7 | * |
| 403 | 4 | 9" | II | * | 4'-0" | * | 4'-0" | * | 4'-0" | * | 4'-0" | * | 4'-0" |
| 405 | 4 | 6" | VI | 11 | 6'-10" | 21 | 6'-10" | 31 | 6'-10" | 11 | 6'-10" | 11 | 6'-10" |
| 406 | 4 | 6" | VIII | 7 | 8'-10" | 7 | 13'-10" | 7 | 18'-10" | 7 | 8'-10" | 7 | 8'-10" |
| 407 | 4 | 9" | II | * | 5'-10" | * | 10'-10" | * | 15'-10" | * | 5'-10" | * | 5'-10" |
| 408 | 4 | 12" | II | 3 | 6'-10" | 3 | 11'-10" | 3 | 16'-0" | 3 | 11'-10" | 3 | 16'-0" |
| 409 | 4 | 8" | II | 6 | 5'-10" | 6 | 10'-10" | 6 | 15'-10" | 6 | 10'-10" | 6 | 15'-10" |
| 410 | 4 | 13" | VII | | | | | | | 3 | | 3 | * |
| 411 | 4 | 11" | II | | | | | | | 3 | 5'-2" | 3 | 10'-2" |
| 412 | 4 | 11" | II | | | | | | | 3 | 2'-9" | 3 | 2'-9" |
| 413 | 4 | 9" | II | | | | | | | 7 | 10'-10" | 7 | 15'-10" |
| 501 | 5 | 5½" | IV | 11 | 3'-4" | 22 | 3'-4" | 33 | 3'-4" | 22 | 3'-4" | 33 | 3'-4" |
| 502 | 5 | 5½" | III | | | | | | | 11 | 1'-5" | 17 | 11'-5" |
| 503 | 5 | 5½" | II | 5 | 3'-6" | 16 | 3'-6" | 27 | 3'-6" | 6 | 3'-6" | 6 | 3'-6" |
| 504 | 5 | 5½" | IX | | | | | | | | | 5 | 8'-4" |
| 601 | 6 | 2½" | V | 2 | 8'-10" | 2 | 8'-10" | 2 | 8'-10" | 2 | 8'-10" | 4 | 8'-10" |
| RER.5 | | | | 1 | 5'-10" | 1 | 10'-10" | 1 | 15'-10" | 1 | 10'-10" | 1 | 15'-10" |
| | | | | 2 BARS, 1 RODS | — | 4 BARS, 3 RODS | — | 6 BARS, 5 RODS | — | 4 BARS, 3 RODS | — | 6 BARS, 5 RODS | — |

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4,18 IN. BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

| "H" | LENGTH 401 | 402 | 410 | NO. REQ'D. REGULAR 403 | 407 | NO. REQ'D. DROP BOX 403 | 407 | L = 5 FT. CONC. CU. YDS. | L = 5 FT. STEEL LBS. | L = 10 FT. CONC. CU. YDS. | L = 10 FT. STEEL LBS. | L = 15 FT. CONC. CU. YDS. | L = 15 FT. STEEL LBS. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3'-0" | 2'-8" | 1'-8" | | 10 | 7 | | | 3.2 | 285 | 5.3 | 497 | 7.4 | 706 |
| 3'-6" | 3'-2" | 2'-2" | | 10 | 7 | | | 3.4 | 305 | 5.7 | 528 | 7.9 | 747 |
| 4'-0" | 3'-8" | 2'-8" | | 12 | 9 | | | 3.7 | 326 | 6.0 | 559 | 8.4 | 786 |
| 4'-6" | 4'-2" | 3'-2" | | 12 | 9 | | | 3.9 | 334 | 6.4 | 571 | 8.8 | 803 |
| 5'-0" | 4'-8" | 3'-8" | | 14 | 11 | | | 4.1 | 354 | 6.7 | 602 | 9.3 | 844 |
| 5'-6" | 5'-2" | 4'-2" | 3'-5" | 16 | 13 | 15 | 6 | 4.4 | 375 | 6.0 | 607 | 7.4 | 850 |
| 6'-0" | 5'-8" | 4'-8" | 3'-11" | 16 | 13 | 16 | 6 | 4.6 | 382 | 6.2 | 616 | 7.6 | 860 |
| 6'-6" | 6'-2" | 5'-2" | 4'-5" | 18 | 15 | 18 | 8 | 4.8 | 402 | 6.4 | 637 | 7.8 | 880 |
| 7'-0" | 6'-8" | 5'-8" | 4'-11" | 20 | 17 | 19 | 10 | 5.0 | 423 | 6.6 | 654 | 8.0 | 897 |
| 7'-6" | 7'-2" | 6'-2" | 5'-5" | 20 | 17 | 20 | 10 | 5.3 | 430 | 6.9 | 664 | 8.3 | 907 |
| 8'-0" | 7'-8" | 6'-8" | 5'-11" | 22 | 19 | 22 | 12 | 5.5 | 451 | 7.1 | 684 | 8.5 | 927 |
| 8'-6" | 8'-2" | 7'-2" | 6'-5" | 24 | 21 | 23 | 14 | 5.7 | 471 | 7.3 | 702 | 8.7 | 944 |
| 9'-0" | 8'-8" | 7'-8" | 6'-11" | 24 | 21 | 24 | 14 | 6.0 | 479 | 7.6 | 711 | 9.0 | 954 |
| 9'-6" | 9'-2" | 8'-2" | 7'-5" | 26 | 23 | 26 | 16 | 6.2 | 498 | 7.8 | 732 | 9.2 | 974 |
| 10'-0" | 9'-8" | 8'-8" | 7'-11" | 28 | 25 | 27 | 18 | 6.4 | 520 | 8.0 | 749 | 9.4 | 992 |
| 10'-6" | 10'-2" | 9'-2" | 8'-5" | 28 | 25 | 28 | 18 | 6.7 | 527 | 8.3 | 759 | 9.7 | 1001 |
| 11'-0" | 10'-8" | 9'-8" | 8'-11" | 30 | 27 | 30 | 20 | 6.9 | 547 | 8.5 | 779 | 9.9 | 1022 |

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"




GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

| Computer File Information | |
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| Last Modification Date: 07/04/12 | Initials: LTA |
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| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | |

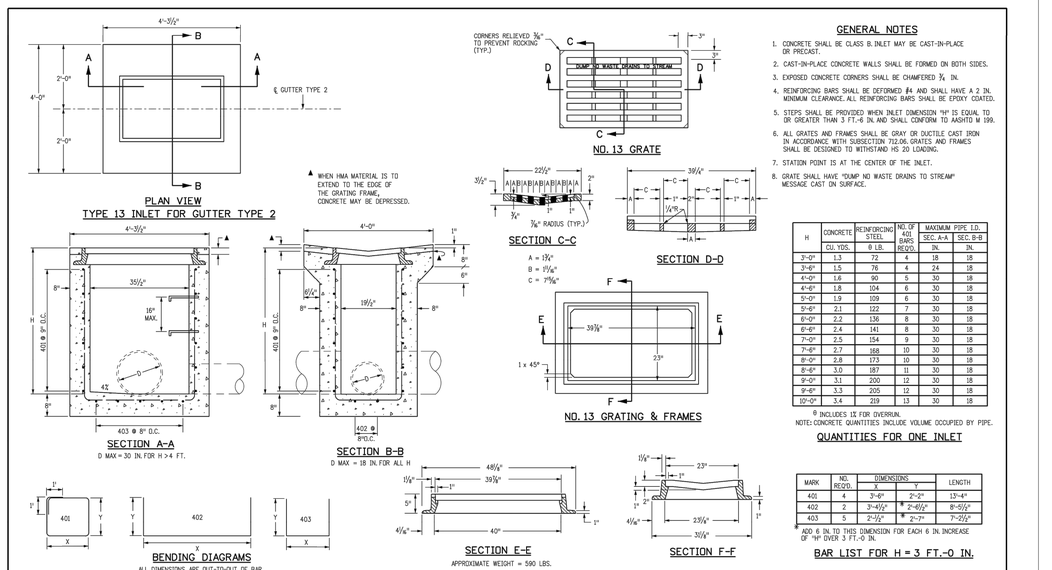
| Sheet Revisions | |
|---|---|
| Date: | Comments |
| | |

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

# CURB INLET TYPE R

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-12
Sheet No. 2 of 2




GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST IN SURFACE.

| H | CONCRETE CU. YDS. | REINFORCING STEEL @ LB. | NO. OF 401 BARS REQ'D. | MAXIMUM PIPE I.D. SEC. A-A IN. | MAXIMUM PIPE I.D. SEC. B-B IN. |
|---|---|---|---|---|---|
| 3'-0" | 1.3 | 72 | 4 | 18 | 18 |
| 3'-6" | 1.5 | 76 | 4 | 24 | 18 |
| 4'-0" | 1.6 | 90 | 5 | 30 | 18 |
| 4'-6" | 1.8 | 104 | 6 | 30 | 18 |
| 5'-0" | 1.9 | 109 | 6 | 30 | 18 |
| 5'-6" | 2.1 | 122 | 7 | 30 | 18 |
| 6'-0" | 2.2 | 136 | 8 | 30 | 18 |
| 6'-6" | 2.4 | 141 | 8 | 30 | 18 |
| 7'-0" | 2.5 | 154 | 9 | 30 | 18 |
| 7'-6" | 2.7 | 168 | 10 | 30 | 18 |
| 8'-0" | 2.8 | 173 | 10 | 30 | 18 |
| 8'-6" | 3.0 | 187 | 11 | 30 | 18 |
| 9'-0" | 3.1 | 200 | 12 | 30 | 18 |
| 9'-6" | 3.3 | 205 | 12 | 30 | 18 |
| 10'-0" | 3.4 | 219 | 13 | 30 | 18 |

© INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

| MARK | NO. REQ'D. | DIMENSIONS X | DIMENSIONS Y | LENGTH |
|---|---|---|---|---|
| 401 | 4 | 3'-6" | 2'-2" | 13'-4" |
| 402 | 2 | 3'-4½" | * 2'-6½" | 8'-5½" |
| 403 | 5 | 2'-1½" | * 2'-7" | 7'-2½" |

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

BAR LIST FOR H = 3 FT.-0 IN.

| Computer File Information | |
|---|---|
| Creation Date: 07/04/12 | Initials: DD |
| Last Modification Date: 07/04/12 | Initials: LTA |
| Full Path: www.coloradodot.info/business/designsupport | |
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| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | |

| Sheet Revisions | |
|---|---|
| Date: | Comments |
| | |

Colorado Department of Transportation
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Project Development Branch DD/LTA

# CONCRETE INLET TYPE 13

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-604-13
Sheet No. 1 of 1

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

SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

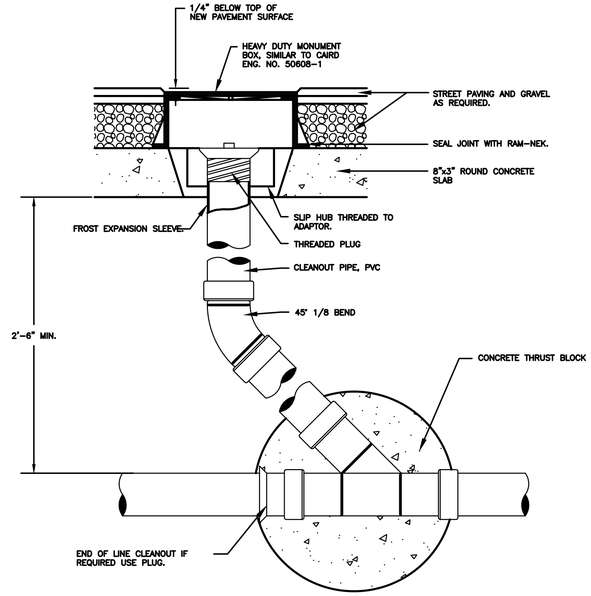
| # | Date | Issue / Description | Init. |
|---|---|---|---|

