

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

SITUATED IN SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019



323 5th STREET  
P.O. Box 680  
FREDERICK, CO 80530  
303.833.1416  
WWW.CIVILRESOURCES.COM

CARLSON ASSOCIATES  
P.O. BOX 247  
EASTLAKE, CO 80614-0247

## LEGAL DESCRIPTION

LOT 1, VISTA RIDGE FILING NO. 6, MINOR SUBDIVISION, ACCORDING TO PLAT RECORDED MAY 19, 2008 AT RECEPTION NO. 3555044, COUNTY OF WELD, STATE OF COLORADO.

## BENCHMARK

NGS MONUMENT A15917, AN ALUMINUM SURVEY DISK SET INTO THE TOP OF A ROUND CONCRETE POST FLUSH WITH THE GROUND. (204-40) ELEVATION=5117.8' (NAVD 88 VERTICAL DATUM)

## BASIS OF BEARINGS

N 00°15'14" E BEING THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN PER THE PLAT OF VISTA RIDGE FILING NO. 6, FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 3555044.



## LIST OF PROJECT CONTACTS

### ARCHITECT

HAUSER ARCHITECTS  
3780 EAST 15TH STREET, SUITE 201  
LOVELAND, CO 80538  
(970) 669-8220

### LANDSCAPE ARCHITECT

THE FRONTERRA GROUP  
138 E 4TH STREET, SUITE 1  
LOVELAND, CO 80537  
(970) 669-3737

### ENGINEER

CIVIL RESOURCES, LLC  
CONTACT: JAMES A. BRZOSTOWICZ  
323 5TH STREET / P.O. BOX 680  
FREDERICK, CO 80530  
(303) 833-1416 (P) (303) 833-2850 (F)

## LIST OF TOWN, COUNTY AND UTILITY CONTACTS

### TOWN

TOWN OF ERIE  
640 HOLBROOK STREET  
ERIE, CO 80516  
(303) 926-2700 (P)

### COUNTY

WELD COUNTY  
1555 N 17TH AVENUE  
GREELEY, CO 80631  
(303) 353-6100 x 3540

### FIRE

MOUNTAIN VIEW FIRE PROTECTION DISTRICT  
9119 E COUNTY LINE ROAD  
LONGMONT, CO 80501  
(303) 684-5550

### ELECTRIC

XCEL ENERGY  
ATTN: PAT KREAGER  
(970) 225-7840 (P)

### GAS

XCEL ENERGY  
ATTN: PAT KREAGER  
(970) 225-7840 (P)

### TELEPHONE

CENTURY LINK  
5325 ZUNI STREET  
DENVER, CO 80221  
(303) 992-0995 (P)

### CABLE

COMCAST CABLE  
6850 SOUTH TUCSON WAY  
ENGLEWOOD, CO 80112  
(303) 603-5628

### WATER & SANITARY

TOWN OF ERIE  
640 HOLBROOK STREET  
ERIE, CO 80516  
(303) 926-2700 (P)

## SITE PLAN APPROVAL CERTIFICATE

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

PLANNING & DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

\_\_\_\_\_  
(OWNER SIGNATURE) (OWNER NAME PRINTED)

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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SITE DATA SUMMARY CHART		
ZONE DISTRICT - PD		
SITE COVERAGE		
ITEM	SQUARE FOOTAGE (SF)	% OF GROSS SITE
GROSS SITE AREA	174,874	100.0%
BUILDING FOOTPRINT	63,511	36.3%
PARKING/ROADS	74,604	42.7%
LANDSCAPE	36,759	21.0%
BUILDING USE - FLOOR AREA		
DESCRIPTION	AREA (SF)	
SELF STORAGE	88,447	
OFFICE	3,000	
SELF STORAGE OFFICE	1,925	
RESIDENCE	1,750	
TOTAL	95,122	
PARKING		
USE	SPOTS REQUIRED	SPOTS PROVIDED
OFFICE: 1 SPACE/300 SF	10	10
DWELLING UNITS (2 SPOTS PER UNIT)	2	2 (INTERIOR)
SELF STORAGE OFFICE: 1 SPACE/1500 SF	2	2
** based on Schedule 2 - 6.6-2		
SELF STORAGE: 1 SPACE /1500 SF	59**	10
** based on Schedule 2 - 6.6-2		
TOTAL	73	24

\*\* - IT HAS BEEN NOTED THAT THE UDC PARKING REQUIREMENTS FOR SELF STORAGE FACILITIES IS WELL OUTDATED AND NEED TO BE MODIFIED TO CURRENT INDUSTRY STANDARDS BASED ON NATIONAL ASSOCIATION STUDIES. WE HAVE UTILIZED PARKING STANDARDS ADOPTED BY MANY JURISDICTION AROUND THE COLORADO FRONT RANGE INCLUDING THE CITY AND COUNTY OF DENVER, CITY OF ARVADA, JEFFERSON COUNTY ETC. THIS REQUIREMENT IS 0.1 SPACE PER 1,000 SQUARE FEET OF STORAGE.

PREPARED FOR:  
CARLSON ASSOCIATES  
P.O. BOX 247  
EASTLAKE, CO 80614-0247

PREPARED BY:  
CIVIL RESOURCES, LLC  
323 5th STREET  
P.O. BOX 680  
FREDERICK, CO 80530  
303 833 1416

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CAS DATE: 7/25/2019  
DRAWN BY: CAL SCALE: \_\_\_\_\_  
CHECKED BY: JAB  
JOB NO.: 266.001.03  
DWG NAME: 266.001.01\_Erie\_COVER.dwg

COVER

SHEET:  
C1.0



# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

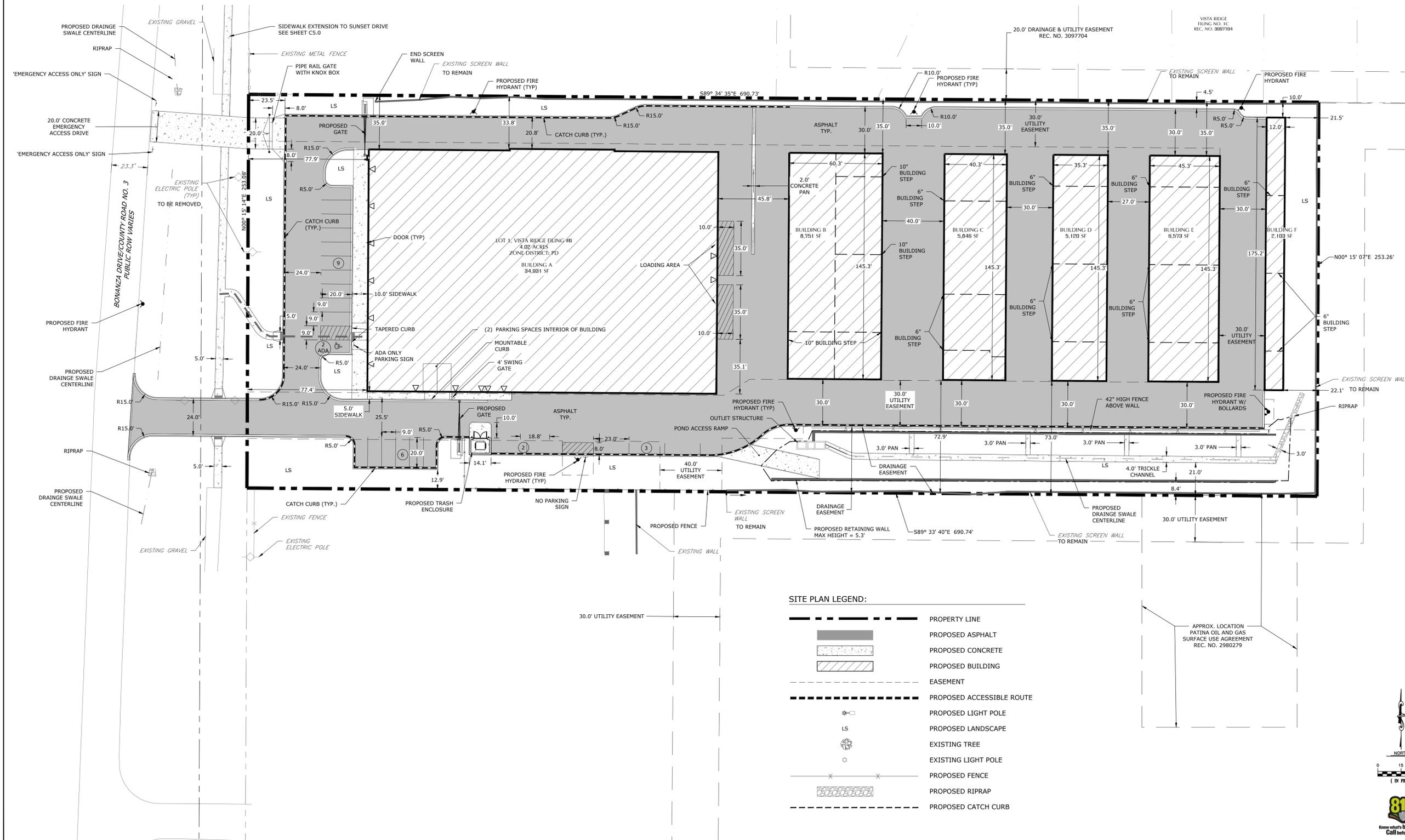
SITUATED IN SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
SITE PLAN - SP \_\_\_\_\_ - 2019



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SITE PLAN - SP \_\_\_\_\_ - 2019



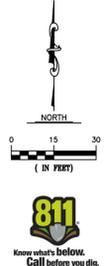
**SITE PLAN LEGEND:**

	PROPERTY LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED BUILDING
	EASEMENT
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED LIGHT POLE
	PROPOSED LANDSCAPE
	EXISTING TREE
	EXISTING LIGHT POLE
	PROPOSED FENCE
	PROPOSED RIPRAP
	PROPOSED CATCH CURB

**REVISIONS**

NO.	DESCRIPTION	DATE

DESIGNED BY: CAS DATE: 7/25/2019  
DRAWN BY: CAL SCALE: 1"=30'  
CHECKED BY: JAB  
JOB NO.: 266.001.03  
DWG NAME: 266.001.01\_Erie\_SP.dwg



SITE PLAN

SHEET: C2.0

J:\Carlson Land - 266\266.001.03 Erie Storage\Drawings\Sheets\266.001.01\_Erie\_SP.dwg, 7/25/2019 10:58:33 AM, AutoCAD PDF (General Documentation).pc3

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4.015 ACRES

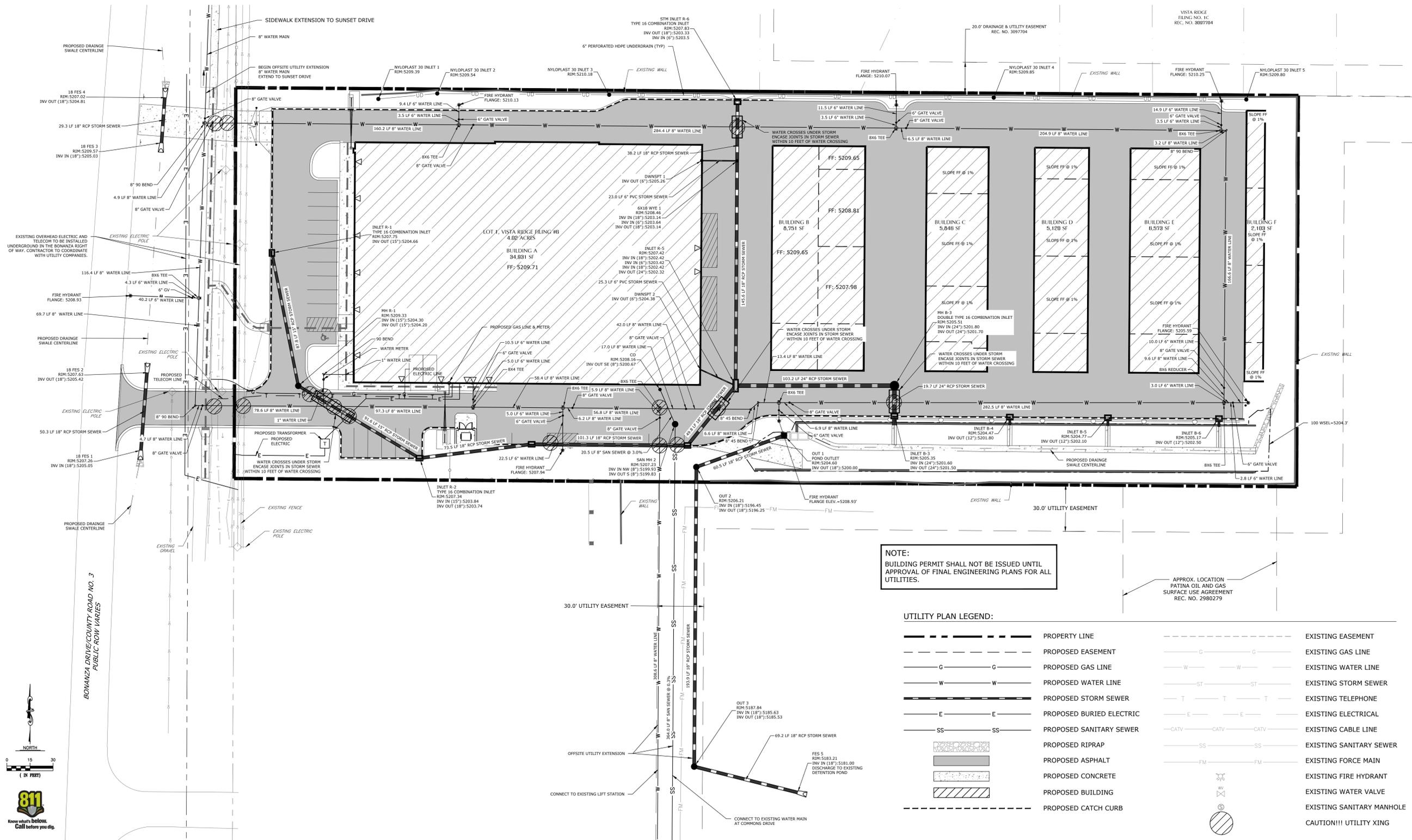
SITE PLAN - SP \_\_\_\_\_ - 2019



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LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019



**NOTE:**  
BUILDING PERMIT SHALL NOT BE ISSUED UNTIL  
APPROVAL OF FINAL ENGINEERING PLANS FOR ALL  
UTILITIES.

**UTILITY PLAN LEGEND:**

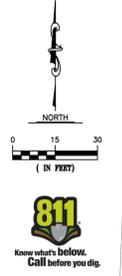
	PROPERTY LINE		EXISTING EASEMENT
	PROPOSED EASEMENT		EXISTING GAS LINE
	PROPOSED GAS LINE		EXISTING WATER LINE
	PROPOSED WATER LINE		EXISTING STORM SEWER
	PROPOSED BURIED SEWER		EXISTING TELEPHONE
	PROPOSED STORM ELECTRIC		EXISTING ELECTRICAL
	PROPOSED SANITARY SEWER		EXISTING CABLE LINE
	PROPOSED RIPRAP		EXISTING SANITARY SEWER
	PROPOSED ASPHALT		EXISTING FORCE MAIN
	PROPOSED CONCRETE		EXISTING FIRE HYDRANT
	PROPOSED BUILDING		EXISTING WATER VALVE
	PROPOSED CATCH CURB		EXISTING SANITARY MANHOLE
			CAUTION!!! UTILITY XING

**REVISIONS**

NO.	DESCRIPTION	DATE

DESIGNED BY: BZJ DATE: 7/25/2019  
DRAWN BY: CAL SCALE: 1"=30'  
CHECKED BY: JAB  
JOB NO.: 266.001.03  
DWG NAME: 266.001.01\_Erie\_UP.dwg

