

LAZY DOG SUBSTATION PROJECT



NEIGHBORHOOD MEETING SUMMARY **Town of Erie - Weld County, Colorado**

Submitted To:



Submitted By:



April 2019

This page intentionally left blank.

Contents

	Page
1. Notifications	1
2. Meeting Summary	2
3. Public Comments.....	2

Appendices

- Appendix A: Meeting Notifications
- Appendix B: Meeting Materials

Tables

Table 1: Neighborhood Meeting Summary Appendices.....	1
Table 2: Additional Landowner Communications.....	4

This page intentionally left blank.

Introduction

United Power, Inc. (United Power), in coordination with Tri-State Generation and Transmission Association, Inc. (Tri-State), is proposing to construct and operate a new electric substation (referred to herein as the Project or Lazy Dog Substation) on a parcel owned by United Power located near the southwestern corner of the intersection of Weld County Road 6 and Weld County Road 7 (Figure 1). Site Plan Review, Special Review Use and Minor Subdivision Applications were submitted for this Project on January 31, 2019 with a subsequent submittal of revised applications on February 22, 2019.

To meet requirements for the Site Plan Review and Special Review Use processes, United Power and Tri-State representatives hosted a neighborhood meeting in compliance with the Town of Erie user guides for Site Plan Review and Special Review Use¹. This meeting was held on April 1, 2019, at the United Power office in Brighton, Colorado. The Minor Subdivision permit application does not require a neighborhood meeting per the User Guide.

The Applicant is required to conduct the neighborhood meeting to provide residents and landowners surrounding the Project area with the details of the proposed activity in an informal but informational setting. Appendices provided with this Neighborhood Meeting Summary are listed in Table 1.

Table 1:
Neighborhood Meeting Summary Appendices

Appendix	Supplemental Information Provided
Appendix A	Neighborhood Meeting Notifications
Appendix B	Meeting Materials

1. Notifications

Neighborhood meeting notifications were performed in compliance with the Town of Erie Unified Development Code (UDC) Title 10, Section 10.7.2, Part D, Step 4. This section of the UDC includes requirements for mailed notices and sign postings to notify Project area neighbors of the neighborhood meeting.

A letter notification was prepared for landowners within 500 feet of the Project site parcels: the parcel owned by United Power (146728101004) and the parcel to the east (146728101005), which is owned by Town of Erie. Both parcels are subject to the Minor Subdivision permit application; however, only the parcel # 146728101004 is subject to the Site Plan and Special Review Use permit applications.

The UDC states that all landowners within 300 feet of the Project site must be notified; however, the Town of Erie requested that landowners within 500 feet of the subject parcels be notified. The list of

¹ Town of Erie Land Use Application and User Guides. Available online: <https://www.erieco.gov/111/Planning-Division>

landowners used for the notification mailing is included in Appendix A. The Town of Erie User Guide for Site Plan Review states that the notification letters must be mailed 15 days prior to the date of the neighborhood meeting. The letters were mailed on March 15, 2019, or 17 days before the meeting on April 1st; a copy of the letter is included in Appendix A.

Notification signs provide by the Town of Erie were posted at the property to notify adjacent landowners of the neighborhood meeting. Signs were posted along Weld County Roads 6 and 7 and were left in place beginning March 14 through the date of the neighborhood meeting on April 1, 2019. The signs were removed on April 3, 2019, for a total of 21 days of posting. The Town of Erie User Guide for Site Plan Review states that the signs must be posted 15 days prior to the date of the neighborhood meeting. The signs were checked twice during the time they were posted to ensure they were standing upright and visible to passersby. The affidavit of sign postings is included in Appendix A.

2. Meeting Summary

United Power and Tri-State hosted the neighborhood meeting on April 1, 2019, at United Power's office in Brighton from 1 p.m. to 3 p.m. The meeting was attended by representatives from United Power and Tri-State, and one member of the public, Sherri Struble. She attended the neighborhood meeting as president of the homeowner's association for the Ranchette Estates and Leisure Living Neighborhoods located east and south of the Project site. The public comments and responses provided are captured in the next section.

During the meeting, the attendees were asked to sign in as they arrived. Large-scale copies of the Site Plan drawings that were submitted to Town of Erie as part of the Site Plan and Special Review Use permit applications were available for review, and photographic simulations and Google Earth were available on a projector for reference. United Power provided a presentation that included an overview of the Project, discussion of Project need, land acquisition, project layout, photographic simulations, and proposed Project development schedule.

3. Public Comments

The following is a summary of the neighborhood meeting's question-and-answer session. This session was not recorded, so both the comments and responses presented below are paraphrased.

1. Will new poles be installed?

The transmission interconnection would require that Western Area Power Administration remove a single transmission structure (Structure 29-7) and install two new structures (29-7A, 29-7B) along the Erie-Terry Street transmission line to provide a source of electricity to the substation. Underground distribution lines would exit the substation on the northern and eastern sides of the substation and proceed to Weld County Road 6 and Weld County Road 7, respectively, to connect into United Power's existing distribution system.

2. Where would the entrances and exits be located?

The Site Plan was examined. The substation site would be accessed from Weld County Road 6, which is approximately 0.15 mile west of Weld County Road 7, and the substation access driveway would be located across from the Crestone facility.

3. What would the traffic impacts be?

Local temporary impacts are likely during the construction of the substation, including an increase in traffic. No long-term impacts are anticipated duration of construction. Traffic impacts from operation are not expected because the substation represents a passive use and its operation would not generate trips in excess of those occasionally needed for maintenance or emergencies. Project construction is expected to last for 6 months with an anticipated in-service date of November 2019.

4. How high will the structures be?

The tallest structure would be approximately 90 feet tall. Inside the screen wall, the tallest structure would be approximately 60 feet. The static mast and the wires that protect the substation from lightning strikes would be between 40 and 50 feet tall. A mix of deciduous and evergreen trees and shrubs would be used throughout the Project area to provide a variety of colors, textures, and heights to blend the substation facilities into the surrounding area. Plantings would go on all 4 sides of the substation.

5. How many people would be involved in construction?

The construction specifics would be determined by the construction contractor chosen for the project. Typically, construction crews consist of approximately 12 individuals.

6. Additional comments:

Traffic related to construction of the Crestone facility is the one issue that the HOA is having in this area. The homeowner's association requested that United Power and Tri-State require that the substation construction contractor follow the rules of the road, including speed limits. United Power and Tri-State responded that there will be an on-site construction manager, and there is an expectation from United Power and Tri-State that the contractor and their crew follow all applicable laws and regulations, including the posted speed limit. The commenter indicated that, generally, the Project didn't seem obtrusive.

In addition to the comments fielded at the neighborhood meeting, United Power has been in contact with neighboring landowners as summarized below in Table 2.

Table 2:
Additional Landowner Communications

Landowner	Discussion Summary
Front Range Landfill, LLC	In early March, United Power discussed the Project plans with the facility manager of the landfill and notified them verbally of the upcoming neighborhood meeting.
Crestone Peak Resource Holdings, LLC	In early March, United Power discussed the Project plans with Crestone Peak Resource Holdings representative and verbally notified them of the upcoming neighborhood meeting.
Member of the Public	A member of the public who noticed the signage at the Project site called United Power to discuss the Project and location.

Appendix A: Meeting Notifications

Neighborhood Meeting Summary
Lazy Dog Substation Project

This page intentionally left blank.

**UNITED
POWER**

Your Touchstone Energy® Cooperative

DATE: April 1, 2019
TIME: 1:00 p.m. to 3:00 p.m.
PLACE: United Power
500 Cooperative Way
Brighton, CO 80603

Your Touchstone Energy® Cooperative 

In the ongoing effort to reliably meet the growing electrical demands in the area, United Power is building a substation on a recently purchased 8.5 acre parcel in Erie, CO. In addition to improving reliability, the Lazy Dog Substation, as it will be called, will provide power to future residential, commercial, and industrial growth for an area including, but not limited to, HWY 7 - HWY 52 south to north and I25 - County Line Rd east to west.

For additional information or to comment on the land use application, please contact:

Steve Barwick
United Power
500 Cooperative Way
Brighton, CO 80603
303-637-1234
sbarwick@unitedpower.com

A public copy of the land use application materials is available for viewing in the Community Development office of Town Hall at 645 Holbrook Street, Erie, CO; phone 303-926-2770.

