FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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

LEGAL DESCRIPTION

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

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 88°27'32" EAST, 2620.67 FEET AND ALL BEARINGS AR MADE AS A REFERENCE HEREON.

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

THENCE NORTH 88°27'32" EAST A DISTANCE OF 252.87 FEET, THENCE SOUTH 3°14'04" WEST A DISTANCE OF 276.35 FEET, THENCE NORTH 82°56'55" WEST A DISTANCE OF 14.71 FEET, THENCE SOUTHWESTERLY ALONG A TANGENT CURVE WITH A RADIUS OF 380.00 FEET AND AN ARC LENGTH OF 210.73 FEET, THENCE NORTH 0°10'24" EAST A DISTANCE OF 20.00 FEET, THENCE NORTH 89°49'36" WEST A DISTANCE OF 17.91 FEET, THENCE NORTH 0°10'24" EAST A DISTANCE OF 278.92 FEET TO THE **POINT OF COMMENCEMENT.**

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

GENERAL NOTES

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

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

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

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

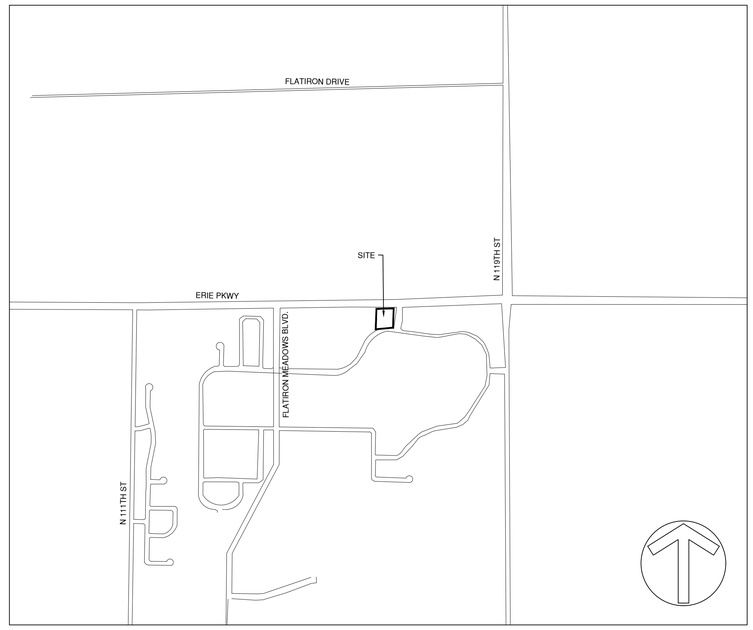
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS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

SITE DATA SUMMARY CHART (ZONE DISTRICT SR)

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

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

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



VICINITY MAP 1" = 1000'

PROJECT TEAM

OWNER:	MOUNTAIN VIEW FIRE RESCUE 3561 N STAGECOACH ROAD LONGMONT, CO 80504 ATTENTION: (303) 772-0710
ENGINEER:	STRATEGIC SITE DESIGNS, LLC 88 INVERNESS CIRCLE EAST, SUITE B101 ENGLEWOOD, CO 80112 ATTENTION: CHRISTOPHER PERDUE (720) 206-6931
ARCHITECT:	OZ ARCHITECTURE 3003 LARIMER ST DENVER, CO 80205 ATTENTION: ERIC BECKER, LEED A.P. (303) 861-5704
GEOTECH:	KUMAR AND ASSOCIATES, INC 800 STOCKTON AVENUE, #4 FORT COLLINS, CO 80524 ATTENTION: JACOB A HANSON (970) 416-9045
LANDSCAPE ARCHITECT:	STACKLOT,, LLC 5639 S CURTICE STREET LITTLETON, CO 80120 ATTENTION: STEVE WEINS (303) 883-2735

AGENCY CONTACTS

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

SHEET INDEX

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

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

SITE PLAN APPROVAL CERTIFICATE

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

Mayor
Date

Date

Public Hearing

The undersigned as the owner or owner's representative of the lands described herein, hereby agrees on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described 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 printed)

Acknowledged before me this _____ day of _____, 20___.

by _____ as _____.

Witness my hand and official seal

(seal)
Notary Public

My commission expires: _____

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

STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

COVER SHEET

REVISIONS

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

DRAWN: AS
CHECKED: MDC
DESIGNED: MDC
JOB NO.: 2321-001
SCALE: 1" = 30'
DATE: JULY 12, 2024

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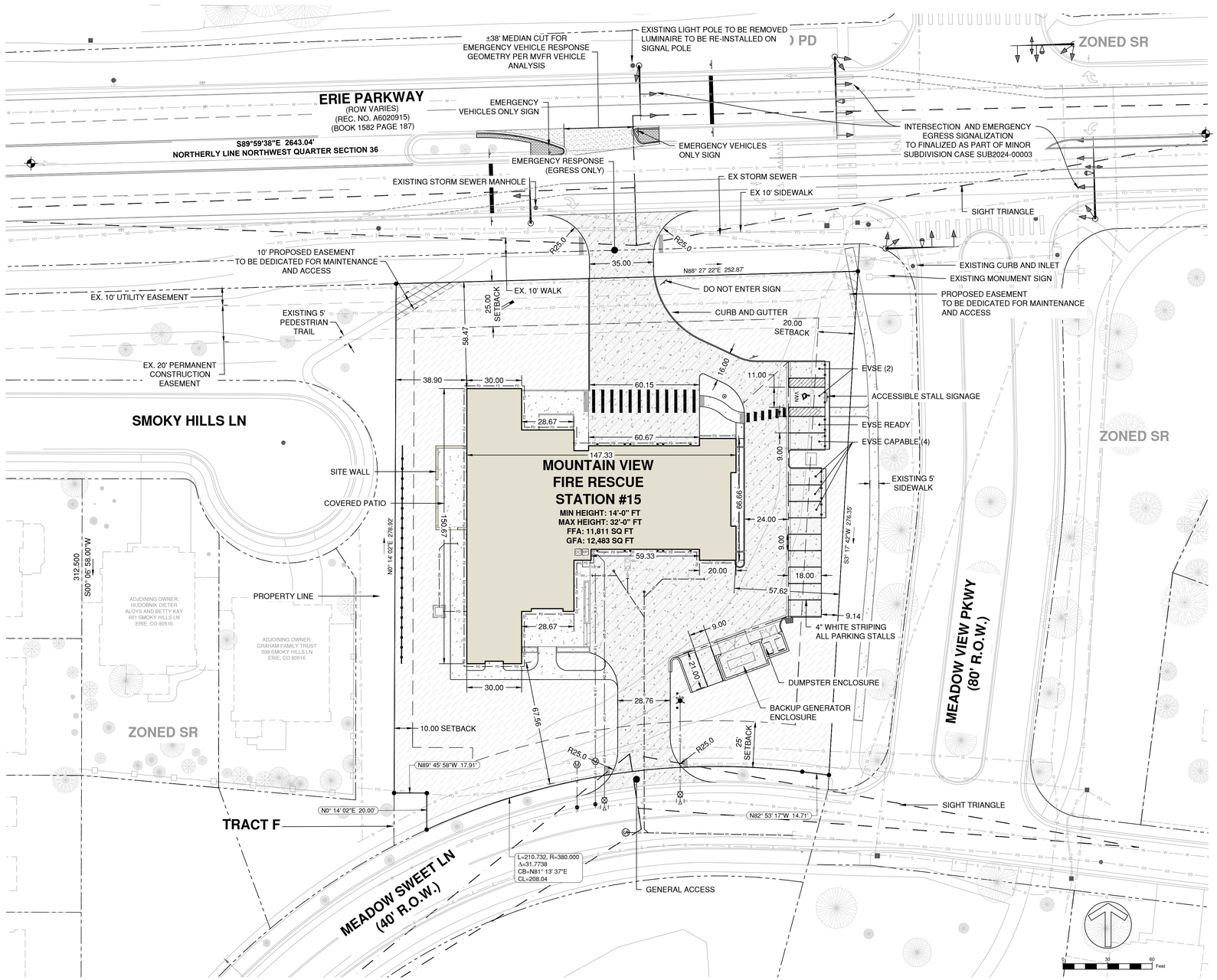

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EASEMENT
- VERTICAL CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- PROPOSED MINOR CONTOUR
- STRUCTURE
- LANDSCAPING
- HEAVY DUTY CONCRETE
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- CONCRETE FLATWORK
- BOLLARDS
- CLEANOUT
- SIGNAGE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
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- EX. UNDERGROUND ELECTRIC
- EX. SANITARY SEWER UNDERGROUND
- EX. GAS UNDERGROUND
- EX. COMMUNICATION
- EX. COMMUNICATION PEDESTAL
- EX. SANITARY MANHOLE
- EX. LIGHT POLE

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

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

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

SITE PLAN

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-4501
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

SITE PLAN

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SHEET	2 of 22

SITE PLAN

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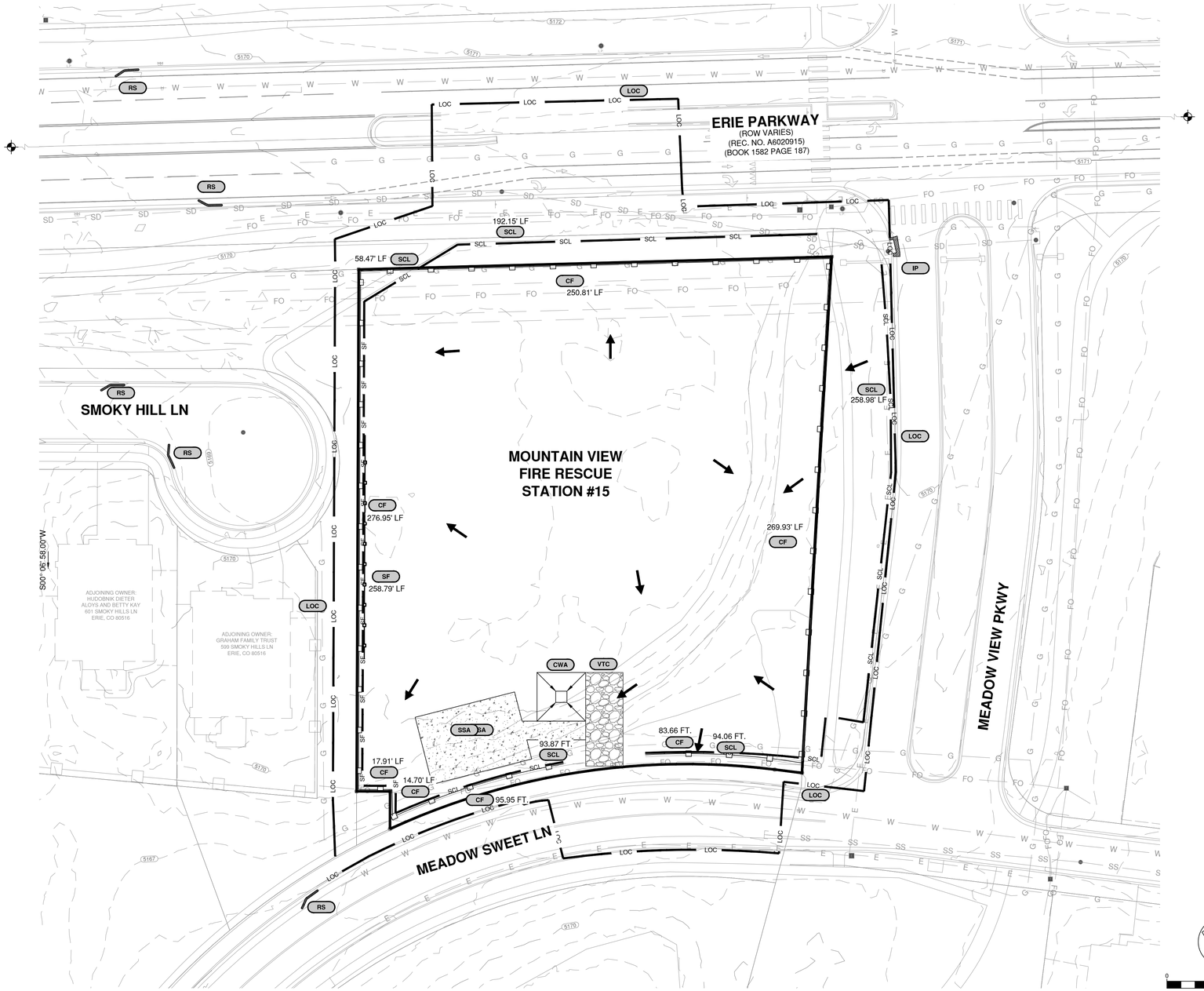