**UTILITY PLAN**  
SHEET:  
**C3.0**



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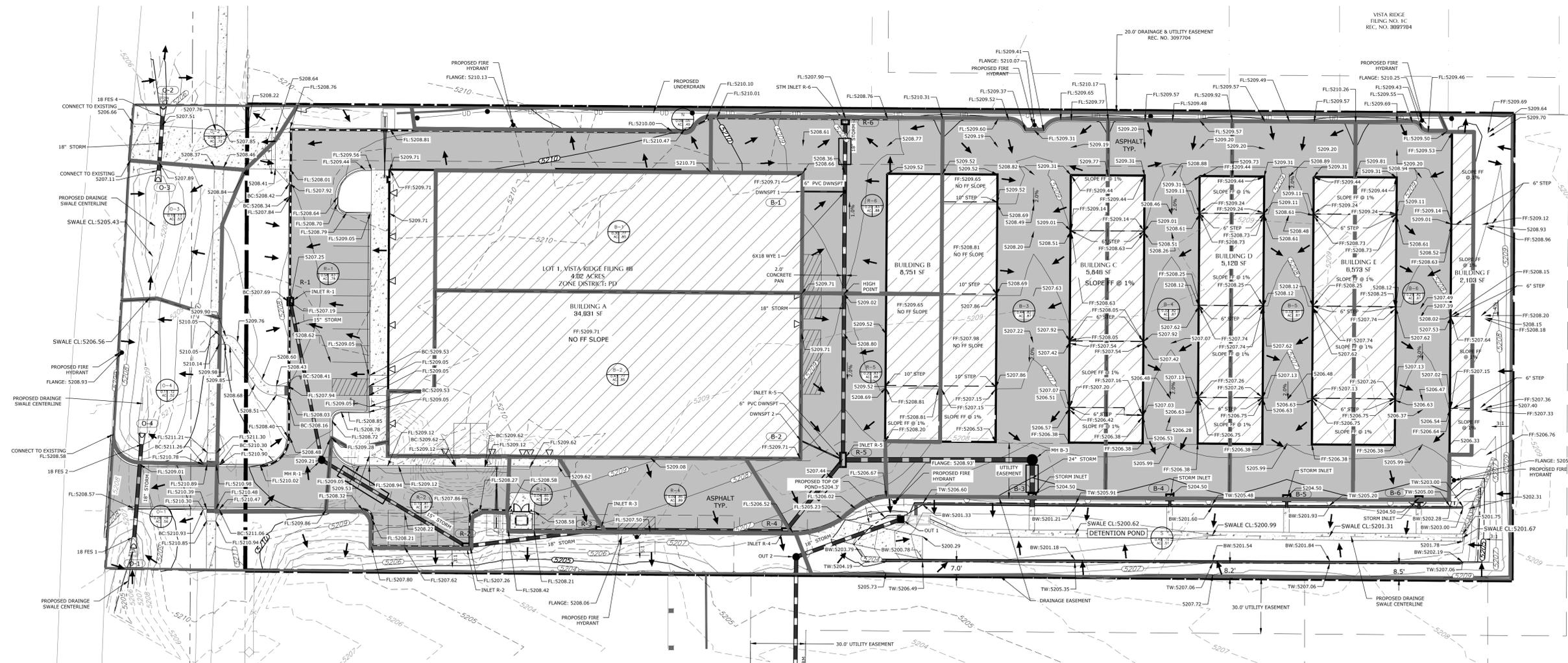
SITE PLAN - SP \_\_\_\_\_ - 2019



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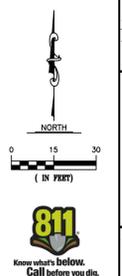


BONANZA DRIVE/COUNTY ROAD NO. 3  
PUBLIC ROW VARIES

Sub-Basin I.D.	Total Area (ac)	Final T <sub>c</sub> (min)	Weighted Imper. (%)	Runoff Coefficient "C"				Runoff			
				2-Year	5-Year	10-Year	100-Year	2-Year (cfs)	5-Year (cfs)	10-Year (cfs)	100-Year (cfs)
R-1	0.58	5.3	73.3	0.58	0.63	0.67	0.78	0.91	0.35	0.48	1.23
R-2	0.10	5.0	95.8	0.79	0.81	0.83	0.87	0.21	0.08	0.10	0.24
R-3	0.04	5.0	100.0	0.83	0.85	0.87	0.89	0.09	0.03	0.04	0.09
R-4	0.09	5.0	100.0	0.83	0.85	0.87	0.89	0.22	0.08	0.10	0.23
R-5	0.20	5.0	97.2	0.81	0.83	0.85	0.88	0.44	0.16	0.21	0.49
R-6	0.20	5.0	97.8	0.81	0.83	0.85	0.88	0.45	0.17	0.22	0.49
B-1	0.30	5.4	90.0	0.74	0.77	0.79	0.85	0.60	0.22	0.29	0.69
B-2	0.43	5.4	90.0	0.74	0.77	0.79	0.85	0.86	0.32	0.43	1.00
B-3	0.44	5.0	96.2	0.80	0.82	0.84	0.87	0.97	0.36	0.47	1.08
B-4	0.32	5.0	96.0	0.80	0.82	0.84	0.87	0.70	0.26	0.34	0.77
B-5	0.32	5.0	95.7	0.79	0.81	0.83	0.87	0.69	0.25	0.34	0.77
B-6	0.29	5.0	96.5	0.80	0.82	0.84	0.87	0.64	0.24	0.31	0.71
S	0.49	6.0	8.1	0.05	0.10	0.19	0.51	0.06	0.05	0.11	0.66
N	0.09	5.0	2.0	0.01	0.05	0.15	0.49	0.00	0.00	0.02	0.12
O-1	0.26	6.5	18.4	0.12	0.18	0.26	0.56	0.08	0.04	0.08	0.37
O-2	0.06	5.0	58.6	0.46	0.51	0.56	0.72	0.08	0.03	0.04	0.12
O-3	0.10	5.3	11.2	0.07	0.13	0.22	0.53	0.02	0.01	0.03	0.14
O-4	0.11	5.4	10.2	0.06	0.12	0.21	0.52	0.02	0.01	0.03	0.15
<b>Total</b>	<b>4.21</b>	-	<b>74.7</b>	<b>0.60</b>	<b>0.65</b>	<b>0.68</b>	<b>0.79</b>	<b>7.01</b>	<b>2.64</b>	<b>3.59</b>	<b>9.06</b>

**DRAINAGE PLAN LEGEND:**

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- DESIGN POINT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- DIRECTION OF FLOW
- DRAINAGE BASIN
- BASIN IDENTIFICATION
- 5-YR A RUNOFF COEFFICIENT
- 100-YR A RUNOFF COEFFICIENT
- BASIN AREA (AC)



**REVISIONS**

NO.	DESCRIPTION	DATE

DESIGNED BY: BZJ DATE: 7/25/2019  
DRAWN BY: CAL SCALE: 1"=30'  
CHECKED BY: JAB  
JOB NO.: 266.001.03  
DWG NAME: 266.001.01\_Erie\_GDRP.dwg

## GRADING AND DRAINAGE PLAN

SHEET: **C4.0**

J:\Carlson Land - 266,001.03 Erie Storage\Drawings\Sheets\266.001.01\_Erie\_GDRP.dwg, 7/25/2019 11:01:08 AM, AutoCAD PDF (General Documentation).pc3

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SITUATED IN SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
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4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019



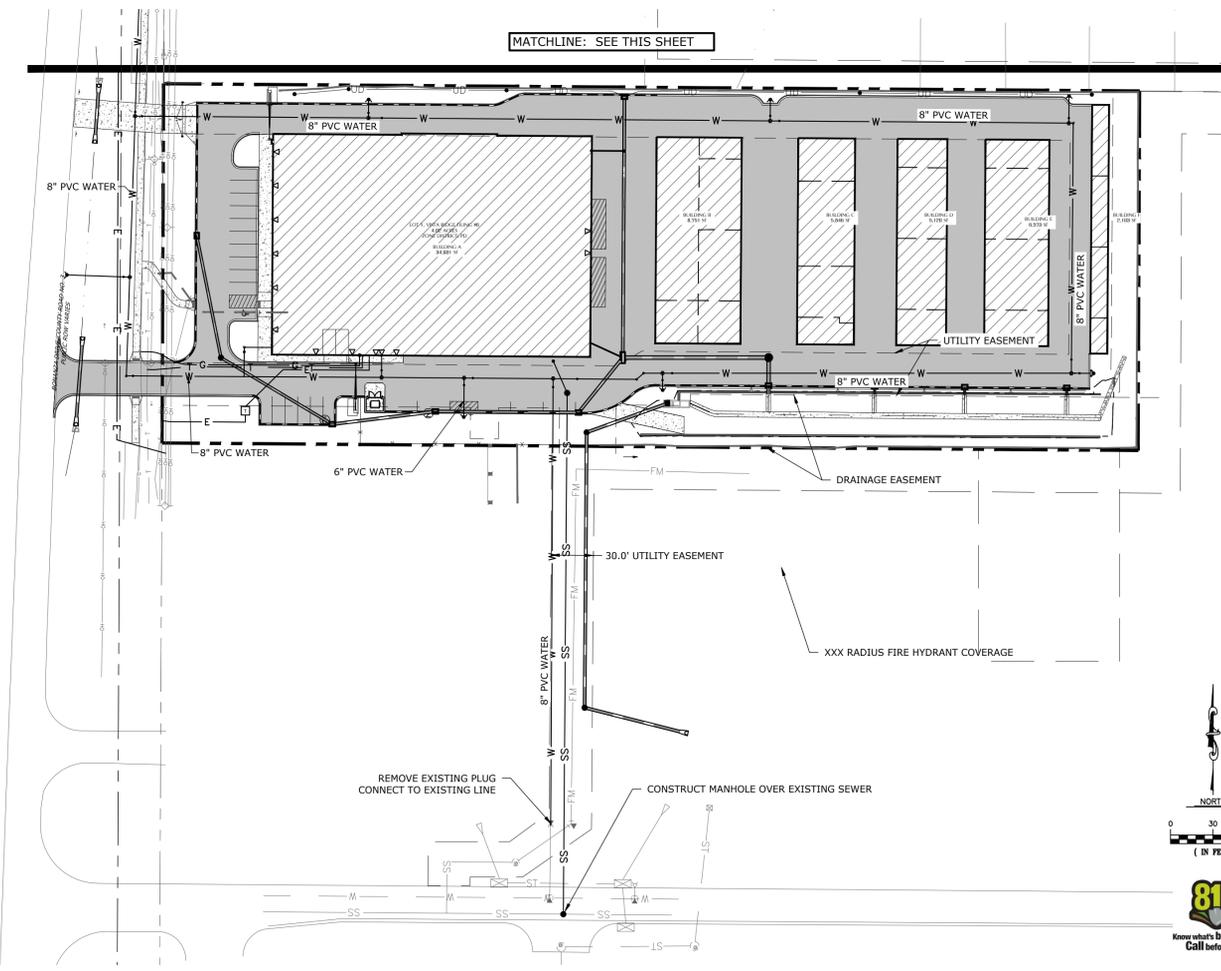
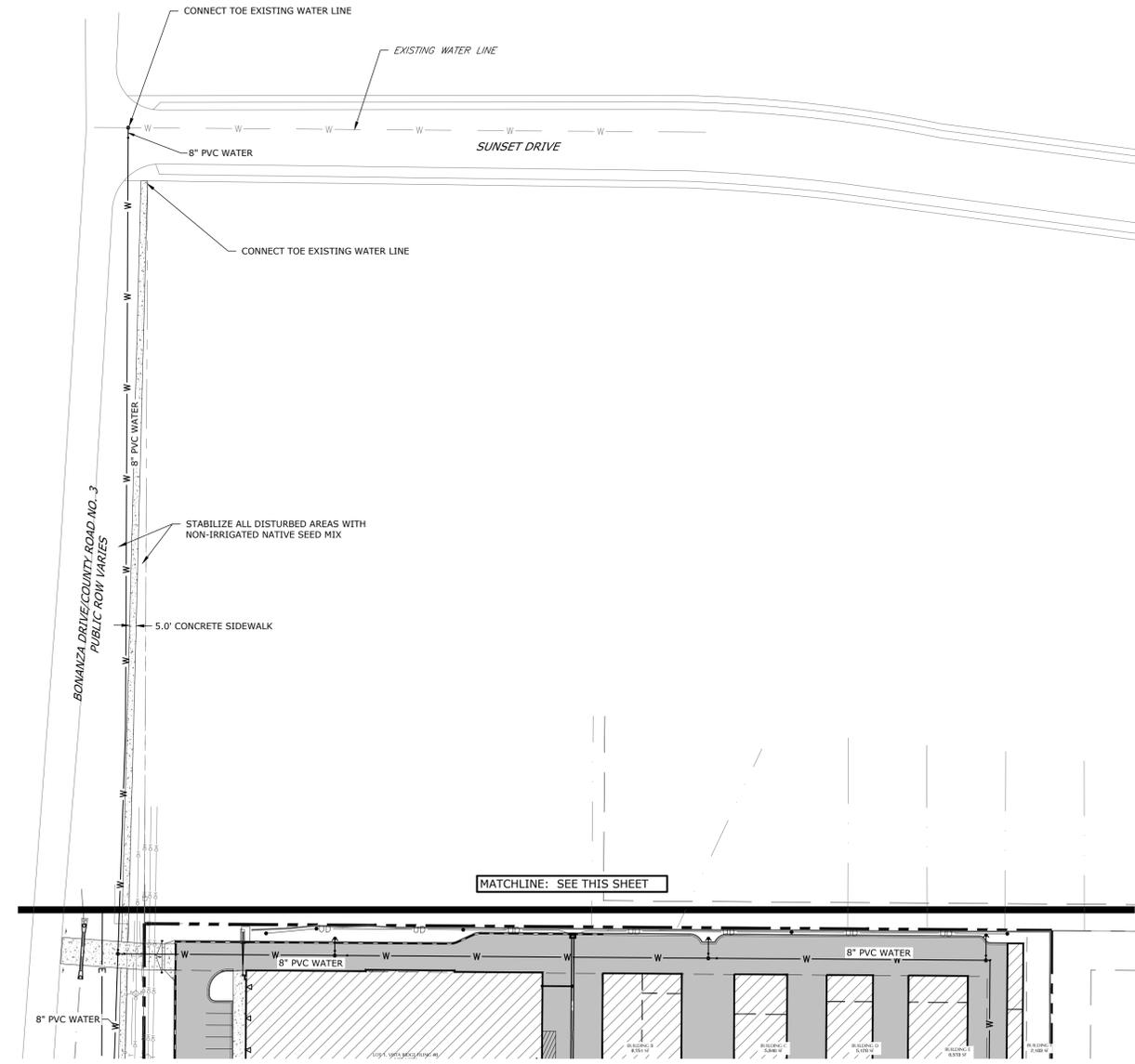
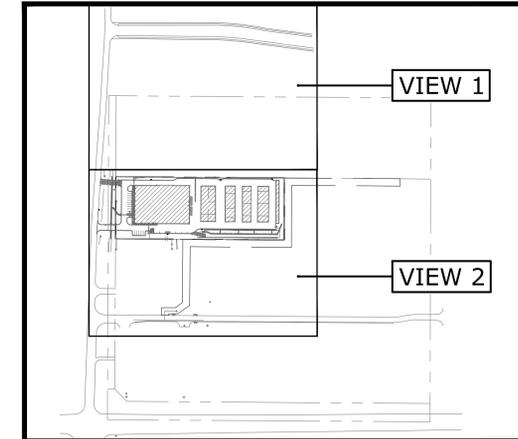
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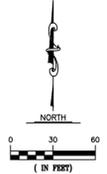
### OFFSITE IMPROVEMENT PLAN LEGEND:

- PROPERTY LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EASEMENT
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED LIGHT POLE
- PROPOSED LANDSCAPE
- EXISTING TREE
- EXISTING LIGHT POLE
- PROPOSED FENCE
- PROPOSED RIPRAP
- PROPOSED CATCH CURB



REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: CAS DATE: 7/25/2019  
DRAWN BY: CAL SCALE: 1"=60'  
CHECKED BY: JAB  
JOB NO.: 266.001.03  
DWG NAME: 266.001.01\_Erie\_OFFSITE.dwg



