TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Planning Commission

Wednesday, July 2, 2025 | **6:30 PM** | **Council Chambers**

In Person Meeting
To View Meeting Virtually on Zoom: https://bit.ly/2July25PCMtg
To Sign Up for Public Comment: www.erieco.gov/PublicComment

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

6:30 p.m.

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF MINUTES

25-411 Approval of the June 18, 2025 Planning Commission Meeting Minutes

Attachments: June 18, 2025 Planning Commission Meeting Minutes

V. PUBLIC COMMENTS

6:35 p.m. - 6:45 p.m.
(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

VI. GENERAL BUSINESS

25-393 PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Approving the Erie Highlands Filing 17 Commercial Site Plan

Attachments:
- Resolution P25-11
- Staff Report
- Staff Presentation
- Applicant Presentation
- Proposed Site Plan
- Application and Narrative
- Additional Application Materials
- DRT Comments
- Neighborhood Meeting Notice and Summary
- Public Notice

6:45 p.m. - 7:15 p.m.

25-397 A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

Attachments:
- ORIGINAL Resolution No. P25-07
- DRAFT REVISED Resolution No P25-07
- ORIGINAL TO DRAFT COMPARISION No P25-07
- Draft Ordinance
- Staff Report 25-397
- Ordinance No 017-2023

7:15 p.m. - 7:45 p.m.

25-399 Election of Chair and Vice Chair of the Planning Commission

7:45 p.m. - 8:00 p.m.

VII. STAFF REPORTS

8:00 p.m. - 8:10 p.m.
(This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

8:10 p.m. - 8:25 p.m.
(This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.)

IX. ADJOURNMENT

8:25 p.m.

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 7/2/2025

File #: 25-411, **Version:** 1

SUBJECT:
Approval of the June 18, 2025 Planning Commission Meeting Minutes

DEPARTMENT: Planning & Development

PRESENTER(S): Doug Trettin, Secretary

TIME ESTIMATE: N/A
For time estimate: please put 0 for Consent items.

FISCAL SUMMARY: N/A

POLICY ISSUES: N/A

STAFF RECOMMENDATION:
Approval of the Meeting Minutes

SUMMARY/KEY POINTS
N/A

BACKGROUND OF SUBJECT MATTER:
N/A

TOWN COUNCIL PRIORITY(S) ADDRESSED:
☐ Attractive Community Amenities
☐ Engaged and Diverse Community
☐ Prosperous Economy
☐ Well-Maintained Transportation Infrastructure
☐ Small Town Feel
☐ Safe and Healthy Community
☒ Effective Governance
☐ Environmentally Sustainable
☐ Fiscally Responsible

ATTACHMENT(S):
June 18, 2025 Planning Commission Meeting Minutes

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Wednesday, June 18, 2025

6:30 PM

In Person Meeting
To View Meeting Virtually on Zoom: https://bit.ly/18June25PCMtg
Council Chambers
To Sign Up for Public Comment: www.erieco.gov/PublicComment

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Burns called June 18, 2025 Planning Commission Meeting to order at 6:31 p.m.

II. ROLL CALL

Roll Call:
Commissioner Booth - present
Commissioner Sawusch - present
Commissioner Dreckman – absent excused
Commissioner Braudes - present
Commissioner Baham - present
Vice Chair Hemphill - present
Chair Burns - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Braudes moved to approve the agenda of the June 18, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Booth, carried with the following roll call vote:
Commissioner Booth - yes
Commissioner Sawusch - yes
Commissioner Braudes - yes
Commissioner Baham - yes
Vice Chair Hemphill - yes
Chair Burns - yes

Motion passes unanimously.

IV. APPROVAL OF MINUTES

25-387 Approval of the June 4, 2025 Planning Commission Meeting Minutes

Attachments: June 4, 2025 PlanningCommission Meeting Minutes

Commissioner Booth moved to approve the minutes of the June 4, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Braudes, carried with the following roll call vote:
Commissioner Booth - yes
Commissioner Sawusch - yes
Commissioner Braudes - yes
Commissioner Baham - yes
Vice Chair Hemphill - yes
Chair Burns - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

Public comment was taken from the following:

Krista Points, Town of Erie resident, gave comment on the following:

- **In support of the Affordable Housing program and its Expedited Review, especially as a way to help families experiencing Divorce and Single Parent Households having Single Incomes.**
- **Affordable Housing as a way to help people who serve the Community who have occupations like Educators, live in and be a part of the Erie Community.**
- **Affordable Housing creates Community Cohesion**
- **Current Housing Stock does not support the need for Affordable Housing in Erie, and its effect being displaced Families from the Community and family instability.**

VI. GENERAL BUSINESS

25-353 Discussion of rescission of 017-2023 Expedited Review for Affordable Housing

Chair Burns announced Agenda Item 25-353: Discussion of rescission of 017-2023 Expedited Review for Affordable Housing.

Chair Burns gave a brief overview and background and shared some thoughts for Item 25-215: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects. The overview and background included the direction given by the Town Council, the Planning Commission's lack of context when considering this item, and communication(s) with the Mayor. It also included the Council's expression of its hope to revise the Affordable Housing Ordinance language in order to be in compliance with the requirements of State Proposition 123 by the deadline in the year 2026. Chair Burns stated that the primary components of Ordinance 017-2023 are as follows:

- **Definition of Alternative Standards such as an increase of up to 25% in maximum Residential Density, No Minimum Lot Sizes, up to a 25% reduction in required setbacks and lot widths, and the Potential for Alternative Equivalent Compliance requests.**
- **An allowance for an Expedited Review Process to include Administrative Site Plan Review.**
- **Definition of Affordable Housing projects and Area Median Income under the UDC.**

Chair Burns then detailed his communication with the Mayor to include the expression of Town Council's concerns over the current Affordable Housing Program process and the Mayor's interest in the Town Survey regarding Affordable Housing. Chair Burns said that he expressed his concerns that included Rescission verses Revision.

Chair Burns brought it to the Commission for any questions/comments of staff.

Some questions/comments included the following:

- **Income appropriate housing. Current housing costs and the salaries for certain occupations.**
- **Affordable Housing creates Community Cohesion.**
- **Commuters to work. Quality of Life and Community Safety.**
- **Meaning behind Town Surveys.**
- **Affordable Housing Program as its own process.**

- Purpose of the Town's original Affordable Housing Ordinance.
- Area Median Income.
- Determining Complete Applications for Affordable Housing projects.
- UDC Amendments and the Planning Commission's authority.
- Trust in Staff performing Administrative Reviews.
- Frequency that Developers pursue Affordable Housing Projects within the Town. Quantity of Affordable Housing Applications.
- Taxes attained from Multi-use projects versus Single-Family projects.
- Possible flaws in the process of the Town's current Affordable Housing Program and any legal implications.
- Proposition 123 funding requirements and expected state guidance as it relates to the Town's process.
- 90-day review for approval process for applications filed having Affordable Housing. Current time-frame to complete Land Use Applications. Implications of the 90-day review period for projects having concurrent applications.
- Recommending the removal of Alternate Standards & Expedited Review Process for Affordable Housing Projects and its possible impact to meeting Affordable Housing goals and participation in Proposition 123. Recommending the removal of all the Alternative Standards versus removal of just the Expedited Review Process portion. Recommending full Removal versus Revision. Other Alternative/Replacement incentives compliant with Proposition 123.
- Administrative Reviews and any restrictions based on the size of developments.
- Expedited reviews saving time and money, helping the developer to successfully complete Affordable Housing Projects.
- Alternative Equivalent Compliance and its Authorization.
- Process to appeal decisions.
- Town's Affordable Housing program related to Metro District point system requirements.
- Possible scenarios for consideration of the Agenda Item 25-215 to include the potential for Conditions for recommending Approval.
- When, during the Towns Land Use Application process, that a Project could potentially be allowed to follow the Town's Affordable Housing Program process. Authority of the Director when considering a request for a Project to be allowed to follow the process of the Town's Affordable Housing program.
- Discussion expressing concern that the expedited permitting process could be used for any size development.
- Very large development could move forward all the way to TC meeting where final plat and easements would need to be accepted without earlier review by that body.
- If the development already has an affordability requirement due to the Metro District, can they use the expedited permitting process?

The Commission thanked staff its participation in the discussion.

VII. STAFF REPORTS

Chris LaRue, Principal Planner, reported on the following:

- Planning Commission Advanced Agenda template for review.
- Agenda for the next regularly scheduled Planning Commission meeting on July 2, 2025.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Chair Burns reported on the following:

- **Voting for Chair and Vice Chair at the July 2, 2025 Planning Commission Meeting**
- **Kelly Driscoll, Planning Manager, is expected back by the July 2, 2025 Planning Commission Meeting.**

Commissioner Braudes reported on the following:

- **He will be away for the Planning Commission meetings scheduled for August 20, 2025 and September 3, 2025.**

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the June 18, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Baham, carried with all voting in favor thereof.

Chair Burns adjourned the June 18, 2025 Planning Commission Meeting at 8:50 p.m.

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 7/2/2025

File #: 25-393, **Version:** 1

SUBJECT:
PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Approving the Erie Highlands Filing 17 Commercial Site Plan

DEPARTMENT: Planning & Development

PRESENTER(S): Harry Brennan, Senior Planner

TIME ESTIMATE: 30 minutes

FISCAL SUMMARY:
N/A

POLICY ISSUES:
To decide whether the Site Plan complies with the approval criteria in UDC 10-7-10.F.2.

STAFF RECOMMENDATION:
Staff recommend adopting the resolution, approving the Erie Highlands Filing 17 Commercial Site Plan.

SUMMARY/KEY POINTS

- The overall Site Plan is intended to guide future Site Plan applications for individual lots when they come in for development by establishing basic layout and material palettes.
- The uses and specific lot layouts are conceptual at this stage and may be updated/revised in future Site Plan applications.
- All subsequent development will require additional Site Plan(s) and Minor Subdivision Plat(s).

BACKGROUND OF SUBJECT MATTER:
Town Council recently approved a Minor Subdivision Plat in June 2025 to establish one developable lot, a tract for future development, and new easements, utilities, and infrastructure to prepare for future development. Before future Site Plan and Plat applications take place, staff asked the applicant to submit this overall Site Plan to establish basic layouts and design aesthetics to promote a cohesive vision for the development of this area, in accordance with the Comprehensive Plan.

TOWN COUNCIL PRIORITY(S) ADDRESSED:

☒ Attractive Community Amenities
☐ Engaged and Diverse Community
☒ Prosperous Economy
☒ Well-Maintained Transportation Infrastructure
☐ Small Town Feel
☐ Safe and Healthy Community
☒ Effective Governance
☐ Environmentally Sustainable
☐ Fiscally Responsible

ATTACHMENT(S):

1. Resolution
2. Staff Report
3. Staff Presentation
4. Applicant Presentation
5. Proposed Site Plan
6. Application and Narrative
7. Additional Application Material
8. DRT Comments
9. Neighborhood Meeting Summary
10. Public Notice

Town of Erie
Planning Commission
Resolution No. P25-11

A Resolution of the Planning Commission of the Town of Erie Approving the Erie Highlands Filing 17 Commercial Site Plan

Whereas, the Town of Erie ("Applicant") filed an application (the "Application") for approval of the Erie Highlands Filing 17 Commercial Site Plan for the real property legally described as Tract H-1 Erie Highlands Filing No. 14 Amendment No. 1, County of Weld, State of Colorado;

Whereas, on January 16, 2025, the Applicant submitted the Application to the Town of Erie;

Whereas, on July 2, 2025, the Planning Commission held a properly-noticed public hearing on the Application; and

Whereas, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission approves the Erie Highlands Filing 17 Commercial Site Plan.

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

a. Specifically, the Application satisfies the following criteria set forth in Section 10.7.10.F.2 of the UDC:

i. The site plan is generally consistent with the town's comprehensive plan;

ii. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;

iii. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;

iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

v. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission approves the Erie Highlands Filing 17 Commercial Site Plan.

Adopted this 2nd day of July, 2025.

_____
Tim Burns, Chair

ATTEST:

_____
Doug Trettin, Secretary

TOWN OF ERIE
PLANNING COMMISSION
July 2, 2025

SUBJECT:	**PUBLIC HEARING: Erie Highlands Filing 17 Commercial Site Plan** A Resolution of the Planning Commission of the Town of Erie approving the Erie Highlands Filing 17 Commercial Site Plan
CODE REVIEW:	Erie Municipal Code, Title 10
PURPOSE:	Consideration of a Site Plan laying out a conceptual pattern of lots and access points, with proposed uses and palettes of materials
DEPARTMENT:	Planning and Development
PRESENTER:	Harry Brennan, Senior Planner

STAFF RECOMMENDATION:
Staff find the Erie Highlands Filing 17 Site Plan complies with the Site Plan Approval Criteria in the UDC and recommends the Planning Commission adopt the resolution approving the Site Plan.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Evergreen Development
2390 East Camelback Rd., Suite 410
Phoenix, AZ 85016

Existing Conditions:

Zoning: Community Commercial (CC) with PUD Overlay

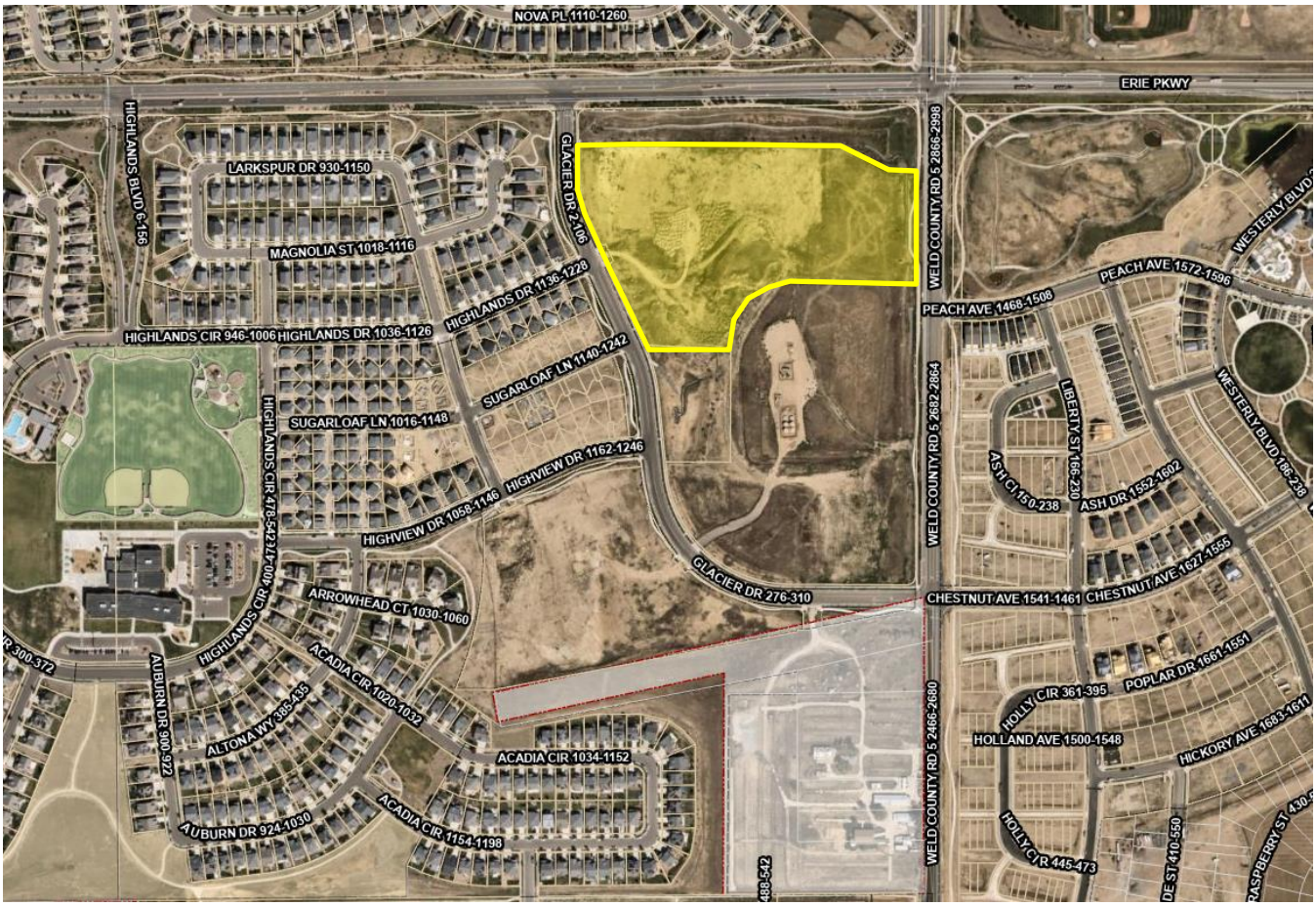
Project Size: 11.58 Acres

Existing Use: Undeveloped

Future Land Use: Commercial

Location:

Below is a map which depicts the site (in yellow) and surrounding area.



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	LR – PUD Overlay	Colliers Hill Residential
SOUTH	CC – PUD Overlay	Undeveloped/Oil & Gas
EAST	MR- PUD Overlay	Erie Highlands Residential
WEST	LR - PUD Overlay	Westerly Drainage Area

Site History:

The subject site is a component of the larger Erie Highlands development and is the commercial component of Erie Highlands. The zoning framework dates to 2013 when the Town Council approved the Erie Highlands PUD Zoning overlay with Community Commercial zoning for this site. A Preliminary Plat in 2022 and subsequent Minor Subdivision Plat approved June 2025 laid out and platted a portion of this subject property. Subsequent Final Plats and/or Minor Subdivision Plats are expected.

Staff reviewed the Erie Highlands Filing 17 Minor Subdivision Plat concurrently with this Site Plan application. The Town Council approved the Minor Subdivision Plat and associated Development Agreement at their meeting on June 10, 2025.

Future Required Applications:

The next steps for development of the subject site will include subsequent Site Plan(s) and Plat(s) for each individual new lot.

Site Plan Overview:

The Site Plan is somewhat conceptual in that eventual end users may change, causing some expected revisions/updates to future lot layouts. However, core design principles in this Site Plan are included to guide the future development of individual lots. Core design principles include landscaping and screening along the north and western perimeter, a palette of materials for buildings and landscaping, limiting and sharing access drives for lots wherever possible, and pedestrian connectivity.

Compliance with Town of Erie Comprehensive Plan:

This Site Plan application is consistent with the Comprehensive Plan, which identifies this area as Corridor Commercial. This designation imagines a range in possible commercial uses including fuel service, restaurant and beverage service, light automotive repair, medical office, children daycare, and more. The Erie Highlands Filing 17 Site Plan creates a more consistent vision for this commercial area, instead of proceeding individually with less planning about shared circulation, consistent design, and landscaping.

The Comprehensive Plan also identifies this section of the Erie Parkway corridor as an Corridor of Special Consideration. Development proposals within Areas of Special Consideration should meet the following design guidelines:

- Corridors should have enhanced landscape and streetscape design.
    - In areas that are walkable, urban, or with limited space, landscape setbacks may be substituted with street trees and amenity zones. Amenity zones are paved areas for pedestrians that may include outdoor dining, benches, bike racks and similar uses.
- Fencing should be open (split rail, pricket, etc.) and under 4 feet in height. Low brick or masonry walls can be used to screen or define areas, depending on the context.
- Screen parking areas from view with landscaping, berms, and/or architectural elements.
- Limit view obstructions from signs.

Staff find that the Site Plan is consistent with policy *C.3.4 Reinforce Erie Parkway through streetscape and building design.*

- Maintain key view corridors and vistas of the mountains to the west, especially between Weld County Road 5 and 7, through strategic plantings and building setback, height, and orientation.
- Development should be oriented to front the Parkway; backs of buildings should not line the Parkway.
- Ensure building design that fronts to Erie Parkway utilizes high quality and durable materials. Maintain active frontages that address the street through entries, ample windows, and outdoor seating areas.
- Provide for enhanced multimodal connectivity, with emphasis on safe pedestrian crossings and bicycle facilities between and along residential neighborhoods and commercial areas.

The building footprints are intentionally laid out to create a consistent presence along the Erie Parkway frontage, and landscaping buffering will help minimize the visual presence of drive throughs and parking areas. Building materials will include a consistent palette of masonry and other materials to create a high quality design aesthetic.

Additionally, staff find that the development meets policy *C.3.2 Create a built environment that is accessible, usable, and of high quality design*.

- Accessible: Develop design standards that incorporate universal design principles (step-free entrances, rest areas along pedestrian routes, smaller curb radii, etc.).
- Usable: Provide safe, protected pedestrian connections through development and parking areas to maximize connectivity within and between developments and amenities.
- High Quality Design: Emphasize pedestrian scaled design and ensure all building elevations are designed to achieve high quality design with durable materials, articulation and variation in massing.

The applicant proposes a new network of sidewalks and crosswalks that will help this development be accessible to visitors in cars and on foot.

The subject site is outlined in the dashed black line in Figure 1.

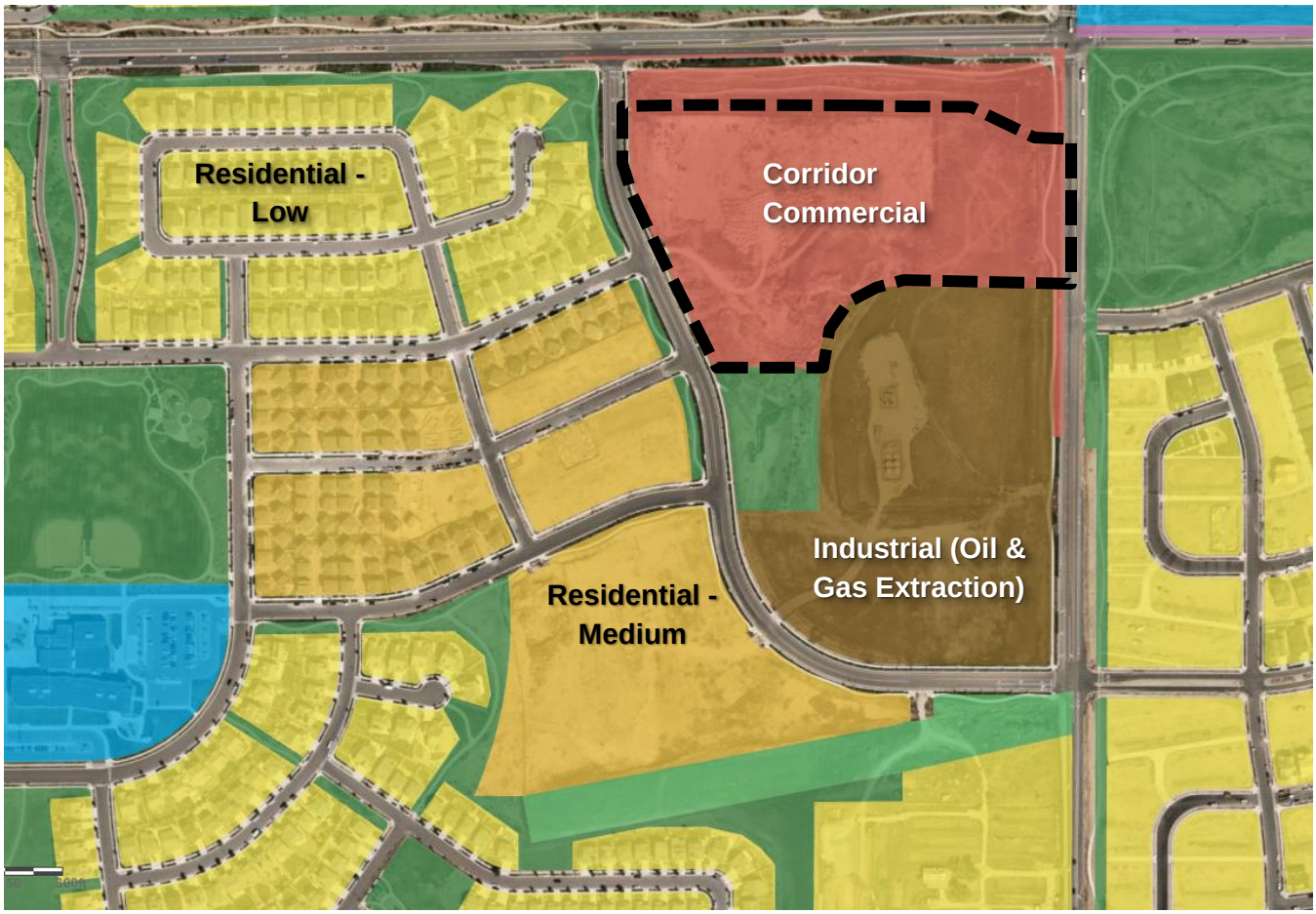


Figure 1: Comprehensive Plan Excerpt

Compliance with Town of Erie Zoning Map:

The subject property is zoned Community Commercial (CC) with the Erie Highlands PUD Overlay. Before the Town commonly utilized Planned Development (PD) zoning, some developments used a Planned Unit Development (PUD) overlay that supplemented or amended the underlying zone district designation. For this project, the underlying zoning of CC provides the basic standards for appropriate land use and dimensional regulations including the setbacks.

The property is outlined in black on the zoning map in Figure 2 below. This Site Plan application is consistent with the zoning framework.

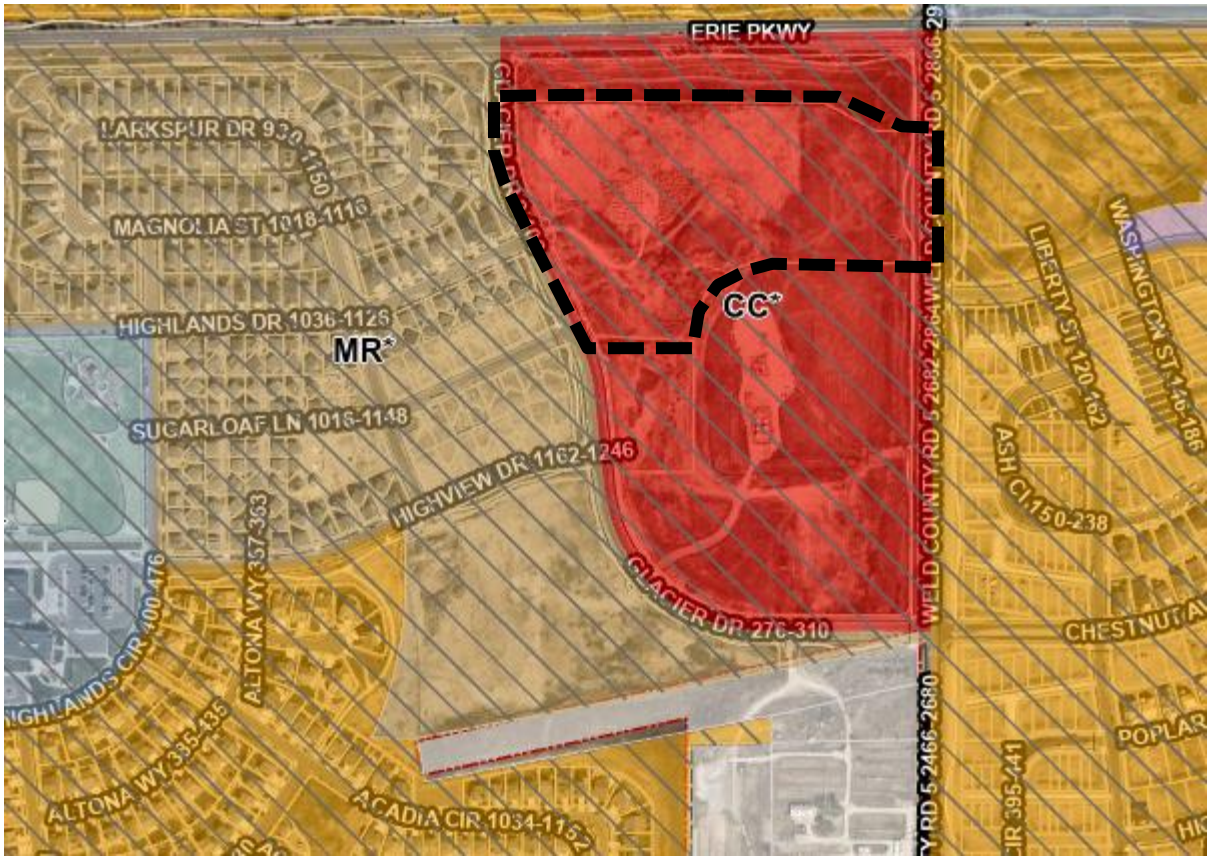


Figure 2: Existing Zoning

Site Design:

The applicant agreed to create this overall Site Plan at staff's request, to establish design principles that carry forward to subsequent plat and site plan applications. For that reason, future site plans are expected when each individual use comes in for development. This overall Site Plan is proposed to include some flexibility to allow for changing uses or internal lot layouts as needed, with review with Town staff.