NOTE:

FOR FINAL EROSION CONTROL, SEE SHEET 08 LANDSCAPE PLAN

LEGEND

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- G — EX. GAS UNDERGROUND
- FO — FO — EX. COMMUNICATION
- EX. COMMUNICATION PEDESTAL
- EX. SANITARY MANHOLE
- EX. LIGHT POLE

EROSION CONTROL LEGEND

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

EROSION AND SEDIMENT CONTROL PLAN - INITIAL

SCALE: 1" = 30'

CONTACT INFORMATION:
88 INVERNESS CIRCLE EAST, SUITE B-101
PARKER, COLORADO, CO 80112
(720) 206-4531
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

EROSION AND SEDIMENT CONTROL PLAN
INITIAL

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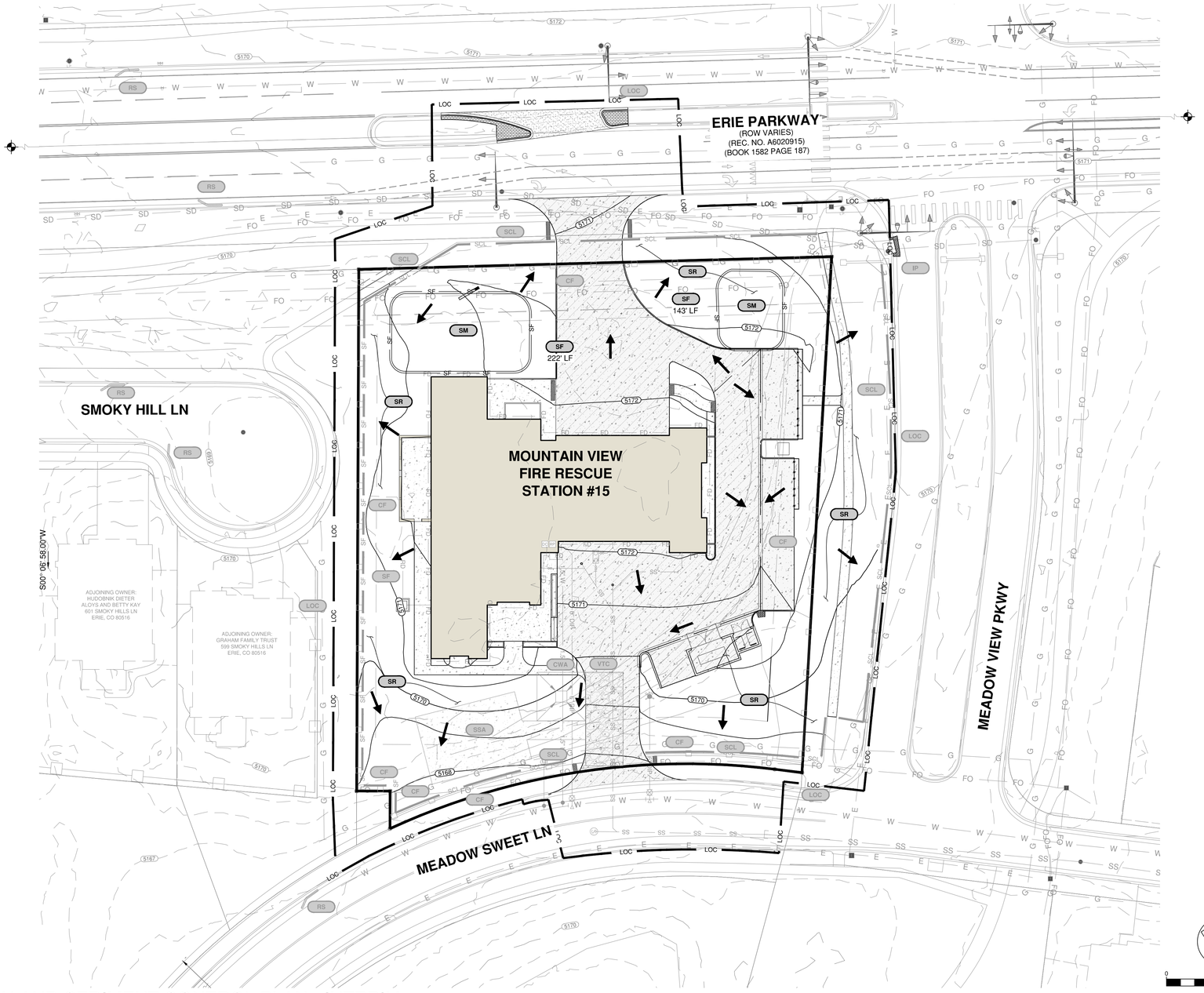

EROSION AND SEDIMENT CONTROL PLAN - INTERIM

SCALE: 1" = 30'

NOTE:

FOR FINAL EROSION CONTROL, REFER TO FINAL LANDSCAPE PLANS

LEGEND

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CONTACT INFORMATION
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PMB G-1003
ENGLEWOOD, CO 80112
(720) 206-4001
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ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

EROSION AND SEDIMENT CONTROL PLAN
INTERIM

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SHEET 4 of 22 SHEETS

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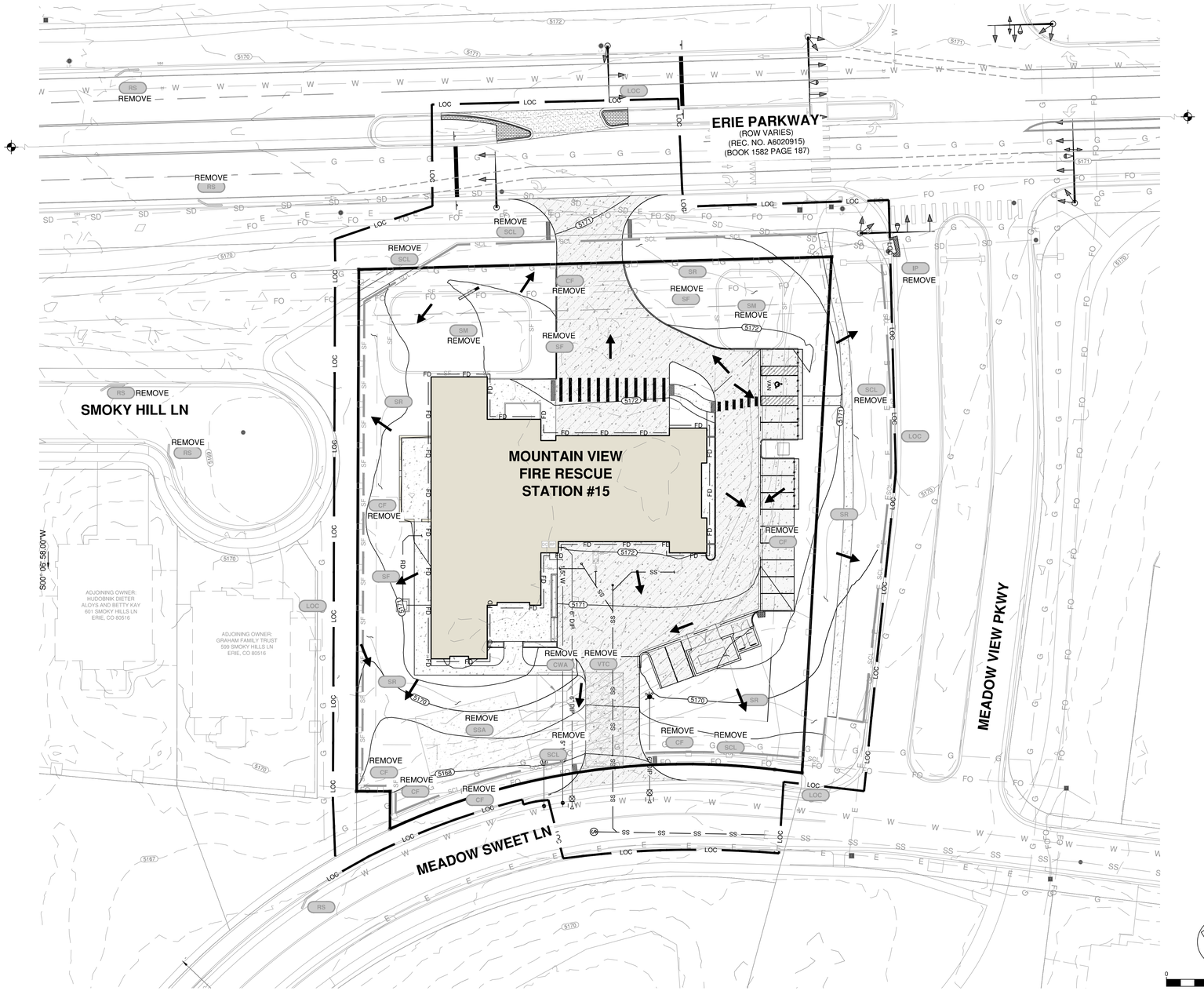

EROSION AND SEDIMENT CONTROL PLAN - INTERIM

SCALE: 1" = 30'

NOTE:

FOR PERMANENT STABILIZATION, REFER TO FINAL LANDSCAPE PLANS

LEGEND

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MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

EROSION AND SEDIMENT CONTROL PLAN
FINAL

REVISIONS

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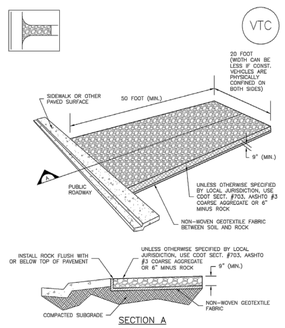
SHEET	5 of 22

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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.

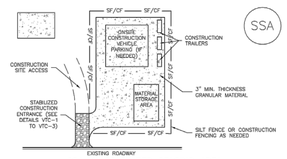
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

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

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

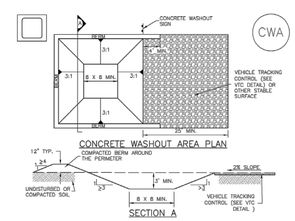
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

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.

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 OR WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF NEARLY IMPERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES 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 4' 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.

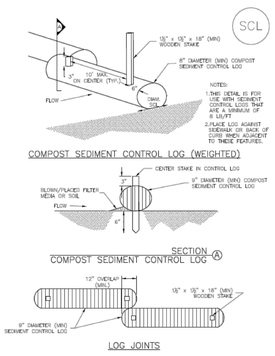
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

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.

SC-2 Sediment Control Log (SCL)



SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE IN.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 4" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG 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 SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE DISTURBED AREAS THAT WERE AREAS EXIST AFTER REMOVAL THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

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 ACTIVITIES.