## OFFSITE IMPROVEMENT PLAN

SHEET: **C5.0**

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

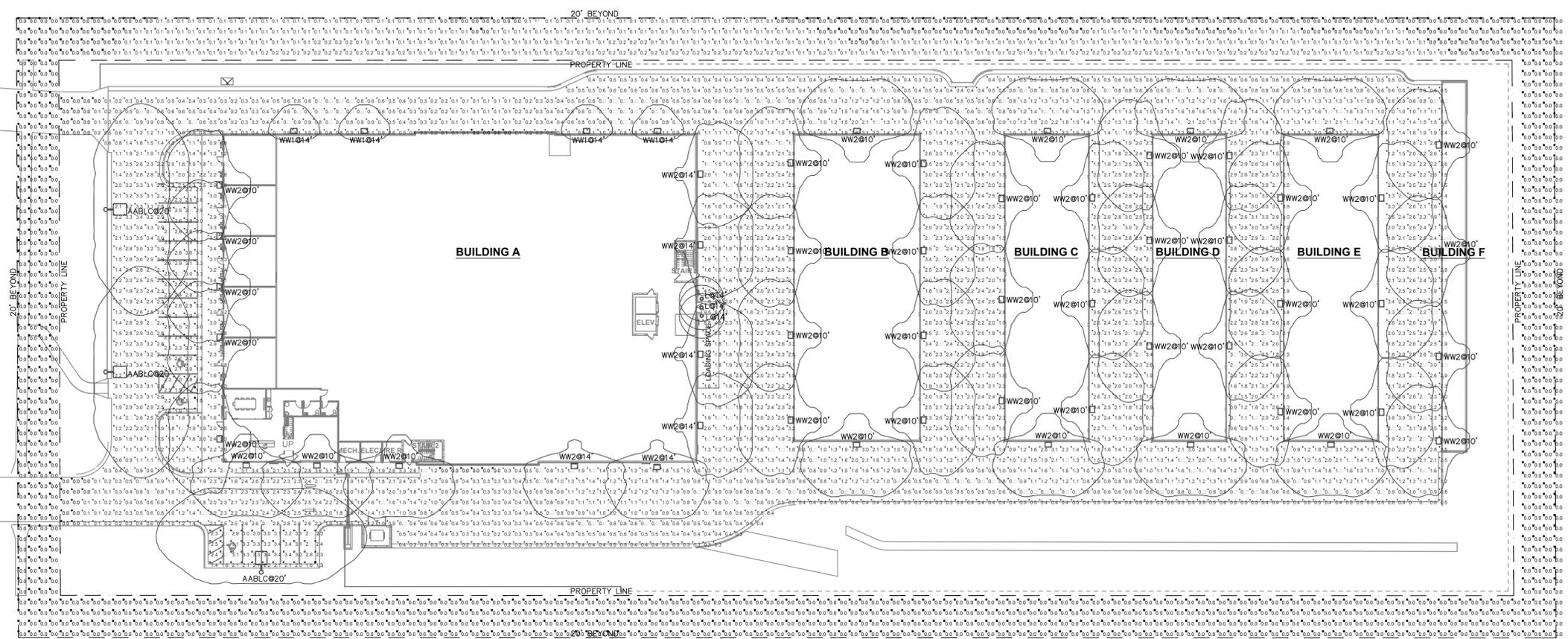
4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019

NO.	LINE	X	Y	Z	MH	Q	T	Q	Y	Z	AD
1	AABL	40.00	21.34	20.00	20.00	0.00	0.00	40.00	20.15	0.00	
2	AABL	33.6	149.11	20.00	20.00	90.00	0.00	32.5	149.11	0.00	
3	AABL	33.6	2.84	20.00	20.00	90.00	0.00	32.58	2.84	0.00	
1	L	249.24	103.46	14.00	14.00	0.00	0.00	249.24	103.46	0.00	
2	L	249.24	10.48	14.00	14.00	0.00	0.00	249.24	10.48	0.00	
3	L	249.24	99.43	14.00	14.00	0.00	0.00	249.24	99.43	0.00	
1	WW1	55.56	185.93	14.00	14.00	0.00	0.00	55.56	185.93	0.00	
2	WW1	88.93	185.93	14.00	14.00	0.00	0.00	88.93	185.93	0.00	
3	WW1	228.40	185.90	14.00	14.00	0.00	0.00	228.40	185.90	0.00	
4	WW1	194.66	185.90	14.00	14.00	0.00	0.00	194.66	185.90	0.00	
1	WW2	353.39	11.60	10.00	10.00	90.00	0.00	353.39	11.60	0.00	
2	WW2	353.39	130.33	10.00	10.00	90.00	0.00	353.39	130.33	0.00	
3	WW2	353.39	90.2	10.00	10.00	90.00	0.00	353.39	90.2	0.00	
4	WW2	353.39	50.23	10.00	10.00	90.00	0.00	353.39	50.23	0.00	
5	WW2	393.11	155.20	10.00	10.00	2.00	0.00	393.11	155.20	0.00	
6	WW2	393.11	10.14	10.00	10.00	2.00	0.00	393.11	10.14	0.00	
7	WW2	393.11	59.3	10.00	10.00	2.00	0.00	393.11	59.3	0.00	
8	WW2	292.55	11.9	10.00	10.00	2.00	0.00	292.55	11.9	0.00	
9	WW2	292.55	130.25	10.00	10.00	2.00	0.00	292.55	130.25	0.00	
10	WW2	292.55	90.29	10.00	10.00	2.00	0.00	292.55	90.29	0.00	
11	WW2	292.55	50.2	10.00	10.00	2.00	0.00	292.55	50.2	0.00	
12	WW2	433.61	155.21	10.00	10.00	90.00	0.00	433.61	155.21	0.00	
13	WW2	463.29	1.529	10.00	10.00	2.00	0.00	463.29	1.529	0.00	
14	WW2	433.61	105.33	10.00	10.00	90.00	0.00	433.61	105.33	0.00	
15	WW2	433.61	55.31	10.00	10.00	90.00	0.00	433.61	55.31	0.00	
16	WW2	463.29	135.08	10.00	10.00	2.00	0.00	463.29	135.08	0.00	
17	WW2	463.29	85.12	10.00	10.00	2.00	0.00	463.29	85.12	0.00	
18	WW2	498.9	1.528	10.00	10.00	90.00	0.00	498.9	1.528	0.00	
19	WW2	525.60	155.21	10.00	10.00	2.00	0.00	525.60	155.21	0.00	
20	WW2	498.9	135.20	10.00	10.00	90.00	0.00	498.9	135.20	0.00	
21	WW2	498.9	85.38	10.00	10.00	90.00	0.00	498.9	85.38	0.00	
22	WW2	525.60	105.21	10.00	10.00	2.00	0.00	525.60	105.21	0.00	
23	WW2	525.60	54.48	10.00	10.00	2.00	0.00	525.60	54.48	0.00	
24	WW2	54.84	185.83	10.00	10.00	0.00	0.00	54.84	185.83	0.00	
25	WW2	481.68	185.1	10.00	10.00	0.00	0.00	481.68	185.1	0.00	
26	WW2	413.5	185.94	10.00	10.00	0.00	0.00	413.5	185.94	0.00	
27	WW2	323.05	185.0	10.00	10.00	0.00	0.00	323.05	185.0	0.00	
28	WW2	322.9	39.1	10.00	10.00	180.00	0.00	322.9	39.1	0.00	
29	WW2	414.03	39.8	10.00	10.00	180.00	0.00	414.03	39.8	0.00	
30	WW2	481.0	39.1	10.00	10.00	180.00	0.00	481.0	39.1	0.00	
31	WW2	548.32	39.1	10.00	10.00	180.00	0.00	548.32	39.1	0.00	
32	WW2	5.113	155.30	10.00	10.00	90.00	0.00	5.113	155.30	0.00	
33	WW2	600.66	180.18	10.00	10.00	2.00	0.00	600.66	180.18	0.00	
34	WW2	5.113	105.16	10.00	10.00	90.00	0.00	5.113	105.16	0.00	
35	WW2	5.113	53.90	10.00	10.00	90.00	0.00	5.113	53.90	0.00	
36	WW2	600.66	129.3	10.00	10.00	2.00	0.00	600.66	129.3	0.00	
37	WW2	600.66	80.32	10.00	10.00	2.00	0.00	600.66	80.32	0.00	
38	WW2	600.66	40.2	10.00	10.00	2.00	0.00	600.66	40.2	0.00	
39	WW2	32.82	29.88	10.00	10.00	180.00	0.00	32.82	29.88	0.00	
40	WW2	21.48	41.29	10.00	10.00	2.00	0.00	21.48	41.29	0.00	
41	WW2	21.24	89.23	10.00	10.00	2.00	0.00	21.24	89.23	0.00	
42	WW2	21.16	113.22	10.00	10.00	2.00	0.00	21.16	113.22	0.00	
43	WW2	21.34	13.25	10.00	10.00	2.00	0.00	21.34	13.25	0.00	
44	WW2	21.34	161.23	10.00	10.00	2.00	0.00	21.34	161.23	0.00	
45	WW2	66.33	29.84	10.00	10.00	180.00	0.00	66.33	29.84	0.00	
46	WW2	105.48	29.66	10.00	10.00	180.00	0.00	105.48	29.66	0.00	
47	WW2	24.10	41.3	14.00	14.00	90.00	0.00	24.10	41.3	0.00	
48	WW2	24.10	81.35	14.00	14.00	90.00	0.00	24.10	81.35	0.00	
49	WW2	24.35	132.90	14.00	14.00	90.00	0.00	24.35	132.90	0.00	
50	WW2	24.35	166.52	14.00	14.00	90.00	0.00	24.35	166.52	0.00	
51	WW2	188.83	29.1	14.00	14.00	180.00	0.00	188.83	29.1	0.00	
52	WW2	22.9	29.66	14.00	14.00	180.00	0.00	22.9	29.66	0.00	

SYMBOL	LINE	Q	T	Q	Y	Z	AD
WW1	4	L	DS: W1 LED 10C 350 30 T4M MVOLT	DS: W1 LED WITH 11 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000 L	1	DS: W1 LED 10C 350 30 T4M MVOLT	133
WW2	52	L	DS: W1 LED 10C 00 30 T4M MVOLT	DS: W1 LED WITH 11 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000 L	1	DS: W1 LED 10C 00 30 T4M MVOLT	262
AABL	3	L	DS: 1 LED P2 30 BLC MVOLT	DS: 1 LED P2 30 BLC MVOLT	1	DS: 1 LED P2 30 BLC MVOLT	0
L	3	L	LDN6 3005 LOGAR LS	6N LDN 3000 1 500 M RCOR CLEAR, SPECULAR REFLECTOR	1	LDN6 30 05 LOGAR LS	640

SYMBOL	LINE	Q	T	Q	Y	Z	AD
D							
B							
P							
P							



SITE PHOTOMETRIC PLAN  
SCALE: 1" = 30'

CIVIL RESOURCES, LLC  
323 S STREET  
P.O. BOX 1680  
FREDERICK, CO 80530  
303.833.1416  
WWW.CIVILRESOURCES.COM

**Electricon**  
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Ph: 970.686.1004  
Email: larry@electricon-eng.com

CARLSON ASSOCIATES  
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LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: LNS DATE: 7/25/2019  
DRAWN BY: LNS SCALE: AS SHOWN  
CHECKED BY: LNS  
JOB NO.: 19115  
DWG NAME: SP-1 SITE PHOTOMETRIC PLAN

SITE PHOTOMETRIC PLAN

SHEET:  
SP-1

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019



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LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

### D-Series Size 1 LED Area Luminaire

**Capable Luminaire**  
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DLL.

**Ordering information** EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P1P P1Z P1F	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T3M Type III medium T4M Type IV medium T5V Type V very short	120V 208V 277V 347V 480V	Shipped included SPA Square pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPMBA Round pole universal mounting adaptor KMA4 DDBXD U Max arm mounting bracket adaptor (spody finish)

**Control options**

Shipped installed	Other options	Finish
PER NEMA two-lock receptacle only (controls ordered separately) PER5 Five-wire receptacle only (controls ordered separately) PERF Seven-wire receptacle only (controls ordered separately) DMS 0-10V dimming control out back of housing for external control (leads out feature) DS Dual switching PR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5% PRB Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5% PRHFCV Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 10%	PRHFCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10% BL30 Bi-level switched dimming, 30% BL50 Bi-level dimming, 50% PMT033 Part night, dim 5 hrs PMT033 Part night, dim 5 hrs PMT033 Part night, dim 5 hrs FAO Field adjustable output	DDBXD Dark bronze DBXD Black DNAXD Natural aluminum DWBXD White DBLXD Distressed black DNALXD Distressed natural aluminum DWHXD Distressed white

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DSX1-LED Rev. 10/25/17 Page 1 of 7

### D-Series Size 1 LED Wall Luminaire

**Capable Luminaire**  
This D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering information** EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T2S Type II Short T3S Type III Short T4M Type IV Medium T5V Type V Short ASTDF Asymmetric diffuser	MVOLT 120V 208V 240V 277V 347V 480V	Shipped included PE Photoelectric cell, button type DMS 0-10V dimming driver (no controls) PR 180° motion/ambient light sensor, <15° ring light PRH 180° motion/ambient light sensor, 15-30' mounting height, ambient sensor enabled at 10% PRHFCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 10% ELCW Emergency battery backup (includes external component enclosure)

**Accessories**

Shipped installed	Shipped separately	Other options	Finish
SF Single face (208, 240 or 347V) DF Double face (208, 240 or 480V) HS House-side shield SPD Separate surge protection	BSW Bid-deterrent spikes WG Wire-guard VG Vandal-guard DOL Diffused drop lens	DDBXD Dark bronze DBXD Black DNAXD Natural aluminum DWBXD White DBLXD Distressed black DNALXD Distressed natural aluminum DWHXD Distressed white	DSDD Sandstone DBSD Distressed dark bronze DBSDX Distressed black DNAXD Distressed natural aluminum DWBXD Distressed white

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### LITHONIA LIGHTING LDN6

**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame, galvanized steel junction box with bottom-flanged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2" x 3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

**OPTICS** — LEDs are bonded to a 3-rng SDCM-80 CRI minimum. LED light source concealed with diffusing optical lens. Self-ranged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt 120-277V, 50/60Hz eLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming feature requires two (2) additional low-voltage wires to be pulled. 30% lumen maintenance at 50,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional).

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.lithonia.com/CustomerResources/terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. EXAMPLE: LDN6 35/15 L06AR LSS MVOLT E210

Series	Color temperature	Lumens	Aperture/Trim Color	Finish	Voltage
LDN6 6" round	27 2700K 30 3000K 35 3500K 40 4000K	65 500 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens	L06 Downlight LWS Wallwash	AR Clear WR White BR Black	MVOLT Multi-volt 120 120V 277 277V 347 347V

**Driver**

Driver	Options
E210 eLED 10% 0-10V E21 eLED 1% 0-10V	SP Single face TRM White painted flange TRBL Black painted flange ELM Batterypack (remote) EL Batterypack NPS80E2 nLight dimming pack controls 0-10V eLED drivers.

**Accessories:** Order as separate catalog number.

EAC558J25	Compact intelligible emergency AC power system
EAC558J15	Compact intelligible emergency AC power system
GRAS IZ	Oversized trim ring with 8" outside diameter
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

LITHONIA LIGHTING LDN6

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: LNS DATE: 7/25/2019  
DRAWN BY: LNS SCALE: AS SHOWN  
CHECKED BY: LNS  
DWG NO.: 19115  
DWG NAME: SP-1 SITE PLAN - 19115

SITE PHOTOMETRIC SPEC SHEETS

SHEET: SP-2

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019



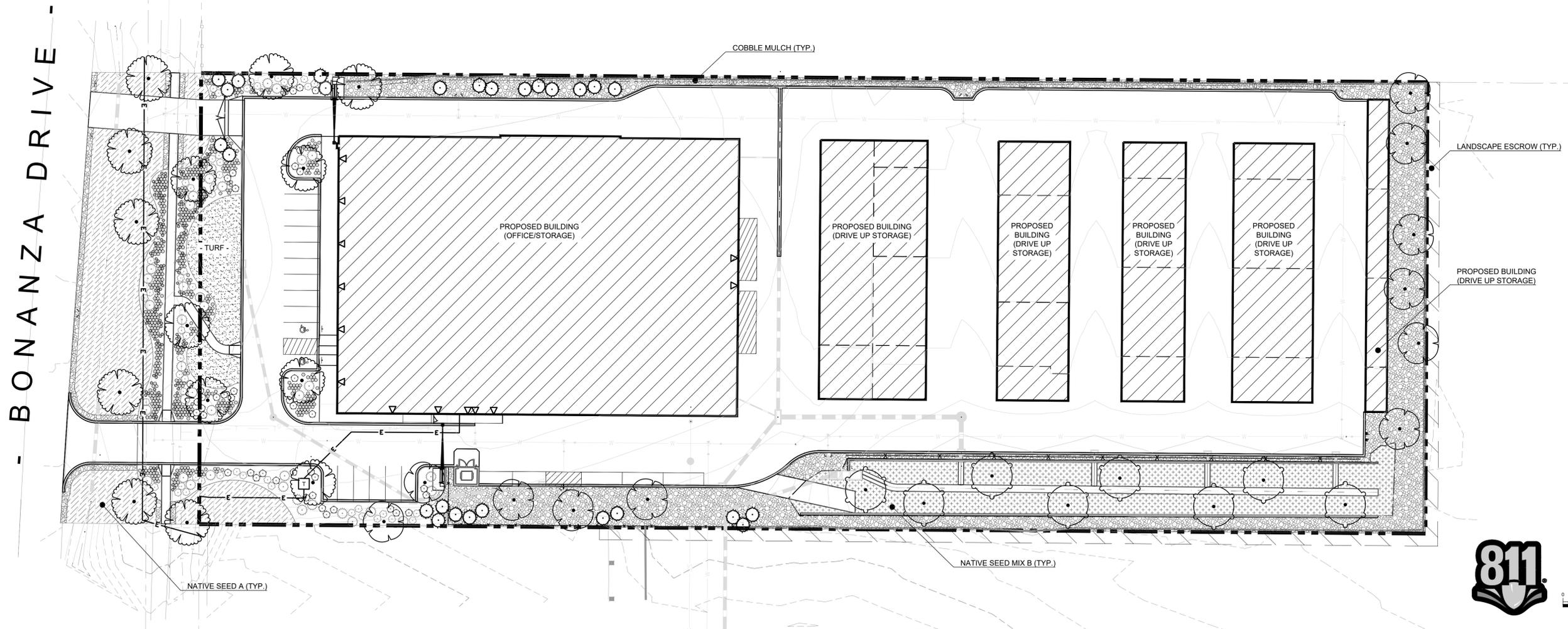
## PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	27	Pinus heldreichii	Bosnian Pine	6'-8" Ht.	B&B
SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	8	Catalpa speciosa	Northern Catalpa	2" Cal.	B&B
	14	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust	2" Cal.	B&B
	11	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree	2" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	53	Chamaebatiaria millefolium 'Fernbush'	Fernbush	5 gal	
	43	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	39	Juniperus sabina 'Tamariscifolia'	Tammy Juniper	5 gal	