The Site Plan proposes 10 development pads with uses including:

- Fuel Station/Convenience Store
- Light Auto Repair
- Restaurant
- Beverage (Coffee)
- Medical Office
- Child Care/Daycare
- General Office

These uses could change as the applicant finalizes end users. All uses must to comply with the Community Commercial (CC) zoning.

All building footprints will comply with UDC setback standards consistent with the zoning, maintaining the minimum standards:

- Front Setback: 20'
- Street Side Setback: 20'
- Interior Side Setback: 10' (0' permitted along shared walls)
- Rear Setback: 20'
- Max. Height: 45', 3 stories

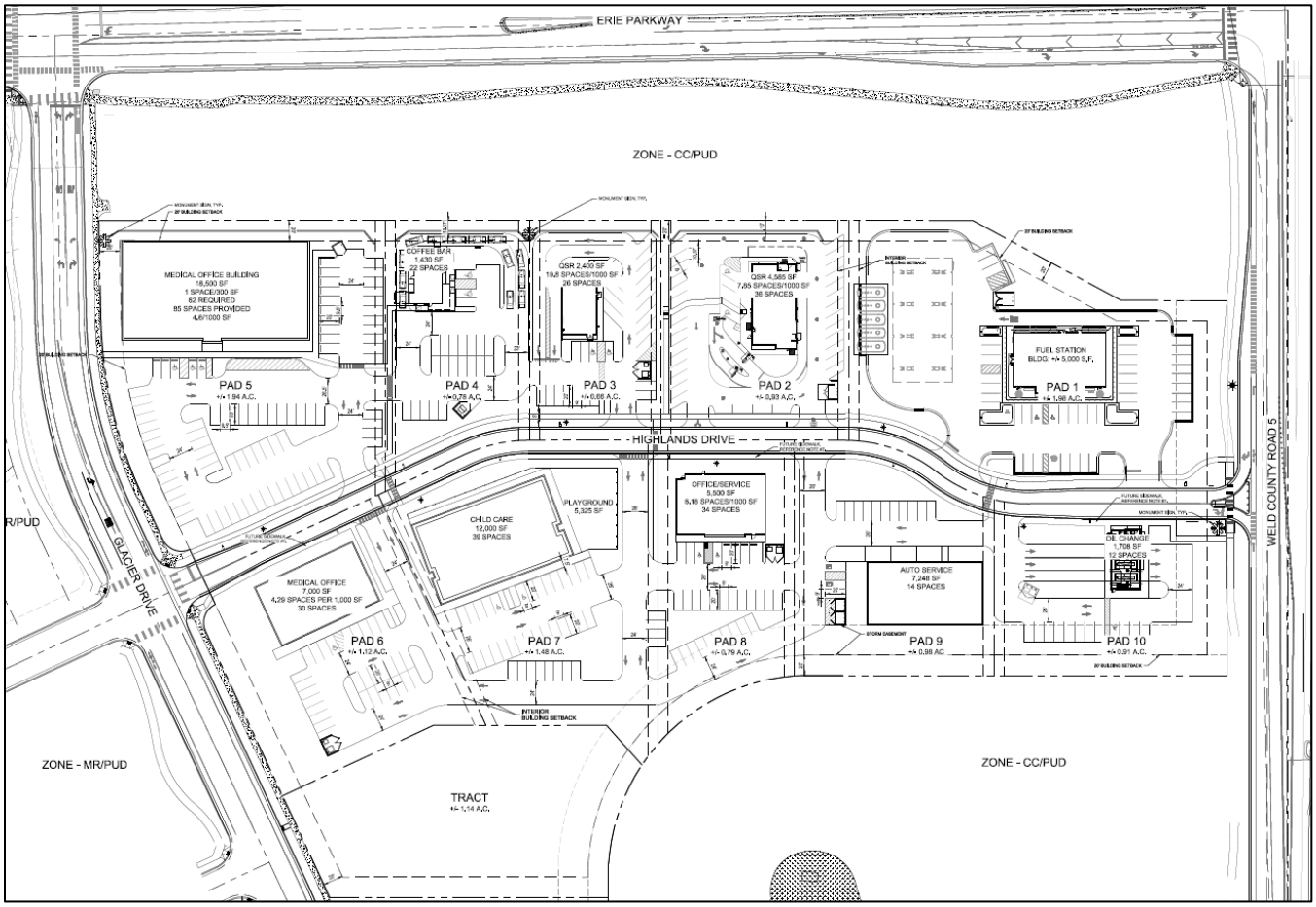


Figure 3: Overall Site Plan

Traffic:

Staff evaluated projected traffic counts during the review of the Erie Highlands Filing 17 Minor Subdivision Plat. Town Council approved this application in June of 2025. The Minor Subdivision Plat application includes offsite public improvements to accommodate new traffic flows into and out of the site. These improvements include a new traffic signal at Glacier Drive and Erie Parkway, and a new deceleration lane leading to a right-in, right-out entrance from Weld County Road 5. The new entrance on Glacier Drive will be a full movement intersection with stop sign control for east-west traffic.

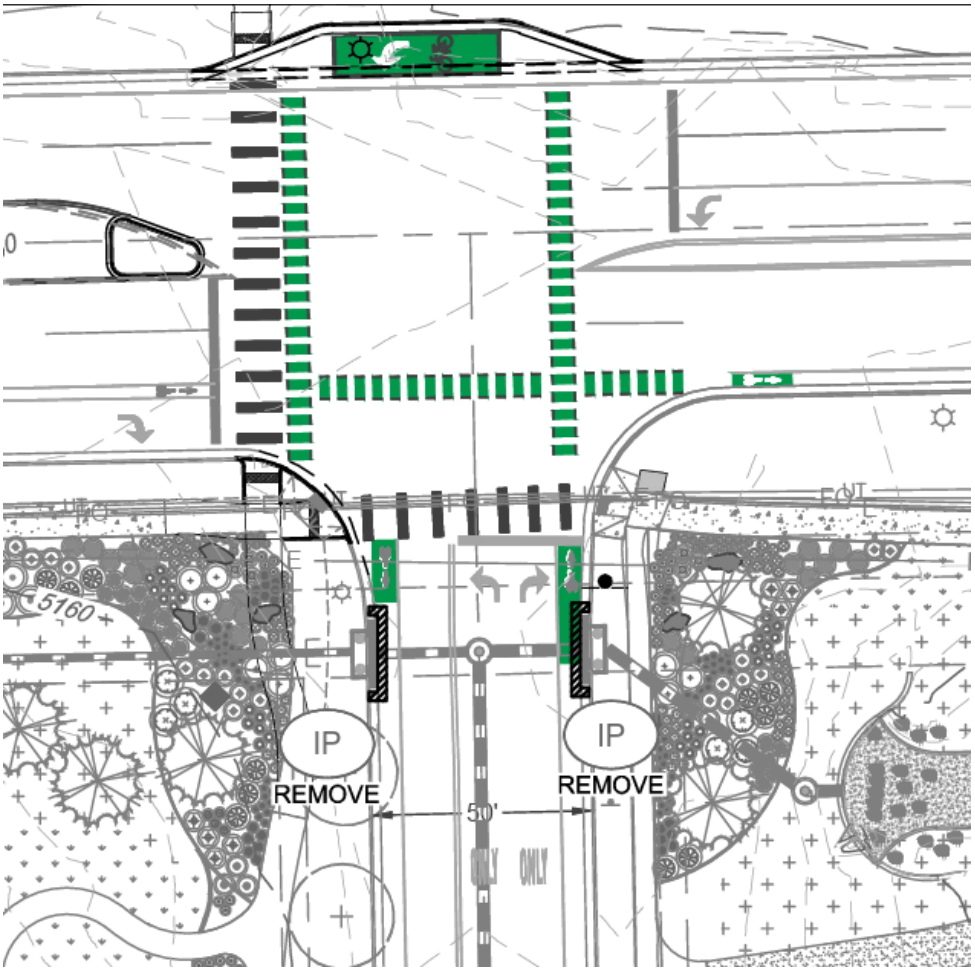


Figure 4: Erie Parkway and Glacier Signalization & Crossing Improvements

The applicant's Site Plan creates an internal hierarchy of private drives – with Highlands Drive being the primary road, and internal drives to access parking and drive-throughs. A key design component was to consolidate egress points wherever possible to minimize vehicular conflicts and enhance pedestrian safety.

Parking counts will be confirmed when subsequent site plans for individual users are submitted. Parking will conform to the standards in the UDC.

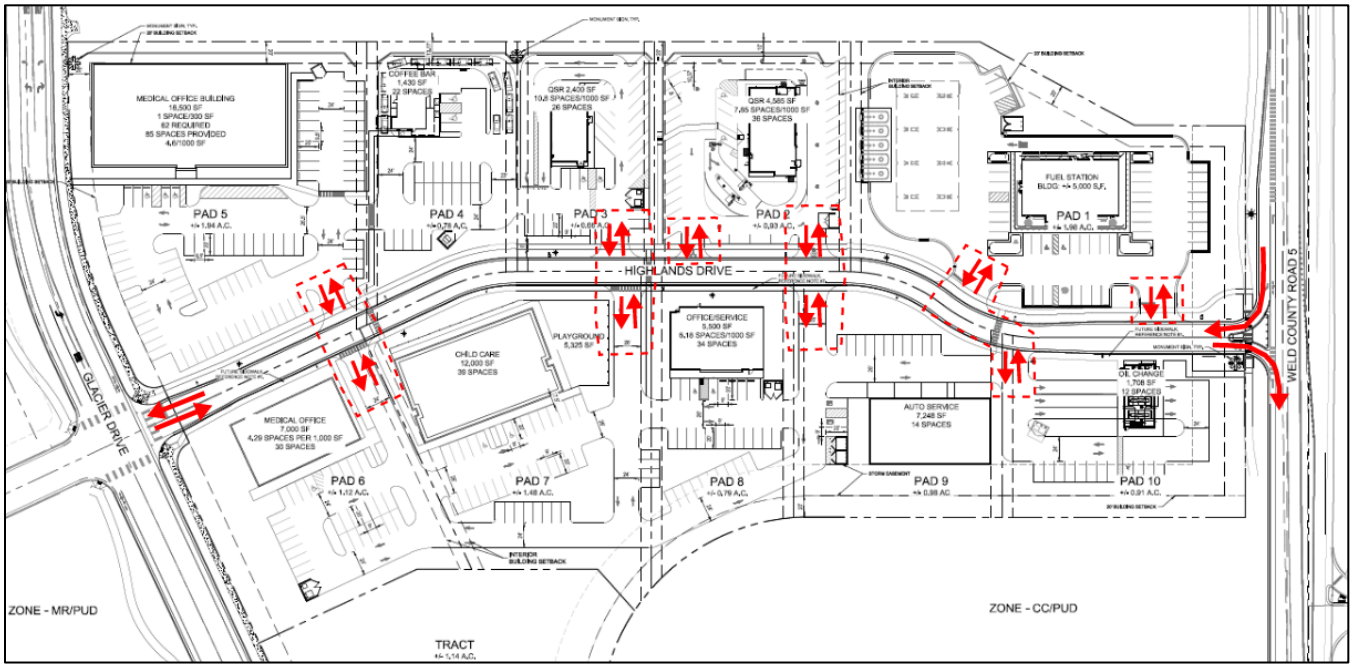


Figure 5: Vehicular Circulation

Pedestrian Circulation:

The Site Plan proposes new pedestrian connections that will tie into the existing public sidewalks on Erie Parkway, Weld County Road 5, and Glacier Drive. New crosswalks across Glacier Drive and the new alignment of Highlands Drive will help pedestrians access future businesses. Internal walkways on each lot will lead pedestrians to building entries.

The new traffic signal at Erie Parkway and Glacier Drive will also provide a new opportunity for pedestrians and cyclists to cross Erie Parkway. Bike Parking within the development will be required per UDC standards.

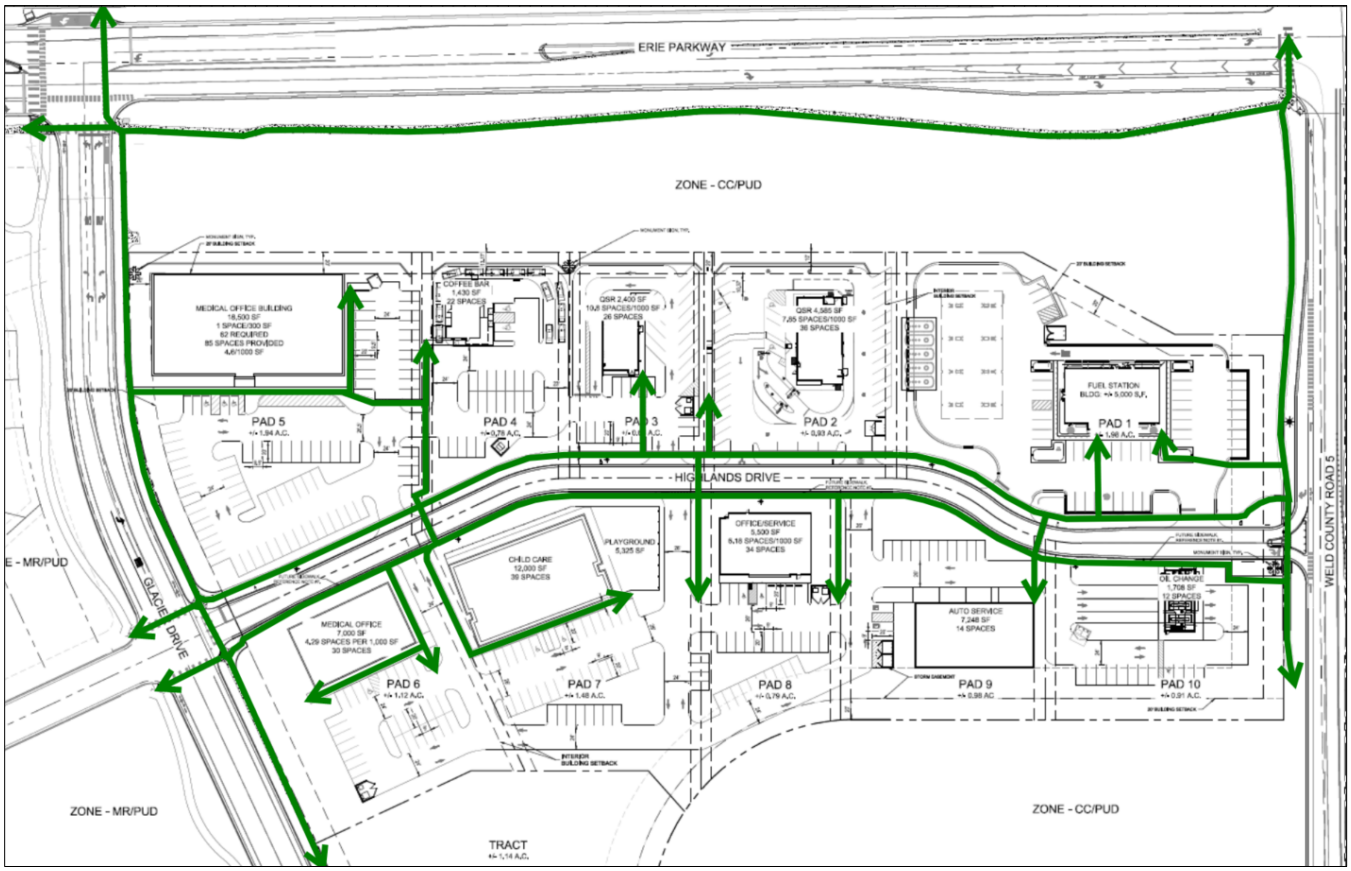


Figure 6: Pedestrian Circulation

Landscaping:

The Site Plan proposes plantings that are particularly dense along the northern and western edges of the property, where staff identified a need for screening of parking and drive-throughs from adjacent residential and from Erie Parkway.

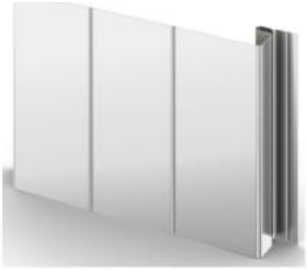
Layers of plantings and screening walls on the north edge of the development area will offer enhanced screening of drive-throughs. Tree lawns along the internal Highlands Drive promote a green and shady pedestrian experience.

The applicant has also proposed a palette of landscaping materials to guide plantings and create a cohesive design aesthetic.

Figure 7: Representative Landscaping

Building Design:

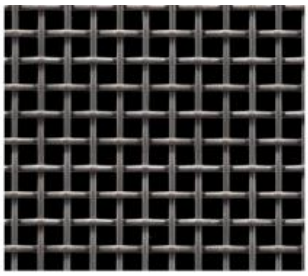
This Site Plan proposes a palette of building materials to help create a consistent design aesthetic. These materials include masonry, siding, synthetic stucco, concrete, and metal accents. All development will also have to comply with all UDC design standards for commercial buildings.



BERRIDGE METAL
"SHASTA WHITE"

BERRIDGE METAL
"CHARCOAL GRAY"

BERRIDGE METAL
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR
WIRE MESH

METAL/PAINT
SW 7076 "CYBERSPACE"

EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"

EIFS/PAINT
SW 7016 "MINDFUL GRAY"

EIFS/PAINT
SW 7019 "GAUNTLET GRAY"

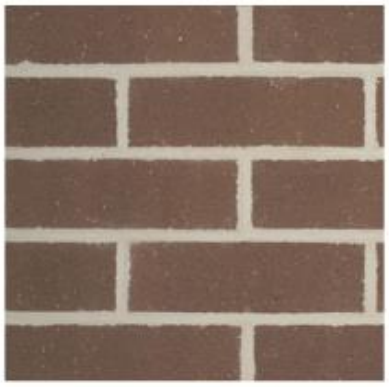
NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"

NICHIHA
VINTAGEWOOD SERIES
"POPLAR"

NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"

BRICK
SUMMIT "ONYX"

BRICK
SUMMIT "ALASKAN"



BRICK
SUMMIT "CEDAR RIDGE"

EIFS/PAINT
SW 7005 "PURE WHITE"

EIFS/PAINT
SW 7069 "IRON ORE"

PRECAST CONCRETE CAP
"NATURAL GRAY"

NICHIHA
VINTAGEWOOD SERIES
"CEDAR"

NICHIHA
VINTAGEWOOD SERIES
"BARK"

NICHIHA
VINTAGEWOOD SERIES
"ASH"

Figure 8: Building Materials

STAFF REVIEW AND ANALYSIS

Staff reviewed the Erie Highlands Filing 18 Site Plan for conformance with Municipal Code, Title 10, UDC Section 10-7-10 Approval Criteria. Staff find the Site Plan in compliance with the Approval Criteria as listed below.

a. The site plan is generally consistent with the Town's comprehensive plan;

   Staff: The Future Land Use Map in the Town's Comprehensive Plan designates the site for Corridor Commercial. Staff find that the proposed Site Plan is consistent with the Town's Comprehensive Plan, and aligns with or meets the following policies:

   Design guidelines for Corridors and Areas of Special Consideration (p 33).

   C.3.4 Reinforce Erie Parkway through streetscape and building design (p 42).

   C.3.2 Create a built environment that is accessible, usable, and of high quality design (p 42).

b. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;

   Staff: The Site Plan is consistent with the recently approved Erie Highlands Filing 17 Minor Subdivision Plat, as well as the zoning for this area.

c. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

   Staff: Staff, third party consultants, and external agencies reviewed this proposed Site Plan. The proposal is consistent with the Town's standards for site and building design.

d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

   Staff: The review of the Site Plan considered the design of the buildings and site in terms of its perceived impacts on neighboring properties. The location of the high traffic fuel station was selected to minimize the traffic impacts on the existing Erie Highlands residential neighborhood. No significant adverse impacts are expected.

e. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

   Staff: Town staff find that this development will be compatible with the character of surrounding land uses. Building footprints and landscaping buffers are designed to minimize the impact of commercial uses on the adjacent residential neighborhood.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on May 12, 2025. The required notice for the Neighborhood Meeting was provided. The summary and notice information are attached.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Daily Times Call: June 11, 2025

Property Posted: June 13, 2025

Letters to adjacent property owners within 500': June 13, 2025

Erie Highlands Filing 17 Site Plan

Planning Commission

Harry Brennan, Senior Planner

July 2, 2025

Request

Site Plan – Planning Commission Approval

- **Project Size:** 11.58 Acres
- **Proposed Lots:** 10 Pad Sites (lots not established with this application)
- **Existing Zoning:** CC, with Erie Highlands PUD Overlay
- **Existing Use:** Undeveloped

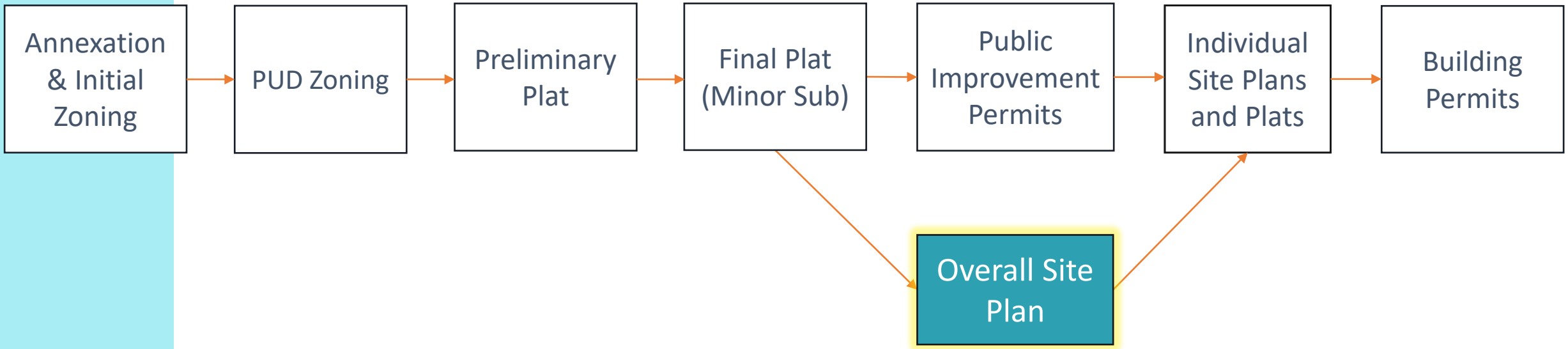
Future Required Applications

This Site Plan application is intended to provide a cohesive design vision for the development and will serve as an overall guiding plan as individual site plans are submitted.

This Overall Site Plan application allowed for community input through a Neighborhood Meeting and this Public Hearing.

Each future pad site will go through its own Site Plan application but will likely fall under administrative review.

Development Review Process

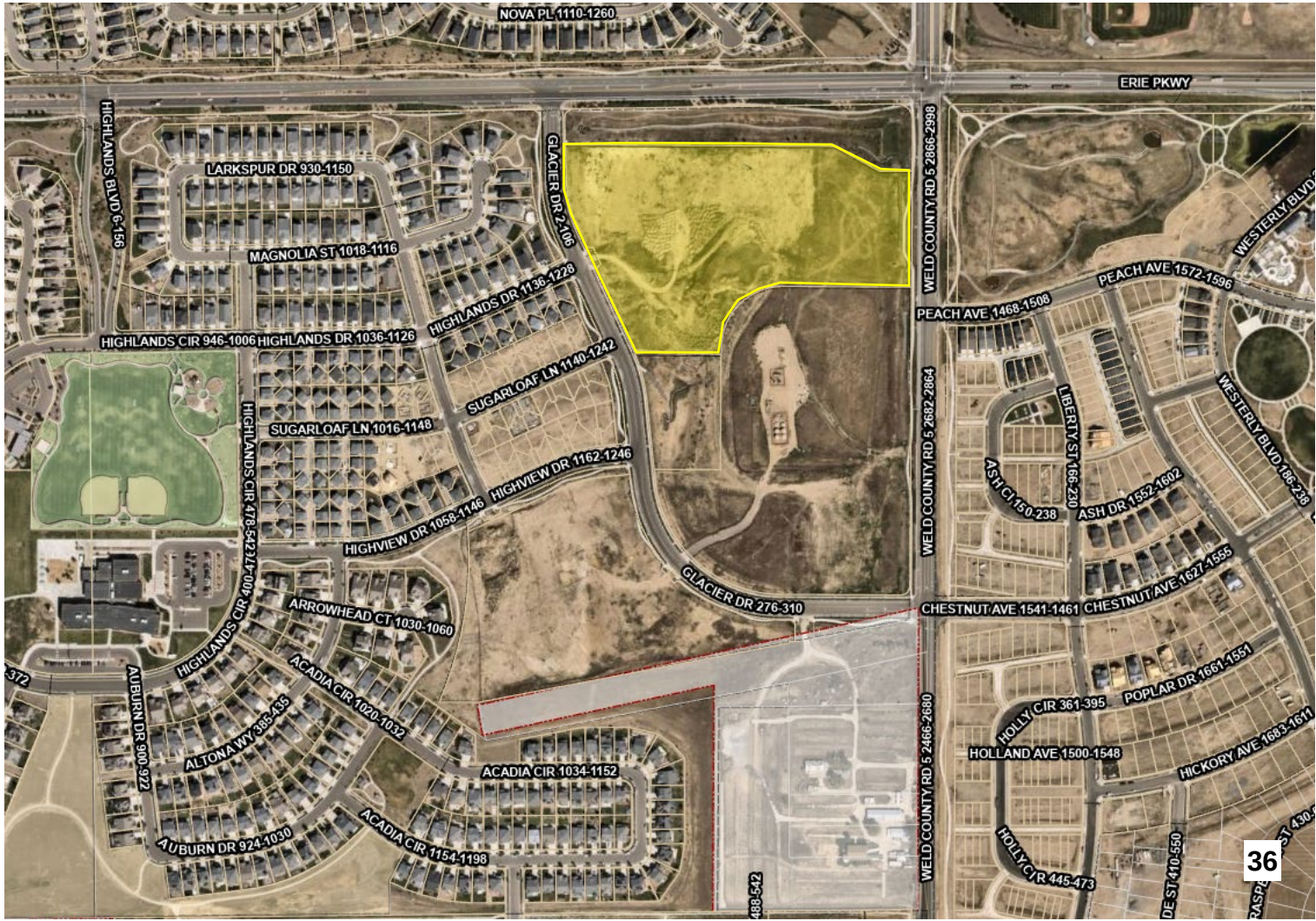


Overview

- **Background**
- Proposal
- Decision

Location

The subject site is west of CR5 and south of Erie Pkwy



Location


GLACIER DR 2-106
WELD COUNTY RD 5 2866-2998
1018-1116
HIGHLANDS DR 1136-1228
DR 1036-1126
SUGARLOAF LN 1140-1242
AF LN 1016-1148
PEACH AVE 1468-150
RD 5 2682-2864


SITE
FILING 14 SINGLE FAMILY

Location


GLACIER DR 2-106
WELD COUNTY RD 5
PEACH AVE 1468-150
HIGHLANDS DR 1136-1228
SUGARLOAF LN 1140-1242
1018-1116
DR 1036-1126
AF LN 1016-1148


SITE
WCR5
SPEED LIMIT 45

Location


GLACIER DR 2-106
1018-1116
HIGHLANDS DR 1136-1228
DR 1036-1126
SUGARLOAF LN 1140-1242
AF LN 1016-1148
PEACH AVE 1468-150
RD 5 2682-2864


SITE
Weld County Rd 5
Google

Comprehensive Plan

Corridor Commercial

Corridor of Special Consideration (Erie Parkway)

Comprehensive Plan Policies

Development proposals within Corridors and Areas of Special Consideration should meet the following guidelines:

- Corridors should have enhanced landscape and streetscape design.
  - In areas that are walkable, urban, or with limited space, landscape setbacks may be substituted with street trees and amenity zones. Amenity zones are paved areas for pedestrians that may include outdoor dining, benches, bike racks and similar uses.
- Fencing should be open (split rail, pricket, etc.) and under 4 feet in height. Low brick or masonry walls can be used to screen or define areas, depending on the context.
- Screen parking areas from view with landscaping, berms, and/or architectural elements.
- Limit view obstructions from signs.