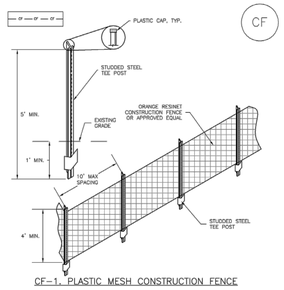
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SOMA FIX REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

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

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD 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)

SM-3 Construction Fence (CF)



CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Construction Fence (CF) SM-3

CONSTRUCTION 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. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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

MM-1 Concrete Washout Area (CWA)

CWA 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. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN SUFFICIENT STORAGE OF WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

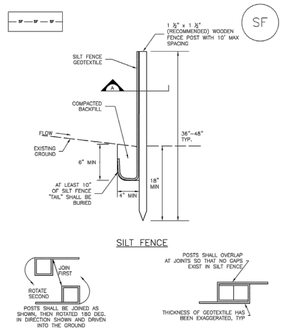
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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

Silt Fence (SF) SC-1



SF–1. SILT FENCE

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. SILT FENCE AT 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 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

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 FIRMLY ATTACHED 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 GOING 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 SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

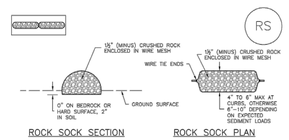
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

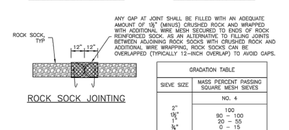
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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

SC-5 Rock Sock (RS)





GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
	MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE ¼" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (¼" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 19 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ¼". RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 3" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK 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 SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

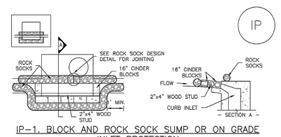
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE 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, COLORADO, NOT AVAILABLE IN AUTOCAD)

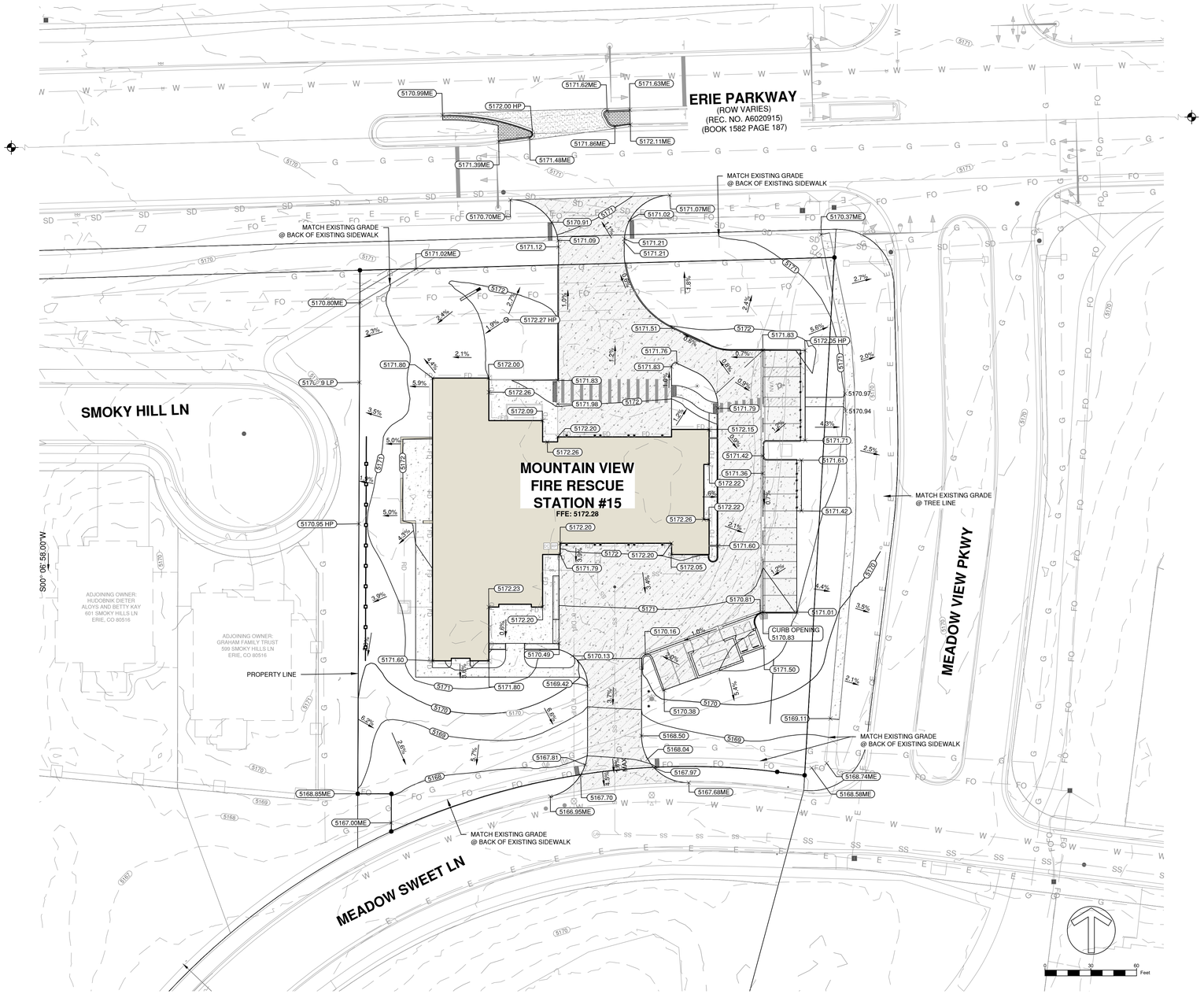
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-6 Inlet Protection (IP)


IP
SEE ROCK SOCK DESIGN DETAIL FO

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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



LEGEND

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

GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
PARKER, CO 80134
(720) 206-4531
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

GRADING AND DRAINAGE PLAN

REVISIONS

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

DRAWN	AS
CHECKED	MDC
DESIGNED	MDC
JOB NO.	2321-001
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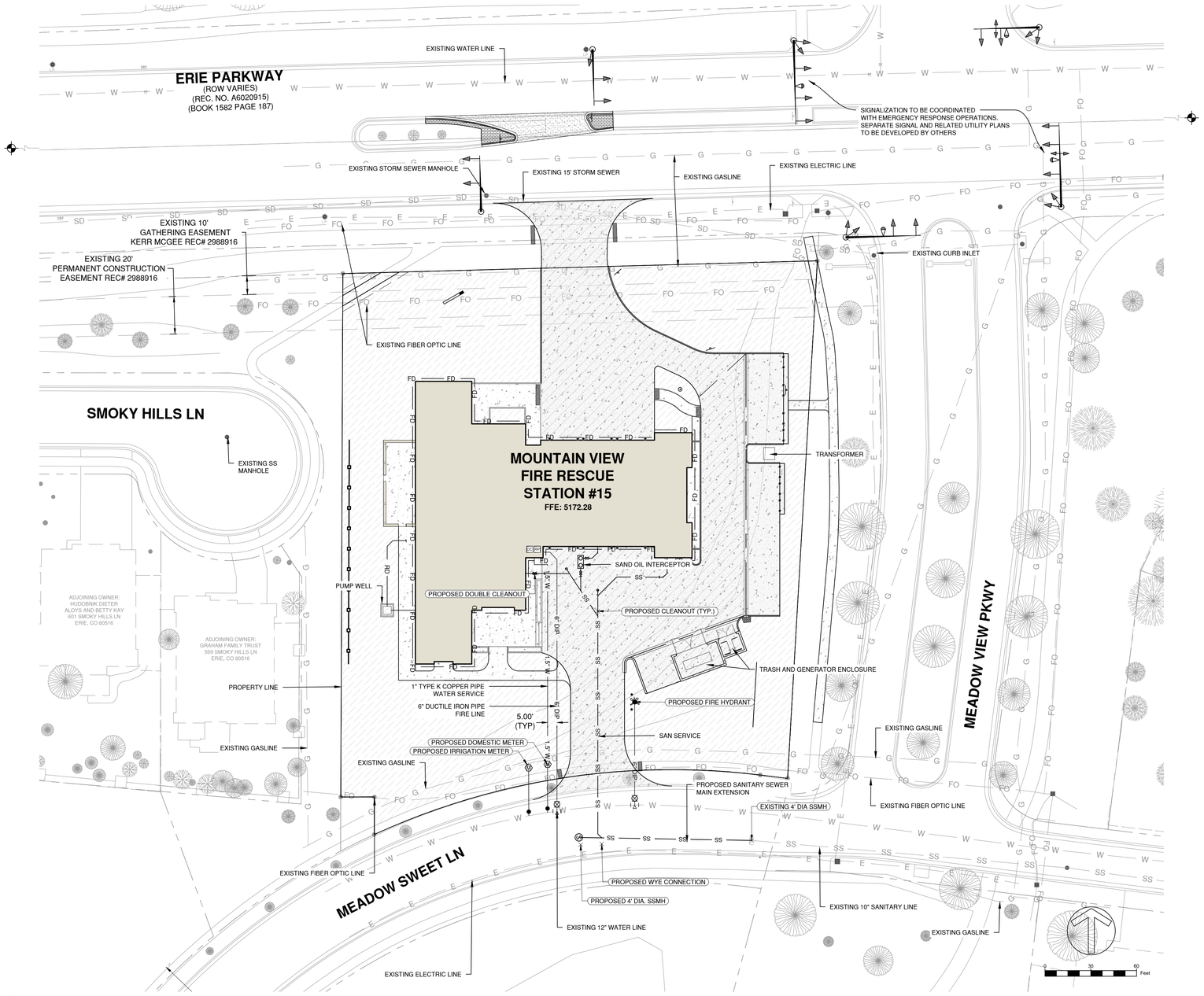
FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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



UTILITY PLAN

SCALE: 1" = 30'

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EASEMENT
- VERTICAL CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STRUCTURE
- LANDSCAPING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- CONCRETE FLATWORK
- BOLLARDS
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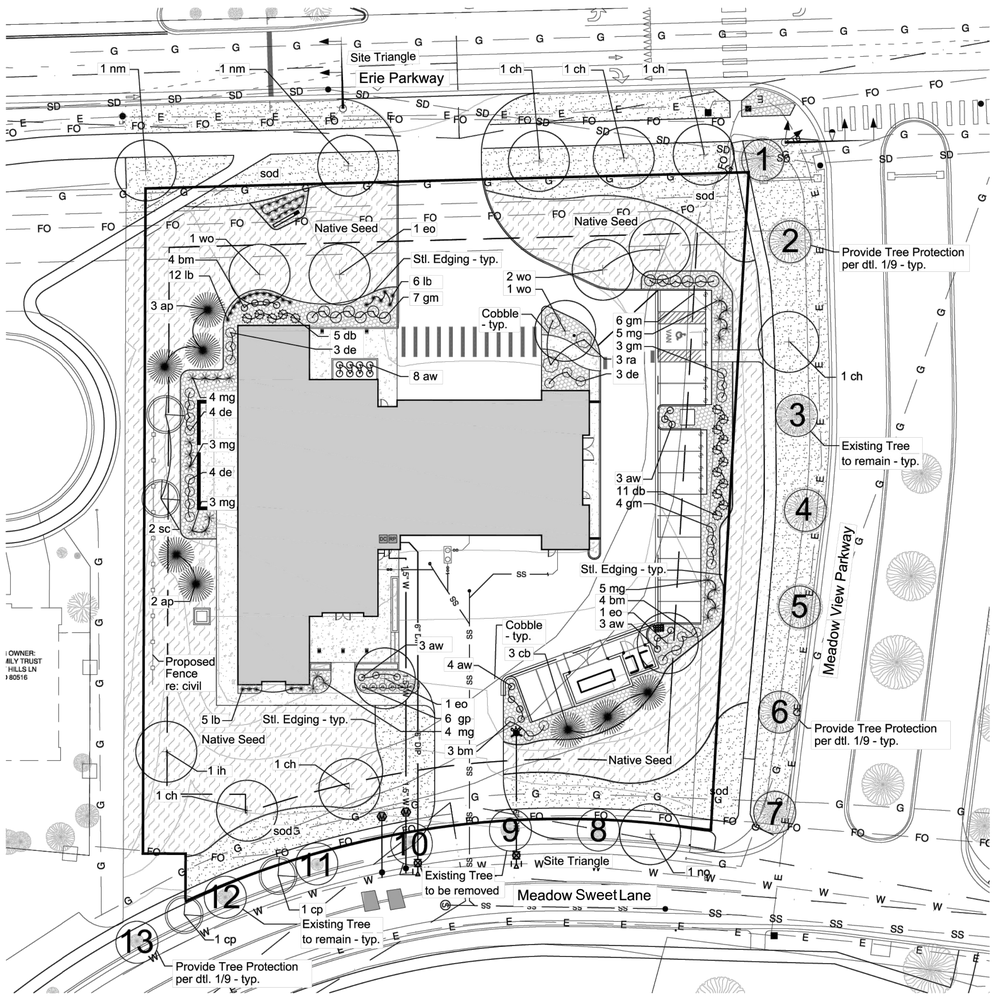