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	542	Helictotrichon sempervirens	Blue Oat Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	153	Asclepias tuberosa	Butterfly Milkweed	1 gal
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		Native Basin Seed Mix	Native Seed Mix B	
		Native Seed Mix	Native Seed Mix A	
	2,453 sf	Turf Sod	Drought Tolerant Turfgrass Blend	

## LANDSCAPE COMPLIANCE TABLE

R.O.W. LANDSCAPING - BONANZA DRIVE				
ONE (1) DECIDUOUS TREE PER FORTY (40) FEET OF STREET FRONTAGE				
LENGTH (LF)	PLANT TYPE	MIN. REQUIRED	PROPOSED	EXISTING
253	TREES	7	7	0
NON-RESIDENTIAL SITE LANDSCAPING REQUIREMENTS				
	AREA (SF)	MIN. REQUIRED	PROPOSED	
TOTAL SITE	174,874			
LANDSCAPE AREA	36,759	15% GROSS SITE AREA	21%	
LANDSCAPE AREA REQUIREMENTS (PROPOSED LANDSCAPE AREA: 36,759 SF)				
1 TREE PER 1,000 SF LANDSCAPE AREA & 1 SHRUB PER 150SF LANDSCAPE AREA				
PLANT TYPE	MIN. REQUIRED	PROPOSED		
TREES	37	51*		
SHRUBS	245	114*		
*ADDITIONAL 14 TREES SUBSTITUTED FOR 140 SHRUBS PER UDC 10.6.4.7.A.ii.				
PARKING LOT LANDSCAPE REQUIREMENTS (21 PARKING SPACES)				
1 TREE PER 15 SPACES & 1 SHRUB PER SPACE				
PLANT TYPE	MIN. REQUIRED	PROPOSED		
TREES	2	2		
SHRUBS	21	21		



CARLSON ASSOCIATES  
P.O. BOX 247  
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: JEM DATE: 7/25/2019  
DRAWN BY: JEM SCALE: 1" = 30'  
CHECKED BY: JEM  
JOB NO.: 177-1603ER  
DWG NAME: LANDSCAPE PLAN

LANDSCAPE PLAN

SHEET:  
**L1.1**

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

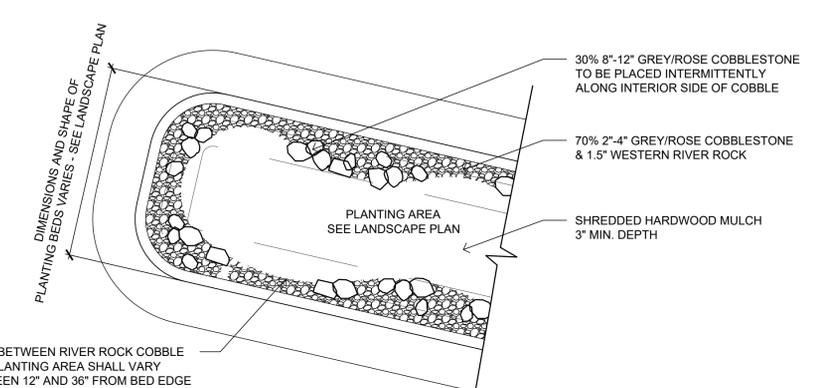
4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019



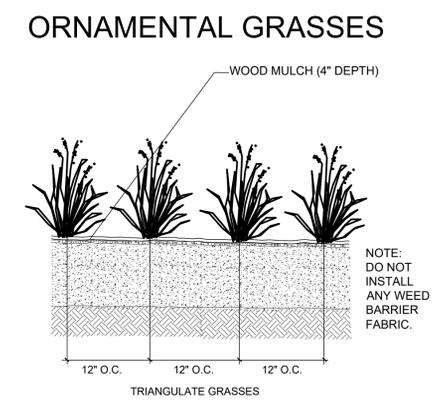
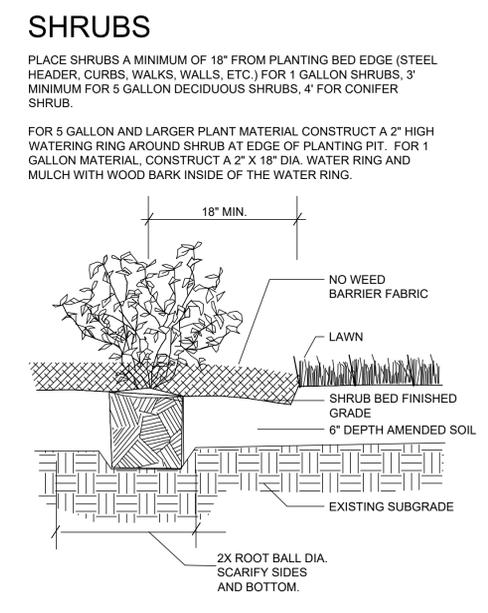
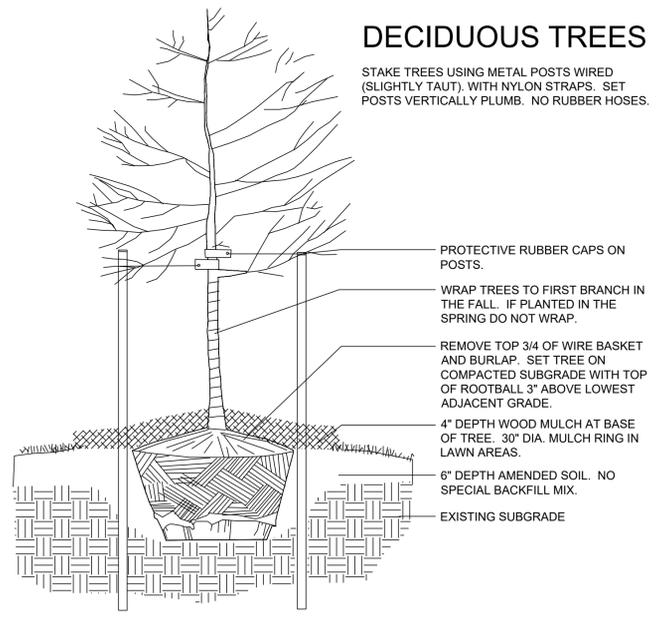
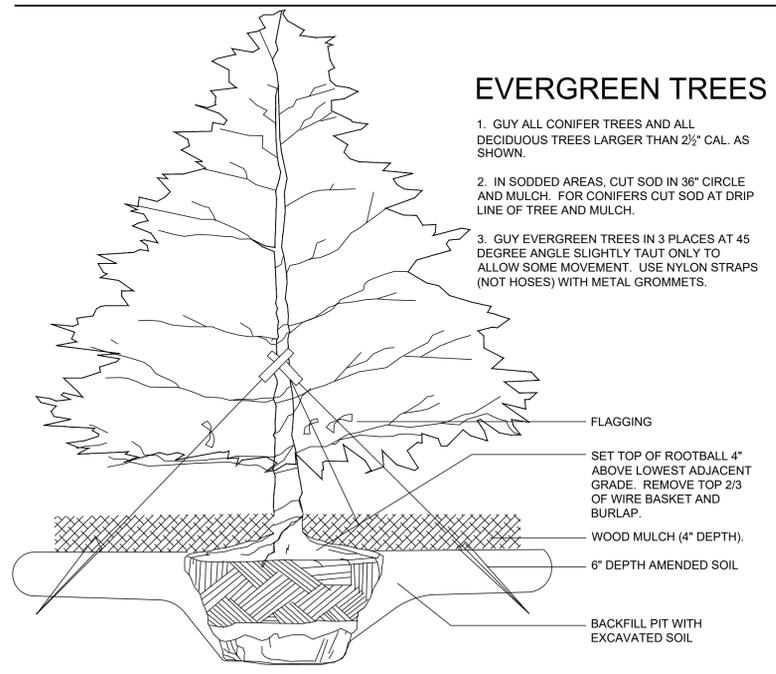
## GENERAL LANDSCAPE NOTES

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSEYRIMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A MORE NATURAL LANDSCAPE CHARACTER, ALL TREES & LARGE SHRUBS OF THE SAME VARIETY SHALL BE INSTALLED IN A RANGE OF SIZES, WHILE STILL MEETING THE MINIMUM SIZE REQUIREMENTS OUTLINED IN THE PLANT SCHEDULE.
- ALL PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH STEEL EDGING PER INCLUDED SPECIFICATIONS.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF ERIE WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE TOWN WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL AND INCLUDE AN AUTOMATIC RAIN SENSOR.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH UDC 10.6.4.E.2.d. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN UDC 10.6.4.E.2.d.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
  - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
  - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
  - 10 FEET BETWEEN TREES AND PUBLIC WATER AND SANITARY SEWER MAIN LINES
  - 5 FEET BETWEEN TREES AND PUBLIC WATER AND SANITARY SEWER SERVICE LINES.
  - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY SEWER LINES
  - 4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (10) FEET AWAY FROM THE EDGES OF DRIVEWAYS, SIDEWALKS AND ALLEYS.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF ERIE. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH WASHED RIVER COBBLE AND SHREDDED MULCH (SEE ADJACENT DETAIL) WITH A WEED BARRIER UNDERLAY.



COBBLE MULCH BORDER DETAIL  
SCALE: NTS

## TREE AND SHRUB INSTALLATION



CARLSON ASSOCIATES  
P.O. BOX 247  
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: JEM DATE: 7/25/2019  
DRAWN BY: JEM SCALE: 1" = 30'  
CHECKED BY: JEM  
JOB NO.: 177-1603ER  
DWG NAME: LANDSCAPE PLAN

LANDSCAPE NOTES & DETAILS

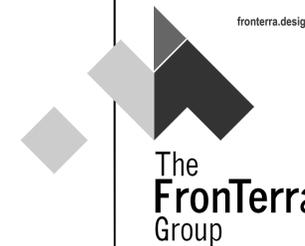
SHEET: L1.2



# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES  
SITE PLAN - SP \_\_\_\_\_ - 2019



LANDSCAPE ARCHITECTURE|PLANNING

TFG Design, LLC  
138 E 4th Street, STE #1  
Loveland CO 80537  
(970) 689-3733  
josh@fronterra.design

## LANDSCAPE SPECIFICATIONS

### MATERIALS:

- WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
- COBBLE MULCH: SEE DETAIL SHEET L1.2. SUBMIT SAMPLE.
- EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH STEEL EDGING: STEEL HEADER 1/8" MIN. THICKNESS X 4" DEPTH, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES. 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.
- WOOD MULCH: DOUBLE SHREDDED WOOD MULCH; POLE PEELINGS FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDDED. MULCH SHALL BE FREE FROM NOXIOUS WEED SEED AND FOREIGN MATERIAL HARMFUL TO PLANT LIFE. CHIPPER CHIPS, PINE POLE PEELINGS OR OTHER ANGULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLE.
- TREE STAKES: 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)
- GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.
- GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GUAGE WIRE.
- WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.
- TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
- SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)

11. COMPOST: A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 60% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1; PH: 7 TO 8 PH SALTS: 2.0 TO 3.0 MMHOS; LESS THAN 25% INORGANIC MATTER; LESS THEN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF 1/2 INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL.

12. FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE SIMILAR IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEN, 9 MONTH SLOW-RELEASE FERTILIZER.

13. BLUEGRASS SOD: BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX OR ALTERNATIVE AS APPROVED BY THE TOWN OF ERIE:

Turfgrass sod shall be the BTF-Texas Mix from Bittersweet Turf Farms

33% SPF30 Texas/Kentucky Hybrid Bluegrass  
34% Solar Green Texas/Kentucky Hybrid Bluegrass  
33% Bandera Texas/Kentucky Hybrid Bluegrass

SOD SHALL BE A MINIMUM OF 3/4 INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD, MINIMUM, GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS. NATIVE SEED MIX A: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

14. NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE TOWN OF ERIE:

Native seed area shall be seeded with SHORTGRASS PRAIRIE NATIVE SEED MIXTURE per Town of Erie Parks General Notes & Specifications as set forth in Table 2. Be sure to overseed any swales or moist areas within this seeding type with the Moist Swale Seed Mixture Table 3:

SHORTGRASS PRAIRIE NATIVE SEED MIX:  
SEEDING RATE: Irrigated 30.75 lbs/acre

COMMON NAME	SCIENTIFIC NAME	VARIETY	SEED RATE (PLS LBS/ACRE)
Buffalo grass	Buchloe dactyloides	Native, Bison or Texoka	14
Blue grama	Chondrosium gracile	Lovington, Alma, Native or Hachita	12
Sand dropseed	Sporobolus cryptandrus	Common	4
Fringed sage 0.0625	Artemisia frigida	Common	
Purple prairie clover	Dalea purpurea	Common	0.25
Gayfeather	Liatris punctata	Common	0.25
Tansy aster 0.1875	Machaeranthera tanacetifolia	Common	

15. NATIVE SEED MIX B: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15. NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE TOWN OF ERIE:

Native seed area shall be seeded with MOIST SWALE SEED MIXTURE per Town of Erie Parks General Notes & Specifications as set forth in Table 3:

MOIST SWALE SEED MIX:  
SEEDING RATE: Irrigated 15.35 lbs/acre

COMMON NAME	SCIENTIFIC NAME	VARIETY	SEED RATE (PLS LBS/ACRE)
Woolly sedge	Carex lanuginosa	Native	0.5
Nebraska sedge	Carex nebrascensis	Native	0.1
Blue grama	Chondrosium gracile	Lovington, Alma, Native or Hachita	1.5
Buffalo grass	Buchloe dactyloides	Native, Bison or Texoka	0.5
Inland saltgrass	Distichlis stricta	Native	0.5
Baltic rush	Juncus balticus	Native	0.1
Prairie cordgrass	Spartina pectinata	Native	1
Alkali sacaton	Sporobolus airoides	Native	3
Switchgrass	Panicum virgatum	Blackwell	3
Western wheatgrass	Pascopyrum smithii	Arriba or Rosana	5
Aster	Aster laevis		0.05
Yarrow	Achillea millefolium	Western	0.05
Prairie coneflower	Ratibida columnifera		0.05

16. TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AN WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4 BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

### INSTALLATION:

CLEARING. PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WIT THE SPECIFIED SOIL PREPARATION SHALL BE MOVED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:  
RIP ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC. WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDED, SODDED, AND/OR PLANTED W/TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING:  
1. SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:  
LARGE SHRUBS: 4 FEET  
MEDIUM SHRUBS: 2-1/2 FEET  
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES

3. PLANTING PITS:  
DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.

INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.

SHRUBS. ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.

4. BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:  
75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS).  
25% COMPOST BY VOLUME.  
THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:  
1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL.  
APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.

6. STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.

7. IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

### WEED BARRIER INSTALLATION

1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDED AREAS.

### STEEL HEADER CONSTRUCTION

1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT FLUSH WITH ADJACENT TURF AREAS.  
INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

### LAYING SOD

- AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED.
- REPLACE HARD AND SOFT AREAS.
- SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
- KEEP SOIL BED MOIST DURING LYING OF SOD.
- LAY SOD SMOOTHLY; EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY.
- WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
- ROLL SOD DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.
- IN ORDER TO FACILITATE DRAINAGE, PLACE SOD FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOD SLIGHTLY BELOW PAVEMENT SURFACE.
- HOLD SOD BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

### SEEDING

- TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.
- PRIOR TO SEEDING, SOIL SHALL BE TESTED AND BE AMENDED PER THE SOIL TEST RESULT'S RECOMMENDATIONS.
- DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERRED FEATURES:  
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH  
SEED BOX AGITATOR - TO PROMOTE SEED MIXING  
SEED BOX BAFFLES - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS  
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS  
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND DRAG CHAINS - TO AID IN SEED COVERAGE

THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACINGS WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINERY. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.

5. BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

6. HYDROSEEDING: MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH (CONWED FIBERS HYDRO MULCH 2000 OR EQUAL) IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 2,000 LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.

### MULCHING

MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.