Comprehensive Plan Policies

C.3.2 Create a built environment that is accessible, usable, and of high quality design.

- *Accessible:* Develop design standards that incorporate universal design principles (step-free entrances, rest areas along pedestrian routes, smaller curb radii, etc.).
- *Usable:* Provide safe, protected pedestrian connections through development and parking areas to maximize connectivity within and between developments and amenities.
- *High Quality Design:* Emphasize pedestrian scaled design and ensure all building elevations are designed to achieve high quality design with durable materials, articulation and variation in massing.

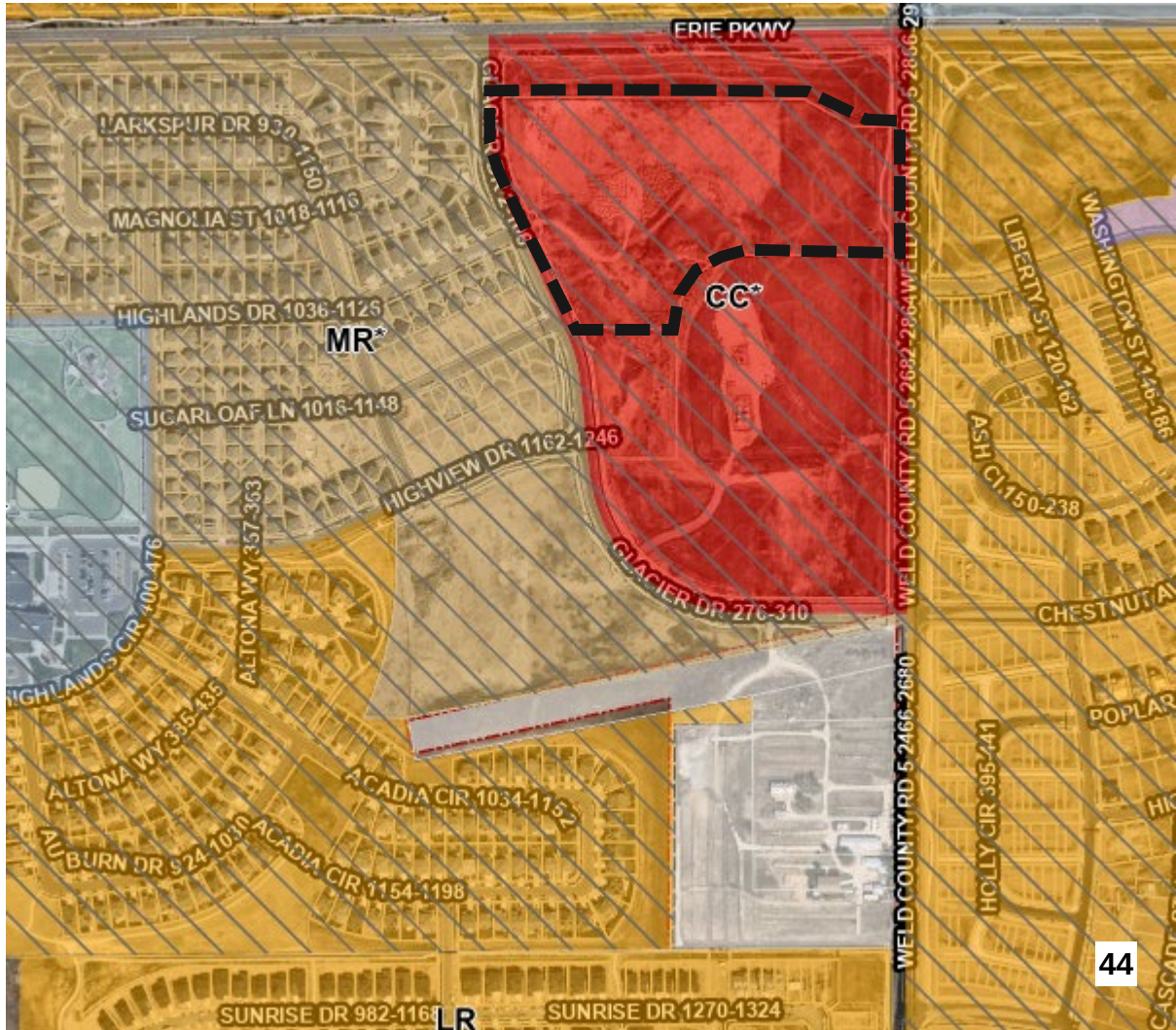
Comprehensive Plan Policies

C.3.4 Reinforce Erie Parkway through streetscape and building design.

- Maintain key view corridors and vistas of the mountains to the west, especially between Weld County Road 5 and 7, through strategic plantings and building setback, height, and orientation.
- Development should be oriented to front the Parkway; backs of buildings should not line the Parkway.
- Ensure building design that fronts to Erie Parkway utilizes high quality and durable materials. Maintain active frontages that address the street through entries, ample windows, and outdoor seating areas.
- Provide for enhanced multimodal connectivity, with emphasis on safe pedestrian crossings and bicycle facilities between and along residential neighborhoods and commercial areas.

Zoning

CC with Erie Highlands PUD Overlay

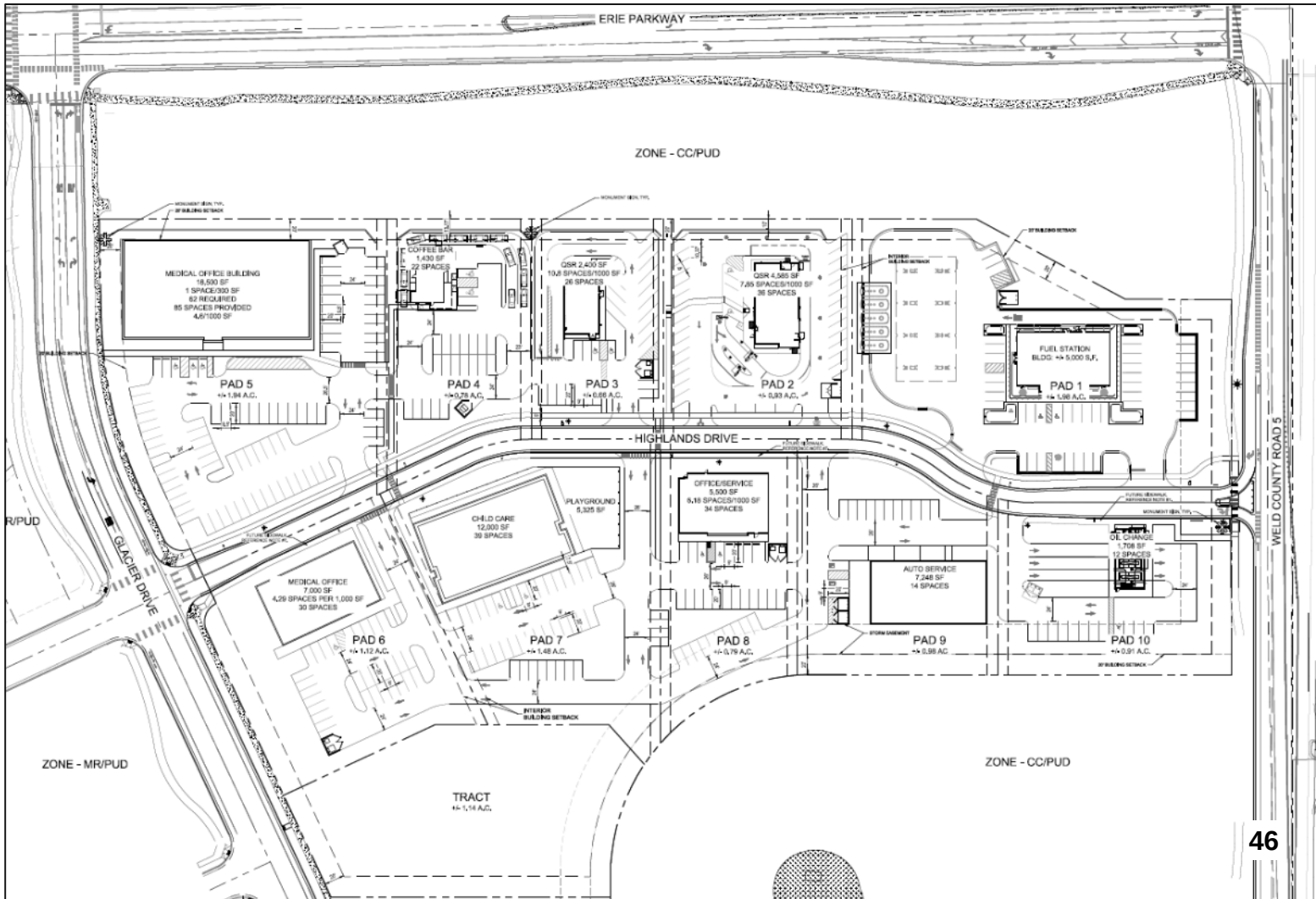


Overview

- ✓ Background
- **Proposal**
- Decision

Proposed Site Plan

- 10 Pad Sites
- Internal private drive extension of Highlands Drive
- Buildings oriented more towards Erie Parkway

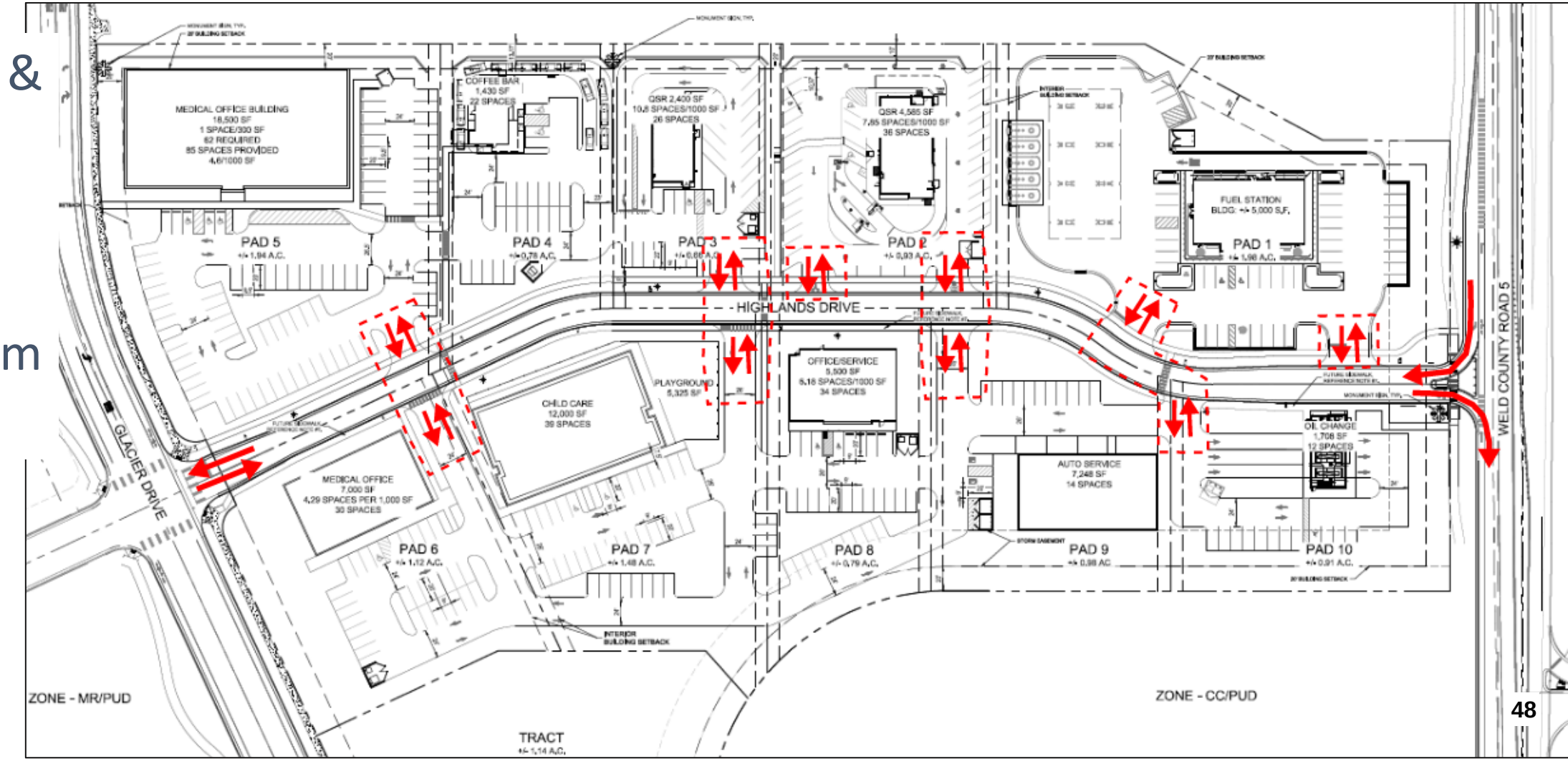


Proposed Site Plan

- Proposed Uses Include:
  - Food/Bev
  - Medical Office
  - Fuel Station/Convenience Store
  - Daycare
  - Light Auto Repair
  - General Office

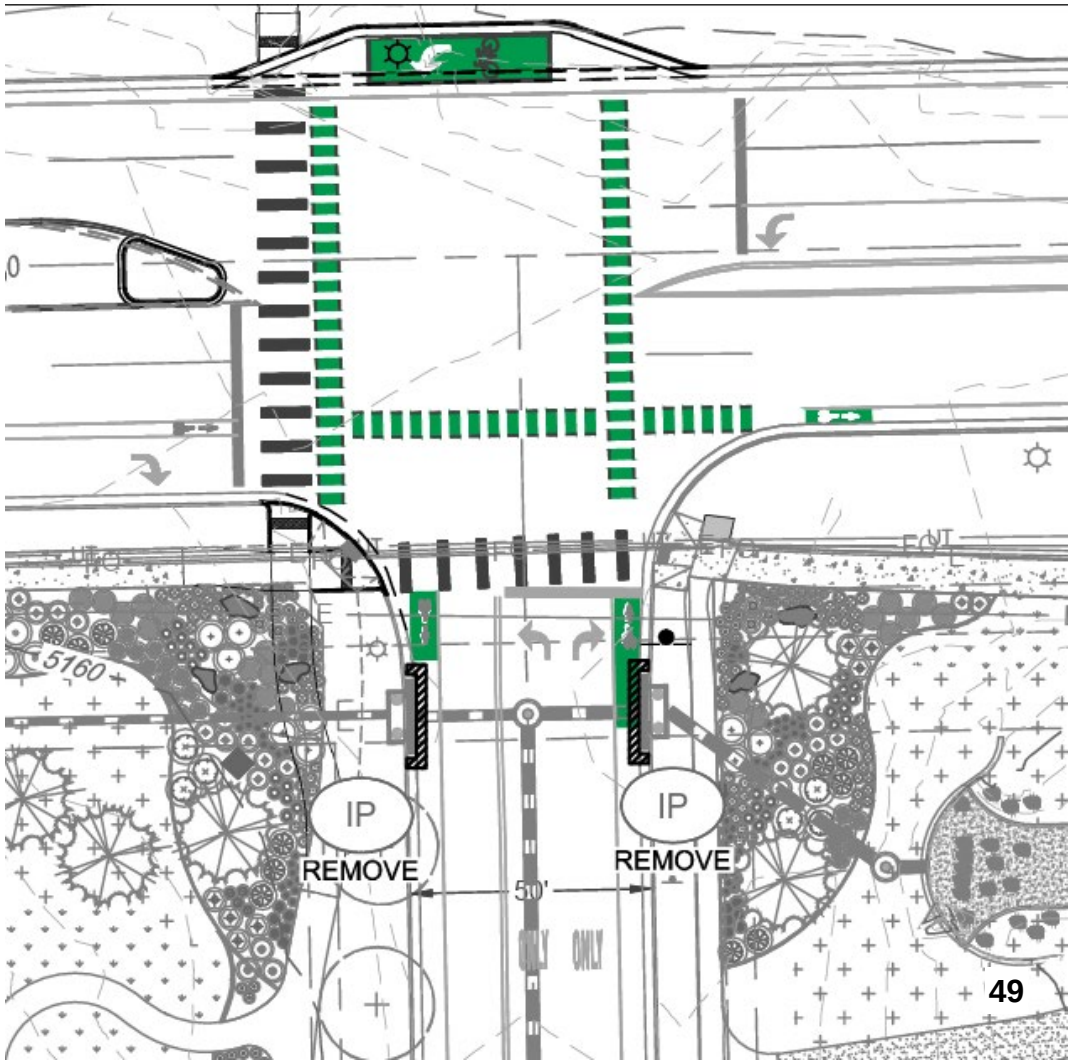
Proposed Site Plan – Traffic

- Shared & aligned access
- R-in/R-Out from WCR5



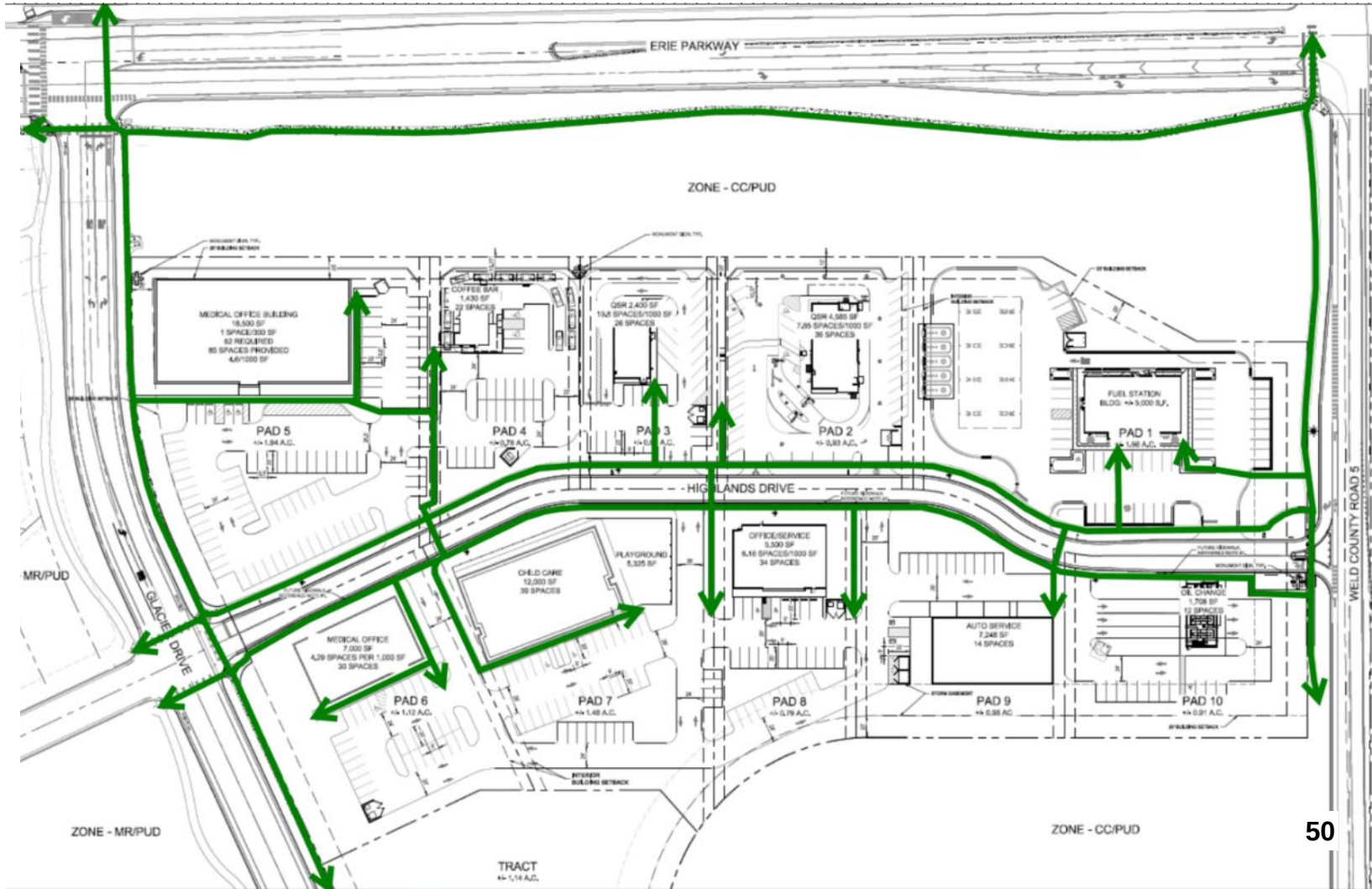
Proposed Site Plan – Traffic

- New Signalization of Erie Parkway & Glacier Drive, with new crossing improvements and bike lanes.
  - Improvement is already approved via WHF17 Minor Subdivision Plat



Proposed Site Plan – Pedestrian Circulation

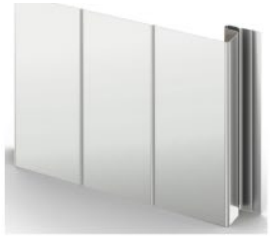
- Connections to existing sidewalks
- New sidewalks along Highlands Dr
- Ped Connections on each site



Proposed Site Plan – Landscaping

Landscaping buffering on north side with denser plantings to screen parking and drive throughs from Erie Parkway

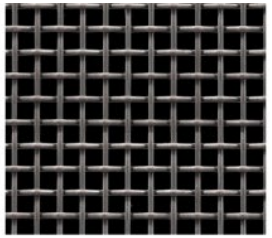
Proposed Site Plan – Building Materials



BERRIDGE METAL
"SHASTA WHITE"

BERRIDGE METAL
"CHARCOAL GRAY"

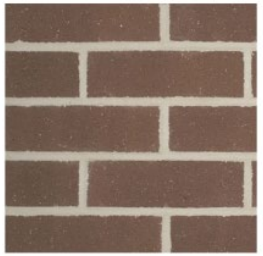
BERRIDGE METAL
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR
WIRE MESH

BRICK
SUMMIT "ONYX"

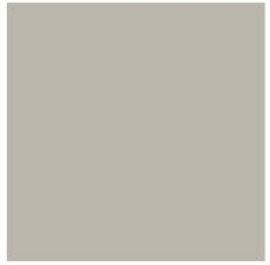
BRICK
SUMMIT "ALASKAN"



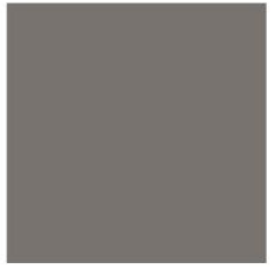
BRICK
SUMMIT "CEDAR RIDGE"

METAL/PAINT
SW 7076 "CYBERSPACE"

EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT
SW 7016 "MINDFUL GRAY"



EIFS/PAINT
SW 7019 "GAUNTLET GRAY"

EIFS/PAINT
SW 7005 "PURE WHITE"

EIFS/PAINT
SW 7069 "IRON ORE"

PRECAST CONCRETE CAP
"NATURAL GRAY"

NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"

NICHIHA
VINTAGEWOOD SERIES
"POPLAR"

NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"

NICHIHA
VINTAGEWOOD SERIES
"CEDAR"

NICHIHA
VINTAGEWOOD SERIES
"BARK"

NICHIHA
VINTAGEWOOD SERIES
"ASH"

Overview

- ✓ Background
- ✓ Proposal
- • **Decision**

Approval Criteria UDC Section 10.7.10.F.2.

a. The site plan is generally consistent with the town's comprehensive plan.

b. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;

Staff: Staff find that the proposed Site Plan is consistent with the Town's Comprehensive Plan and is consistent with the recently approved Erie Highlands Filing 17 Minor Subdivision Plat, as well as the zoning for this area.

Approval Criteria

c. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;

d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

Staff: The proposal is consistent with the Town's standards for site and building design and is also consistent with standards for utilities, drainage, and other infrastructure. The location of the high traffic fuel station use was selected to minimize the traffic impacts on the existing Erie Highlands residential neighborhood. No significant adverse impacts are expected.

Approval Criteria

e. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: Town staff find that this development will be compatible with the character of surrounding land uses. Building footprints and landscaping buffers are designed to minimize the impact of commercial uses on the adjacent residential neighborhood.

Staff Recommendation

Staff find the Site Plan complies with the Approval Criteria and recommends the Planning Commission Adopt Resolution P25-11 Approving the Erie Highlands Filing 17 Commercial Site Plan.

Neighborhood Meeting

- May 12, 2025
- 7 Attendees
- Questions and comments touched on types of uses and the approval process, with some concerns raised about cut-through traffic in the neighborhood and child safety.

Public Notice

Public Notice of Planning Commission Hearing:

Published in the Daily Times Call:	6/11/25
Property Posted:	6/13/25
Letters to Adjacent Property Owners:	6/13/25

Erie Highlands Filing 17 Site Plan

Planning Commission

Harry Brennan, Senior Planner

July 2, 2025

Evergreen
Development | Services | Investments

SWC CR 5 & Erie Parkway Overall Site Plan

July 2, 2025

The Shops at Beeler Park | Central Park

Bluebird Center | Denver

Starbucks | Denver

Evergreen Devco, Inc. was founded in 1974 and operates offices in Denver, Phoenix, Los Angeles, and Salt Lake City. We are a fully diversified real estate company with vast experience in all aspects of retail, multifamily, and industrial development.