LANDSCAPE PLAN

0" 15' 30' 60' 90'

NORTH

SCALE 1" = 30' - 0"

LANDSCAPE LEGEND:

DECIDUOUS TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHRUB
ORNAMENTAL GRASS

NATIVE SEED MIX - NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

TEXAS HYBRID BLUE GRASS

2"-4" GLACIER WHITE COBBLE

STEEL EDGING

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

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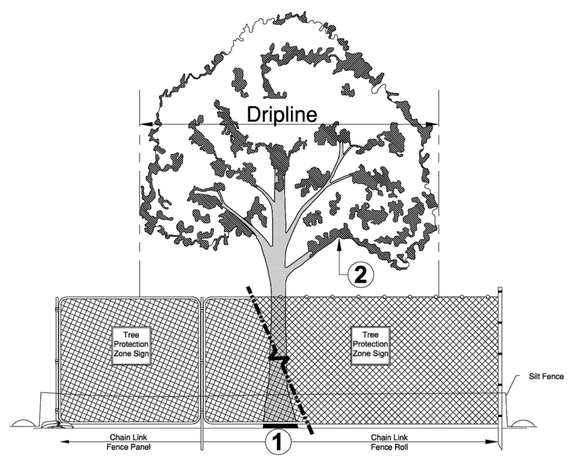
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001

LANDSCAPE NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
6. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR HE DAMAGE CAUSED TO UTILITIES.
7. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
8. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
9. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
10. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING W/ ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
12. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
14. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
15. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
16. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
17. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
18. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
19. INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
20. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. PLANTS SHALL EXCEED THE MINIMUM SIZES PER "ASNS" STANDARDS AND NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS.
22. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
23. PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUNDCOVER BEDS, ANNUAL BEDS, AND TREE RINGS.
24. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
25. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS APPROVED BY THE CITY OF GREELEY PLANNING DEPARTMENT SHALL BE
26. WHERE DISSIMILAR MATERIAL BUT ONE ANOTHER, STEEL EDGING SHALL BE USED TO SEPARATE THE MATERIALS.
27. ALL NATIVE SEED AREAS SHALL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF NATIVE TURF.
28. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE AND REPLACEMENT OF DEAD LANDSCAPE MATERIAL AFTER THE ONE YEAR WARRANTY PERIOD PROVIDED BY GENERAL CONTRACTOR HAS EXPIRED.

PLANT MATERIAL SCHEDULE:

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



1 TREE PROTECTION DETAIL

NOT TO SCALE

TREE PROTECTION NOTES

Area 1: Tree Protection Zone and Critical Root Zone Protection

The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

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

Area 2: Canopy Protection

Contact Forester if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Notes

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

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5633 SOUTH CURTISE STREET
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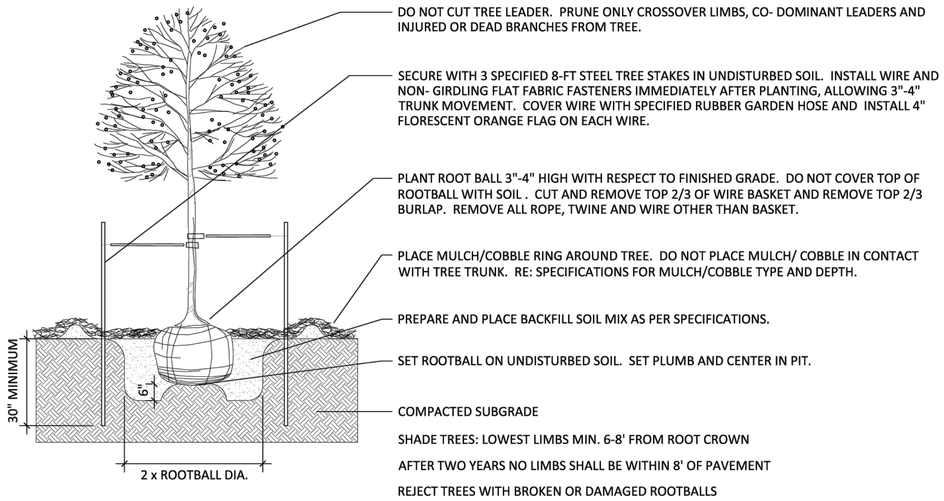

1 DECIDUOUS TREE

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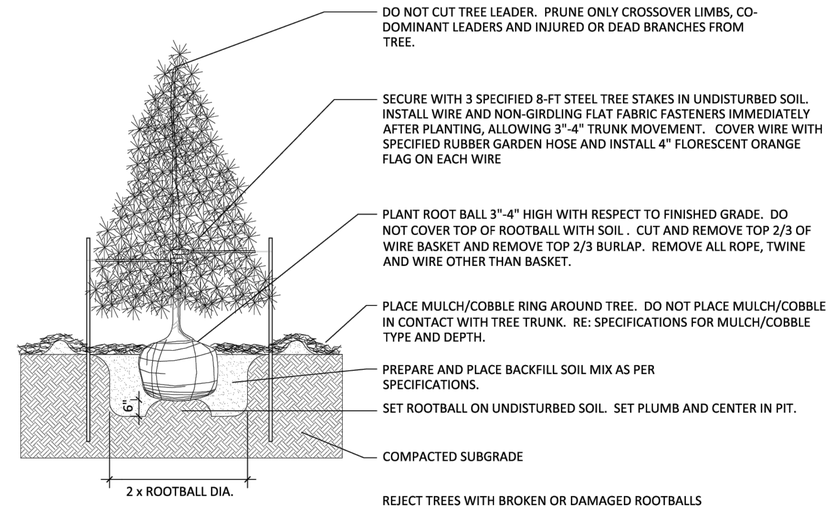
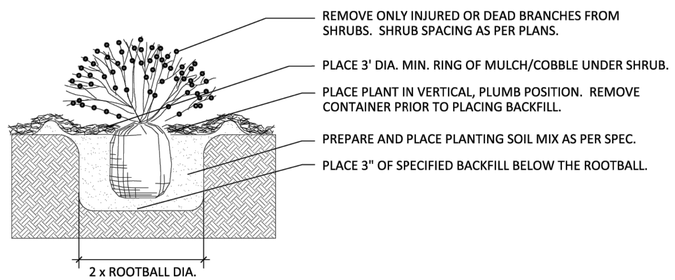


2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 SHRUB PLANTING

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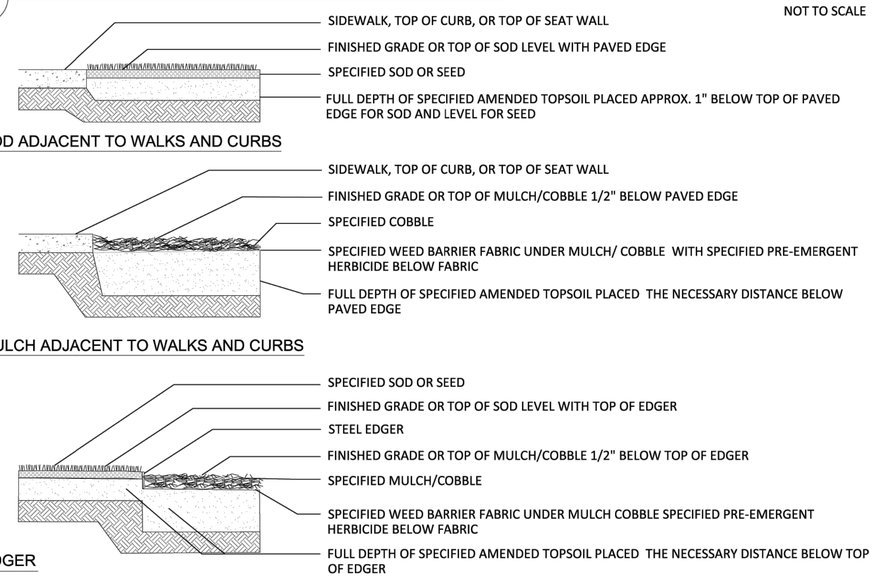

4 EDGE TREATMENT

NOT TO SCALE

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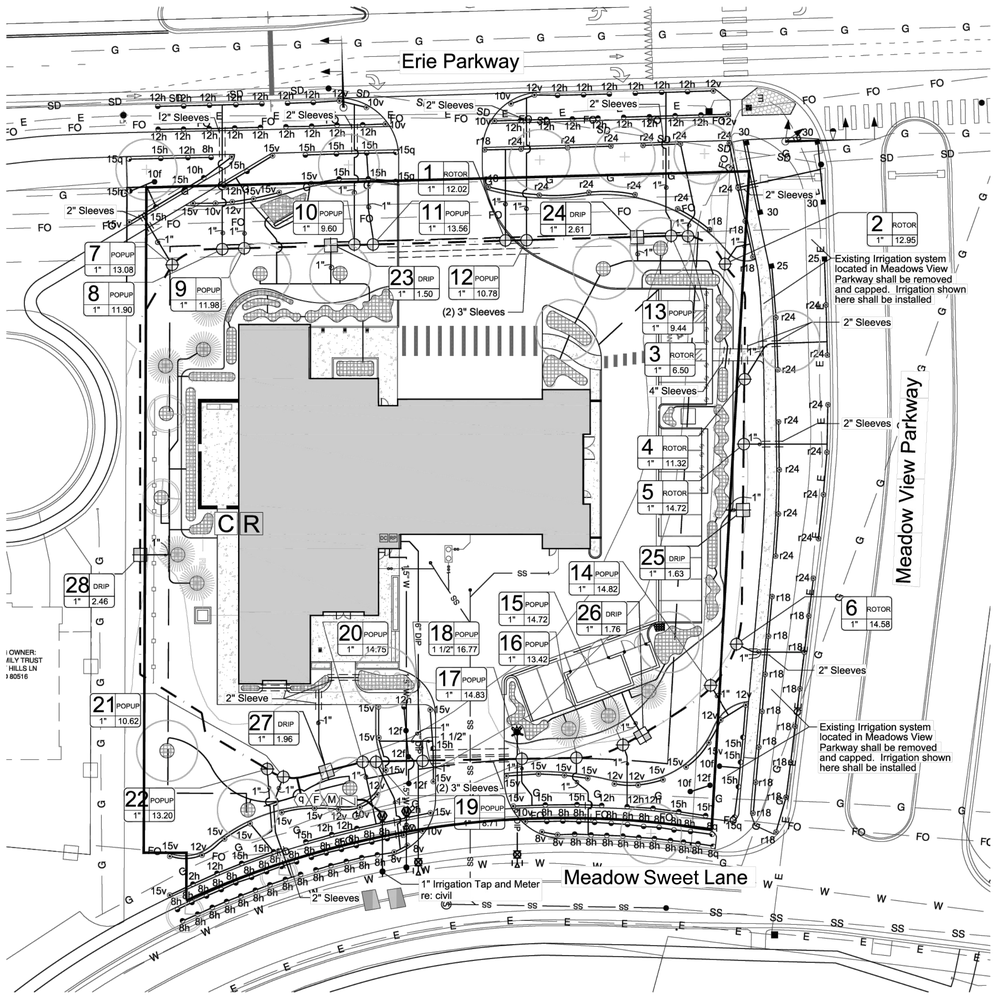

