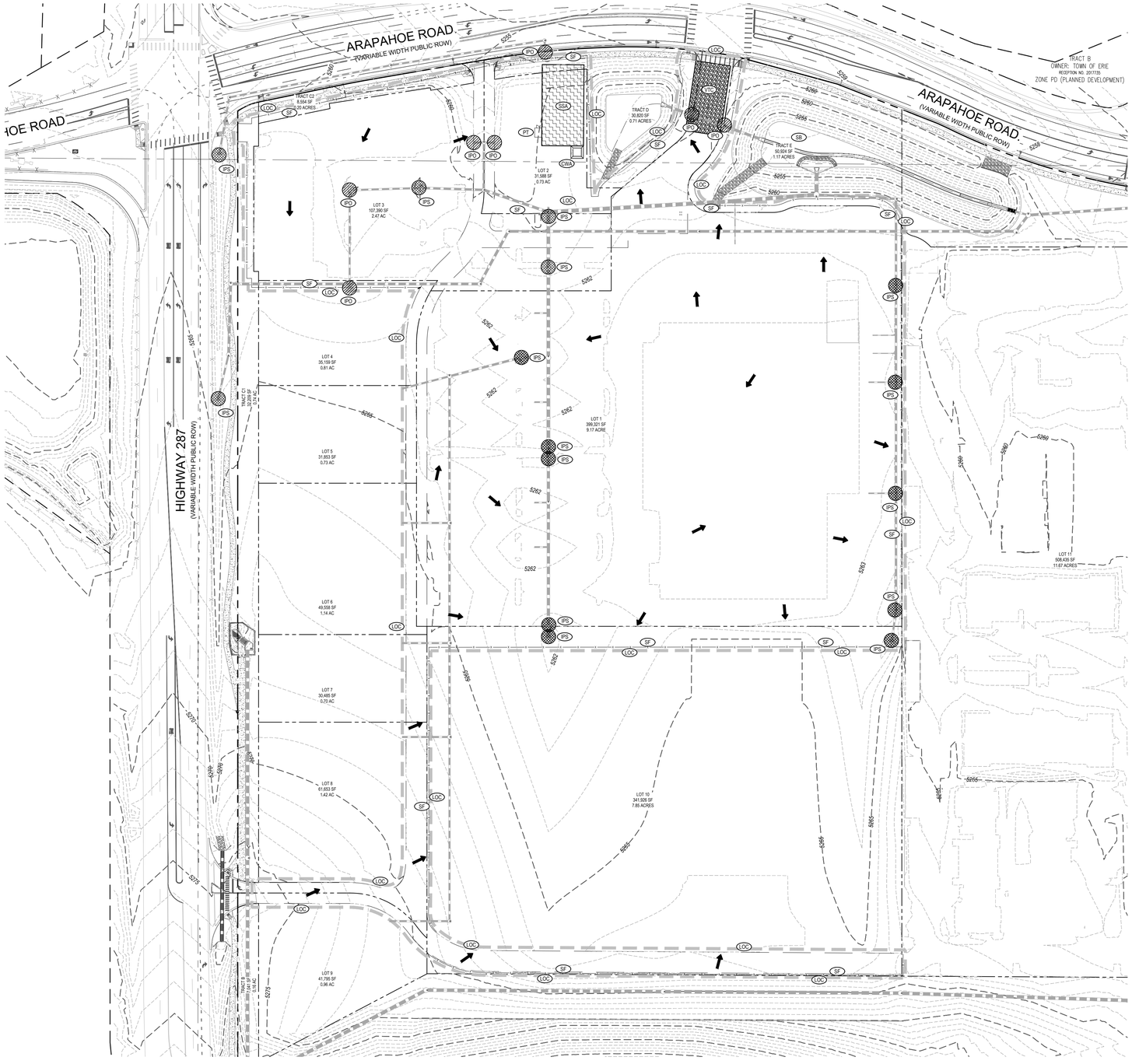
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



N

0 20 50 100

SCALE: 1"=100'

TOTAL DISTURBED AREA = 15.24 AC

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

NOTE: CONTRACTOR SHALL INSTALL SILT FENCE AROUND ALL OFF-SITE DISTURBED AREAS THAT ARE A RESULT OF THE CONSTRUCTION ACTIVITIES OF THIS PROJECT (INCLUDING BUT NOT LIMITED TO WATER LINE CONSTRUCTION). IN CASES WHERE TRENCHES RUN LONGITUDINAL WITH THE GRADE STRAW BALE BARRIERS SHALL BE USED.

BASIS OF BEARING

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

BENCHMARK

ELEVATIONS SHOWN ARE NAVD 88 AND ARE DERIVED VIA GPS OBSERVATIONS FROM THE LIECA SMARTNET RTK GPS NETWORK AND GEOID 12B.

CAUTION - NOTICE TO CONTRACTOR

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

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

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- PROPOSED INLET

EROSION CONTROL LEGEND

- LOC — LIMITS OF CONSTRUCTION
- 5639 — EXISTING MINOR CONTOUR
- 5640 — EXISTING MAJOR CONTOUR
- STS — EXISTING STORM SEWER
- STS — PROPOSED STORM SEWER
- FLOW ARROW
- VTC — VEHICLE TRACKING CONTROL CONSTRUCTION ENTRANCE
- DD — DIVERSION DITCH/DIKE
- CS — CURB SOCK
- SSA — CONTRACTOR STAGING AREA (APPROXIMATE)
- ECB — EROSION CONTROL BLANKET (APPROXIMATE)
- IPO — ON GRADE INLET PROTECTION
- IPS — SUMP INLET PROTECTION
- OP — OUTLET PROTECTION
- SF — SILT FENCE
- CWA — CONCRETE WASH OUT AREA
- CF — CONSTRUCTION FENCE
- CD — CHECK DAM
- PT — PORTABLE TOILET
- SM — SEEDING AND MULCHING
- SR — SURFACE ROUGHENING
- SB — SEDIMENT BASIN

SEQUENCE OF CONSTRUCTION

1	INSTALL CONTROL MEASURES
2	CLEAR AND GRUB
3	ROUGH OVERLOT GRADING
4	GRADE BUILDING PAD (REFERENCE ONSITE CONSTRUCTION DOCUMENTS FOR DETAILS)
5	TRENCH AND INSTALL UNDERGROUND UTILITIES (SANITARY, STORM, AND WATER)
6	COMMENCE VERTICAL CONSTRUCTION (REFERENCE ONSITE CONSTRUCTION DOCUMENTS FOR DETAILS)
7	FINE GRADE REMAINDER OF THE SITE
8	SEED NATIVE AREAS AND INSTALL PERMANENT LANDSCAPING
9	REMOVE FINAL CONTROL MEASURES UPON ESTABLISHMENT OF VEGETATION

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
EROSION CONTROL PLAN - INITIAL

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED#000118.20 | DRAWN BY: NCH | CHECKED BY: BSM

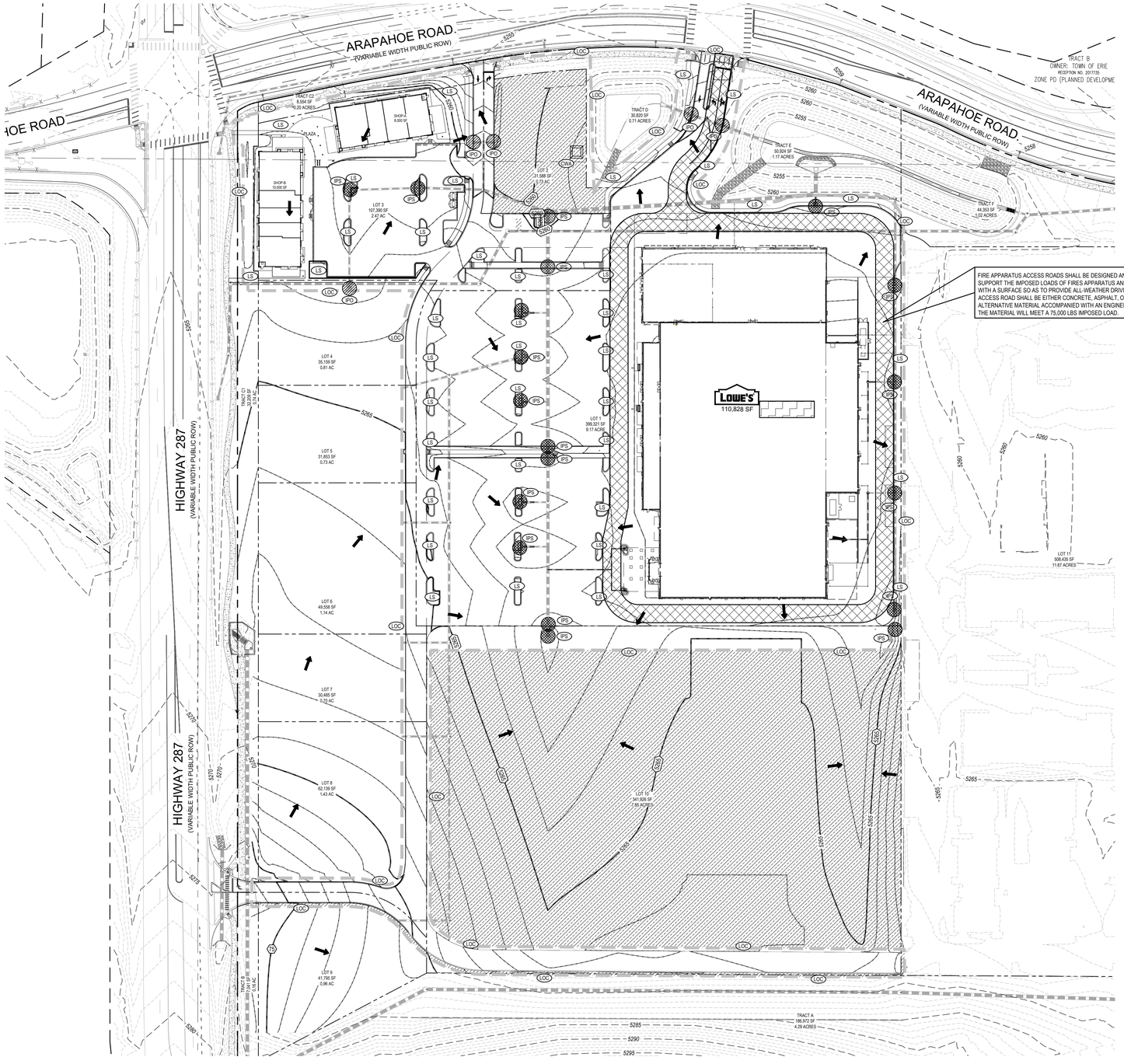
CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
C3.0

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



TOTAL DISTURBED AREA = 15.24 AC

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REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
EROSION CONTROL PLAN - INTERIM AND FINAL

LOWE'S OF:
ERIE, COLORADO

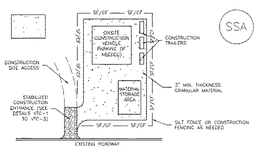
PROJECT No: ED#000818.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
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C3.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



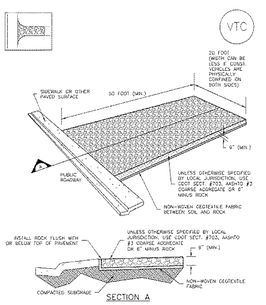
SSA-1: STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

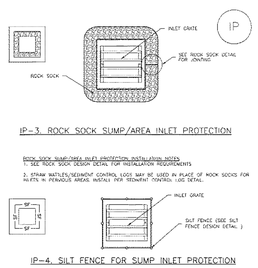
1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
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. REPAIR 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 RESHAPED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



VTC-1, AGGREGATE VEHICLE TRACKING CONTROL



IP-3, ROCK SOCK SUMP/AREA INLET PROTECTION

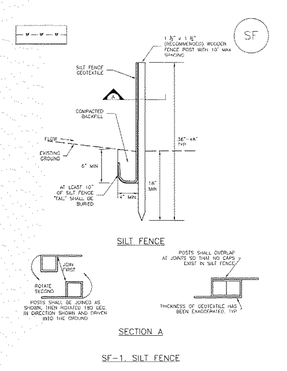
ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

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

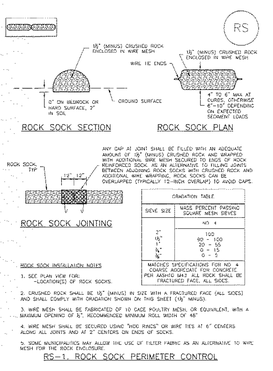
IP-4, SILT FENCE FOR SUMP INLET PROTECTION

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 BATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



SF-1, SILT FENCE



ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATIONS OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 18" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (18" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 19 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1". 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 2' 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

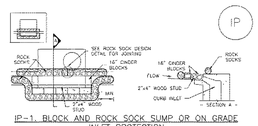
STABILIZED STAGING AREA MAINTENANCE NOTES

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 SUBGRADE SHALL BE PREPARED AS NEEDED, AND SOIL STABILIZATION, WHERE APPROPRIATE, 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 UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

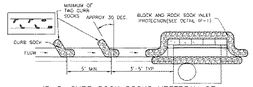
(DETAILS ADAPTED FROM ROULDER COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



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 WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2, CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL 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.

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 IS COMPLETE (TYPICALLY WITHIN 48 HOURS) 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 INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% FULL 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 PERMANENTLY STABILIZED. UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AS AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE GRADED AS NEEDED, AND SOIL STABILIZATION, WHERE APPROPRIATE, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, 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 USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM 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. CONSULT WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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 8" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO MORE SPADEFUL 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

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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 UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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 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 ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTES

1. SEE NOTES SHEET (SHEET C0.1) FOR GRADING GENERAL NOTES.
2. SHADED BMPS WERE INSTALLED IN INITIAL OR INTERIM STAGES AND SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE CITY.
3. LOTS 1 & 3 WILL BE CONSTRUCTED AFTER MASTER INFRASTRUCTURE IS COMPLETE.
4. SEE MASTER INFRASTRUCTURE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY, CULVERTS, STORM DRAINS, AND OUTLET PROTECTION.
5. A RELEASE OF ANY CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC. WHICH MAY ENTER STATE WATERS (WHICH INCLUDE SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER MUST BE REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH HAND ENVIRONMENT (CDPHE) IMMEDIATELY. WRITTEN NOTIFICATION TO CDPHE MUST FOLLOW WITHIN FIVE DAYS. THE CDPHE TOLL-FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE IS 1-877-518-9608. ANY ACCIDENTAL DISCHARGE TO THE SANITARY SEWER SYSTEM MUST BE REPORTED TO SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT AT 303-288-2646.
6. All BMPs ARE TO REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED AND APPROVED BY THE CITY.

REVISIONS

PRE-BID SET ISSUE DATE / POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Galloway
Evergreen
Development | Services | Investments
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S®

SITE PLAN CONSTRUCTION DOCUMENTS
EROSION CONTROL DETAILS

LOWE'S OF:
ERIE, COLORADO

PROJECT No: EIN00018.20 | DRAWN BY: NCH | CHECKED BY: BSM

CRITERIA ISSUE DATE: 11.21.19

PERMIT SET ISSUE DATE:

CONSTRUCTION SET ISSUE DATE:

DRAWING NUMBER:

C3.2

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

Description

A sediment basin is a temporary pond built on a construction site to capture eroded or disturbed soil transported in storm runoff prior to discharge from the site. Sediment basins are designed to capture site runoff and slowly release it to allow time for settling of sediment prior to discharge. Sediment basins are often constructed in locations that will later be modified to serve as post-construction stormwater basins.



Photograph SB-1. Sediment basin at the toe of a slope. Photo courtesy of WWE.

Appropriate Uses

Most large construction sites (typically greater than 2 acres) will require one or more sediment basins for effective management of construction site runoff. On linear construction projects, sediment basins may be impractical; instead, sediment traps or other combinations of BMPs may be more appropriate.

Sediment basins should not be used as stand-alone sediment controls. Erosion and other sediment controls should also be implemented upstream.

When feasible, the sediment basin should be installed in the same location where a permanent post-construction detention pond will be located.

Design and Installation

The design procedure for a sediment basin includes these steps:

- **Basin Storage Volume**: Provide a storage volume of at least 3,600 cubic feet per acre of drainage area. To the extent practical, undisturbed and/or off-site areas should be diverted around sediment basins to prevent "clean" runoff from mixing with runoff from disturbed areas. For undisturbed areas (both on-site and off-site) that cannot be diverted around the sediment basin, provide a minimum of 500 ft^3/acre of storage for undeveloped (but stable) off-site areas in addition to the 3,600 ft^3/acre for disturbed areas. For stable, developed areas that cannot be diverted around the sediment basin, storage volume requirements are summarized in Table SB-1.
- **Basin Geometry:** Design basin with a minimum length-to-width ratio of 2:1 (L/W). If this cannot be achieved because of site space constraints, baffling may be required to extend the effective distance between the inflow point(s) and the outlet to minimize short-circuiting.
- **Dam Embankment**: It is recommended that embankment slopes be 4:1 (H:V) or flatter and no steeper than 3:1 (H:V) in any location.

Sediment Basins	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

- **Inflow Structure**: For concentrated flow entering the basin, provide energy dissipation at the point of inflow.

Table SB-1. Additional Volume Requirements for Undisturbed and Developed Tributary Areas Draining through Sediment Basins

Imperviousness (%)	Additional Storage Volume (ft^3) Per Acre of Tributary Area
Undeveloped	500
10	800
20	1230
30	1600
40	2030
50	2470
60	2980
70	3560
80	4360
90	5300
100	6460

- **Outlet Works**: The outlet pipe shall extend through the embankment at a minimum slope of 0.5 percent. Outlet works can be designed using one of the following approaches:
  - **Riser Pipe (Simplified Detail):** Detail SB-1 provides a simplified design for basins treating no more than 15 acres.
  - **Orifice Plate or Riser Pipe**: Follow the design criteria for Full Spectrum Detention outlets in the EDB Fact Sheet provided in Chapter 4 of this manual for sizing of outlet perforations with an emptying time of approximately 72 hours. In lieu of the trash rack, pack uniformly sized 1½ - to 2-inch gravel in front of the plate or surrounding the riser pipe. This gravel will need to be cleaned out frequently during the construction period as sediment accumulates within it. The gravel pack will need to be removed and disposed of following construction to reclaim the basin for use as a permanent detention facility. If the basin will be used as a permanent extended detention basin for the site, a trash rack will need to be installed once contributing drainage areas have been stabilized and the gravel pack and accumulated sediment have been removed.
  - **Floating Skimmer**: If a floating skimmer is used, install it using manufacturer's recommendations. Illustration SB-1 provides an illustration of a Faircloth Skimmer Floating Outlet™, one of the more commonly used floating skimmer outlets. A skimmer should be designed to release the design volume in no less than 48 hours. The use of a floating skimmer outlet can increase the sediment capture efficiency of a basin significantly. A floating outlet continually decants cleanest water off the surface of the pond and releases cleaner water than would discharge from a perforated riser pipe or plate.

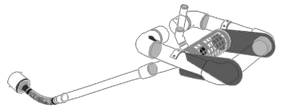


Illustration SB-1. Outlet structure for a temporary sediment basin - Faircloth Skimmer Floating Outlet. Illustration courtesy of J. W. Faircloth & Sons, Inc., FaircothSkimmer.com.

- **Outlet Protection and Spillway:** Consider all flow paths for runoff leaving the basin, including protection at the typical point of discharge as well as overtopping.
  - **Outlet Protection:** Outlet protection should be provided where the velocity of flow will exceed the maximum permissible velocity of the material of the waterway into which discharge occurs. This may require the use of a riprap apron at the outlet location and/or other measures to keep the waterway from eroding.
  - **Emergency Spillway:** Provide a stabilized emergency overflow spillway for rainstorms that exceed the capacity of the sediment basin volume and its outlet. Protect basin embankments from erosion and overtopping. If the sediment basin will be converted to a permanent detention basin, design and construct the emergency spillway(s) as required for the permanent facility. If the sediment basin will not become a permanent detention basin, it may be possible to substitute a heavy polyvinyl membrane or properly bedded rock cover to line the spillway and downstream embankment, depending on the height, slope, and width of the embankments.

Maintenance and Removal

Maintenance activities include the following:

- Dredge sediment from the basin, as needed to maintain BMP effectiveness, typically when the design storage volume is no more than one-third filled with sediment.
- Inspect the sediment basin embankments for stability and seepage.
- Inspect the inlet and outlet of the basin, repair damage, and remove debris. Remove, clean and replace the gravel around the outlet on a regular basis to remove the accumulated sediment within it and keep the outlet functioning.
- Be aware that removal of a sediment basin may require dewatering and associated permit requirements.
- Do not remove a sediment basin until the upstream area has been stabilized with vegetation.

Final disposition of the sediment basin depends on whether the basin will be converted to a permanent post-construction stormwater basin or whether the basin area will be returned to grade. For basins being converted to permanent detention basins, remove accumulated sediment and reconfigure the basin and outlet to meet the requirements of the final design for the detention facility. If the sediment basin is not to be used as a permanent detention facility, fill the excavated area with soil and stabilize with vegetation.

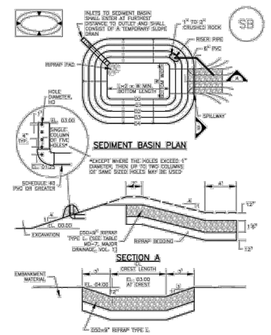


TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (LCL), (ft)	Hole Diameter (HD), (in)
1	12	0	No Holes
2	20	0	No Holes
3	28	0	No Holes
4	33.5	0	No Holes
5	38.5	0	No Holes
6	43	0	No Holes
7	47.5	0	No Holes
8	51	12	1"
9	54.5	12	1"
10	58.5	15	1"
11	61	15	1"
12	64	18	1"
13	67.5	18	1 ¼"
14	70.5	21	1 ¼"
15	73.5	22	1 ¼"

SEDIMENT BASIN INSTALLATION NOTES

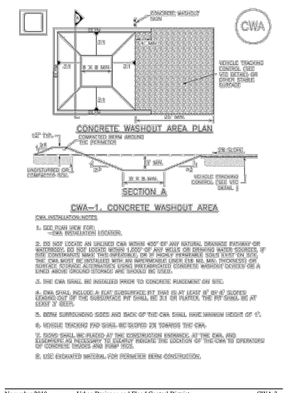
1. SEE PLAN VIEW FOR:
   –LOCATION OF SEDIMENT BASIN.
   –FOR STANDARD BASIN, BASIN OR HORSESHOARD BASIN.
   –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   –FOR HORSESHOARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, SPILLWAY, TRASH RACK, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN 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 IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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



CWA–1, CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN LINLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY OR WITHIN 1,000 FEET OF ANY WELLS OR DRINKING WATER SOURCES. IF ON SITE CONDITIONS MAKE THIS IMPOSSIBLE, OR IF NEARLY IMPERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
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(S), AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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 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

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

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.



CWA–1, CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN LINLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY OR WITHIN 1,000 FEET OF ANY WELLS OR DRINKING WATER SOURCES. IF ON SITE CONDITIONS MAKE THIS IMPOSSIBLE, OR IF NEARLY IMPERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
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 TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

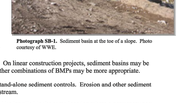
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS 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 CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 3'.
5. CONCRETE WASHOUT WASTE, 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 USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Description

Check dams are temporary grade control structures placed in drainage channels to limit the erosivity of stormwater by reducing flow velocity. Check dams are typically constructed from rock, gravel bags, sand bags, or sometimes, proprietary devices. Reinforced check dams are typically constructed from rock and wire gabion. Although the primary function of check dams is to reduce the velocity of concentrated flows, a secondary benefit is sediment trapping upstream of the structure.



Photograph CD-1. Rock check dams in a roadside ditch. Photo courtesy of WWE.

Appropriate Uses

Use as a grade control for temporary drainage ditches or swales until final soil stabilization measures are established upstream and downstream. Check dams can be used on mild or moderately steep slopes. Check dams may be used under the following conditions:

- As temporary grade control facilities along waterways until final stabilization is established.
- Along permanent swales that need protection prior to installation of a non-erodible lining.
- Along temporary channels, ditches or swales that need protection where construction of a non-erodible lining is not practicable.
- Reinforced check dams should be used in areas subject to high flow velocities.

Design and Installation

Place check dams at regularly spaced intervals along the drainage swale or ditch. Check dams heights should allow for pools to develop upstream of each check dam, extending to the downstream toe of the check dam immediately upstream.

When rock is used for the check dam, place rock mechanically or by hand. Do not dump rocks into the drainage channel. Where multiple check dams are used, the top of the lower dam should be at the same elevation as the toe of the upper dam.

When reinforced check dams are used, install erosion control fabric under and around the check dam to prevent erosion on the upstream and downstream sides. Each section of the dam should be keyed in to reduce the potential for washout or undermining. A rock apron upstream and downstream of the dam may be necessary to further control erosion.

Check Dams	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

Design details with notes are provided for the following types of check dams:

- Rock Check Dams (CD-1)
- Reinforced Check Dams (CD-2)

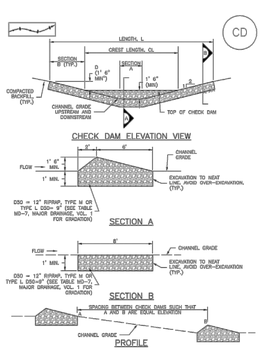
Sediment control logs may also be used as check dams; however, silt fence is not appropriate for use as a check dam. Many jurisdictions also prohibit or discourage use of straw bales for this purpose.

Maintenance and Removal

Replace missing rocks causing voids in the check dam. If gravel bags or sandbags are used, replace or repair torn or displaced bags.

Remove accumulated sediment, as needed to maintain BMP effectiveness, typically before the sediment depth upstream of the check dam is within ½ of the crest height. Remove accumulated sediment prior to mulching, seeding, or chemical soil stabilization. Removed sediment can be incorporated into the earthwork with approval from the Project Engineer, or disposed of at an alternate location in accordance with the standard specifications.

Check dams constructed in permanent swales should be removed when perennial grasses have become established, or immediately prior to installation of a non-erodible lining. All of the rock and accumulated sediment should be removed, and the area seeded and mulched, or otherwise stabilized.