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

STORM DRAIN DETAILS

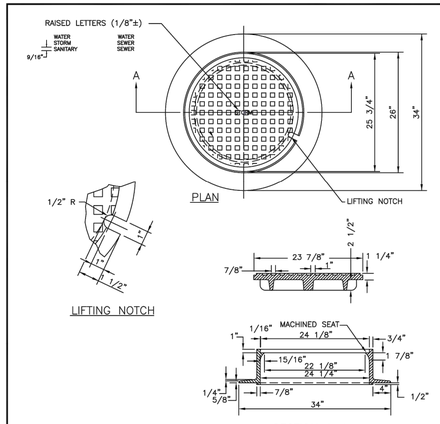
C5.5

H:\King Soopers - City Nine\CO\Civil\Plot_sht\6040130101_-_105TH & Arapahoe Road\CO\CAD\6040130101_CDS_105TH_Plot.dwg - Plot By: Brandon - 5/21/2021




CLEANOUT

NOT TO SCALE



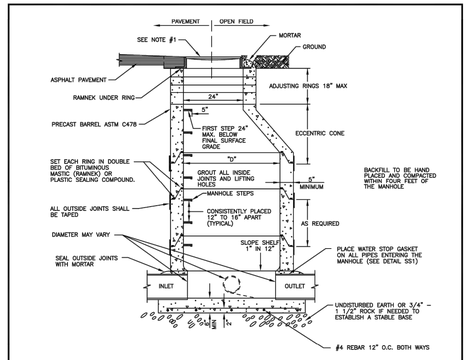

1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 25 KSI (CLASS 25)
2. ALL CASTINGS TO BE DIPPED IN ASPHALT BASE PAINT (OR APPROVED EQUAL)
3. CASTINGS SHALL BE AS SPECIFIED BELOW OR APPROVED EQUAL:

| MANUFACTURERS | CAT. # |
|---|---|
| NEENAH | R-1706 |
| CASTINGS, INC. | MH-400-24 C.I. |
| HUTCHINSON FDRY. & STL. INC. | MH-400 |

4. ALL NEW MANHOLES MUST INCLUDE A PLASTIC OR VINYL TAG ATTACHED TO THE TOP STEP STATING THE FOLLOWING "CAUTION CONFINED SPACE; ENTRY PERMIT REQUIRED.

The Town of ERIE COLORADO

DRAWING TITLE: 24" MANHOLE RING AND COVER
DRAWING NUMBER: STM8B
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2015



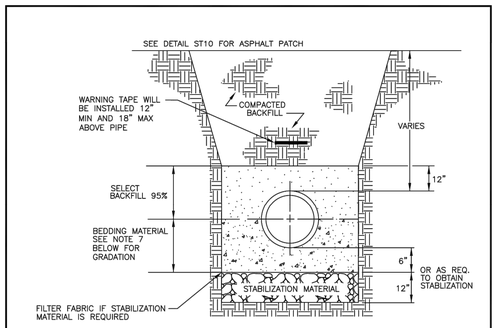

SECTION B–B

NOTES:

1. FINAL GRADE OF MANHOLE COVERS SHALL BE 1/4" LOWER THAN FINAL STREET.
2. STEPS SHOULD NOT BE PLACED OVER THE FLOW. NO STEPS ALLOWED IN THE ADJUSTING RING AREA.
3. PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478.
4. BLOCK-OUTS, WHEN APPROVED, SHALL EXTEND A MAX. OF 6" PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED AND SEALED.
5. MANHOLES NOT IN ASPHALT OR CONCRETE SHALL BE RAISED 6" ABOVE FINAL GRADE AND A CONCRETE COLLAR INSTALLED WITH A GREEN CARSONITE POST

The Town of ERIE COLORADO

DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: STM8A
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2012




NOTES:

1. FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D.
2. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
3. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
4. PIPE SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO THE HORIZONTAL CENTERLINE OF THE PIPE. SEE NOTE 7 FOR BEDDING MATERIAL GRADATION.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 24" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.
6. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500 P.S.I. CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.
7. BEDDING MATERIAL SHALL MEET THE GRADATION OF CDOT "NO.67 COARSE AGGREGATE" AS SPECIFIED IN SECTION 703.02 IN THE LATEST EDITION OF THE CDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

The Town of ERIE COLORADO

DRAWING TITLE: STORM SEWER TRENCH DETAIL (RCP)
DRAWING NUMBER: STM12
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 10/2018

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

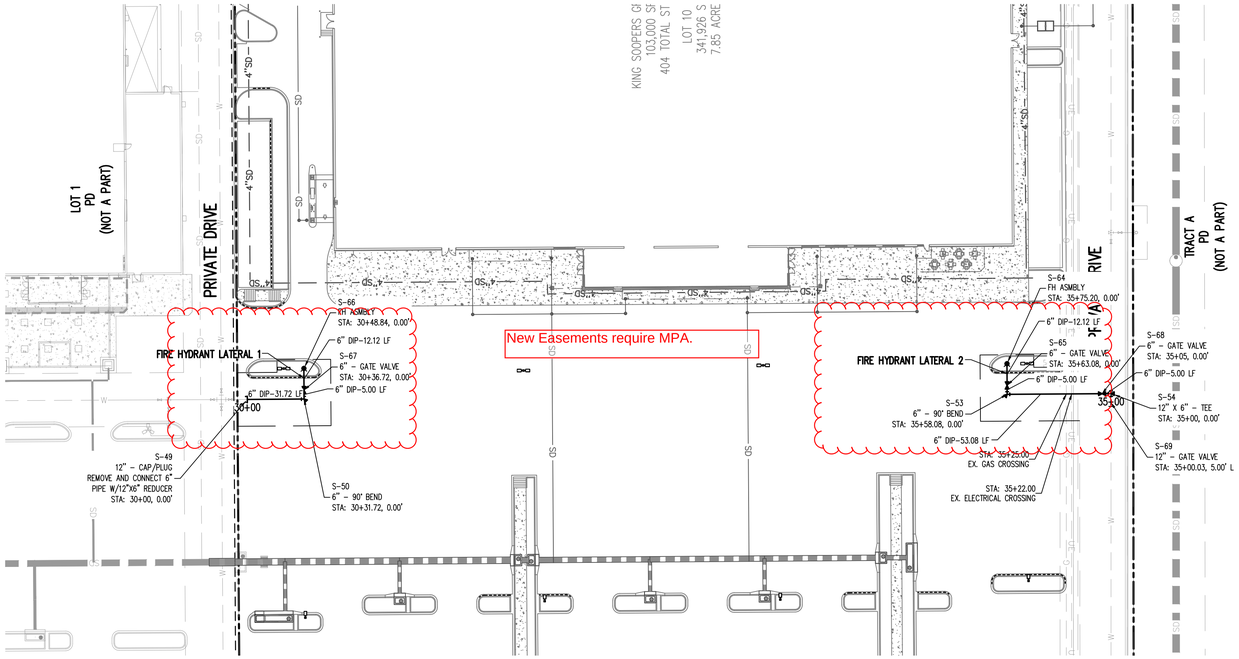
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|---|---|
| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

STORM DRAIN DETAILS

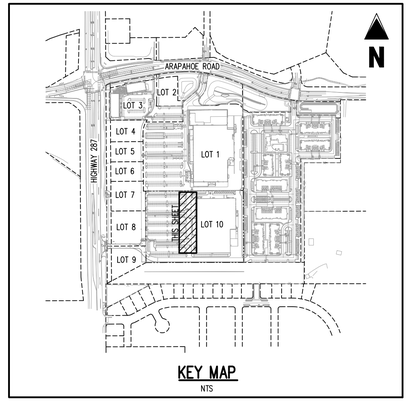
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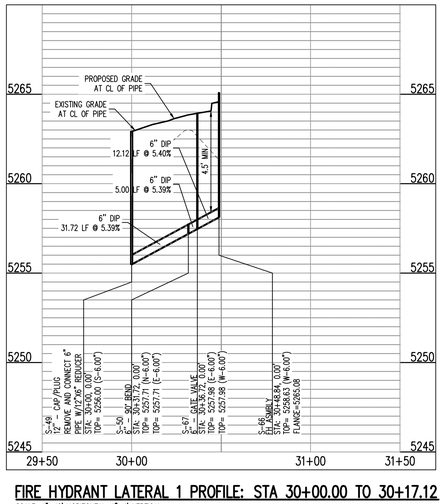



FIRE HYDRANT LATERAL 1 PLAN: STA 30+00.00 TO 30+17.12
FIRE HYDRANT LATERAL 2 PLAN: STA 35+00.00 TO 35+17.12
SCALE: 1"=40'

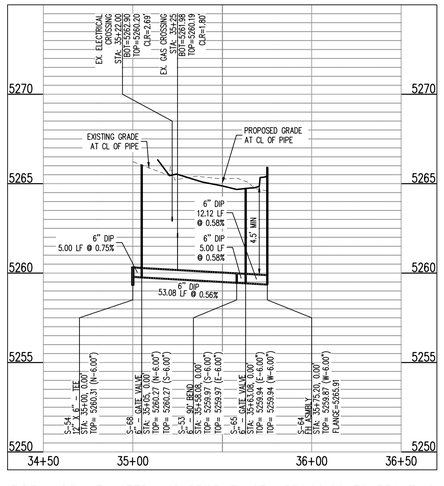



KEY MAP
NTS




FIRE HYDRANT LATERAL 1 PROFILE: STA 30+00.00 TO 30+17.12
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




FIRE HYDRANT LATERAL 2 PROFILE: STA 35+00.00 TO 35+17.12
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

## UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12")
- EXISTING STORM SEWER (12" AND GREATER)
- PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED STORM SEWER (12" AND GREATER)
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS
- 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

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

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## 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 BEARINGS: 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.

## 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 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.

811 Know what's below. Call before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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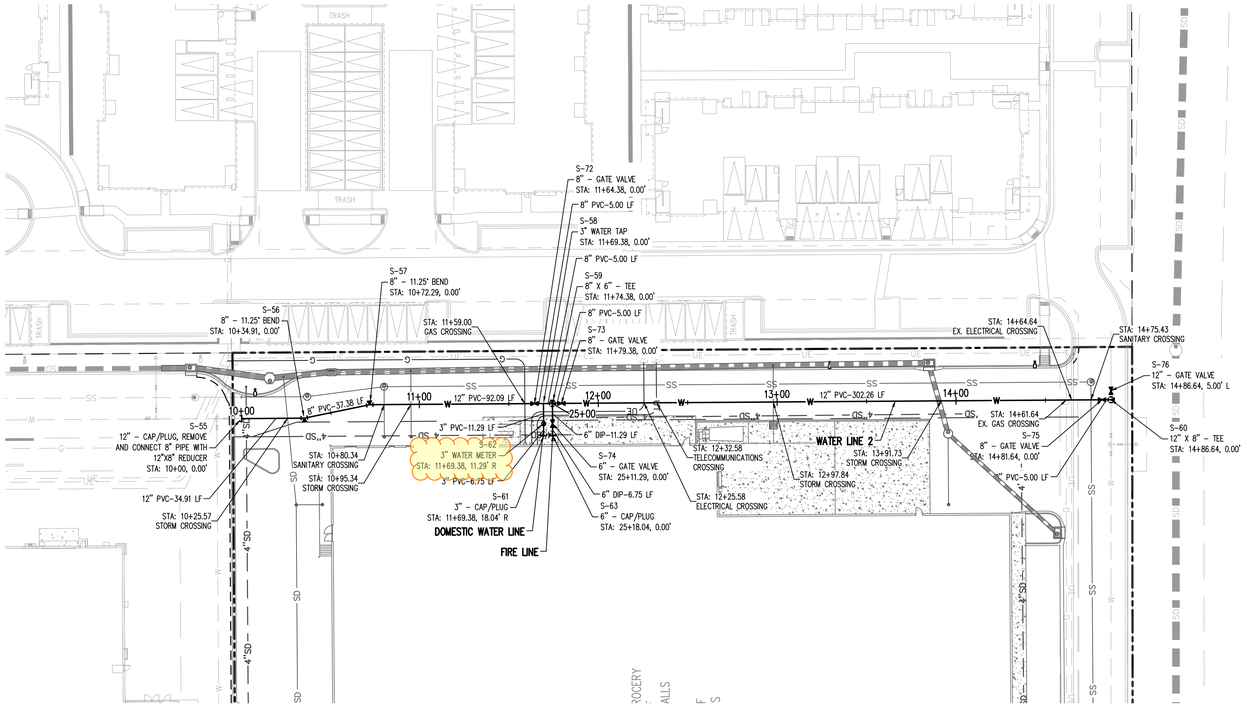
| # | Date | Issue / Description | Init. |
|---|---|---|---|