1. SHRUB BEDS: MULCH SHRUB BED PLANTING AREA WITH 4" LAYER OF WOOD MULCH.

2. PERENNIAL & ANNUAL BEDS: MULCH ALL ANNUAL, PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 4" LAYER OF WOOD MULCH.

3. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 4" LAYER OF WOOD MULCH EXCEPT THOSE TREES LOCATED WITHIN TURF AREAS. TREES LOCATED WITHIN TURF AREAS SHALL HAVE TURF ABUTTING THE ROOT CROWN.

CARLSON ASSOCIATES

P.O. BOX 247  
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

### REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JEM DATE: 7/25/2019

DRAWN BY: JEM SCALE: 1" = 30'

CHECKED BY: JEM

JOB NO.: 177-1603ER

DWG NAME: LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

SHEET:

L1.3



# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES  
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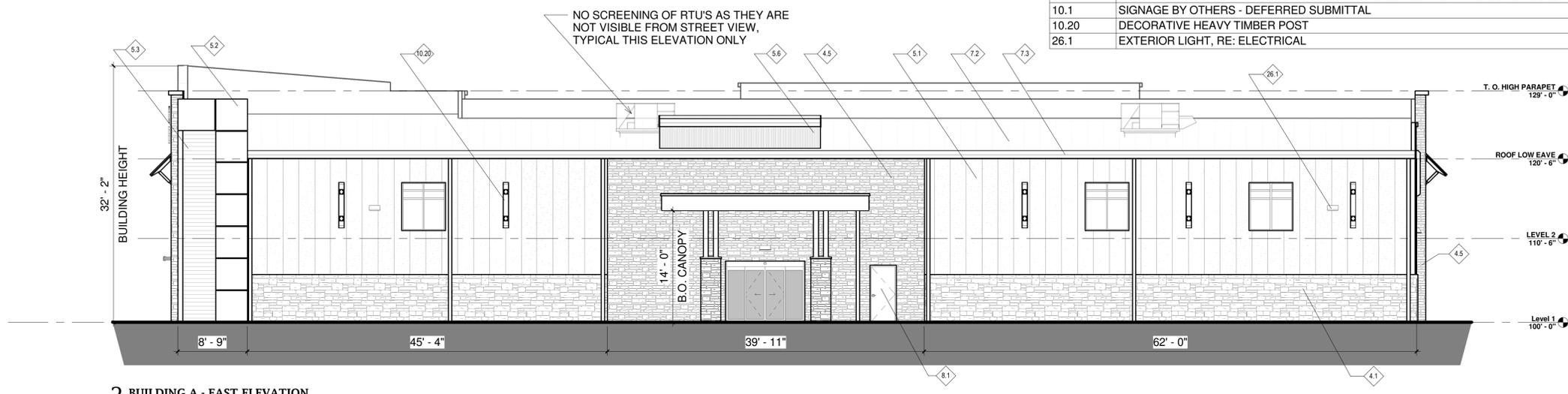
LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

MATERIAL SCHEDULE - WEST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
HORIZONTAL METAL WALL PANEL, (MBCI NUWALL W/ FLAT FINISH) - COLOR: CHARCOAL GRAY	246 SF	7%
METAL PANEL WALL SYSTEM - COLOR: POLAR WHITE	277 SF	7%
STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"	1116 SF	30%
STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"	65 SF	2%
STOREFRONT GLAZING	759 SF	20%
STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE	822 SF	22%
STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: COCOA	461 SF	12%

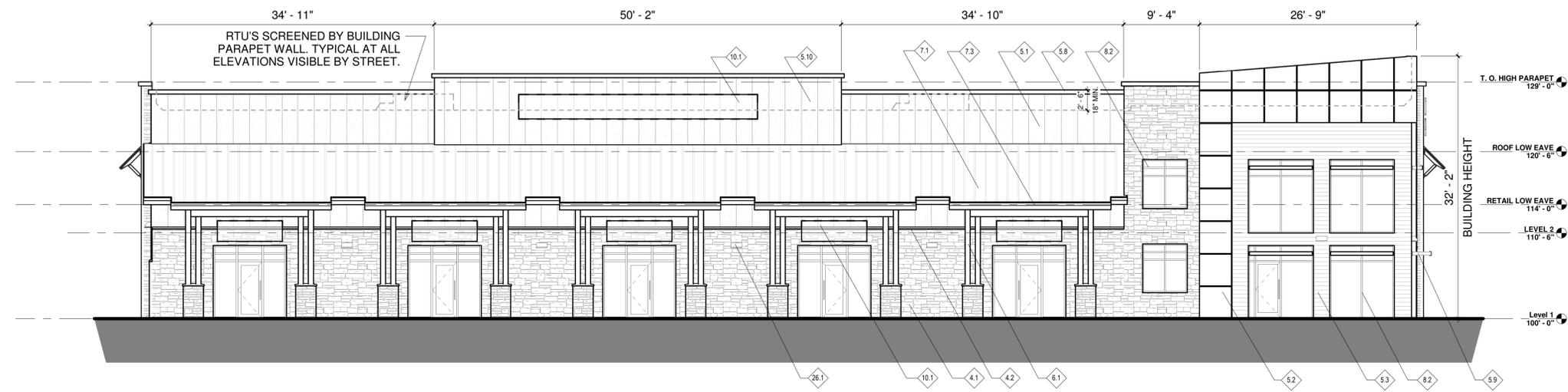
MATERIAL SCHEDULE - EAST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
VERTICAL METAL WALL PANEL, (MBCI PBR) - COLOR: BROWNSTONE	55 SF	2%
HORIZONTAL METAL WALL PANEL, (MBCI NUWALL W/ FLAT FINISH) - COLOR: CHARCOAL GRAY	99 SF	3%
METAL PANEL WALL SYSTEM - COLOR: POLAR WHITE	126 SF	4%
STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"	645 SF	20%
STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"	778 SF	24%
STOREFRONT GLAZING	99 SF	3%
STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE	1457 SF	45%

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"
4.2	PRECAST CONCRETE SILL
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.2	METAL PANEL WALL SYSTEM - COLOR: POLAR WHITE
5.3	HORIZONTAL METAL WALL PANEL, (MBCI NUWALL W/ FLAT FINISH) - COLOR: CHARCOAL GRAY
5.6	VERTICAL METAL WALL PANEL, (MBCI PBR) - COLOR: BROWNSTONE
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
5.9	LINEAR METAL SUNSHADE, (KAWNEER VERSOLEIL OUTRIGGER SYSTEM) - COLOR: DARK BRONZE
5.10	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: COCOA
6.1	ROUGH SAWN TIMBER COLUMN AND BEAMS WITH STONE VENEER BASE: CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
7.1	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: KO KO BROWN
7.2	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: GALVALUME
7.3	PRE-FINISHED GUTTER, RAKE AND DOWNSPOUT - COLOR: LIGHT BRONZE
8.1	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT FINISH
8.2	ALUMINUM CLAD LOW-E WINDOW FRAMES / STOREFRONT ENTRY DOORS - COLOR: DARK BRONZE
10.1	SIGNAGE BY OTHERS - DEFERRED SUBMITTAL
10.20	DECORATIVE HEAVY TIMBER POST
26.1	EXTERIOR LIGHT, RE: ELECTRICAL

NOTE: WE HAVE PROVIDED A MINIMUM OF 30% OF EACH FACADE TO BE FINISHED WITH STONE VENEER AND A MAXIMUM OF 25% WITH METAL PANEL PER THE CITY OF ERIE DEVELOPMENT & DESIGN STANDARDS



**2 BUILDING A - EAST ELEVATION**  
1/8" = 1'-0"



**1 BUILDING A - WEST ELEVATION**  
1/8" = 1'-0"

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

**REVISIONS**

NO.	DESCRIPTION

DESIGNED BY: CK  
DRAWN BY: CK/KD  
CHECKED BY: CK  
JOB NO.:  
DWG NAME:

DATE: JULY 2019  
SCALE:

**BUILDING A - ELEVATIONS 1**

SHEET: **A-1**



# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
4.015 ACRES  
SITE PLAN - SP \_\_\_\_\_ - 2019



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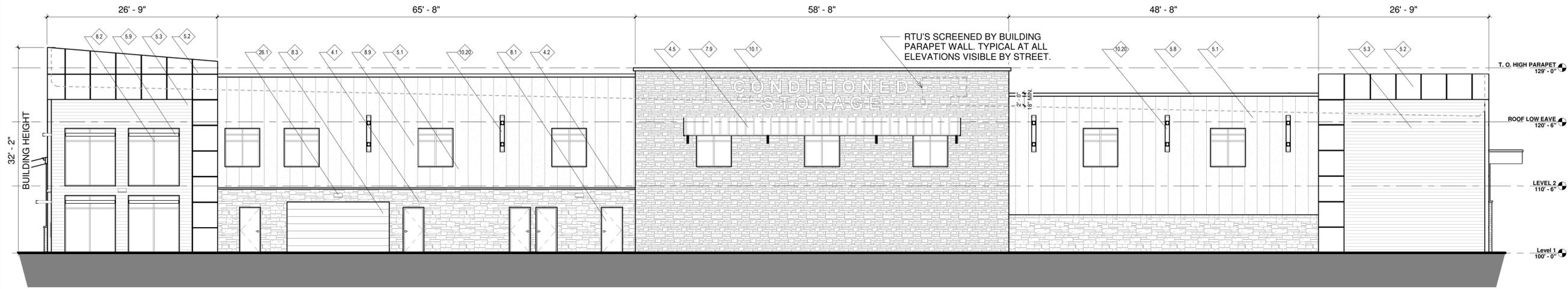
LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

MATERIAL SCHEDULE - SOUTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
HORIZONTAL METAL WALL PANEL, (MBCI NUWALL W/ FLAT FINISH) - COLOR: CHARCOAL GRAY	744 SF	12%
METAL PANEL WALL SYSTEM - COLOR: POLAR WHITE	489 SF	8%
STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"	409 SF	7%
STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"	292 SF	5%
STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"	1602 SF	27%
STOREFRONT GLAZING	585 SF	10%
STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE	1882 SF	31%

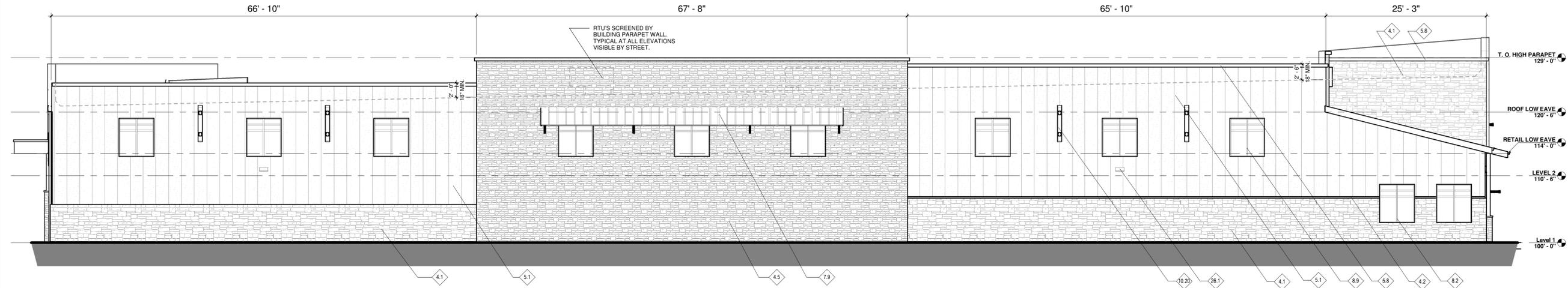
NOTE: WE HAVE PROVIDED A MINIMUM OF 30% OF EACH FACADE TO BE FINISHED WITH STONE VENEER AND A MAXIMUM OF 25% WITH METAL PANEL PER THE CITY OF ERIE DEVELOPMENT & DESIGN STANDARDS

MATERIAL SCHEDULE - NORTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"	1268 SF	20%
STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"	1863 SF	30%
STOREFRONT GLAZING	363 SF	6%
STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE	2700 SF	44%

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"
4.2	PRECAST CONCRETE SILL
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.2	METAL PANEL WALL SYSTEM - COLOR: POLAR WHITE
5.3	HORIZONTAL METAL WALL PANEL, (MBCI NUWALL W/ FLAT FINISH) - COLOR: CHARCOAL GRAY
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
5.9	LINEAR METAL SUNSHADE, (KAWNEER VERSOLEIL OUTRIGGER SYSTEM) - COLOR: DARK BRONZE
7.9	CANOPY WITH WOOD BRACKETS
8.1	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT FINISH
8.2	ALUMINUM CLAD LOW-E WINDOW FRAMES / STOREFRONT ENTRY DOORS - COLOR: DARK BRONZE
8.3	OVERHEAD SECTIONAL GARAGE DOOR - PAINT TO MATCH ADJACENT FINISH
8.9	SPANDREL PANEL - COLOR: DARK BRONZE
10.1	SIGNAGE BY OTHERS - DEFERRED SUBMITTAL
10.20	DECORATIVE HEAVY TIMBER POST
26.1	EXTERIOR LIGHT, RE: ELECTRICAL



**2 BUILDING A - SOUTH ELEVATION**  
1/8" = 1'-0"



**1 BUILDING A - NORTH ELEVATION**  
1/8" = 1'-0"

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REVISIONS	
DEVELOPMENT PLAN AMENDMENT #7	

DESIGNED BY: CK DATE: JULY 2019  
DRAWN BY: CK/KD SCALE:  
CHECKED BY: CK  
JOB NO.:  
DWG NAME:



**BUILDING A - ELEVATIONS 2**

SHEET: **A-2**

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
4.015 ACRES  
SITE PLAN - SP \_\_\_\_\_ - 2019

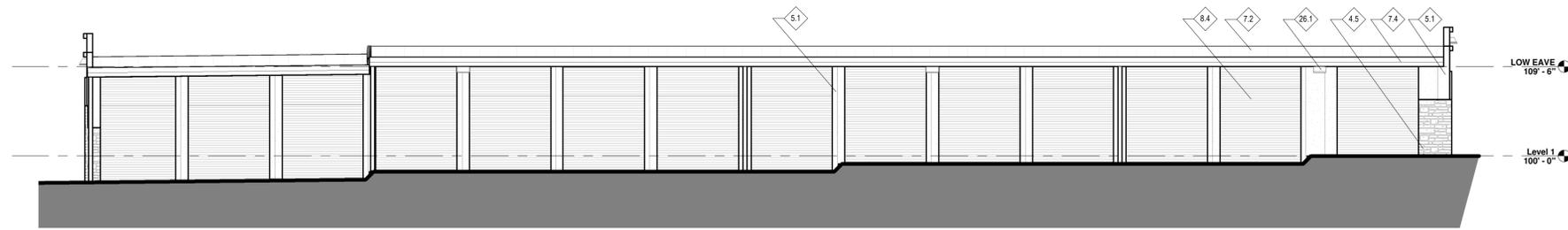


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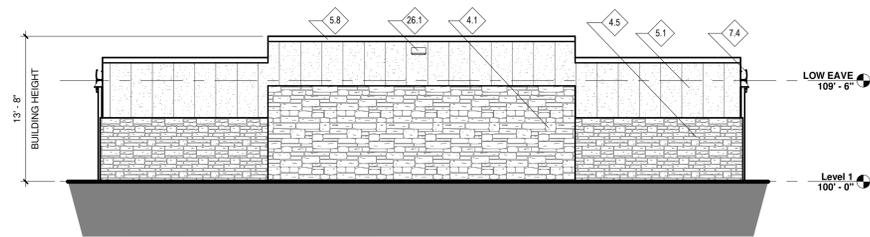
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P.O. BOX 247  
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LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

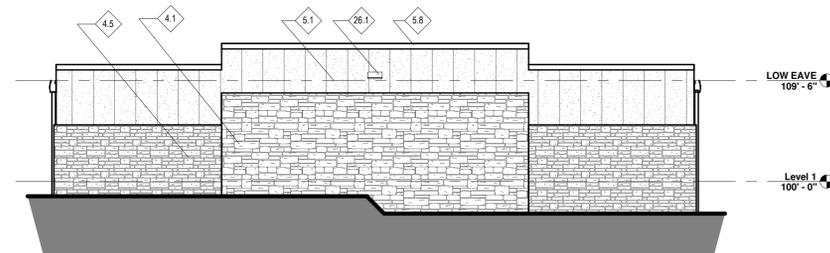
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
7.2	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: GALVALUME
7.4	PRE-FINISHED GUTTER, RAKE AND DOWNSPOUT - COLOR: POLAR WHITE
8.4	COILING DOOR W/ HEADER PANEL BY DOOR COMPANY - COLOR: POLAR WHITE
26.1	EXTERIOR LIGHT, RE: ELECTRICAL