CD–1, CHECK DAM

CHECK DAM INSTALLATION NOTES

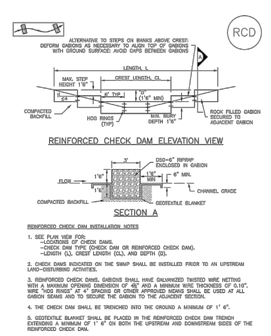
1. SEE PLAN VIEW FOR:
   –LOCATION OF CHECK DAMS.
   –CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   –LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
2. CHECK DAMS INDICATED ON INSTAL BMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (DSD 12") OR TYPE L (DSD 9").
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM 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 CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN ½ OF THE HEIGHT OF THE CREST.
5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL, DISTURBED AREA SHALL BE SHAPED AND MULCHED AND COVERED WITH GEOTEXTILE 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 USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CD–2, REINFORCED CHECK DAM

REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CHECK DAMS.
   –CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   –LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
2. CHECK DAMS INDICATED ON THE SWMP SHALL BE INSTALLED PRIOR TO AN UPSTREAM LAND–DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4" AND A MINIMUM WIRE THICKNESS OF 0.10". USE "HOG RINGS" OR "C" SHAPED CLIPS OF SIMILAR MATERIAL TO HOOG RINGS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT SECTION.
4. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1' 6".
5. GEOTEXTILE BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1' 6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

REINFORCED CHECK DAM MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs S

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

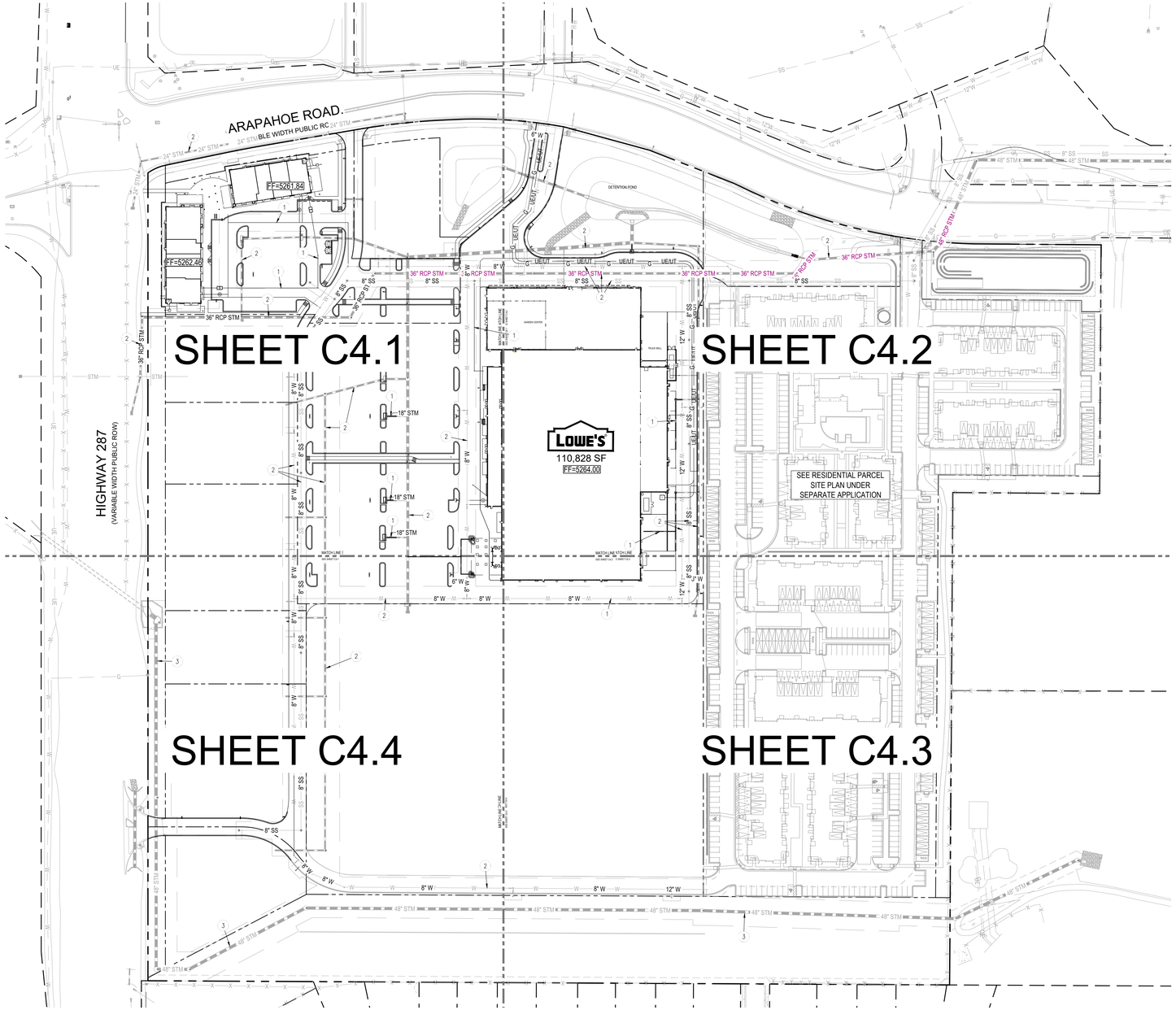
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SITE PLAN: SP-001117-2019

N

0 20 50 100

SCALE: 1"=100'



UTILITY SCOPE LEGEND

1. PROPOSED ONSITE UTILITY
2. UTILITY BY OTHERS (INSTALLED AS PART OF INFRASTRUCTURE)
3. IRRIGATION DITCH REROUTE (INSTALLED WITH SEPARATE DOCUMENT)

BENCHMARK

ELEVATIONS SHOWN ARE NAVD 88 AND ARE DERIVED VIA GPS OBSERVATIONS FROM THE LIECA SMARTNET RTK GPS NETWORK AND GEOID 12B.

BASIS OF BEARING

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS12405" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

CAUTION - NOTICE TO CONTRACTOR

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

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

REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments

Galloway

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303.770.8884
www.gallowayus.com

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDR000818.20 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA ISSUE DATE: 11.21.19

PERMIT SET ISSUE DATE:

CONSTRUCTION SET ISSUE DATE:

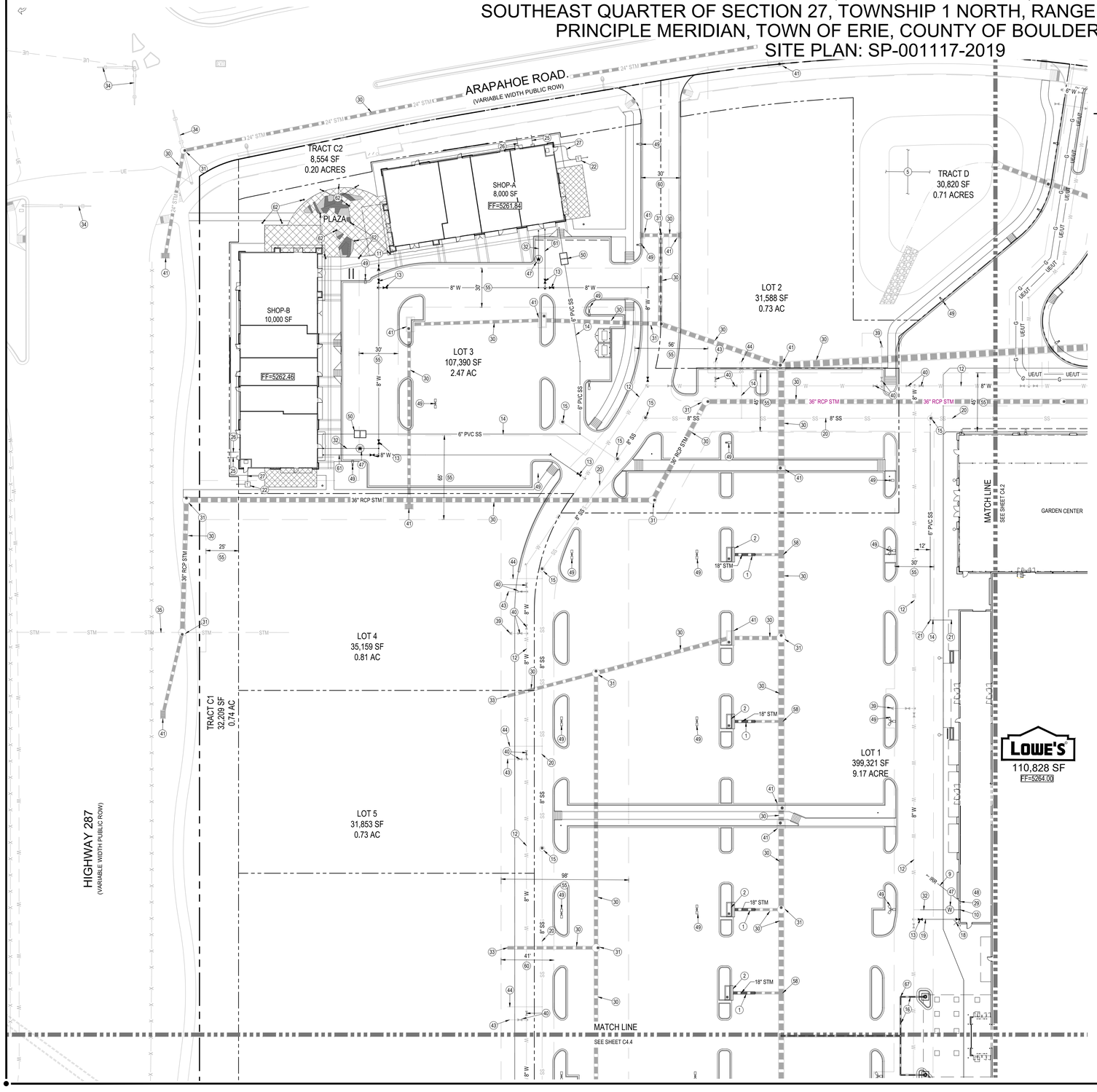
DRAWING NUMBER:

C4.0

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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SITE PLAN: SP-001117-2019



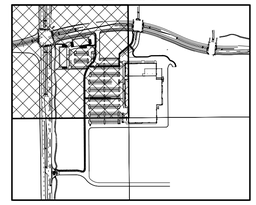
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65. PROPOSED ELECTRICAL SERVICE TO TRANSFORMER
66. PROPOSED 6x8 WYE
67. PROPOSED CLEANOUT
68. PROPOSED INSERTA-TEE

FIRE LINE NOTES

A FIRE LINE CONNECTION IS TO BE STUBBED INTO THE SPRINKLER ROOM AND 1-FT AFF WILL BE INCLUDED.

KEY MAP



LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- SECTION LINE
- EXISTING TO REMAIN
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- SAWCUT LINE
- W — PROPOSED WATER LINE
- W — WATER LINE BY OTHERS
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- STM — EXISTING STORM SEWER
- UG — PROPOSED GAS LINE
- UG — EXISTING GAS LINE
- UE — PROPOSED UNDERGROUND ELECTRICAL
- UE — EXISTING UNDERGROUND ELECTRICAL
- OHE — PROPOSED OVERHEAD ELECTRICAL
- OHE — EXISTING OVERHEAD ELECTRICAL
- UT — PROPOSED UNDERGROUND TELEPHONE
- UT — EXISTING UNDERGROUND TELEPHONE
- FO — PROPOSED FIBER OPTIC LINE
- FO — EXISTING FIBER OPTIC LINE
- EXISTING LIGHT POLE
- E — EXISTING ELECTRICAL BOX
- EM — EXISTING ELECTRICAL METER/RISER
- E — EXISTING ELECTRICAL MANHOLE
- ECB — EXISTING ELECTRICAL CABINET
- EVT — EXISTING ELECTRICAL VAULT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- WATER VALVE BY OTHERS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WM — EXISTING WATER METER
- SD — EXISTING SANITARY SEWER MANHOLE
- SD — EXISTING SANITARY SEWER CLEANOUT
- GM — EXISTING GAS METER
- TL — EXISTING TELEPHONE MANHOLE
- RI — EXISTING TELEPHONE RISER
- IR — EXISTING IRRIGATION BOX
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- STORM SEWER INLET BY OTHERS
- PROPOSED MANHOLE
- MANHOLE BY OTHERS
- W — PROPOSED WATER METER
- T — PROPOSED TRANSFORMER

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
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Evergreen Development | Services | Investments
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Greenwood Village, CO 80111
303.770.8884
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1000 Lowes Boulevard
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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
UTILITY PLAN - NW
LOWE'S OF:
ERIE, COLORADO

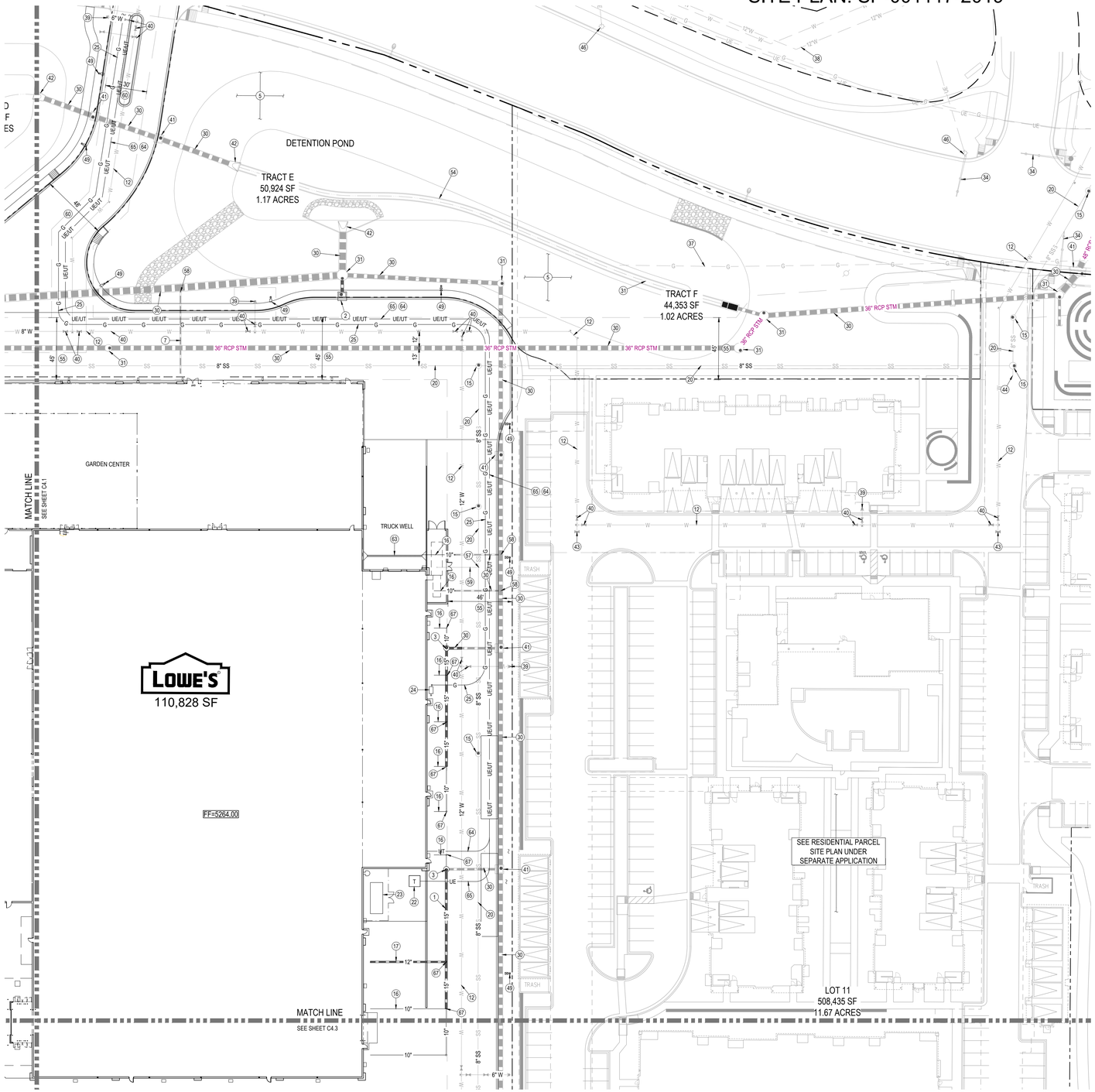
PROJECT No. ED0000182.00 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
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CONSTRUCTION SET
ISSUE DATE:
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NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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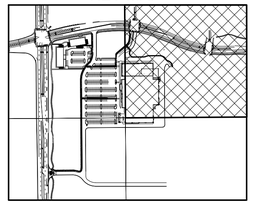
SITE PLAN: SP-001117-2019



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- MANHOLE BY OTHERS
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REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments
Galloway
6162 S. Willow Drive, Suite 320
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gallowayus.com

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SITE PLAN CONSTRUCTION DOCUMENTS
UTILITY PLAN - NE

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000018.20 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA
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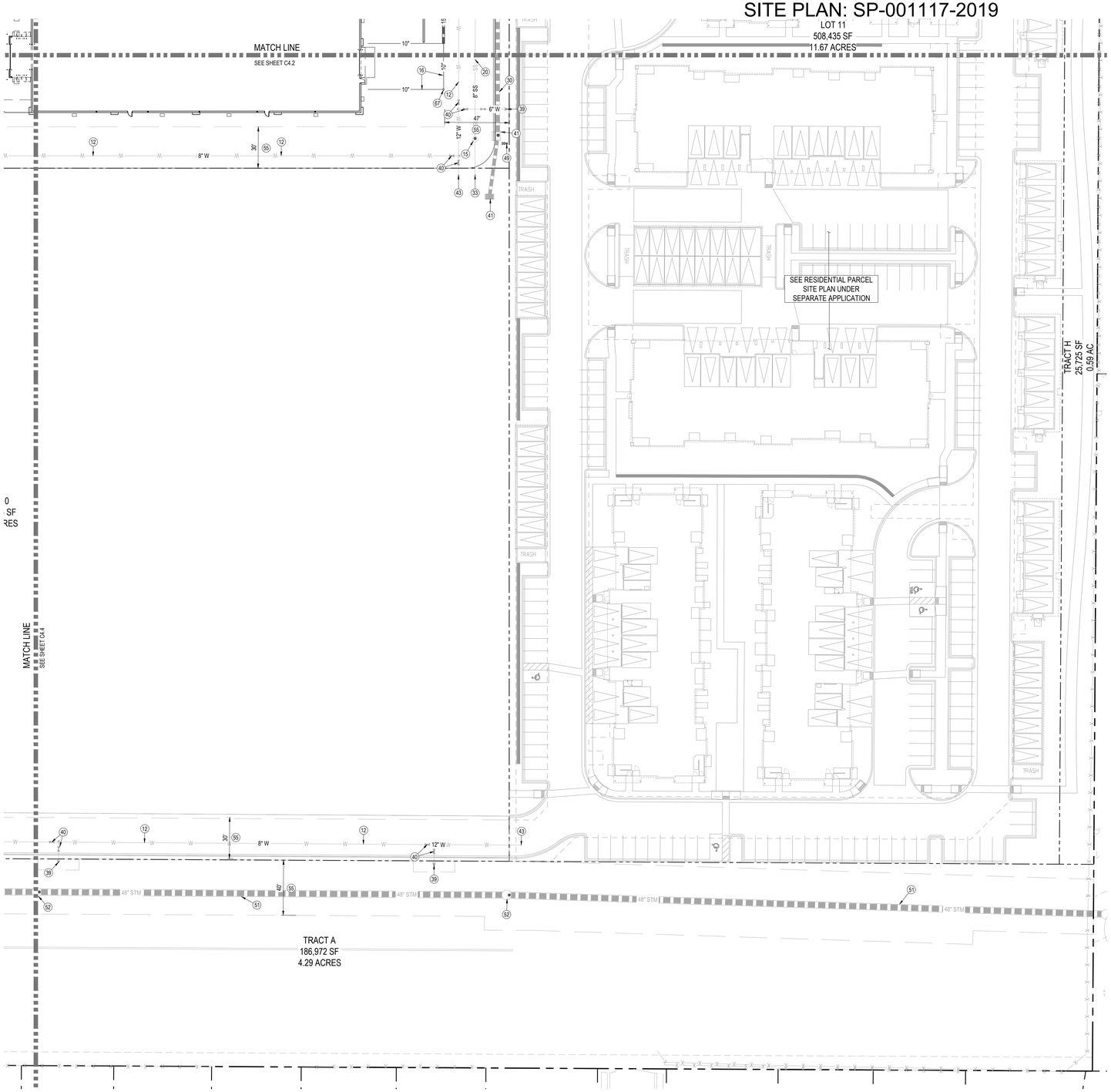
DRAWING NUMBER:

C4.2

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

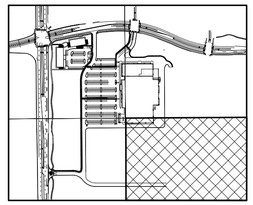
SITE PLAN: SP-001117-2019



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4. PROPOSED STORM SEWER F.E.S.
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LOWE'S OF: ERIE, COLORADO
PROJECT No: ED0000018.20 | DRAWN BY: RDG | CHECKED BY: BSM

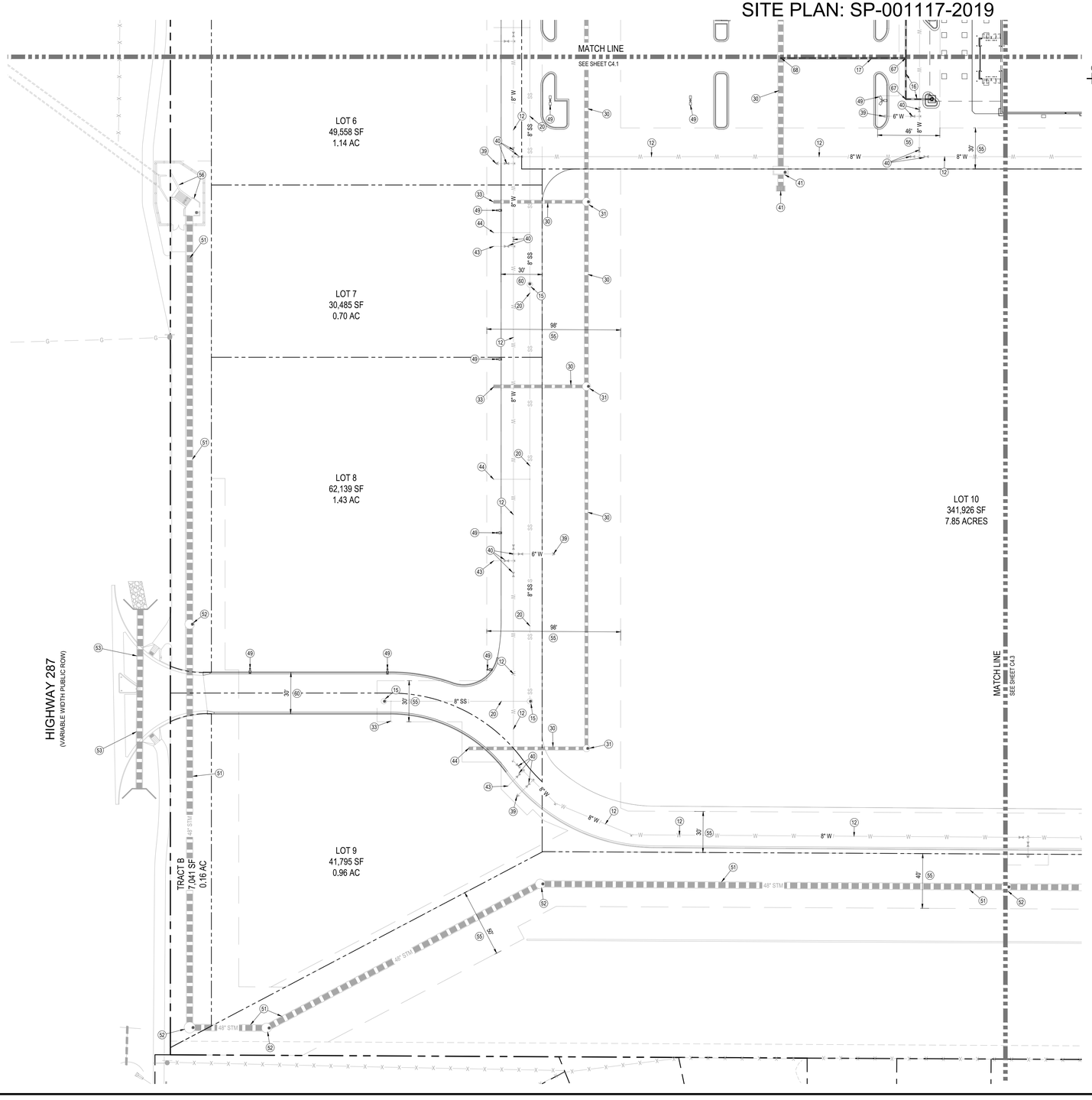
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ISSUE DATE: 11.21.19
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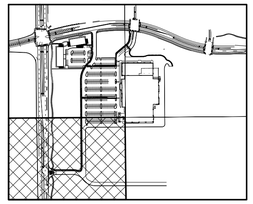
SITE PLAN: SP-001117-2019



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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
UTILITY PLAN - SW

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000118.20 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19

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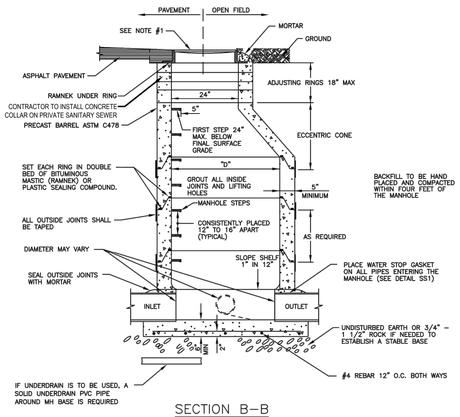
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SITE PLAN: SP-001117-2019



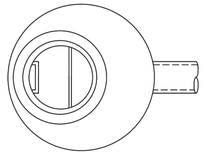
SECTION B–B

NOTES:

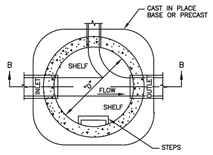
1. FINAL GRADE OF MANHOLE COVERS SHALL BE 1/4" LOWER THAN FINAL STREET.
2. ALL CHANNELS FLOWING INTO THE MAIN STREAM OF THE SEWER SHALL BE HAND FORMED INTO THE FLOW.
3. STEPS SHOULD BE PLACED OVER THE SHELF, NOT OVER THE FLOW. NO STEPS ALLOWED IN THE ADJUSTING RING AREA.
4. PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C–47B.
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

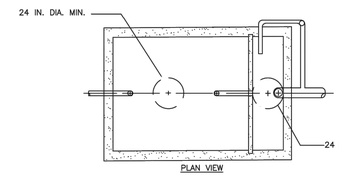
PIPE I.D.	MANHOLE I.D.	RING & COVER
18" & SMALLER	4'–0"▲	24"
21" TO 48"	5'–0"	30"
54"	6'–0"	30", 36" W/ 24"
60" & LARGER	SPECIAL DESIGN	INNER COVER

▲ 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.

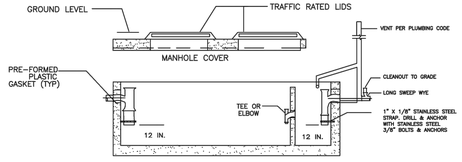
The Town of ERIE COLORADO

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



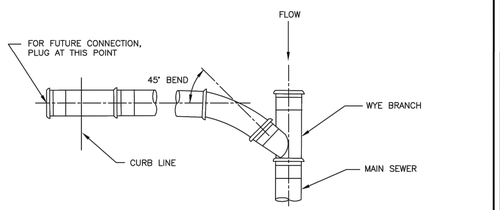
SECTION VIEW

NOTE:

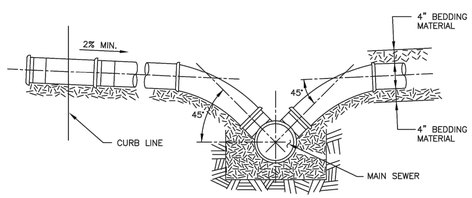
1. SECONDARY OUTLET COMPARTMENT HAS VOLUME EQUAL TO 1/3 OF TOTAL CAPACITY.
2. CHECK WITH SUPPLIER FOR EXACT DIMENSIONS.
3. INTERCEPTORS TO BE SIZED BY DESIGN ENGINEER, SUBJECT TO DISTRICT APPROVAL.
4. GREASE INTERCEPTORS SHALL BE LOCATED ON PRIVATE PROPERTY AND SHALL BE EASILY ACCESSIBLE AT ALL TIMES, 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



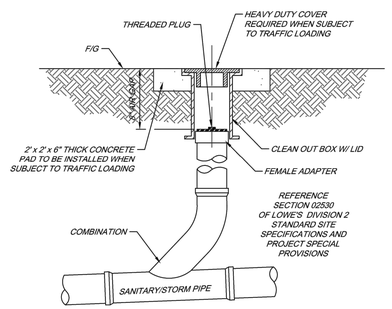
PLAN



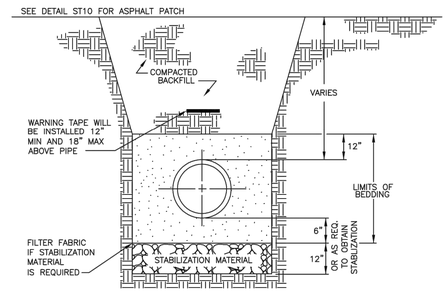
ELEVATION

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

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments
Galloway
8120 E. Arapahoe Ct., Suite 200
Centennial, Colorado 80112
303.770.8884
GallowayUS.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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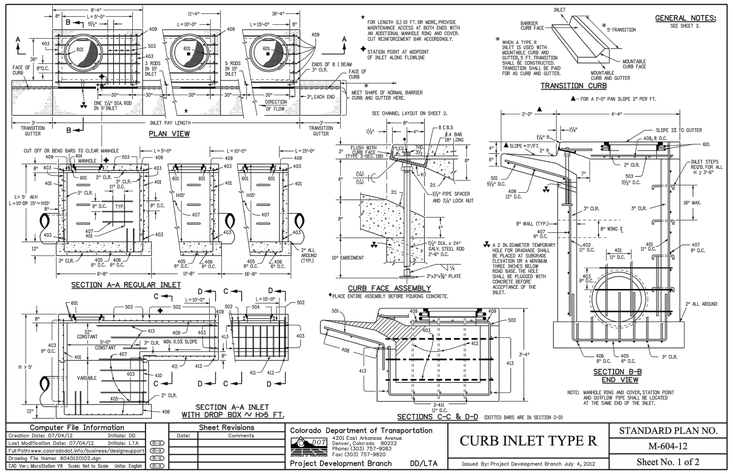
SITE PLAN CONSTRUCTION DOCUMENTS
UTILITY DETAILS
LOWE'S OF:
ERIE, COLORADO
PROJECT No: ED8D0018.20 DRAWN BY: NCH CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
C4.5

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



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Drawing File Name: 604030202.dgn	CED			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	CED			

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Denver, Colorado 80222
Phone:(303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12

Sheet No. 1 of 2

Issued By: Project Development Branch July 4, 2012

MARK	BAR SIZE	O.C. SPACING	TYPE	ALL INLETS		INLETS h ≤ 5 FT.		INLETS h > 5 FT.		INLETS h > 5 FT.	
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 20 FT.	L = 25 FT.
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
400	4	12"	II	7	*	11	*	15	*	7	*	7	*
402	4	12"	II	7	*	11	*	15	*	7	*	7	*
403	4	9"	II	7	4'-0"	11	4'-0"	15	4'-0"	7	4'-0"	7	4'-0"
405	4	6"	VI	11	8'-10"	21	8'-10"	31	8'-10"	11	8'-10"	11	8'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	3	5'-10"	3	10'-10"	3	15'-10"	3	10'-10"	3	10'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	11'-10"	3	11'-10"
409	4	9"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	10'-10"
410	4	12"	VIII							3	3'-2"	3	3'-2"
411	4	12"	II							3	2'-8"	3	2'-8"
412	4	12"	II							3	2'-8"	3	2'-8"
413	4	9"	II							7	10'-10"	7	10'-10"
501	5	105"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	105"	III							11	3'-4"	11	3'-4"
503	5	105"	II	5	3'-8"	16	3'-8"	27	3'-8"	6	3'-8"	6	3'-8"
504	5	105"	IX									5	4'-4"
601	6	72"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ M5.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	10'-10"
				[1 BARS, 1 REQD.]		[1 BARS, 1 REQD.]		[1 BARS, 1 REQD.]		[1 BARS, 1 REQD.]		[1 BARS, 1 REQD.]	