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

WATER LINE PLAN & PROFILES (LINE 1)

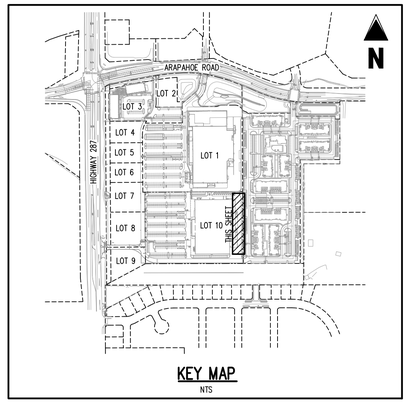
C6.1

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WATER LINE 2 PLAN: STA 10+00.00 TO 14+86.64
FIRE LINE PLAN: STA 25+00.00 TO 25+18.04
SCALE: 1"=40'




KEY MAP
NTS

## UTILITY LEGEND

- PROPERTY BOUNDARY LINE
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- EASEMENT BOUNDARY LINE
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- EXISTING UNDERGROUND GAS
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NAVD88 ELEVATION = 5323.00 (GPS OBS.)
SHOT=5323.77 WA 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.

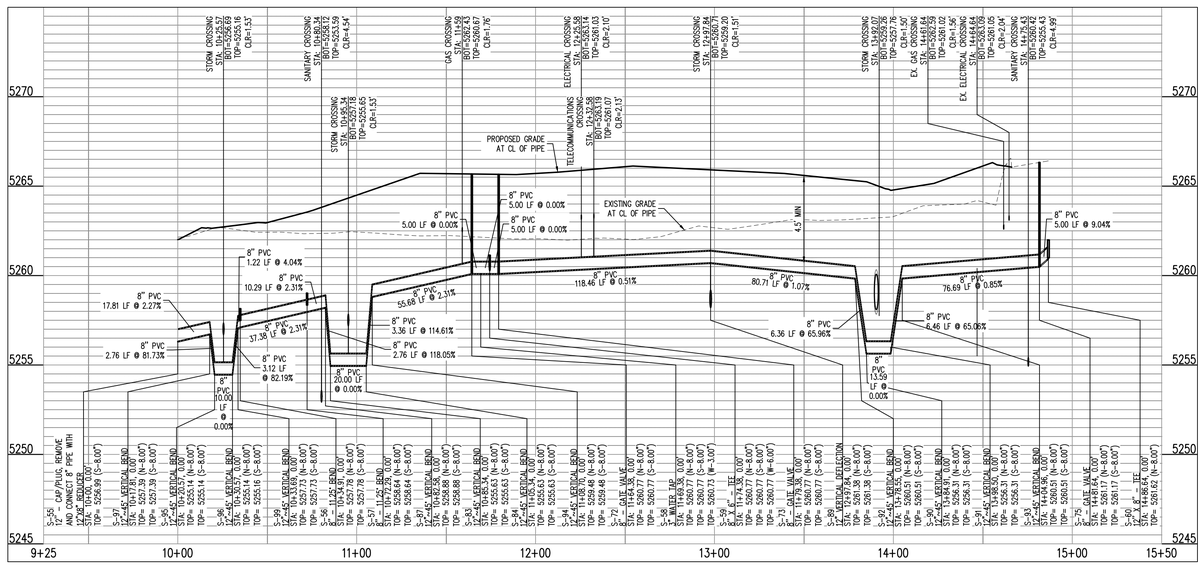
## CAUTION – NOTICE TO CONTRACTOR

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 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.

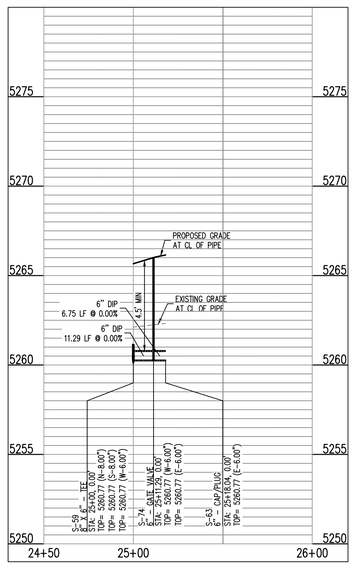
Know what's **below.** **Call** before you dig.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Several High Points through here which will require Air Relief Valves. Is there opportunity to reduce/eliminate some of these High Points?




WATER LINE 2 PROFILE: STA 10+00.00 TO 14+86.64
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




FIRE LINE PROFILE:
STA 25+00.00 TO 25+18.04
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL


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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER
ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

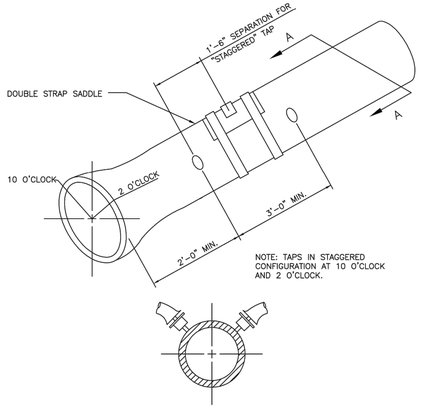
| # | Date | Issue / Description | Init. |
|---|---|---|---|

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

WATER LINE PLAN & PROFILES (LINE 2)

C6.2


M:\King Soopers - City Maker\CO\...\KSS000138_-107th & Arapahoe Road\DOCS\KSS000138_CIVIL_WTR.PRF.dwg - Plot Date/time - 5/21/2021

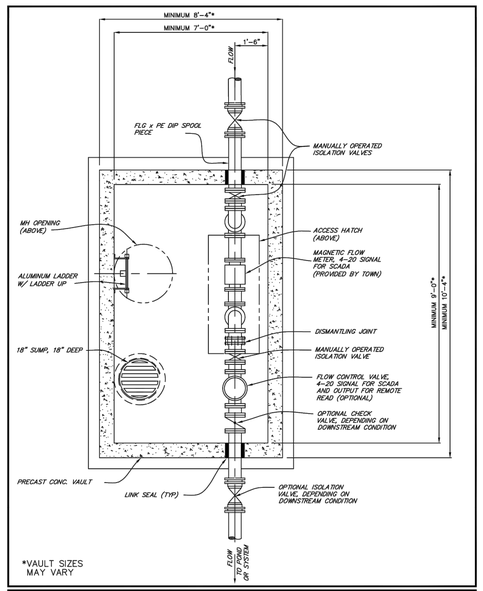



SECTION A–A

NOTE:
SERVICE TAPS – WATER SERVICE TAPS SHALL BE MADE AT EITHER THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION ON THE CIRCUMFERENCE OF A WATER MAIN. THE MINIMUM DISTANCE BETWEEN A TAP MADE AT THE 2 O'CLOCK POSITION AND THE ONE MADE AT THE 10 O'CLOCK POSITION SHALL BE 18–INCHES MEASURED ALONG THE PIPE. THE MINIMUM DISTANCE BETWEEN SUCCESSIVE TAPS MADE EITHER AT THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION SHALL BE 3–FEET. THE MINIMUM DISTANCE FROM EITHER THE BELL OR THE SPIGOT END OF A PIPE TO A TAP SHALL BE 2–FEET. A MAXIMUM OF 4 WATER SERVICE TAPS SHALL BE ALLOWED PER LENGTH OF PIPE. DOUBLE STRAP SADDLE (ROMAC 202B OR APPROVED EQUAL) SHALL BE USED FOR ALL SERVICE TAPS.

The Town of ERIE COLORADO

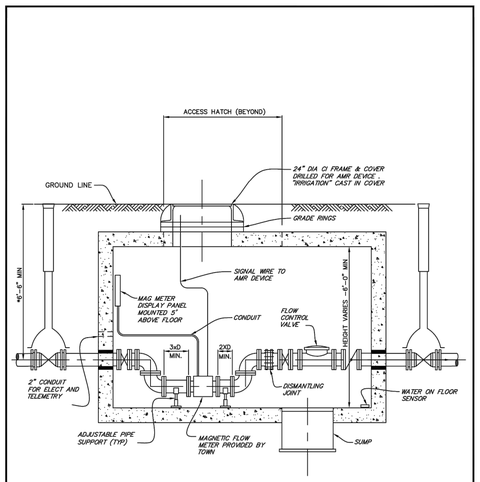
DRAWING TITLE: DOMESTIC WATER TAPPING DETAIL
DRAWING NUMBER: W22
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2010




*VAULT SIZES MAY VARY

The Town of ERIE COLORADO

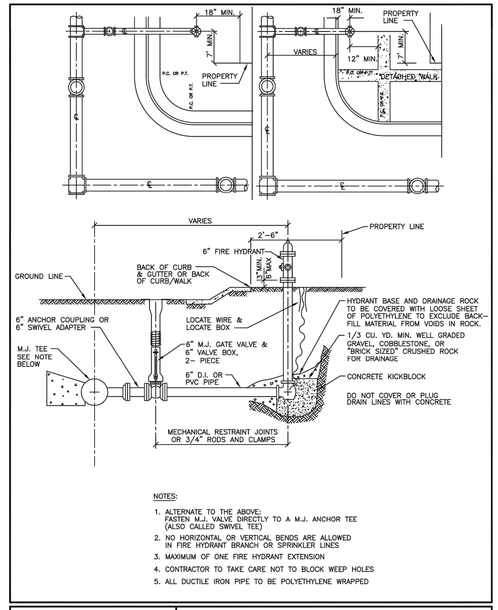
DRAWING TITLE: STANDARD IRRIGATION METER VAULT (PLAN VIEW) 3" – 6" METER
DRAWING NUMBER: W39A
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 10/2018




STANDARD IRRIGATION METER VAULT SECTION
*NOT DRAWN TO SCALE

The Town of ERIE COLORADO

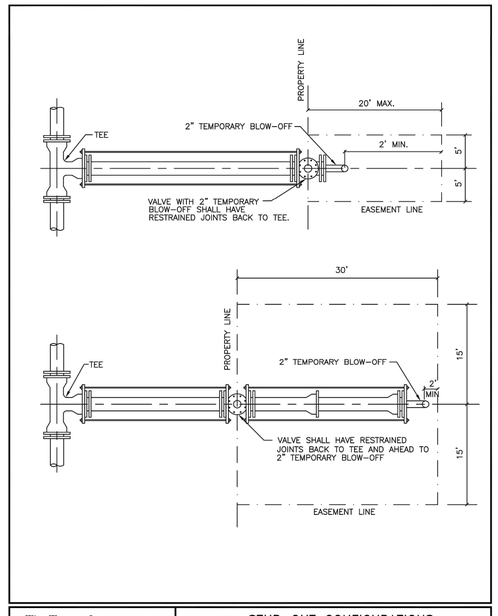
DRAWING TITLE: STANDARD IRRIGATION METER VAULT (SECTION VIEW) 3" – 6" METER
DRAWING NUMBER: W39B
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 10/2018




NOTES:
1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH OR SPRINKLER LINES
3. MAXIMUM OF ONE FIRE HYDRANT EXTENSION
4. CONTRACTOR TO TAKE CARE NOT TO BLOCK WEEP HOLES
5. ALL DUCTILE IRON PIPE TO BE POLYETHYLENE WRAPPED