**4 BUILDING B - REAR ELEVATION**  
1/8" = 1'-0"



**3 BUILDING B - LEFT SIDE ELEVATION**  
1/8" = 1'-0"



**2 BUILDING B - RIGHT SIDE ELEVATION**  
1/8" = 1'-0"



**1 BUILDING B - FRONT ELEVATION**  
1/8" = 1'-0"

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**REVISIONS**

DEVELOPMENT PLAN AMENDMENT #7

DESIGNED BY: CK  
DRAWN BY: CK/KD  
CHECKED BY: CK  
JOB NO.:  
DWG NAME:

DATE: JULY 2019  
SCALE:

**BUILDING B - ELEVATIONS**



SHEET:  
**A-3**

**LOT 1 VISTA RIDGE FILING #6 SUBDIVISION**  
 A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.015 ACRES  
 SITE PLAN - SP \_\_\_\_\_ - 2019

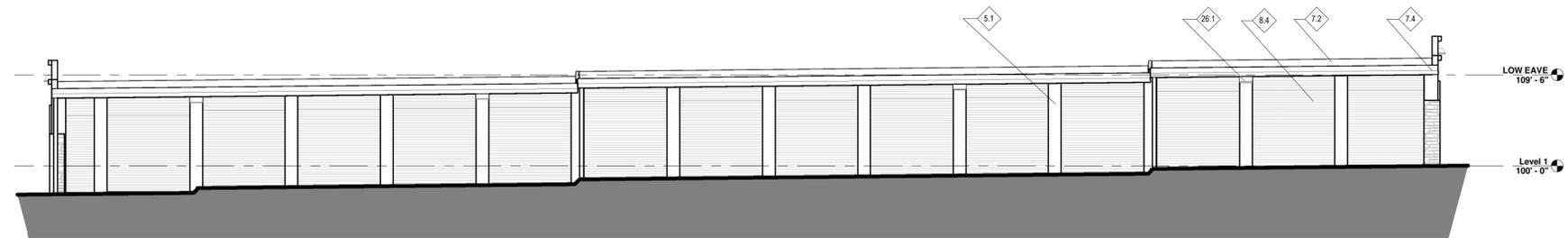


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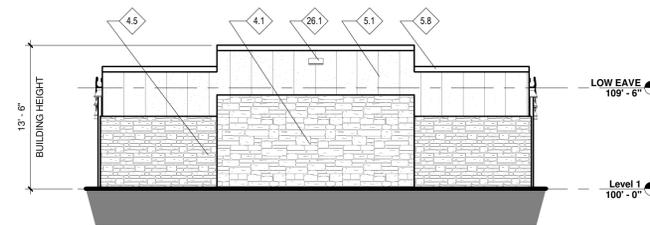
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LOT 1, VISTA RIDGE FILING #6  
 SITE PLAN - SP \_\_\_\_\_ - 2019

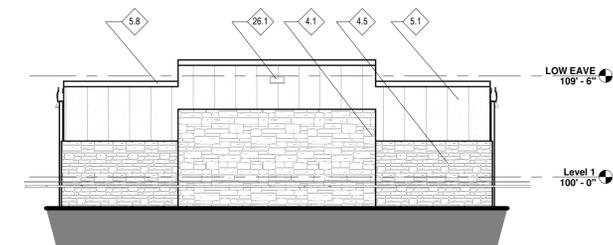
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN & 20% "CHARDONNAY"
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
7.2	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: GALVALUME
7.4	PRE-FINISHED GUTTER, RAKE AND DOWNSPOUT - COLOR: POLAR WHITE
8.4	COILING DOOR W/ HEADER PANEL BY DOOR COMPANY - COLOR: POLAR WHITE
26.1	EXTERIOR LIGHT, RE: ELECTRICAL



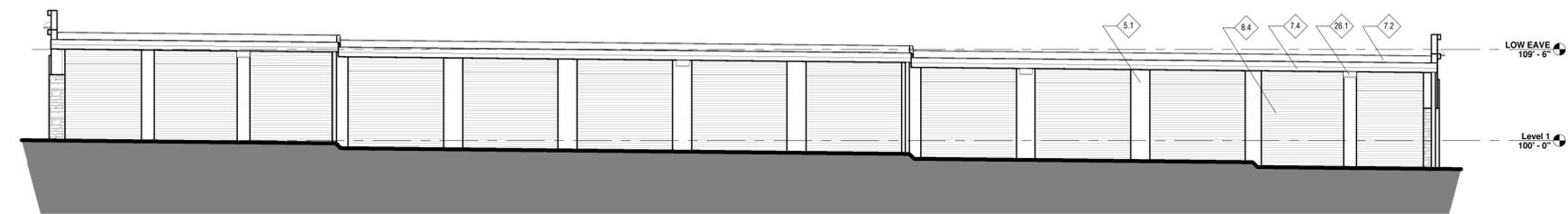
**4 BUILDING C - REAR ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING C - LEFT SIDE ELEVATION**  
 1/8" = 1'-0"



**2 BUILDING C - RIGHT SIDE ELEVATION**  
 1/8" = 1'-0"



**1 BUILDING C - FRONT ELEVATION**  
 1/8" = 1'-0"

REVISIONS

DEVELOPMENT PLAN AMENDMENT #7


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

DESIGNED BY: CK	DATE: JULY 2019
DRAWN BY: CK/KD	SCALE: _____
CHECKED BY: CK	
JOB NO.: _____	
DWG NAME: _____	

**BUILDING C - ELEVATIONS**



SHEET: **A-4**

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
4.015 ACRES  
SITE PLAN - SP \_\_\_\_\_ - 2019

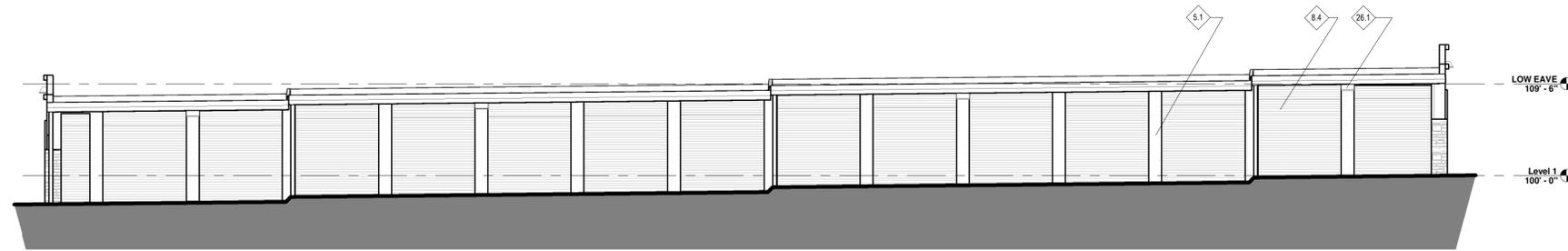


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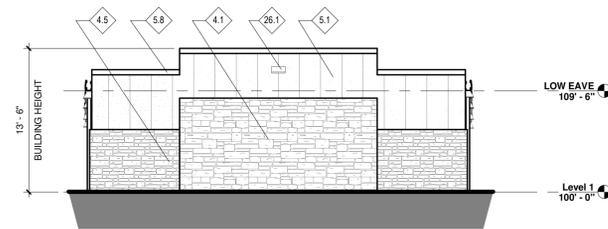
CARLSON ASSOCIATES  
P.O. BOX 247  
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

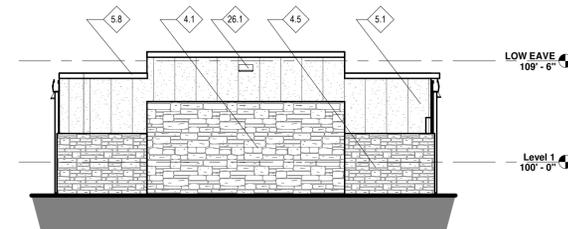
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
7.2	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: GALVALUME
8.4	COILING DOOR W/ HEADER PANEL BY DOOR COMPANY - COLOR: POLAR WHITE
26.1	EXTERIOR LIGHT, RE: ELECTRICAL



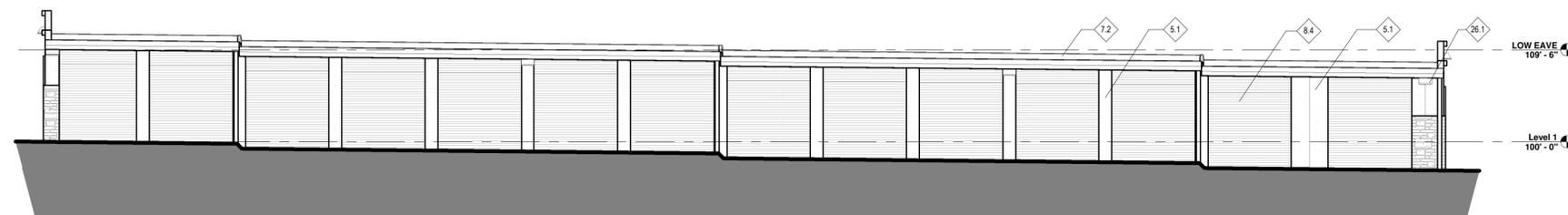
**4 BUILDING D - REAR ELEVATION**  
1/8" = 1'-0"



**3 BUILDING D - LEFT SIDE ELEVATION**  
1/8" = 1'-0"



**2 BUILDING D - RIGHT SIDE ELEVATION**  
1/8" = 1'-0"



**1 BUILDING D - FRONT ELEVATION**  
1/8" = 1'-0"

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REVISIONS  
DEVELOPMENT PLAN AMENDMENT #7

NO.	DATE	DESCRIPTION

DESIGNED BY: CK DATE: JULY 2019  
DRAWN BY: CK/KD SCALE: \_\_\_\_\_  
CHECKED BY: CK  
JOB NO.: \_\_\_\_\_  
DWG NAME: \_\_\_\_\_

**BUILDING D - ELEVATIONS**



SHEET: **A-5**

**LOT 1 VISTA RIDGE FILING #6 SUBDIVISION**  
 A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.015 ACRES  
 SITE PLAN - SP \_\_\_\_\_ - 2019

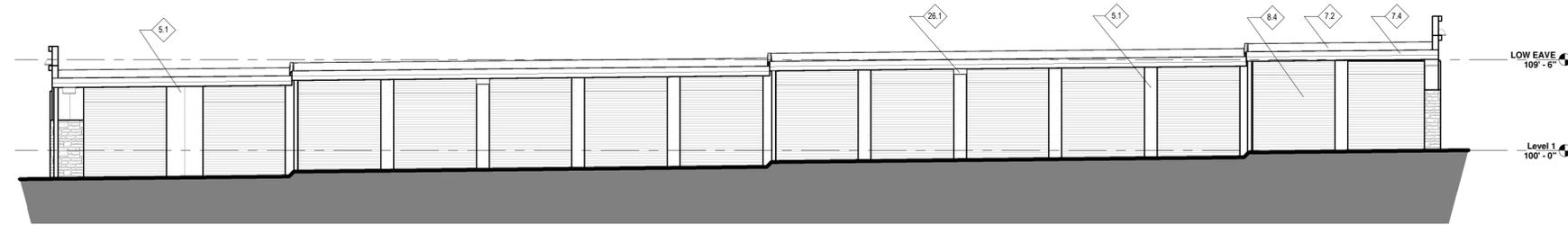


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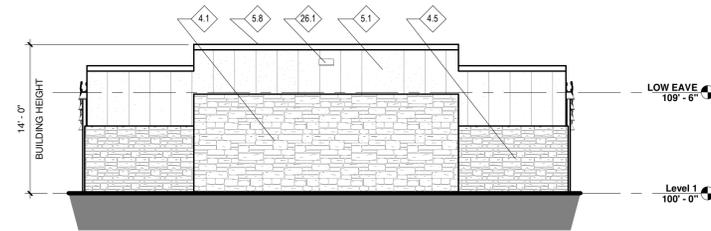
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 P.O. BOX 247  
 EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
 SITE PLAN - SP \_\_\_\_\_ - 2019

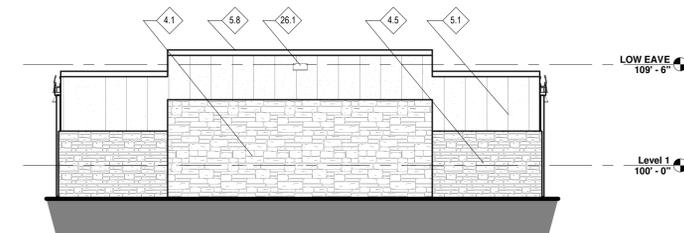
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN" & 20% "CHARDONNAY"
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
7.2	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: GALVALUME
7.4	PRE-FINISHED GUTTER, RAKE AND DOWNSPOUT - COLOR: POLAR WHITE
8.4	COILING DOOR W/ HEADER PANEL BY DOOR COMPANY - COLOR: POLAR WHITE
26.1	EXTERIOR LIGHT, RE: ELECTRICAL



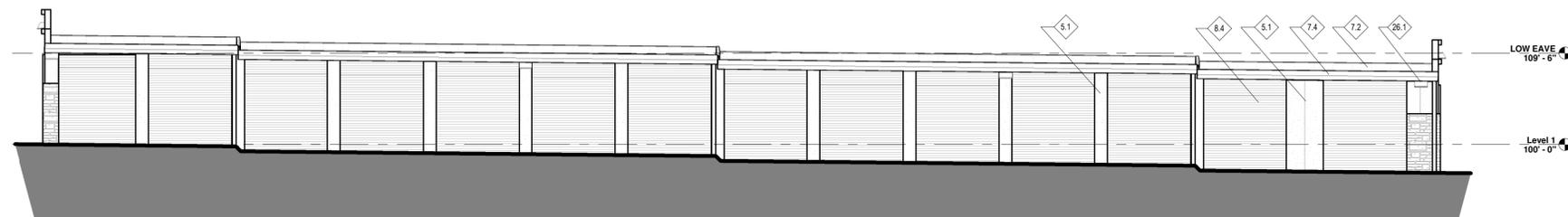
**4 BUILDING E - REAR ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING E - LEFT SIDE ELEVATION**  
 1/8" = 1'-0"



**2 BUILDING E - RIGHT SIDE ELEVATION**  
 1/8" = 1'-0"



**1 BUILDING E - FRONT ELEVATION**  
 1/8" = 1'-0"

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

REVISIONS  
 DEVELOPMENT PLAN AMENDMENT #7

NO.	DATE	DESCRIPTION

DESIGNED BY: CK DATE: JULY 2019  
 DRAWN BY: CK/KD SCALE:  
 CHECKED BY: CK  
 JOB NO.:  
 DWG NAME:

**BUILDING E - ELEVATIONS**



SHEET: **A-6**

**LOT 1 VISTA RIDGE FILING #6 SUBDIVISION**  
 A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 4.015 ACRES  
 SITE PLAN - SP \_\_\_\_\_ - 2019

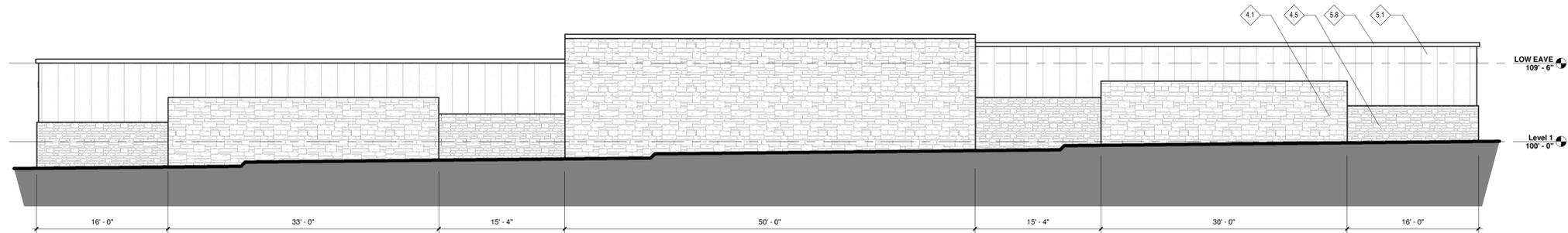


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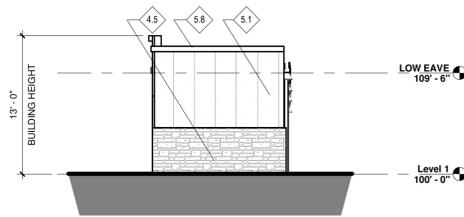
CARLSON ASSOCIATES  
 P.O. BOX 247  
 EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
 SITE PLAN - SP \_\_\_\_\_ - 2019