IRRIGATION PLAN

NORTH

0' 15' 30' 60' 90'
SCALE 1" = 30' - 0"

IRRIGATION LEGEND:

ELECTRIC REMOTE VALVE DESIGNATOR
B POPUP 1 1/2" 26.52
- VALVE I.D. LETTER
- VALVE TYPE
- VALVE SIZE
- GALLONS PER MINUTE OR DRIP

- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (FULL)
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (HALF)
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (QUARTER)
- RAINBIRD HE VAN NOZZLE - 1812 SAM PRS SERIES (VARIABLE ARC)
- xxf RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE - 45 psi (FULL)
- xxh RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE - 45 psi (HALF)
- xxq RAINBIRD 5000 - MPR 5006 PC/FC-SAM WITH MPR NOZZLE - 45 psi (QUARTER)
- r18 RAINBIRD 1812-SAM-P45-R VAN 18
- r24 RAINBIRD 1812-SAM-P45-R VAN 24
- SPRAY AND ROTOR ZONES
  ELECTRIC REMOTE VALVE - RAINBIRD PESB W/ FD 101 DECODER
- DRIP ZONES
  RAIN BIRD - XCZ-PRB-100COM WITH 1" PESB VALVE AND FD 101 DECODER
- 1 1/2" IRRIGATION MAINLINE - CLASS 200
- IRRIGATION LATERAL LINE - CLASS 200
  IRRIGATION LATERAL LINE DIA. SIZE
  UNLABELED PIPE IS 1" IN SIZE
- IRRIGATION SLEEVE - 40 SCHEDULE
- SUBSURFACE DRIP AREA - 18" SPACING
  RAINBIRD XFS-06-18
- RAIN BIRD XFS SUBSURFACE TREE RING
- POINT TO CONNECTION
  1 1/2" FEBCO 825 YA SERIES - INSTALL
  IN A LOCKABLE ENCLOSURE
- C RAINBIRD ESP-LXIVM - PEDESTAL MOUNTED
- R RAIN BIRD WR2 RAIN / FREEZE SENSOR
  MOUNT ON ROOF OF BUILDING
- M RAIN BIRD PGA ANGLE 1 1/2"
  ELECTRIC MASTER VALVE, ANGLE.
  INSTALL DOWNSTREAM OF BACKFLOW
- MATCO-NORCA 513TX
  BRONZE GATE VALVE, FULL PORT,HEAVY DUTY
- q HUNTER HQ-44LVC 1" QUICK COUPLER VALVE
- F RAIN BIRD ULTRA SONIC FLOW SENSOR - FS350B
  CONNECT LOW FLOW ZONES TOGETHER AS NECESSARY TO
  ACQUIRE MINIMUM FLOW REQUIREMENTS OF FLOW SENSOR

NOTE:
PIPE AND / OR OTHER EQUIPMENT MAY BE SHOWN IN CONCRETE, ASPHALT, OR OFF-SITE FOR DIAGRAMMATIC PURPOSES. INSTALL ALL PIPE AND / OR EQUIPMENT ON-SITE AND IN LANDSCAPE AREAS, EXCEPT WHEN NECESSARY TO CROSS PARKING, DRIVES AND SIDEWALKS.

2-WIRE SYSTEM GROUNDING

1. IRRIGATION CONTRACTOR SHALL FOLLOW ALL MANUFACTURES RECOMMENDATIONS FOR GROUNDING THE 2 WIRE SYSTEM
2. CONTROLLER SHALL BE GROUNDED PER MANUFACTURES RECOMMENDATIONS.
3. THE 2 WIRE SYSTEM MODULE SHALL BE CONNECTED TO GROUNDING SYSTEM PER MANUFACTURES RECOMMENDATIONS.
4. CONNECT THE END OF EACH STAR PATH TO GROUNDING SYSTEM PER MANUFACTURES RECOMMENDATIONS.
5. CONNECT THE 2 WIRE PAT TO A GROUNDING SYSTEM PER MANUFACTURES RECOMMENDATIONS.
6. 2 WIRE SYSTEM SHALL BE SURGE PROTECTED WITH A SURGE DEVICE AND CONNECTED TO A GROUNDING SYSTEM EVERY 500 FEET OR EVERY EIGHT DEVICES.
7. GROUNDING METHODS SHALL FOLLOW RAIN BIRD "GROUNDING FOR 2-WIRE SYSTEMS" RECOMMENDATIONS.

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MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

IRRIGATION PLAN

REVISIONS

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DATE JULY 12, 2024
SHEET 12 of SHEETS 22

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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

IRRIGATION GENERAL NOTES:

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE DONE TO UTILITIES, STRUCTURES OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.

2. IRRIGATION CONTRACTOR SHALL CONNECT TO A DOMESTIC WATER LINE STUB BY OTHERS AS INDICATED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTIONS ARE PROVIDED PER PLANS.

3. IRRIGATION CONTRACTOR SHALL INSTALL A 3" REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY AT THE POINT OF CONNECTION SHOWN ON THE IRRIGATION PLAN. CONNECTION SHALL BE MADE PER ALL APPLICABLE PERMITS AND CITY, COUNTY AND STATE REQUIREMENTS.

4. IF AVAILABLE WATER PRESSURE DIFFERS THAN SHOWN ON PRESSURE LOSS CALCULTION CHARTS CONTACT THE OFFICE OF THE OWNER IMMEDIATELY.

5. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND CONFLICTS.

6. IRRIGATION SYSTEM IS TO CONSIST OF SEPARATE DRIP ZONES, SPRAY HEAD ZONES AND ROTOR ZONES. EACH WITH A SEPARATE VALVE AND STATION ON THE CONTROLLER.

7. CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO INSTALLATION OF SYSTEM. SYSTEM DESIGN BASED ON MINIMUM 40 PSI AT EACH IRRIGATION HEAD OR A MINIMUM OF 30 PSI AT EACH DRIP IRRIGATION ZONE.

8. VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.

9. CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.

10. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES, SPECIFICATION FROM LANDSCAPE ARCHITECT AND MANUFACTURER.

11. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).

12. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.

13. CONTRACTOR TO INSTALL NEW RAIN BIRD ESP-LXIVM CONTROLLER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO INSTALL A RAIN BIRD WR2 WIRELESS RAIN / FREEZE SENSOR. LOCATION OF THE RAIN SENSOR TO BE APPROVED BY THE OWNER.

14. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL RAIN BIRD PRS-D PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 6.5 PSI FROM OPERATION PSI AS STATED IN THE VALVE SCHEDULES FOR EACH ZONE.

15. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.

16. PLACE VALVE BOXES 12" FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED.

17. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.

18. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.

19. ALL SPRINKLER HEADS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, PARKING AREAS, RETAINING WALLS, BUILDINGS OR THE HARDSCAPE AREAS.

21. THE CONTRACTOR SHALL PLACE A #14 TRACER WIRE WITH BLUE PE COATING ALONG ALL PVC MAINLINE THAT DOES NOT HAVE IRRIGATION CONTROL WIRES PROPOSED. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.

22. CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.

NORTH IRRIGAITON SYSTEM

C

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

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

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STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

IRRIGATION NOTES

REVISIONS

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FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
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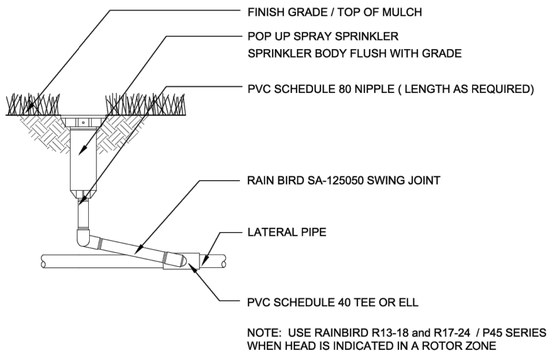
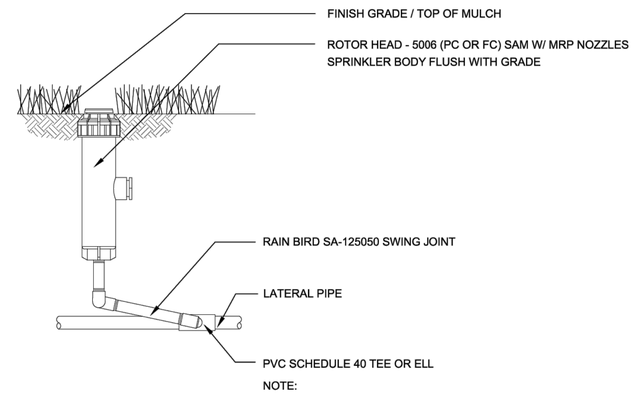
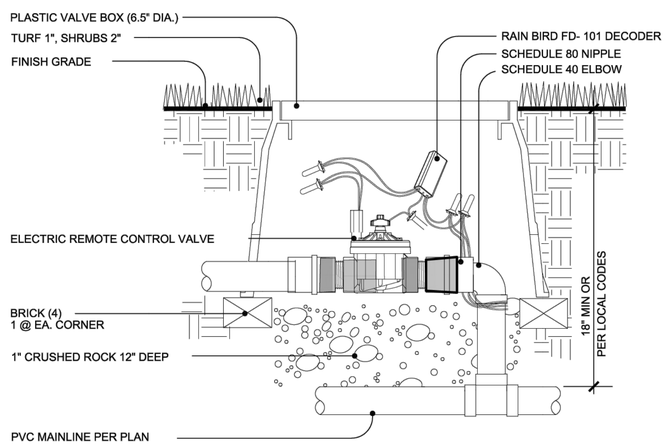
SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES
SPECIAL REVIEW USE SITE PLAN - SP2024-00004; SRU 2024-00001



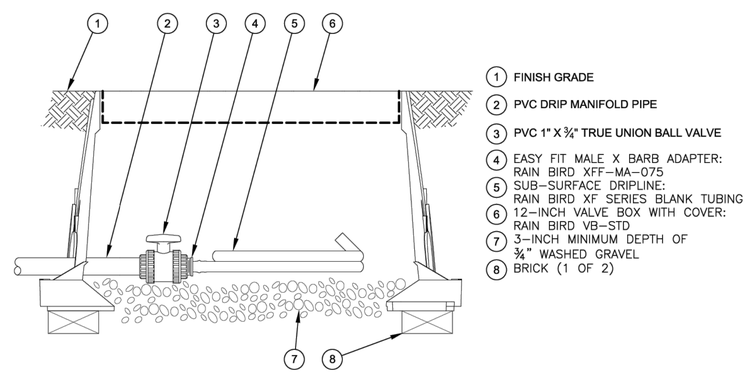
1 1812 SAM POP-UP SPRAY HEAD
MPR AND / OR VAN NOZZLE SERIES N.T.S.