Outlook Golden Ridge | Golden

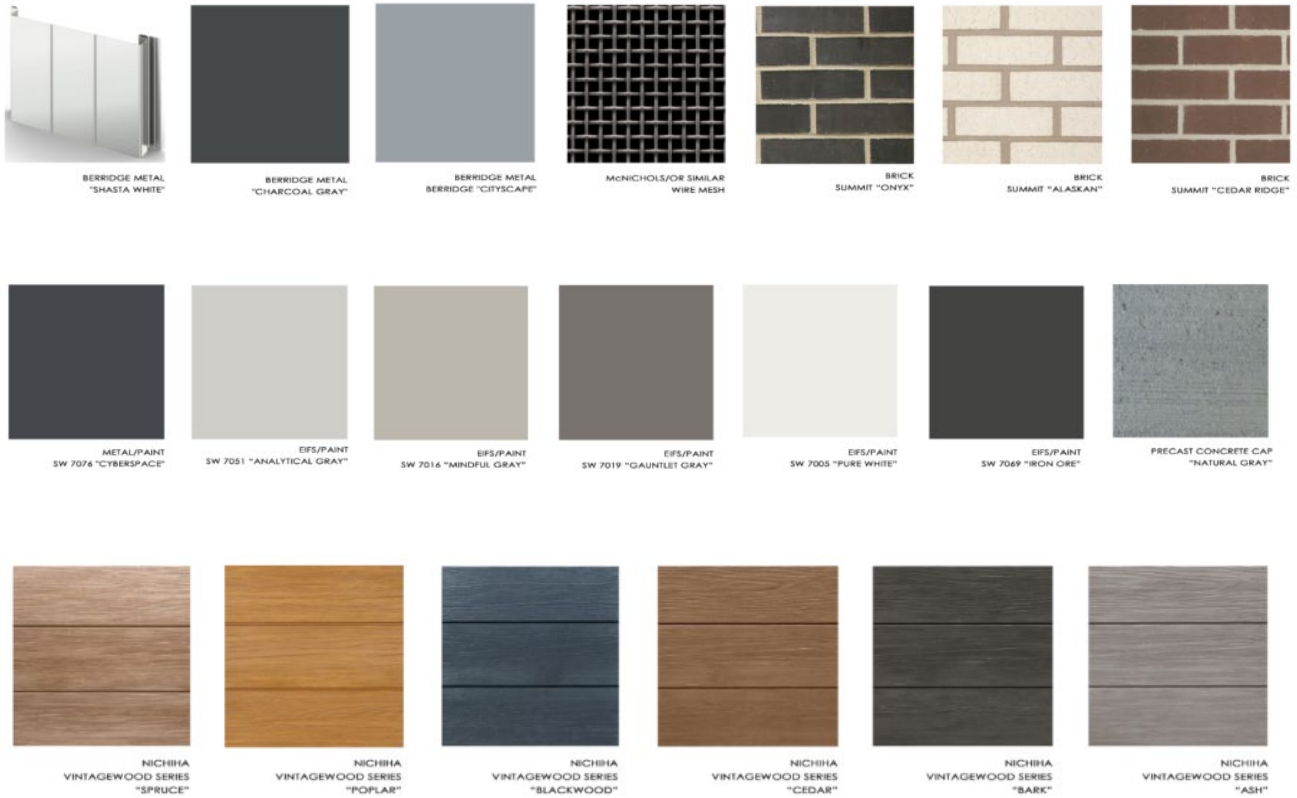

Outlook Gateway | Denver

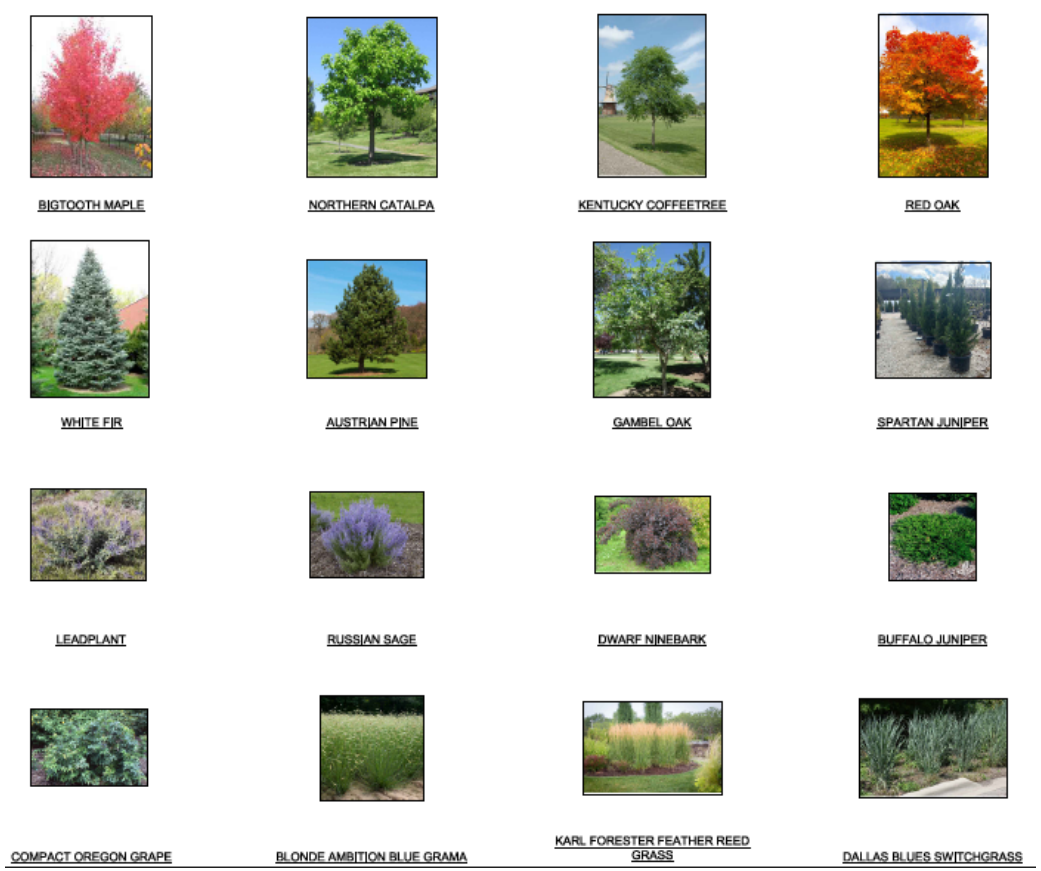

Outlook Nine Mile | Erie

Overall Site Plan & Neighborhood Meeting

Permitted Uses – Community Commercial (CC)		
Child Care Center, Large	Open Space	Golf Course
Child Care Center, Small	Park	Golf Putting Course
Community Center (Public)	Religious Assembly	Funeral Parlor, Mortuary or Crematory
Governmental Office	Alternative Tower Structure and Base Station	Gas Station
Neighborhood Recreation Center (Indoor/Outdoor)	Utility Facility, Minor	General Retail
Transit Center	Utility, Town-owned	Personal Service Establishment
Botanical Garden	Animal Hospital, Small Animals (indoor)	Pharmacy
Library	Kennel or Animal Day Care (outdoor facilities)	Pharmacy with drive-through service
Museum	ATM (freestanding)	Repair Shop, Appliances
College or University	Bank	Vehicle Service and Repair, Light
Commercial School	Bank with drive-through service	Hotel or Motel
School – Public	Tavern	Building Materials and Lumber Sales
Dental or Medical Office, Clinic, Lab	Nightclub	
Hospital	Restaurant, with drive-through or drive-up service	
Substance Abuse Treatment Facility, Outpatient	Marijuana business	
Urgent Care Facility	Office, Business or Professional	
Natural Medicine Business	Recording or Broadcasting Studio	
Athletic Fields and Courts	Commercial Amusement, Indoor	

Material & Landscaping Plan





Evergreen

Development | Services | Investments

Thank you

6

OVERALL SITE PLAN

ERIE HIGHLANDS FILING NO. 17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.71 ACRES; SP2025-0002

LEGAL DESCRIPTION

ERIE HIGHLANDS FILING NO. 17, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2025 UNDER RECEPTION NO. 5035416, AS AMENDED BY SURVEYOR'S AFFIDAVIT OR CORRECTION RECORDED JUNE 19, 2025 UNDER RECEPTION NO. 5036367, COUNTY OF WELD, STATE OF COLORADO.

Planning Commission approval:

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 Commission Chair _____ Date _____ Public Hearing 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: EVERGREEN–CR5 & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVELOPMENT COMPANY–2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
ITS: MANAGER

BY: _____

ITS: _____

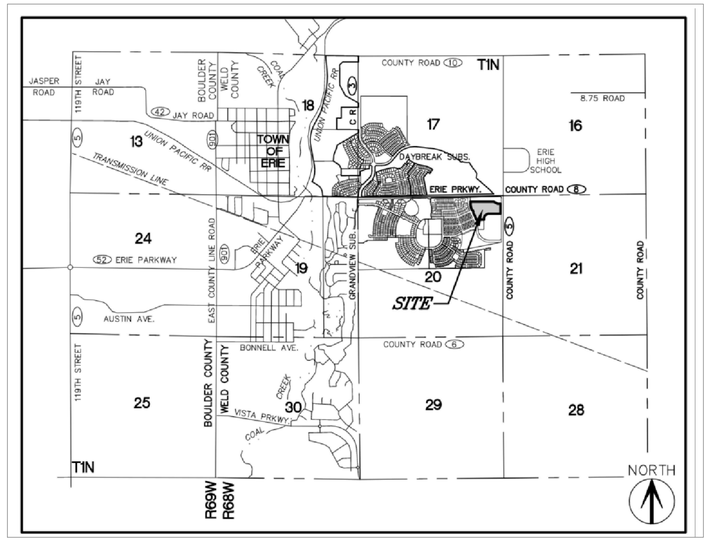
BY _____, AS _____, OF

EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION, MANAGER OF EVERGREEN DEVELOPMENT COMPANY–2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF EVERGREEN–CR5 & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SHEET INDEX

ZONING DATA:

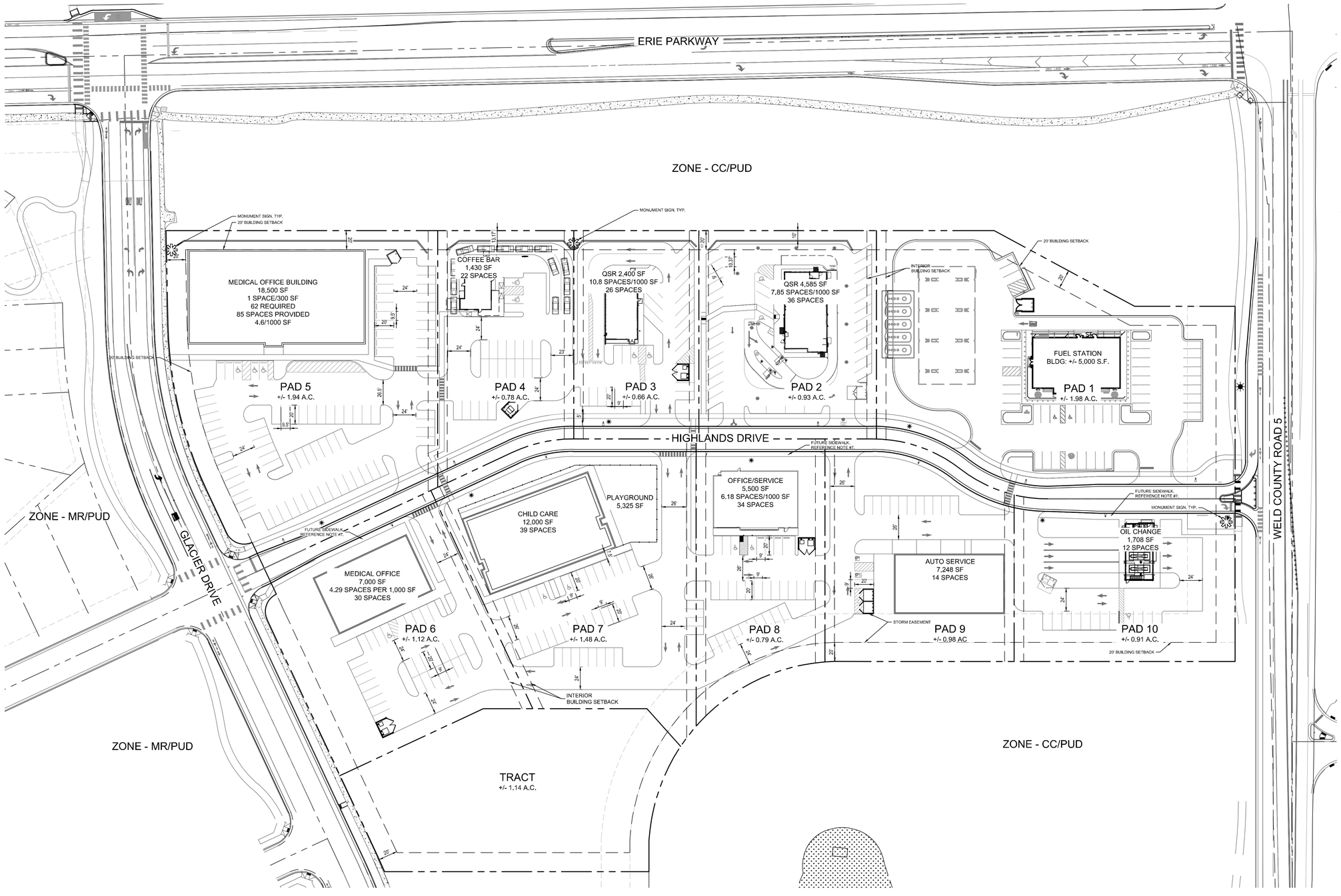
ZONING: COMMUNITY COMMERCIAL (CC) / (PUD OVERLAY)
SITE AREA: 12.71 ACRES

MAX BLDG. HT: 45' / 3 STORIES MAX

BUILDING SETBACKS:
NORTH PROPERTY (FRONT): 20'
GLACIER DRIVE (SIDE): 20'
WELD COUNTY ROAD 5 (SIDE): 20'
SOUTH (REAR): 20'
INTERNAL: 10' *(ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.)

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:
1. APPROVAL OF THIS SITE PLAN IDENTIFIES CONCEPTUAL USES AND GENERAL CONTEXT FOR PAD SITES WITHIN THE OVERALL DEVELOPMENT. PAD SITE DEVELOPMENT CONFORMING WITH THE USES ALLOWED BY RIGHT IN THE CC ZONING AND DISTRICT STANDARDS NOTED HEREIN CAN BE APPROVED ADMINISTRATIVELY THROUGH THE TOWN SITE DEVELOPMENT PLAN PROCESS.
2. THE CONCEPT PLAN AREA IS A PART OF PLANNING AREA 11 UNDER THE ERIE HIGHLANDS PUD AMENDMENT NO.2 AND SUBJECT TO THE APPROVED PUD (PUDA-000934-2017).
3. THE NOTED USES AND LAYOUTS ARE FOR GENERAL INTENT ONLY AND ARE SUBJECT TO CHANGE FOLLOWING INDIVIDUAL SITE PLAN APPROVALS.
4. ALL DEVELOPMENT STANDARDS AND ALLOWED USES WILL BE PER THE ESTABLISHED ERIE HIGHLANDS PUD (PUDA-000934-2017) AND CC ZONE DISTRICT.
5. ALL LOTS/PADS WILL SUBMIT INDIVIDUAL SITE PLANS FOR APPROVAL AND WILL RECEIVE ADMINISTRATIVE APPROVAL IF IN GENERAL COMPLIANCE WITH LAYOUT AS SHOWN ON THE OVERALL SITE PLAN.
6. REFERENCE ATTACHED LANDSCAPE CONCEPTUAL PLAN FOR GENERAL LANDSCAPE INTENT AND DIRECTION. FUTURE SITE PLAN SUBMITTALS FOR LANDSCAPING WILL NEED TO BE GENERALLY IN COMPLIANCE WITH CONCEPTUAL LANDSCAPE PLAN DIRECTION.
7. SIDEWALK ALONG THE SOUTH SIDE OF HIGHLANDS DRIVE IS TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.



KEY MAP

SITE DATA:

PAD 1: +/- 1.98 AC
FUEL STATION: +/- 5,000 SF
41 SPACES PROVIDED
8.2 SPACES/1000 SF

PAD 2: +/- 0.93 AC
QSR: +/- 4,585 SF
36 SPACES PROVIDED
7.85 SPACES/1000 SF

PAD 3: +/- 0.66 AC
QSR: +/- 2,400 SF
26 SPACES PROVIDED
10.8 SPACES/1000 SF

PAD 4: +/- 0.78 AC
COFFEE BAR: +/- 1,430 SF
22 SPACES PROVIDED
15.3 SPACES/1000 SF

PAD 5: +/- 1.94 AC
MOB: +/- 18,500 SF
85 SPACES PROVIDED
4.64 SPACES/1000 SF

PAD 6: +/- 1.12 AC
MOB: +/- 7,000 SF
31 SPACES PROVIDED
4.42 SPACES/1000 SF

PAD 7: +/- 1.48 AC
CHILD CARE: +/- 12,000 SF
37 SPACES PROVIDED
3.08 SPACES/1000 SF

PAD 8: +/- 0.79 AC
OFFICE/SERVICE: +/- 5,500 SF
34 SPACES PROVIDED
6.16 SPACES/1000 SF

PAD 9: +/- 0.98 AC
AUTO SERVICE: +/- 7,248 SF
14 SPACES PROVIDED
1.93 SPACES/1000 SF

PAD 10: +/- 0.91 AC
OIL CHANGE: +/- 1,708 SF
12 SPACES PROVIDED
8.78 SPACES/1000 SF

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

OVERALL SITE PLAN

06.19.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

N

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

CONCEPTUAL RENDERING

06.19.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

N

RIGHT OF WAY TREES (REF.: SECTION 10-6-4.C.1)
1 TREE PER 40 LF OF R.O.W.

PARKING LOT TREES (REF.: SECTION 10-6-4.C.5.D)
1 TREE PER FIFTEEN PARKING SPACES

INTERNAL SITE TREES (REF.: SECTION 10-6-4.C.4)
1 TREE PER 1,000 SF OF INTERNAL LANDSCAPE AREA

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN

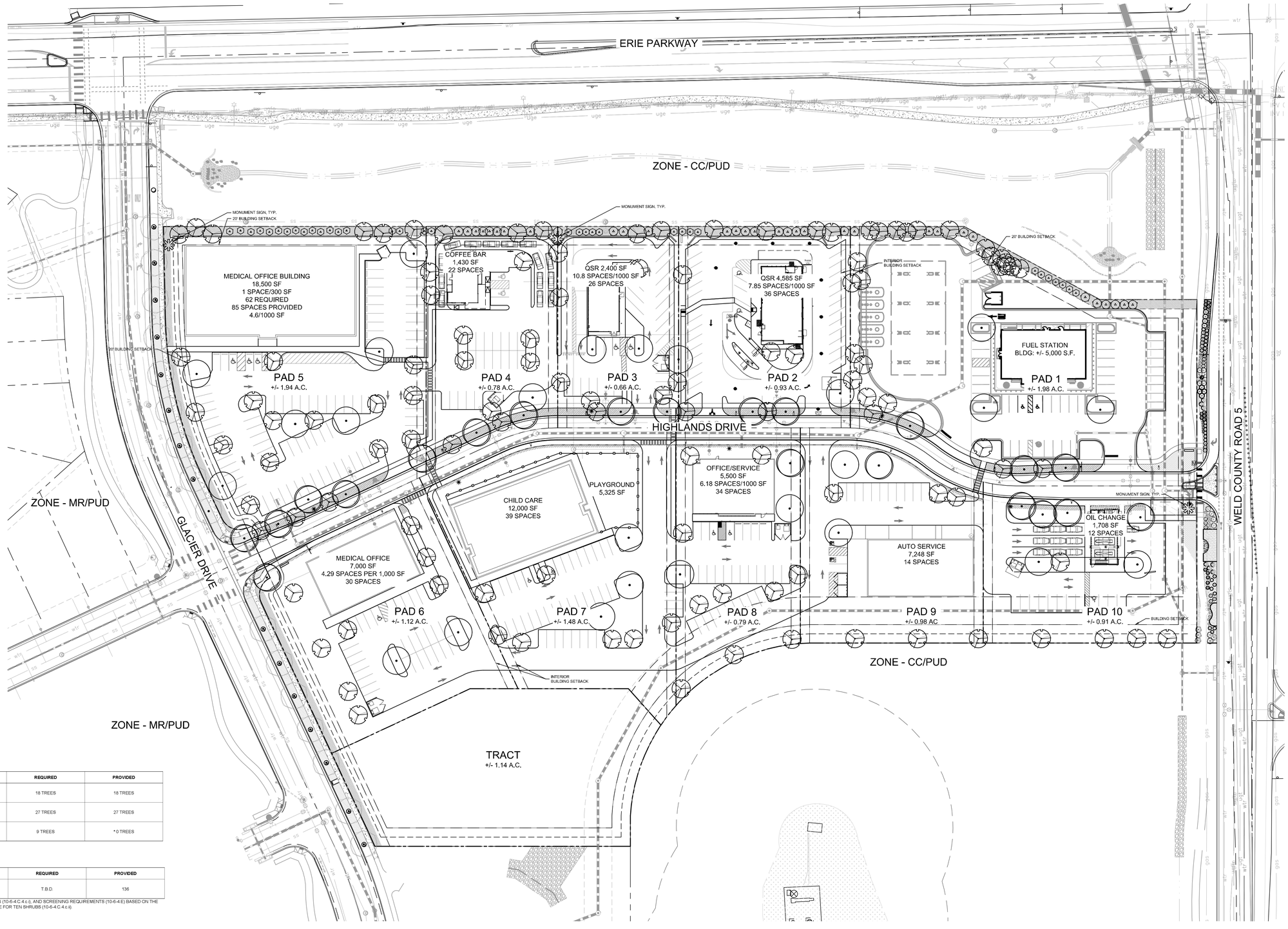
ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX

ENTRY PLANTINGS
ENTRY PLANTINGS

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

1. PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF ONE TREE FOR TEN SHRUBS, PENDING TOWN APPROVAL.
2. PLANS ARE PER THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
3. ALL INTERNAL LANDSCAPING, PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS ARE TO BE PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
4. FOR DRIVE-THRU USES A MINIMUM 10' LANDSCAPE SETBACK IS REQUIRED.
5. INTERNAL PARKWAY TREES ARE TO BE INSTALLED BY THE ADJACENT PAD USER AND WILL COUNT TOWARDS INDIVIDUAL LOTS INTERNAL TREE REQUIREMENTS FOR THAT LOT IN WHICH THEY RESIDE.
6. TREE COUNTS AND LOCATION ARE SHOWN FOR REFERENCE ONLY BASED ON THE INTERNAL TREE REQUIREMENT. INDIVIDUAL SITE PLANS WILL DETERMINE FINAL COUNTS BASED ON THE INTERNAL TREE REQUIREMENT, PARKING LOT TREE REQUIREMENT AND SCREENING REQUIREMENTS.



LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.1.a	RIGHT-OF-WAY (GLACIER DRIVE)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	722 LF / 40 LF	18 TREES	18 TREES
10-6-4.C.1.a	(HIGHLANDS DR.) TREE LAWN	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	1060 LF / 40 LF	27 TREES	27 TREES
10-6-4.C.1.a	RIGHT-OF-WAY (WELD COUNTY ROAD 5)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	372 LF / 40 LF	9 TREES	* 0 TREES

* UTILITY CONFLICTS EXIST,TREE REQUIREMENT HAS BEEN MET THROUGH SHRUB EQUIVALENTS PER ERIE HIGHLAND FILING 17

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.4.c.i	INTERNAL TREE REQUIREMENT	1 TREE / 1,000 SF	LANDSCAPE AREA / 1000 SF	T.B.D.	136

*TREE QUANTITIES WILL VARY ON EACH PAD AS THERE ARE INTERNAL TREE REQUIREMENTS, AS WELL AS PARKING LOT TREE REQUIREMENTS (10-6-4.C.4.c.i), AND SCREENING REQUIREMENTS (10-6-4.E) BASED ON THE INDIVIDUAL SITE PLAN SUBMITTED. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR TEN SHRUBS (10-6-4.C.4.c.ii)

Galloway

ERIE PARKWAY AND WCR5

CONCEPTUAL LANDSCAPE PLAN

EVERGREEN DEVELOPMENT

06.19.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

PLANT_SCHEDULE

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA
EVERGREEN TREES	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA
ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
GAMBEL OAK	QUERCUS GAMBELII
UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'
DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM
EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'
ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'
MULCH	
3/4"-2" FOOTHILLS RIVER ROCK WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	3/4"-2" FOOTHILLS RIVER ROCK
SOD/SEED	
RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	FESCUE SOD

BIGTOOTH MAPLE

NORTHERN CATALPA

KENTUCKY COFFEETREE

RED OAK

WHITE FIR

AUSTRIAN PINE

GAMBEL OAK

SPARTAN JUNIPER

LEADPLANT

RUSSIAN SAGE

DWARF NINEBARK

BUFFALO JUNIPER

COMPACT OREGON GRAPE

BLONDE AMBITION BLUE GRAMA

KARL FORESTER FEATHER REED GRASS

DALLAS BLUES SWITCHGRASS

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

LANDSCAPE PALETTE

06.19.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

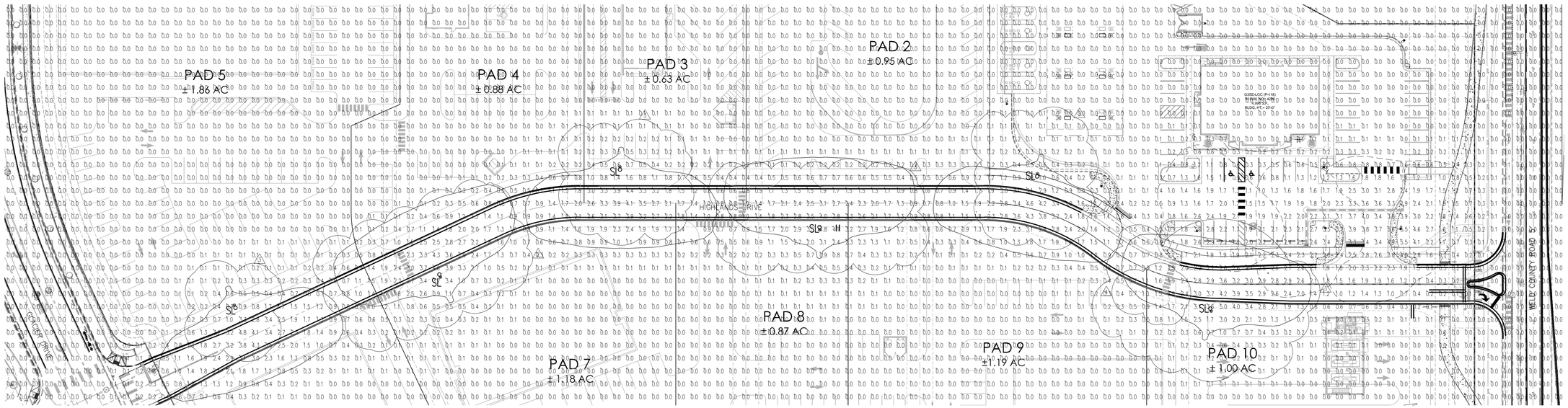
N

ERIE HIGHLANDS FILING NO.17

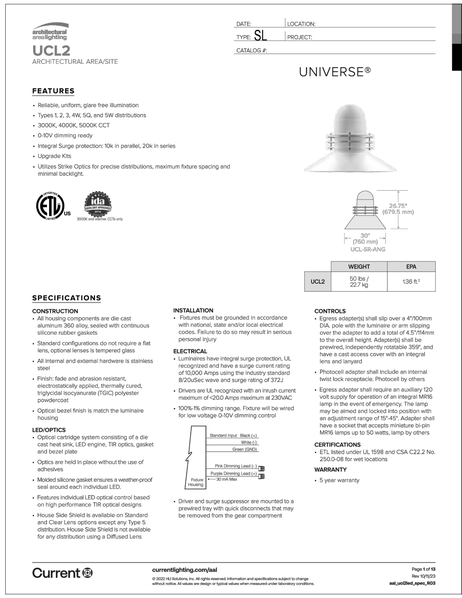
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

N

SCALE: 1"=40'



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=40'-0"



architectural area lighting

UCL2

ARCHITECTURAL AREA/SITE

DATE: | LOCATION:
TYPE: SL | PROJECT:
CATALOG #:

UNIVERSE®

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits
- Utilizes Strike Optics for precise distributions, maximum fixture spacing and minimal backlight.