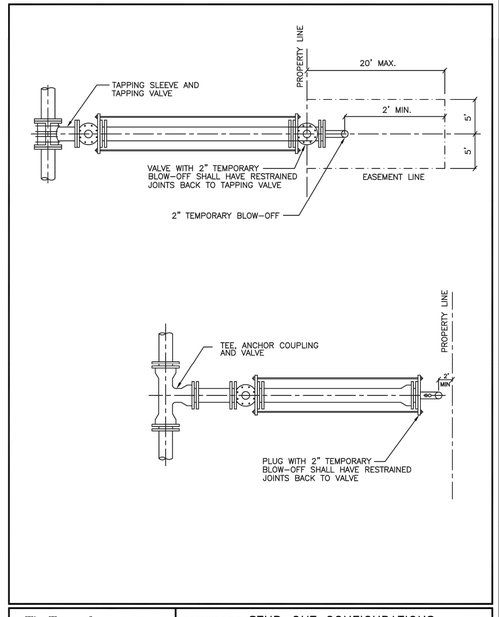
The Town of ERIE COLORADO

DRAWING TITLE: FIRE HYDRANTS, MAINS & VALVES
DRAWING NUMBER: W7
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 06/2010



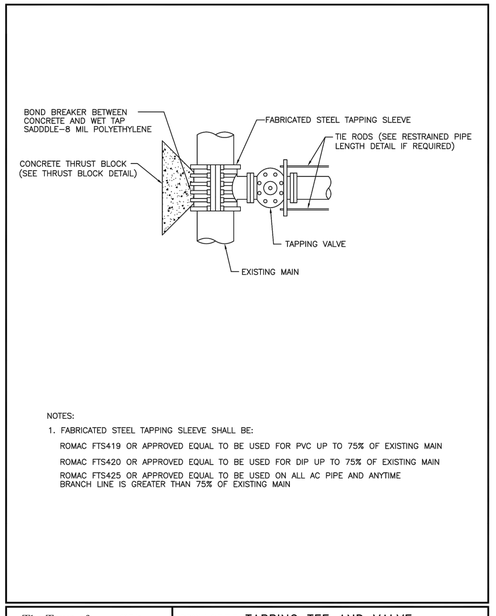

The Town of ERIE COLORADO

DRAWING TITLE: STUB–OUT CONFIGURATIONS
DRAWING NUMBER: W6A (1 of 2)
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 06/2004




The Town of ERIE COLORADO

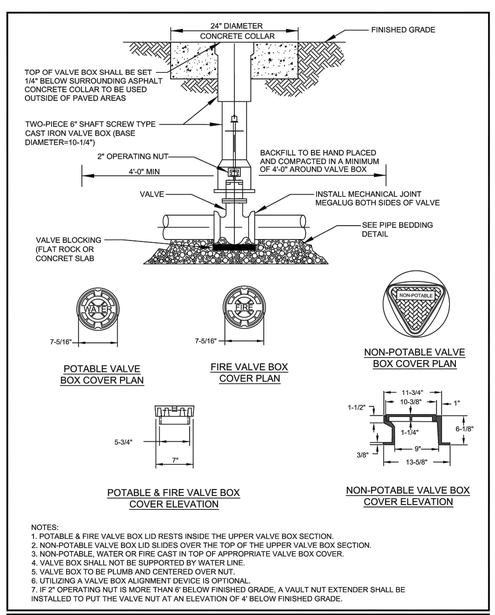
DRAWING TITLE: STUB–OUT CONFIGURATIONS
DRAWING NUMBER: W6B (2 OF 2)
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 06/2004




NOTES:
1. FABRICATED STEEL TAPPING SLEEVE SHALL BE:
ROMAC FTS419 OR APPROVED EQUAL TO BE USED FOR PVC UP TO 75% OF EXISTING MAIN
ROMAC FTS420 OR APPROVED EQUAL TO BE USED FOR DIP UP TO 75% OF EXISTING MAIN
ROMAC FTS425 OR APPROVED EQUAL TO BE USED ON ALL AC PIPE AND ANYTIME BRANCH LINE IS GREATER THAN 75% OF EXISTING MAIN

The Town of ERIE COLORADO

DRAWING TITLE: TAPPING TEE AND VALVE
DRAWING NUMBER: W21
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2015




NOTES:
1. POTABLE & FIRE VALVE BOX LID RESTS INSIDE THE UPPER VALVE BOX SECTION.
2. NON-POTABLE VALVE BOX LID SLIDES OVER THE TOP OF THE UPPER VALVE BOX SECTION.
3. NON-POTABLE, WATER OR FIRE CAST IN TOP OF APPROPRIATE VALVE BOX COVER.
4. VALVE BOX SHALL NOT BE SUPPORTED BY WATER LINE.
5. VALVE BOX TO BE PLUMB AND CENTERED OVER NUT.
6. UTILIZING A VALVE BOX ALIGNMENT DEVICE IS OPTIONAL.
7. IF 2' OPERATING NUT IS MORE THAN 6' BELOW FINISHED GRADE, A VAULT NUT EXTENDER SHALL BE INSTALLED TO PUT THE VALVE NUT AT AN ELEVATION OF 4' BELOW FINISHED GRADE.

The Town of ERIE COLORADO

DRAWING TITLE: STANDARD VALVE AND BOX
DRAWING NUMBER: W38
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 1/2015

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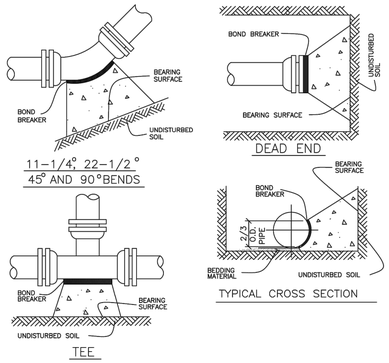
| # | Date | Issue / Description | Init. |
|---|---|---|---|

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

WATER LINE DETAILS

C6.3

Mylar Review - City Maker/CO Erie_KSS000138_ 107th & Arapahoe Road\Civil\12345678.DS, CAS, MYTAR.DTS Aug - Rob Gordon - 4/21/2021




NOTES:

1. SEE THRUST BLOCKING CHART FOR MINIMUM BEARING SURFACE AREAS
2. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER
   4"-6"-8" AND 12" WATER HAMMER=110 P.S.I.
   16"-20" AND 24" WATER HAMMER =70 P.S.I.
3. BASED ON 3,000 psf SOIL BEARING CAPACITY
4. THRUST BLOCKING SHALL BE CAST AGAINST UNDISTURBED EARTH. FORMS SHALL BE USED AS REQUIRED TO OBTAIN ADEQUATE BEARING AND TO CONFINE THE CONCRETE. THRUST BLOCKING SHALL BEAR ON THE FITTING OR END CAP ONLY AND SHOULD NOT BE ALLOWED TO SPILL OVER THE JOINT OR AGAINST THE PIPE

The Town of ERIE COLORADO

DRAWING TITLE: THRUST BLOCK
DRAWING NUMBER: W14A
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2015

## TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1,000 LBS. PER SQUARE FOOT SOIL BEARING CAPACITY.

| SIZE | BENDS | | | | TEES * | GATE VALVES | DEAD ENDS | CROSS W/ 1 BRANCH PLUGGED | CROSS W/ 2 BRANCHES PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| | 90° | 45° | 22-1/2° | 11-1/4° | | | | | |
| 3 | 1.0 | 0.6 | 0.3 | 1.0 | 0.7 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 1.0 | 1.3 | 0.5 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.2 | 1.1 | 1.0 | 2.8 | 0.7 | 2.8 | 2.8 | 2.8 |
| 8 | 7.1 | 3.8 | 2.0 | 1.0 | 5.0 | 2.4 | 5.0 | 5.0 | 5.0 |
| 10 | 11.1 | 6.0 | 3.0 | 1.5 | 7.8 | 4.5 | 7.8 | 7.8 | 7.8 |
| 12 | 16.0 | 8.6 | 4.4 | 2.2 | 11.3 | 7.3 | 11.3 | 11.3 | 11.3 |
| 14 | 21.7 | 11.8 | 6.0 | 3.0 | 15.4 | 11.0 | 15.4 | 15.4 | 15.4 |
| 15 | 25.0 | 13.5 | 7.0 | 3.5 | 17.6 | SPECIAL DESIGN | 17.6 | 17.6 | 17.6 |
| 16 | 28.4 | 15.3 | 8.0 | 4.0 | 20.0 | | 20.0 | 20.0 | 20.0 |
| 18 | 36.0 | 19.4 | 10.0 | 5.0 | 25.4 | | 25.4 | 25.4 | 25.4 |
| 20 | 44.2 | 24.0 | 12.2 | 6.1 | 31.4 | | 31.4 | 31.4 | 31.4 |
| 21 | 49.0 | 26.5 | 13.5 | 6.8 | 34.6 | | 34.6 | 34.6 | 34.6 |
| 22 | 54.0 | 29.0 | 14.8 | 7.4 | 38.0 | | 38.0 | 38.0 | 38.0 |
| 24 | 64.0 | 34.5 | 17.7 | 8.8 | 45.0 | | 45.0 | 45.0 | 45.0 |
| 30 | 100.0 | 54.0 | 27.6 | 13.8 | 71.0 | | 71.0 | 71.0 | 71.0 |
| 36 | 144.0 | 78.0 | 40.0 | 20.0 | 102.0 | | 102.0 | 102.0 | 102.0 |

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1,000 LBS. PER SQUARE FOOT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

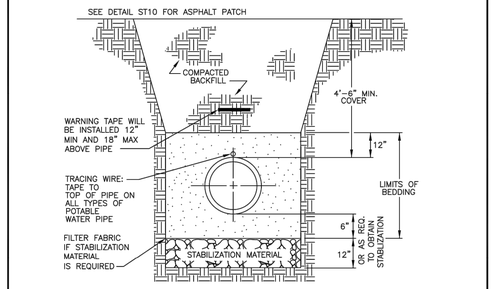
$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDRED OF LBS.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

EXAMPLE: TO FIND BEARING AREA FOR 8" – 90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I. AND WITH A SOIL BEARING CAPACITY OF 3,000 LBS. PER SQUARE FOOT.

F = 1.5 ÷ 3 = 0.5 TABULATED VALUE = 7.1 SQUARE FOOT.
0.5 x 7.1 = 3.56 SAY 4 SQUARE FEET OF 2 FOOT LONG BY 2 FOOT HIGH.

The Town of ERIE COLORADO

DRAWING TITLE: THRUST BLOCKING CHART
DRAWING NUMBER: W14B
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2015

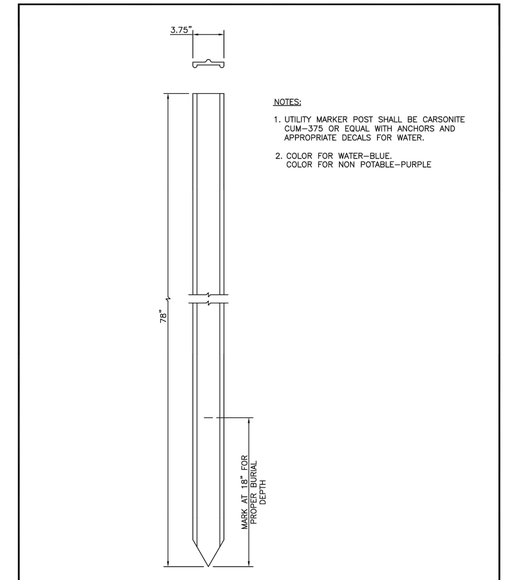



NOTES:

1. COMPACTION SHALL BE AS FOLLOWS: PIPE ZONE BEDDING 6" UNDER AND 12" OVER PIPE WILL REQUIRE 90% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D.
2. 12 AWG, SINGLE STRAND INSULATED COPPER WIRE SHALL BE INSTALLED AS TRACING WIRE ABOVE ALL POTABLE WATER PIPES. THE WIRE SHALL BE CONNECTED AND COME TO THE SURFACE BEHIND THE FIRE HYDRANTS IN A TESTBOX.
3. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
5. PIPE SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
6. TRENCH WIDTH SHALL NOT BE MORE THAN 24" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.