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



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



4 SUBSURFACE FLUSH POINT VALVE
N.T.S.

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MOUNTAIN VIEW FIRE RESCUE - STATION #15
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IRRIGATION DETAILS

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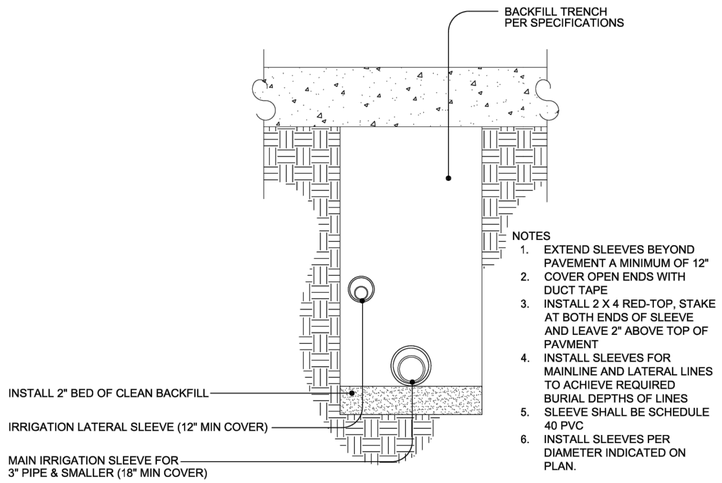
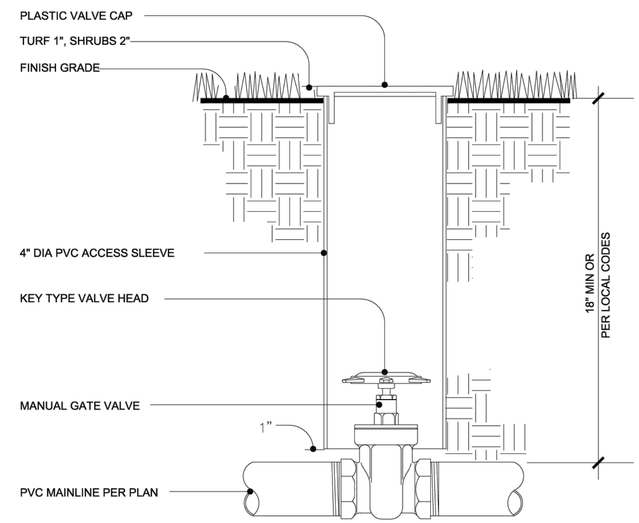


NOTES
1. EXTEND SLEEVES BEYOND PAVEMENT A MINIMUM OF 12"
2. COVER OPEN ENDS WITH DUCT TAPE
3. INSTALL 2 X 4 RED-TOP, STAKE AT BOTH ENDS OF SLEEVE AND LEAVE 2" ABOVE TOP OF PAVMENT
4. INSTALL SLEEVES FOR MAINLINE AND LATERAL LINES TO ACHIEVE REQUIRED BURIAL DEPTHS OF LINES
5. SLEEVE SHALL BE SCHEDULE 40 PVC
6. INSTALL SLEEVES PER DIAMETER INDICATED ON PLAN.

1 SLEEVING

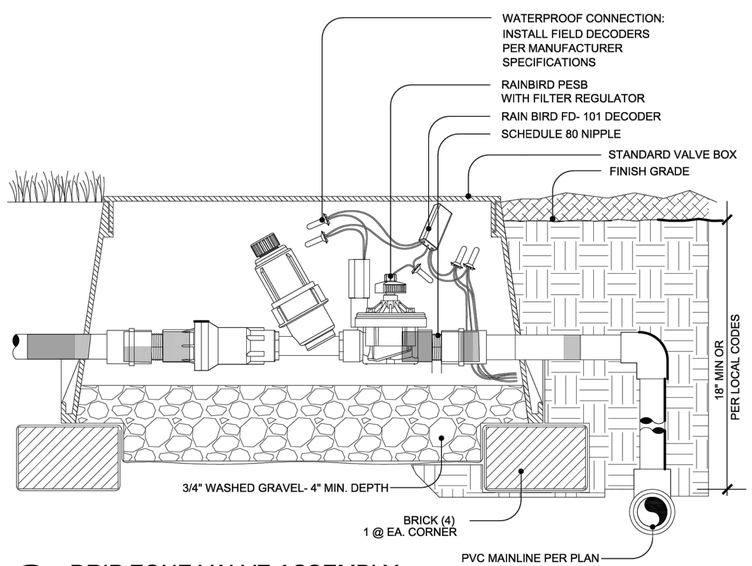
N.T.S.



2 GATE VALVE

RAIN BIRD PEB

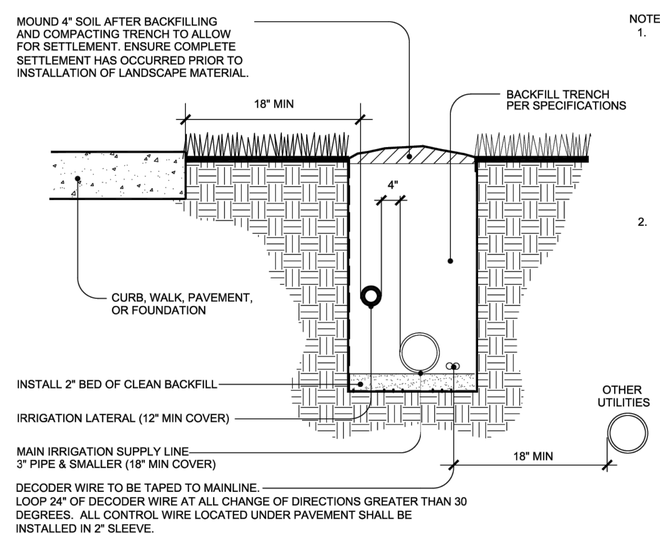
N.T.S.



3 DRIP ZONE VALVE ASSEMBLY

RAIN BIRD - XCZ-PRB-100COM WITH 1" PESB VALVE

N.T.S.



NOTES
1. CONTRACTOR TO INSTALL MAINLINE AS SHOWN ON PLANS. DEPTH OF MAINLINE WILL VARY BASED ON EXISTING TREE ROOT STRUCTURE. MINIMUM COVER OVER MAINLINE IS 6". IDEAL DEPTH IF ALLOWED BY TREE ROOT STRUCTURE SHALL BE 12-18".
2. ALL SOLVENT WELD PIPE SHALL BE SNAKED IN THE TRENCH TO ALLOW FOR SLIGHT MOVEMENT DURING PRESSURIZATION OF THE SYSTEM, AND TEMPERATURE FLUCTUATION.

4 TRENCHING DETAIL

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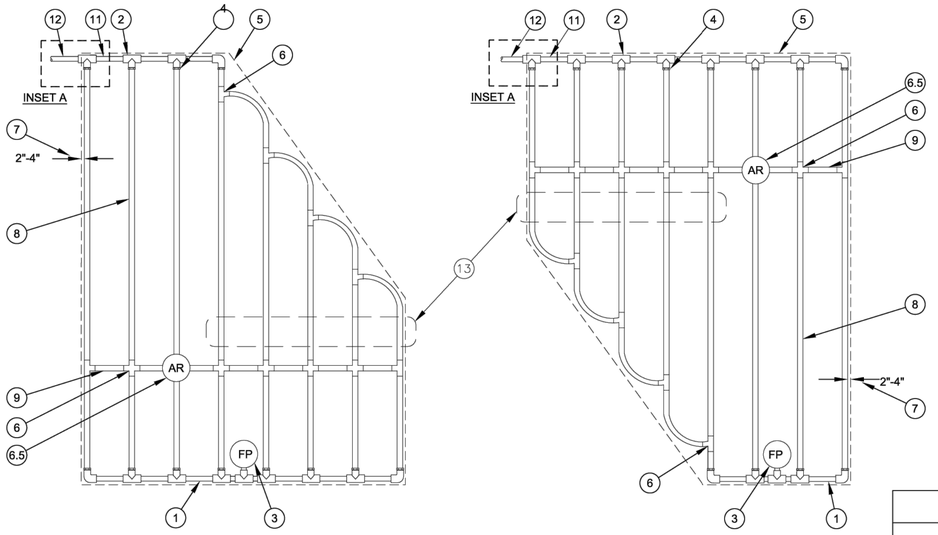
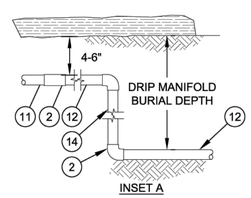


1 PVC EXHAUST HEADER
2 PVC SCH 40 TEE OR EL (TYPICAL)
3 FLUSH POINT (TYPICAL)
SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
4 BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
5 PERIMETER OF AREA
6 BARB X BARB INSERT TEE OR CROSS:
RAIN BIRD XFF-TEE OR
RAIN BIRD XFD-CROSS (TYPICAL)
7 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8 SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
9 RAIN BIRD XF SERIES BLANK TUBING
6.5 ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
11 PVC SUPPLY MANIFOLD
12 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14 CLASS 200 LATERAL

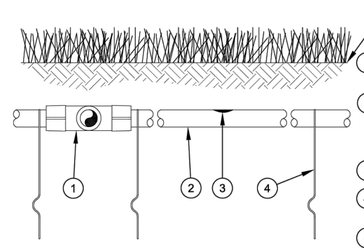
NOTES:
1. 18" DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



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

1 XFS - SUBSURFACE DRIP LAYOUT

N.T.S.

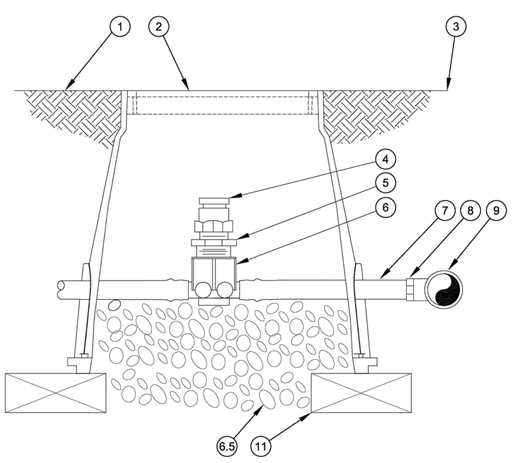


1 EASY FIT COMPRESSION TEE:
RAIN BIRD MDCFTEE
2 SUB-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
NON-POTABLE: XFSP DRIPLINE
3 INLINE DRIP EMITTER
4 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5 TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

2 DRIPLINE BURIAL DETAIL

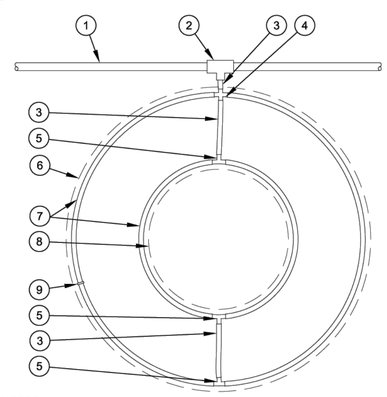
N.T.S.



1 FINISH GRADE
2 SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
3 FINISH GRADE
4 ½" AIR RELIEF VALVE:
RAIN BIRD ARV050
IN DRIP ZONE
5 ½" X ¾" PVC REDUCER BUSHING
6 TO BE INSTALLED AT HIGH POINTS
RAIN BIRD XFD-TFA FITTING
7 ½" BLANK DRIPLINE TUBING:
RAIN BIRD XF SERIES
8 BARB X FEMALE THREAD CONNECTOR:
RAIN BIRD XFF-MA FITTING
9 PVC TEE CONNECTED TO PVC HEADER PIPE
6.5 BARB X MALE THREAD CONNECTOR:
3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11 BRICK (1 OF 2)

3 SUBSURFACE AIR RELIEF VALVE

N.T.S.



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

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

4 XFS - SUBSURFACE TREE DRIPLINE LAYOUT

N.T.S.