26.75" (679.5 mm)
30" (760 mm)
UCL-SR-ANG

	WEIGHT	EPA
UCL2	50 lbs / 22.7 kg	138 ft.²

SPECIFICATIONS

CONSTRUCTION

- All housing components are die cast aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <200 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control

- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY

- 5 year warranty

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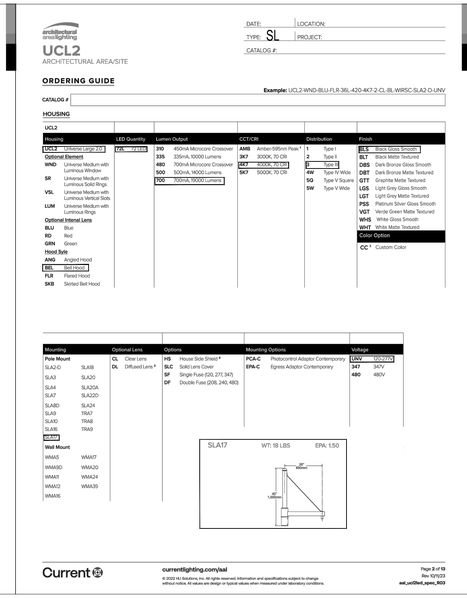

architectural area lighting

UCL2

ARCHITECTURAL AREA/SITE

DATE: | LOCATION:
TYPE: SL | PROJECT:
CATALOG #:

ORDERING GUIDE

Example: UCL2-WND-BLU-FLR-36L-420-4K7-2-CL-BL-WRSC-SLA2-D-UNV

CATALOG #:

HOUSING

UCL2

Housing	LED Quantity
UCL2 Universal Large Flat	24L - 72L

Lumen Output	
310	450mA Microzone Crossover
335	335mA, 10000 Lumens
480	700mA Microzone Crossover
500	500mA, 14000 Lumens
700	700mA, 19000 Lumens

CCT/CRI	
AMB	Amber-595nm Peak *
3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI

Distribution	
1	Type I
2	Type II
3	Type III
4W	Type IV Wide
5Q	Type V Square
5W	Type V Wide

Finish	
BLK	Black Matte Smooth
BLT	Black Matte Textured
DBS	Dark Bronze Gloss Smooth
DBT	Dark Bronze Matte Textured
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Gloss Smooth
VGT	Verde Green Matte Textured
WHS	White Gloss Smooth
WHT	White Matte Textured
Color Option	
CC *	Custom Color

Mounting	
Pole Mount	
SLA2-D	SLA18
SLA3	SLA20
SLA4	SLA20A
SLA7	SLA22D
SLA8D	SLA24
SLA9	TRA7
SLA10	TRA8
SLA16	TRA9
NEW	
Wall Mount	
WMA5	WMA17
WMA9D	WMA20
WMA11	WMA24
WMA12	WMA29
WMA16	

Optional Lens	
CL	Clear Lens
DL	Diffused Lens *

Options	
HS	House Side Shield *
SLC	Solid Lens Cover
SF	Single Fuse (120, 277, 347)
DF	Double Fuse (208, 240, 480)

Mounting Options	
PCA-C	Photocontrol Adaptor Contemporary
EPA-C	Egress Adaptor Contemporary

Voltage	
UNV	(120-277V)
347	347V
480	480V

SLA17 WT: 18 LBS EPA: 1.50

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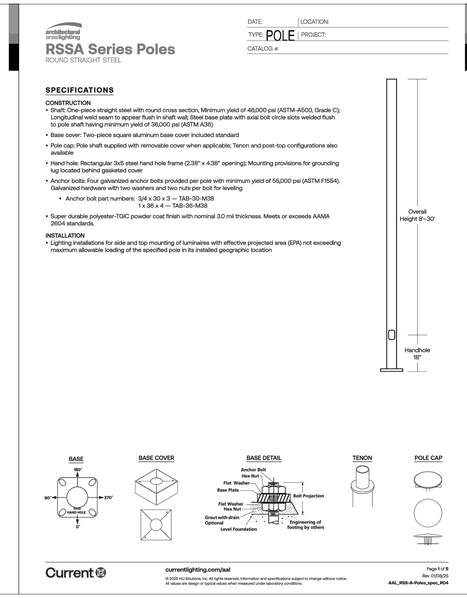

architectural area lighting

RSSA Series Poles

ROUND STRAIGHT STEEL

DATE: | LOCATION:
TYPE: POLE | PROJECT:
CATALOG #:

SPECIFICATIONS

CONSTRUCTION

- Shaft: One-piece straight steel with round cross section, Minimum yield of 46,000 psi (ASTM-A500, Grade C); Longitudinal weld seam to appear flush in shaft wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
    1 x 36 x 4 — TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

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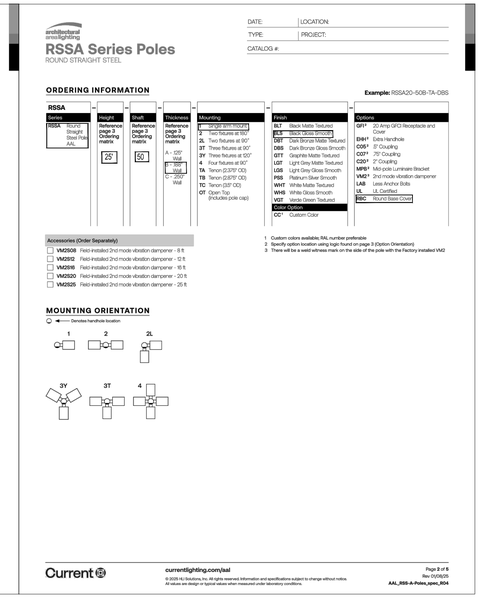

architectural area lighting

RSSA Series Poles

ROUND STRAIGHT STEEL

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING INFORMATION

Example: RSSA20-50B-TA-DBS

RSSA — Height — Shaft — Thickness — Mounting — Finish — Options

Series	
RSSA	ROUND STRAIGHT STEEL AAL

Height	Reference Only Ordering matrix
25'	

Shaft	Reference Only Ordering matrix
50	

Thickness	Reference Only Ordering matrix
A - .120 Wall	
B - .156 Wall	
C - .250 Wall	

Mounting	
S	SINGLE WITH POLE
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
3Y	Three fixtures at 120°
4	Four fixtures at 90°
TA	Tenon (2.375" OD)
TB	Tenon (2.875" OD)
TC	Tenon (3.0" OD)
OT	Open Top (includes pole cap)

Finish	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGT	Light Grey Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Gloss Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC *	Custom Color

Options	
GFI *	20 Amp GFCI Receptacle and Cover
EH1 *	Extra Handhole
COS *	8" Coupling
CO7 *	7" Coupling
CO1 *	2" Coupling
MPB *	Mid-pole Luminaire Bracket
VMD *	2nd mode vibration dampener
LAB	Less Anchor Bolts
UL	UL Certified
RBC	Round Base Cover

Accessories (Order Separately)

- ☐ VM3508 Field-installed 2nd mode vibration dampener - 8 ft
- ☐ VM3912 Field-installed 2nd mode vibration dampener - 12 ft
- ☐ VM3916 Field-installed 2nd mode vibration dampener - 16 ft
- ☐ VM3920 Field-installed 2nd mode vibration dampener - 20 ft
- ☐ VM3925 Field-installed 2nd mode vibration dampener - 25 ft

1. Custom colors available; RAL number preferred.
2. Specify option location using logic found on page 3 (Option Orientation)
3. There will be a weld witness mark on the side of the pole with the Factory installed VMD

MOUNTING ORIENTATION

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LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
SL		6	25'-0"	17,105	160.4	UCL2-BEL-72L-700-4K7-3-BLS-SLA17-UNV	ARCHITECTURAL AREA LIGHTING, UCL2 LED SERIES AREA LIGHT, 4000K, TYPE III DISTRIBUTION, BELL HOOD STYLE, SINGLE HEAD FLAT LENS FIXTURE, SLA17 MOUNTING, BLACK COLOR

NOTES: G.C. TO VERIFY VOLTAGE BEFORE ORDERING
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE

MOUNTING	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
SL		6	25'-0"	RSSA25-50B-1-BLS-RBC	AAL, 5" ROUND STRAIGHT STEEL POLE, BLACK

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
PRIVATE STREET/ROADWAY	FC	2.11	4.8	0.4

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

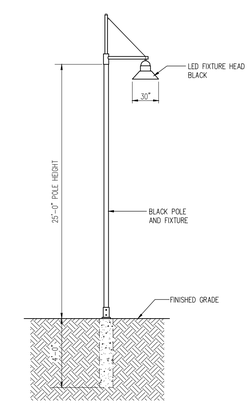
THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 22'-6" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

2 STREET LIGHTS ON HIGHLANDS DRIVE BETWEEN GLACIER DRIVE AND COUNTY ROAD 5 (CR5) MUST MEET TOWN OF ERIE MUNICIPAL CODE (10-6-10 EXTERIOR LIGHTING) FOR FOOTCANDLE LEVELS. STREETLIGHT DESIGN AND SPACING MUST BE DESIGNED AND INSTALLED TO MEET SECTION 900 OF THE TOWN'S 2025 ENGINEERING STANDARDS. LIGHTS SHOWN ON THE FIRST PHASE OF THE PROJECT (ON THE NORTH SIDE OF HIGHLANDS DRIVE) CAN BE ADJUSTED WITHIN A REASONABLE PROXIMITY OF THESE APPROVED LOCATIONS TO MEET THE TOWN'S STANDARDS. FUTURE STREETLIGHTS (ON THE SOUTH SIDE OF HIGHLANDS DRIVE) WILL NEED TO BE INSTALLED BY INDIVIDUAL PAD SITE DEVELOPMENTS AND MUST MEET THE MUNICIPAL CODE AND ENGINEERING STANDARD REQUIREMENTS.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

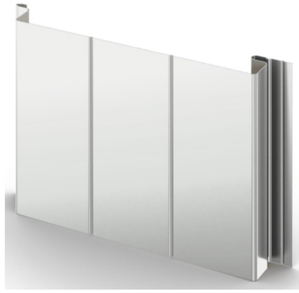
TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	04/02/2025	REVISION_1	JTH
2	04/28/2025	REVISION_2	JTH
3	05/01/2025	REVISION_3	JTH
4	05/12/2025	REVISION_4	JTH

Project No:	EDI095
Drawn By:	JMG
Checked By:	AJ
Date:	3/12/2025

PHOTOMETRIC PLAN AND DETAILS

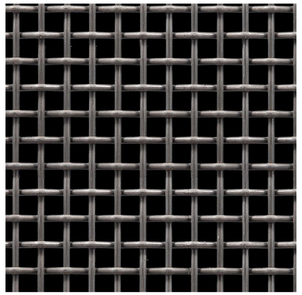
PP-1.0



BERRIDGE METAL
"SHASTA WHITE"

BERRIDGE METAL
"CHARCOAL GRAY"

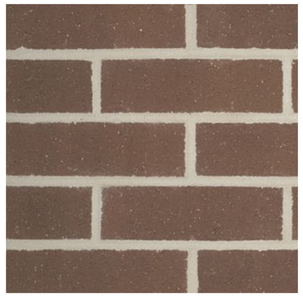
BERRIDGE METAL
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR
WIRE MESH

BRICK
SUMMIT "ONYX"

BRICK
SUMMIT "ALASKAN"

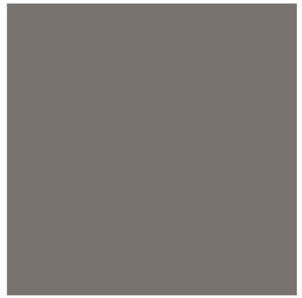


BRICK
SUMMIT "CEDAR RIDGE"

METAL/PAINT
SW 7076 "CYBERSPACE"

EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"

EIFS/PAINT
SW 7016 "MINDFUL GRAY"



EIFS/PAINT
SW 7019 "GAUNTLET GRAY"

EIFS/PAINT
SW 7005 "PURE WHITE"

EIFS/PAINT
SW 7069 "IRON ORE"

PRECAST CONCRETE CAP
"NATURAL GRAY"

NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"

NICHIHA
VINTAGEWOOD SERIES
"POPLAR"

NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"

NICHIHA
VINTAGEWOOD SERIES
"CEDAR"

NICHIHA
VINTAGEWOOD SERIES
"BARK"

NICHIHA
VINTAGEWOOD SERIES
"ASH"

NOTE:
Masonry, fiber cement and metals shall be used as primary materials.
The use of EIFS shall be limited to an accent material.

BUILDING MATERIALITY PLAN
04/17/2025

Erie Highlands
Erie, Colorado

G3 ARCHITECTURE Inc.
architecture | planning | interiors

CentralSquare Digital Application Form

Project Details

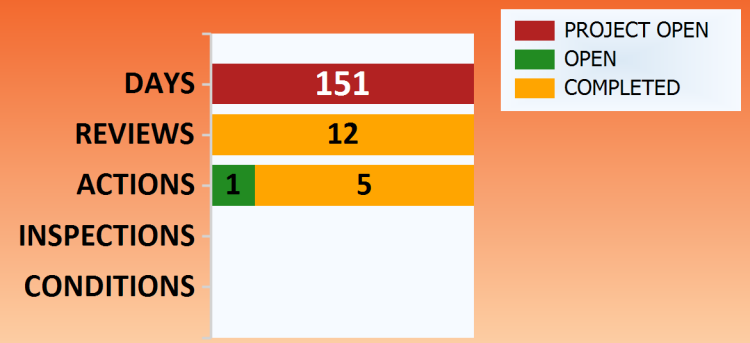
Town of Erie

PROJECT NUMBER

SP2025-00002

Description: **SWC CR 5 & Erie Parkway**	Status: **IN REVIEW**
Type: **SITE PLAN**	Status Date: **1/24/2025**
Subtype: **SITE PLAN**	Applied: **1/16/2025**
Address:	Approved:
City, State, Zip: **ERIE, CO**	Closed:
Project Manager: **Harry Brennan**	Expired:
Details:	

Project Summary



ADDITIONAL SITES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
TRANSFER DOCS TO LASERFICHE	Melinda Helmer	1/27/2025	1/24/2025	Public Portal Link: https://portal.laserfiche.com/Portal/Browse.aspx?id=238067&repo=r-a69d230a
UPDATE WEB DEV ACTIVITY MAP	Melinda Helmer	1/27/2025	1/24/2025	
SEND OUTSIDE AGENCY REFERRALS	Doug Trettin	1/29/2025	1/29/2025	
DRT MEETING	Harry Brennan	2/20/2025	2/20/2025	
DRT COMMENTS SENT TO APPLICANT	Harry Brennan	2/28/2025	2/28/2025	
6 MONTH EXPIRATION CHECK	Harry Brennan	7/9/2025		

CONDITIONS

Project Details

Town of Erie

PROJECT NUMBER

SP2025-00002

CONTACTS								
NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT	Jenn Roldan	2390 E. Camelback Rd, Suite 410	Phoenix	AZ	85016	(602)403-9140		jroldan@evgre.com
BILLING CONTACT	Jenn Roldan	2390 E. Camelback Rd, Suite 410	Phoenix	AZ	85016	(602)403-9140		jroldan@evgre.com
DEVELOPER	Evergreen	2390 E. Camelback Rd, Suite 410	Phoenix	AZ	85016	(602)808-8600		jroldan@evgre.com
OWNER	Jenn Roldan	2390 E. Camelback Rd, Suite 410	Phoenix	AZ	85016	(602)403-9140		jroldan@evgre.com

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
SITE PLAN NON RESIDENTIAL	100-00-000-442100-000000	0	$1,000.00	$1,000.00	1/22/25	WEB03459	11efd90ae61101b4853b0225	ECHECK	Jenn Roldan	EPRS
Total Paid for SITE PLAN NON RESIDENTIAL:			$1,000.00	$1,000.00						
TOTALS:			$1,000.00	$1,000.00						

January 16, 2025

Town of Erie
Planning & Development
645 Holbrook Street
P.O. Box 750
Erie, CO 80516
720-745-1022

Re: Owner Authorization for Erie Highlands Filing 17 - CR 5 & Erie Overall Site Plan Submittal

This letter is to confirm Evergreen-CR 5 & Erie Parkway, L.L.C. is the owner and applicant of the proposed development located at the southwest corner of CR 5 & Erie Parkway in Erie, CO. The Owner/Applicant authorizes this Overall Site Plan submittal.

Thank you,

OWNER:

Evergreen-CR 5 & Erie Parkway, L.L.C.
An Arizona limited liability company

By: Evergreen Development Company-2024, L.L.C.,
An Arizona limited liability company
Its: Manager

By: Evergreen Devco, Inc.,
A California corporation
Its: Manager

By: Erica Vester
Name: Erica Vester
Its: Sr. Vice President

SWC CR5 & ERIE PARKWAY

Written Narrative

Evergreen is seeking approval of the proposed Overall Site Plan for the development of 12.7 acres of bare land at the SWC for CR5 & Erie Parkway in the Town of Erie, CO. Currently platted as one parcel, Evergreen has submitted a plat that creates a 1.98-acre parcel for sale and development of a QuikTrip Fuel station and convenience store. The remaining 10.72 acres will be re-platted at a future replat submittal to create 9 separate commercial pads supporting a variety of commercial retail, restaurant and service uses. The intent of this Overall Site Plan is to show the conceptual layout of buildings, landscape and to provide a Building Materiality Plan for a guide of colors/materials, landscape pallet as well as common site lighting for future users. Future users will submit their individual Site Plans and if they comply with the Overall Site Plan will receive administrative Site Plan approval.

5001244 12/20/2024 09:01 AM
Total Pages: 7 Rec Fee: $43.00 Doc Fee: $407.91
Carly Koppes - Clerk and Recorder, Weld County , CO

Following recordation, return to:

Evergreen-CR 5 & Erie Parkway, L.L.C.
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016
Attention: Laura Ortiz

State Documentary Fee
Date 12·18·24
$ 407.91

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this ***Deed***), is made and entered into effective as of the 18 day of December, 2024 (the ***Effective Date***), by and between CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation (***Grantor***), having an address of 4908 Tower Road, Denver, Colorado 80249, and EVERGREEN-CR 5 & ERIE PARKWAY, L.L.C., an Arizona limited liability company (***Grantee***), having an address of 2390 East Camelback Road, Suite 410, Phoenix, Arizona 85016.

WITNESS, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, the real property situate, lying and being in the County of Weld, State of Colorado, legally described on Exhibit A attached hereto and incorporated herein by this reference (the ***Property***).

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, ***excepting and reserving unto Seller the following:***

(a) all interest, right, and title in and to minerals and mineral rights, oil, gas and other minerals, oil and gas rights (including lease rights), and coal and coal rights underlying the Property (collectively, ***Minerals***); provided, however that the Grantor does hereby covenant and agree that, in respect of any Minerals that Grantor actually owns, Grantor and its successors and assigns as to such Minerals that Grantor actually owns, shall not have any rights to enter upon or use the surface of the Property for purposes of drilling, removal, extraction, or production of Minerals, or setting of any equipment, and that the Grantor does hereby forever relinquish the same on its behalf and on behalf of its successors and assigns; provided, further, however that such restrictions against access or use of the surface of the Property shall not prohibit the pooling or unitization of the mineral estate owned by Grantor with land other than the Property, or the exploration or production of Minerals by subterranean (below five hundred feet (500') from the surface) directional or horizontal drilling or by subterranean (below five hundred feet (500') from the surface) entries or operations conducted on the surface of other lands, but without entering upon or using the surface of the Property and so long as these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property; and

Land Title 25207759

(b) all water and water rights appurtenant to the Property, as applicable, including tributary, non-tributary, not non-tributary, and underground water and water rights, storage rights, ditch and ditch rights, well rights, reservoir and reservoir rights, and water and ditch company stock (collectively, ***Water Resources***); provided, however that the Grantor does hereby covenant and agree that, as to any Water Resources that Grantor actually owns, Grantor and its successors and assigns shall not have any rights to enter upon or use the surface of the Property for purposes of drilling, removal, extraction, or production of Water Resources, or setting of any equipment, and that the Grantor does hereby forever relinquish the same on its behalf and on behalf of its successors and assigns; provided, further, however that such restrictions against access or use of the surface of the Property shall not prohibit the exploration or production of Water Resources by subterranean (below five hundred feet (500') from the surface) directional or horizontal drilling or by subterranean (below five hundred feet (500') from the surface) entries or operations conducted on the surface of other lands, but without entering upon or using the surface of the Property and so long as these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

TO HAVE AND TO HOLD the said Property with the appurtenances above bargained and described, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor (but none other), except for the matters set forth on Exhibit B hereto and incorporated herein by this reference (collectively, the ***Permitted Exceptions***) and real estate taxes for the year 2024 and subsequent years and assessments becoming a lien after the date hereof.

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the 18 day of December, 2024.

GRANTOR:

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation

By: Heidi Moore
Name: Heidi H. Moore
Title: Asst. Secretary

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 17 day of December, 2024, by Heidi Moore, the Assistant Secretary of Clayton Properties Group, Inc., a Tennessee corporation, on behalf of said corporation.

SANDRA SHIBLES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224009410
MY COMMISSION EXPIRES 03/08/2026

Notary Public Sandra Shibles
My commission expires: 03/08/2026

EXHIBIT A
Attached to Special Warranty Deed
(Legal Description)

TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1, COUNTY OF WELD, STATE OF COLORADO.

EXHIBIT B

Attached to Special Warranty Deed

(Permitted Exceptions)

1. Taxes for the year 2024, and subsequent years a lien not yet due or payable.

2. Water rights, claims or title to water.

3. RIGHTS OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, COLORADO, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.

4. RESERVATION OF ALL COAL AND OTHER MINERALS UNDERLYING THE LAND, AS SET FORTH IN DEED RECORDED MAY 31, 1945 IN BOOK 1155 AT PAGE 407, AND RE-RECORDED SEPTEMBER 27, 1945 IN BOOK 1162 AT PAGE 31, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

5. OIL AND GAS LEASE BETWEEN WILLIAM H. PELTIER AND T.S. PACE, RECORDED JUNE 17, 1970 UNDER RECEPTION NO. 1549405, AND RE-RECORDED MARCH 23, 1976 UNDER RECEPTION NO. 1684120, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
AMENDMENT OF OIL AND GAS LEASE RECORDED JUNE 25, 2012 UNDER RECEPTION NO. 3854517.

6. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY RECORDED JUNE 26, 1986 UNDER RECEPTION NO. 2058722.

7. NOTICE CONCERNING UNDERGROUND FACILITIES OF UNITED POWER, INC. RECORDED JANUARY 24, 1991 UNDER RECEPTION NO. 2239296.

8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY GRANT RECORDED MAY 03, 1993 UNDER RECEPTION NO. 2331355.

9. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 28, 2002 UNDER RECEPTION NO. 2954714.

10. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED APRIL 21, 2006 UNDER RECEPTION NO. 3381087.

11. REQUEST FOR NOTIFICATION RECORDED DECEMBER 21, 2007 UNDER RECEPTION NO. 3525268.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SURFACE USE AGREEMENT RECORDED AUGUST 01, 2013 UNDER RECEPTION NO. 3952706.

13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 35-2013 RECORDED NOVEMBER 25, 2013 UNDER RECEPTION NO. 3980216.

14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 36-2013 RECORDED NOVEMBER 25, 2013 UNDER RECEPTION NO. 3980217.

15. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 2013, UNDER RECEPTION NO. 3981398.

16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 2013, UNDER RECEPTION NO. 3981399.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED DECEMBER 09, 2013 UNDER RECEPTION NO. 3982954.

18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED DECEMBER 16, 2013 UNDER RECEPTION NO. 3984166.

19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 1 RECORDED SEPTEMBER 10, 2014 UNDER RECEPTION NO. 4044915.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE HIGHLANDS PROPERTY VESTED RIGHTS DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 10, 2014 UNDER RECEPTION NO. 4044916.

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE HIGHLANDS PROPERTY MASTER PRE-DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 10, 2014 UNDER RECEPTION NO. 4044917.

22. REQUEST FOR NOTIFICATION OF APPLICATION FOR DEVELOPMENT RECORDED JULY 12, 2016 UNDER RECEPTION NO. 4218393.

23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 11 RECORDED APRIL 6, 2017 UNDER RECEPTION NO. 4291875.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE HIGHLANDS FILING NO. 11 DEVELOPMENT AGREEMENT RECORDED APRIL 06, 2017 UNDER RECEPTION NO. 4291876.

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF SURFACE DAMAGE AND RELEASE EASEMENT RECORDED AUGUST 13, 2018 UNDER RECEPTION NO. 4422664.

    AFFIDAVIT OF SCRIVENER'S ERROR IN CONNECTION THEREWITH RECORDED OCTOBER 11, 2018 UNDER RECEPTION NO. 4438127.

26. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JUNE 19, 2019 UNDER RECEPTION NO. 4498653, AND AMENDED REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JULY 17, 2019 UNDER RECEPTION NO. 4506256.

27. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JUNE 19, 2019 UNDER RECEPTION NO. 4498654, AND AMENDED REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JULY 17, 2019 UNDER RECEPTION NO. 4506257.

28. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 14 RECORDED MAY 1, 2020 UNDER RECEPTION NO. 4587151.
    AFFIDAVIT OF CORRECTION OF PLAT RECORDED MAY 28, 2020 UNDER RECEPTION NO. 4593929 AND RE-RECORDED JUNE 3, 2020 UNDER RECEPTION NO. 4595704.

29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 RECORDED MAY 28, 2021 UNDER RECEPTION NO. 4720052.

30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED MARCH 28, 2023 UNDER RECEPTION NO. 4888778.

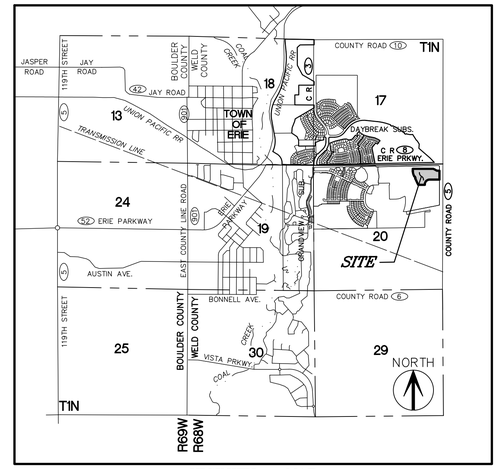
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF DRAINAGE EASEMENTS RECORDED DECEMBER 19, 2024, UNDER RECEPTION NO. 5001164.

ALTA/NSPS LAND TITLE SURVEY

TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1,
COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=3000'

TITLE COMMITMENT NOTES

LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABZ25207759-2, WITH A COMMITMENT DATE OF 09/26/2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B, PART II PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY".

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B, PART II OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED AS A PART OF THIS SURVEY.

9. RIGHTS OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, COLORADO, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

10. RESERVATION OF ALL COAL AND OTHER MINERALS UNDERLYING THE LAND, AS SET FORTH IN DEED RECORDED MAY 31, 1954 IN BOOK 1155 AT PAGE 407, AND RE-RECORDED SEPTEMBER 27, 1945 IN BOOK 1162 AT PAGE 31, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

11. OIL AND GAS LEASE BETWEEN WILLIAM H. PELTIER AND T.S. PACE, RECORDED JUNE 17, 1970 UNDER RECEPTION NO. 1549405, AND RE-RECORDED MARCH 23, 1976 UNDER RECEPTION NO. 1684120, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

    AMENDMENT OF OIL AND GAS LEASE RECORDED JUNE 25, 2012 UNDER RECEPTION NO. 3854517.

    NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

12. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY RECORDED JUNE 26, 1986 UNDER RECEPTION NO. 2058722. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

13. NOTICE CONCERNING UNDERGROUND FACILITIES OF UNITED POWER, INC. RECORDED JANUARY 24, 1991 UNDER RECEPTION NO. 2239296. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY GRANT RECORDED MAY 03, 1993 UNDER RECEPTION NO. 2331355. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

15. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 28, 2002 UNDER RECEPTION NO. 2954714. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**.

16. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED APRIL 21, 2006 UNDER RECEPTION NO. 3381087. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**.