The Town of ERIE COLORADO

DRAWING TITLE: WATER TRENCH DETAIL
DRAWING NUMBER: W35
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 09/2017

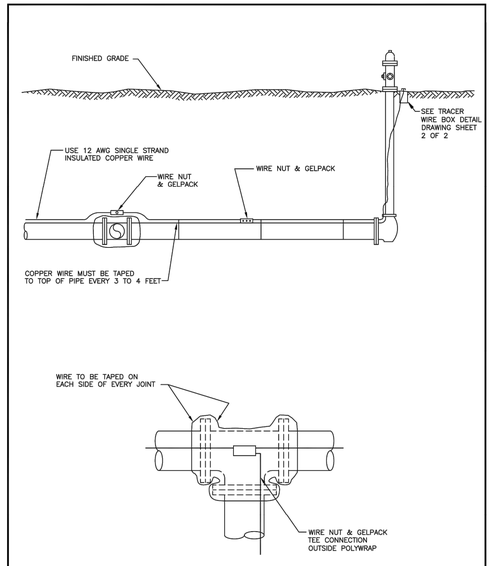



NOTES:

1. UTILITY MARKER POST SHALL BE CARSONITE CUM-375 OR EQUAL WITH ANCHORS AND APPROPRIATE DECALS FOR WATER.
2. COLOR FOR WATER-BLUE.
   COLOR FOR NON POTABLE-PURPLE

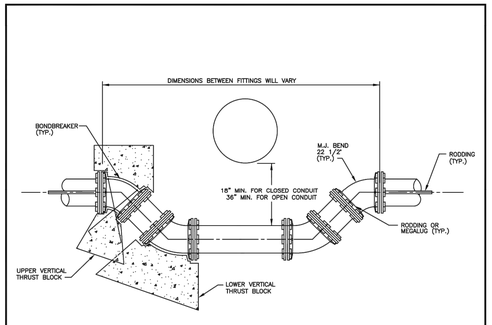
The Town of ERIE COLORADO

DRAWING TITLE: FIBERGLASS MARKER POST
DRAWING NUMBER: W29
DRAWN BY: D. JENKINS APPROVED BY: G.BEHLEN REV. DATE: 01/2009




The Town of ERIE COLORADO

DRAWING TITLE: TRACER WIRE
DRAWING NUMBER: W32A (1 OF 2)
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 09/2017




NOTES:

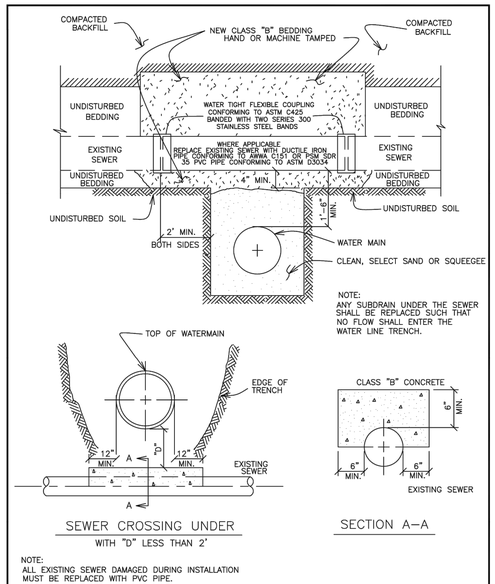
1. LOWERING OF THIS TYPE WILL BE RESTRAINED BY MEANS OF THRUST BLOCKING AND MEGALUGS OR RODDING.
2. FOR SIZING INFORMATION OF THRUST BLOCKS REFER TO THRUST BLOCK DETAILS.
3. WHEN RESTRAINING PIPE BY MEANS OF RODDING JOINTS, 3/4 " TIE RODS, NUTS, AND WASHERS WILL BE USED AND ARE TO BE MADE OF "COR-TEN" STEEL AS PER A.S.T.M. A242.
4. FOR FURTHER INFORMATION ON RODDING OF JOINTS REFER TO TABLE 1.
5. ALL METALLIC PIPE, FITTINGS, AND APPURTENANCES WILL BE WRAPPED IN POLYETHYLENE.
6. REQUIREMENTS FOR LARGER THAN 12" DIAMETER PIPE WILL BE DETERMINED ON A CASE BY CASE BASIS.
7. LENGTH OF EXTENSION OF PIPE AND RESTRAINED JOINTS SHALL BE IN ACCORDANCE WITH THE ENGINEERING STANDARDS.
8. CATHODIC PROTECTION SHALL BE AS REQUIRED IN ACCORDANCE WITH THE ENGINEERING STANDARDS.
9. A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.

TABLE 1

| Pipe Size | Test Pressure | Minimum number of Tie Rods |
|---|---|---|
| 10" and less | 150 | 2 |
| | 200 | 2 |
| 12" | 150 | 2 |
| | 200 | 4 |

The Town of ERIE COLORADO

DRAWING TITLE: 12" OR SMALLER WATERMAIN, LOWERING DTL. FOR UTILITY CROSSINGS
DRAWING NUMBER: W27
DRAWN BY: D. BORRASTERO APPROVED BY: D. PASIC REV. DATE: 08/2020




NOTE:
ALL EXISTING SEWER DAMAGED DURING INSTALLATION MUST BE REPLACED WITH PVC PIPE.

The Town of ERIE COLORADO

DRAWING TITLE: CROSSING STORM AND SANITARY SEWERS
DRAWING NUMBER: W25
DRAWN BY: D. BORRASTERO APPROVED BY: D. PASIC REV. DATE: 08/2020

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

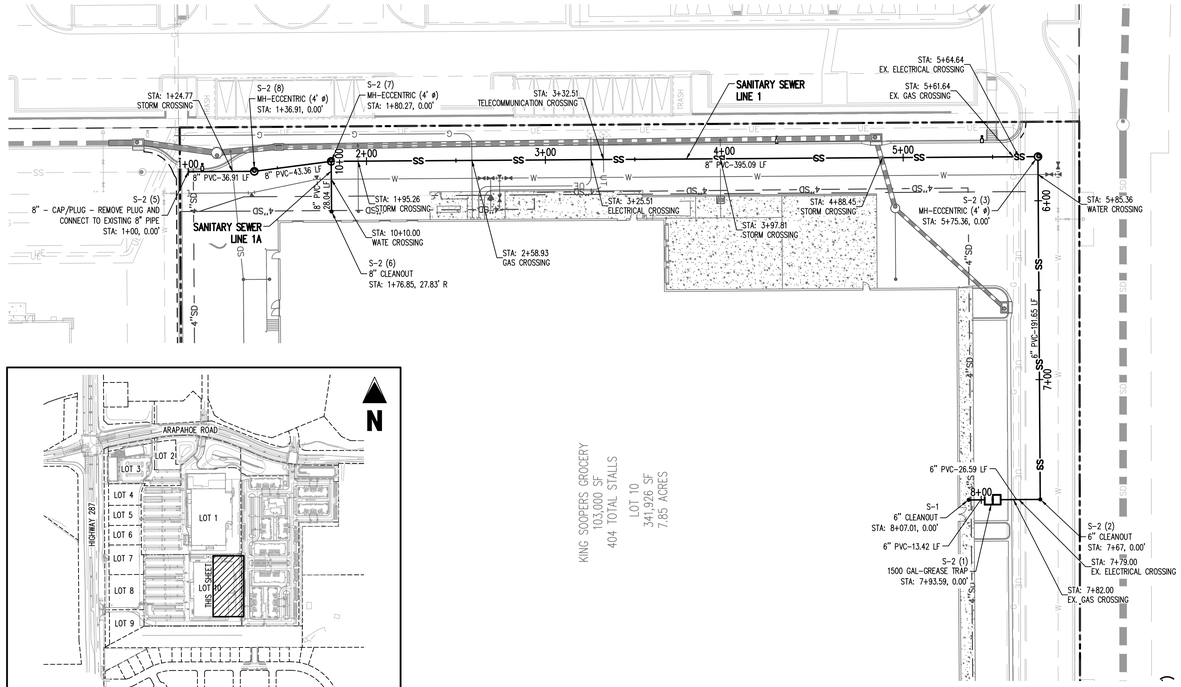
| # | Date | Issue / Description | Init. |
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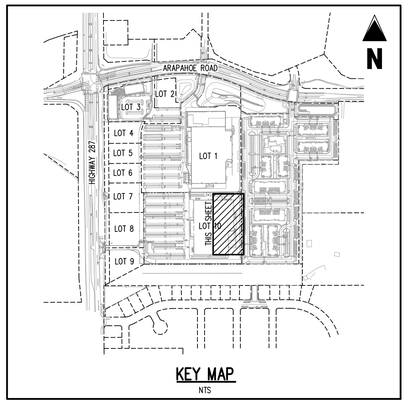
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| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

WATER LINE DETAILS

C6.4

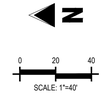
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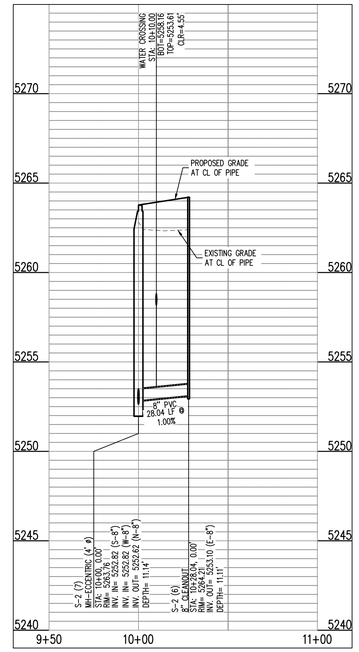


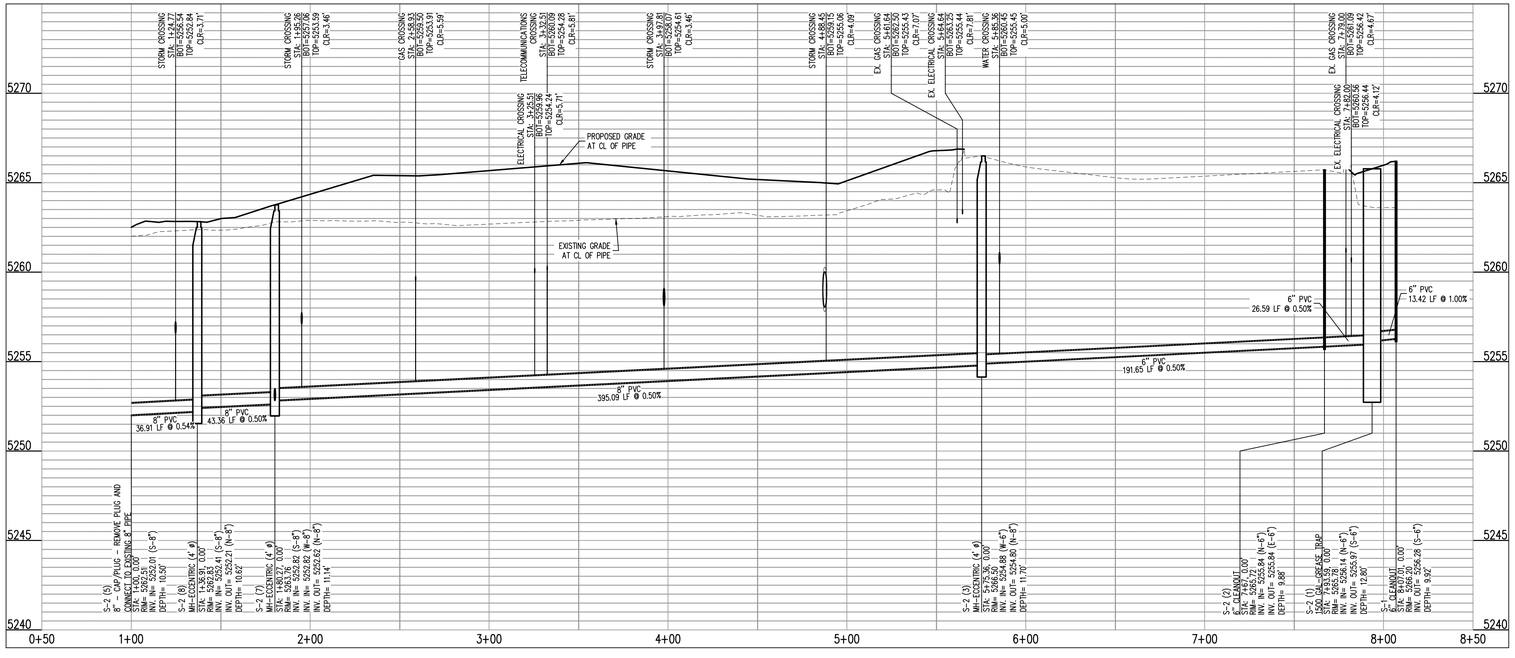

KEY MAP
NTS

SANITARY SEWER LINE 1 PLAN: STA 1+00.00 TO 8+07.01
SANITARY SEWER LINE 1A PLAN: STA 10+00.00 TO 10+28.04
SCALE: 1"=40'