▼ VARIABLE REFER TO TABLE TWO.
■ INCLUDE B4_18 BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS DROP BOX INLETS

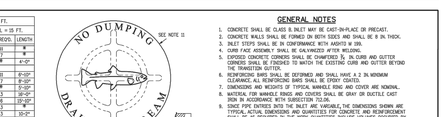
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH			NO. REQ'D.		NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	403	402	410	REGULAR 403	407	DROP BOX 403	407	CONC. (CU. YDS.)	STEEL LBS.	CONC. (CU. YDS.)	STEEL LBS.	CONC. (CU. YDS.)	STEEL LBS.
3'-0"	3'-8"	1'-8"		10				3.2	305	5.7	537	7.9	769
3'-6"	3'-8"	2'-0"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	328	6.0	558	8.4	786
4'-6"	4'-0"	3'-0"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-4"		14	11			4.1	354	6.7	602	9.3	843
5'-6"	5'-2"	4'-0"	3'-0"	16	13	15	8	4.4	375	6.9	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-0"	16	13	15	6	4.6	382	6.5	618	7.6	860
6'-6"	6'-2"	5'-2"	4'-0"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-0"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-0"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-0"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-0"	24	21	23	14	5.7	475	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-0"	24	21	24	14	5.9	479	7.4	713	8.9	954
9'-6"	9'-2"	8'-2"	7'-0"	26	23	26	16	6.2	498	7.6	733	9.0	974
10'-0"	9'-8"	8'-8"	7'-0"	28	25	27	18	6.4	502	8.0	748	9.4	996
10'-6"	10'-2"	9'-2"	8'-0"	28	25	28	18	6.7	527	8.3	758	9.7	1015
11'-0"	10'-8"	9'-8"	8'-0"	30	27	30	20	6.9	547	8.5	779	9.9	1037

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"

BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)



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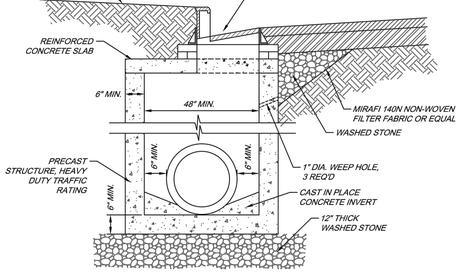
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CURB INLET TYPE R

STANDARD PLAN NO. M-604-12

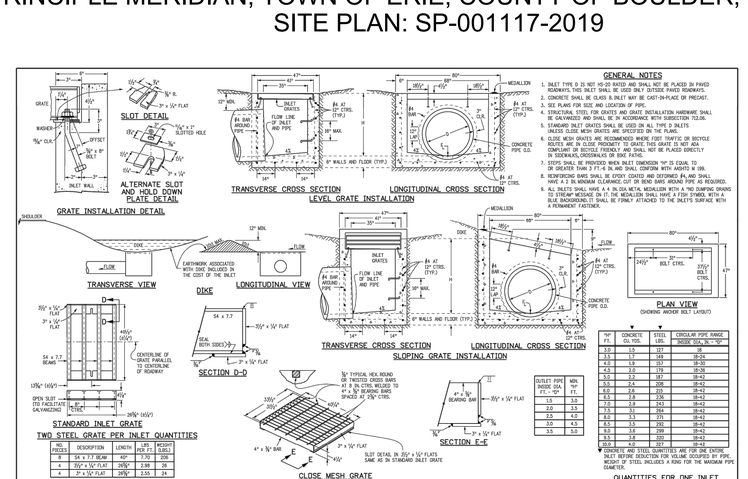
Sheet No. 2 of 2

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CURB INLET

NOTES:
1. CONCRETE SHALL BE 4,000SPSI MINIMUM FOR ALL PRECAST CONCRETE STORM STRUCTURES.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. BRICK MAY BE USED TO ADJUST FRAME, GRATE, & HOOD TO SURFACE ELEVATION A MAXIMUM OF 12 INCHES.



GENERAL NOTES

1. INLET TYPE D IS NOT H5-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AFTER WELDING IN ACCORDANCE WITH SUBSECTION 712.06.
5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT-6 IN. AND SHALL CONFORM WITH ARTICLE 403 OF M&S.
8. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A 2 IN MINIMUM CLEARANCE. CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 IN DIA METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MEDALLION SHALL BE FLUSH WITH THE SURFACE OF THE INLET. THE MEDALLION SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.

"H" (FEET)	CONCRETE (CU. YDS.)	STEEL (LBS.)	CIRCULAR PIPE RANGE INSIDE DIA. IN. "D"
3.0	1.5	127	18-24
3.5	1.7	149	18-24
4.0	1.8	171	18-30
4.5	2.0	193	18-30
5.0	2.2	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.8	299	18-42
9.5	3.9	320	18-42
10.0	4.0	327	18-42

QUANTITIES FOR ONE INLET

MARK	NO. PIECES	DESCRIPTION	LENGTH	LBS. PER FT.	WEIGHT (LBS.)
1	4	3" x 3" ANGLE	40"	7.70	205
2	4	3" x 3/8" FLAT	39⅝"	2.88	76
4	4	3" x ¼" FLAT	39⅝"	2.55	54
				TOTAL LBS. =	259

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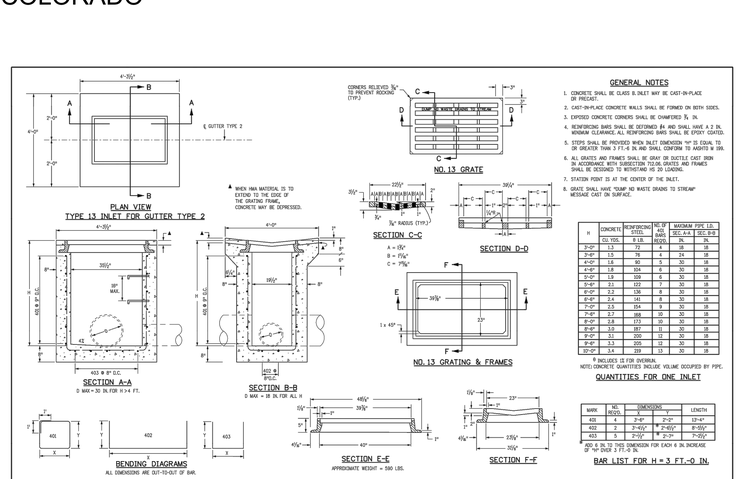
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Denver, Colorado 80222
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INLET, TYPE D

STANDARD PLAN NO. M-604-11

Sheet No. 1 of 1

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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 H5 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

H	CONCRETE (CU. YDS.)	REINFORCING STEEL LBS.	NO. OF #4 BARS	MAXIMUM PIPE I.D. SEC. A-A	MAXIMUM PIPE I.D. SEC. B-B
			REQ'D.	IN.	IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	79	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	5	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	6	30	18
6'-0"	2.3	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	13	30	18
10'-0"	3.4	220	13	30	18

■ INCLUDES 13 FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

MARK	NO. PIECES	DIMENSIONS		LENGTH
400	4	3" x 3"	2'-0"	13'-4"
402	2	3"-4½" x 3"	9'-6½"	8'-5½"
403	5	3"-0" x 3"	2'-0"	7'-10½"

▼ 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.

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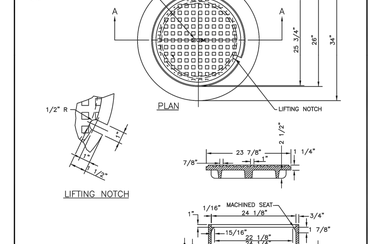
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4201 East Arkansas Avenue
Denver, Colorado 80222
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Fax: (303) 757-9820
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CONCRETE INLET TYPE 13

STANDARD PLAN NO. M-604-13

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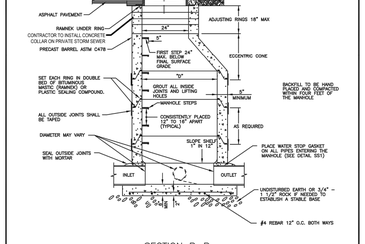


1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 25 KSI (CLASS 25)
2. ALL CASTINGS TO BE DIPPED IN ASPHALT BASE PAINT (OR APPROVED EQUAL)
3. CASTINGS SHALL BE AS SPECIFIED BELOW OR APPROVED EQUAL:

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

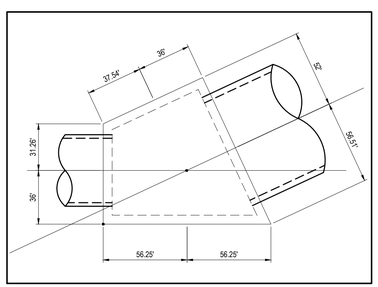
4. ALL NEW MANHOLES MUST INCLUDE A PLASTIC OR VINYL TAG ATTACHED TO THE TOP STEP STATING THE FOLLOWING "CAUTION CONFINED SPACE; ENTRY PERMIT REQUIRED.

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

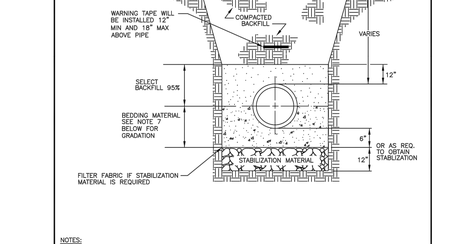


NOTES:
1. FINAL GRADE OF MANHOLE COVERS SHALL BE 1/4" LOWER THAN FINAL STREET.
2. STEPS SHOULD NOT BE PLACED OVER THE FLOW. NO STEPS ALLOWED IN THE ADJUSTING RING AREA.
3. PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478.
4. BLOCK-OUTS, WHEN APPROVED, SHALL EXTEND A MAX. OF 6" PAST MANHOLE O.D. 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 CANOPIES 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



1 SPECIAL INLET BOX
1/4" = 1'-0"



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

REVISIONS	
◇ PRE-BID SET ISSUE DATE	△ POST BID SET ISSUE DATE
DATE	DESCRIPTION
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01/29/20	2ND SITE CD SUB.

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6162 S. Willow Dr., Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

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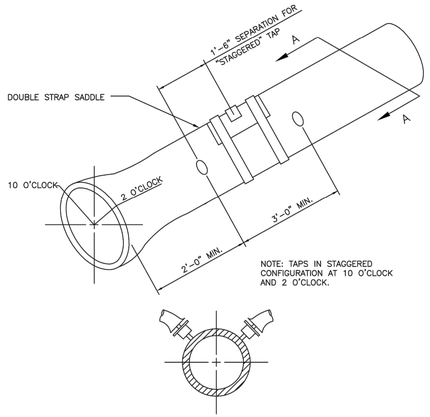
PROJECT No: ED1000018.20 | DRAWN BY: NCH | CHECKED BY: BSM

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ISSUE DATE:	

DRAWING NUMBER:
C4.6

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

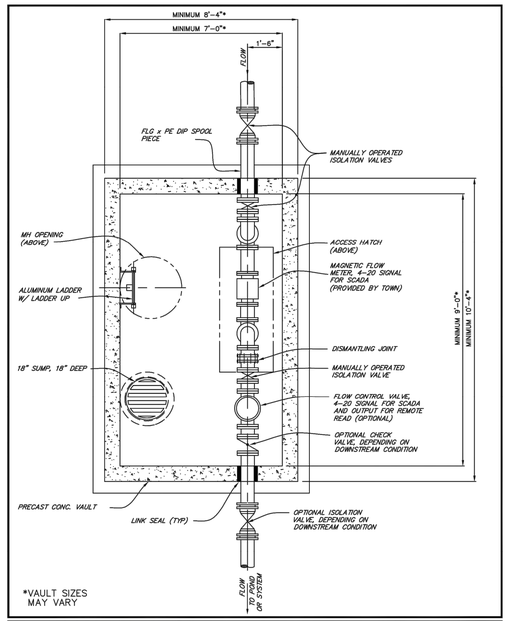
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



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

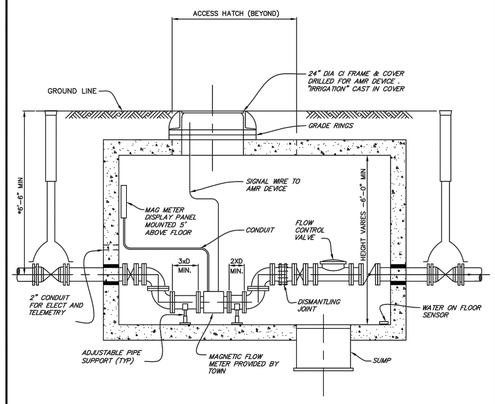
DRAWING TITLE: DOMESTIC WATER TAPPING DETAIL
DRAWING NUMBER: W22
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2010



*VAULT SIZES MAY VARY

The Town of ERIE COLORADO

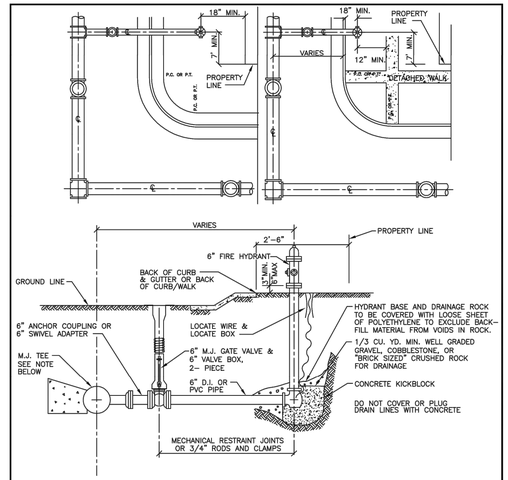
DRAWING TITLE: STANDARD IRRIGATION METER VAULT (PLAN VIEW) 3" – 6" METER
DRAWING NUMBER: W39A
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 10/2018



STANDARD IRRIGATION METER VAULT SECTION
*NOT DRAWN TO SCALE

The Town of ERIE COLORADO

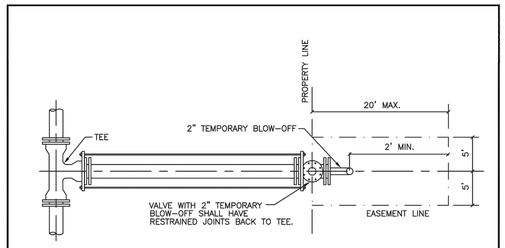
DRAWING TITLE: STANDARD IRRIGATION METER VAULT (SECTION VIEW) 3" – 6" METER
DRAWING NUMBER: W39B
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 10/2018



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

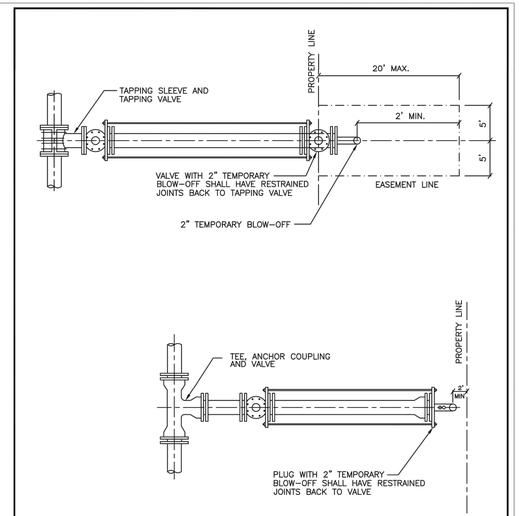
The Town of ERIE COLORADO

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



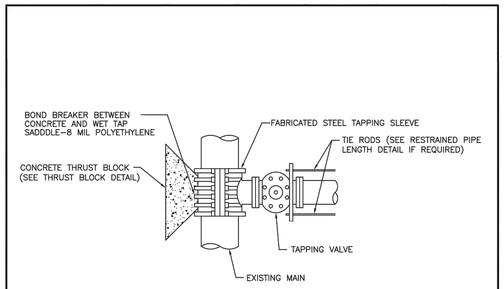
The Town of ERIE COLORADO

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

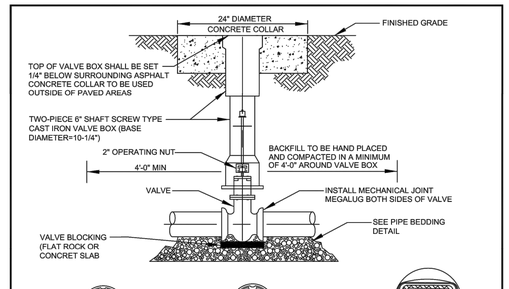
DRAWING TITLE: STUB–OUT CONFIGURATIONS
DRAWING NUMBER: W6B (2 OF 2)
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 06/2004



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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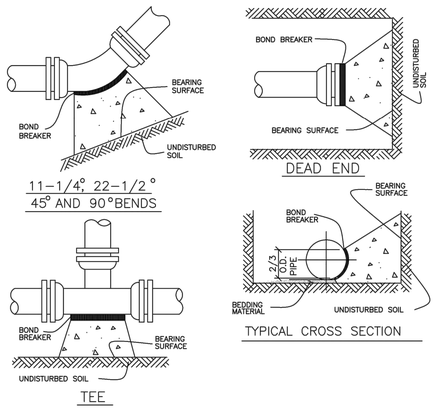
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NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



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 pfs 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".

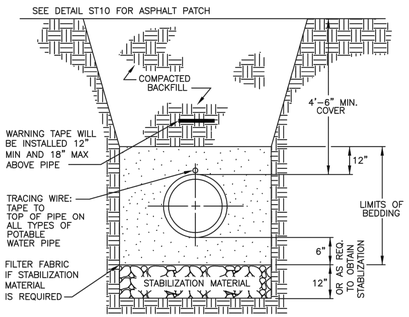
$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDRED OF LBS.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

EXAMPLE: TO FIND BEARING AREA FOR 8" – 90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I. AND WITH A SOIL BEARING CAPACTIY 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

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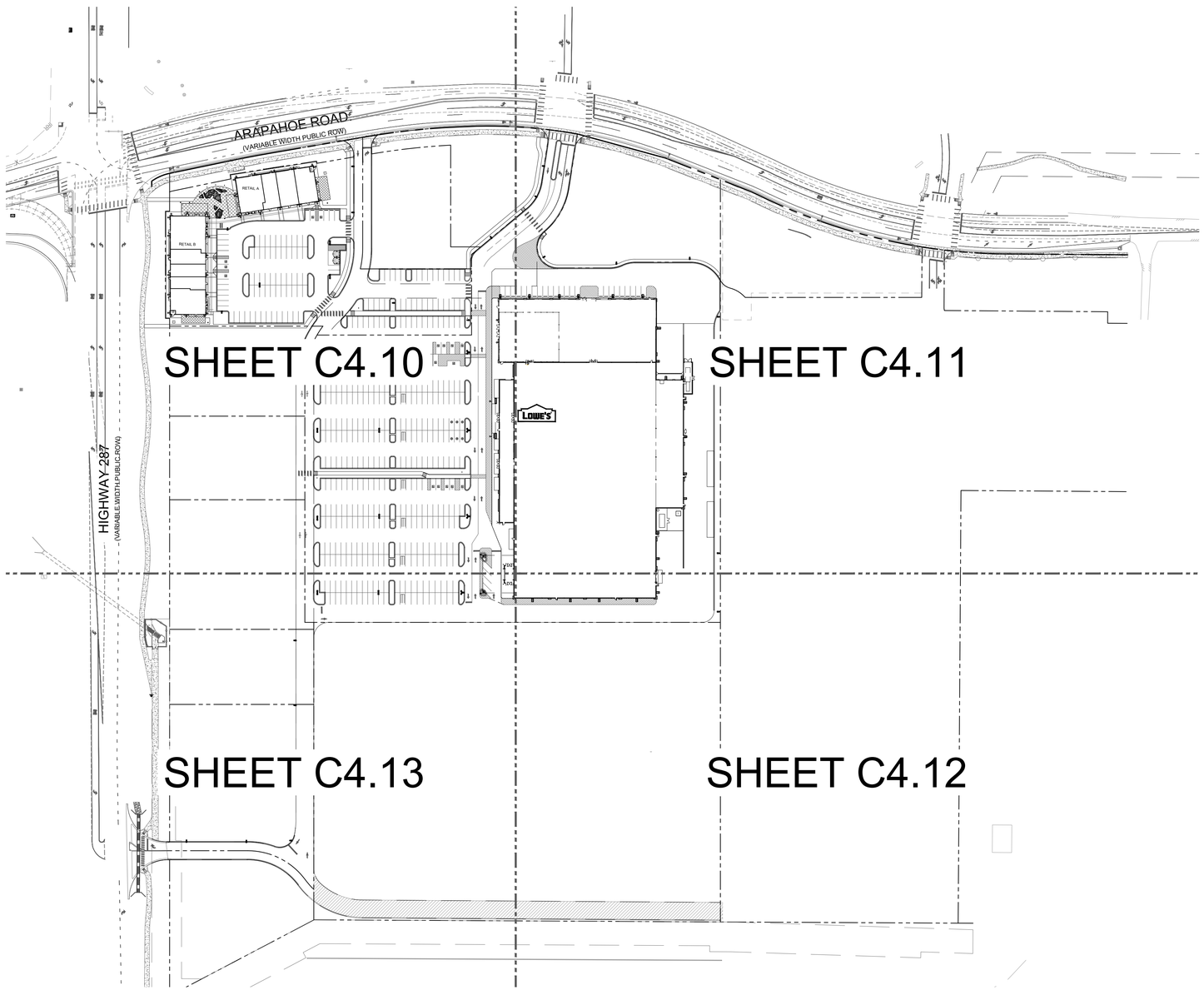
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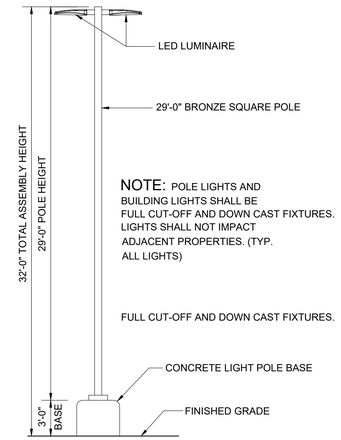
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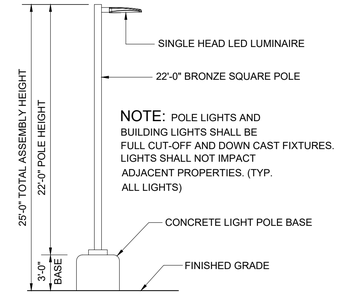
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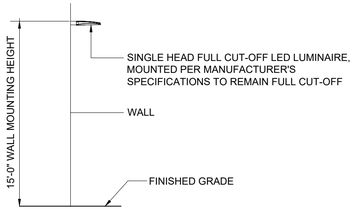
1 SITE FIXTURES AREA LIGHT DETAIL
SCALE: NOT TO SCALE



2 SITE FIXTURE '(1)80-4W' AREA LIGHT DETAIL
SCALE: NOT TO SCALE



3 FIXTURE 'D2' BOLLARD LIGHT DETAIL
SCALE: NOT TO SCALE



4 FIXTURE 'W55-42 & W80-4W' WALL LIGHT DETAIL
SCALE: NOT TO SCALE

STATISTICAL AREA SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING ZONE-LOWE's	2.71	7.2	0.8	3.39	9.00
FRONT DRIVE AISLE-LOWE'S	4.20	7.3	2.1	2.00	3.48
ENTRY ZONE-ARAPAHOE WEST	2.32	3.4	1.1	2.11	3.09
ENTRY ZONE-ARAPAHOE EAST	2.17	3.8	0.9	2.41	4.22
ENTRY ZONE-HWY. 287	1.78	2.7	1.0	1.78	2.70
SECONDARY PARKING-LOWE'S	2.74	4.1	1.6	1.71	2.56
REAR DRIVE-LOWE'S	1.93	4.1	0.7	2.76	5.86
RETAIL PARKING	2.62	5.0	1.5	1.75	3.33
RETAIL DRIVES	2.55	4.1	1.4	1.82	2.93
RETAIL PLAZA	5.44	13.1	1.5	3.63	8.73
RETAIL BUILDING SURROUNDS	4.06	9.8	1.2	3.38	8.17

LUMINAIRE SCHEDULE							
LOWE'S							
SYMBOL	QTY	LABEL	HEIGHT	ARRANGEMENT	COLOR	WATTS	DESCRIPTION
	10	(1)135-4W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-4W
	1	(1)135-5W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-5W
	2	(1)180-4W	32'-0" AFG	SINGLE	DARK BRONZE	180	Beacon Lighting, Viper Large VP-L-80L-180-4K7-4W
	1	(1)180-5W	32'-0" AFG	SINGLE	DARK BRONZE	180	Beacon Lighting, Viper Large VP-L-80L-180-4K7-5W
	2	(1)220-5W	32'-0" AFG	SINGLE	DARK BRONZE	220	Beacon Lighting, Viper Large VP-L-96L-220-4K7-5W
	5	(1)80-4W	25'-0" AFG	SINGLE	DARK BRONZE	80	Beacon Lighting, Viper Small VP-S-36L-80-4K7-4W-BC
	4	(2)135-5W	32'-0" AFG	BACK-BACK	DARK BRONZE	135	Beacon Lighting, Viper Large (2) VP-L-64L-135-4K7-5W
	4	(2)180-5W	32'-0" AFG	BACK-BACK	DARK BRONZE	180	Beacon Lighting, Viper Large (2) VP-L-80L-180-4K7-5W
	4	(3)180-5W	32'-0" AFG	3 @ 120 DEGREES	DARK BRONZE	180	Beacon Lighting, Viper Large (3) VP-L-80L-180-4K7-5W
	6	W55-4W	20'-0" AFG	WALL	DARK BRONZE	55	Beacon Lighting, Viper Small VP-S-24L-55-4K7-4W
	15	W80-4W	20'-0" AFG	WALL	DARK BRONZE	80	Beacon Lighting, Viper Small VP-S-36L-80-4K7-4W
	6	D1	11'-0" AFG	WALL	PLATINUM SILVER	27	Beacon Lighting, Slide SLD-24L-27-4K7-4W-STS-PS
	4	D2	3'-6" AFG	BOLLARD	PLATINUM SILVER	20	Kim Lighting, Bounce Bollard BNB-18L4K-UV-PS
RETAIL							
SYMBOL	QTY	LABEL	LABEL	ARRANGEMENT	COLOR	WATTS	DESCRIPTION
	1	(1)135-4W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-4W
	1	(1)135-5W	32'-0" AFG	SINGLE	DARK BRONZE	135	Beacon Lighting, Viper Large VP-L-64L-135-4K7-5W
	3	(2)135-5W	32'-0" AFG	BACK-BACK	DARK BRONZE	135	Beacon Lighting, Viper Large (2) VP-L-64L-135-4K7-5W
	34	D1	11'-0" AFG	WALL	PLATINUM SILVER	27	Beacon Lighting, Slide SLD-24L-27-4K7-4W-STS-PS
	17	D2	3'-6" AFG	BOLLARD	PLATINUM SILVER	20	Kim Lighting, Bounce Bollard BNB-18L4K-UV-PS
	11	D3	8'-0" AFG	SOFFITT	WHITE	12	Prescolite Lighting LB6LEDA10L-30K-WH