17. REQUEST FOR NOTIFICATION RECORDED DECEMBER 21, 2007 UNDER RECEPTION NO. 3525268. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**.

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SURFACE USE AGREEMENT RECORDED AUGUST 01, 2013 UNDER RECEPTION NO. 3952706. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 35-2013 RECORDED NOVEMBER 25, 2013 UNDER RECEPTION NO. 3980216. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 36-2013 RECORDED NOVEMBER 25, 2013 UNDER RECEPTION NO. 3980217. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

21. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 2013, UNDER RECEPTION NO. 3981398. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

22. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 2013, UNDER RECEPTION NO. 3981399. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED DECEMBER 09, 2013 UNDER RECEPTION NO. 3982954. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON**

24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED DECEMBER 16, 2013 UNDER RECEPTION NO. 3984166. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

TITLE COMMITMENT NOTES-CONTINUED

25. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 21, 2014, UNDER RECEPTION NO. 4032135.

    FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ERIE HIGHLANDS RECORDED APRIL 3, 2015 UNDER RECEPTION NO. 4095671.

    NOTICE OF INCLUSION RECORDED SEPTEMBER 30, 2020 UNDER RECEPTION NO. 4635303. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

26. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 1 RECORDED SEPTEMBER 10, 2014 UNDER RECEPTION NO. 4044915. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON**

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE HIGHLANDS PROPERTY VESTED RIGHTS DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 10, 2014 UNDER RECEPTION NO. 4044916. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE HIGHLANDS PROPERTY MASTER PRE-DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 10, 2014 UNDER RECEPTION NO. 4044917. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

29. REQUEST FOR NOTIFICATION OF APPLICATION FOR DEVELOPMENT RECORDED JULY 12, 2016 UNDER RECEPTION NO. 4218393. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

30. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 11 RECORDED APRIL 6, 2017 UNDER RECEPTION NO. 4291875. **AFFECTS THE SURVEYED PROPERTY BUT NO PLOTTABLE EASEMENTS FALL WITHIN THE SURVEYED PROPERTY.**

31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE HIGHLANDS FILING NO. 11 DEVELOPMENT AGREEMENT RECORDED APRIL 06, 2017 UNDER RECEPTION NO. 4291876. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**.

32. OIL AND GAS LEASE BETWEEN INCLINE MINERALS, LLC AND INCLINE ENERGY, LLC, RECORDED MARCH 29, 2018 UNDER RECEPTION NO. 4386521 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. **DOES NOT AFFECTS THE SURVEYED PROPERTY, FALLS IN SECTION 29.**

    NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF SURFACE DAMAGE AND RELEASE EASEMENT RECORDED AUGUST 13, 2018 UNDER RECEPTION NO. 4422664.

    AFFIDAVIT OF SCRIVENER'S ERROR IN CONNECTION THEREWITH RECORDED OCTOBER 11, 2018 UNDER RECEPTION NO. 4438127. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

34. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JUNE 19, 2019 UNDER RECEPTION NO. 4498653, AND AMENDED REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JULY 17, 2019 UNDER RECEPTION NO. 4506256. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

35. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JUNE 19, 2019 UNDER RECEPTION NO. 4498654, AND AMENDED REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JULY 17, 2019 UNDER RECEPTION NO. 4506257. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

36. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 14 RECORDED MAY 1, 2020 UNDER RECEPTION NO. 4587151. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON**.
    AFFIDAVIT OF CORRECTION OF PLAT RECORDED MAY 28, 2020 UNDER RECEPTION NO. 4593929 AND RE-RECORDED JUNE 3, 2020 UNDER RECEPTION NO. 4595704.

37. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 RECORDED MAY 28, 2021 UNDER RECEPTION NO. 4720052. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON**.

38. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CROSS-ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED OCTOBER 19, 2022 UNDER RECEPTION NO. 4862092. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON**.

39. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED MARCH 28, 2023 UNDER RECEPTION NO. 4888778. **AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON**

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 22, 2024.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: SUBJECT PROPERTY IS NOT ADDRESSED.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 12.710 ACRES OR 553,632 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 11(b): THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC SURVEY AND LOCATING ON FEBRUARY 22, 2024.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABZ25207759-2, WITH A COMMITMENT DATE OF 09/26/2023 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
7. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
8. PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR ALL SETBACK AND USE RESTRICTIONS.
9. PLEASE REFER TO THE KERR-MCGEE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706 FOR ALL SETBACK AND USE RESTRICTIONS.
10. PROPOSED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBIT D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.
11. AS OF THE DATE OF THIS SURVEY, THERE WERE NO BUILDINGS ON SUBJECT PROPERTY.

BENCHMARK

NGS POINT 48VA 1999 (NAVD 88) = 5074.66.

THE MARK IS A PUNCH HOLE, TOP CENTER ON A LONG STAINLESS STEEL ROD DRIVEN TO REFUSAL, A DEPTH OF 48.00' ENCASED IN A 3.0' LONG GREASED PVC PIPE, ENCLOSED IN A 6-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. IT IS 104.0' SOUTHEAST FROM THE STOP BAR FOR A4, 82.7' EAST-NORTHEAST FROM THE EDGE OF TAXIWAY A, 72.8' WEST-SOUTHWEST FROM THE EDGE OF RUNWAY 15-33, 64.3' SOUTHWEST FROM THE TOP CENTER OF SIGN--A4--, 62.3' SOUTHEAST FROM THE TOP CENTER OF ORANGE IDENTIFIER UNIT REIL NUMBER 1 AND 2.0' SOUTH FROM A WITNESS POST. THIS STATION IS DESIGNATED AS A PRIMARY AIRPORT CONTROL STATION FOR THE ANA PROJECT

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 AND WAS ASSUMED TO BEAR NORTH 90°00'00" EAST, A DISTANCE OF 868.13 FEET; MONUMENTED AT EACH END BY A NO. 6 REBAR WITH A PINK PLASTIC CAP STAMPED "AZTEC PLS 38636".

FLOOD ZONE

BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0442J, PANEL 442 OF 615 (PER INDEX MAP NO. 08013CIND2B DATED DECEMBER 18, 2012 PANEL 442 WAS NOT PRINTED) THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SURVEYOR'S STATEMENT

TO: CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAND TITLE GUARANTEE COMPANY
EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11(b) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2024.
DATE OF PLAT OR MAP: 03/06/2024

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38636 03/12/2024

ANTHONY K. PEALL, P.L.S. NO. 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

STATUTE OF LIMITATIONS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DRN	DATE	DATE	BY	REVISION DESCRIPTION
N.T.S.	AKP	NJN	2024/03/04		

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ALTA/NSPS LAND TITLE SURVEY
TRACT H-1, ERIE HIGHLANDS F14, AM 1
TOWN OF ERIE, COLORADO

PREPARED FOR
EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410, PHOENIX, AZ 85016

SHEET ONE OF 2 SHEETS

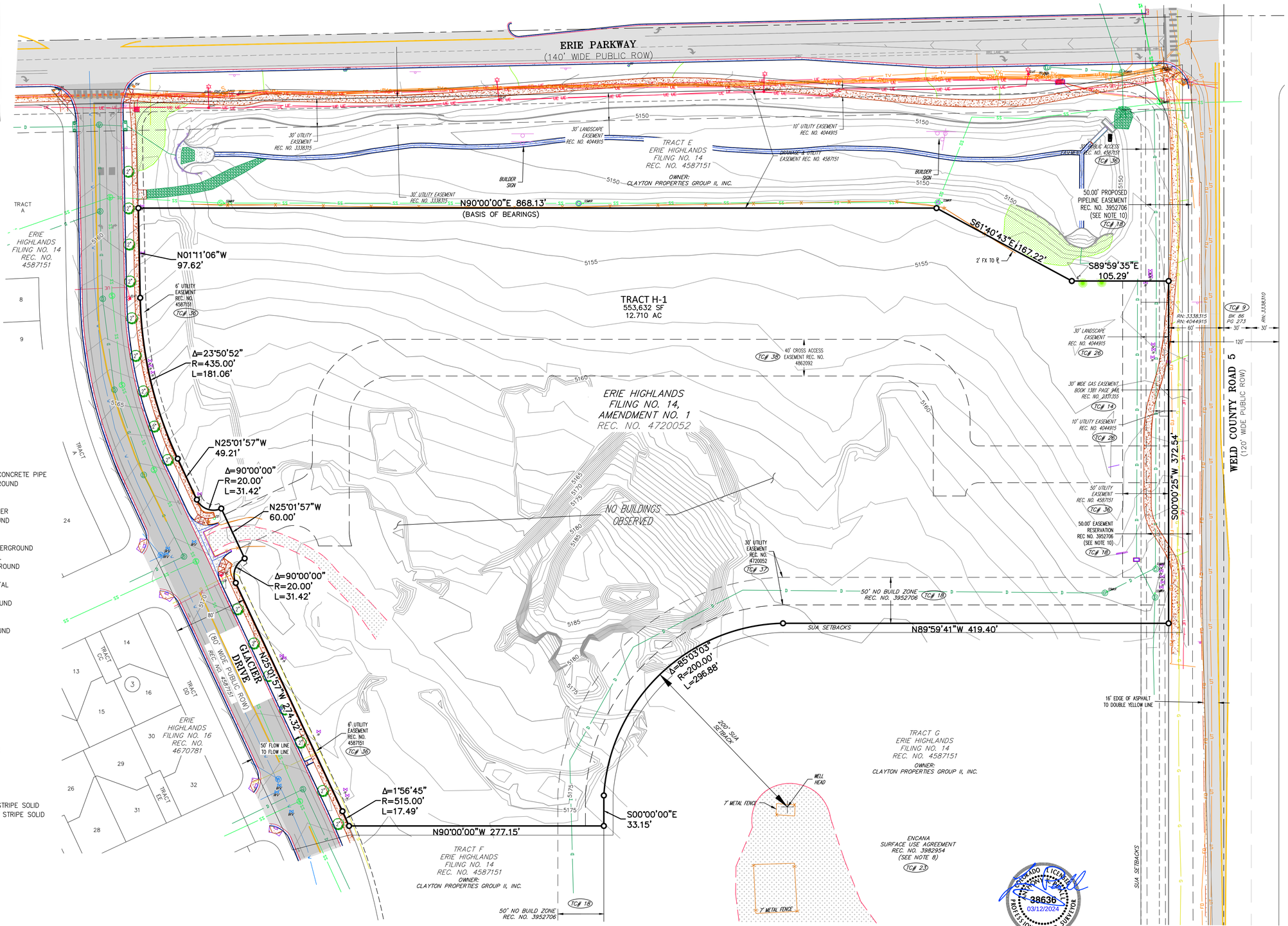
JOB NO. 70923-01

ALTA/NSPS LAND TITLE SURVEY

TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

LEGEND

- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- R.O.W. RIGHT-OF-WAY
- (TC# XX) TITLE COMMITMENT SCHEDULE B PART II EXCEPTION ITEM
- SUA SURFACE USE AGREEMENT



TOPOGRAPHIC LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY MKR POST
- RIPRAP
- STORM INLET
- STORM FES
- STORM MANHOLE
- STORM REINFORCED CONCRETE PIPE
- WATER LINE UNDERGROUND
- WATER MANHOLE
- WATER VALVE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC MKR
- FIBER OPTICS PEDESTAL
- FIBER OPTIC VAULT
- CABLE TV UNDERGROUND
- CABLE TV VAULT
- TRAFFIC SIGNAL
- GAS LINE UNDERGROUND
- GAS MKR POST
- IRRIGATION VALVE
- CONDUIT
- VENT PIPE
- LANDSCAPE EDGE
- TREE CONIFER
- TREE DECIDUOUS
- FENCE
- HANDICAP RAMP
- SIDEWALK
- EDGE CONCRETE
- EDGE ROAD
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CURB TOP FACE
- PAN
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- LINEMARKING YELLOW STRIPE SOLID
- SIGN
- STRUCTURE
- HANDRAIL
- WALL
- SIDEWALK
- CONCRETE
- ASPHALT PAVEMENT
- EDGE ROAD
- LANDSCAPE EDGE

SCALE	DWN	DATE
1" = 100'	NJN	2024/03/04
CKD AKP		

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

ALTA/NSPS LAND TITLE SURVEY
TRACT H-1, ERIE HIGHLANDS F14, AM 1
TOWN OF ERIE, COLORADO

PREPARED FOR:
EVERGREEN DEVCO, INC.
2390 EAST CAMELBACK ROAD, SUITE 410, PHOENIX, AZ 85016

SHEET TWO OF 2 SHEETS

JOB NO. 70923-01

ERIE HIGHLANDS FILING NO. 17

A REPLAT OF TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
12.710 ACRES - 1 LOT - 1 TRACT
PROJECT NO. MS-001370-2021
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 AS RECORDED UNDER RECEPTION NO. 4720052 ON 05/28/2021, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 12.710 ACRES, (553,632 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, 2 TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **ERIE HIGHLANDS FILING NO. 17.** THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO, AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER: EVERGREEN-CR5 & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVELOPMENT COMPANY-2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION
ITS: MANAGER

BY: _____

ITS: _____

BY _____, AS _____, OF

EVERGREEN DEVCO, INC., A CALIFORNIA CORPORATION, MANAGER OF EVERGREEN DEVELOPMENT COMPANY-2024, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF EVERGREEN-CR5 & ERIE PARKWAY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED ON DECEMBER 20, 2024 AT RECEPTION NUMBER 5001245.

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

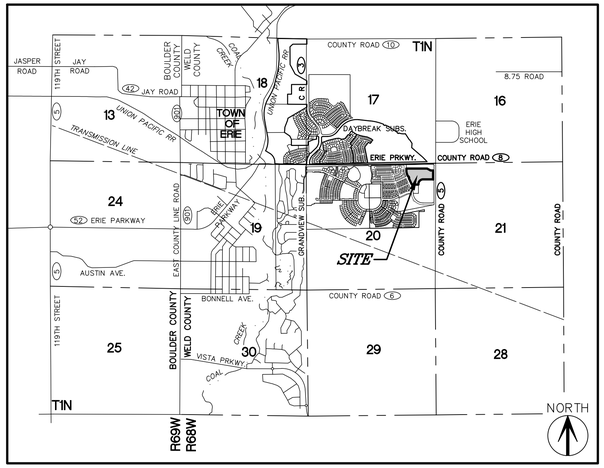
BY _____, AS _____, OF

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1"=3000'

SHEET INDEX

LAND SUMMARY CHART				
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA	USE
LOT 1, BLK 1	85,209	1.956	15.39	COMMERCIAL LOT
TRACT A	468,423	10.754	84.61	FUTURE COMMERCIAL LOT
PUBLIC ROW	NA	NA	NA	NA
TOTAL	553,632	12.710	100%	

GENERAL NOTES

1. THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 22 2024.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABZ25207759, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024 AT 9:01 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
6. PLEASE REFER TO THE ENCANA SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3982954 FOR SETBACK AND USE RESTRICTIONS.
7. RESERVED TEMPORARY CONSTRUCTION AND PIPE LINE EASEMENTS ARE SHOWN HEREON BASED ON GRAPHICAL REPRESENTATION OF EXHIBITS B & D WITHIN THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 3952706.
8. THE PROPERTY WITHIN THIS PLAT OF ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1 IS SUBJECT TO A PERMANENT AVIGATION EASEMENT AS DESCRIBED WITHIN THE AGREEMENT RECORDED UNDER RECEPTION NO. 3984166.
9. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET; MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28258" IN A MONUMENT BOX, AND MONUMENTED AT THE NORTHEAST CORNER OF SECTION 20 BY A NO. 6 REBAR WITH 2-1/2"ALUMINUM CAP STAMPED "PLS 23501" IN A MONUMENT BOX.
10. FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0442J (PANEL NOT PRINTED) WITH AN EFFECTIVE DATE OF DECEMBER 17, 2012 AT 5:00 P.M., THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "NO SPECIAL FLOOD HAZARD AREAS".
11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
12. SANITARY SEWER EASEMENTS, LABELED HEREON, SHALL BE NON-EXCLUSIVE AND BE GRANTED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER LINES AND FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES AND APPURTENANCES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. DRIVEWAYS, PAVEMENT, CURBS, LANDSCAPING ARE PERMITTED IN THE SANITARY SEWER EASEMENTS, LABELED HEREON.
13. THIS PLAT IS SUBJECT TO THAT NON-EXCLUSIVE DRAINAGE EASEMENT AS SET FORTH AND CREATED ON THAT CERTAIN DECLARATION OF DRAINAGE EASEMENTS RECORDED DECEMBER 19, 2024 UNDER RECEPTION NO. 5001164 IN THE RECORDS OF THE COUNTY OF WELD, STATE OF COLORADO.

TITLE VERIFICATION CERTIFICATE:

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SET FORTH IN TITLE COMMITMENT ORDER NO. ABZ25207759.

BY: _____DATE: _____ TITLE: _____
AUTHORIZED REPRESENTATIVE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF_____, 2025

BY_____ AS _____, OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON

THIS _____ DAY OF _____, 2025.

_____

PLANNING AND DEVELOPMENT DIRECTOR

TOWN COUNCIL APPROVAL CERTIFICATE:

THIS PLAT IS TO BE KNOWN AS **ERIE HIGHLANDS FILING NO. 17** AND IS APPROVED AND ACCEPTED BY RESOLUTION NO._____, PASSED AND ADOPTED

AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON THE _____ DAY OF

_____ A.D 20__.

_____

MAYOR:

_____

ATTEST:
TOWN CLERK

SURVEYORS CERTIFICATE:

I, ANTHONY K. PEALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON FEBRUARY 21, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE MUNICIPAL CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2025.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38636
ANTHONY K. PEALL
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

COLORADO LICENSED ANTHONY K. PEALL 38636 PROFESSIONAL LAND SURVEYOR
PRELIMINARY

LAST REVISED
2025-04-28

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

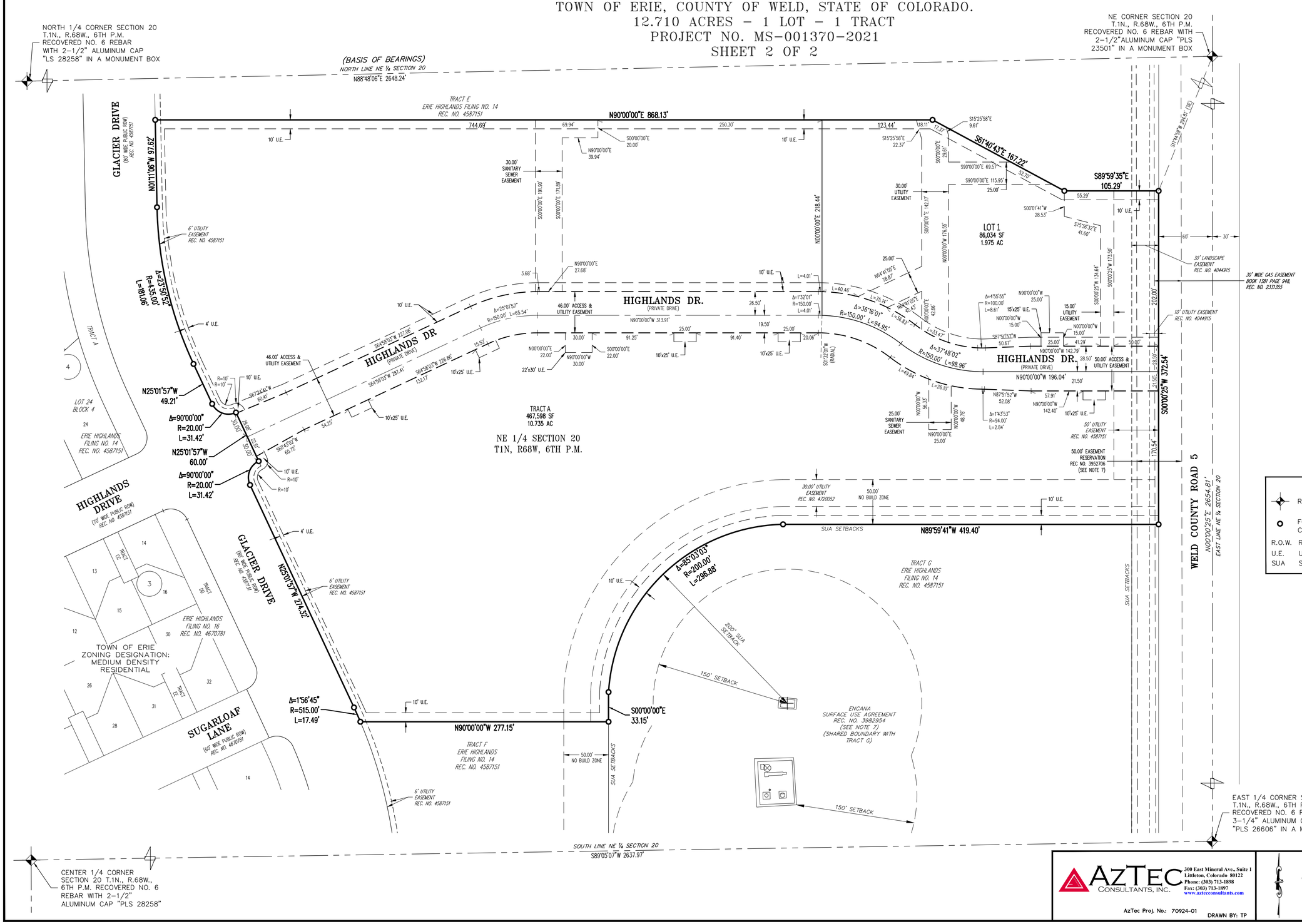
AzTec Proj. No.: 70924-01
DRAWN BY: TP

REVISIONS		
DATE	DESCRIPTION	BY
01/13/2025	ADD EASEMENT INFORMATION	TP
02/25/2025	REVISED ACCESS EASEMENT WIDTH	TP
04/02/2025	REVISED EASEMENTS	TP

DATE OF PREPARATION:	2024-06-12
SCALE:	NA
SHEET 1 OF 2	

ERIE HIGHLANDS FILING NO. 17

A REPLAT OF TRACT H-1, ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
12.710 ACRES - 1 LOT - 1 TRACT
PROJECT NO. MS-001370-2021
SHEET 2 OF 2



LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT DEDICATED BY THIS PLAT
- SUA SURFACE USE AGREEMENT

COLORADO LICENSED ANTHONY K. PEALL PROFESSIONAL LAND SURVEYOR 38636
PRELIMINARY

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 70924-01
DRAWN BY: TP

0 25 50 100
1 inch = 50 ft.

DATE OF PREPARATION:	2024-06-12
SCALE:	1"=50'
SHEET 2 OF 2	

May 06, 2025

RE: Erie Highlands Filing 17 – CDs
WCR 5 & Erie Parkway (WCR 8)
Updated Landscape Plans

Dear Harry Brennan,

This letter is to provide an explanation of the updates made to our landscape plans as a part of our CD submittal. The scope of the plans attached herein have been modified to include offsite improvement areas adjacent to the required improvements at the intersection of Glacier and Erie as reflected in our May 13th CD submittal package. You will also notice that the sidewalk alignment along WCR5 has been updated to match the required alignment reflected in the same May 13th CD submittal.

If you have any questions, please do not hesitate to call me at 602.384.2241

Sincerely

Jenn Roldan

Evergreen - Sr. Development Manager

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

PROJECT CONTACTS

OWNER

CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, COLORADO 80249
TEL: (303) 486-8500
CONTACT: GREG SAIA

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JON ROMERO ASLA, PLA

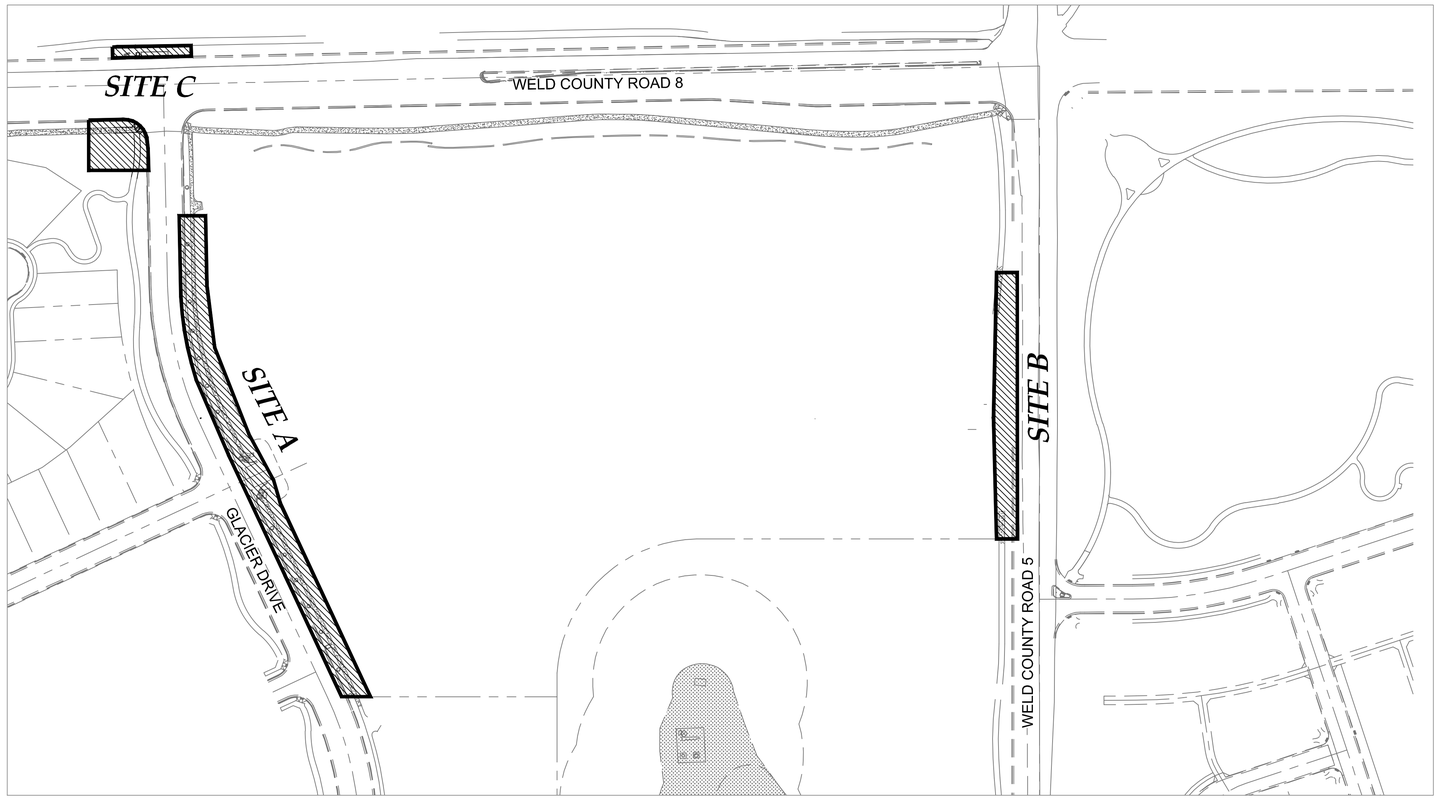
ENGINEER

CORE CONSULTANTS
1950 WEST LITTLETON BLVD., SUITE 109
LITTLETON, COLORADO 80120
TEL: (303) 703-4444
CONTACT: DAVID FORBES

SURVEYOR

AZTEC CONSULTANTS
300 E. MINERAL AVE. SUITE 1
LITTLETON, COLORADO 80122
TEL: (303) 713-1898
CONTACT: TONY PEAL

VICINITY MAP



SHEET INDEX

SHEET COUNT	SHEET NUMBER	TITLE
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2	L1.0	LANDSCAPE PLAN
3	L1.1	LANDSCAPE PLAN
4	L2.0	LANDSCAPE NOTES & DETAILS
5	IR1.0	IRRIGATION PLAN
6	IR2.0	IRRIGATION NOTES & DETAILS
7	IR2.1	IRRIGATION NOTES & DETAILS