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

3/13/2019
10:21:41 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 500 Feet of Parcel # 146728101005

Account	Parcel	Owner	Mailing Address
R8949101	146721400004	ERIE TOWN OF	PO BOX 8 ERIE, CO 805160008
R8949102	146721400005	LIBERTY ENERGY LLC	
R8949102	146721400005	CRESTONE PEAK RESOURCE HOLDINGS LLC	1801 CALIFORNIA ST STE 2500 DENVER, CO 802022638
R6808496	146722300028	BAKER NANCY J	
R6808496	146722300028	BAKER LEROY J	1307 NONAHAM LN ERIE, CO 805166963
M5814386	146727200001	HUBER JANET K	
R5814186	146727200001	HUBER JANET K	
M5814386	146727200001	HUBER STEPHEN E	3330 S LOWELL BLVD DENVER, CO 802362423
R5814186	146727200001	HUBER STEPHEN EUGENE	3330 S LOWELL BLVD DENVER, CO 802362423

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

3/13/2019
10:21:41 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 500 Feet of Parcel # 146728101005

Account	Parcel	Owner	Mailing Address
R6779087	146728101002	FRONT RANGE LANDFILL INC	C/O HARDING & CARBONE INC 1235 NORTH LOOP W STE 205 HOUSTON, TX 770084701
R8955088	146728101004	UNITED POWER INC	PO BOX 929 BRIGHTON, CO 806010929
R8955089	146728101005	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098
R6779089	146728201001	FRONT RANGE LANDFILL INC	C/O HARDING & CARBONE INC 1235 NORTH LOOP W STE 205 HOUSTON, TX 770084701

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

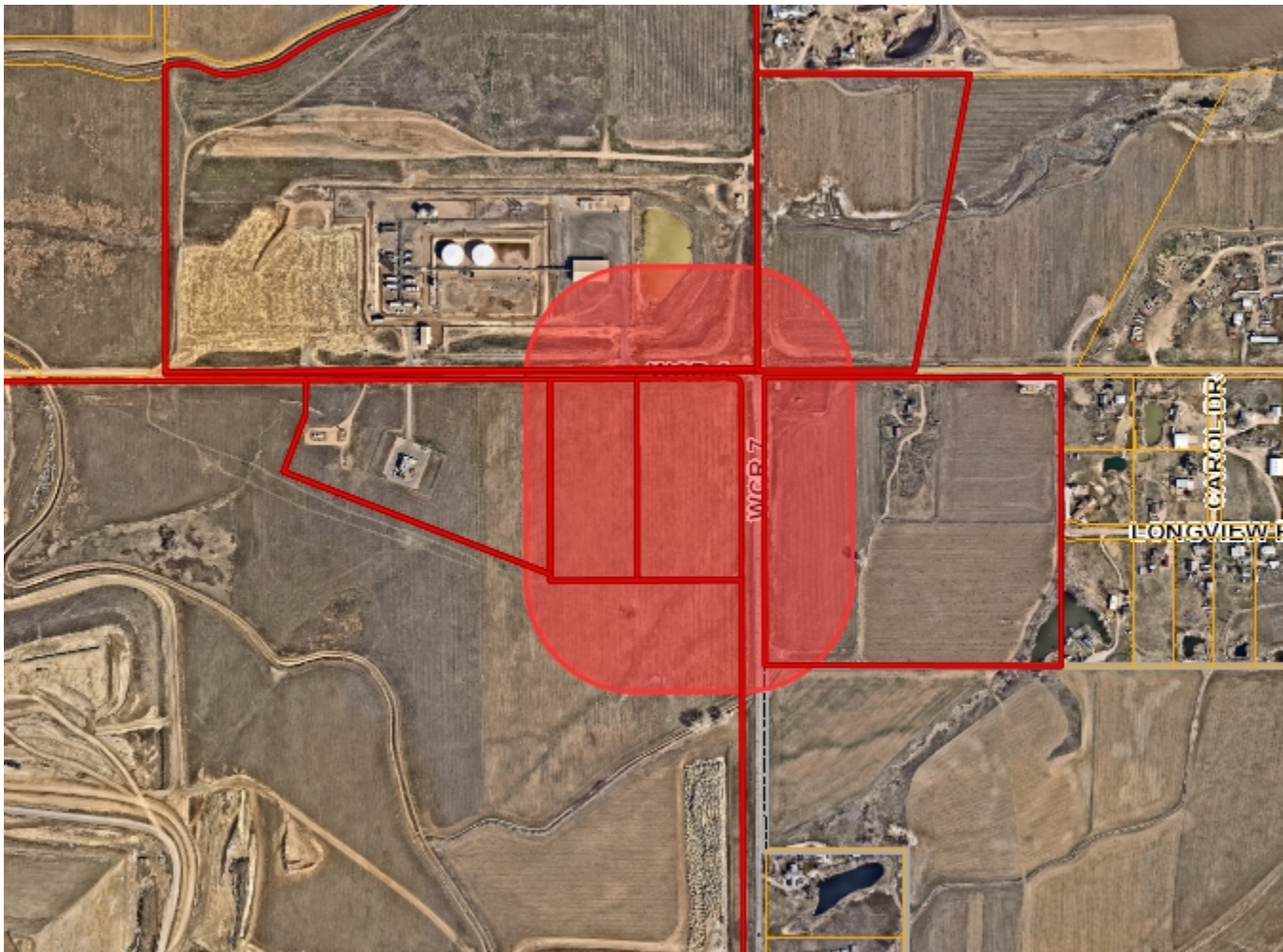
3/13/2019
10:21:42 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 500 Feet of Parcel # 146728101005



WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

3/13/2019
10:23:04 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 500 Feet of Parcel # 146728101004

Account	Parcel	Owner	Mailing Address
R8949101	146721400004	ERIE TOWN OF	PO BOX 8 ERIE, CO 805160008
R8949102	146721400005	LIBERTY ENERGY LLC	
R8949102	146721400005	CRESTONE PEAK RESOURCE HOLDINGS LLC	1801 CALIFORNIA ST STE 2500 DENVER, CO 802022638
R6779087	146728101002	FRONT RANGE LANDFILL INC	C/O HARDING & CARBONE INC 1235 NORTH LOOP W STE 205 HOUSTON, TX 770084701
R8955088	146728101004	UNITED POWER INC	PO BOX 929 BRIGHTON, CO 806010929
R8955089	146728101005	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098
R6779089	146728201001	FRONT RANGE LANDFILL INC	C/O HARDING & CARBONE INC 1235 NORTH LOOP W STE 205 HOUSTON, TX 770084701

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

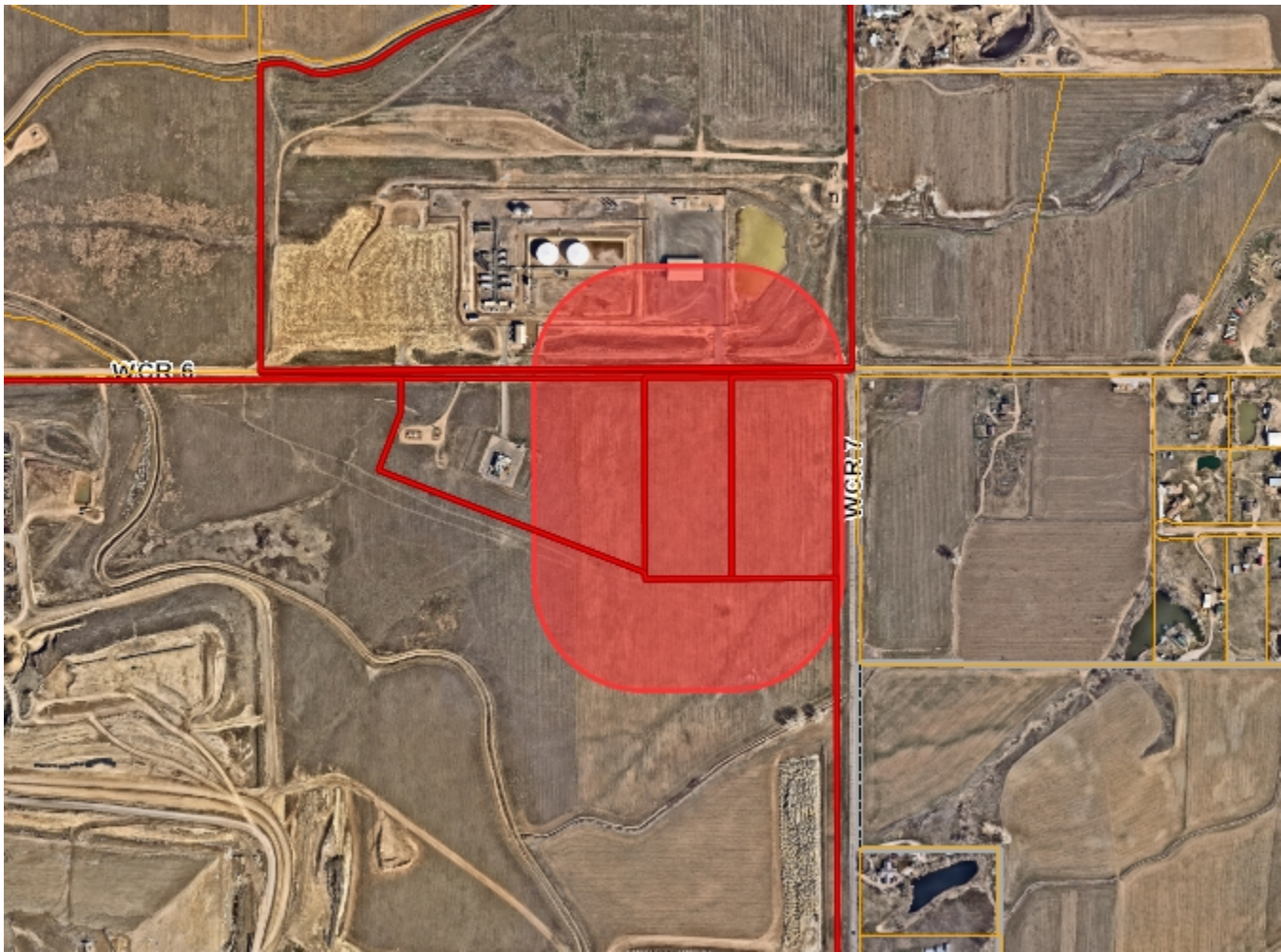
3/13/2019
10:23:04 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