SANITARY SEWER LINE 1A PROFILE:
STA 10+00.00 TO 10+28.04
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL




SANITARY SEWER LINE 1 PROFILE: STA 1+00.00 TO 8+07.01
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

## UTILITY LEGEND

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

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

## 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 IA LEICA SPIDERNET NETWORK

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811 Know what's below. Call before you dig.

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

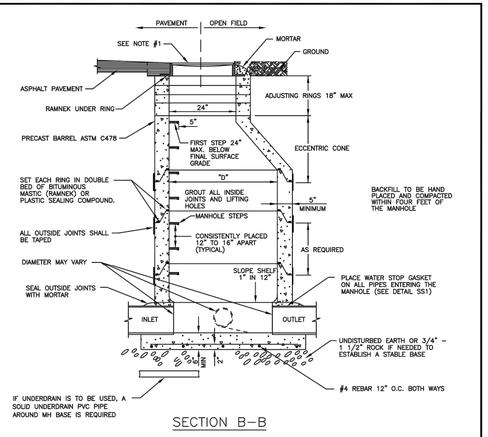
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| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

SANITARY SEWER PLAN & PROFILES

C7.1

M:\King Soopers - City Markets\CO, Erie_KSS000138\...\KSS Arapahoe Road\SD\CU\CU\KSS138_C7.1_SS PAP.dwg, Wed Granite, 5/21/2021



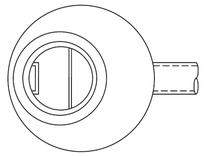

SECTION B–B

NOTES:

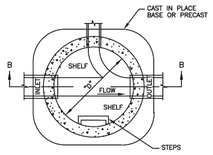
1. FINAL GRADE OF MANHOLE COVERS SHALL BE 1/4" LOWER THAN FINAL STREET.
2. ALL CHANNELS FLOWING INTO THE MAIN STREAM OF THE SEWER SHALL BE HAND FORMED INTO THE FLOW.
3. STEPS SHOULD BE PLACED OVER THE SHELF, NOT OVER THE FLOW. NO STEPS ALLOWED IN THE ADJUSTING RING AREA.
4. PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C–478.
5. BLOCK–OUTS, WHEN APPROVED, SHALL EXTEND A MAX. OF 6" PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED AND SEALED.
6. BENCH MUST HAVE A BRUSHED, NON–SKID SURFACE.
7. BENCH IS TO BE EVEN WITH TOP OF PIPES
8. A MINIMUM OF 0.2' AND MAXIMUM OF 2' FALL REQUIRED FROM INLET TO OUTLET
9. MANHOLES NOT IN ASPHALT OR CONCRETE SHALL BE RAISED 6" ABOVE FINAL GRADE AND A CONCRETE COLLAR INSTALLED WITH A GREEN CARSONITE POST

The Town of ERIE COLORADO

DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: SS3A (1 OF 2)
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2010



ECCENTRIC CONE PLAN VIEW




BASE PLAN VIEW

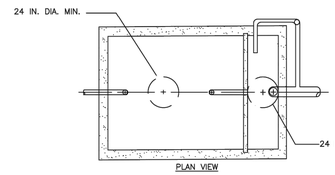
| PIPE I.D. | MANHOLE I.D. | RING & COVER |
|---|---|---|
| 18" & SMALLER | 4'–0"▲ | 24" |
| 21" TO 48" | 5'–0" | 30" |
| 54" | 6'–0" | 30", 36" W/ 24" |
| 60" & LARGER | SPECIAL DESIGN | INNER COVER |

▲ WHENEVER MORE THAN A TWO WAY MANHOLE OF MAX. PIPE I.D. IS REQUIRED, THE MANHOLE SHOULD BE INCREASED TO LARGER DIA., EG. 18"x18"x18", REQUIRES 5'–0" I.D.

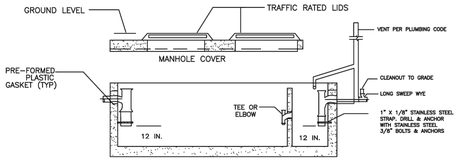
The Town of ERIE COLORADO

DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: SS3B (2 OF 2)
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 06/2004

# TYPICAL GREASE INTERCEPTOR




PLAN VIEW



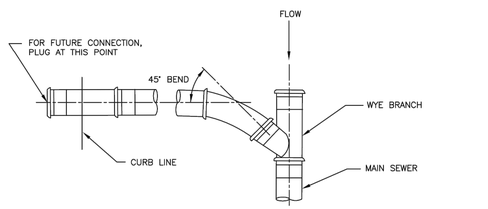

SECTION VIEW

NOTE:

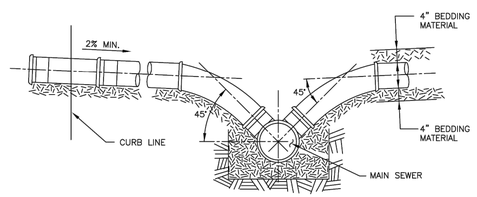
1. SECONDARY OUTLET COMPARTMENT HAS VOLUME EQUAL TO 1/3 OF TOTAL CAPACITY.
2. CHECK WITH SUPPLIER FOR EXACT DIMENSIONS.
3. INTERCEPTORS TO BE SIZED BY DESIGN ENGINEER, SUBJECT TO DISTRICT APPROVAL.
4. GREASE INTERCEPTORS SHALL BE LOCATED ON PRIVATE PROPERTY AND SHALL BE EASILY ACCESSIBLE AT ALL TIMES, FOR MAINTENANCE AND INSPECTION.
5. INLET AND OUTLET SHALL HAVE SANITARY TEES; CENTER BAFFLE MAY HAVE TEE OR ELBOW.
6. INTERIOR PIPING TO BE SCHEDULED 40 PVC WITH STAINLESS STRAP, ANCHORING STRAP TO PIPE & WALL.

The Town of ERIE COLORADO

DRAWING TITLE: GREASE INTERCEPTOR
DRAWING NUMBER: SS22
DRAWN BY: C. GERATY APPROVED BY: G. BEHLEN REV. DATE: 01/2016



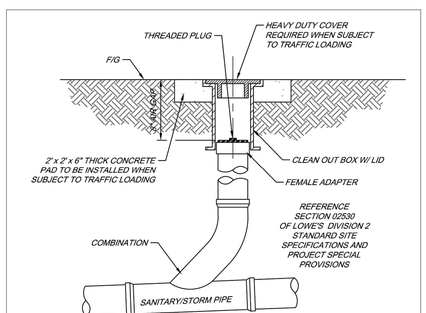

PLAN



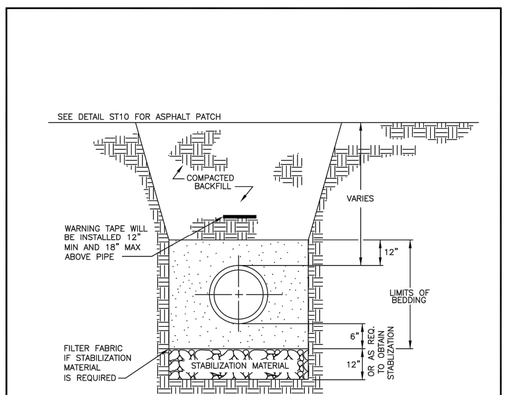

ELEVATION

The Town of ERIE COLORADO

DRAWING TITLE: SEWER SERVICE CONNECTION
DRAWING NUMBER: SS18
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 06/2004




## CLEANOUT DETAIL




NOTES:

1. COMPACTION SHALL BE AS FOLLOWS: PIPE ZONE BEDDING 6" UNDER AND 12" OVER PIPE WILL REQUIRE 90% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D.
2. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
3. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
4. PIPE SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 24" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.
6. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500 P.S.I. CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.

The Town of ERIE COLORADO

DRAWING TITLE: SANITARY SEWER TRENCH DETAIL
DRAWING NUMBER: SS8
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 01/2012

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

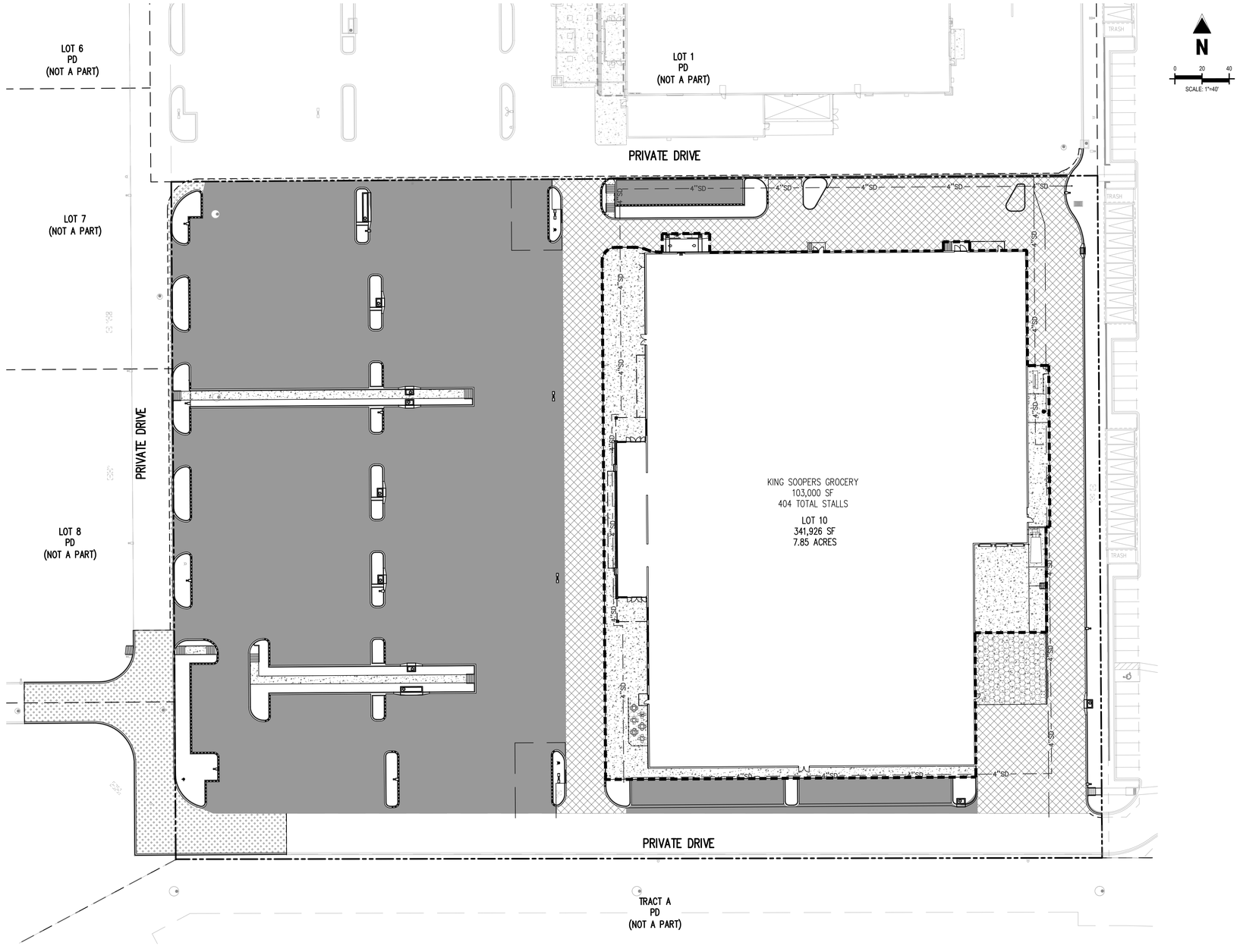
| # | Date | Issue / Description | Init. |
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|---|---|
| Project No: | KSS000138 |
| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