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STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

IRRIGATION DETAILS

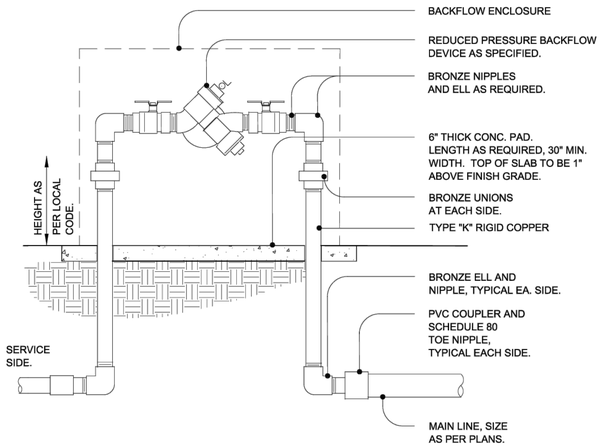
REVISIONS

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

DRAWN sdw
CHECKED jah
DESIGNED sdw
JOB NO. 2321-001
SCALE 1" = 30'
DATE JULY 12, 2024

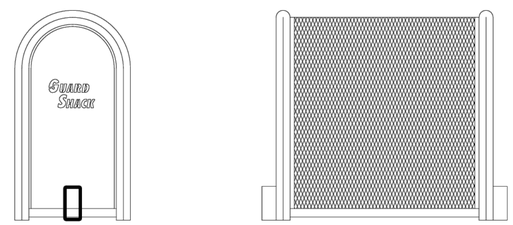
FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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



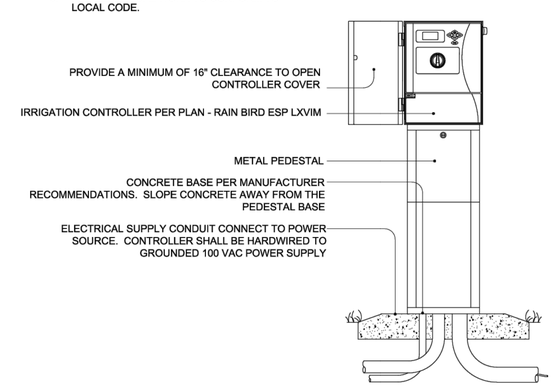
1 BACKFLOW PREVENTER
FEBCO 1 1/2" OR 2" 825YA
N.T.S.

NOTES
1. PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1 " LARGER THAN RISER DIAMETER.
2. TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FISH GRADE.
3. INSTALL ENCLOSURE ANCHORS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
5. PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR. (UNLESS OTHERWISE NOTED).
6. 1 ½" BACKFLOW - GS-1
   2" BACKFLOW GS-3
   2 ½" BACKFLOW GS-5

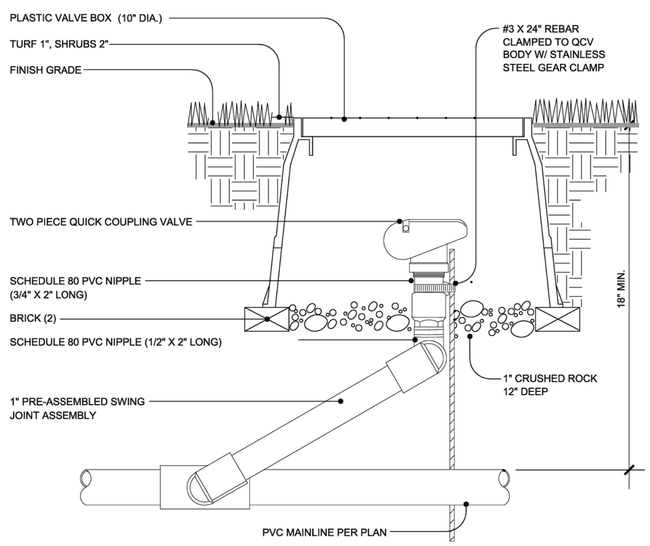


2 BACKFLOW PREVENTER ENCLOSURE
GUARDSHACK GS-1, GS-3 OR GS-4
N.T.S.

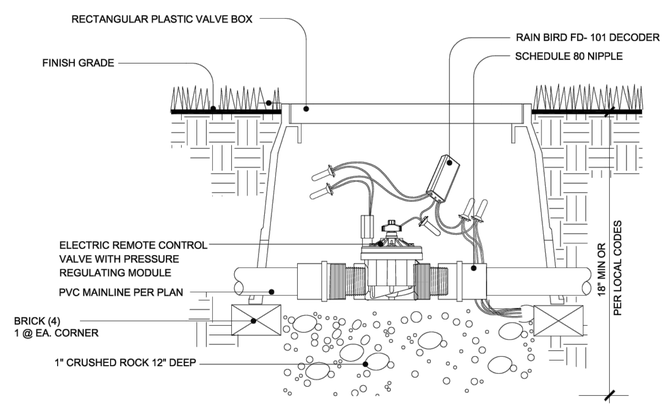
NOTES:
1. CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACDCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
2. INSTALL A DISCONNECT SWITCH AND 120 VOLT GFIC RECEPTACLE WITHIN PEDESTAL.
3. ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.



3 IRRIGATION CONTROLLER
N.T.S



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



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

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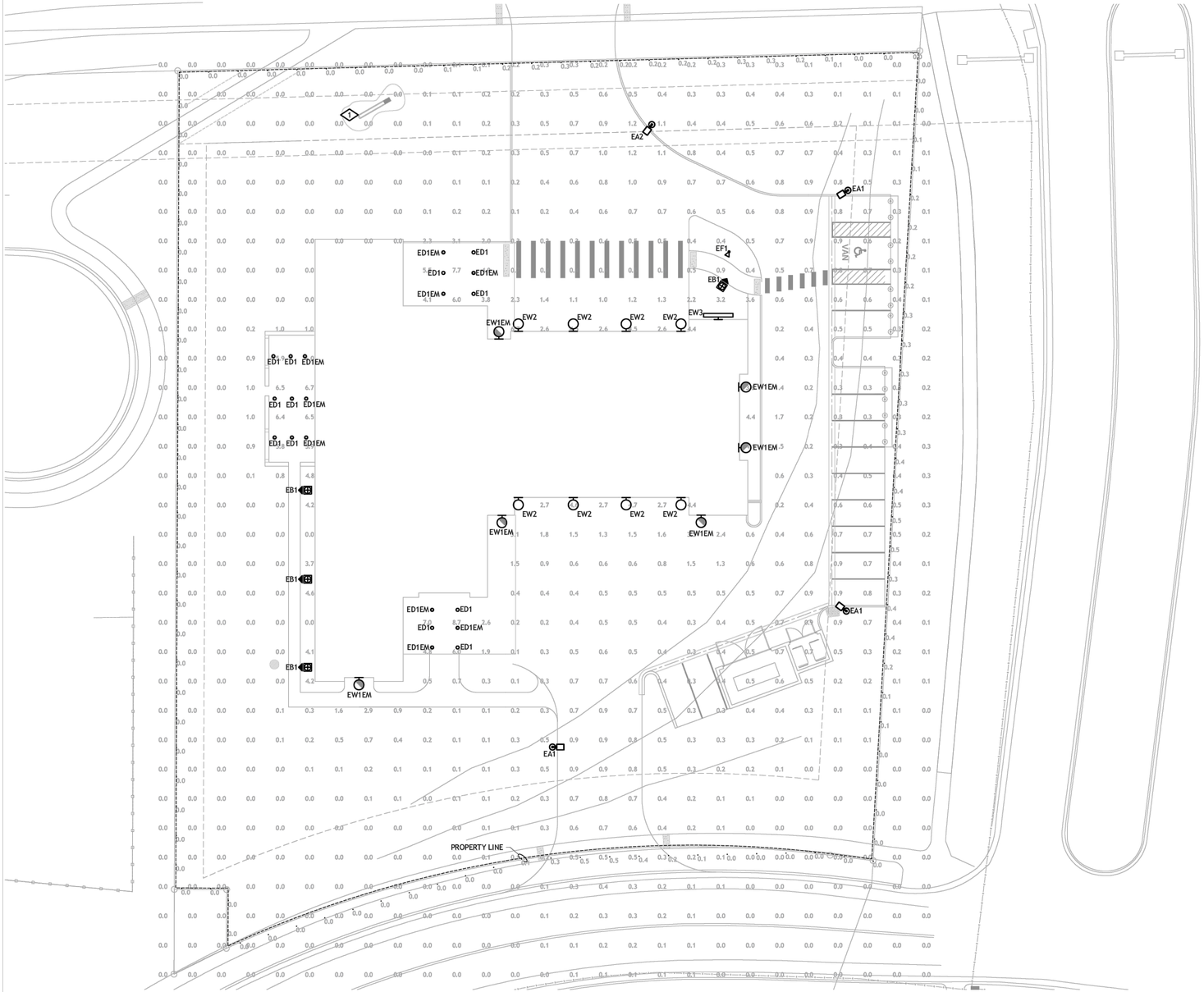
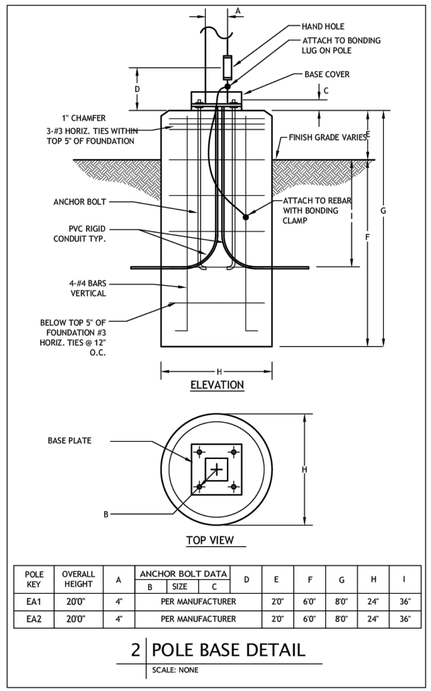


1 SITE PHOTOMETRIC
SCALE: 1" = 20'-0"



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA1	20'0"	4"	PER MANUFACTURER			20"	6'0"	8'0"	24"	36"	
EA2	20'0"	4"	PER MANUFACTURER			20"	6'0"	8'0"	24"	36"	

2 POLE BASE DETAIL
SCALE: NONE

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

GENERAL NOTES

A. ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH AN IESNA FULL CUT-OFF STYLE FIXTURE TO MINIMIZE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.

B. ALL FIXTURES SHALL BE LED WITH A COLOR RENDERING INDEX ABOVE 70.

C. THE MAXIMUM HEIGHT OF ANY LIGHTING POLE SHALL NOT EXCEED 25FT.

D. THE MAXIMUM LIGHTING LEVEL UNIFORMITY RATIO (MAXIMUM TO MINIMUN) FOR NONRESIDENTIAL PARKING LOTS SHALL BE 10:1.

E. IN NO CASE SHALL EXTERIOR LIGHTING ADD MORE THAN 1 FOOTCANDLE TO ILLUMINATION LEVELS AT ANY POINT OFF SITE.

F. ALL OUTDOOR LIGHT NOT NECESSARY FOR SECURITY PURPOSES SHALL BE REDUCED VIA MOTION SENSORS OR TURNED OFF DURING NON-OPERATING HOURS.

G. LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW BEAM OF THAT THAT WILL NOT EXTEND BEYOND THE ILLUMINATED OBJECT.

LIGHTING FIXTURES

A a — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.