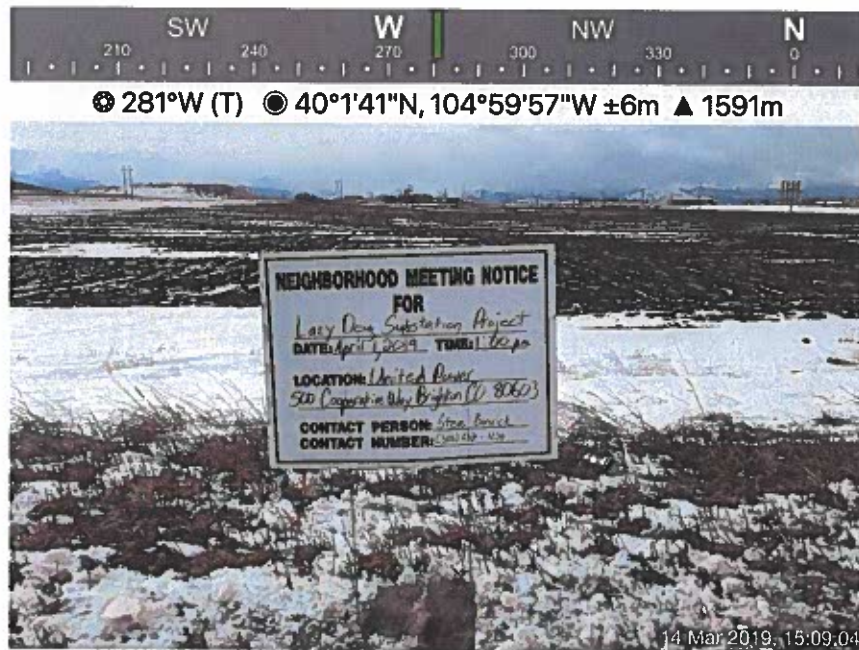
Date

Property Owners Within 500 Feet of Parcel # 146728101004



TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

(PROJECT NAME & APPLICATION TYPE)



(Under each photo identify where the posting location is: example –Erie Parkway/County Line Road)

I, (INSERT NAME OF PERSON THAT POSTED NOTICE), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON (INSERT DATE OF POSTING) FOR THE NEIGHBORHOOD MEETING ON (INSERT DATE OF MEETING) WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Dufferin) ss.

ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2019
BY Cameron Carver AS Staff

WITNESS MY HAND AND OFFICIAL SEAL

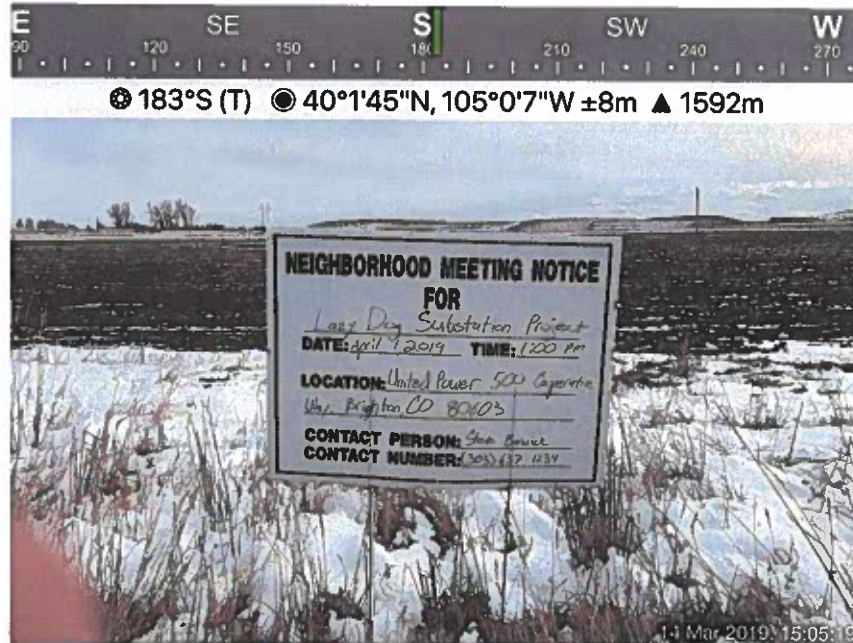
MY COMMISSION EXPIRES: 7-27-2020

Barbara R. Lowry
NOTARY PUBLIC

BARBARA R. LOWRY
Notary Public
State Of Colorado
Notary ID # 19874122051
My Commission Expires 07/27/2020

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

(PROJECT NAME & APPLICATION TYPE)



(Under each photo identify where the posting location is: example –Erie Parkway/County Line Road)

I, (INSERT NAME OF PERSON THAT POSTED NOTICE), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON (INSERT DATE OF POSTING) FOR THE NEIGHBORHOOD MEETING ON (INSERT DATE OF MEETING) WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2019
BY Cameron Carver AS Staff

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 7-27-2020

Barbara R. Lowry
NOTARY PUBLIC

BARBARA R. LOWRY
Notary Public
State Of Colorado
Notary ID # 19874122051
My Commission Expires 07/27/2020

Appendix B: Meeting Materials

Neighborhood Meeting Summary
Lazy Dog Substation Project

This page intentionally left blank.



Neighborhood Meeting – Monday April 1st, 2019

Please Print

[illegible]

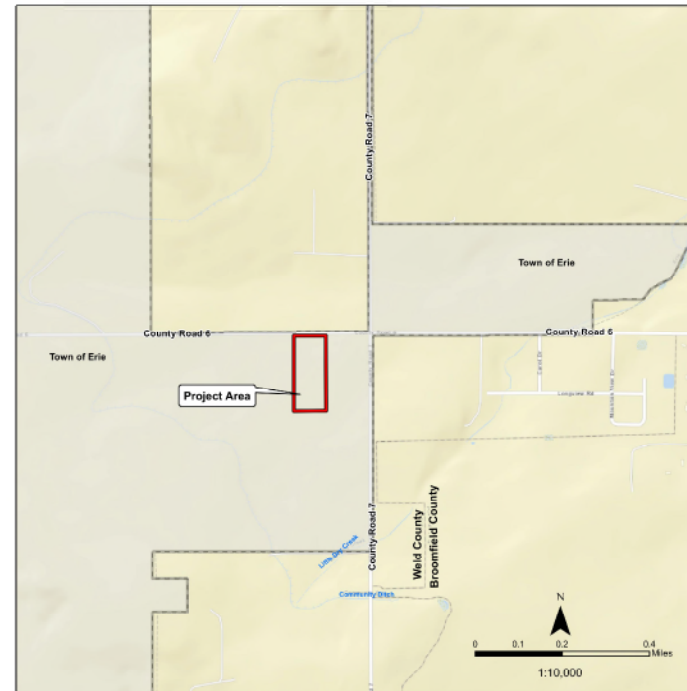
2/21/2019 2:55:58 PM - P:\DENVER OFFICE\ENGINEERING\TRI-STATE\LAZY DOG SUBSTATION\CAD\194-6440 COVER.DWG - LINTZ, ANDREW

LAZY DOG SUBSTATION

A PORTION OF THE NE ¼ OF NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019

SITE DATA SUMMARY CHART ZONE DISTRICT: PUBLIC LANDS AND INSTITUTIONS

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA (8 ACRES)	348,480	100
DISTURBED AREA	246,410	
• BUILDING FOOTPRINT (NA)	0	0%
• ACCESS ROAD	30,866	8.9%
• SUBSTATION YARD/EQUIPMENT AREA	86,140	24.7%
HARDSCAPE TOTAL	117,066	33.6%
• PLANTED AREA	129,344	37.1%
• EXISTING VEGETATION (UNDISTURBED GRASSLAND)	102,070	29.3%
• TRAILS AND SIDEWALKS (NA)	0	0%
LANDSCAPE TOTAL (SEE SHEET 04 FOR ADDITIONAL DETAIL)	231,414	66.4%
ITEM	DESCRIPTION	
BUILDING SIZE: NA	NO OCCUPIED BUILDINGS PROPOSED	
PARKING:	NO PUBLIC PARKING IS PROPOSED	



1 MILE RADIUS VICINITY MAP



APPLICANT
UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, CO 80603
303-637-1234
STEVE BARWICK
IN COORDINATION WITH TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.

PLANNER
TETRA TECH
216 16TH ST, SUITE 1500
DENVER, CO 80202
303-291-6299
JENNIFER CHESTER

SURVEYOR
ACKLAM, INC.
133 S. 27TH AVE.
BRIGHTON, CO 80601
720-685-5913
H. LAWRENCE SINCO, PLS

SUBSTATION ENGINEER
TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.
1100 WEST 116TH AVENUE
WESTMINSTER, CO 80234
303-254-1988
SCOTT MEREDITH

SUBSTATION ENGINEER
UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, CO 80603
303-637-1391
ROBERT MAXWELL

LANDSCAPE ARCHITECT
REDLAND CONSULTING GROUP, INC.
1500 WEST CANAL COURT
LITTLETON, CO 80120
720-283-6783 X151
BRICE BRADLEY

SITE PLAN APPROVAL CERTIFICATE

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

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

PLANNING COMMISSION CHAIR (IF APPLICABLE) _____ DATE _____

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LAND'S DESCRIBED HEREIN, HEREBY AGREES ON BEHALF ON 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 _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF TRACT A, FRONT RANGE LANDFILL MINOR SUBDIVISION, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN THE NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SAID SECTION 28, S 89°24'50" W, A DISTANCE OF 543.32 FEET, TO A POINT ON SAID NORTH LINE; THENCE LEAVING SAID NORTH LINE, S 00°33'29" E, A DISTANCE OF 40.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID TRACT A, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF A 40 FOOT RIGHT OF WAY DEDICATED IN SAID MINOR SUBDIVISION AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF SAID NORTH LINE OF SAID TRACT A; THENCE ALONG SAID SOUTH LINE OF SAID TRACT A, S 00°33'29" E, A DISTANCE OF 893.38 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE ALONG SAID SOUTH LINE OF SAID TRACT A, S 89°24'50" W, A DISTANCE OF 390.07 FEET TO A POINT ON THE WEST LINE OF SAID TRACT A; THENCE ALONG SAID WEST LINE OF SAID TRACT A, N 00°33'29" W, A DISTANCE OF 893.38 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A, ALSO BEING A POINT ON THE SOUTH LINE OF SAID 40 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH LINE OF SAID TRACT A, N 89°24'50" E, A DISTANCE OF 390.07 FEET, TO THE POINT OF BEGINNING.