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET.
3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.
4. VERIFY EXACT MOUNTING HEIGHTS AND LOCATIONS ON RETAIL BUILDINGS WITH ARCHITECT.
5. ALL FIXTURES PROPOSED TO BE FULL CUT-OFF FIXTURES, MOUNTED TO DIRECT ALL ILLUMINATION DOWNWARD

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION

Evergreen Development | Services | Investments
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117
704.758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
OVERALL PHOTOMETRIC PLAN

LOWE'S OF:
ERIE, COLORADO

PROJECT No. EDK000018.20 | DRAWN BY: JMG | CHECKED BY: JMG

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
C4.9

KEY MAP

REVISIONS

PRE-BID SET ISSUE DATE	POST BID SET ISSUE DATE

DATE	DESCRIPTION

Galloway
Evergreen Development | Services | Investments
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
www.gallowayus.com

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
PHOTOMETRIC SITE PLAN-NW

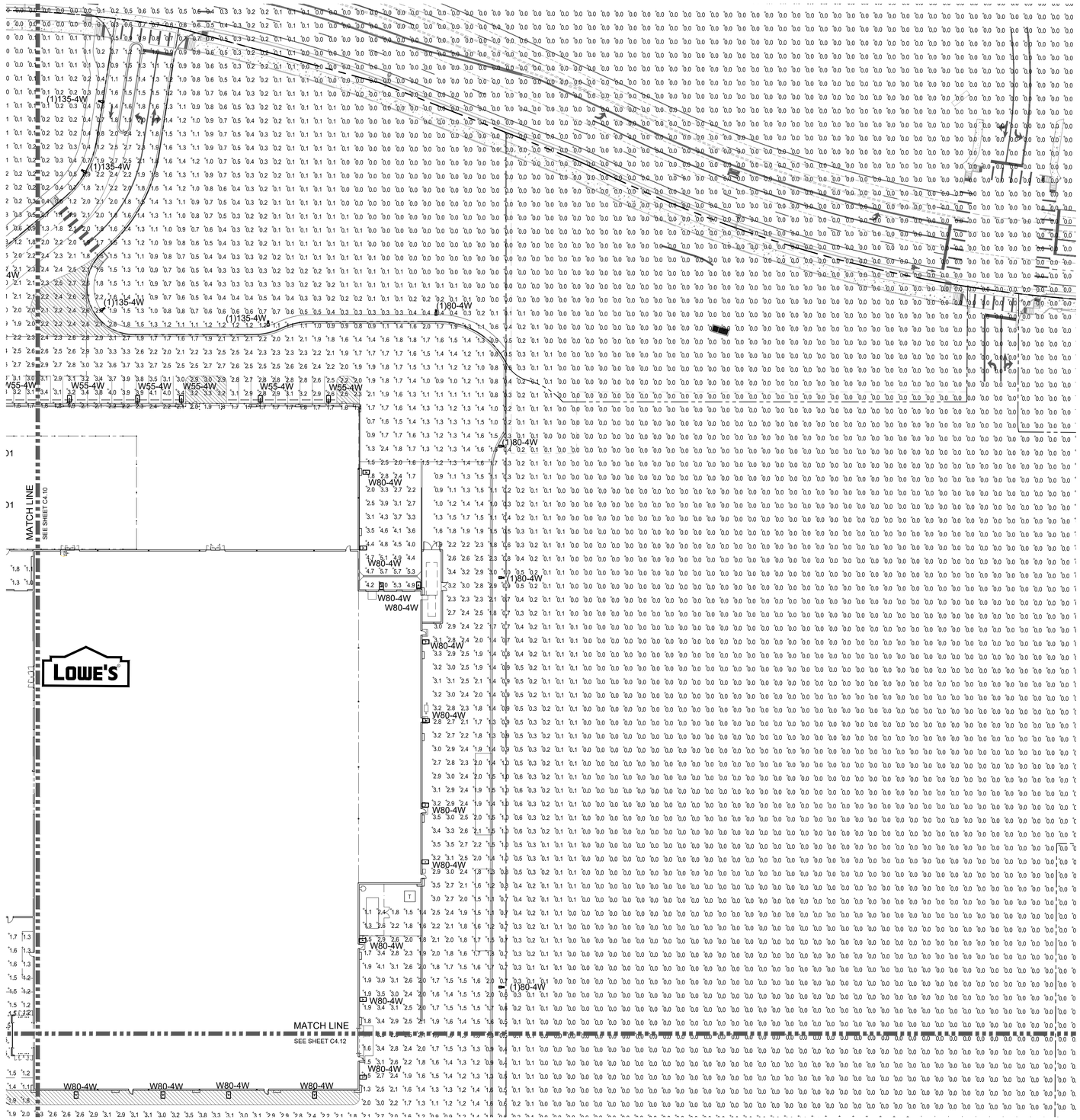
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000182.20 | DRAWN BY: JMG | CHECKED BY: JMG

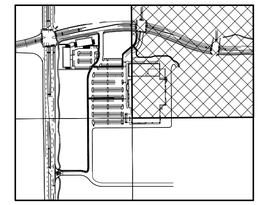
CRITERIA	
ISSUE DATE:	11.21.19
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:

C4.10



KEY MAP



REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
PHOTOMETRIC SITE PLAN-NE

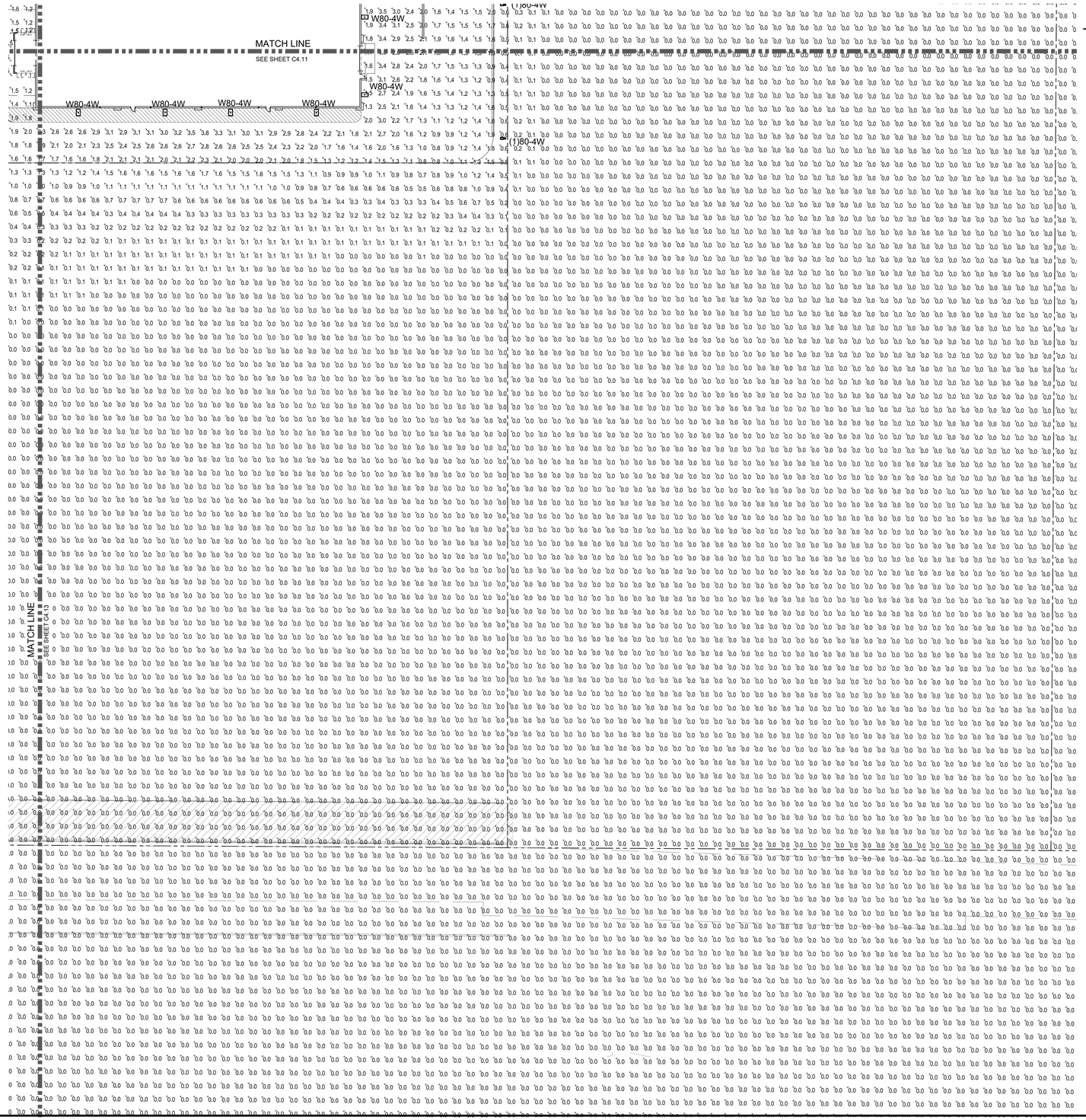
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000818.20 | DRAWN BY: JMG | CHECKED BY: JMG

CRITERIA ISSUE DATE:	11.21.19
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:

C4.11

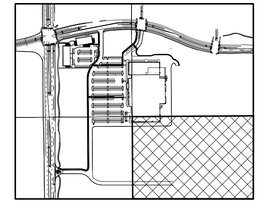


N

0 20 40

SCALE: 1"=40'

KEY MAP



REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION

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Galloway

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Greenwood Village, CO 80111
303.770.8884
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Mooresville, NC 28117

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
PHOTOMETRIC SITE PLAN-SE

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000818.20 | DRAWN BY: JMG | CHECKED BY: JMG

CRITERIA ISSUE DATE:	11.21.19
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:

C4.12

N

0 20 40

SCALE: 1"=40'

KEY MAP

REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION

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Evergreen Development | Services | Investments

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Greenwood Village, CO 80111
303.770.8884
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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
PHOTOMETRIC SITE PLAN-SW

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000818.20 | DRAWN BY: JMG | CHECKED BY: JMG

CRITERIA ISSUE DATE:	11.21.19
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:

C4.13

LOWE'S & RETAIL FIXTURES ALL SITE FIXTURES EXCEPT FOR (1)80-4W

VIPER L

SMTICS

STRIKE

LARGE VIPER LUMINAIRE

Cat.#

Job

Type

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and monocellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection: 20kA
- Lifeshield™ Circuit - protects luminaire from excessive surge events. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeri for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeri).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: https://www.designlights.org/QPL.
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: https://www.beaconproducts.com/products/viper_large

Warranty:

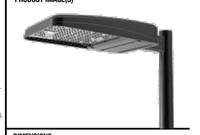
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

CERTIFICATIONS/LISTINGS

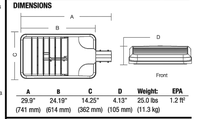
C US — IDA — DLC

*3000K and warmer CCTs only

PRODUCT IMAGE(S)

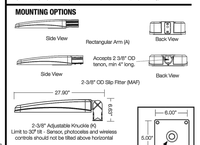


DIMENSIONS



A	B	C	D	Weight:	EPA
29.9" (741 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.2 ft²

MOUNTING OPTIONS



ORDERING INFORMATION

ORDERING EXAMPLE: VPL-96L-280/4K7/4W/UNV/A/DB/TPR-TL/GENI-04/BC

VPL

SERIES	LED ENGINE	CCT/CRI	ROTATION	VOLTAGE	COLOR	OPTIONS
VPL Viper	64L-135 135W LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing
	80L-180 180W LED array	4K7 4000K, 70 CRI	L* Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes
	96L-235 235W LED array	5K7 5000K, 70 CRI	R* Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)
	96L-220 220W LED array			240 240V	PS Platinum Silver Smooth	
	96L-280 280W LED array			277 277V	WH White Textured	
	96L-315 315W LED array			347 347V	CC Custom Color	
	96L-395 395W LED array			480 480V		

DISTRIBUTION

FR Type 1/Front Row
2 Type 2
3 Type 3
4 Type 4
4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
5R Type 5R (rectangular)
5W Type 5W (round wide)
TC Tennis Court

MOUNTING

A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly FK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2"-5.3" round pole
AD5 Universal Arm for 5.5"-5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

CONTROL OPTIONS

7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
7PR-SC 7-Pin Receptacle w/Shorting Cap
7PR-TL 7-Pin Receptacle w/Twist Lock photo control
SCP/_ [1,2,3] Programmable Occupancy Sensor w/ daylight control
GENI-XX[4] ENERGENI®
SWP[1,4] SiteSync Pre-Commission
SWPM[1,4,5] SiteSync Pre-Commission w/ Sensor

HOUSE SIDE SHIELD ACCESSORIES

HSS/EVP-L/90-FB/XXX 90° shield front or back
HSS/EVP-L/90-LR/XXX 90° shield left or right
HSS/EVP-L/270-FB/XXX 270° shield front or back
HSS/EVP-L/270-LR/XXX 270° shield left or right
HSS/EVP-L/360/XXX Full shield

(Replace XXX with notation for desired finish color) (Refer to page 5 for shield images)

MOUNTING ACCESSORIES

VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

* Not available with other wireless control or sensor options
* Specify mounting height, 0 = 9' or less, 40 = 9' to 40'
* Specify routine setting code (example GEN-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options
* Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync Interface Accessory SWEGB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
* Only available with FR, 2, 3, 4, 4W and 5R distributions
* Order at least one SCP-RBMOTE per project location to program and control the occupancy sensor
* This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://vpl.beaconproducts.com/products/siteinterface_files/Solar_Lamp_LED_turtle_zone_descr.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/MA/DB/SWP/ SiteSync only
VP-L/80L-235/4K7/3/MA/A/BB/SWPM-40F/ SiteSync with Motion Control

Accessories and Services (Ordered Separately)

Catalog Number	Description
SCP-REMOTE	Remote Control for SCP/_ option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SWPH*	SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXDFM-1810-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NXBRIDGE™ Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wSCAPE Radio, 110-480VAC	wSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

LEFT ROTATED OPTIC — **RIGHT ROTATED OPTIC**



SiteSync 7-Pin Module



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

SWPH

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LOWE'S FIXTURES (1)80-4W, W55-4W, & W80-4W

VIPER S

SMTICS

STRIKE

SMALL VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations

C US — DLC — IDA

*3000K and warmer CCTs only

RELATED PRODUCTS

Viper Large

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE — wSCAPE — energeni — SiteSync CONTROL SYSTEM

SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration
- Available with Energeri for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

WARRANTY

- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5400–16,216
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–1.1

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LOWE'S FIXTURES (1)80-4W, W55-4W, & W80-4W

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER S

SMALL VIPER LUMINAIRE

ORDERING GUIDE

Example: VPS-24L-55-4K7-4W-UNV-A-DB-TL-GENI-04-BC

CATALOG #

Series	LED Engine	CCT/CRI[1]	Distribution	Rotation	Voltage
VPS Viper Small	24L-55 55W, LED array	3K7 3000K, 70 CRI	FR Type 1/Front Row	Blank No rotation	UNV 120–277V
	36L-65 65W, LED array	4K7 4000K, 70 CRI	2 Type 2	L Optic rotation left[2]	347 347V
	36L-80 80W, LED array	5K7 5000K, 70 CRI	3 Type 3	R Optic rotation right[2]	480 480V
	48L-110 110W, LED array		4 Type 4		
	60L-136 136W, LED array		4W Type 4 Wide		
			5QM Type 5QM		
			5R Type 5R (rectangular)		
			5W Type 5W (round wide)		
			TC Tennis Court		

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole	BL Black Textured	7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	F Fusing
MAF Mast Arm Fitter (formerly SF2) for 2⅜" OD horizontal arm	DB Dark Bronze Textured	7PR-SC 7-Pin Receptacle w/Shorting Cap	BSP Bird Spikes
K Knuckle (formerly FK2) limit to 30° tilt or 2⅜" OD horizontal arm or vertical tenon	GYS Light Gray Smooth	7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control	BC Backshield (available for FR, 2, 3, 4, 4W Optics)
WB Wall Bracket	PS Platinum Silver Smooth	SCP/_F Programmable Occupancy Sensor w/ daylight control[1,3,4]	
AD Universal Arm for square pole	WH White Textured	GENI-XX ENERGENI®	
AD3 Adapter for 2.4"-4.1" round pole	CC Custom Color	SWP SiteSync Pre-Commission[1,3]	
AD4 Adapter for 4.2"-5.3" round pole		SWPM_F SiteSync Pre-Commission w/ Sensor[1,3,4,5]	
AD5 Adapter for 5.5"-5.9" round pole			
AD6 Adapter for 6.0"-6.5" round pole			

House Side Shield Accessories

- ☐ HSS/VP-S/90-FB/XXX 90° shield front or back
- ☐ HSS/VP-S/90-LR/XXX 90° shield left or right
- ☐ HSS/VP-S/270-FB/XXX 270° shield front or back
- ☐ HSS/VP-S/270-LR/XXX 270° shield left or right
- ☐ HSS/VP-S/360/XXX Full shield

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

Mounting Accessories

- ☐ VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

Notes:
1. Not available with other wireless control or sensor options
2. Specify mounting height, 0 = 9' or less, 40 = 9' to 40'
3. Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options
4. Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync Interface Accessory SWEGB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
5. Only available with FR, 2, 3, 4, 4W and 5R distributions
6. Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

- ☐ SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
- ☐ SWUSB* SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
- ☐ SWTAB* Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
- ☐ SWBRG SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
- ☐ SWPH+ SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120–480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions -- Accessories (Sold Separately)

NX Distributed Intelligence™

- ☐ NXDFM-1810-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NXBRIDGE™ Radio and Bluetooth® Radio, 120–480VAC

wSCAPE® Lighting Control

- ☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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701 Millennium Boulevard • Greenville, SC 29607 / Tel 864.678.1000 / Website www.beaconproducts.com

RETAIL FIXTURES D1

SLD

Slide

DECORATIVE

FEATURES

- All cast aluminum parts for the Beacon Slide luminaire shall be ASTM 356 marine grade alloy. The upper chamber/lid shall be topped by a decorative cast aluminum finial/cap and mechanically fastened to the optical chamber.
- Each Beacon Slide luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stamped stainless steel bezel.
- Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNV). Power factor is ≥0.90 at full load.
- The luminaire shall bear a NRTL label and be marked suitable for wet locations.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.

ORDERING INFORMATION

SLD

MODEL	ENGINE-WATTS	CCT/CRI	OPTICS	VOLTAGE	SHADE	CONTROL OPTIONS
SLD Slide	24L-27 27 Watts	3K7 3000K, 70 CRI	FR type I	UNV 120-277V	FTS Flat	GENI-XX Energeni [1]
	24L-55 55 Watts	4K7 4000K, 70 CRI	2 type II		STS Sloped	SWP[2,3] SiteSync Wireless Pre-Commission
	36L-80 80 Watts	5K7 5000K, 70 CRI	3 type III		CTS Curved	SWPH[2,3,4] SiteSync Wireless Pre-Commission w/ Motion Detection
	48L-110 110 Watts		4 type IV			
			4W type IV, wide			
			5R type V, rectangular			
			5QM type V, square medium			
			5W type V, round wide			

[1] Specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options.
[2] Not available with other wireless control or sensor options
[3] Specify group and zone at time of order. See www.hubbell-automation.com/products/sitesync/ for further details. Order at least one SiteSync Interface. Accessory SWEGB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
[4] Specify mounting height: 8=8' or less, 40=9' to 40'

ELECTRICAL OPTIONS

PEC-120 photocell, button, 120V
PEC-208 photocell, button, 208V
PEC-240 photocell, button, 240V
PEC-277 photocell, button, 277V

COLOR

DB Dark Bronze Textured
BL Black Matte Textured
PS Platinum Silver
WH White Textured
GYS Gray Smooth
BZT Bronze Textured
BBT Basic Black Textured
CC Custom Color (RAL#)

Visit www.beaconproducts.com for up-to-date availability information

RETAIL FIXTURES D3

New and Existing Construction

LB6LEDA10L

LED Downlight Module (1000 Lumens)
12W High Efficacy
Wet Location
120V

DATE: TYPE:

FIRM NAME:

PROJECT:

LiteBox 6"

Aperture: Nominal 6"
See Housing Specification Sheet for ceiling cutout requirements
Not to Scale

APPLICATIONS:

LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings using the screw base adapter included. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 1.5% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:

High efficacy LED light engine, 3000K and 3500K, 80+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:

Integral high efficiency LED driver 120V, ≥0.9 power factor, dimmable to 1.5% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

INSTALLATION:

For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:

UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:

5 year warranty
Additional information on page 3
See www.prescolite.com for details.

CATALOG NUMBER EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM COLOR	ACCESSORIES
☐ LB6LEDA10L 6" 1000 Lumen LiteBox LED Module with dimming to 15% 120V	☐ 30K 3000 Kelvin ☐ 35K 3500 Kelvin	☐ Blank 80+ CRI	☐ WH White ☐ BL Black ☐ Z Zeo ☐ BZ Bronze	☐ LiteGear[1] Inverter, single phase central lighting, 125VA-250VA ☐ LPS Series[1] LitePower micro-inverter, 20VA-53VA ☐ DBXQL IC/Non-IC Airtight housing with supply wire quick connects

[1] See Control Inverter compatibility note and web links on page 2.

prescolite
An Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LB-LED-009

LOWE'S & RETAIL BOLLARDS FIXTURE D2

BNB1/LE1

Bounce & Era® Lantern Bollard

FEATURES

- Kim Lighting's Bounce Bollard LED series is perfect for pedestrian zones, pathways, perimeters, or other lower-mount and landscape applications, and is ideal for traditional or contemporary architecture requiring a striking European accent
- The BNB head is constructed of die-cast and extruded aluminum with a flat glass lens
- The LE Era Lantern Bollard head is constructed of die-cast aluminum with a flat glass lens or optional enclosure
- Battery back-up, emergency battery pack and houseside shield options

cULus LISTED

BNB1

13933 LOW

ORDERING INFORMATION (Example)

BNB1

FIXTURE	ELECTRICAL MODULE			LUMINAIRE FINISH	OPTIONS
BNB1 Bounce Bollard	LED			BL Black	HS Houseside Shield
	Source	Color Temperature	Voltages	DB Dark Bronze	SF 120 Volt Single Fuse
	18L Type 1	2K 5800K	UV Universal Voltage (120 thru 277)	LG Light Gray	DF 208 Volt Double Fuse
	27L Type 3	3K 3000K		TT Titanium	DF 240 Volt Double Fuse
	36L Type 5	4K 4000K		PS Platinum Silver	SF 277 Volt Single Fuse
		5K 5000K		WH White	SF 347 Volt Single Fuse
				CC Custom Color*	DF 480 Volt Double Fuse
				*Consult representative	EM Battery Bakup
					BBC Bark-Sky compliant Matte Black Body Cap for BNB1
					LS Polycarbonate Lantern Enclosure for LE1
					A Acrylic Lantern Enclosure for LE1

BNB1

LE1

KIM LIGHTING

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION

Evergreen Development | Services | Investments

Galloway

6405 S. Willow Drive, Suite 100
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704. 758. 1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
PHOTOMETRIC DETAILS

LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED8000182.0 DRAWN BY: JMG CHECKED BY: JMG

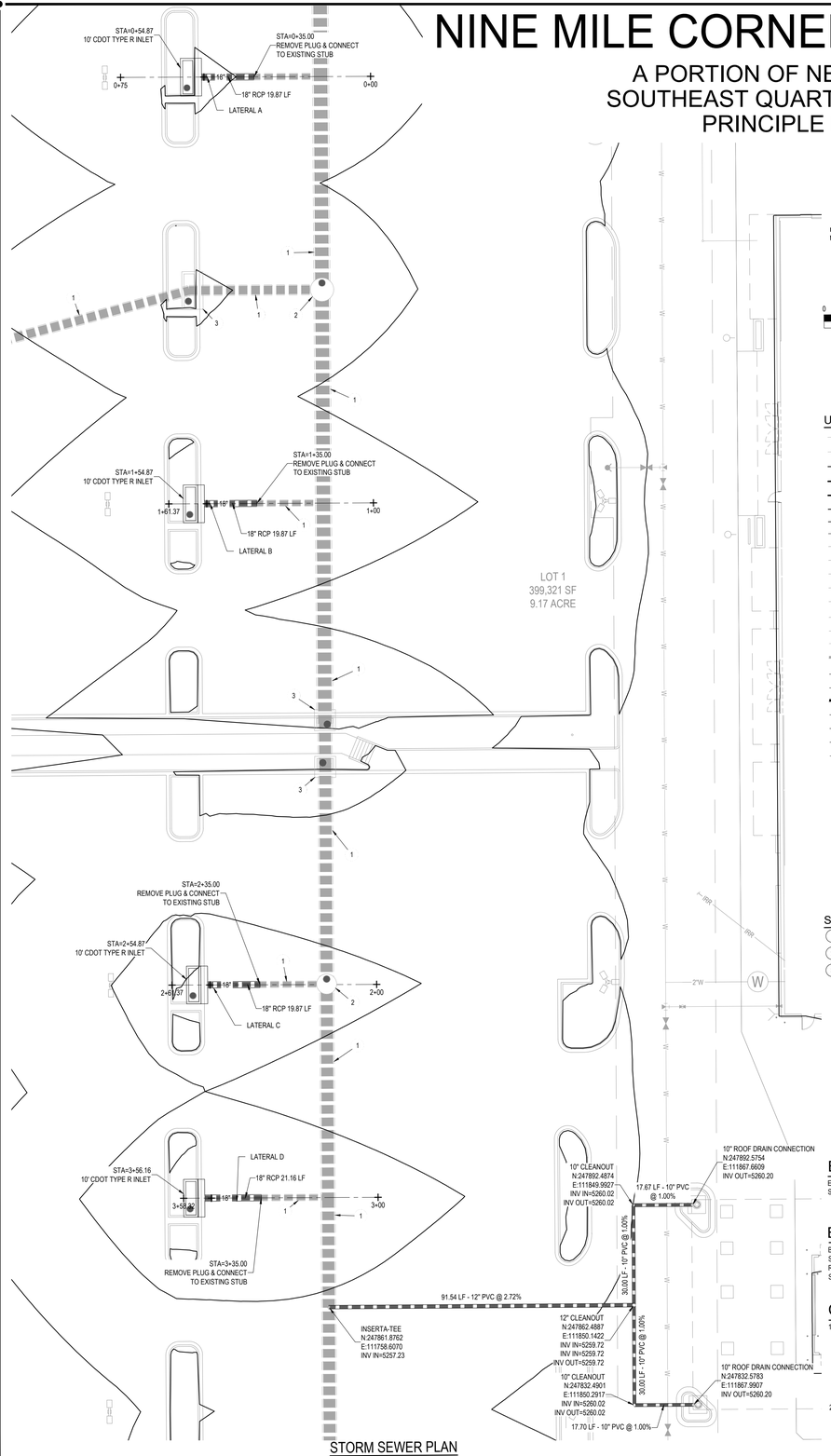
CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

C4.14

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



STORM SEWER PLAN
SCALE: 1"=20'

UTILITY LEGEND

- EXISTING MINOR CONTOUR (5854)
- EXISTING MAJOR CONTOUR (5855)
- PROPOSED MINOR CONTOUR (54)
- PROPOSED MAJOR CONTOUR (5455)
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER (SS)
- EXISTING STORM SEWER (STM)
- EXISTING UNDERGROUND GAS LINE (G)
- EXISTING UNDERGROUND ELECTRICAL (UE)
- EXISTING UNDERGROUND TELEPHONE (UT)
- EXISTING FIBER OPTIC LINE (FO)
- STORM SEWER BY OTHERS (GREATER THAN 12") (STM)
- STORM SEWER BY OTHERS (GREATER THAN 12") (STM)
- PROPOSED WATER LINE (W)
- PROPOSED SANITARY SEWER (SS)
- PROPOSED STORM SEWER (GREATER THAN 12") (STM)
- PROPOSED UNDERGROUND GAS LINE (G)
- PROPOSED UNDERGROUND ELECTRICAL (UE)
- PROPOSED UNDERGROUND TELEPHONE (UT)
- PROPOSED GUARDRAIL (X X X X X)
- EXISTING WATER VALVE
- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER (T)
- PROPOSED INLET

SCHEDULE

1. STORM SEWER BY OTHERS
2. STORM SEWER MANHOLE BY OTHERS
3. STORM SEWER INLET BY OTHERS

BENCHMARK

ELEVATIONS SHOWN ARE NAVD 88 AND ARE DERIVED VIA GPS OBSERVATIONS FROM THE LIECA SMARTNET RTK GPS NETWORK AND GEOID 12B.