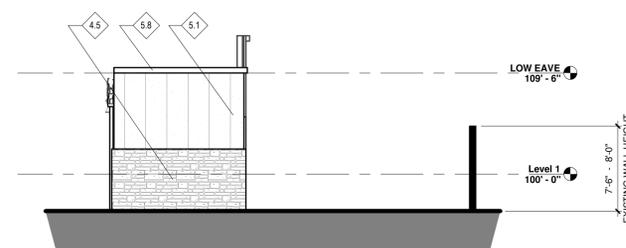
KEY VALUE	KEYNOTE TEXT
4.1	STONE VENEER; CULTURED STONE - SOUTHERN LEDGESTONE BLEND - 80% "FAWN & 20% "CHARDONNAY"
4.5	STONE VENEER; CULTURED STONE - COUNTRY LEDGESTONE BLEND - 80% "ASPEN" & 20% "WHITE OAK"
5.1	STK2000 STRUKTUROC TEXTURED (STUCCO FINISH) - COLOR: SURREY BEIGE
5.8	PARAPET CAP - COLOR: LIGHT BRONZE
7.2	STANDING SEAM METAL ROOF (MBCI ULTRA-DEK 18") - COLOR: GALVALUME
8.4	COILING DOOR W/ HEADER PANEL BY DOOR COMPANY - COLOR: POLAR WHITE
26.1	EXTERIOR LIGHT, RE: ELECTRICAL



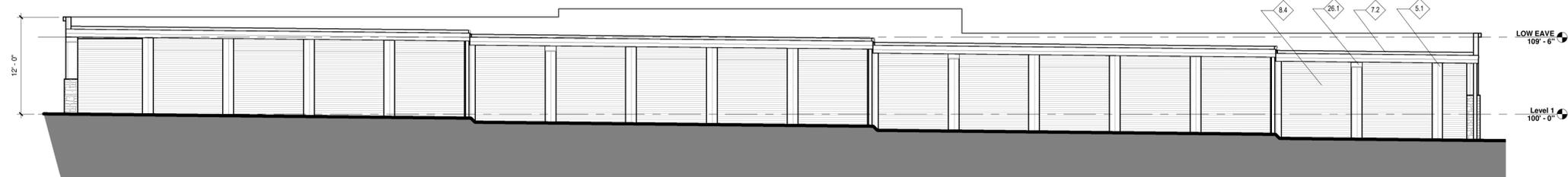
**4 BUILDING F - REAR ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING F - LEFT SIDE ELEVATION**  
 1/8" = 1'-0"



**2 BUILDING F - RIGHT SIDE ELEVATION**  
 1/8" = 1'-0"



**1 BUILDING F - FRONT ELEVATION**  
 1/8" = 1'-0"

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

REVISIONS  
 DEVELOPMENT PLAN AMENDMENT #7

DESIGNED BY: CK DATE: JULY 2019  
 DRAWN BY: CK/KD SCALE:  
 CHECKED BY: CK  
 JOB NO.:  
 DWG NAME:

**BUILDING F - ELEVATIONS**



SHEET: **A-7**

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

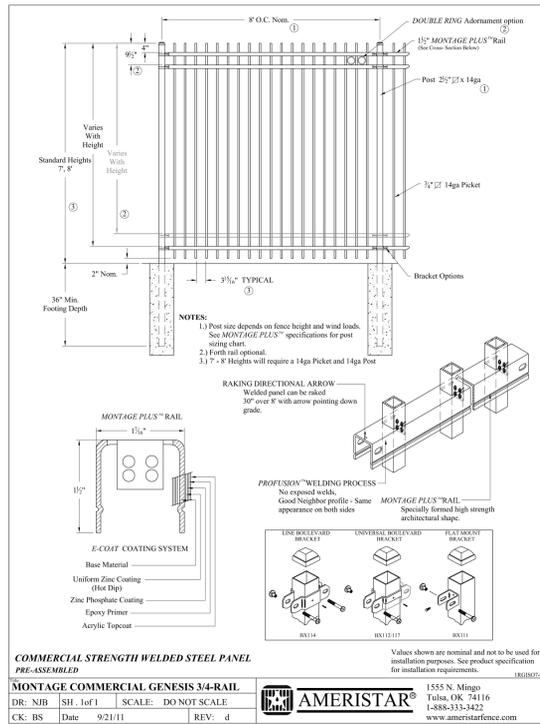
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
4.015 ACRES  
SITE PLAN - SP \_\_\_\_\_ - 2019



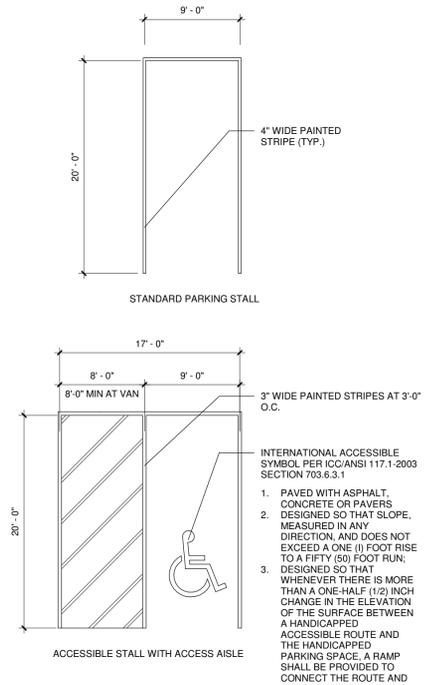
323 5th STREET  
P.O. Box 680  
FREDERICK, CO 80530  
303.833.1416  
WWW.CIVILRESOURCES.COM

CARLSON ASSOCIATES  
P.O. BOX 247  
EASTLAKE, CO 80614-0247

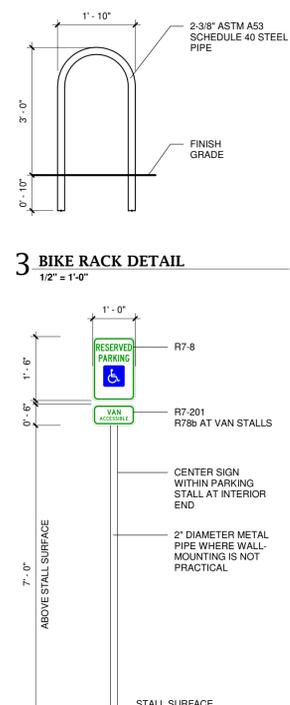
LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019



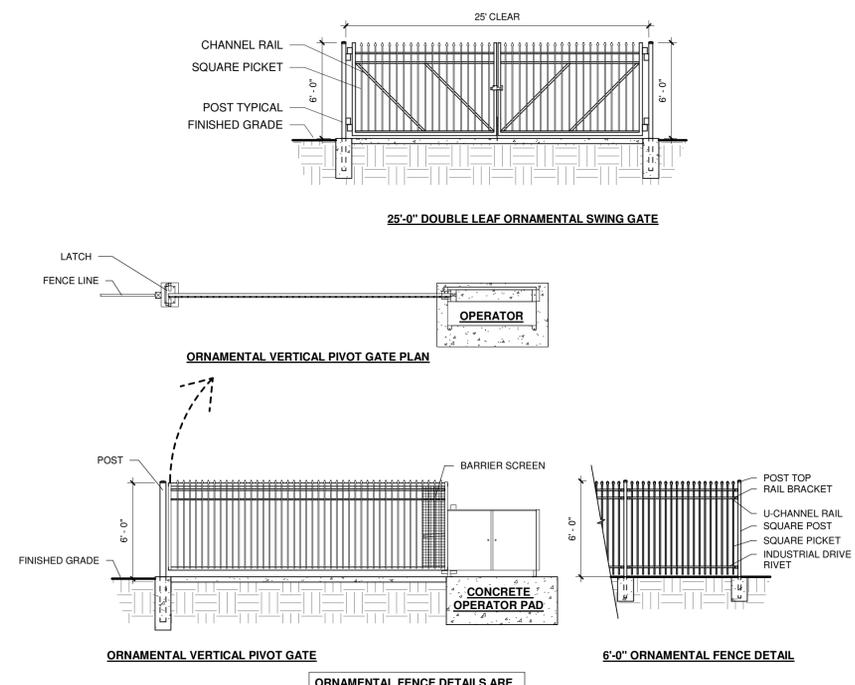
**5 FENCE SPEC**  
1/4" = 1'-0"



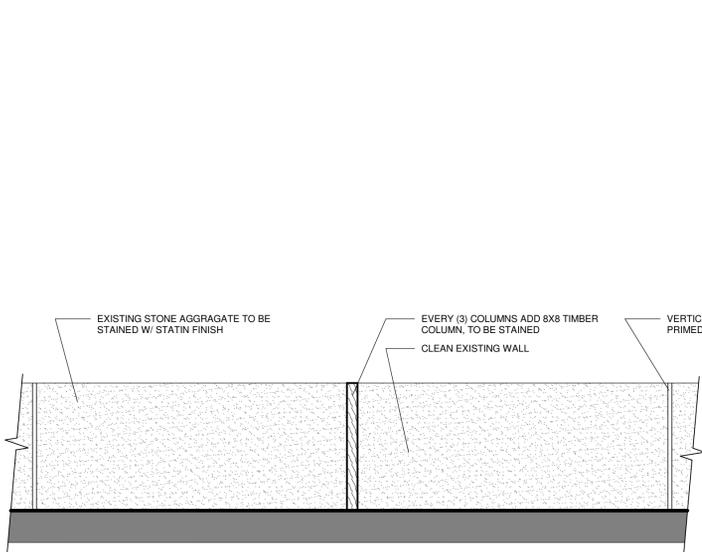
**4 PARKING STALL STRIPING**  
1/8" = 1'-0"



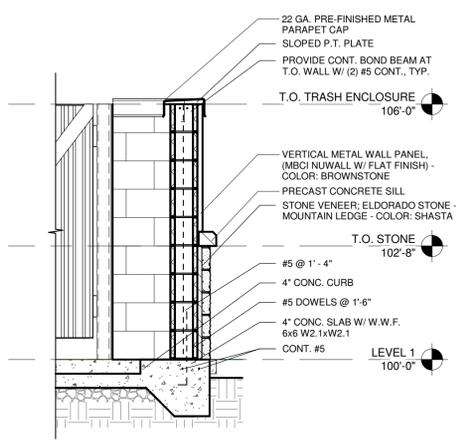
**2 ACCESSIBLE PARKING SIGNAGE**  
1/2" = 1'-0"



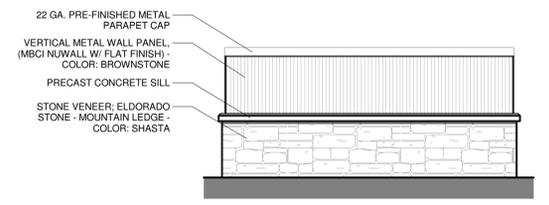
**1 FENCE / GATE DETAIL**  
3/16" = 1'-0"



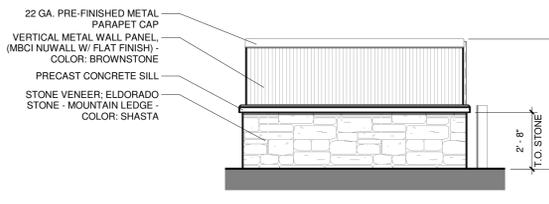
**11 EXISTING FENCE ELEVATION**  
3/16" = 1'-0"



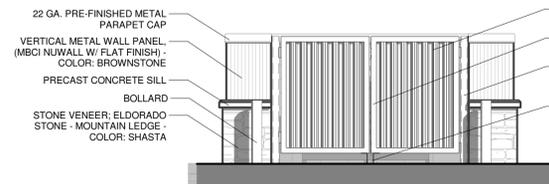
**10 TRASH ENCLOSURE - WALL SECTION**  
1/2" = 1'-0"



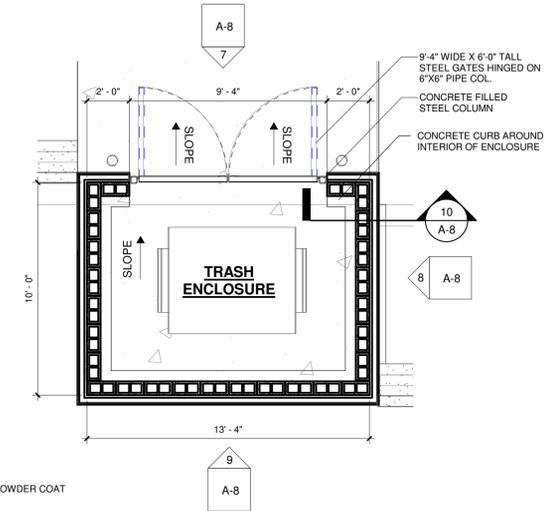
**9 TRASH ENCLOSURE - REAR ELEVATION**  
1/4" = 1'-0"



**8 TRASH ENCLOSURE - SIDE ELEVATION**  
1/4" = 1'-0"



**7 TRASH ENCLOSURE - FRONT ELEVATION**  
1/4" = 1'-0"



**6 TRASH ENCLOSURE - ENLARGED PLAN**  
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN AMENDMENT #7	

DESIGNED BY: CK DATE: JULY 2019  
DRAWN BY: CK/KD SCALE:  
CHECKED BY: CK  
JOB NO.:  
DWG NAME:

**SITE DETAILS**

SHEET: **A-8**



# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

## A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

### TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

#### 4.015 ACRES

#### SITE PLAN - SP \_\_\_\_\_ - 2019



**PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION**

CARLSON ASSOCIATES

P.O. BOX 247  
EASTLAKE, CO 80614-0247

**LOT 1, VISTA RIDGE FILING #6**  
**SITE PLAN - SP \_\_\_\_\_ - 2019**

### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE ASSEMBLY HUNTER ICZ-101-25; DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HYDRO FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B; BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP # METER (RE: POC NOTE).
	PEDESTAL MOUNT CONTROLLER (4800) WEATHERMATIC 514848 (WITH 4 51M12); 48-ZONE CONTROLLER WITH FLOW MONITORING AND WEATHER STATION; INCLUDES SMARTLINK AIRCARD WITH FLOW, SLWS WEATHER STATION, AND 5 YR SERVICE PLAN (514800-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC. UTILIZE NORMAL OPEN PANEL.
	CREATIVE SENSOR TECHNOLOGY F51-T 1", 1.5", OR 2" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM. 1.5" SIZE FLOW RANGE 1.8-108 GPM. 2" SIZE FLOW RANGE 2.8-170 GPM.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. REFER TO SPECIFICATIONS.
	Valve Callout # Valve Number # Valve Flow # Valve Size

### INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER, NOT OBTAINED) OF XX PSI, AT A MAXIMUM FLOW OF XX GPM AT THE X-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
  - TAP IS SIZED TO ACCOMMODATE AN 8 HOUR/DAY, 6 DAYS/WEEK WATERING WINDOW. THE ENHANCED NATIVE SEED MIX ASSUMES AN AVERAGE WEEKLY USAGE OF 0.75-INCHES PER WEEK, WHILE THE BLUEGRASS ASSUMES AN AVERAGE OF 1.25-INCHES PER WEEK.
  - IRRIGATION IS CONNECTED DOWNSTREAM OF THE 1.5-INCH DOMESTIC METER AS INDICATED. IRRIGATION IS DESIGNED TO UTILIZE ONLY 1.8 GPM.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
  - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
  - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH

HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

10. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

11. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

11.1. MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

12. INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.

13. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.

13.1. TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS

14. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

15. VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.

16. NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT

14. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[1]	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DOMESTIC WATER TAP AND METER. AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
[2]	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

### EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP*	0.6 GPH	N/A	N/A

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
  - REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.