SHEET INDEX

SHEET	TITLE
01	COVER SHEET
02	GENERAL NOTES
03	SITE PLAN
04	LANDSCAPE PLAN
05	LANDSCAPE DETAILS
06	MATERIAL SAMPLE EXHIBIT
07	UTILITY PLAN
08	GRADING/DRAINAGE PLAN
09	PHOTOMETRIC PLAN
10-12	PHOTO SIMULATIONS AND ELEVATIONS



NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

LAZY DOG SUBSTATION

COVER SHEET

Project No.: 194-6440
Designed By: ENM
Checked By: AML
Approved By: AML

01

SHT 1 OF 12

Bar Measures 1 inch

Copyright: Tetra Tech

2/21/2019 3:00:42 PM - P:\DENVER OFFICE\ENGINEERING\TR-STATE\LAZY DOG SUBSTATION\CAD\194-6440 GENERAL NOTES.DWG - LINTZ, ANDREW

F
E
D
C
B
A

1234567

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28,TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019

- GENERAL NOTES – GRADING
- ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND EITHER A PUBLIC IMPROVEMENT PERMIT OR A GRADING AND STORMWATER QUALITY PERMIT FROM THE TOWN OF ERIE. CONTRACTOR SHALL:
 - MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN OF ERIE INSPECTORS UPON REQUEST.
 - INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPs AS SPECIFIED IN THE SWMP.
 - INSPECT ALL BEST MANAGEMENT PRACTICES (BMPs) AT LEAST EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
 - MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPs ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN OF ERIE ENGINEERING STAFF.
 - BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BE NECESSARY IF AT ANY TIME THE SPECIFIED BMPs DO NOT MEET THE OBJECTIVES OF THE PERMIT. ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF THE SWMP.
 - THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A SIGNIFICANT CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - INSTALLATION AND MAINTENANCE OF BMPs SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
 - ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF ERIE "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION.
 - ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE TOWN OF ERIE ENGINEERING STAFF.
 - NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
 - TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
 - TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL CONFORM TO THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN OF ERIE'S STANDARDS AND SPECIFICATIONS.
 - AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
 - FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
 - TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
 - DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
 - OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
 - THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET

CALL BEFORE YOU DIG:

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

UTILITY NOTIFICATION CENTER OF COLORADO, 16361 TABLE MOUNTAIN PKWY, GOLDEN, CO 80403

TWO DAYS NOT TO INCLUDE THE DAY OF NOTICE NUMBER OF DAYS IN ADVANCE OF A DIGGING PROJECT THAT YOU NEED TO NOTIFY THE ONE CALL CENTER OF YOUR INTENT TO DIG.

TETRA TECH ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



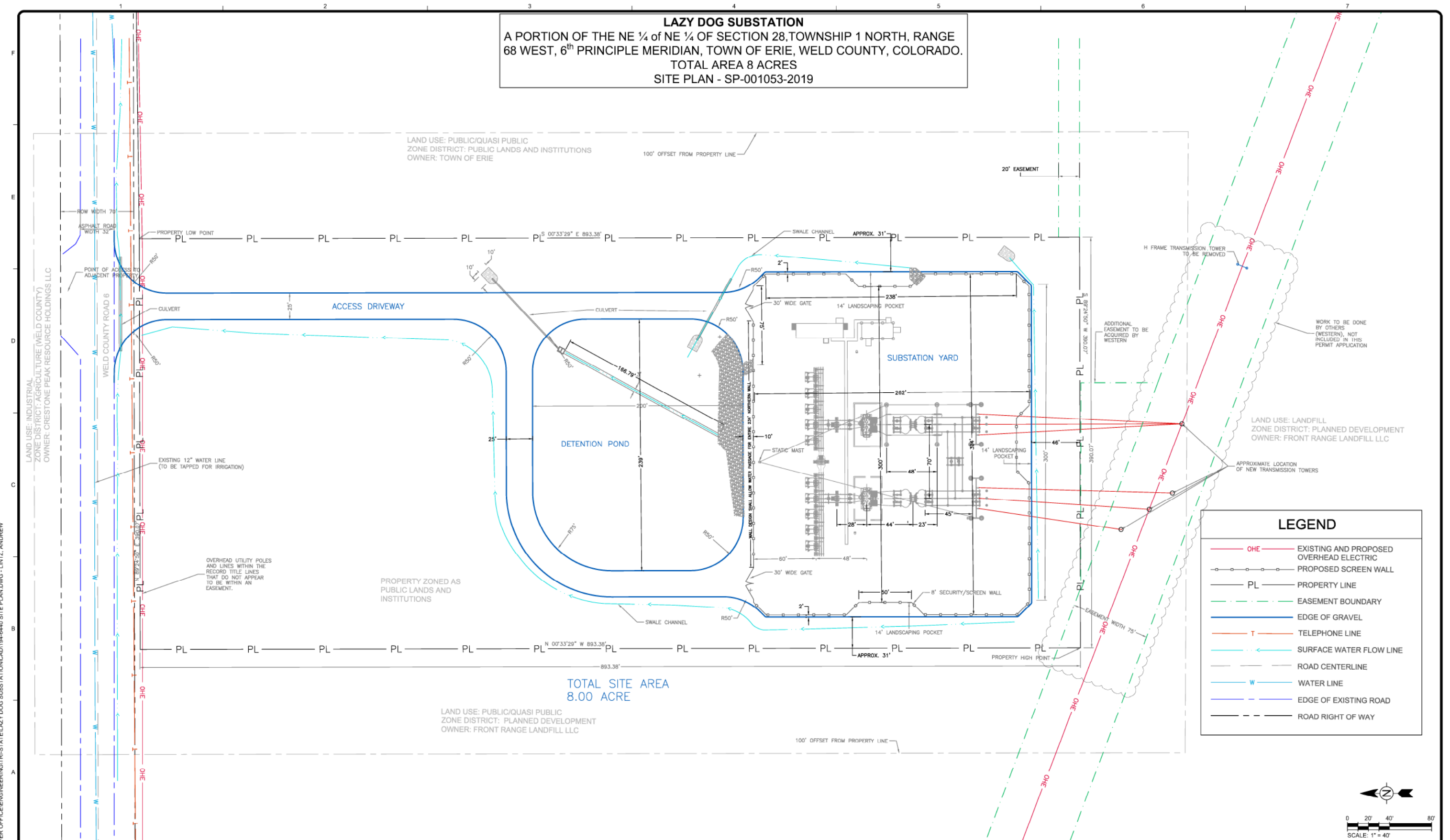
www.tetratech.com
216 16TH STREET #1500
DENVER, CO 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

LAZY DOG SUBSTATION	Project No.: 194-6440
	Designed By: ENM
	Checked By: AML
	Approved By: AML
GENERAL NOTES	02
	SHT 2 OF 12

2/22/2019 11:04:56 AM - P:\DENVER OFFICE\ENGINEERING\TRI-STATE\LAZY DOG SUBSTATION\CAD\194-6440 SITE PLAN DWG - LINTZ, ANDREW



SITE PLAN NOTES:

- THE FEMA 100-YEAR FLOODPLAIN IS NOT WITHIN THE PROPERTY BOUNDARY
- NO MAJOR DRAINAGE WAYS WITHIN PROPERTY BOUNDARIES
- NEAREST MAJOR DRAINAGE WAY IS APPROXIMATELY 100' SOUTH OF PROPERTY
- LAZY DOG SUBSTATION IS A PRIVATE FACILITY AND WILL REQUIRE NO PARKING SPACES
- MAINTENANCE VEHICLES WILL PARK ON GRAVEL AREA INSIDE FENCE WHEN ON SITE
- FOR GRADING CONTOURS SEE SHEET 08 GRADING AND DRAINAGE PLAN
- NATIONAL ELECTRIC SAFETY CODE MANDATES THAT HIGH VOLTAGE WARNING SIGNS ARE POSTED AT THE FACILITY. THESE SIGNS ARE APPROXIMATELY 2' X 2' IN SIZE AND WILL BE PLACED AT EACH GATE AND ALONG EACH SIDE OF THE SCREEN WALL. SIGNS WILL ALSO BE PLACED ON EACH GATE IDENTIFYING THE SUBSTATION NAME AND PROVIDING CONTACT INFORMATION FOR UNITED POWER AND TRI-STATE.