SANITARY SEWER DETAILS

C7.2

H:\King Soopers - City Series\CO_Erie_KSS000138\...\STRs & Arapahoe Road\DGN\KSS000138_C7.3_SS DETS.dwg, -Rob Gordon, 5/21/2021




## 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
- ARCHITECTURAL SCOPE
- EXISTING SITE LIGHTING
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED SITE LIGHTING
- TRAFFIC DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

## PAVING LEGEND

- STANDARD DUTY ASPHALT (REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
- HEAVY DUTY ASPHALT (REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
- FULL DEPTH ASPHALT PAVING (REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
- STANDARD DUTY CONCRETE PAVEMENT (REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS)
- HEAVY DUTY CONCRETE PAVEMENT (REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS)

## 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 ENGINEERING EXPLORATION AND ANALYSIS:

**GEOTECHNICAL ENGINEER: CTL THOMPSON, INC.**
**REPORT NO: DN48,647-125-R1 (DATED NOVEMBER 21, 2019)**

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.

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# SITE IMPROVEMENT CONSTRUCTION PLANS
## KING SOOPERS #138
## NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

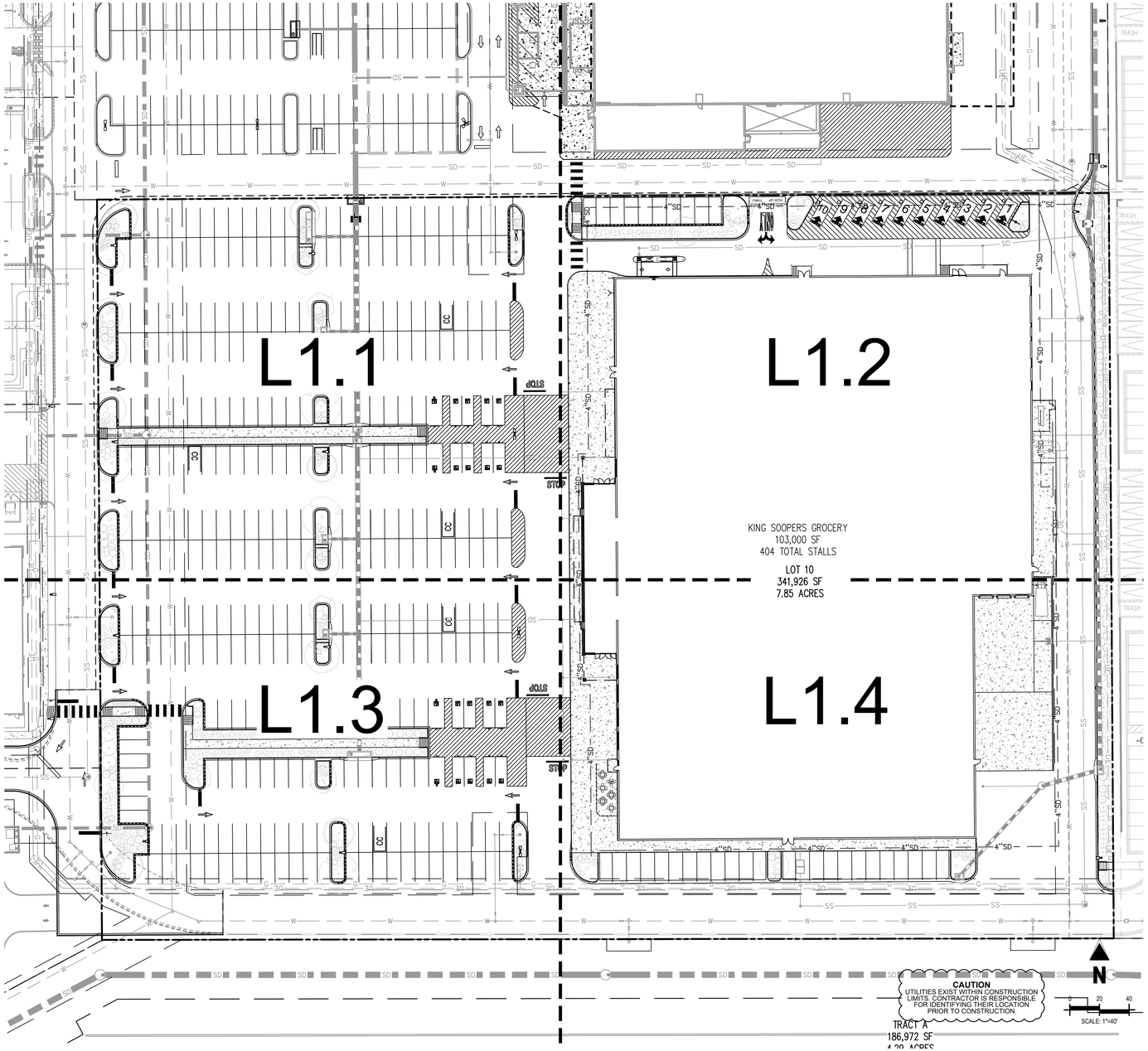
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| Drawn By: | RDG |
| Checked By: | ACJ |
| Date: | 05/21/21 |

PAVING PLAN

C8.1

H:\King Soopers - City Maker\CO_Erie_#KSS000138_-_NWA & Arapahoe Road\CAD\ACDWG\SITE\C8.1_PAVE.dwg, Rob Gordon, 5/21/2021




## 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.

## UTILITY NOTES

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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.
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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

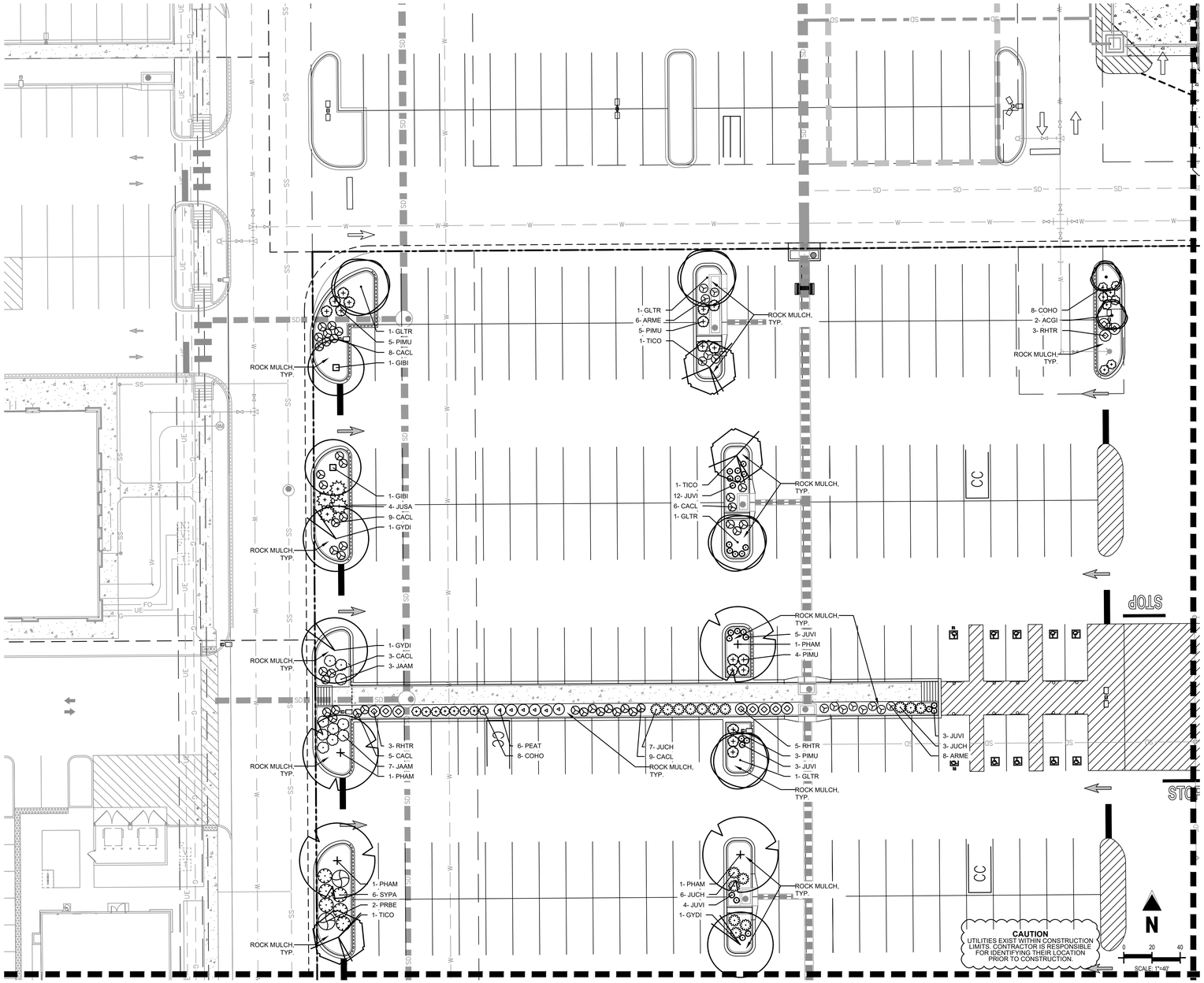
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| Checked By: | SRA |
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OVERALL LANDSCAPE PLAN

L1.0

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# SITE IMPROVEMENT CONSTRUCTION PLANS
# KING SOOPERS #138
# NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