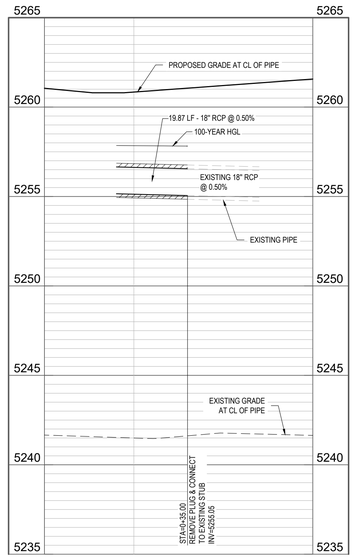
BASIS OF BEARING

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "PLS29752" IN A RANGE BOX FOR THE N 1/4 CORNER AND MONUMENTED ON THE EAST BY A 2.5" ALUMINUM CAP STAMPED "PLS124625" FOR THE NE CORNER AND IS ASSUMED TO BEAR S 89°58'01" E.

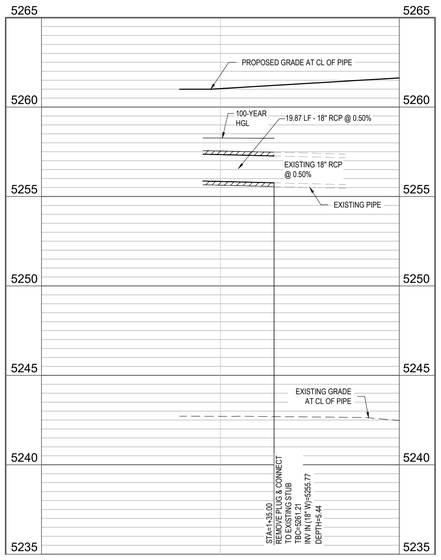
CAUTION - NOTICE TO CONTRACTOR

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

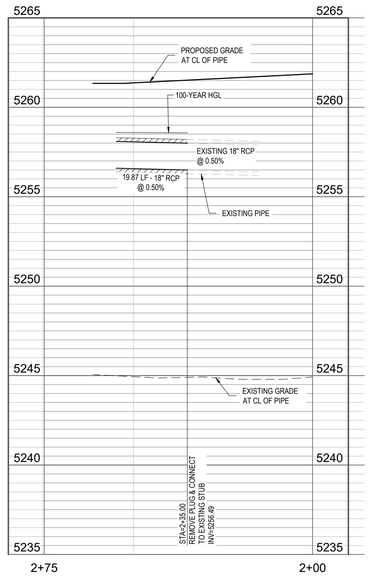
811 Know what's **below.** **Call** before you dig.



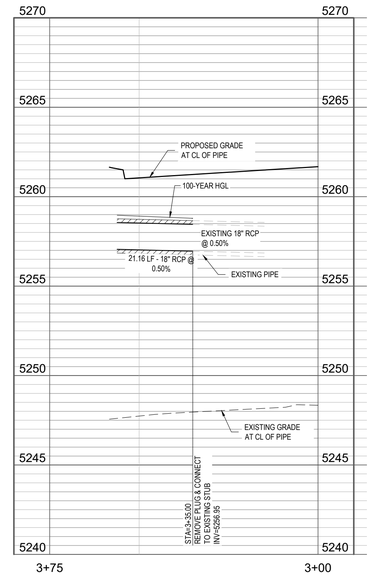
STORM SEWER PROFILE LATERAL A: STA 0+00.00 TO STA 0+57.20
SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL B: STA 1+00.00 TO STA 1+57.20
SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL C: STA 2+00.00 TO STA 2+57.20
SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL D: STA 3+00.00 TO STA 3+56.16
SCALE: 1"=20' HORIZ, 1"=4' VERT

REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments

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

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDI000018.20 | DRAWN BY: RDG | CHECKED BY: BSM

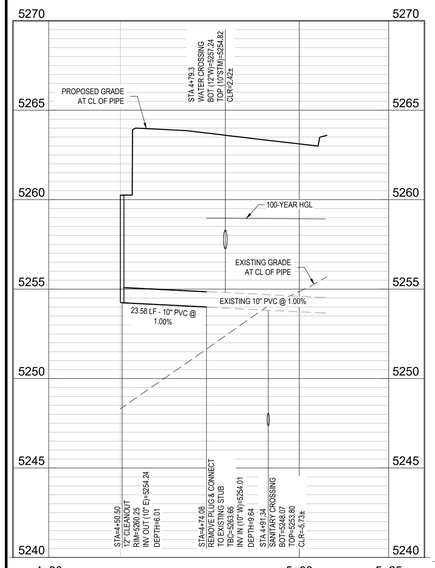
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PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

C5.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

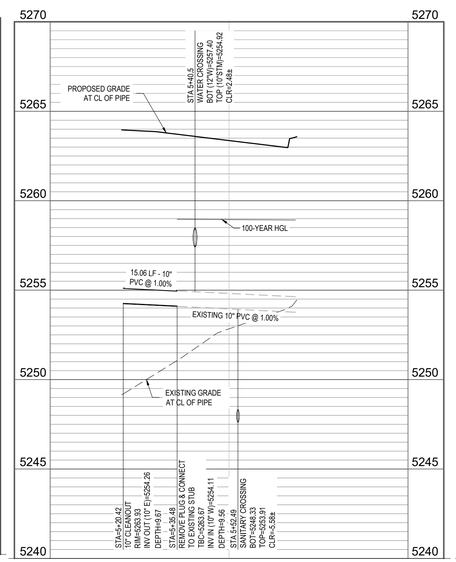
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



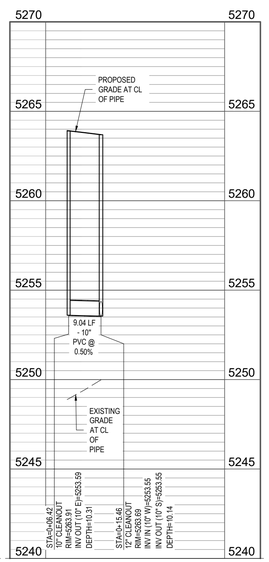
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SCALE: 1"=20' HORIZ, 1"=4' VERT



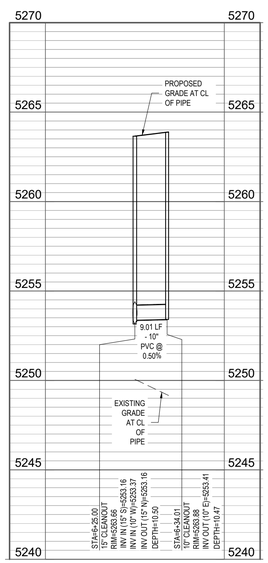
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SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL CC: STA 4+50.50 TO STA 5+07.75

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL DD: STA 6+25.00 TO STA 6+34.01

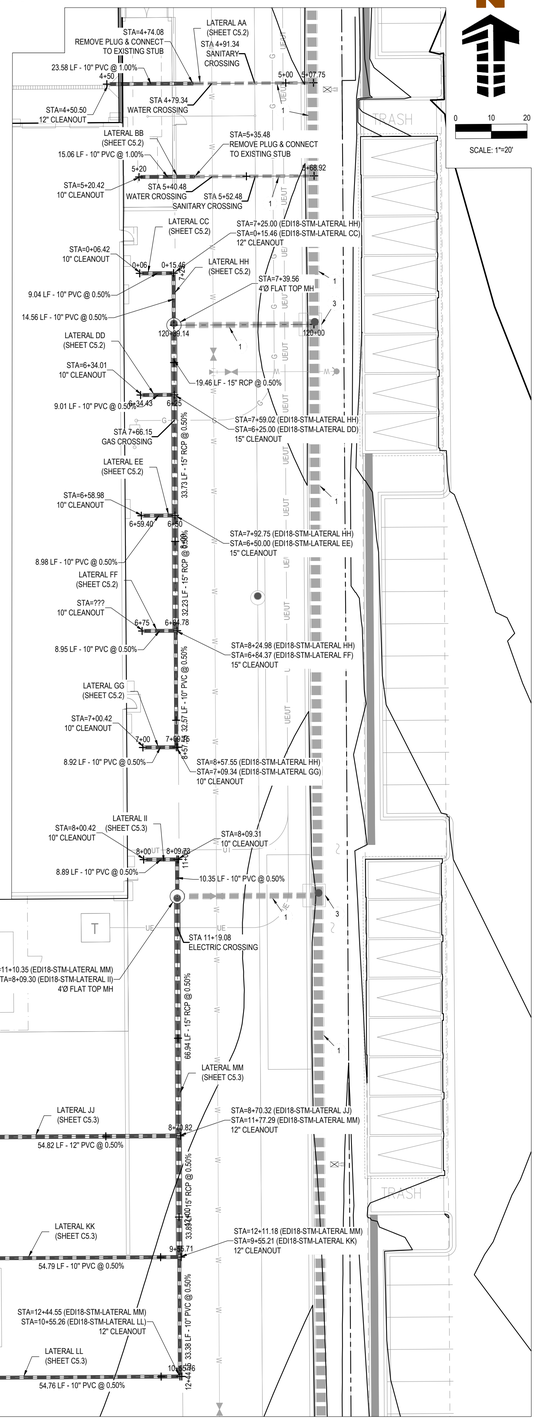
SCALE: 1"=20' HORIZ, 1"=4' VERT

UTILITY LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- STORM SEWER BY OTHERS (GREATER THAN 12")
- STORM SEWER BY OTHERS (GREATER THAN 12")
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (GREATER THAN 12")
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED GUARDRAIL
- EXISTING WATER VALVE
- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

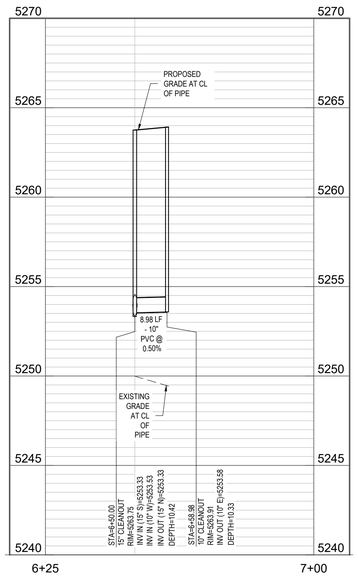
SCHEDULE

1. STORM SEWER BY OTHERS
2. STORM SEWER MANHOLE BY OTHERS
3. STORM SEWER INLET BY OTHERS



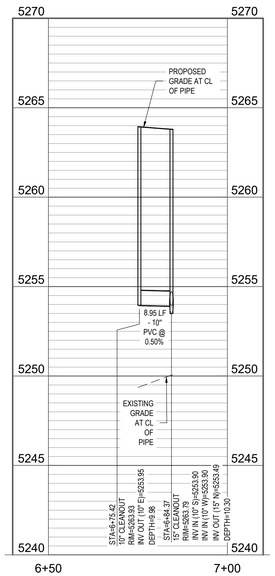
STORM SEWER PLAN

SCALE: 1"=20'



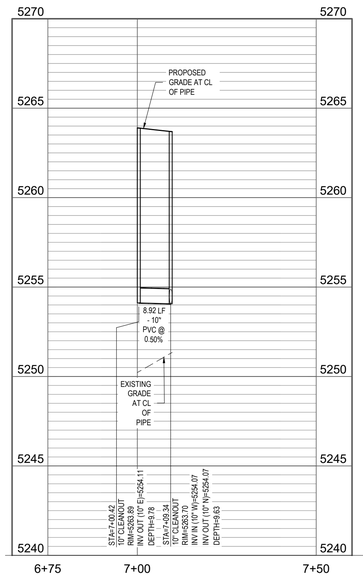
STORM SEWER PROFILE LATERAL EE: STA 6+50.00 TO STA 6+58.98

SCALE: 1"=20' HORIZ, 1"=4' VERT



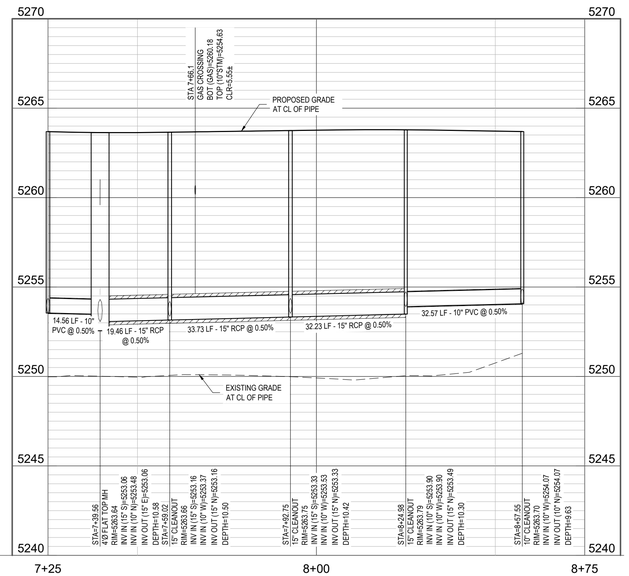
STORM SEWER PROFILE LATERAL FF: STA 6+75.42 TO STA 6+84.37

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL GG: STA 7+00.42 TO STA 7+09.34

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL HH: STA 7+39.55 TO STA 7+09.34

SCALE: 1"=20' HORIZ, 1"=4' VERT

REVISIONS

PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments

Galloway

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

LOWE'S HOME CENTERS, LLC
1000 Lowes Boulevard
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704. 758.1000 (V)

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDI0000018.20 | DRAWN BY: RCS | CHECKED BY: BSM

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

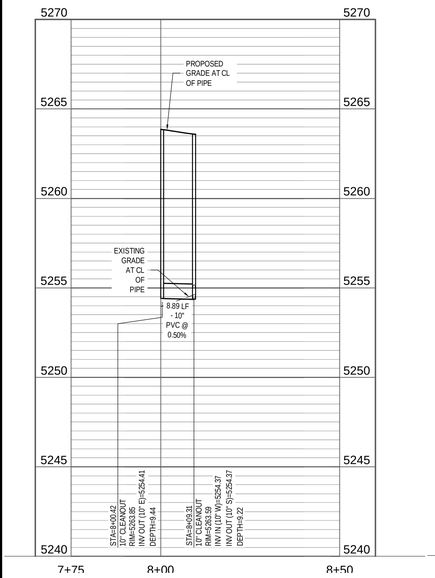
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:

C5.2

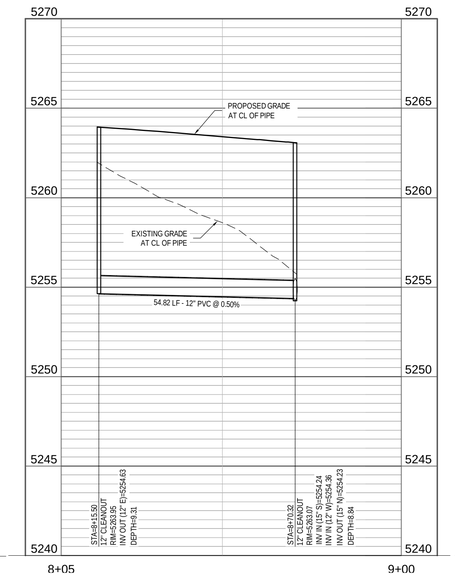
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
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PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



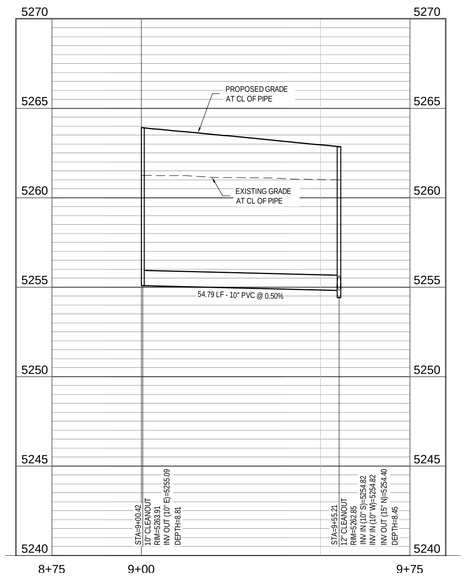
STORM SEWER PROFILE LATERAL II: STA 8+00.42 TO STA 8+09.31

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL JJ: STA 8+25.00 TO STA 8+79.82

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL KK: STA 9+00.00 TO STA 9+54.79

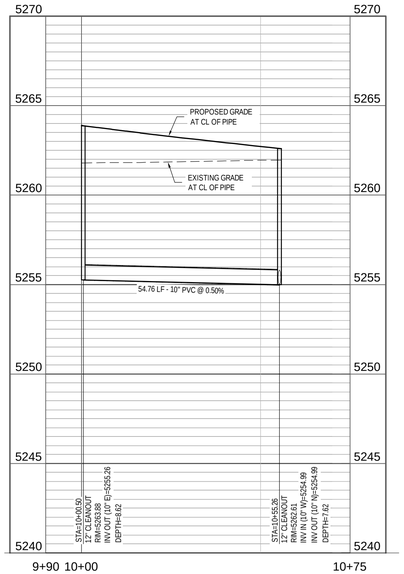
SCALE: 1"=20' HORIZ, 1"=4' VERT

UTILITY LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- STORM SEWER BY OTHERS (GREATER THAN 12")
- STORM SEWER BY OTHERS (GREATER THAN 12")
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (GREATER THAN 12")
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED GUARDRAIL
- EXISTING WATER VALVE
- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

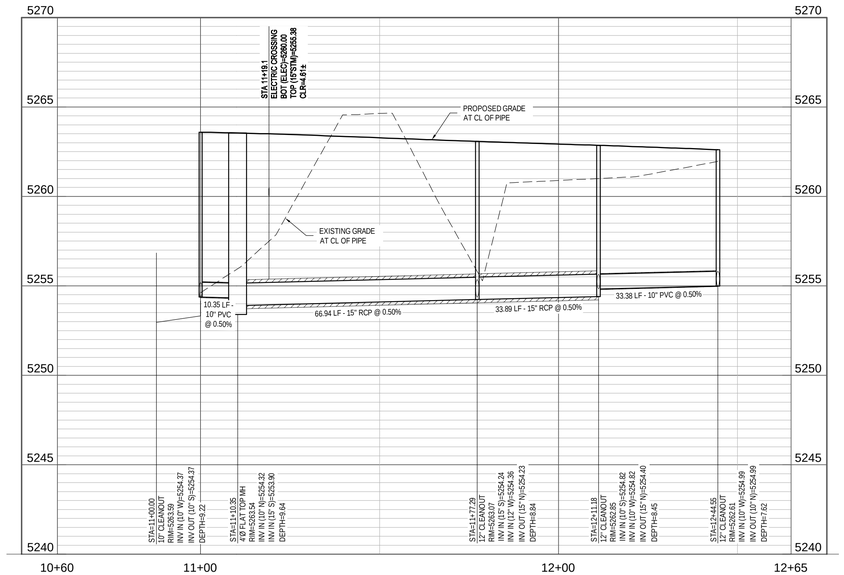
SCHEDULE

1. STORM SEWER BY OTHERS
2. STORM SEWER MANHOLE BY OTHERS
3. STORM SEWER INLET BY OTHERS



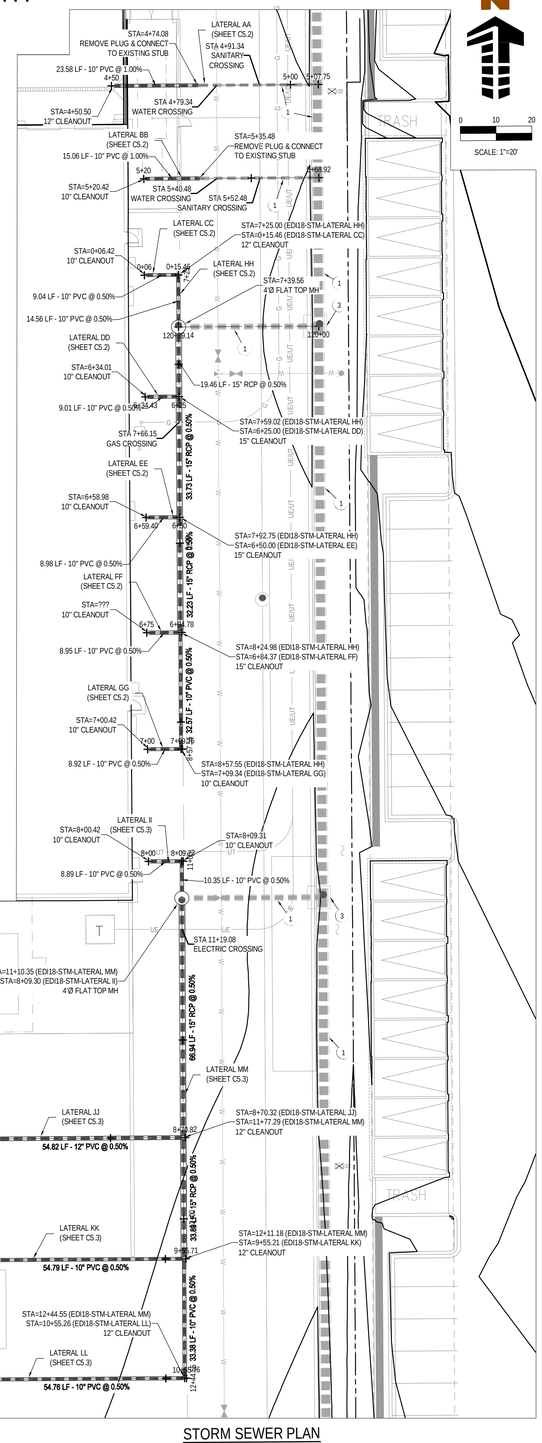
STORM SEWER PROFILE LATERAL LL: STA 10+00.00 TO STA 10+54.76

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PROFILE LATERAL MM: STA 8+09.31 TO STA 10+00.00

SCALE: 1"=20' HORIZ, 1"=4' VERT



STORM SEWER PLAN

SCALE: 1"=20'

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

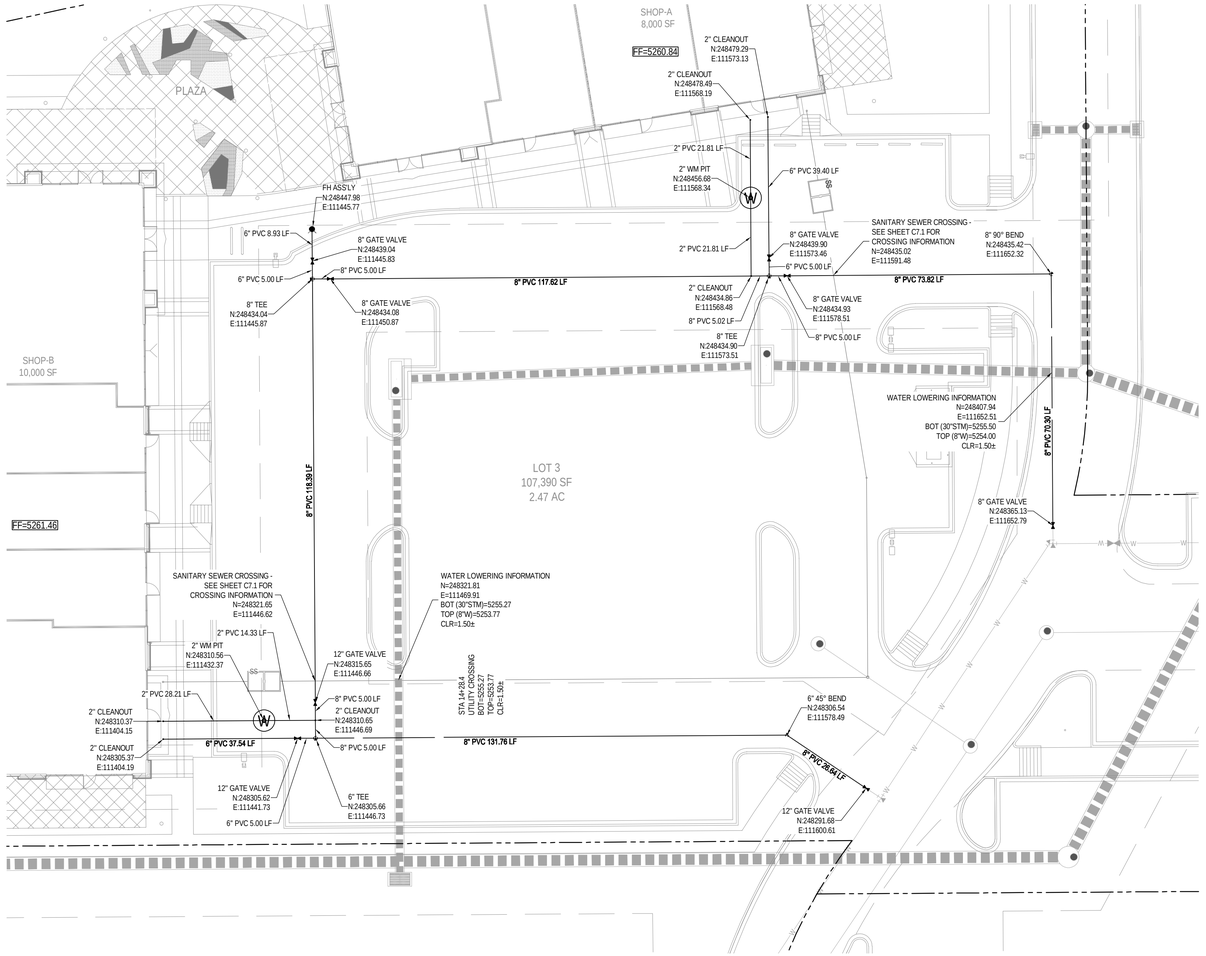
PROJECT No: ED\000018.20 | DRAWN BY: RDG | CHECKED BY: BSM

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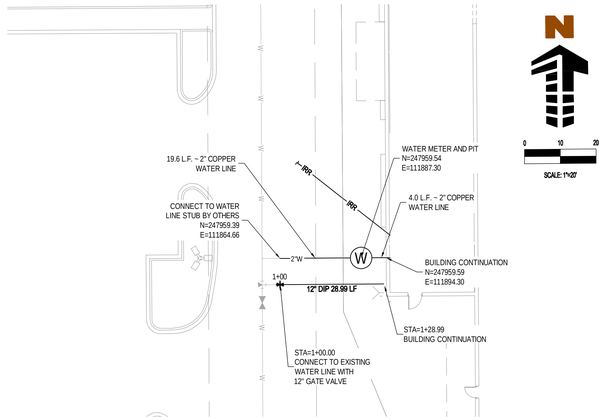
C5.3

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

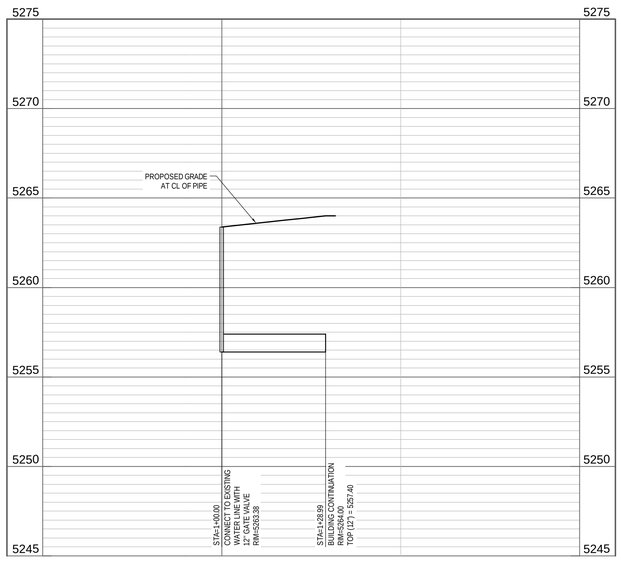
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SITE PLAN: SP-001117-2019



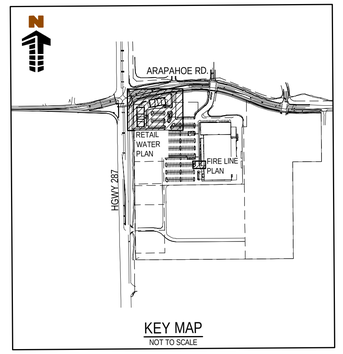
RETAIL WATER LINE PLAN
SCALE: 1"=20'



FIRE LINE WATER PLAN: STA 00+00.00 TO STA 00+36.76
SCALE: 1"=20'



WATER PROFILE: STA 0+00.00 TO STA 0+36.76
SCALE: 1"=20' HORIZ, 1"=4' VERT



UTILITY LEGEND

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- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- STORM SEWER BY OTHERS (LESS THAN 12")
- STORM SEWER BY OTHERS (GREATER THAN 12")
- SANITARY SEWER BY OTHERS
- WATER LINE BY OTHERS
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- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED GUARDRAIL
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- EXISTING MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

BENCHMARK

ELEVATIONS SHOWN ARE NAVD 88 AND ARE DERIVED VIA GPS OBSERVATIONS FROM THE LIECA SMARTNET RTK GPS NETWORK AND GEOID 12B.