TETRA TECH
www.tetrattech.com
216 16TH STREET #1500
DENVER, CO 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

LAZY DOG SUBSTATION

SITE PLAN

Project No.: 194-6440
Designed By: ENM
Checked By: AML
Approved By: AML

03

SHT 3 OF 12
Bar Measures 1 inch

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ OF NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE
68 WEST, 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019

LANDSCAPE NOTES

- ORGANIC SOIL AMENDMENTS: IN ALL DISTURBED AREAS TO BE LANDSCAPED, WITHIN THE LIMIT OF DEVELOPED AREA, THE CONTRACTOR WILL TILL FOUR (4) CUBIC YARDS OF ORGANIC SOIL AMENDMENT, TO A DEPTH OF SIX (6) INCHES, FOR EACH 1,000 SQUARE FEET OF SOIL PREPARATION, INCLUDING ALL NATIVE SEED, TREE, AND SHRUB PLANTING BEDS IN THEIR ENTIRETY, AS WELL AS ALL TREE LAWNS AND RIGHT-OF-WAYS ADJACENT TO THE PROPERTY. UNDISTURBED AREAS ARE TO BE PROTECTED IN PLACE AND LEFT UNDISTURBED. FOR PROPOSED PLANT MATERIAL OUTSIDE THE LIMIT OF DEVELOPED AREA, AMEND THE BACKFILL SOIL PER THE TREE AND SHRUB DETAIL.
- THE ORGANIC SOIL AMENDMENT SHALL BE A CLASS I OR II COMPOST THAT MEETS THE U.S. COMPOSTING COUNCIL'S TESTING REQUIREMENTS. THE COMPOST MUST BE PRODUCED AT A COMPOSTING FACILITY THAT MEETS U.S. EPA 40 CFR 503.13 REQUIREMENTS (TABLES 1 & 3 LEVELS) FOR THE PRODUCTION AND MARKETING OF CLASS A MATERIAL FOR UNRESTRICTED USE AND DISTRIBUTION.
- A-1 ORGANICS (EATON, CO, 970-454-3492) BIOCOMP CLASS 1 COMPOST OR APPROVED EQUAL.
- ORGANIC FERTILIZER AND SOIL CONDITIONERS: CONTRACTOR WILL UTILIZE GRANULAR ENDO MYCORRHIZAE, BIOSOL FORTE (7-2-1), AND MENEFFEE GRANULAR HUMATE, OR APPROVED EQUAL, AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, AND SEEDED AREAS. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURERS AVAILABLE APPLICATION INSTRUCTION SHEETS OR AS INSTRUCTED BY THE OWNER OR THEIR REPRESENTATIVES. ASSUME POOR SOILS WHEN DETERMINING APPLICATION RATES.
- RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE DENVER, CO 80239
- ROCK MULCH:
 - REFER TO THE TYPICAL INTERIOR SOUTH YARD SECTION ON SHEET 09 OF THE CIVIL SET FOR MATERIAL SPECIFICATIONS AND INSTALLATION METHODS.
- WEED BARRIER FABRIC: TO BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.
- RECOMMENDED PRODUCT: MIRAFI 140N, TYPAR 3341, POLYSPUN 300 OR APPROVED EQUAL.
- WOOD MULCH: MULCH FOR AROUND TREES AND SHRUBS WILL BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 ½" - 3 ½" IN LENGTH AND BE UNIFORM IN APPEARANCE.
- MINIMUM DEPTH OF MULCH WILL BE THREE (3) INCHES AROUND THE BASE OF EACH PLANT.
- LANDSCAPE EDGER: EDGER TO BE 3/16"x6" HOT-DIPPED GALVANIZED METAL EDGING WITH AN INTEGRATED HOT-DIPPED GALVANIZED TAPERED METAL STAKING SYSTEM (4 STAKES PER SECTION). COLOR: BLACK.
- RECOMMENDED PRODUCT: PRO-STEEL - PS3-13 (3/16") OR APPROVED EQUAL.
- IRRIGATION: ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN ADEQUATE AND COMPLETE COVERAGE AUTOMATIC WATER-EFFICIENT IRRIGATION SYSTEM AS PROVIDED IN SUBSECTION 6.4.E.3 OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE, TITLE 10.
- WATER EFFICIENCY IN IRRIGATION DESIGN (SUBSECTION 6.4.E.3): ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AS REQUIRED FOR PLANT ESTABLISHMENT AND MAINTENANCE. IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACHIEVE WATER EFFICIENCY AS A MAJOR GOAL AND IS ENCOURAGED TO GENERALLY CONFORM TO THE IRRIGATION DESIGN GUIDELINES SET FORTH IN SUBSECTION 4.A.4 OF THE PUBLICATION "WATER-EFFICIENT LANDSCAPE DESIGN: A MODEL ORDINANCE FOR COLORADO COMMUNITIES" PUBLISHED BY THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (2004 AND AS AMENDED).
- THE IRRIGATION DESIGN INTENT FOR THIS SITE IS TO DRIP IRRIGATE THE SHRUBS AND TREES USING POLY DRIP TUBING (3/4" MINIMUM WIDTH) WITH XERI-BUG DRIP EMITTERS OR APPROVED EQUAL. A WEATHER SENSING DEVICE, MASTER CONTROL VALVE AND FLOW SENSOR WILL BE USED TO MAXIMIZE SYSTEM EFFICIENCIES. NATIVE SEED WILL BE INSTALLED PER CDOT STANDARD SPECIFICATIONS, DIVISION 200, SECTION 212 SEEDING, FERTILIZER, SOIL CONDITIONER, AND SODDING (CURRENT EDITION) AND ALLOWED TO ESTABLISH UTILIZING NATURAL PRECIPITATION. CONTRACTOR WILL WARRANTY SEED INSTALLATION WORK UNTIL 70% COVERAGE IS ACHIEVED.
- THE LANDSCAPED AREAS, INCLUDING ALL ADJACENT ROW LANDSCAPE, WILL BE MAINTAINED BY THE DEVELOPER OR ASSIGNS.
- THE FACILITY IS PRIVATE AND WILL REQUIRE NO PARKING SPACES.
- SCREENING REQUIREMENTS FOR THE SUBSTATION AS REQUIRED PER MUNICIPAL CODE TITLE 10-UDC CHAPTER 6 WILL BE MET USING AN 8' SCREEN WALL WITH PLANTING POCKETS AND LANDSCAPING. THE SCREENING IS FURTHER DEPICTED ON THE PHOTOGRAPHIC SIMULATIONS AS THE FINISHED FACILITY WOULD BE SCREENED FROM WELD COUNTY ROADS 6 AND 7.

CHAPTER 6: DEVELOPMENT AND DESIGN STANDARDS, SECTION 10.6.4 LANDSCAPING, SCREENING FENCING, 7. NONRESIDENTIAL, b. LANDSCAPE IMPROVEMENTS: A MINIMUM OF 15 PERCENT OF THE GROSS SITE AREA SHALL BE LANDSCAPED.			
GROSS DISTURBANCE AREA	MINIMUM LANDSCAPE AREA (15%)	MINIMUM SHRUBS 1/150 SF	MINIMUM TREES 1/1,000 SF
246,410 SF	36,962 SF	247	37

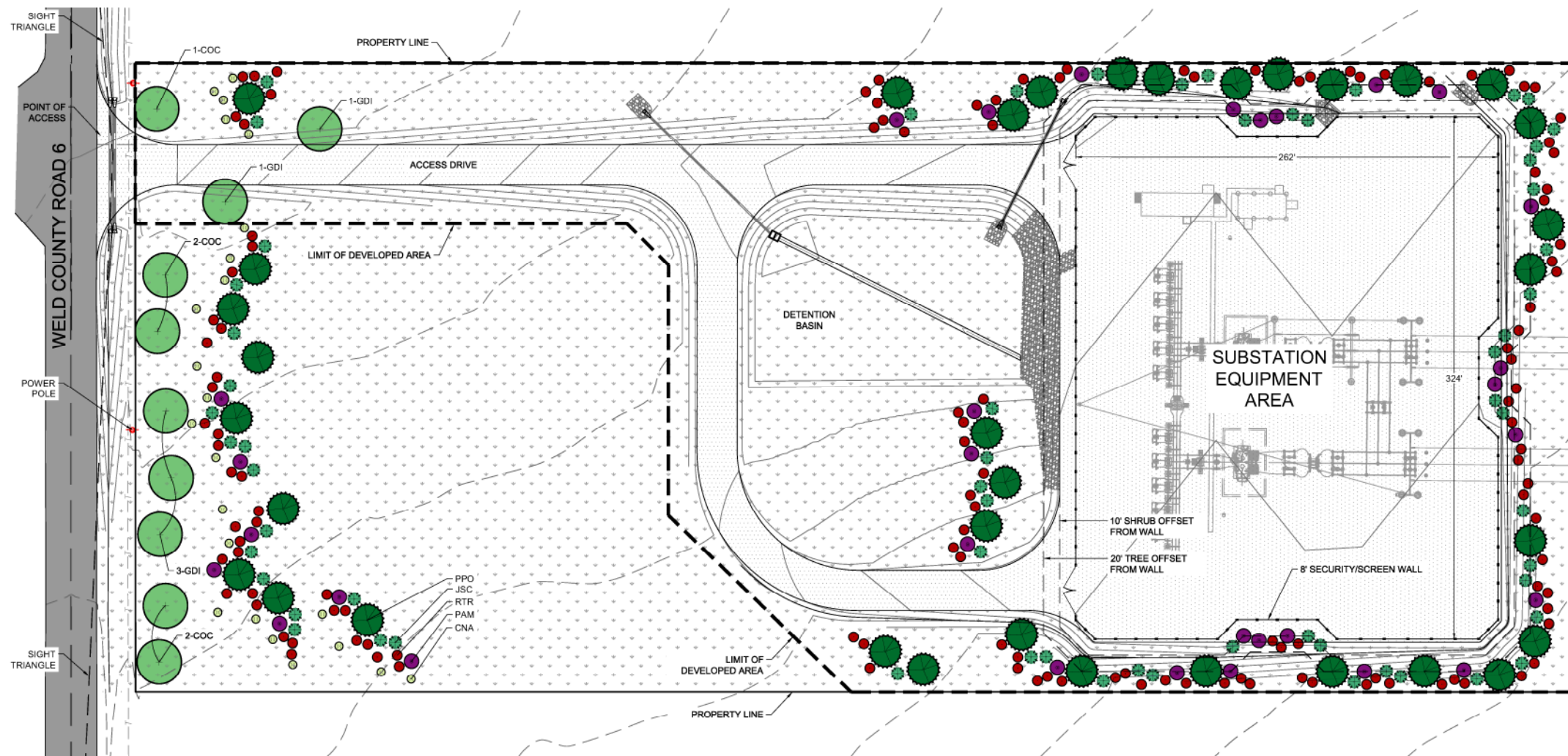
LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER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

TYPE	PLACEMENT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
TREE - DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"
TREE - CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'
SHRUB	REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE

PLANT LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
DECIDUOUS TREES					
COC	5	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL	B&B
GDI	5	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL	B&B
TOTAL	10				
EVERGREEN TREES					
PPO	35	PINUS NIGRA	AUSTRIAN PINE	6"	B&B
TOTAL	35				
DECIDUOUS SHRUBS					
CNA	23	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH	#5	
PAM	31	PRUNUS AMERICANA	AMERICAN PLUM	#5	
RTR	131	RHUS TRILOBATA	THREE-LEAF SUMAC	#5	
TOTAL	185				
EVERGREEN SHRUBS					
JSC	62	JUNIPERUS SCOPIULORUM	ROCKY MOUNTAIN JUNIPER	#5	
TOTAL	62				

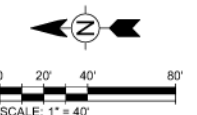
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.