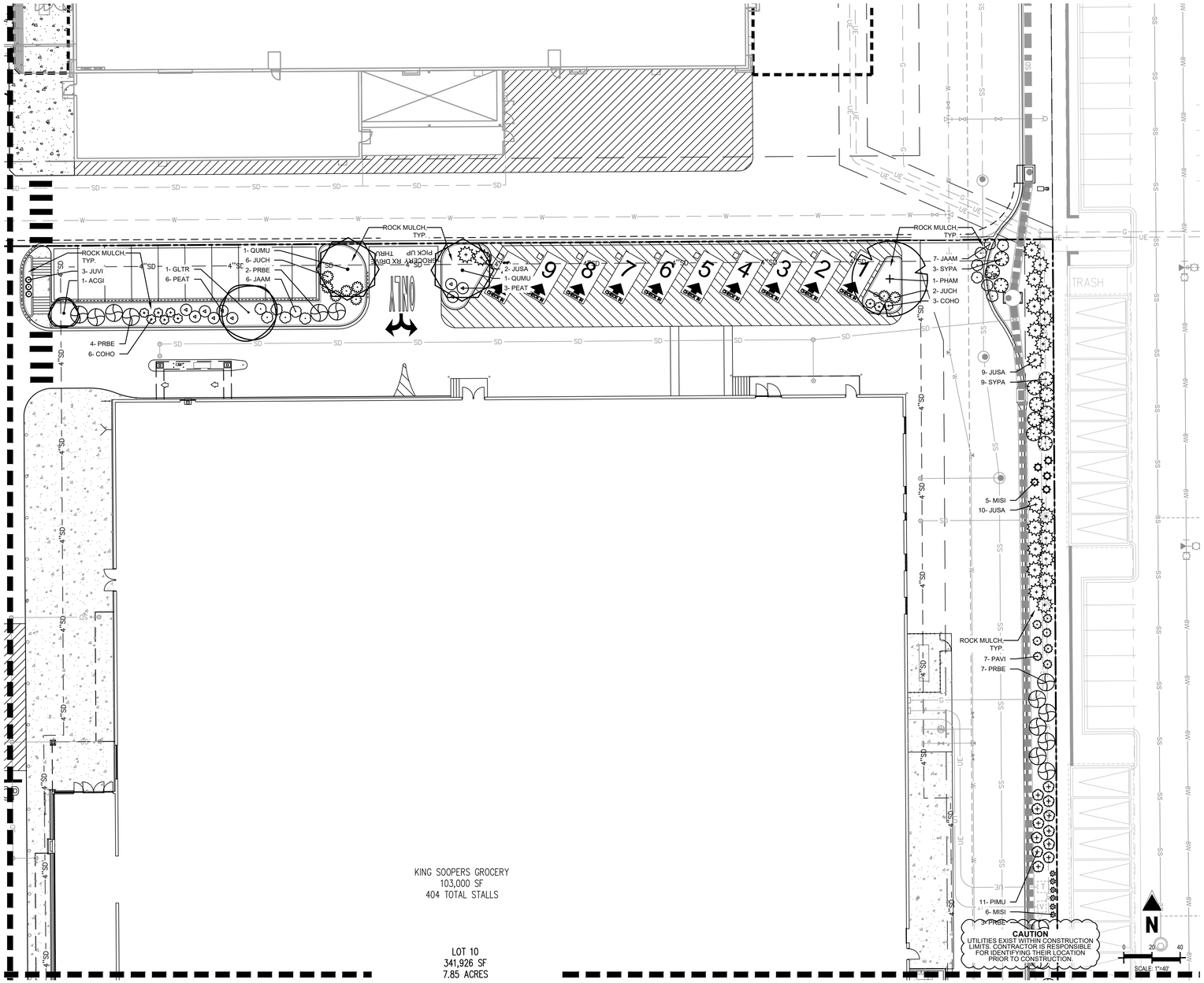
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LANDSCAPE PLAN

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KING SOOPERS GROCERY
103,000 SF
404 TOTAL STALLS

LOT 10
341,926 SF
7.85 ACRES

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

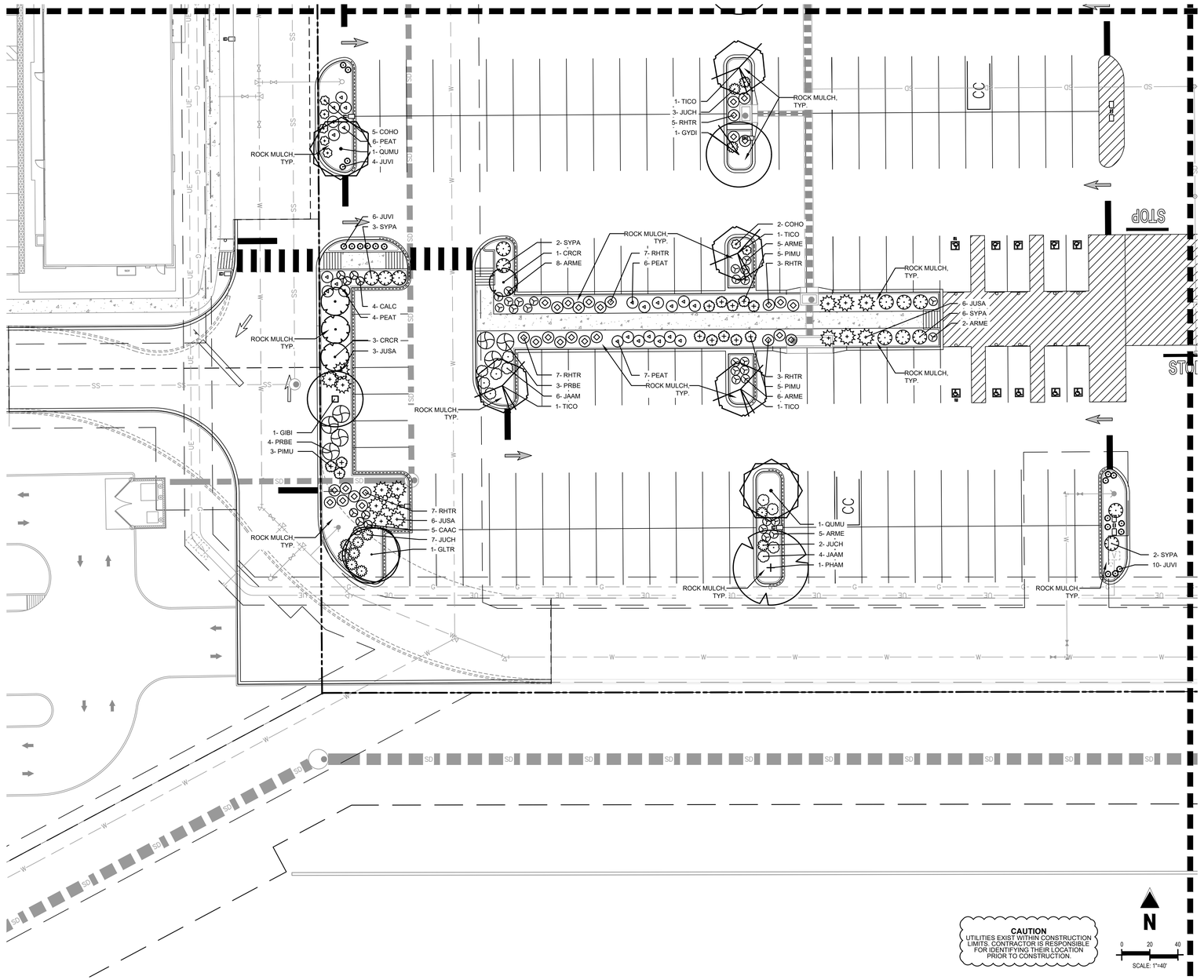
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| Checked By: | SRA |
| Date: | 05/21/21 |

LANDSCAPE PLAN

L1.2

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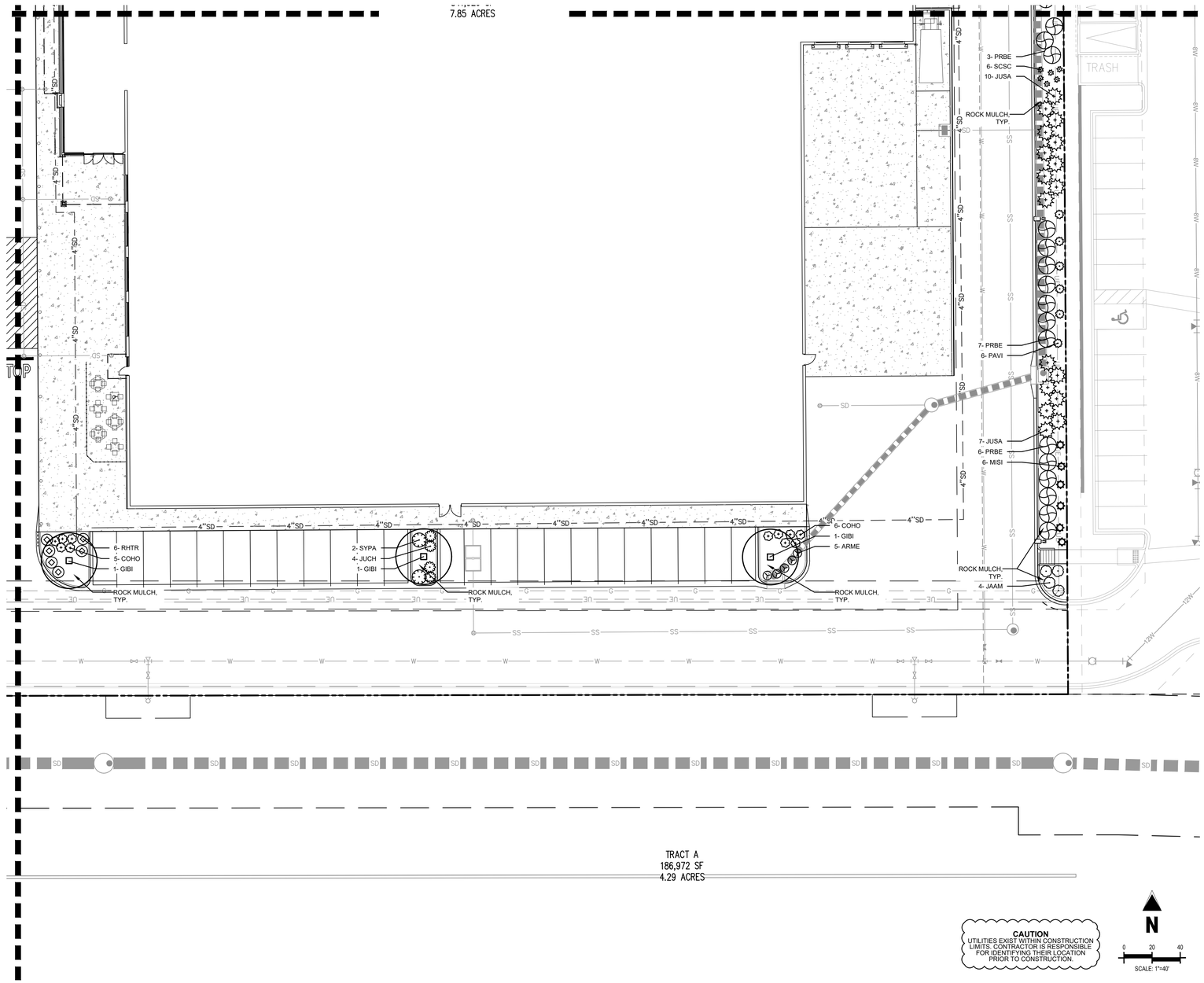
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LANDSCAPE PLAN

L1.3

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

N

0 20 40

SCALE: 1"=40'

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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

| # | Date | Issue / Description | Init. |
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LANDSCAPE PLAN

L1.4


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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

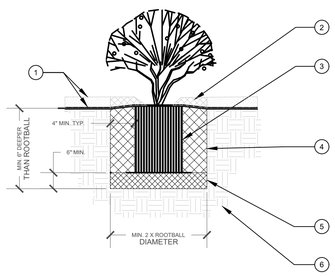
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF 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.

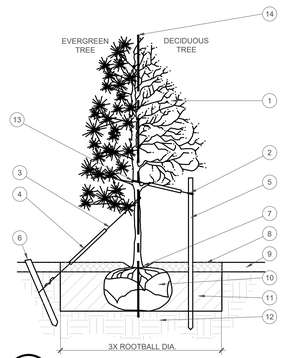
## UTILITY NOTES

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 CONTRACTORS 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.

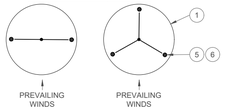
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE




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. 2/4" 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 3"-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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SITE IMPROVEMENT CONSTRUCTION PLANS
KING SOOPERS #138
NINE MILE CORNER

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

| # | Date | Issue / Description | Init. |
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| Project No: | KSS000138 |
| Drawn By: | KES |
| Checked By: | SRA |
| Date: | 05/21/21 |

LANDSCAPE NOTES & DETAILS

L1.5

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