BASIS OF BEARING

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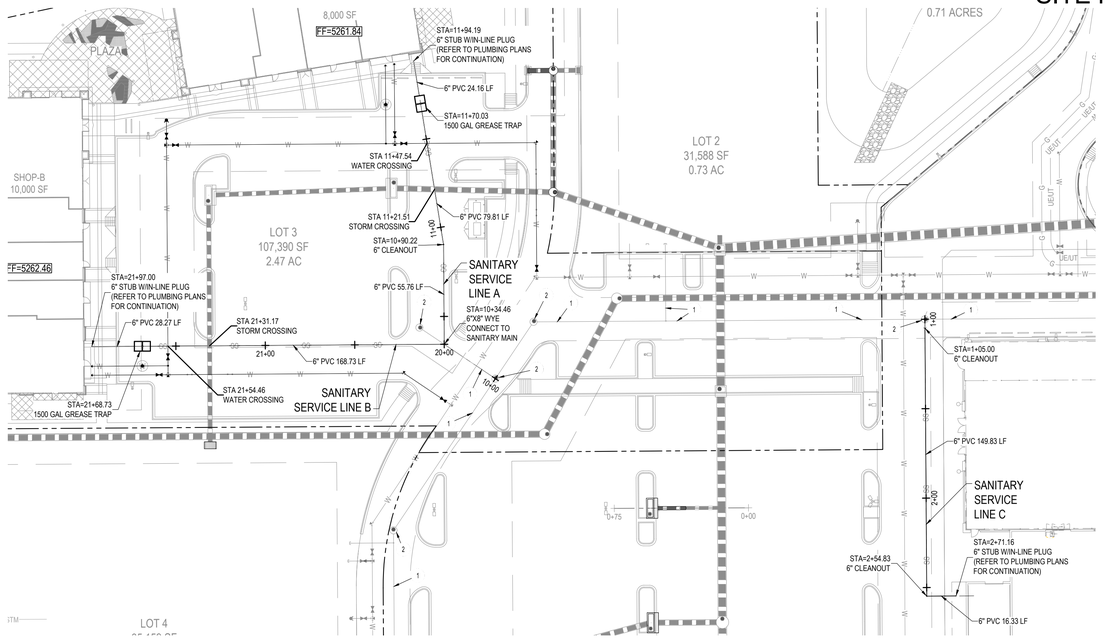
SITE PLAN CONSTRUCTION DOCUMENTS
WATER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED000018.20 | DRAWN BY: RDG | CHECKED BY: BSM

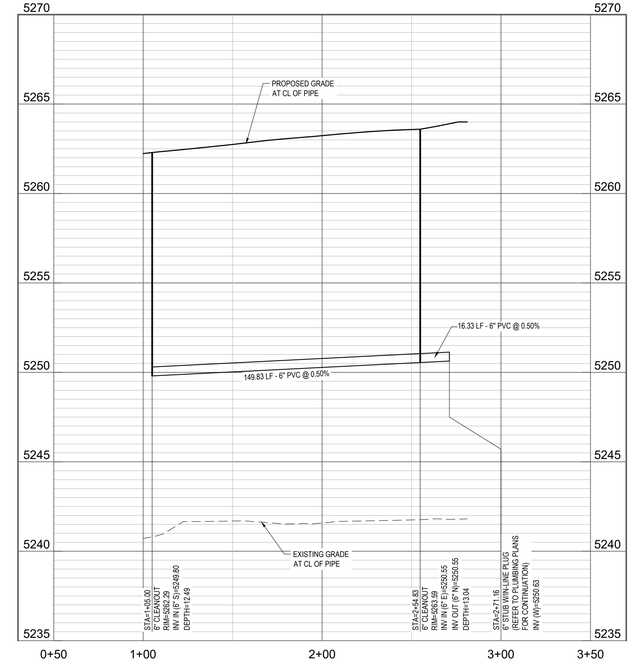
CRITERIA
ISSUE DATE: 11.21.19
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ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
C6.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

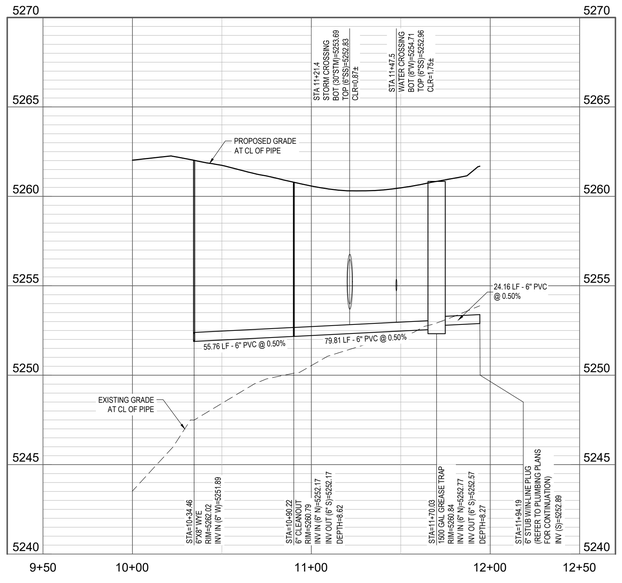
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PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



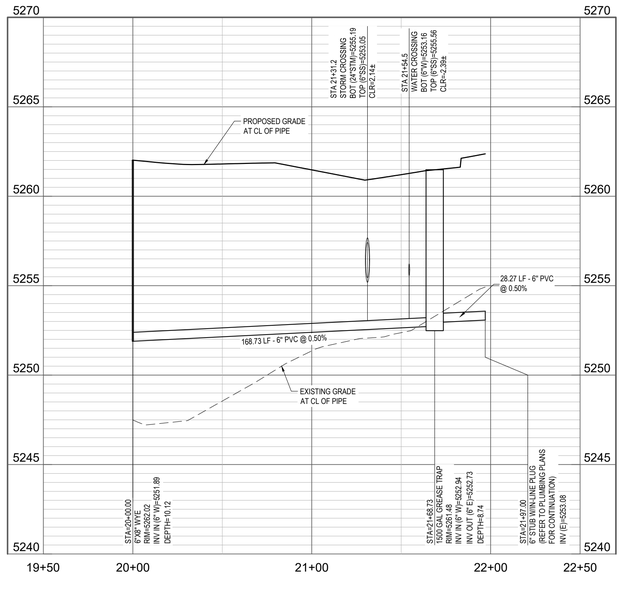
SANITARY SEWER SERVICE LINE PLAN: STA 00+00.00 TO STA 21+97.00
SCALE: 1"=40'



SANITARY SEWER SERVICE LINE C PROFILE: STA 1+05.00 TO STA 2+54.83
SCALE: 1"=40' HORIZ, 1"=8' VERT



SANITARY SEWER SERVICE LINE A PROFILE: STA 10+34.46 TO STA 11+94.19
SCALE: 1"=40' HORIZ, 1"=8' VERT



SANITARY SEWER SERVICE LINE B PROFILE: STA 20+00.00 TO STA 21+97.00
SCALE: 1"=40' HORIZ, 1"=8' VERT

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- PROPOSED INLET

SCHEDULE

1. SANITARY SEWER BY OTHERS
2. SANITARY SEWER MANHOLE BY OTHERS

BENCHMARK

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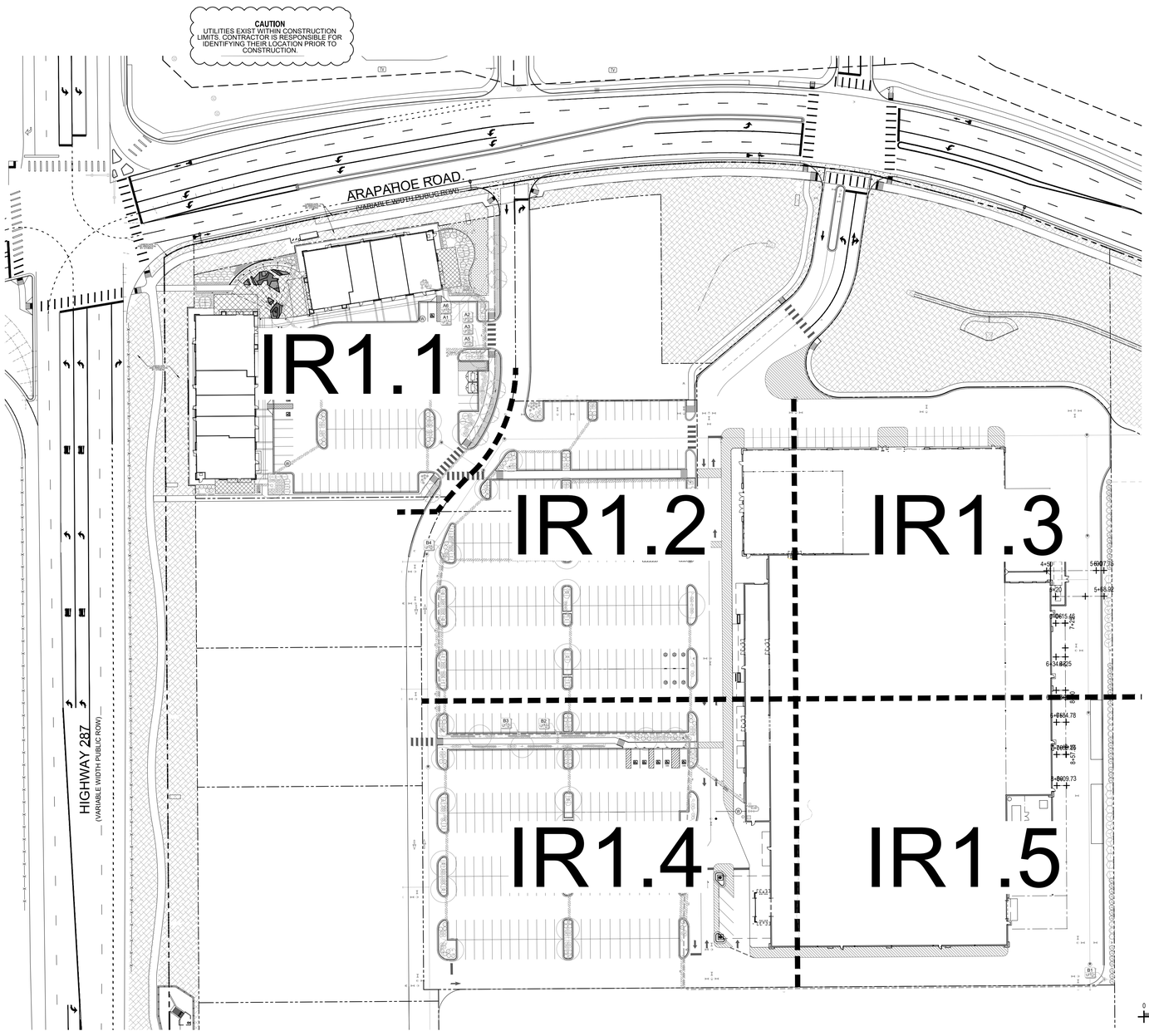
SITE PLAN CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN & PROFILE
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EDM00018.20 | DRAWN BY: RDG | CHECKED BY: BSM

CRITERIA
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NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
A	HUNTER	I-CORE 10 STATION	IRRIGATION CONTROLLER TO BE A HUNTER IC-1000-M, WITHIN METAL VANDAL RESISTANT LOCKABLE PEDESTAL CABINET. IRRIGATION CONTROLLER TO BE LOCATED AS DIRECTED BY OWNER OR OWNERS REPRESENTATIVE.	DETAIL 13 / IR1.6
B B	WEATHERTRAK	LOWE'S FURNISHED	IRRIGATION CONTROLLER TO BE A WEATHERTRAK LC+, WITHIN PLASTIC VANDAL RESISTANT LOCKABLE CABINET FURNISHED BY LOWES. IRRIGATION CONTROLLER TO BE FURNISHED BY LOWE'S AND LOCATED BY OWNER OR OWNERS REPRESENTATIVE.	DETAIL 1&2 / IR1.5
R	HUNTER	SOLAR-SYNC	ET/RAIN/FREEZE SENSOR - MOUNT PER DETAIL AND PLAN LOCATION	DETAIL 2 / IR1.5
POINT OF CONNECTION				
	PER CITY OR WATER DISTRICT CODES AND STANDARDS		1" POINT OF CONNECTION, REFERENCE CIVIL PLANS FOR TAP LOCATION.	SEE P.O.C. DIAGRAM
	FEBCO	MODEL 825YA	1" BACKFLOW PREVENTER-MOUNT IN GUARDSHACK MODEL #GS-1 W/ FROST GUARD BAG MODEL #FG-1 FOR WINTERIZATION, SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	DETAIL 3 / IR1.5
VALVES				
MV	HUNTER	IBV-101G-FS	1" MASTER VALVE	DETAIL 4 / IR1.5
FS	FLOMEC	QS200-10	1" ULTRASONIC FLOWMETER WITH 1" PVC TEE RECEPTACLE	DETAIL 9 / IR1.6
	HUNTER	ICV-FS-ADJ	REMOTE CONTROL VALVE, SIZE PER PLAN. ADJUST PRESSURE REGULATOR BETWEEN 60-55PSI. GROUP VALVES TO FIT WITHIN WATER SCHEDULES/MAXIMIZE AVAILABLE GPMS.	DETAIL 1 / IR1.6
	RAINBIRD	XCZ-100-PRB-COM (0.3-20 GPM)	DRIP CONTROL ZONE KITS (24 VAC-60Hz)-IRRIGATION CONTRACTOR TO VERIFY DRIP ZONES PRESSURE REQUIREMENTS AND USE VALVE REGULATOR FOR HIGH PRESSURES. GROUP VALVES TO FIT WITHIN WATER SCHEDULES/MAXIMIZE AVAILABLE GPMS.	DETAIL 2 / IR1.6
QC	HUNTER	HQ-44-LRC	1" QUICK COUPLER WITH LOCK	DETAIL 6 / IR1.6
	WATTS	WGV-X	GATE VALVE, SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	DETAIL 4 / IR1.6
	ANY APPROVED	ANY APPROVED	PVC BALL VALVE - SIZE PER MAINLINE SIZE	DETAIL 8 / IR1.6
MAIN LINE/ LATERALS & SLEEVES				
	ANY APPROVED		PRESSURIZED PVC MAINLINE - 1-1/2" CLASS 200 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS	DETAIL 7 / IR1.6
	ANY APPROVED		LATERAL LINE - USE CLASS 200 PVC, SIZE 1"-INCH SIZE UNLESS OTHERWISE NOTED ON THE PLANTS. INSTALL ANTI-FREEZE DRAINS AT LOW POINTS	DETAIL 7 / IR1.6
	ANY APPROVED		IRRIGATION SLEEVE - SCHEDULE 40 PVC TWICE THE SIZE OF THE PIPE TO BE INSERTED, ONE SLEEVE PER PIPE	DETAIL 7 / IR1.6
	ANY APPROVED		CONTROL WIRING SLEEVE - 2" SCHEDULE 40 PVC PIPE (SEE WIRING/SPLICING/SLEEVE NOTE, THIS SHEET)	DETAIL 7 / IR1.6

ROTORS & SPRAY HEADS				NOZZLE	RADIUS	G.P.M.	P.S.I.	
L WB	HUNTER	PROS-06-CV/MPLCS515 (TURF) PROS-12-CV/MPLCS515 (SEED)	MP ROTATOR-STRIP	IVORY	4.5' X 14'	0.19	40	DETAIL 10 / IR1.6
R	HUNTER	PROS-06-CV/MPRCS515 (TURF) PROS-12-CV/MPRCS515 (SEED)	MP ROTATOR-STRIP	COPPER	4.5' X 14'	0.19	40	DETAIL 10 / IR1.6
S	HUNTER	PROS-06-CV/MPMPSS530 (TURF) PROS-12-CV/MPMPSS530 (SEED)	MP ROTATOR-STRIP	BROWN	4.5' X 28'	0.38	40	DETAIL 10 / IR1.6
	HUNTER	PROS-06-CV/MP1000-90 (TURF) PROS-12-CV/MP1000-90 (SEED)	MP ROTATOR-QUARTER	MAROON	8'-13'	0.16	40	DETAIL 10 / IR1.6
	HUNTER	PROS-06-CV/MP1000-90 (TURF) PROS-12-CV/MP1000-90 (SEED)	MP ROTATOR-135°	MAROON	8'-13'	0.24	40	DETAIL 10 / IR1.6
	HUNTER	PROS-06-CV/MP1000-90 (TURF) PROS-12-CV/MP1000-90 (SEED)	MP ROTATOR-HALF	MAROON	8'-13'	0.32	40	DETAIL 10 / IR1.6
	HUNTER	PROS-06-CV/MP1000-360 (TURF) PROS-12-CV/MP1000-360 (SEED)	MP ROTATOR-FULL	OLIVE	8'-13'	0.65	40	DETAIL 10 / IR1.6

SPRAY NOTES:
1. CONTRACTOR SHALL USE RADIUS REDUCTION SCREWS ON MP ROTATORS AS NECESSARY TO ACHIEVE APPROPRIATE RADII COVERAGE.

DRIP SYSTEM

POINT SOURCE EMITTERS	RAINBIRD	FOR LANDSCAPE BED AREAS - XBS-XXX	XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE BELOW. USE 3/4-INCH POLY TUBING SIZE UNLESS OTHERWISE NOTED. FLOWS IN GPM FOR LINE CHANGES SHALL BE: (3/4"-1 TO 7 GPM), (1"-8 TO 14 GPM), (1-1/2"-15 TO 35 GPM). INSTALL SEVERAL INLINE CHECK VALVES IN ZONES W/ LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROLLER VALVES TOGETHER TO MAXIMIZE WATER WINDOWS.	DETAIL 5 / IR1.6
PV	HUNTER	AFV-B	AUTOMATIC FLUSH VALVE WITH BARB CONNECTION.	DETAIL 11 / IR1.6
DRIP EMITTER SCHEDULE	PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:	PLANTS, 1 GALLON AND SMALLER: PLANTS, 5 GALLON: UPRIGHT JUNIPERS, 10-15 GALLON: TREES, 1" TO 2-1/2" CALIPER: TREES, 3" TO 4" CALIPER:	1, XB-10PC - (1 GPH) EMITTER PER PLANT 2, XB-10PC - (2 GPH) EMITTERS PER PLANT 3, XB-10PC - (3 GPH) EMITTERS PER TREE 4, XB-10PC - (4 GPH) EMITTERS PER TREE 7, XB-10PC - (7 GPH) EMITTERS PER TREE	- - -

IRRIGATION DISCLAIMER

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR1.5 & IR1.6 FOR IRRIGATION DETAILS AND IR1.3 FOR IRRIGATION NOTES.

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.

IRRIGATED AREAS

XERIC AREA:	25,985 SF
SOD AREA:	1,218 SF

REVISIONS
PRE-BID SET ISSUE DATE / POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

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

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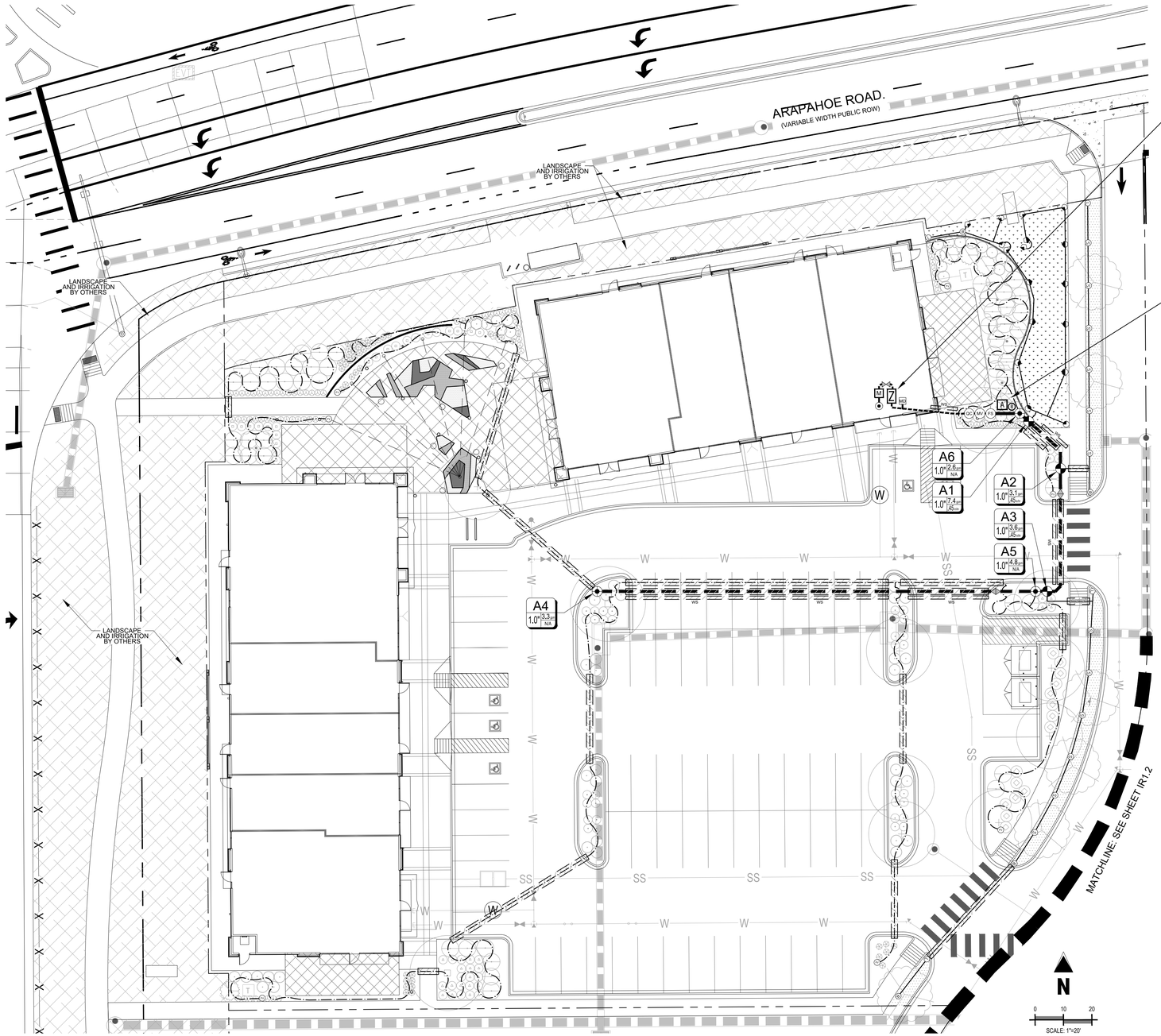
SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF: ERIE, COLORADO
PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
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IR1.0

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019

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



POINT OF CONNECTION 'A'

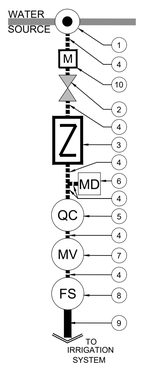
STATIC PRESSURE: +/- 74 SIZE OF TAP: 1"

- USE 1" TAP INTO THE DOMESTIC WATER LINE DOWNSTREAM OF THE BUILDING METER.
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE FLOW SENSOR.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN THE FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM A, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 60 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CONTROLLER NOTE 'A'

- ONE (1) 10 STATION CONTROLLER. SEE LEGEND.
- SIX (6) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN THE LANDSCAPE AREA FOR ALL MULTI-TENANT ACCESS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

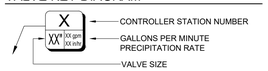
TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM (A)



1. 1" TAP INTO DOMESTIC WATER LINE DOWN STREAM OF THE BUILDING METER
2. 1" GATE VALVE
3. 1" BACKFLOW DEVICE
4. 1" K COPPER WATER SERVICE TUBING
5. QUICK COUPLER/FOR BLOW OUT
6. MANUAL DRAIN VALVE, SEE SHEET IR1.2 DETAIL 14
7. 1" MASTER VALVE
8. 1" FLOW SENSOR
9. 1-1/2" MAINLINE, CLASS 200 PIPE
10. 1" IRRIGATION SUBMETER

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT STOP AND WASTE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

VALVE KEY DIAGRAM



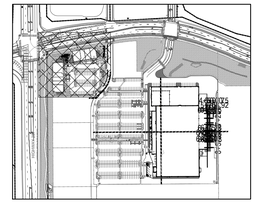
WIRING/SLEEVING NOTES

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

IRRIGATION CONTROLLER 'A'

VALVE NUMBER	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	OPEN	OPEN	OPEN	OPEN
G.P.M.	7.4	3.1	3.6	3.3	4.8	2.6	OPEN	OPEN	OPEN	OPEN
OPERATION PSI	40	40	40	40	40	40	OPEN	OPEN	OPEN	OPEN
ZONE TYPE	ROTATOR	ROTATOR	ROTATOR	DRIP	DRIP	DRIP	OPEN	OPEN	OPEN	OPEN

KEY MAP



REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
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01/29/20	2ND SITE CD SUB.