LEGEND

- PROPERTY LINE
- LIMIT OF DEVELOPED AREA
- 20' TREE CANOPY OFFSET FROM WALL
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- CRUSHED GRAVEL
- NATIVE SEED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS

NOTE: SEE SHEET 05 FOR SECURITY/SCREEN WALL AND PLANTING DETAILS.



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

LANDSCAPE ARCHITECT:
Redland
100 West 5th Street, Suite 100
Denver, Colorado 80202
REDLAND.COM

TETRA TECH
www.tetrattech.com
216 16TH STREET #1500
DENVER, CO 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	AML
B	02/22/19	REFERRAL AGENCY REVIEW	AML

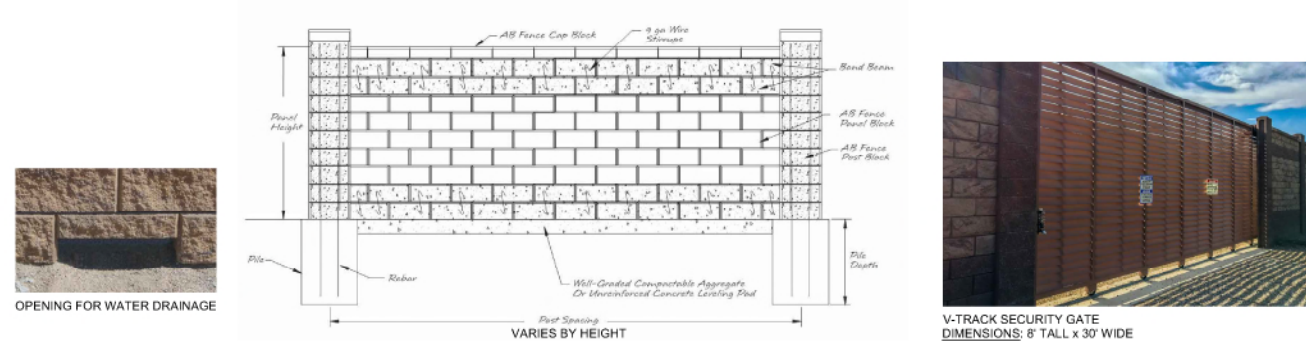
LAZY DOG SUBSTATION
LANDSCAPE PLAN

Project No.: 194-6440
Designed By: BB
Checked By: JC, LD
Approved By: JC, LD

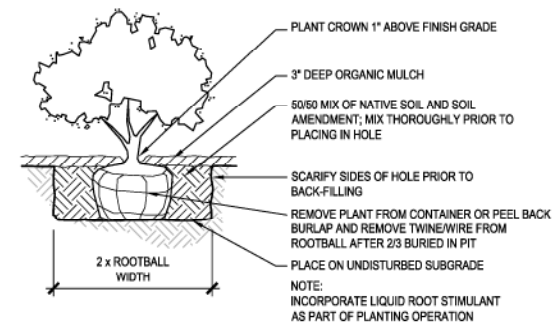
04
SHT 4 OF 12

Bar Measures 1 inch

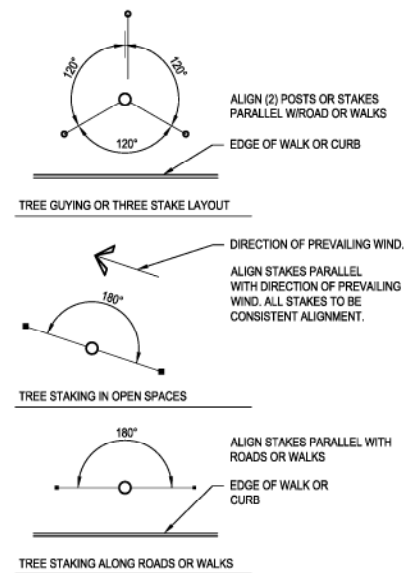
LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019



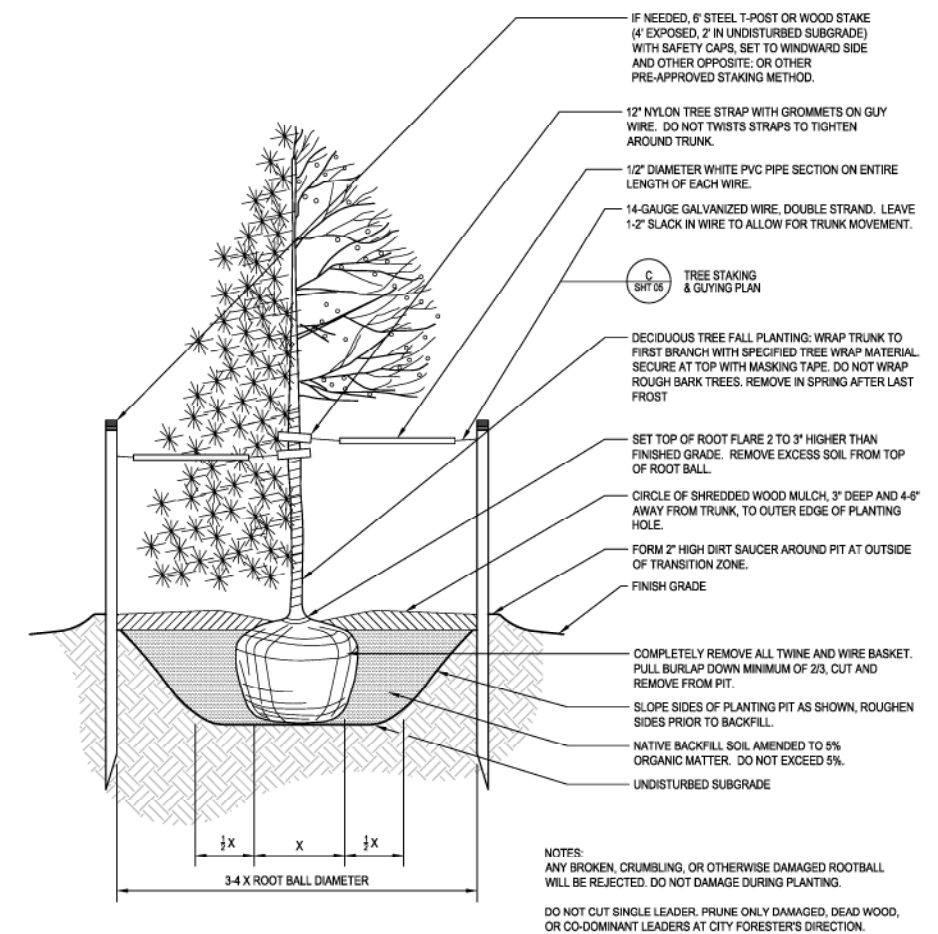
A SECURITY/SCREEN WALL AND GATE ALLAN BLOCK (AB) FENCE SYSTEM
SCALE: N.T.S



B SHRUB PLANTING
SCALE: N.T.S



C TREE STAKING AND GUYING PLAN
SCALE: N.T.S



D TREE PLANTING
SCALE: N.T.S

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	AML
B	02/22/19	REFERRAL AGENCY REVIEW	AML

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019

ALLAN BLOCK (AB) FENCE SYSTEM



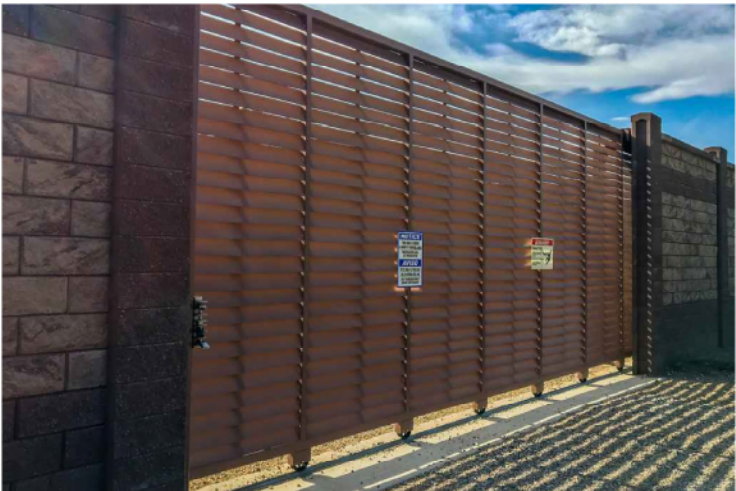
FENCE BLOCK COLORS



WALL
MATERIAL: CONCRETE
COLOR: 385

COLUMN AND BAND
MATERIAL: CONCRETE
COLOR: 386

V-TRACK SECURITY GATE



MATERIAL: WEATHERING (COR-TEN) STEEL OR ALUMINUM
COLOR: NATURAL PATINA OR POWDER COAT COLOR TO MATCH WEATHERING STEEL NATURAL PATINA