### IRRIGATION PIPE SCHEDULE

SIZE	FLOW
1"	0-15
1-1/4"	16-25
1-1/2"	26-35
2"	36-55
2-1/2"	56-80
3"	81-120

**MPi Designs, LLC**  
P.O. BOX 345  
Windsor, CO 80550  
970.402.3047  
Michelle@MPiDesignsllc.com



### IRRIGATION LEGEND AND NOTES

SHEET: **IR1.1**  
**SHEET 19 OF 21**

DESIGNED BY: MLP DATE: 7/25/2019  
DRAWN BY: MLP SCALE: 1" = 30'  
CHECKED BY: MLP  
JOB NO.: 177-1603ER  
DWG NAME: \_\_\_\_\_

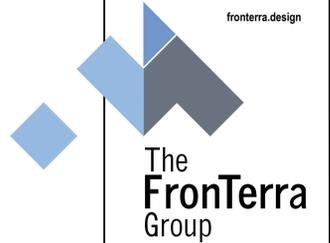
REVISIONS		
NO.	DESCRIPTION	DATE

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019



LANDSCAPE ARCHITECTURE | PLANNING

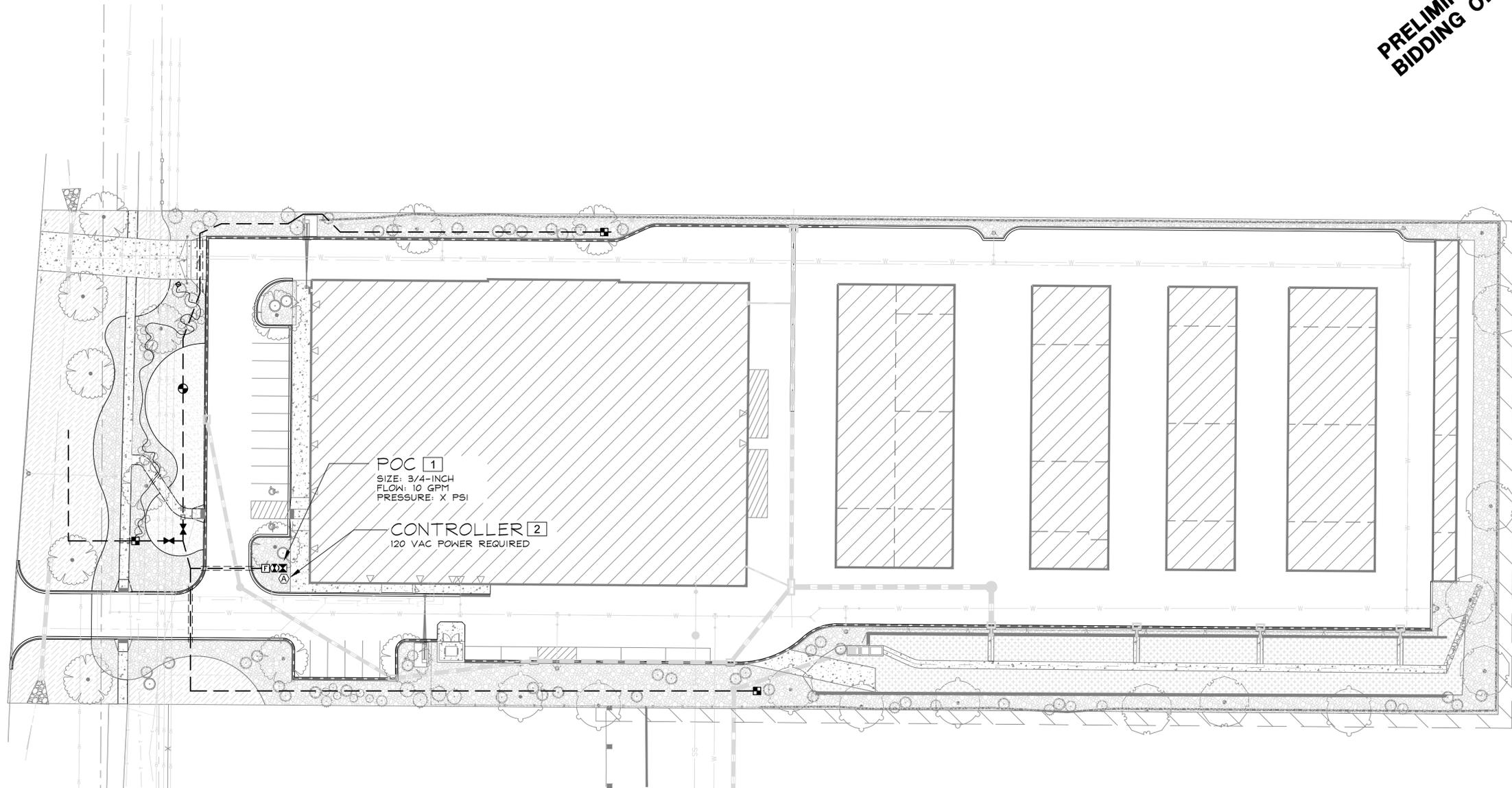
TFG Design, LLC  
138 E 4th Street, STE #1  
Loveland CO 80537  
(970) 666-3737  
josh@fronterra.design

**PRELIMINARY NOT FOR  
BIDDING OR CONSTRUCTION**

CARLSON ASSOCIATES

P.O. BOX 247  
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019



REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: MLP DATE: 7/25/2019  
DRAWN BY: MLP SCALE: 1" = 30'  
CHECKED BY: MLP  
JOB NO.: 177-1603ER  
DWG NAME:

IRRIGATION PLAN

SHEET:  
**IR1.1**  
SHEET 20 OF 21

 **MPI Designs, LLC**  
P.O. BOX 345  
Windsor, CO 80550  
970.402.3047  
Michelle@MPIDesignsllc.com

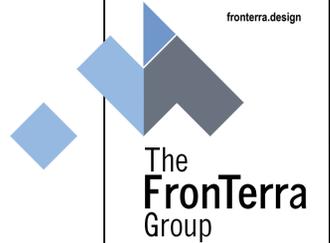


# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

4.015 ACRES

SITE PLAN - SP \_\_\_\_\_ - 2019

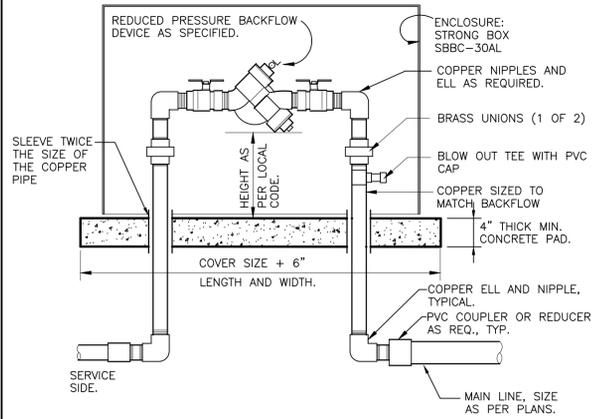


LANDSCAPE ARCHITECTURE | PLANNING  
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138 E 4th Street, STE #1  
Loveland CO 80537  
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josh@fronterra.design

CARLSON ASSOCIATES

P.O. BOX 247  
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6  
SITE PLAN - SP \_\_\_\_\_ - 2019

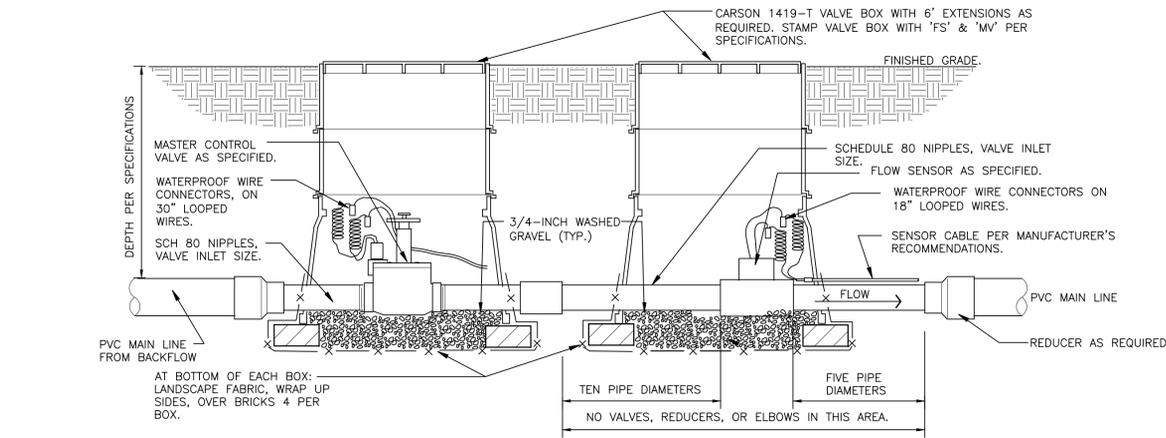


- NOTES:  
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.  
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.  
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.  
4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 RP BACKFLOW W/ ENCLOSURE

1" = 1'-0"

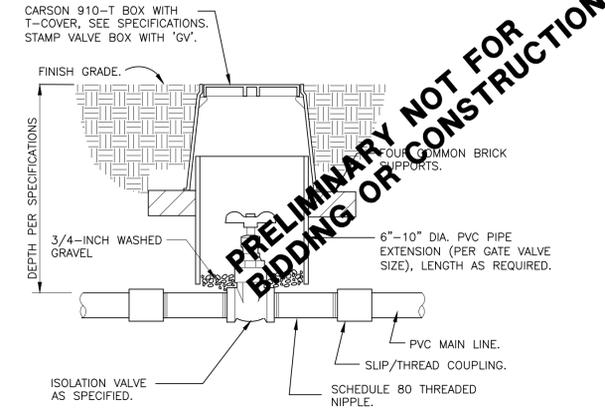
328409.46-03



2 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"

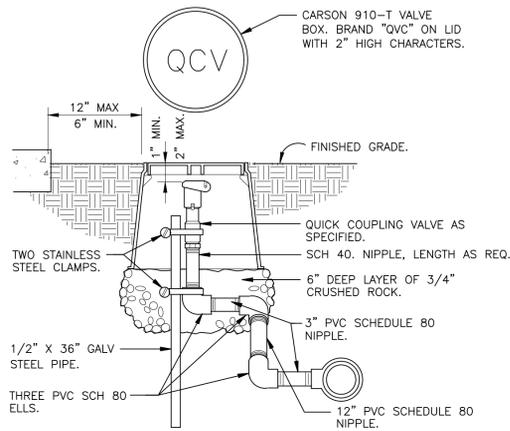
328406.23-10



3 ISOLATION GATE VALVE

1 1/2" = 1'-0"

328406.33-01

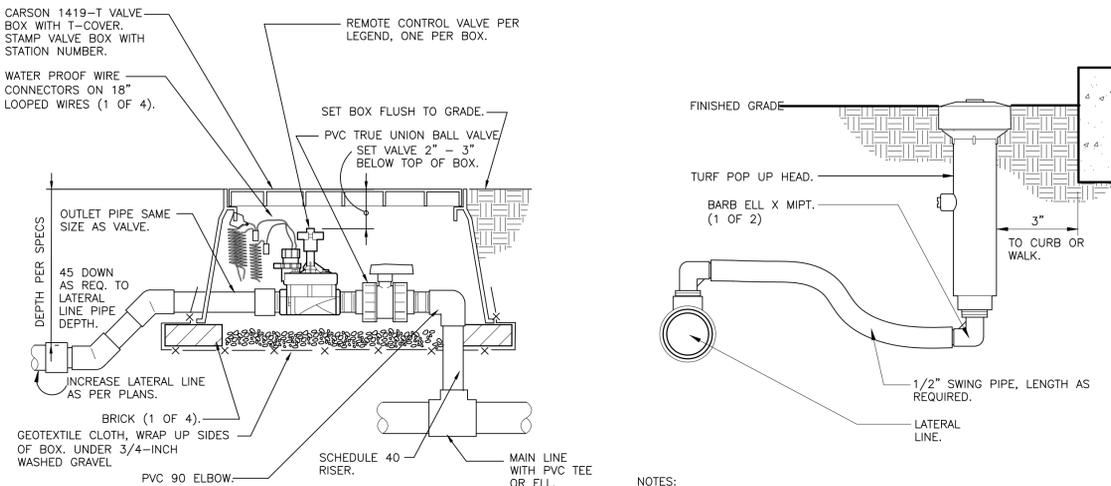


NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

4 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0"

328406.43-02



NOTE:  
LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX.

5 REMOTE CONTROL TURF VALVE

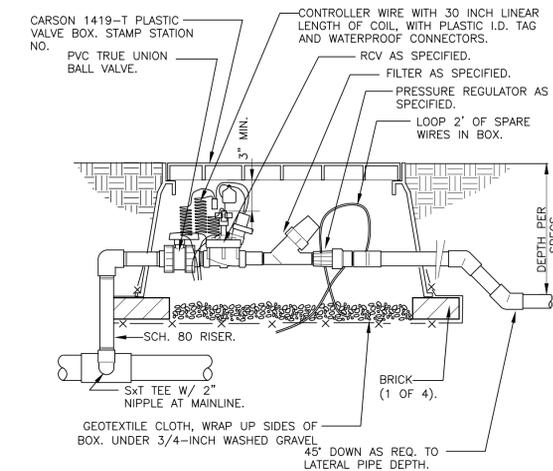
1 1/2" = 1'-0"

328406.13-05

6 6-INCH POP-UP SPRAY

3" = 1'-0"

328403.13-02



8 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0"

328413.76-23

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: M.L.P. DATE: 7/25/2019  
DRAWN BY: M.L.P. SCALE: 1" = 30"  
CHECKED BY: M.L.P.  
JOB NO.: 177-1603ER  
DWG NAME:

IRRIGATION DETAILS

SHEET:

IR2.1  
SHEET 21 OF 21

MPI Designs, LLC  
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Windsor, CO 80550  
970.402.3047  
Michelle@MPIDesignsLLC.com



1 BUILDING A - NORTH ELEVATION  
3/32" = 1'-0"



3 BUILDING A - EAST ELEVATION  
3/32" = 1'-0"



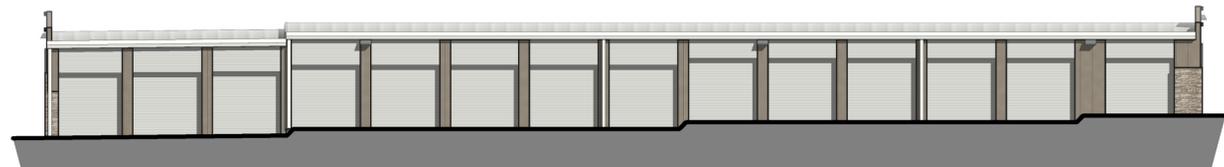
2 BUILDING A - WEST ELEVATION  
3/32" = 1'-0"



4 BUILDING A - SOUTH ELEVATION  
3/32" = 1'-0"



6 TYPICAL DRIVE UP BUILDING - RIGHT SIDE ELEVATION  
3/32" = 1'-0"



5 TYPICAL DRIVE UP BUILDING - REAR ELEVATION  
3/32" = 1'-0"



8 TYPICAL DRIVE UP BUILDING - LEFT SIDE ELEVATION  
3/32" = 1'-0"



7 TYPICAL DRIVE UP BUILDING - FRONT ELEVATION  
3/32" = 1'-0"

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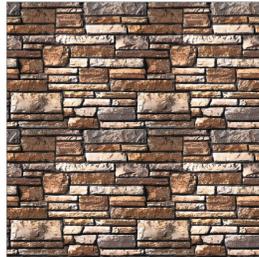


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# CARLSON - ERIE

07/25/2019

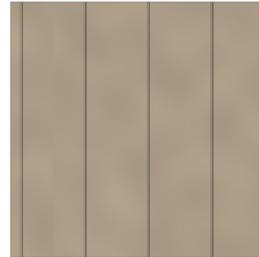
EXTERIOR PERSPECTIVE  HAUSER  
ARCHITECTS  
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LOVELAND, COLORADO 80538  
www.hauserarchitectpc.com



4.1 STONE VENEER;  
CULTURED STONE -  
SOUTHERN LEDGESTONE  
BLEND - 80% "FAWN" & 20%  
"CHARDONNAY"



4.5 STONE VENEER;  
CULTURED STONE -  
COUNTRY LEDGESTONE  
BLEND - 80% "ASPEN" &  
20% "WHITE OAK"



5.1 STK2000 STRUKTUROC  
TEXTURED (STUCCO  
FINISH)  
COLOR: SURREY BEIGE  
CONCEALED  
FASTENERS



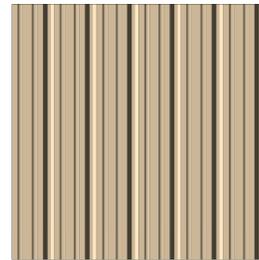
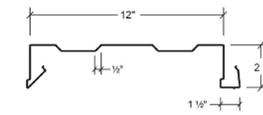
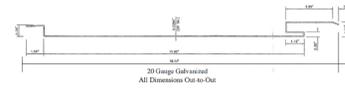
5.2 METAL WALL PANEL SYSTEM  
COLOR: POLAR WHITE  
CONCEALED FASTENERS



5.3 HORIZONTAL METAL WALL  
PANEL, (MBCI NUWALL W/  
FLAT FINISH)  
COLOR: CHARCOAL GRAY



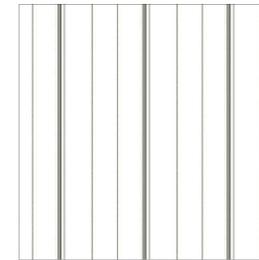
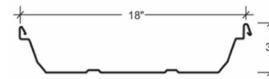
SURREY BEIGE



5.6 VERTICAL METAL WALL  
PANEL, (MBCI PBR)  
COLOR: BROWNSTONE



7.1 STANDING SEAM METAL ROOF  
(MBCI ULTRA-DEK 18")  
COLOR: KO KO BROWN



7.2 STANDING SEAM METAL ROOF  
(MBCI ULTRA-DEK 18")  
COLOR: GALVALUME



8.1 ALUMINUM CLAD LOW-E  
WINDOW FRAMES /  
STOREFRONT ENTRY DOORS,  
COLOR: DARK BRONZE

DIGITAL MATERIAL BOARD

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