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SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000118.20 | DRAWN BY: SRA | CHECKED BY: DTT

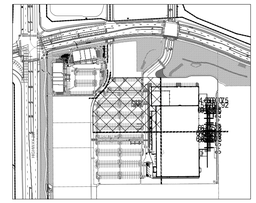
CRITERIA
ISSUE DATE: 11.21.19
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ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

IR1.1

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019

KEY MAP



IRRIGATION CONTROLLER 'B'

VALVE NUMBER	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
G.P.M.	2.7	6.2	7.0	2.6	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
OPERATION PSI	40	40	40	40	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
ZONE TYPE	DRIP	DRIP	DRIP	DRIP	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN

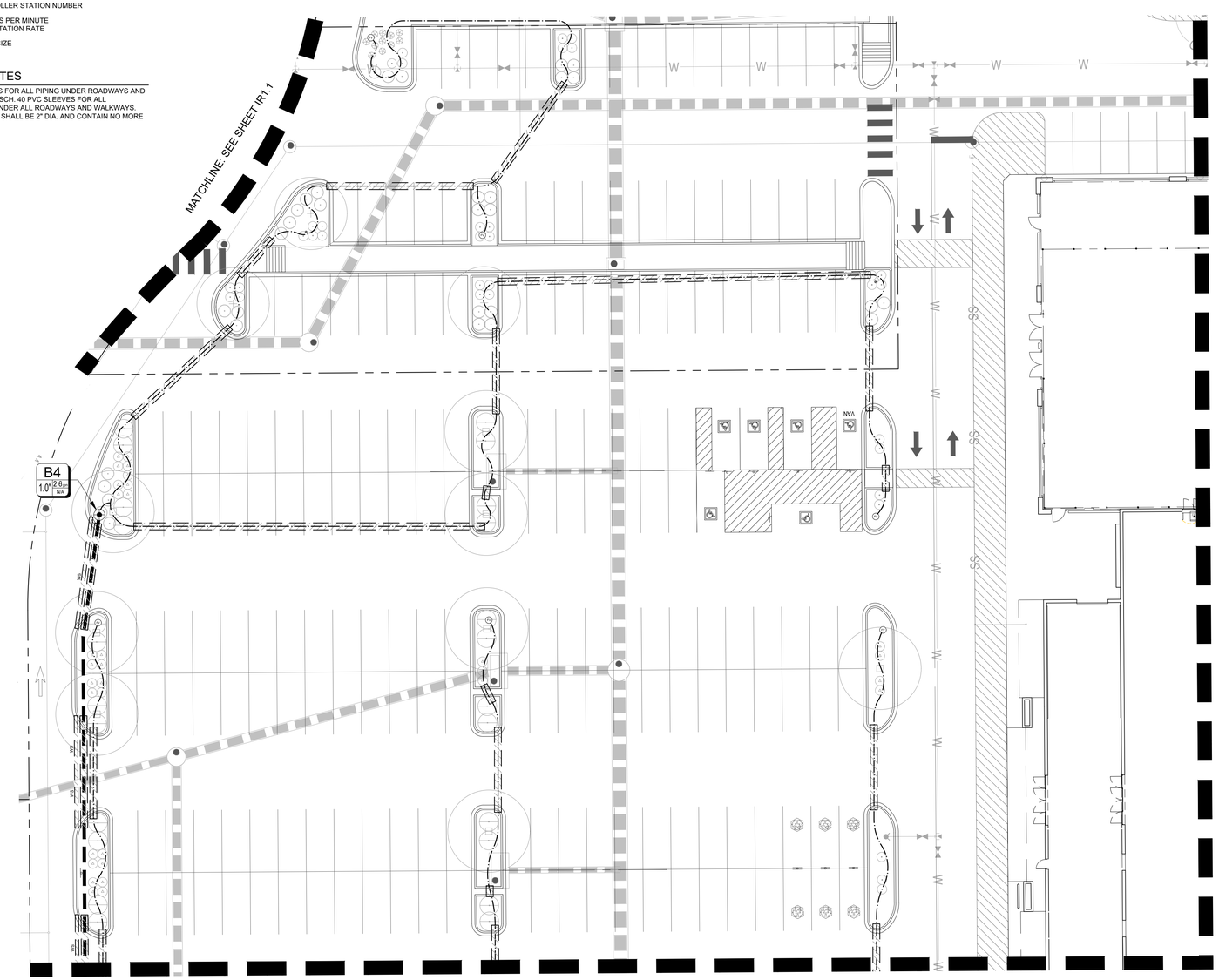
CAUTION
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VALVE KEY DIAGRAM



WIRING/SLEEVING NOTES

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



MATCHLINE: SEE SHEET IR1.4

REVISIONS

PRE-BID SET ISSUE DATE	POST BID SET ISSUE DATE	DESCRIPTION
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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED00001620 | DRAWN BY: SRA | CHECKED BY: DTT

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ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
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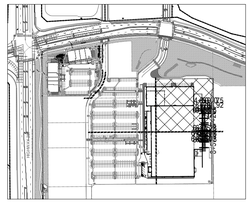
IR1.2

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

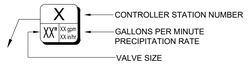
KEY MAP



IRRIGATION CONTROLLER 'B'

VALVE NUMBER	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
G.P.M.	2.7	6.2	7.0	2.6	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
OPERATION PSI	40	40	40	40	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
ZONE TYPE	DRIP	DRIP	DRIP	DRIP	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN

VALVE KEY DIAGRAM

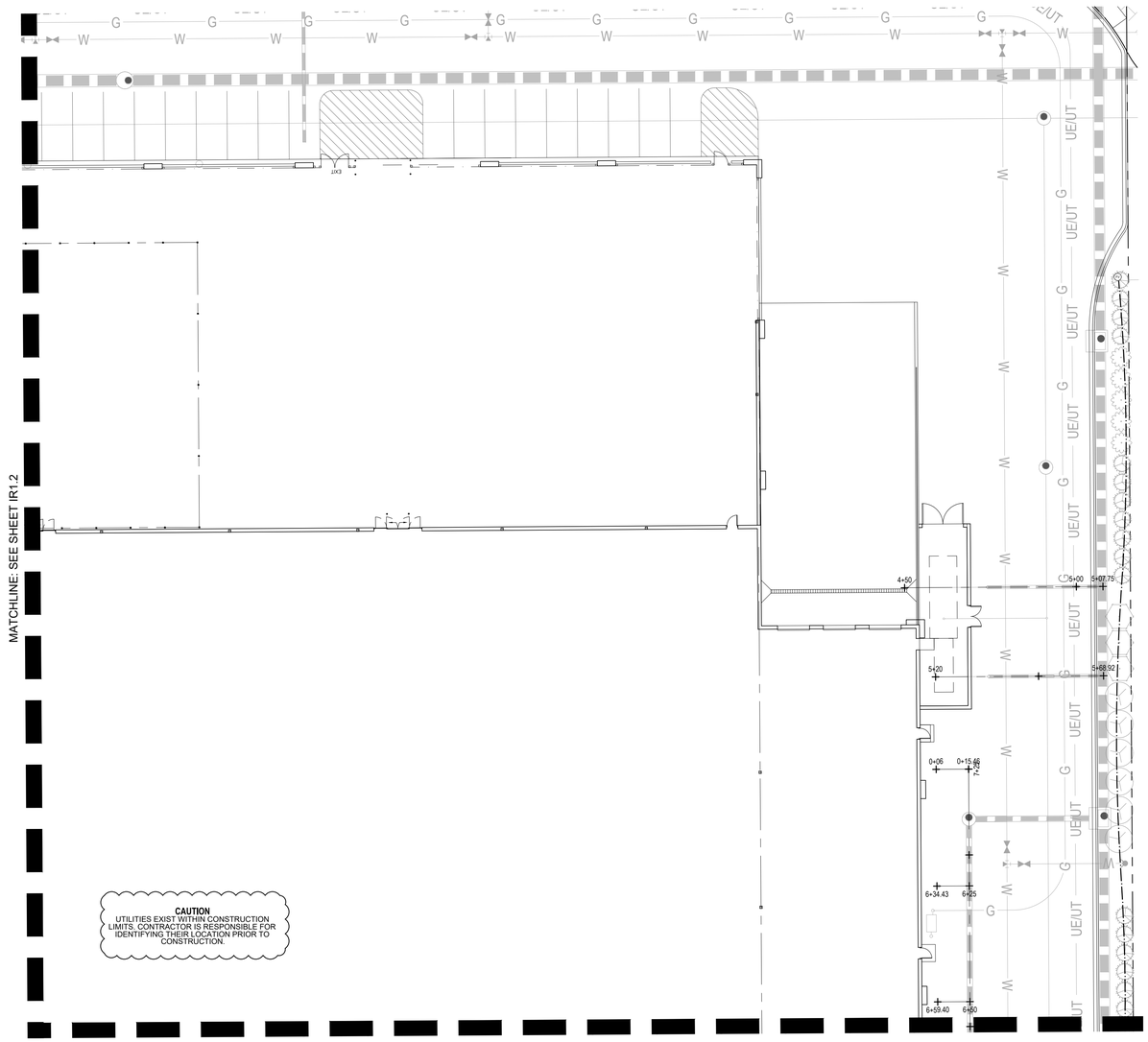


WIRING/SLEEVING NOTES

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

GENERAL IRRIGATION NOTES

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2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.



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

REVISIONS
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303.770.8884
GallowayUS.com

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SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: EI0000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

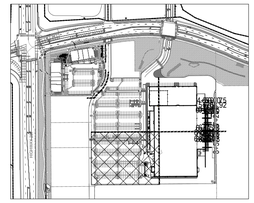
CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

IR1.3

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019

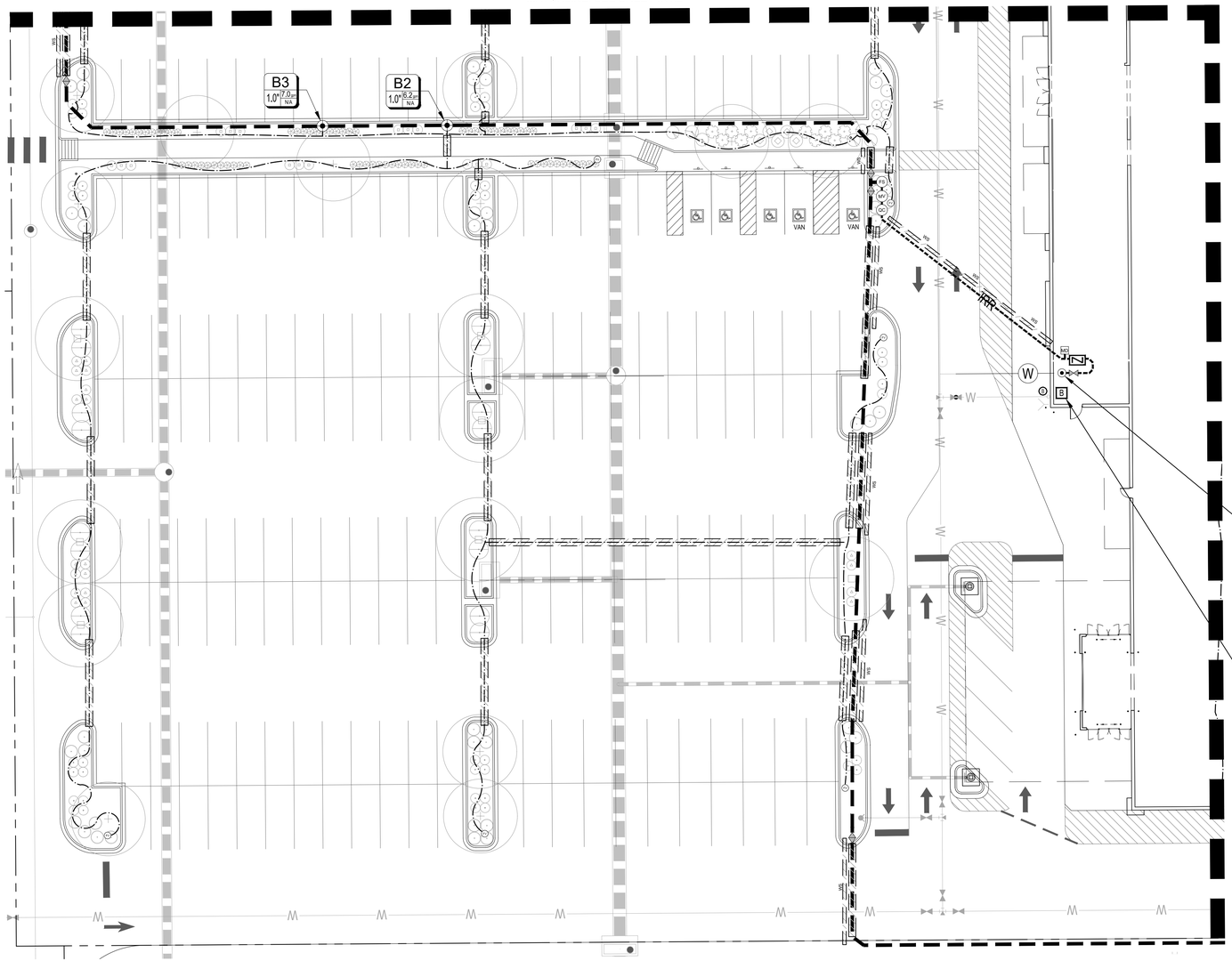
KEY MAP



IRRIGATION CONTROLLER 'B'

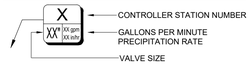
VALVE NUMBER	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
G.P.M.	2.7	6.2	7.0	2.6	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
OPERATION PSI	40	40	40	40	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
ZONE TYPE	DRIP	DRIP	DRIP	DRIP	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN

MATCHLINE: SEE SHEET IR1.2



MATCHLINE: SEE SHEET IR1.5

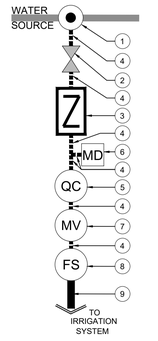
VALVE KEY DIAGRAM



WIRING/SLEEVING NOTES

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

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM (B)



1. 1" TAP INTO DOMESTIC WATERLINE DOWN STREAM OF THE BUILDING METER
2. 1" GATE VALVE
3. 1" BACKFLOW DEVICE
4. 1" K COPPER WATER SERVICE TUBING
5. QUICK COUPLER/FOR BLOW OUT
6. MANUAL DRAIN VALVE, SEE SHEET IR1.6 DETAIL 14
7. 1" MASTER VALVE
8. 1" FLOW SENSOR
9. 1-1/2" MAINLINE, CLASS 200 PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT STOP AND WASTE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

POINT OF CONNECTION 'B'

STATIC PRESSURE: +/- 74 SIZE OF TAP: 1"

- USE 1" TAP INTO THE DOMESTIC WATERLINE DOWN STREAM OF THE BUILDING METER
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE FLOW SENSOR.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 80 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CONTROLLER NOTE 'B'

- ONE (1) 10 STATION CONTROLLER, SEE LEGEND.
- SIX (6) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN THE SPRINKLER ROOM AS SPECIFIED ON THE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

REVISIONS

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01/29/20	2ND SITE CD SUB.

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SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF:
ERIE, COLORADO

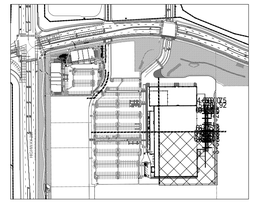
PROJECT No: ED0001820 | DRAWN BY: SRA | CHECKED BY: DTT

CRITERIA
ISSUE DATE: 11.21.19
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
IR1.4

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

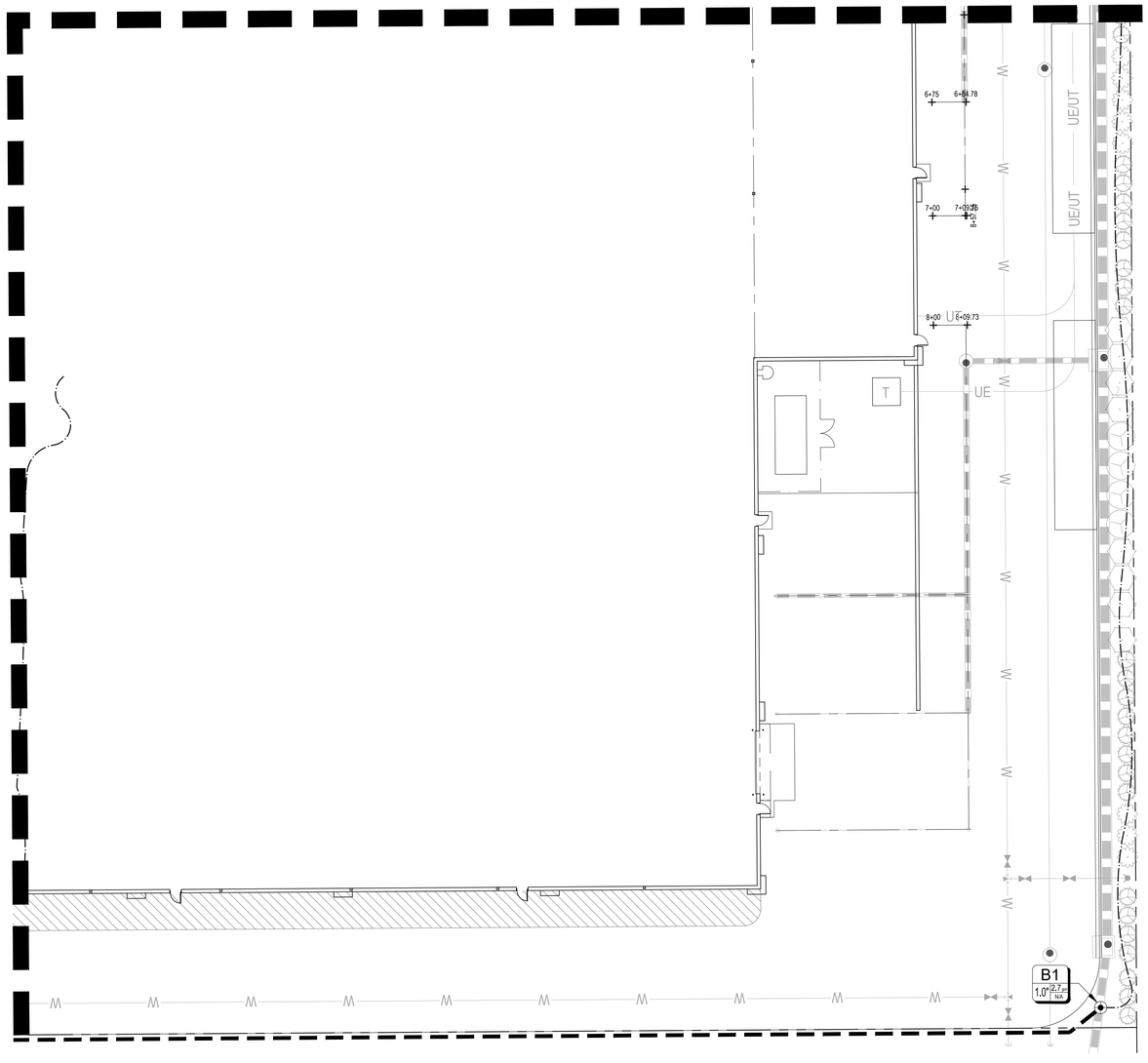
A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019

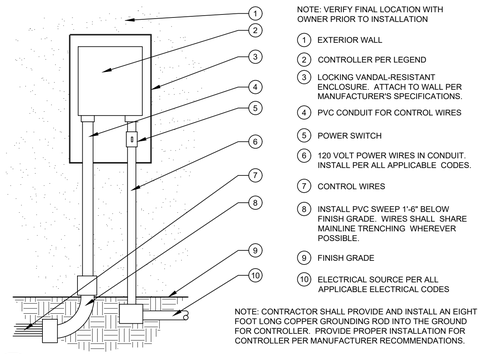
KEY MAP



MATCHLINE: SEE SHEET IR1.3

MATCHLINE: SEE SHEET IR1.4



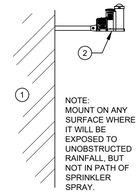


NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION

1. EXTERIOR WALL
2. CONTROLLER PER LEGEND
3. LOCKING VANDAL-RESISTANT ENCLOSURE. ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
4. PVC CONDUIT FOR CONTROL WIRES
5. POWER SWITCH
6. 120 VOLT POWER WIRES IN CONDUIT. INSTALL PER ALL APPLICABLE CODES.
7. CONTROL WIRES
8. INSTALL PVC SWEEP 1'-6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
9. FINISH GRADE
10. ELECTRICAL SOURCE PER ALL APPLICABLE ELECTRICAL CODES

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS.

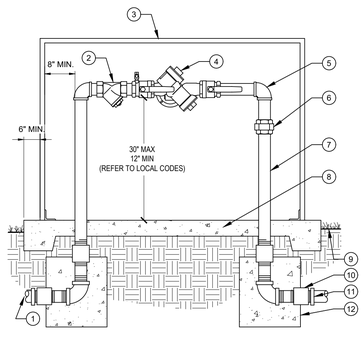
1 WALL MOUNT CONTROLLER
SCALE: NOT TO SCALE



NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

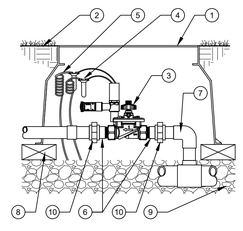
1. EXTERIOR WALL OR POLL
2. RAIN SENSOR

2 WEATHER SENSOR
SCALE: NOT TO SCALE



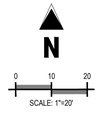
1. TO POINT OF CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. ENCLOSURE PER IRRIGATI0N LEGEND
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS UNION (TYPICAL)
7. BRASS NIPPLES (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. FINISH GRADE 2" BELOW PAD
10. BRASS COUPLING
11. PIPE ADAPTER AND MAINLINE PIPE
12. 12"X12"X12" THRUST BLOCKS

3 BACKFLOW PREVENTER, REDUCED PRESSURE
SCALE: NOT TO SCALE



1. STANDARD VALVE BOX EQUIPMENT TYPE BRAND ONTO BOX LID
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

4 MASTER VALVE
SCALE: NOT TO SCALE



IRRIGATION CONTROLLER 'B'

VALVE NUMBER	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
G.P.M.	2.7	6.2	7.0	2.6	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
OPERATION PSI	40	40	40	40	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN
ZONE TYPE	DRIP	DRIP	DRIP	DRIP	OPEN	OPEN	OPEN	OPEN	OPEN	OPEN

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SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

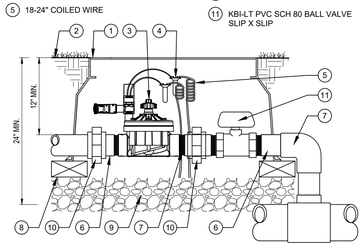
CRITERIA
ISSUE DATE: 11.21.19
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ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

IR1.5

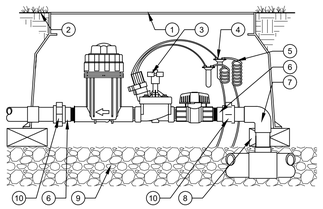
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN: SP-001117-2019

1. STANDARD VALVE BOX EQUIPMENT TYPE BRAND ONTO BOX LID
2. FINISH GRADE
3. REMOTE CONTROL VALVE WITH FILTER SENTRY (FS')
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS
11. KBILLT PVC SCH 80 BALL VALVE SLIP X SLIP

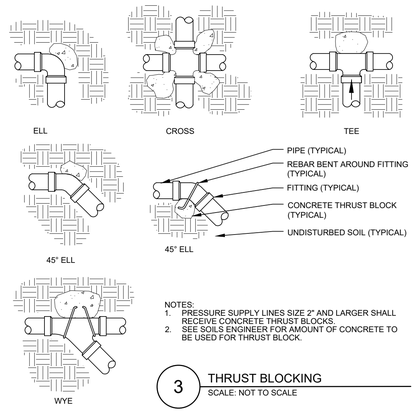


1 REMOTE CONTROL VALVE
SCALE: NOT TO SCALE



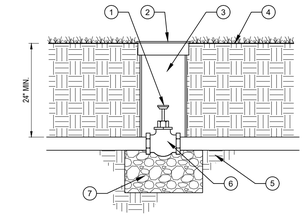
1. STANDARD VALVE BOX, BRAND EQUIPMENT TYPE AND ZONE NUMBER ONTO LID
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

2 REMOTE DRIP CONTROL VALVE
SCALE: NOT TO SCALE



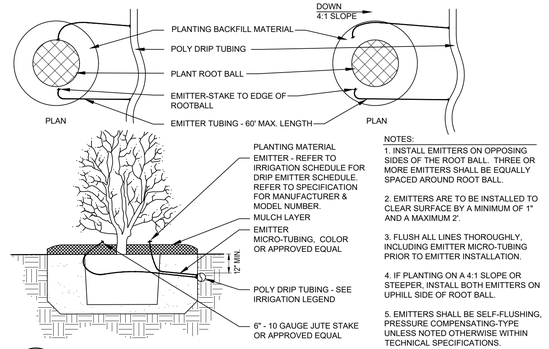
NOTES:
1. PRESSURE SUPPLY LINES SIZE 2" AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SOILS ENGINEER FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

3 THRUST BLOCKING
SCALE: NOT TO SCALE



1. KEY HEAD PER HEAD
2. 9" ROUND VALVE BOX-EQUIPMENT TYPE BRAND ONTO BOX LID
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS. 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 1' DIA. x 12-INCH MINIMUM DEPTH OF ¾-INCH CRUSHED ROCK

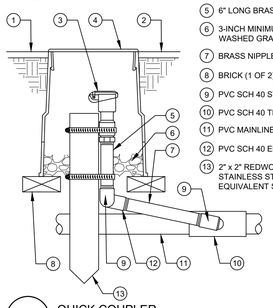
4 GATE STOP VALVE
SCALE: NOT TO SCALE



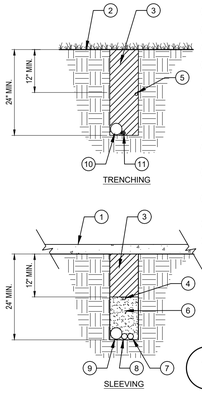
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

5 DRIP EMITTERS LAYOUT
SCALE: NOT TO SCALE

1. TOP OF MULCH
2. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
3. QUICK-COUPLING VALVE
4. 10" ROUND PLASTIC VALVE BOX BY CARSON (OR EQUAL) EQUIPMENT TYPE BRAND ONTO BOX LID
5. 6" LONG BRASS NIPPLE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRASS NIPPLE (LENGTH AS REQUIRED)
8. BRICK (1 OF 2)
9. PVC SCH 40 STREET ELL
10. PVC SCH 40 TEE OR ELL
11. PVC MAINLINE PIPE
12. PVC SCH 40 ELL
13. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM



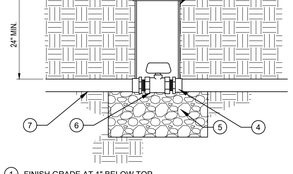
6 QUICK COUPLER
SCALE: NOT TO SCALE



1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE W/BURIED CAUTION TAPE
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE
11. CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS

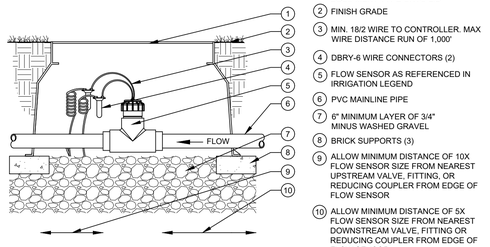
NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

7 PIPE AND SLEEVE INSTALLATION
SCALE: NOT TO SCALE



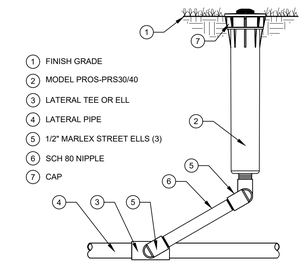
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. 9" ROUND VALVE BOX WITH LOCKABLE LID-EQUIPMENT TYPE BRAND ONTO BOX LID
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3-INCH MINIMUM DEPTH OF ¾-INCH WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

8 PLASTIC BALL VALVE
SCALE: NOT TO SCALE



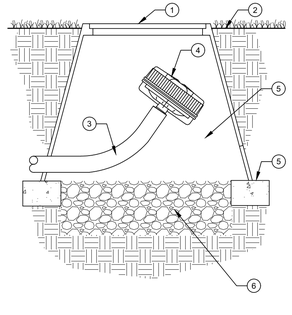
1. 10" DIA ROUND VALVE BOX, BRAND EQUIPMENT TYPE ONTO LID
2. FINISH GRADE
3. MIN. 18/2 WIRE TO CONTROLLER. MAX WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE CONNECTORS (2)
5. FLOW SENSOR AS REFERENCED IN IRRIGATION LEGEND
6. PVC MAINLINE PIPE
7. 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
8. BRICK SUPPORTS (3)
9. ALLOW MINIMUM DISTANCE OF 10X FLOW SENSOR SIZE FROM NEAREST UPSTREAM VALVE, FITTING, OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR
10. ALLOW MINIMUM DISTANCE OF 5X FLOW SENSOR SIZE FROM NEAREST DOWNSTREAM VALVE, FITTING OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR

9 FLOW SENSOR
SCALE: NOT TO SCALE



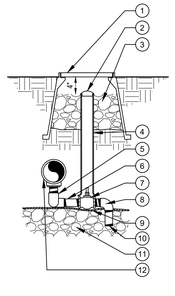
1. FINISH GRADE
2. MODEL PROS-PRS30/40
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. 1/2" MARLEX STREET ELLS (3)
6. SCH 80 NIPPLE
7. CAP

10 MP ROTATOR SPRINKLER
SCALE: NOT TO SCALE



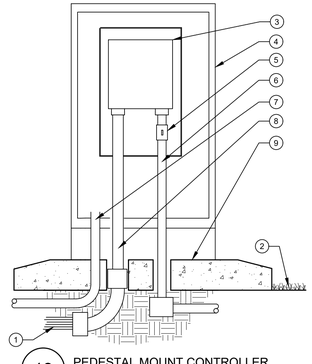
1. 6" DIA ROUND VALVE BOX, BRAND EQUIPMENT TYPE ONTO LID
2. FINISH GRADE
3. POLYPIPE DRIP LINE
4. AUTOMATIC FLUSH VALVE
5. BRICK SUPPORTS (3)
6. 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

11 FLUSH DRAIN VALVE
SCALE: NOT TO SCALE



1. CARSON-BROOKS VALVE BOX. EQUIPMENT TYPE BRAND ONTO BOX LID - REFER TO TECHNICAL SPECIFICATIONS
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2) 3/4"xCL PVC NIPPLE SCH. 80 (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES VALVE
8. 3/4" MxF SCH.40 PVC 90 ELL
9. SOIL BLANKET COVERING SUMP
10. 3/4"x4" PVC NIPPLE SCH. 80
11. 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
12. PRESSURE MAINLINE

12 MANUAL DRAIN VALVE
SCALE: NOT TO SCALE



1. DIRECT BURIAL CONTROL WIRES
2. FINISH GRADE
3. CONTROLLER MOUNTED IN VANDAL-RESISTANT ENCLOSURE
4. VANDAL-RESISTANT ENCLOSURE PER LEGEND
5. POWER SWITCH
6. POWER WIRES IN CONDUIT. INSTALL PER ALL APPLICABLE CODES
7. 1-1/2" CONDUIT FOR SENSOR AND FLOW METER CABLE
8. 2" PVC CONDUIT AND SWEEP WITH CONTROL AND COMMON WIRES
9. CONCRETE BASE PER MANUFACTURER'S SPECIFICATIONS

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS.