2/21/2019 3:38:18 PM - I:\2018\18017 - LAZY DOG SUBSTATION\ADD\SET\18017-LANDSCAPE PLAN.DWG - BRICE BRADLEY

LANDSCAPE ARCHITECT:
TEN YEARS Redland
WHERE GREAT PLACES BEGIN
1000 West 10th Street, Suite 100, Lakewood, Colorado 80226
REDLAND.COM

TETRA TECH
www.tetratech.com
216 16TH STREET #1500
DENVER, CO 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

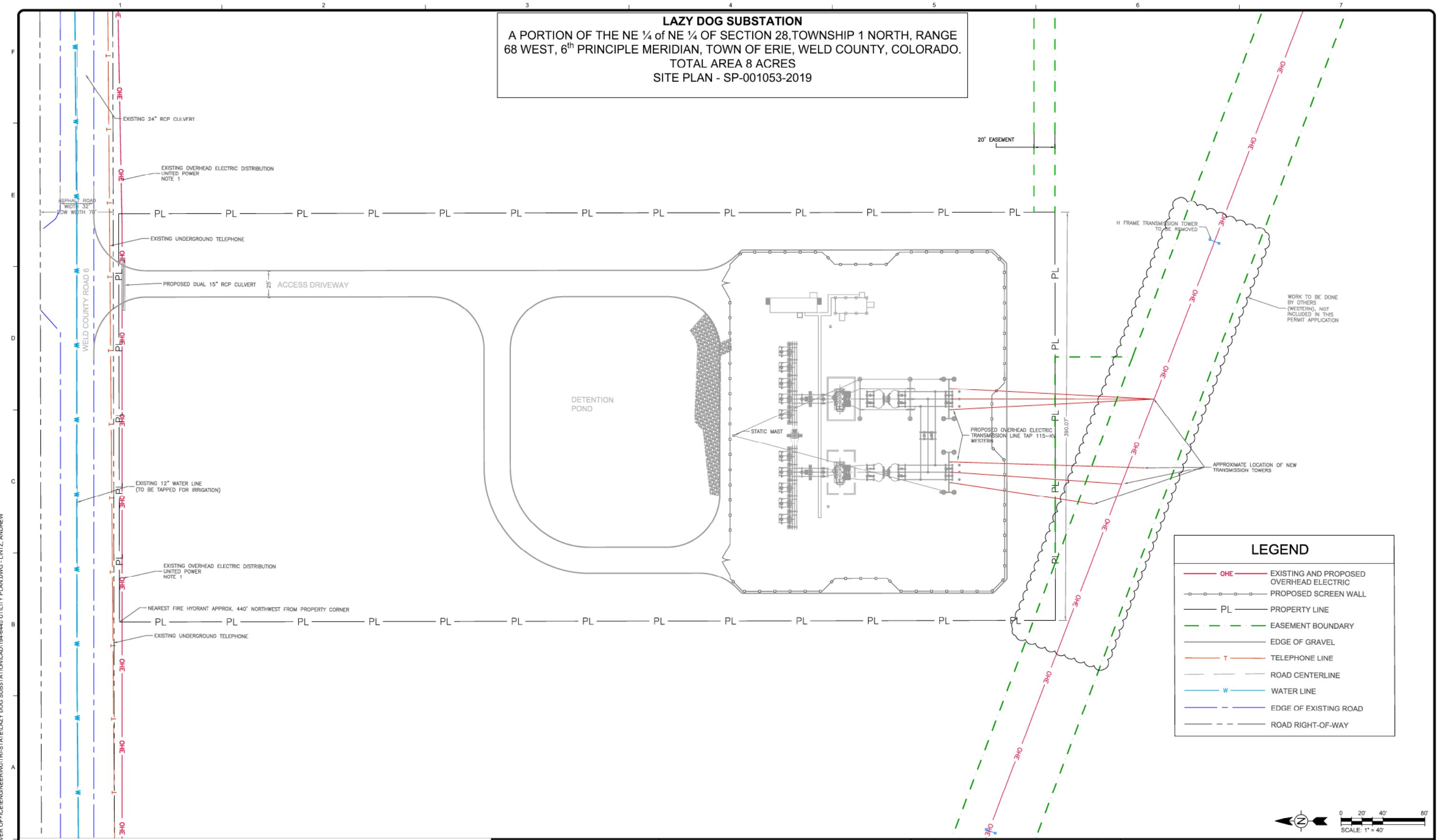
MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	AML
B	02/22/19	REFERRAL AGENCY REVIEW	AML

LAZY DOG SUBSTATION	
MATERIAL SAMPLE EXHIBIT	

Project No.:	194-6440
Designed By:	BB
Checked By:	JC, LD
Approved By:	JC, LD
06	
SHT 6 OF 12	

Bar Measures 1 inch

Copyright Tetra Tech



2/21/2019 3:03:44 PM - P:\DENVER OFFICE\ENGINEERING\TRI-STATE\LAZY DOG SUBSTATION\CAD\194-6440 UTILITY PLAN.DWG - LINTZ, ANDREW

- UTILITY PLAN NOTES:
- OVERHEAD UTILITY POLES AND LINES ARE 2' WITHIN THE PROPERTY LINE THAT DOES NOT APPEAR TO BE WITHIN AN EASEMENT
 - NO MANHOLES, STORM SEWER, OR SANITARY SEWER IN PROJECT VICINITY
 - NEAREST FIRE HYDRANT IS APPROXIMATELY 440' NORTHWEST OF THE PROPERTY BOUNDARY AT THE CRESTONE PEAKS FACILITY
 - SCREENING REQUIREMENTS FOR THE SUBSTATION AS REQUIRED PER MUNICIPAL CODE TITLE 10-UDC CHAPTER 6 WILL BE MET USING A 6' SCREEN WALL WITH PLANTING POCKETS AND LANDSCAPING
 - NEAREST FIRE HYDRANT APPROX. 440' NORTHWEST FROM PROPERTY CORNER

**TETRA TECH**

www.tetratech.com
216 16TH STREET #1500
DENVER, CO 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

LAZY DOG SUBSTATION

UTILITY PLAN

Project No.: 194-6440

Designed By: ENM

Checked By: AML

Approved By: AML

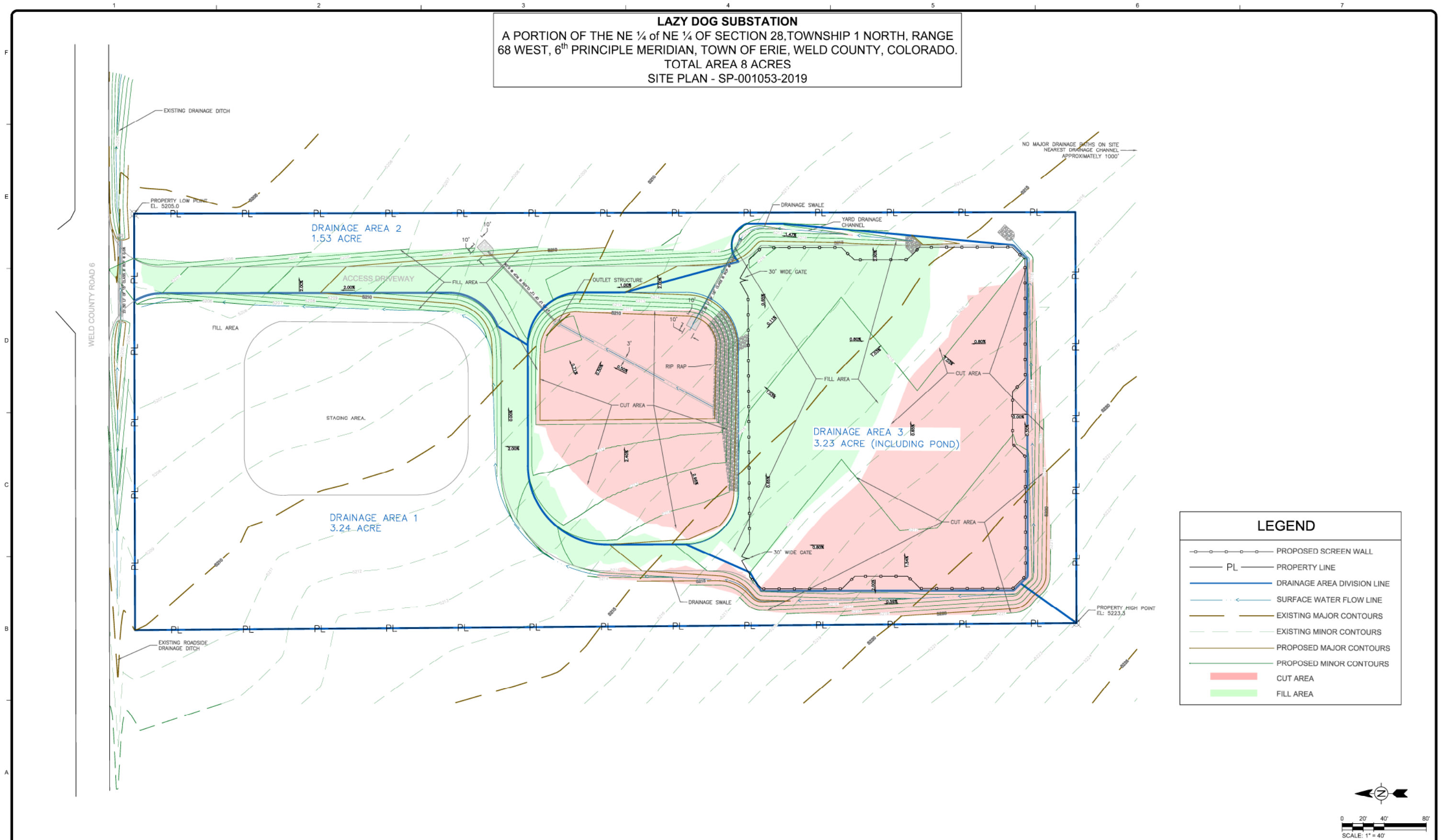
07

SHT 7 OF 12

Bar Measures 1 inch

Copyright: Tetra Tech

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ OF NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019