WALL MOUNTED LUMINAIRE

DOWNLIGHT LUMINAIRE

HATCH INDICATES EMERGENCY LUMINAIRE

EXTERIOR AREA LIGHT

MONOPOINT LUMINAIRE

BOLLARD

STEP LIGHT

KEYNOTE LEGEND

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

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DRAWN: PD, ENM, ANW
CHECKED: KMD
DESIGNED: PD, ENM, ANW
JOB NO.: 2321-001
SCALE: 1" = 20'
DATE: JULY 12, 2024
SHEET 18 of SHEETS 22

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6699.00

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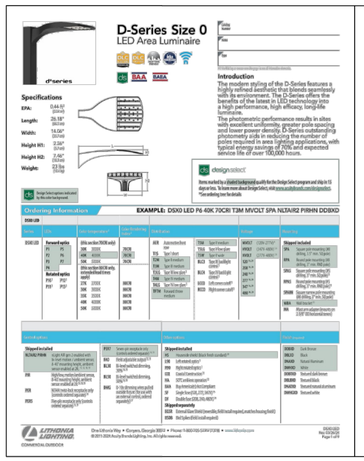
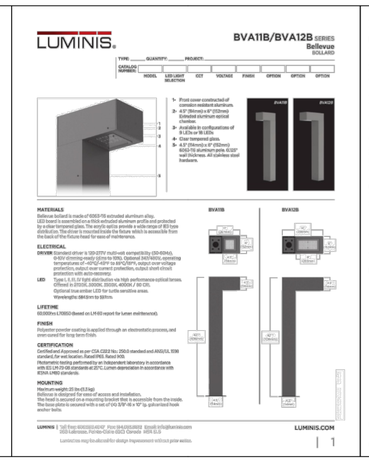


1 | EA1, EA2
SCALE: NONE



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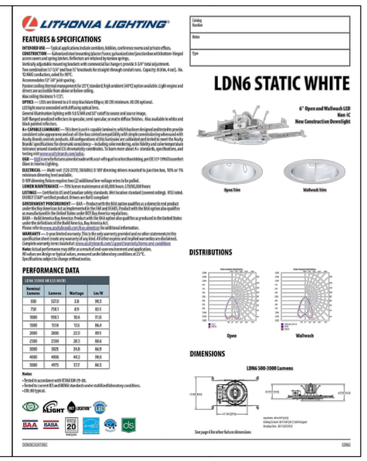
SCALE: NONE



3 | ED1, ED1EM
SCALE: NONE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE LAMP QTY	SOURCE WATT	SOURCE TYPE	SOURCE CCT/CRI	MAX WATTS	LUMEN OUTPUT	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
EA1	EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE IV MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSXO-LED-P1-30K-T4M-MVOLT-RPA-HS-DBLXD	120	1	33	LED	3000K 70CRI	33	4666	BLACK	POLE	20'-0" BOF	1
EA2	EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE II MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSXO-LED-P1-30K-T2M-MVOLT-RPA-HS-DBLXD	120	1	33	LED	3000K 70 CRI	33	4545	BLACK	POLE	20'-0" BOF	1
EB1	EXTERIOR LED BOLLARD, TYPE IV DISTRIBUTION, DOUBLE HEAD	LUMINIS	BVA11B-L1L10-TYP1-K30-120 BKT	120	1	11	LED	3000K 80 CRI	11	1205	BLACK	GROUND	42" OFH	
ED1	6IN DIAMETER LED RECESSED DOWNLIGHT, SLOPED CEILING ADAPTER	LITHONIA	LDN6-30/10-L06-BR-120-EZ1	120	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	
ED1EM	6IN DIAMETER LED RECESSED DOWNLIGHT, SLOPED CEILING ADAPTER, EMERGENCY BATTERY	LITHONIA	LDN6-30/10-L04-BR-120-EZ1-EL	120	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	
EF1	EXTERIOR FLAG POLE LIGHT / ABOVE GROUND POWER SUPPLY	EAGLE MOUNTAIN FLAG	SG-3K-IHR-BLK-M-BLK-60 / SG-AG-D-RIVER	120	1	13	LED	3000K 90 CRI	13	1005	BLACK	SURFACE POLE	15.75" OFH	1
ES1	3IN LENGTH EXTERIOR RECESSED LED STEP LIGHT	HYDREL	HSL13-3INCH-LED-30K-MVOLT-L-BB-SGB	120	1	3	LED	3000K 80 CRI	3	87	BLACK	RECESSED WALL	2.125" RFD	
EW1EM	EXTERIOR LED WALL MOUNT, FULL-CUTOFF, EMERGENCY BATTERY	LITHONIA	ARC1-LED-P1-30K-MVOLT-E4WH-DBLXD	120	1	11	LED	3000K 80 CRI	11	1376	BLACK	SURFACE WALL	12'-0" AFG	1
EW2	EXTERIOR LED WALL MOUNT, 12IN SHADE, GOOSENECK ARM	BARN LIGHT	BLE-G-WHS12-150-G11-150-NA-NA-NA-NA-LED16-3000K-FL	120	1	16	LED	3000K 90 CRI	16	1244	BLACK	SURFACE WALL	12'-0" AFG	1
EW3	EXTERIOR 3' LED SIGNAGE LIGHT, SHIELDED	SPI LIGHTING	SEW12146-3FT-L12W-ANOB-120-277-3000K-DF_MCS-DF_FT	120	1	12	LED	3000K 80 CRI	12	1159	BLACK	SURFACE WALL	27'-0" AFG	1,2

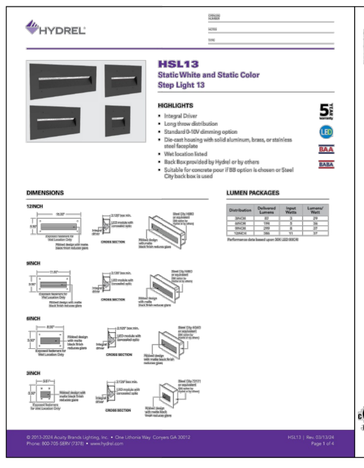
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

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

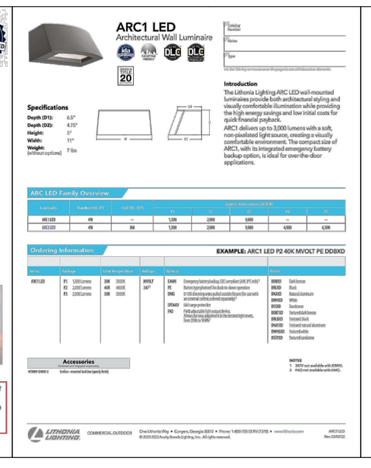
SPECIFIC NOTES:

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



4 | ES1
SCALE: NONE

5 | EF1
SCALE: NONE



6 | EW1EM
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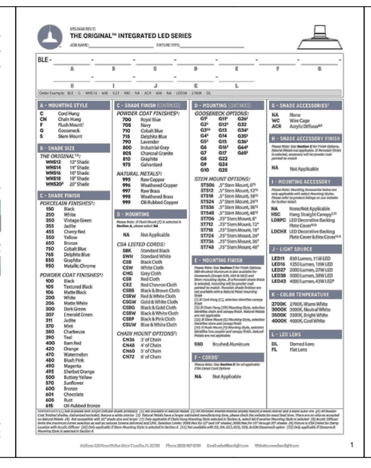
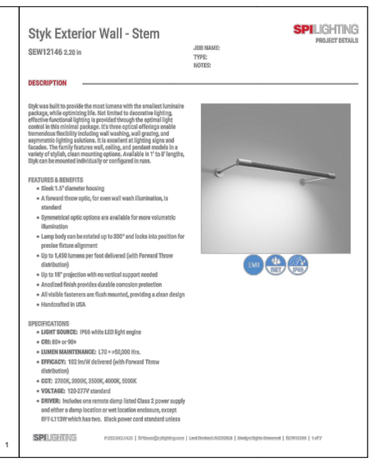


7 | EW2
SCALE: NONE



8 | EW3
SCALE: NONE

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DRAWN: PD, ENM, ANW
CHECKED: KMD
DESIGNED: PD, ENM, ANW
JOB NO.: 2321-001
SCALE: 1" = 20'
DATE: JULY 12, 2024
SHEET 19 of SHEETS 22

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6699.00

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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

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

2,770 SF / 14,091 SF = 20%

PERCENTAGE OF METAL PANEL - NORTH ELEVATION
METAL PANEL : 481 SF
TOTAL : 3,662 SF

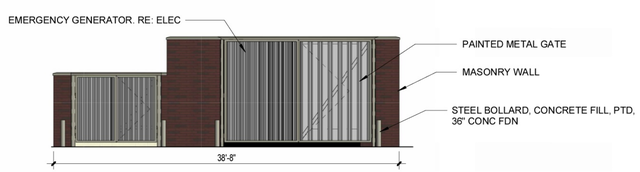
481 SF / 3,662 SF = 13%

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

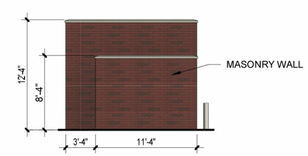
PERCENTAGE OF METAL PANEL - WEST ELEVATION
METAL PANEL : 625 SF
TOTAL : 3,408 SF

625 SF / 3,408 SF = 17%

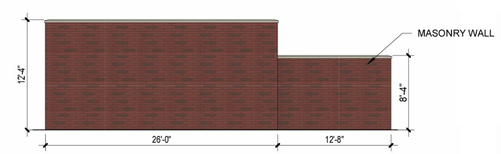
2 EAST ELEVATION
1/8" = 1'-0"



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



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



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

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

EXTERIOR MATERIALS LEGEND

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

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

CONC-01

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
BOX 6-1000
ENGLEWOOD, CO 80112
(720) 206-4051
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

BUILDING ELEVATIONS

REVISIONS

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

DRAWN
CHECKED
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JOB NO. 2321-001
SCALE As indicated
DATE JULY 12, 2024
SHEET 20 of SHEETS 22

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
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PERCENTAGE OF METAL PANEL - OVERALL BUILDING
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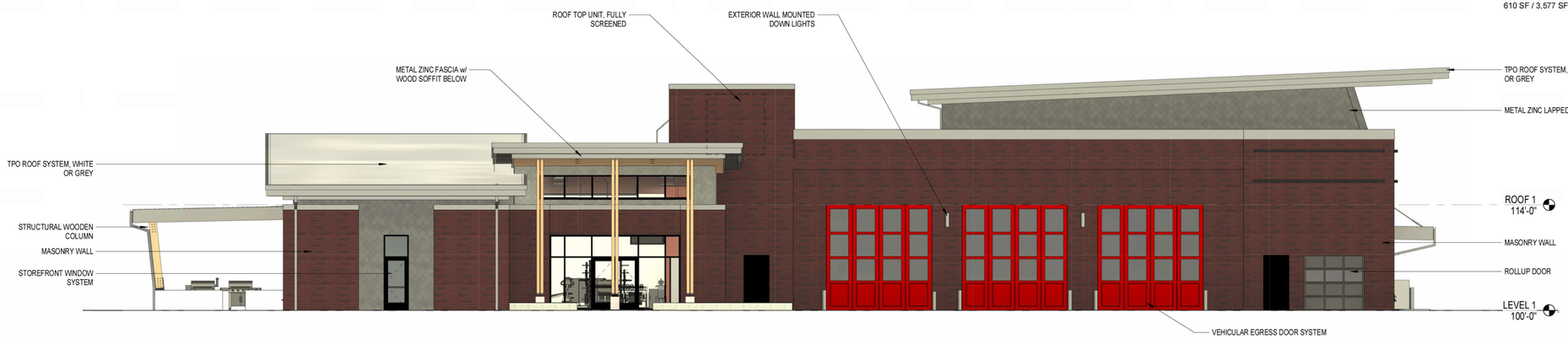
TOTAL : 3,662 SF + 3,445 SF + 3,576 SF + 3,408 SF = 14,091 SF

2,770 SF / 14,091 SF = 20%

PERCENTAGE OF METAL PANEL - SOUTH ELEVATION
METAL PANEL: 610 SF
TOTAL : 3,577 SF

610 SF / 3,577 SF = 17%



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

PERCENTAGE OF METAL PANEL - WEST ELEVATION
METAL PANEL : 625 SF
TOTAL : 3,408 SF

625 SF / 3,408 SF = 18%

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

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

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B.O.D. INTERSTATE BRICK
COLOR: IRONSTONE

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SQUARE PANEL
B.O.D. RHEINZINK
COLOR: GRANUM SKYGREY

CONC-01

CONTACT INFORMATION
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STRATEGIC SITE DESIGNS

MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

BUILDING ELEVATIONS

REVISIONS

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

DRAWN
CHECKED
DESIGNED
JOB NO. 2321-001
SCALE As indicated
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SHEET 21 of SHEETS 22

FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION

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

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

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MOUNTAIN VIEW FIRE RESCUE - STATION #15
SPECIAL REVIEW USE

ARCHITECTURAL PLANS

REVISIONS

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

DRAWN
CHECKED
DESIGNED
JOB NO. 2321-001
SCALE 1" = 10'-0"
DATE JULY 12, 2024
SHEET 22 of SHEETS 22