13 PEDESTAL MOUNT CONTROLLER
SCALE: NOT TO SCALE

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

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LOWE'S

SITE PLAN CONSTRUCTION DOCUMENTS
IRRIGATION PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED0000118.28 | DRAWN BY: SRA | CHECKED BY: DTT

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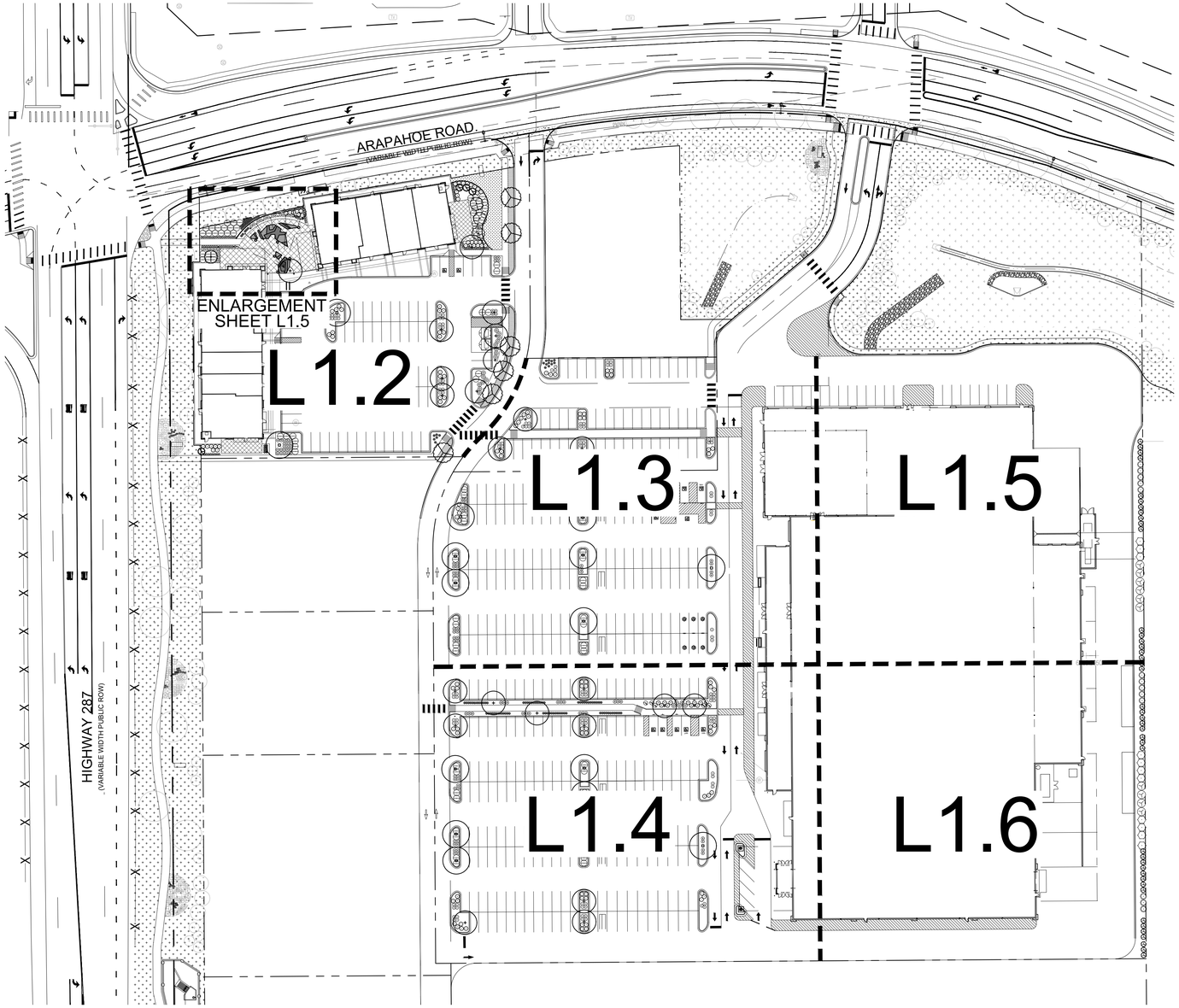
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IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR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

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019



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	2.5" CAL. B&B	40'X30'	M
23	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL. B&B	50'X35'	L
17	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL. B&B	60'X50'	L
EVERGREEN TREES						
4	PIGL	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HEIGHT B&B	20'X10'	M
ORNAMENTAL TREES						
5	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	M
UPRIGHT JUNIPERS						
13	JUVI	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	#5 CONT. 3' HEIGHT	20'X5'	VL
DECIDUOUS SHRUBS						
10	AMCA	AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	VL
116	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL
20	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18-24"	4'X4'	VL
10	COCO	COTINUS COGGYGRIA	PURPLE SMOKE TREE	#5 CONT. 18-24"	15'X5'	L/M
126	GELY	GENISTA 'LYDIA'	LYDIA WOADWAXEN	#5 CONT. 18-24"	2'X2'	VL
6	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL
40	POFR	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	#5 CONT. 18-24"	3'X3'	L/M
80	POTA	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	#5 CONT. 18-24"	2'X3'	L/M
93	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	VL
11	SYVU	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT. 18-24"	15'X6'	VL
EVERGREEN SHRUBS						
137	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT. 18-24"	2'X4'	VL
42	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#5 CONT. 18-24"	6'X5'	VL
MISCELLANEOUS						
1,218 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M
1,524 SF		NATIVE SEED	NATIVE SEED TO MATCH MASTER DEVELOPMENT	SEED		L
22,589 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
100 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTE	EDGING		N/A
AS SHOWN		LANDSCAPE BY OTHERS	LANDSCAPE PER MASTER DEVELOPMENT, NOT THIS SUBMITTAL	LS		N/A

LANDSCAPE CALCULATIONS

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

CODE SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
10-6-4E 1A	1 TREE PER 40 LF OF STREET FRONTAGE	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT	INCLUDED IN MASTER DEVELOPMENT
10-6-4E 7B	15% GROSS SITE AREA LANDSCAPED	523,634 SF GROSS SITE AREA	78,545 SF LANDSCAPE AREA	25,331 SF LANDSCAPE AREA*
10-6-4E 7C1	1 TREE PER 1,000 SF OF LANDSCAPE AREA	78,545 SF REQUIRED LANDSCAPE AREA	79 TREES	27 TREES*
10-6-4E 7C2	1 SHRUB PER 150 SF OF LANDSCAPE AREA	78,545 SF REQUIRED LANDSCAPE AREA	524 SHRUBS	211 SHRUBS* (30 SHRUBS SUB FOR 5 TREES)
10-6-4E 8E1	1 TREE PER 15 PARKING SPACES	493 PARKING SPACES PROVIDED	33 TREES	33 TREES
10-6-4E 8E2	1 SHRUB PER PARKING SPACE	493 PARKING SPACES PROVIDED	493 SHRUBS	493 SHRUBS

* THE REMAINING REQUIRED 53,214 SF OF LANDSCAPE AREA AND ASSOCIATED 52 TREES & 343 SHRUBS WILL BE PROVIDED WITH TRACTS C, D & E IN THE MASTER DEVELOPMENT PLANS.

REVISIONS

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01/29/20	2ND SITE CD SUB.

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Galloway
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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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1000 Lowes Boulevard
Mooresville, NC 28117

704.758.1000 (V)

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SITE PLAN CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

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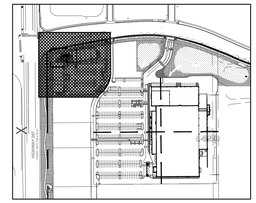
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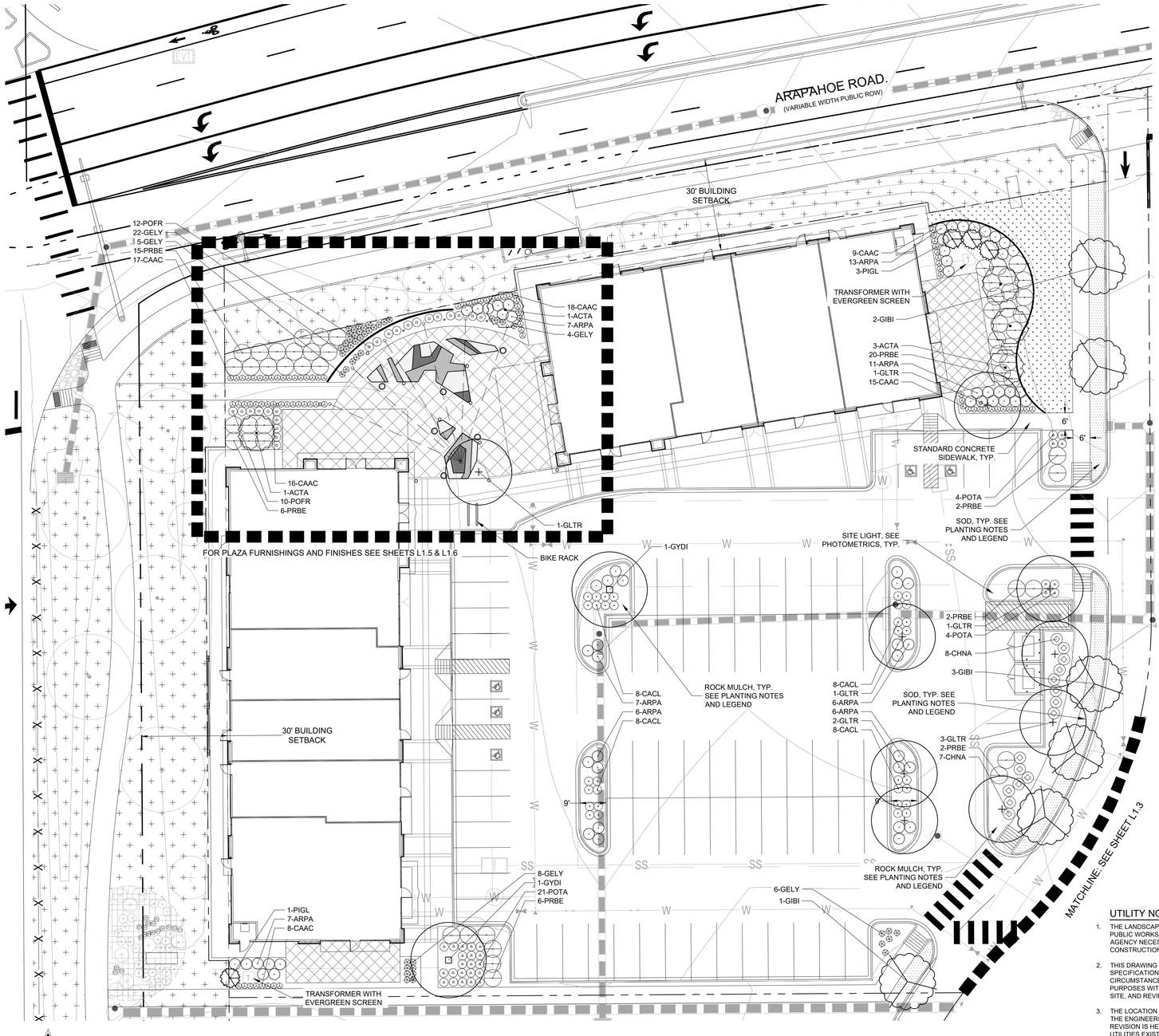
NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

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SITE PLAN: SP-001117-2019

KEY MAP





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.

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SITE PLAN CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No. ED0000182.20 | DRAWN BY: SRA | CHECKED BY: DTT

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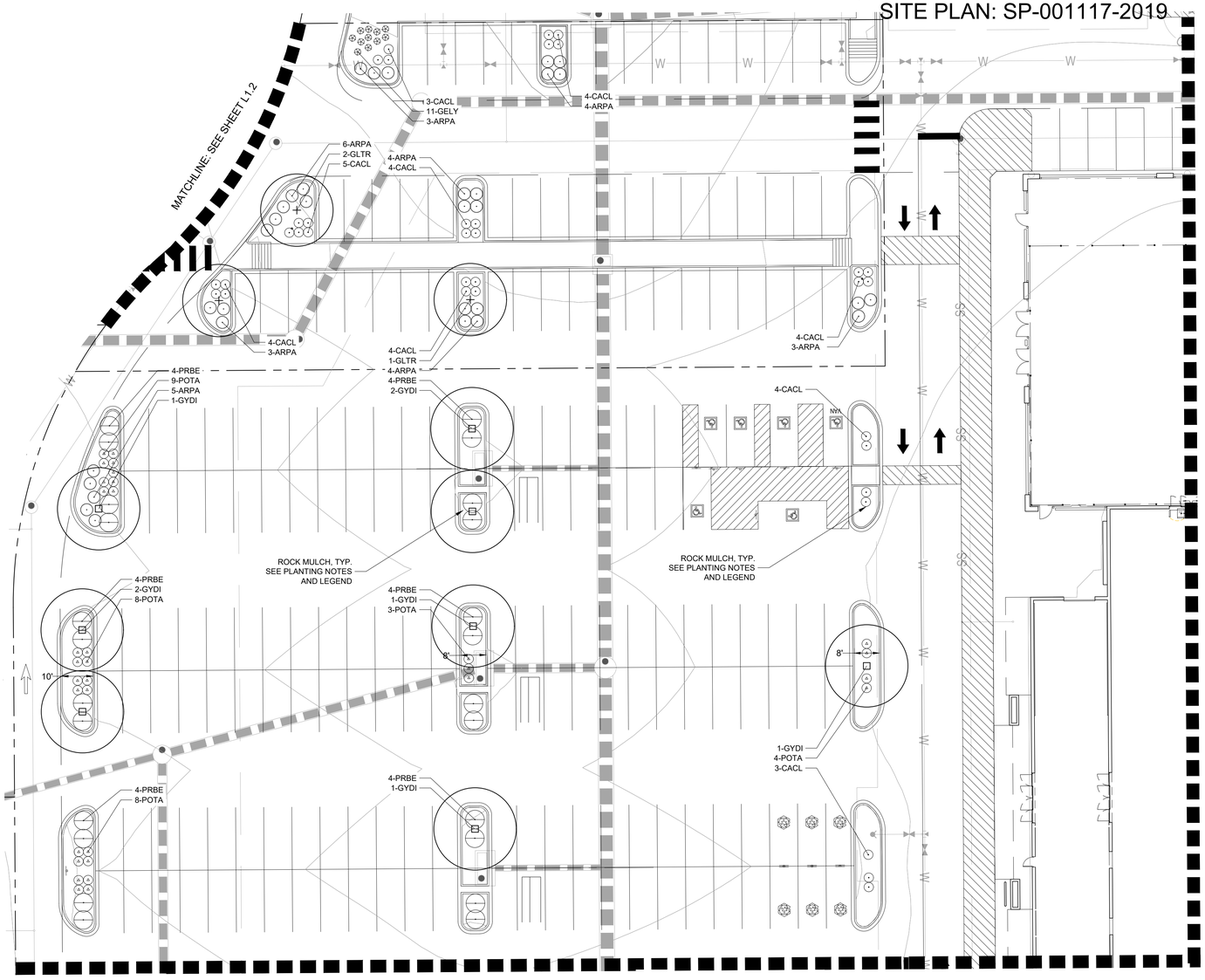
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SITE PLAN: SP-001117-2019



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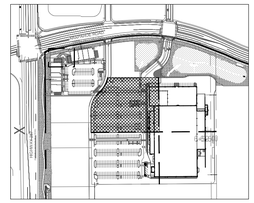
0 10 20

SCALE: 1"=20'

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KEY MAP



REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
11/25/19	1ST SITE CD SUB.
01/29/20	2ND SITE CD SUB.

Evergreen Development | Services | Investments

Galloway

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303.770.8884
Galloway.com

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SITE PLAN CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

LOWE'S OF:

ERIE, COLORADO

PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

CRITERIA
ISSUE DATE: 11.21.19

PERMIT SET
ISSUE DATE:

CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:

L1.3

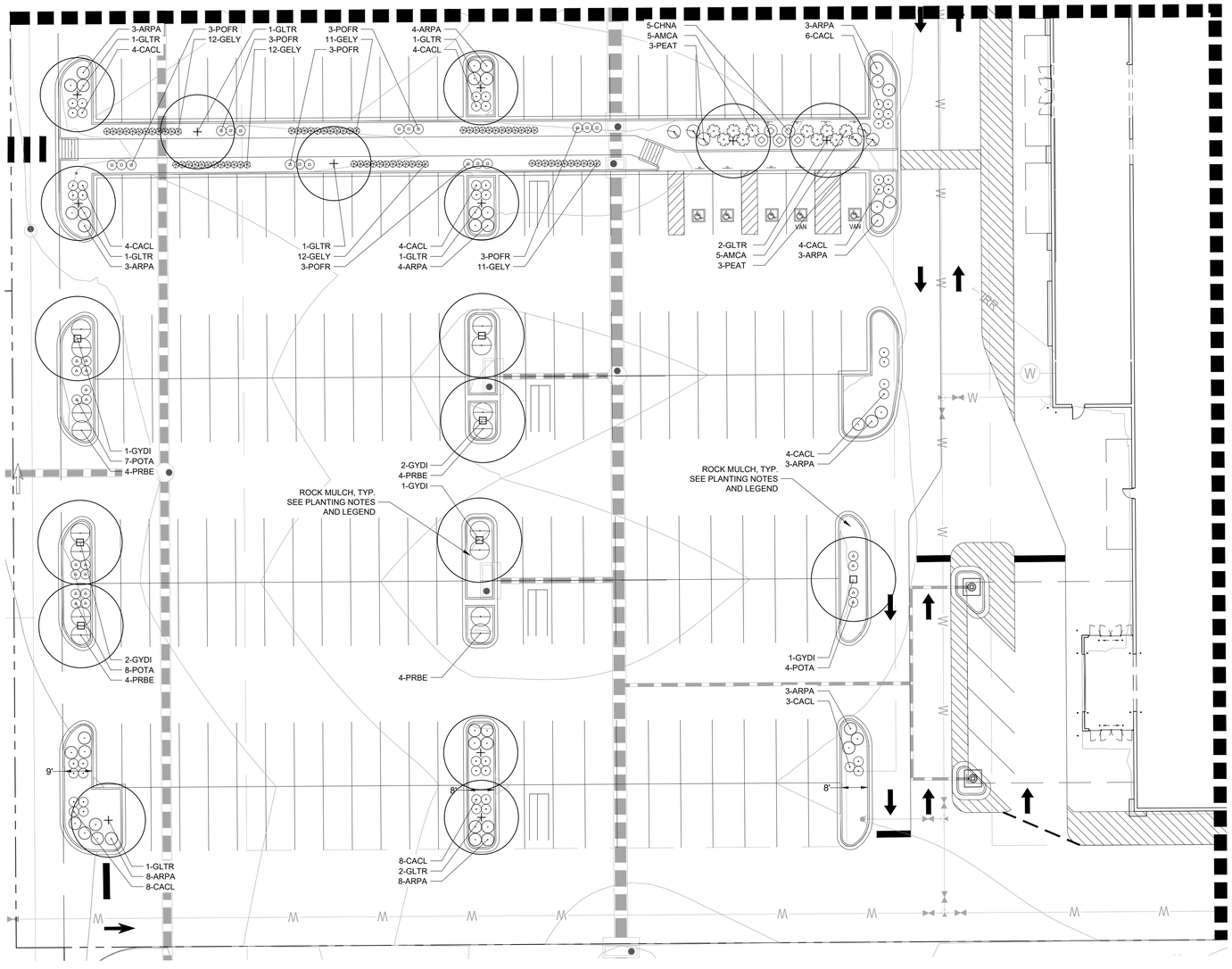
IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR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

NINE MILE CORNER - SITE PLAN CONSTRUCTION DOCUMENTS

A PORTION OF NE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

SITE PLAN: SP-001117-2019

MATCHLINE: SEE SHEET L1.3



MATCHLINE: SEE SHEET L1.6

N

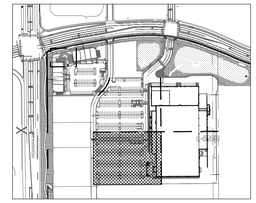
0 10 20

SCALE: 1"=20'

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SITE PLAN CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
LOWE'S OF:
ERIE, COLORADO

PROJECT No: ED000018.20 | DRAWN BY: SRA | CHECKED BY: DTT

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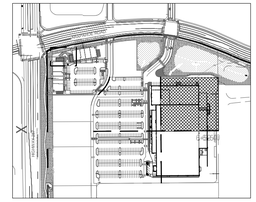
L1.4

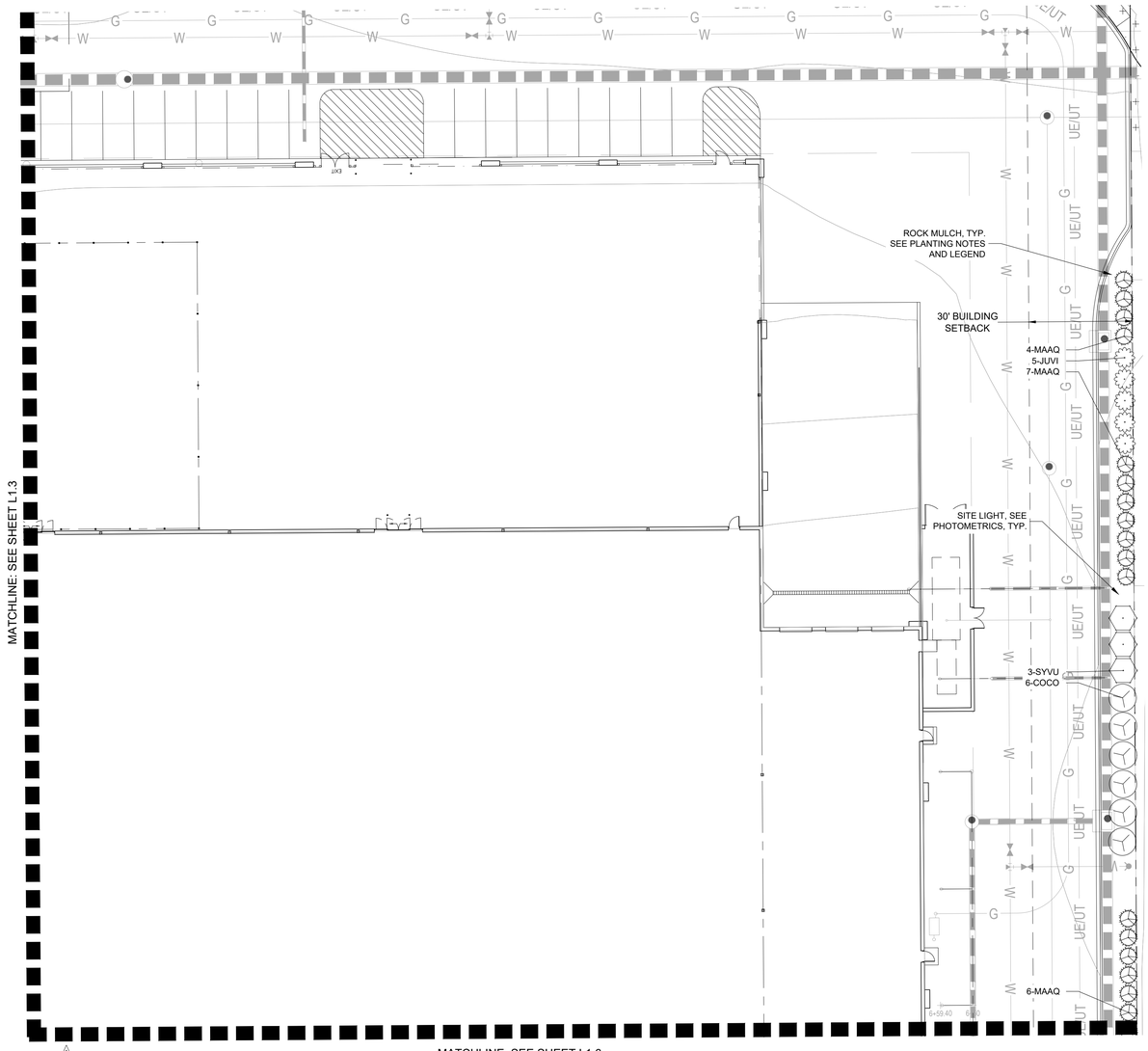
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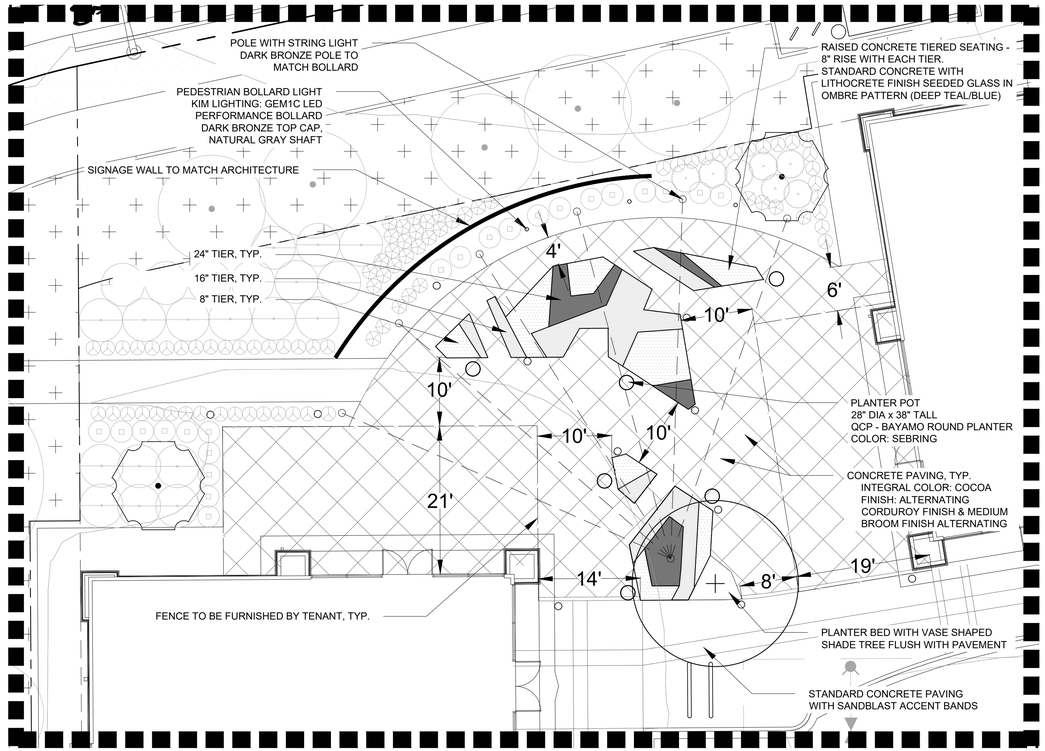
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SITE PLAN: SP-001117-2019

KEY MAP







PLAZA ENLARGEMENT: SEE DETAILS SHEET L1.6

N

0 5 10

SCALE: 1"=10'

N

0 10 20

SCALE: 1"=20'

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LANDSCAPE PLAN
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PROJECT No: ED#00018.20 | DRAWN BY: SRA | CHECKED BY: DTT

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L1.5