GRADING AND DRAINAGE PLAN NOTES:
1. APPROXIMATE CONTOURS ARE SHOWN
2. GRADE TO DRAIN
3. FOR GRADING GENERAL NOTES SEE SHEET 02 GENERAL NOTES
4. NO RETAINING WALLS ON-SITE
5. SEE DRAINAGE STUDY FOR DETAILED INFORMATION (APPENDIX C)
6. NO KNOWN GEOLOGIC HAZARDS EXIST ON-SITE (APPENDIX D)



www.tetratech.com
216 16TH STREET #1500
DENVER, CO 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

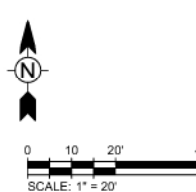
LAZY DOG SUBSTATION
GRADING AND DRAINAGE PLAN

Project No.: 194-6440
Designed By: ENM
Checked By: AML
Approved By: AML

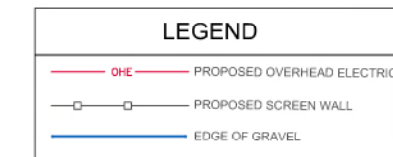
08

SHT 8 OF 12
Bar Measures 1 inch

TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019



Total lamp luminous flux: 199020 lm, Total luminaire luminous flux: 199020 lm, Total Load: 1560.0 W, Luminous efficacy: 127.6 lm/W



Bar Measures 1 inch

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019



Existing condition



Simulated condition

Landscape material illustrated in the simulated condition photo depicts 5 years growth from the time of installation.

**LAZY DOG
SUBSTATION PROJECT**

**Visual Simulation
WCR 6/WCR 7**

Viewing Location:



Photo Location

PHOTOGRAPH INFORMATION
View Location: Northeast corner of the WCR 6/
WCR 7 intersection.
Date of photograph: 8/2/2018
Time of photograph: 10:08 AM
Weather Condition: Sunny
Viewing Direction: Southwest
Latitude: 40° 01' 46.13"N
Longitude: -104° 59' 56.47"W



TETRA TECH
www.tetrattech.com
216 16TH STREET #1500
DENVER, CO, 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

LAZY DOG SUBSTATION	Project No.: 194-6440
PHOTO SIMULATION	Designed By: ENM
	Checked By: AML
	Approved By:
10	SHT 10 OF 12

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019



Existing condition



Simulated condition

Landscape material illustrated in the simulated condition photo depicts 5 years growth from the time of installation.

**LAZY DOG
SUBSTATION PROJECT**

**Visual Simulation
WCR 7 South of WCR 6**

Viewing Location:



Photo Location

PHOTOGRAPH INFORMATION

View Location: WCR 7, approximately 0.5 mile south of WCR 6.
Date of photograph: 8/2/2018
Time of photograph: 12:05 PM
Weather Condition: Sunny
Viewing Direction: Northwest
Latitude: 40° 01' 31.55"N
Longitude: -104° 59' 56.62"W



Tt TETRA TECH
www.tetratech.com
216 16TH STREET #1500
DENVER, CO, 80202
PHONE: (303) 291-6299

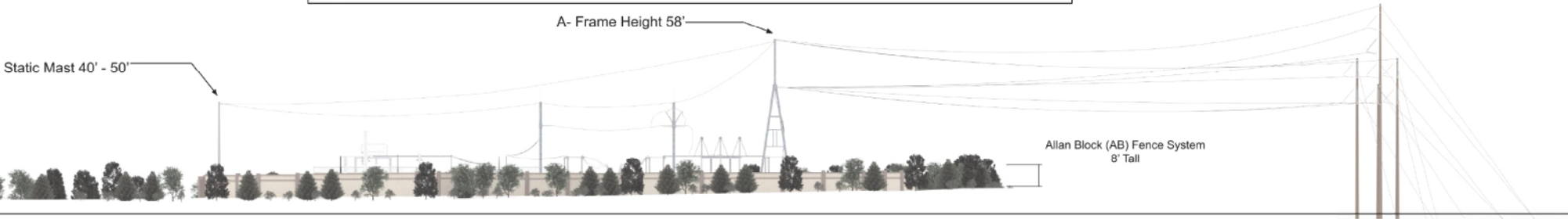
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

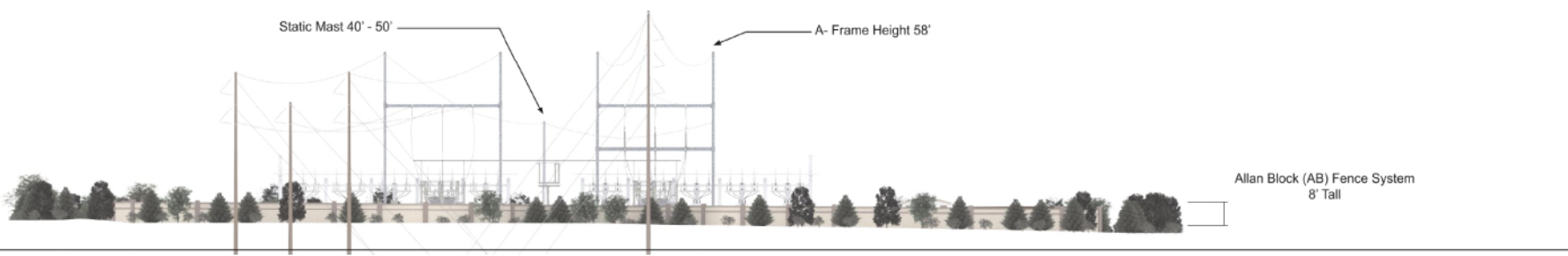
LAZY DOG SUBSTATION	Project No.: 194-6440
PHOTO SIMULATION	Designed By: ENM
	Checked By: AML
	Approved By: 11
	SHT 11 OF 12

LAZY DOG SUBSTATION
A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.
TOTAL AREA 8 ACRES
SITE PLAN - SP-001053-2019

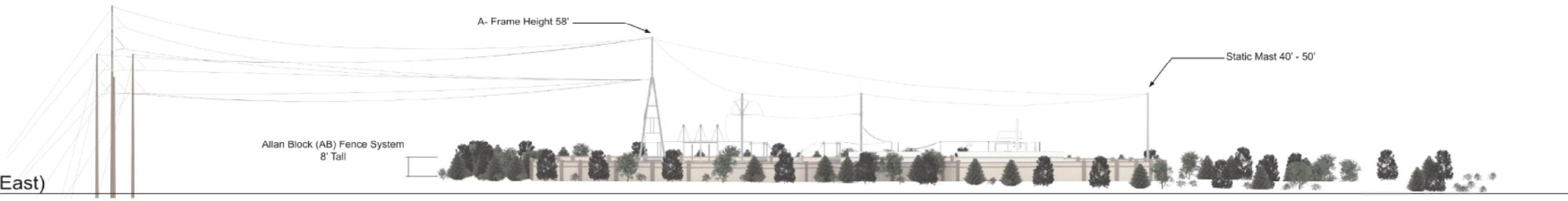
1 Site Plan View (West)



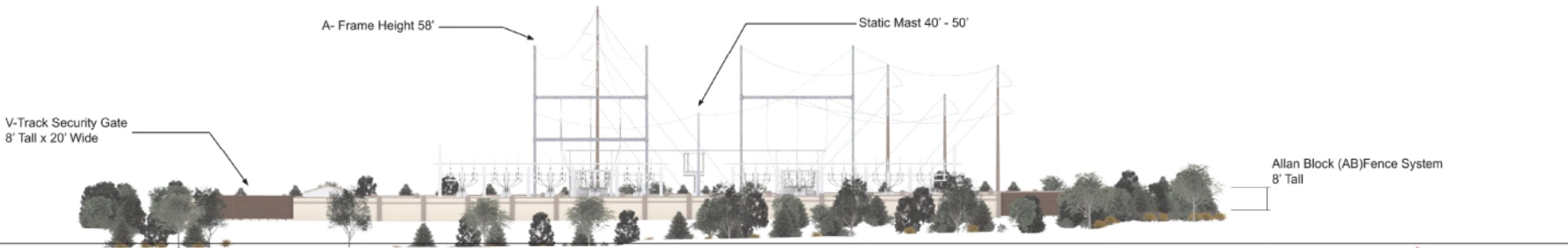
2 Site Plan View (South)



3 Weld County Rd 7 (East)



4 Weld County Rd 6 (North)



TETRA TECH
www.tetrattech.com
216 16TH STREET #1500
DENVER, CO, 80202
PHONE: (303) 291-6299

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION	BY
A	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM
B	02/22/19	REFERRAL AGENCY REVIEW	ENM

LAZY DOG SUBSTATION

SUBSTATION ELEVATIONS

Project No.: 194-6440
Designed By: ENM
Checked By: AML
Approved By:
12
SHT 12 OF 12