CAUTION – NOTICE TO CONTRACTOR

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Greenwood Village, CO 80111
303.770.8884
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NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

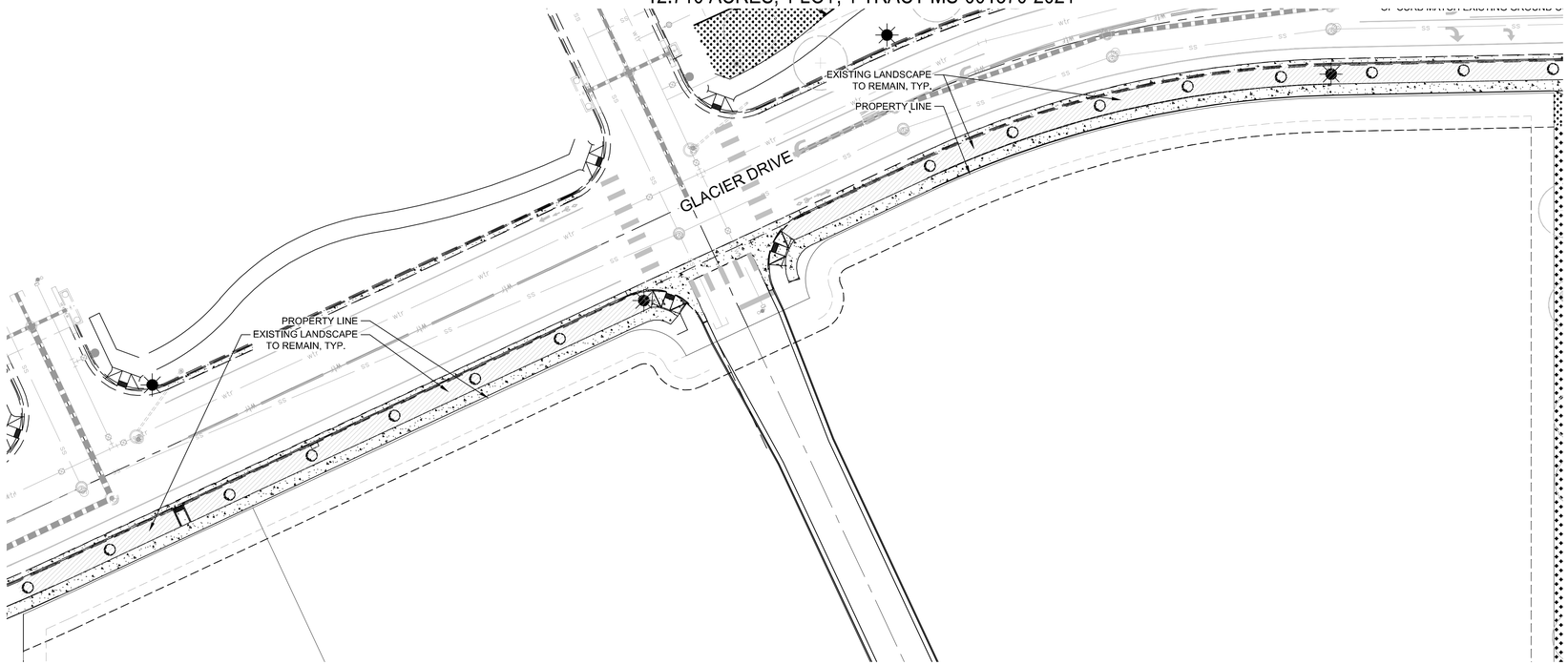
Project No:	EDI095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

COVER SHEET

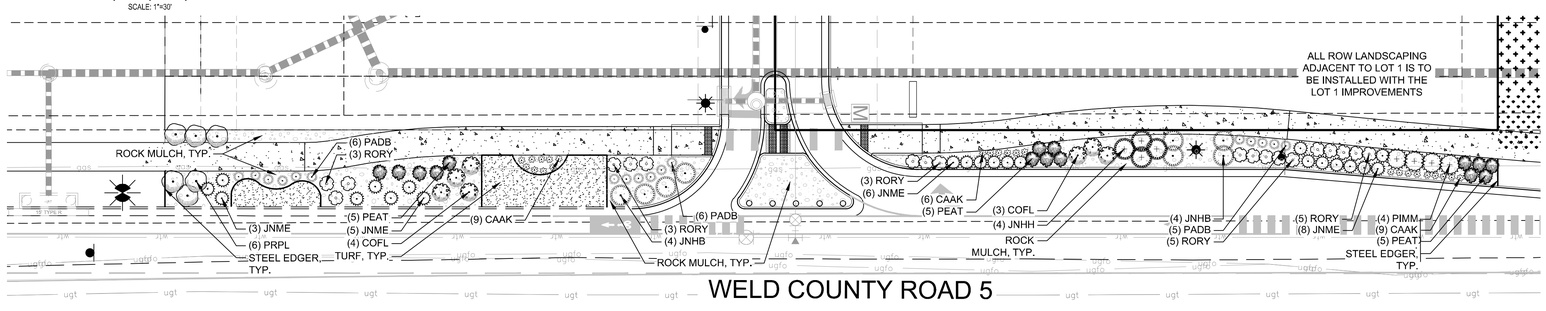
L0.0
Sheet 1 of 7

ERIE HIGHLANDS FILING NO.17

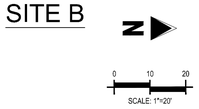
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021



SITE A



SITE B



LANDSCAPE REQUIREMENTS

CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
GLACIER DRIVE	1 TREE/1000 S.F. 1 SHRUB/150 S.F.	1,000/10,811 = 11 TREES 150/10,811 = 67 SRHUBS	11 TREES 67 SRHUBS	*15 TREES EXISTING *EXISTING GROUND COVER
COUNTY ROAD 5	1 TREE/1000 S.F. 1 SHRUB/150 S.F.	1,000/3,591 = 4 TREES 150/3,591 = 24 SHRUBS	4 TREES 24 SHRUBS	0 TREES 85 SHRUBS 41 GRASSES/PERENNIALS
TOTAL		14,402 S.F.	20 TREES 135 SHRUBS	0 TREES 85 SHRUBS 41 GRASSES/PERENNIALS

NOTE: (1) 2.5" CAL. TREE = (10) 5 GAL SHRUBS, (1) 5 GAL. SHRB = (3) 1 GAL. PERENNIALS/GRASSES
NOTE: WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH SHRUB EQUIVALENCY NOTED ABOVE.
TOTAL STREET FRONTAGE = 1,050 L.F.
*EXISTING LANDSCAPE

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SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

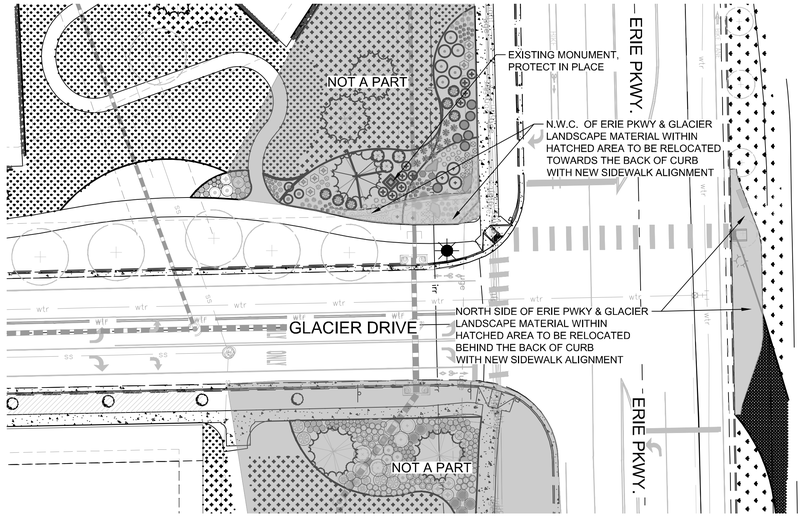
Project No:	ED0095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

LANDCAPE PLAN

L1.0
Sheet 2 of 7

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021



SITE C - EXISTING CONDITION

N

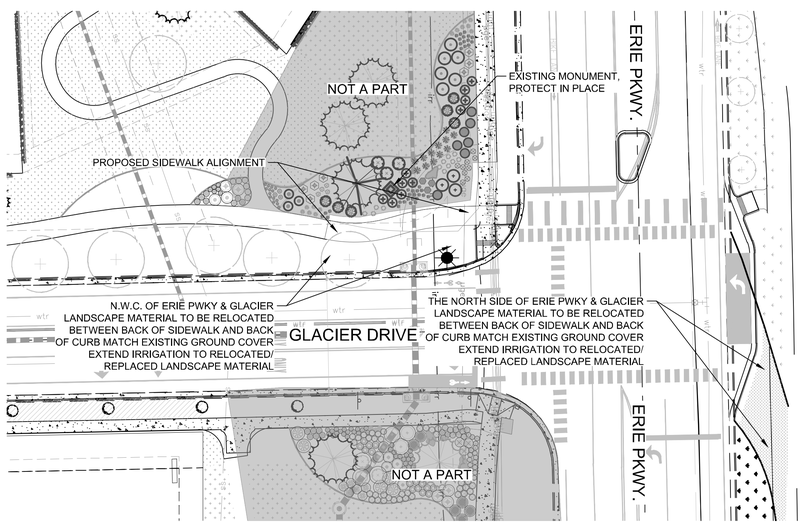
0 15 30
SCALE: 1"=30'

N.W.C. OF GLACIER & ERIE PKWY. LANDSCAPE MATERIAL RELOCATED/REMOVED

- *MOONSHINE YARROW: -12*
- *SHASTA DAISY: -6*
- *MAY NIGHT SALVIA: -7*
- *WHITE BUD MUGO PINE: -3*
- *STELLA DE ORO DAYLILLY: -14*
- *BLACK EYED SUSAN: -6*
- *BLONDE AMBITION GRAMA GRASS: -8*
- *ALBA MEIDLAND ROSE: -4*
- *SEA FOAM ROSE-WHITE: -3*
- *RED SWITCH GRASS: -10*
- *RUSSIAN SAGE: -1*
- *FEATHER REED GRASS: -2*
- *BLUE MIST SPIREA: -11*
- *BOULDER: -2*

NORTH SIDE OF GLACIER & ERIE PKWY. ESTIMATED LANDSCAPE MATERIAL RELOCATED/REMOVED

- *STELLA DE ORO DAYLILLY: -10*
- *GRO-LOW FRAGRANT SUMAC: -7*
- *BUFFALO JUNIPER: -4*
- *HONEYLOCUST: -1*



SITE C - PROPOSED CONDITION

N

0 15 30
SCALE: 1"=30'

N.W.C. OF GLACIER & ERIE PKWY. LANDSCAPE MATERIAL TO BE REPLACED/RELOCATED

- *MOONSHINE YARROW: 12*
- *SHASTA DAISY: 6*
- *MAY NIGHT SALVIA: 7*
- *WHITE BUD MUGO PINE: 3*
- *STELLA DE ORO DAYLILLY: 14*
- *BLACK EYED SUSAN: 6*
- *BLONDE AMBITION GRAMA GRASS: 8*
- *ALBA MEIDLAND ROSE: 4*
- *SEA FOAM ROSE-WHITE: 3*
- *RED SWITCH GRASS: 10*
- *RUSSIAN SAGE: 1*
- *FEATHER REED GRASS: 2*
- *BLUE MIST SPIREA: 11*
- *BOULDER: 2*

NOTE:

- *RESTORE ALL ROW LANDSCAPING IN KIND.*
- *PROVIDE ALL NECESSARY SOIL AMENDMENTS AND IRRIGATION ADJUSTMENTS AS REQUIRED.*

NORTH SIDE OF GLACIER & ERIE PKWY. ESTIMATED LANDSCAPE MATERIAL TO BE REPLACED/RELOCATED

- *STELLA DE ORO DAYLILLY: 10*
- *GRO-LOW FRAGRANT SUMAC: 7*
- *BUFFALO JUNIPER: 4*
- *HONEYLOCUST: 1*

NOTE:

- *RESTORE ALL ROW LANDSCAPING IN KIND.*
- *PROVIDE ALL NECESSARY SOIL AMENDMENTS AND IRRIGATION ADJUSTMENTS AS REQUIRED.*

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LANDCAPE PLAN

L1.1

Sheet 3 of 7

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

TOWN OF ERIE NOTES

1. ALL HOA/DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LICENSED LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER. ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES FOR HOA/DISTRICT MAINTAINED TRACTS SHALL BE FOLLOWED.
2. ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY ERIE PARKS AND RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES WHETHER THEY ARE INSTALLED BY DEVELOPER/CONTRACTOR OR INDIVIDUAL HOMEOWNER. ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES.
3. ALL NATIVE SEED AREAS ADJACENT TO SPINE TRAILS, SIDEWALKS AND ROADS SHALL HAVE TOWN OF ERIE SPECIFIED SHORTGRASS NATIVE PRAIRIE SEED MIX WITHIN 15 FEET OF EDGE OF TRAIL, SIDEWALKS AND ROADS.
4. UPON COMPLETION OF THE PROJECT, DEVELOPER/LANDSCAPE CONTRACTOR / LANDSCAPE ARCHITECT SHALL PROVIDE THE TOWN OF ERIE A FULL-SIZED SET OF AS-BUILT DRAWINGS OF ALL LANDSCAPE AND IRRIGATION, ON A CD SET INCLUDING LATEST VERSION OF PDF AND AUTO-CAD. IN ADDITION, A SIGNED LANDSCAPE/IRRIGATION COMPLIANCE STATEMENT SHALL BE PROVIDED TO THE TOWN.
5. TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPE AND ASSORTED IRRIGATION WILL BE REQUIRED BASED UPON FIELD CONDITIONS IN ORDER TO SCREEN ABOVE GROUND UTILITY FACILITIES. THE ADDITIONAL LANDSCAPING OF THE ABOVE GROUND UTILITY FACILITIES SHALL BE INSTALLED PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT. THE COMPLIANCE STATEMENT SUBMITTED FOR INITIAL ACCEPTANCE OF THE LANDSCAPING SHALL INCLUDE A DECLARATION THAT THE UTILITY FACILITIES HAVE BEEN LANDSCAPE AS REQUIRED.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMEDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
24. ALL TURF IS RECOMMENDED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
25. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
26. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
27. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
28. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
29. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

30. ALL MULCH IS RECOMMENDED THROUGH SANTA FE SAND AND GRAVEL, 6601 S SANTA FE DRIVE, LITTLETON, CO 80120, (303) 794-5960
31. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
32. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
33. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
34. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
35. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
36. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE RCT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

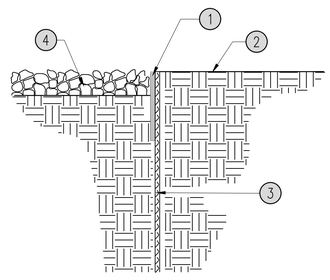
PLANT SCHEDULE

SYMBOL	CODE	QTY	GLACIER	WELD COUNTY ROAD 5	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
DECIDUOUS SHRUBS										
	COFL	7		7	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	#5 CONT.	5`X5`	MODERATE	SUN/PART SHADE
	PEAT	15		15	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	VERY LOW	SUN
	PRPL	6		6	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	#5 CONT.	6`X6`	MODERATE	SUN/PART SHADE
	RORY	19		19	SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM	#5 CONT.	4`X4`	LOW	SUN
EVERGREEN SHRUBS										
	JNHB	8		8	BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	#5 CONT.	8"X6`	VERY LOW	SUN/PART SHADE
	JNHH	4		4	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.	1.5`X6`	VERY LOW	SUN/PART SHADE
	JNME	22		22	OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'	#5 CONT.	3`X4`	VERY LOW	SUN/PART SHADE
	PIMM	4		4	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	5`X6`	LOW	SUN
ORNAMENTAL GRASSES										
	CAAK	24		24	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	SUN
	PADB	17		17	DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'	#5 CONT.	3`X6`	MODERATE	SUN/PART SHADE

SYMBOL	CODE	QTY	GLACIER	WELD COUNTY ROAD 5	COMMON NAME	BOTANICAL NAME	TYPE	SPACING
GROUND COVERS								
	EXST	5,576 SF	5,576 SF		EXISTING LANDSCAPE TO REMAIN		SEED	
MULCH								
	RMULCH	2,996 SF		2,996 SF	3/4"-2" FOOTHILLS RIVER ROCK WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS	3/4"-2" FOOTHILLS RIVER ROCK	MULCH	
SOD/SEED								
	SOD1	595 SF		595 SF	RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	FESCUE SOD	SOD	

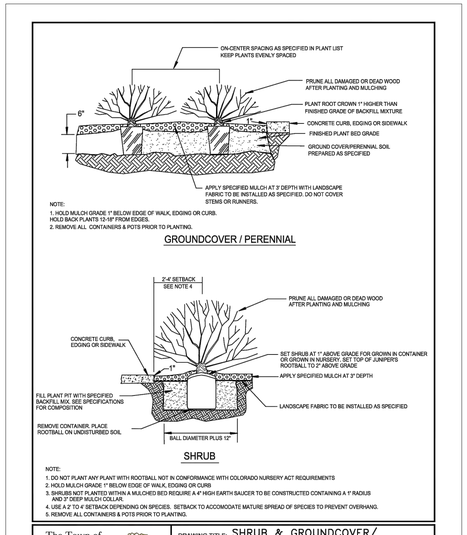
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
Landscape			
	STEEL EDGER	152 LF	SEE NOTES

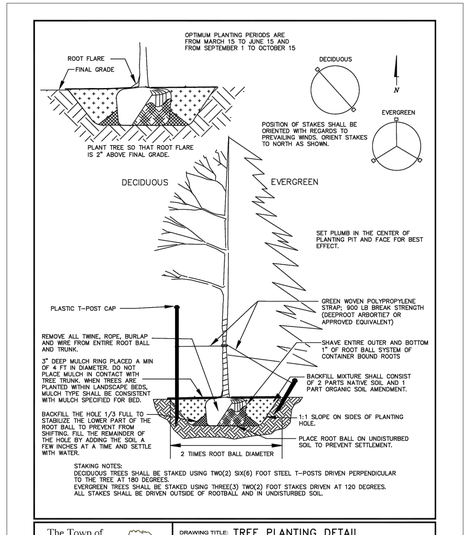


1. 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
2. FINISH GRADE
3. 16" STAKES AT 30" O.C.
4. 4" DEPTH MULCH

1 STEEL EDGE
N.T.S.



2 SHRUB AND PERENNIAL PLANTING DETAIL
N.T.S.



3 TREE PLANTING DETAIL
N.T.S.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

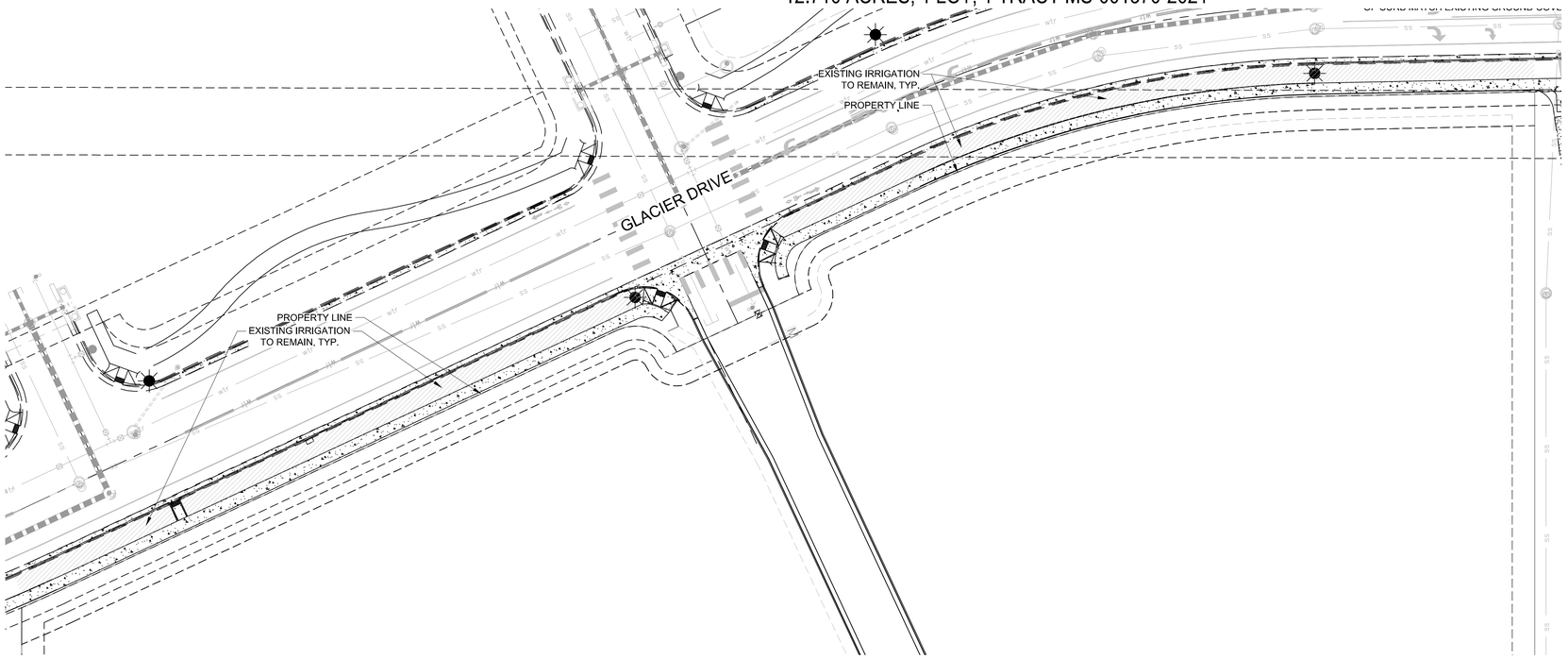
Project No:	EDI0095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

LANDSCAPE NOTES & DETAILS

L2.0
Sheet 4 of 7

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021



SITE A

N

0 15 30
SCALE: 1"=30'

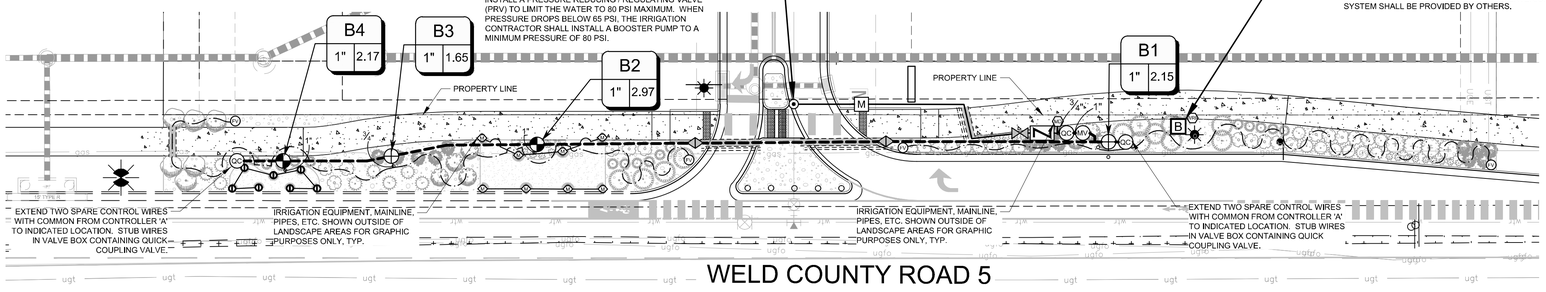
POINT OF CONNECTION 'B'

STATIC PRESSURE: +/- 80 DESIGNED SIZE OF TAP: 3/4"

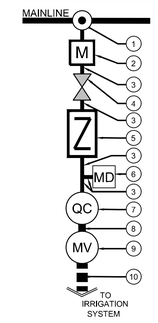
- USE 3/4" TAP AND INTO THE DOMESTIC WATER LINE AFTER THE METER.
- 3/4" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE MASTER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CONTROLLER 'B' NOTE

- ONE (1) 12 STATION CONTROLLER, SEE LEGEND.
- FOUR (4) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN LANDSCAPE AREA AS SPECIFIED ON THE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- EACH CONTROLLER TO HAVE HUNTER XCHSPB MOUNTING BRACKET, XCHSPOLE STEEL MOUNTING POLE, HUNTER SPXCH SOLAR PANEL KIT, & HUNTER WRF-CLIK. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.



TYPICAL POINT OF CONNECTION B SCHEMATIC DIAGRAM



1. IRRIGATION SERVICE STUB OFF MAINLINE. SEE CIVIL FOR TAP SIZE & LOCATION
2. IRRIGATION METER, SEE CIVIL FOR SIZE & LOCATION
3. 3/4" K COPPER WATER SERVICE PIPE
4. GATE VALVE
5. 3/4" BACKFLOW DEVICE
6. 1" MANUAL DRAIN VALVE
7. 1" QUICK COUPLER
8. 1" PVC LINE, CLASS 200 PIPE
9. 1" MASTER VALVE
10. 1" MAINLINE, CLASS 200 PIPE

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

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
B1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.15
B2	HUNTER ICV-G	1"	TURF ROTARY	2.97
B3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.65
B4	HUNTER ICV-G	1"	TURF ROTARY	2.17

SITE B

N

0 10 20
SCALE: 1"=20'

IRRIGATION DISCLAIMER

1. DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR2.0 & IR2.1 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 1-1/2" DIA.

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

CAUTION – NOTICE TO CONTRACTOR

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

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

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

Project No:	EDI095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

IRRIGATION PLAN

IR1.0
Sheet 5 of 7

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
800 A 800 F	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	DETAIL 1 SHEET IR2.0
	HUNTER MP815 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.	DETAIL 1 SHEET IR2.0

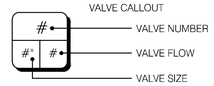
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY1100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR2.0
PV	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR2.0
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 4 SHEET IR2.0

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	DETAIL 5 SHEET IR2.0
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 6 SHEET IR2.0
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 1 SHEET IR2.1
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 2 SHEET IR2.1
MV	HUNTER IBV-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 3 SHEET IR2.1
DR	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 4 SHEET IR2.1
Z	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 5 SHEET IR2.1
B	HUNTER XCH-1200-SS ELECTROMECHANICAL CONTROLLER, 12 STATIONS, OUTDOOR MODEL, BATTERY-POWERED. STAINLESS STEEL CABINET. FOR RESIDENTIAL/COMMERCIAL USE.	DETAIL 6 SHEET IR2.1
	HUNTER XCHSPB STAINLESS STEEL MOUNTING BRACKET. COMES WITH OUTDOOR STAINLESS STEEL CABINET FOR XCH-SS CONTROLLERS. REQUIRED XCHSPOLE TO ATTACH TO.	
	HUNTER XCHSPOLE STEEL MOUNTING POLE. 4FT.. COMES WITH OUTDOOR STAINLESS STEEL CABINET FOR XCH-SS CONTROLLERS. REQUIRED SCHSPB MOUNTING BRACKET.	
	HUNTER SPXCH SOLAR PANEL KIT FOR XC HYBRID CONTROLLER. ELIMINATES THE NEED FOR BATTERIES AND PROVIDES MAINTENANCE FREE OPERATION BY HARNESSING THE SUNFT.S ENERGY.	
RS	HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.	DETAIL 7 SHEET IR2.1
M	WATER METER 3/4" USE DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.	DETAIL 8 SHEET IR2.1

IRRIGATION_SCHEDULE

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE: 1", UNLESS OTHERWISE NOTED ON PLAN	DETAIL 9 SHEET IR2.1
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 9 SHEET IR2.1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 SIZE: 1", UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 9 SHEET IR2.1
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 3/4"	DETAIL 9 SHEET IR2.1
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	DETAIL 9 SHEET IR2.1
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 9 SHEET IR2.1

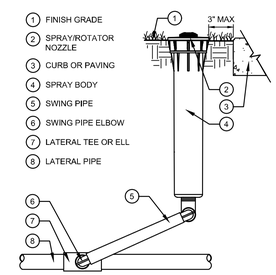
VALVE CALLOUT



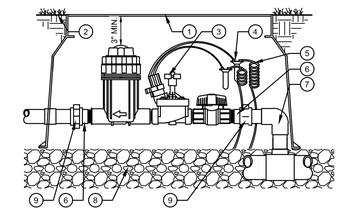
CRITICAL ANALYSIS

P.O.C. NUMBER: B
Water Source Information: Use dedicated irrigation tap and meter. See civil for tap and meter size and location.

FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	10.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5 ft
Service Line Size:	3/4"
Length of Service Line:	20 ft
Pressure Available:	66 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	2.97 GPM
Flow Available at POC:	10.2 GPM
Residual Flow Available:	7.24 GPM
Critical Station:	B2
Design Pressure:	40 PSI
Friction Loss:	0.01 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.25 PSI
Pressure Req. at Critical Station:	42.3 PSI
Loss for Fittings:	0.14 PSI
Loss for Main Line:	1.38 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.1 PSI
Loss for Master Valve:	2.25 PSI
Loss for Water Meter:	0.5 PSI
Critical Station Pressure at POC:	57.6 PSI
Pressure Available:	66 PSI
Residual Pressure Available:	8.36 PSI

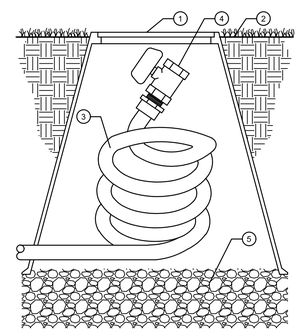


1 SPRAY/ROTATOR
N.T.S.



1 CARSON VALVE BOX OR APPROVED EQUAL, STATION NUMBER BRAND ON LID.
2 FINISH GRADE
3 DRIP ZONE KIT PER PLAN
4 WATERPROOF CONNECTORS (2)
5 24" COILED WIRE
6 SCH 80 T.O.E. NIPPLE
7 MAIN LINE PIPE & FITTINGS
8 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9 PVC SLIP UNIONS

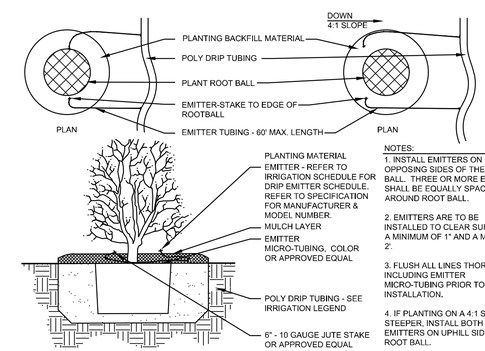
2 REMOTE DRIP CONTROL VALVE
N.T.S.



1 CARSON VALVE BOX OR APPROVED EQUAL. FV BRAND ON LID.
2 FINISH GRADE
3 POLYPIPE DRIP LINE, COIL AN ADDITIONAL 36" WITHIN BOX
4 MANUAL FLUSH BALL VALVE
5 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

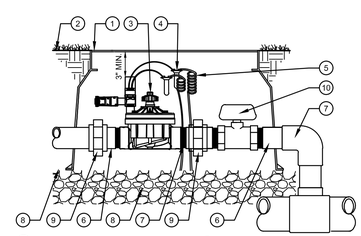
NOTE: KINKED PINCHED, OR OTHERWISE DAMAGED POLYPIPE WILL NOT BE ACCEPTED.

3 MANUAL FLUSH DRAIN VALVE
N.T.S.



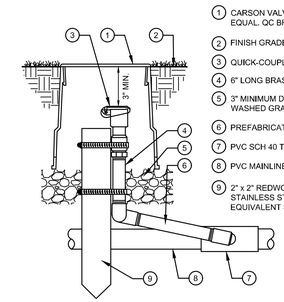
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.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

4 DRIP EMITTERS LAYOUT
N.T.S.



1 CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2 FINISH GRADE
3 REMOTE CONTROL VALVE WITH FILTER SENTRY ('FS')
4 WATERPROOF CONNECTORS (2)
5 24" COILED WIRE
6 SCH 80 T.O.E. NIPPLE
7 MAIN LINE PIPE & FITTINGS
8 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9 PVC SLIP UNIONS
10 PVC SCH 80 BALL VALVE

5 REMOTE CONTROL VALVE
N.T.S.



1 CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
2 FINISH GRADE
3 QUICK-COUPLING VALVE
4 6" LONG BRASS NIPPLE
5 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6 PREFABRICATED SWING JOINT
7 PVC SCH 40 TEE OR ELL
8 PVC MAINLINE
9 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

6 QUICK COUPLER
N.T.S.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

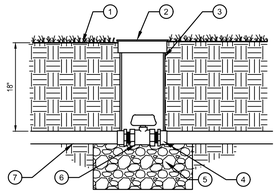
Project No:	EDI095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

IRRIGATION NOTES & DETAILS

IR2.0
Sheet 6 of 7

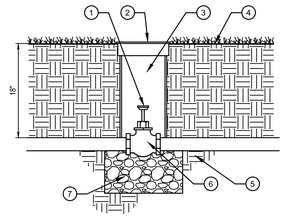
ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021



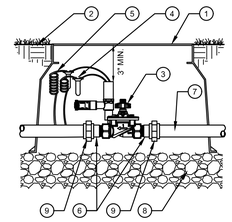
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

1 BALL VALVE
N.T.S.



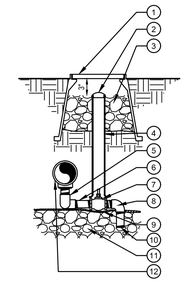
1. KEY HEAD PER HEAD
2. CARSON VALVE BOX OR APPROVED EQUAL.
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

2 GATE VALVE
N.T.S.



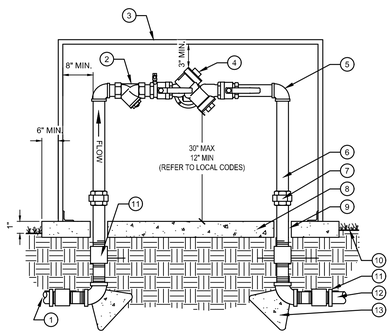
1. CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAINLINE PIPE & FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

3 MASTER VALVE
N.T.S.



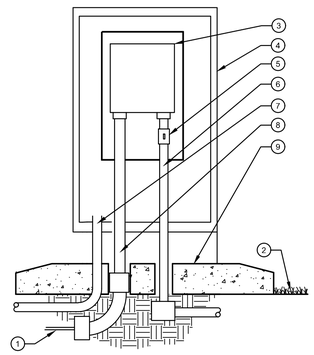
1. CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH,80 PVC 90 ELL (2) 3/4"xCL PVC NIPPLE SCH. 80 (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES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

4 MANUAL DRAIN VALVE
N.T.S.



1. COPPER SERVICE LINE
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. GUARDSHACK POWDER COAT BACKFLOW ENCLOSURE
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS NIPPLES (TYPICAL)
7. BRASS UNION (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. PVC CONCRETE SLEEVE
10. FINISH GRADE 1" BELOW PAD
11. BRASS COUPLING
12. MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
13. 12"X12"X12" THRUST BLOCKS

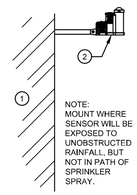
5 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.



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

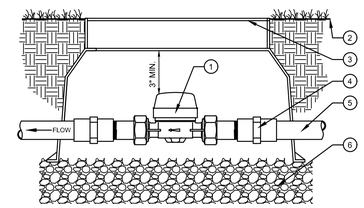
NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS.

6 PEDESTAL MOUNT CONTROLLER
N.T.S.



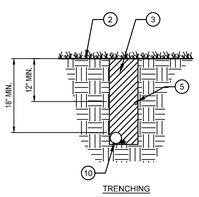
1. NOTE: MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.
2. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

7 WEATHER SENSOR
N.T.S.



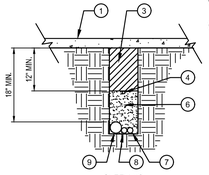
1. WATER METER PER LEGEND
2. FINISHED GRADE
3. CARSON VALVE BOX OR APPROVED EQUAL. M BRAND ON LID.
4. COPPER FEMALE ADAPTER
5. COPPER SERVICE LINE
6. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

8 WATER METER
N.T.S.



TRENCHING

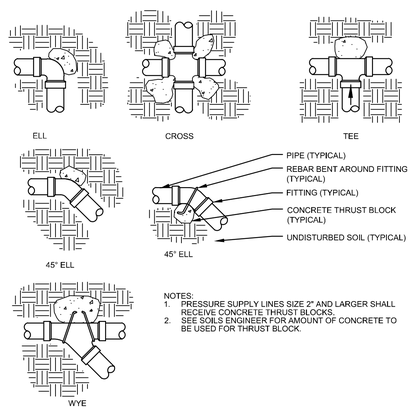
1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERIAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE



SLEEVING

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

9 PIPE & SLEEVE INSTALLATION
N.T.S.



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

10 THRUST BLOCKING
N.T.S.

GENERAL IRRIGATION NOTES

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

Galloway
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Greenwood Village, CO 80111
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NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

Project No:	EDI0095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

IRRIGATION NOTES & DETAILS

IR2.1
Sheet 7 of 7

3,

Aldridge Transportation Consultants, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, PE
Colorado Licensed Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
Mobile: 303-594-4132

December 31, 2024

Erica Vester
Evergreen
2390 East Camelback Rd. Suite 410
Phoenix, AZ 85016

RE: Traffic Impact Study - 5th Update Revised
Eire Highlands, Eire, CO

Dear Ms. Vester:

This technical letter provides a revision to the fifth update of the Eire Highlands Traffic Impact Study prepared by this firm in August 2013. This revision addresses recent comments from the Town of Erie regarding the need for a westbound dual left turn lane at the Erie Pkwy/CR-5 intersection, the need for a right turn deceleration lane at the proposed right in/right out access on CR-5, and an estimation of when and what development in the commercial area will trigger a traffic signal warrant at Glacier Dr. and Erie Parkway.

This analysis is based on the recent 2024 AM and PM peak hour traffic movement counts at the Erie Pkwy/CR-5 intersection and a trip generation analysis of the recent site plan for the commercial area in Eire Highlands.

INTRODUCTION

Erie Highlands is essentially built out except for the commercial area. This includes close to 1,000 homes and an elementary school. The majority of the infrastructure is in place including the finished construction of Erie Parkway to a raised landscaped median divided four-lane Major Arterial. The internal street layout has been constructed according to the approved site plan and the roadway classification and access type plan we prepared in 2013 and subsequent updates. A traffic signal has been installed at Erie Parkway/Highlands Blvd. and signal design plans have been prepared and ready for construction at Erie Parkway/Glacier Dr. intersection. In addition, the intersection of Erie Parkway and CR-5 has been reconstructed with turn lanes on all approaches actuated traffic signal control, and flashing yellow left turn phasing.

Glacier Drive is constructed as a three-lane Commercial Collector (includes a two-way center left turn lane). The internal connections from residential collectors to Glacier Drive remain the same in particular Highlands Drive and Highview Drive. These provide excellent internal access to the commercial area.

This update focuses on the Town comments regarding the need for a westbound dual left turn lane at the Erie Pkwy/CR-5 intersection, if a right turn deceleration lane is required for the right/right out access on CR-5 and a signal warrant analysis for the proposed signal at Glacier Dr. and Erie Parkway. To address these comments, new traffic counts at the Erie Pkwy/CR-5 intersection were taken by All Traffic Data on Tuesday, September 24, 2024. In addition, the trip generation for the revised commercial area site plan area has been recalculated and added to the new traffic counts at the intersection to determine the operational characteristics of the three subject intersections in the 2026 AM and PM peak hour design scenario. Figure 1 shows the location, surrounding area, and the most recent site plan.

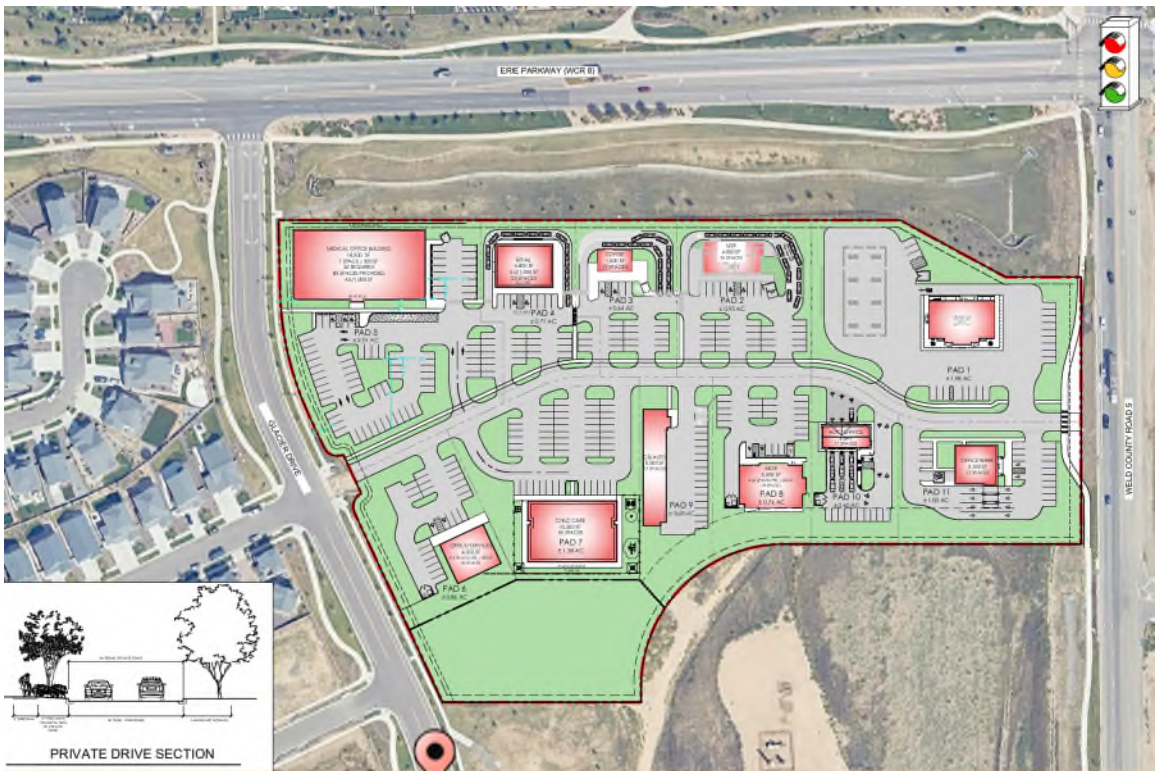


Figure 1 Location and Site Plan

TRIP GENERATION AND DISTRIBUTION

The commercial area in the 2013 study and subsequent updates examined the trip generation occasioned by the development of 100,000 square feet of retail and commercial space. The location and size of the commercial area has not appreciably changed. The primary external access remains at the Erie Pkwy/Glacier Drive intersection. A previously approved full-movement access on CR-5 has since changed to a right in/right out only.

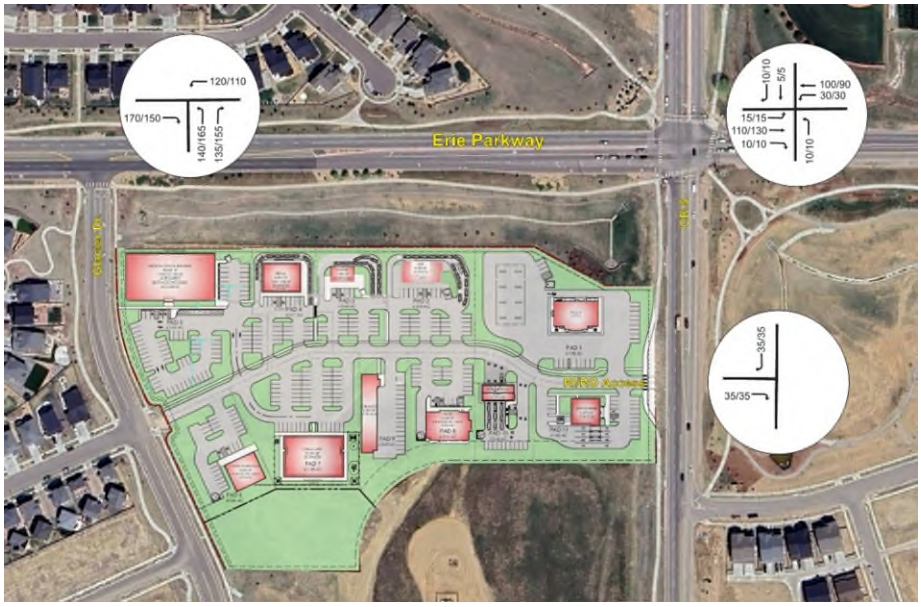
In terms of Average Daily Traffic (ADT), the former 2013 plan shows approximately 6,791 trips for the commercial area. The new site plan shows a virtually equal amount at 6,684 ADT.

The trip generation rates and values for the revised commercial development are from the ***ITE Trip Generation Manual, 11th Edition.*** Note that the trips have been factored for an internal trip

reduction based on the NCHRP 684 Internal Trip Capture Estimation Tool. The trip generation worksheet below is for the revised commercial area site plan.

Trip Generation Worksheet								
Pad					AM		PM	
ITE Code	Land Use	Unit	Quantity	ADT	In	Out	In	Out
11	Bank	KSF	3.3	*100.35*	*5.77*	*4.18*	*10.55*	*10.55*
912				**335**	**19**	**14**	**35**	**35**
2	Fast Food	KSF	4.0	*467.48*	*22.70*	*21.81*	*17.18*	*15.85*
934				**1870**	**91**	**87**	**69**	**63**
3	Coffee Shop	KSF	1.5	*533.57*	*43.80*	*42.08*	*19.50*	*19.50*
937				**800**	**66**	**63**	**29**	**29**
1	Gas Station	Veh. Sta.	16.0	*265.12*	*8.03*	*8.03*	*9.21*	*9.21*
945	w/Store			**4242**	**128**	**128**	**147**	**147**
9	Auto Care Center	KSF	5.5		*1.49*	*0.77*	*1.49*	*1.62*
942					**8**	**4**	**8**	**9**
9	Quick Lubrication	Bays	3.0	*40.00*	*2.01*	*0.99*	*2.72*	*2.13*
941				**120**	**6**	**3**	**8**	**6**
5,8	Medical Office	KSF	23.5	*36.00*	*2.45*	*0.65*	*1.18*	*2.75*
720				**846**	**58**	**15**	**28**	**65**
6	Small Office	KSF	4.0	*14.39*	*1.37*	*0.30*	*0.73*	*1.43*
712				**58**	**5**	**1**	**3**	**6**
4	Retail	KSF	4.8	*54.45*	*1.42*	*0.94*	*3.30*	*3.30*
822				**261**	**7**	**5**	**16**	**16**
7	Day Care	KSF	10.5	*47.62*	*5.83*	*5.17*	*5.23*	*5.89*
565				**500**	**61**	**54**	**55**	**62**
	Internal Trip Reduction		26 percent	**2348**	**117**	**98**	**104**	**114**
Total Trips Assigned to Intersections				**6684**	**333**	**278**	**295**	**325**

The trip distribution remains the same as described in the August 2013 study. It is based on the locations of streets and highways (including the easy access to I-25) and employment and shopping in the surrounding area. The assumption is that 50 percent will originate to/from the west, and 40 percent to/from the east and I-25. The remaining 10 percent will travel to/from the east but orient north and south on CR-5, which provides access, albeit circuitous, south to SH-7 via Sheridan Parkway and to the north to SH-52. The network trip assignment assumes the shortest trip path logic. Figure 2 shows the distribution and assignment of the commercial site trip generation.

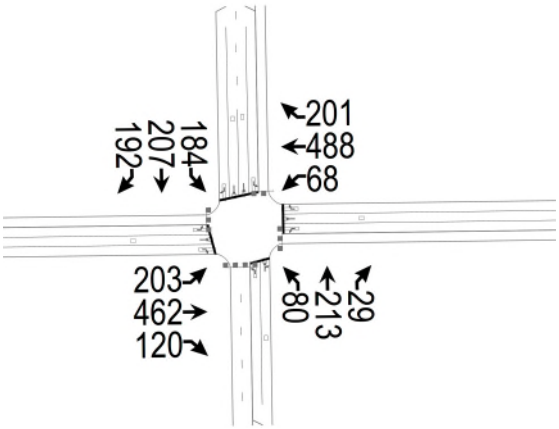


TRAFFIC IMPACT

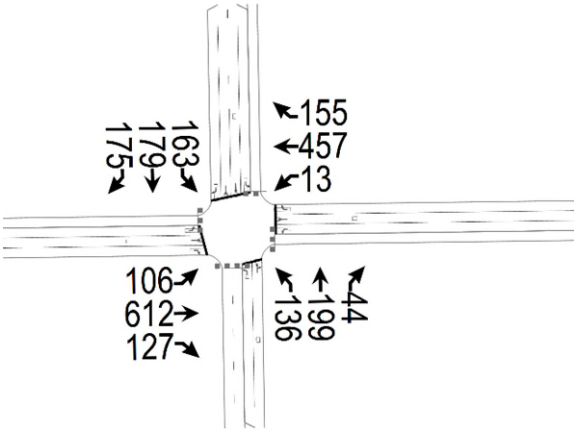
The Synchro v.11 traffic operations model was used to analyze the level of service (LOS) characteristics at Erie Parkway/CR-5, Glacier Dr./Erie Parkway, and the right in/right out movement access on CR-5 with the new September 2024 AM and PM peak hour counts at Erie Pkwy/CR-5 and the site generated trips from the new site plan.

Synchro v.11 is based on procedures and methodologies referenced from the **Highway Capacity Manual 6th Edition (HCM).** It rates intersection operations using a determination of level of service (LOS). LOS is letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is provided for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday AM/PM peak hours. The LOS rating for unsignalized intersections is provided by the critical movement, not the overall, which is generally the left turn out from the minor street. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. In case of an LOS F, the HCM[1] suggests that other evaluation measures should be considered such as the control delay, volume over capacity ratio, and the 95th percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is considered normal for the weekday peak hour. The operations analysis data are presented on Synchro graphics in the appendix along with the Synchro worksheet reports.

The existing 2024 AM and PM peak hour traffic counts at the intersection of Erie Parkway and CR-5 are shown below.



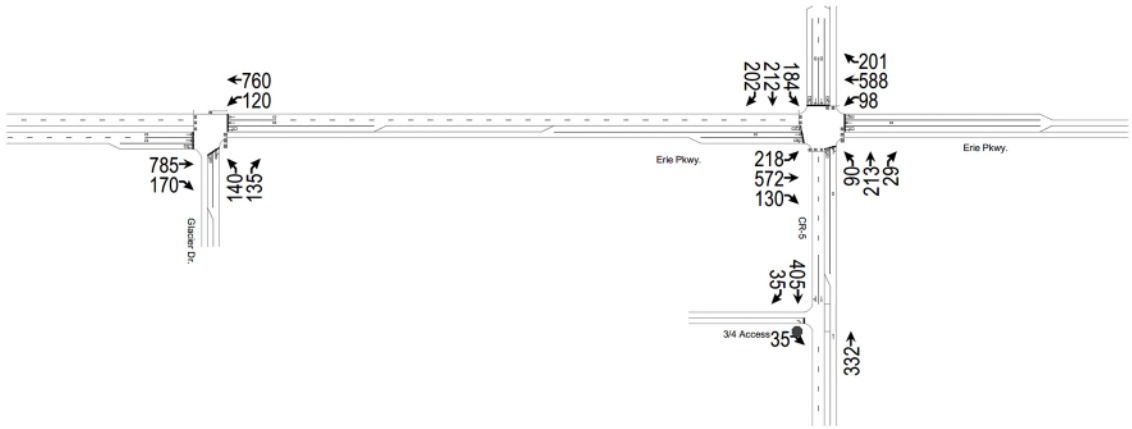
2024 AM Peak Hour



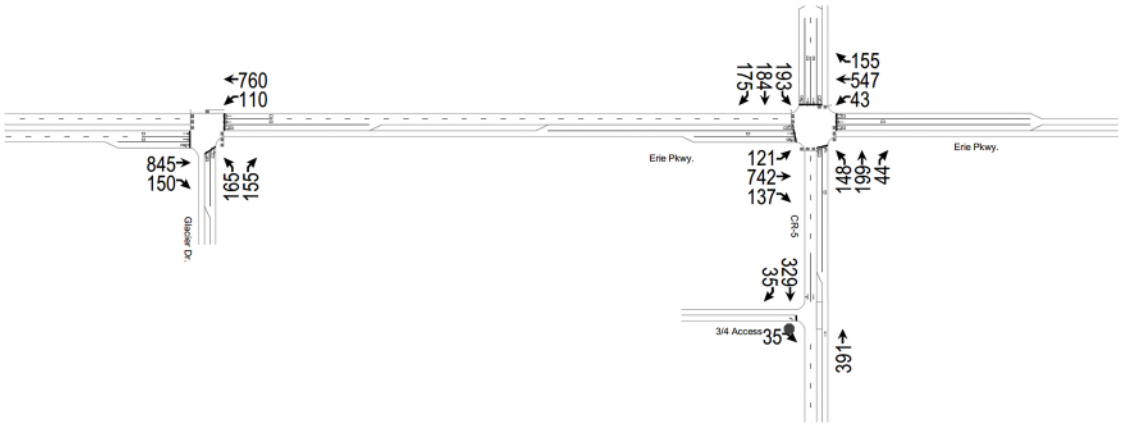
2024 PM Peak Hour

[1] Highway Capacity Manual 2010 page 19-40

The following graphics show the projected 2026 AM and PM peak hour total volumes with the site generated trips.



2026 AM Peak Hour Total



2026 PM Peak Hour Total

Table 1 - Intersection LOS/Delay (secs) Summary

Intersection	Existing		2026 Total	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Erie Pkwy/CR-5	C/27.5	C/27.2	C/27.8	C/29.9
Erie Pkwy/Glacier Dr.	n/a	n/a	B/10.2	B/11.4
RI/RO/CR-5	n/a	n/a	B/10.0	A/9.7

Table 1 describes the Level of Service (LOS) letter rating and the vehicle seconds of delay. As indicated the Erie Pkwy/CR-5 intersection is not significantly affected by the introduction of the site generated traffic. The Erie Pkwy/Glacier Dr. intersection will operate at a superior LOS B when signalized. The right in/right out access on CR-5 will similarly operate at a superior LOS B/A with stop-sign control.

Regarding the need for a dual left turn lane on the westbound approach at the Erie Pkwy/CR-5 intersection, the 2026 AM peak hour total volume of 98 vehicles per hour (vph) and a 2026 PM peak hour total volume of 43 vph are well below the typical dual left turn warrant of greater than 300 vph. In the 2026 AM peak hour total volume the LOS for the left turn movement only is rated B with 18.2 seconds of delay. Moreover, the back of the average queue length is just 1.2 vehicles. In the 2026 PM peak hour total volume the LOS for the left turn movement only is B with just 19.3 seconds of delay and a back of the average queue length of just 0.5 vehicles. Note that the 2013 TIS and subsequent updates found no instances of greater than 300 vph on the westbound left turn movement in the 2040 design horizon analyses.

Regarding the need for right turn deceleration lane at the right in/right out intersection on CR-5 we refer to the Town's 2023 Standards and Specifications Page 500-11 and the table copied below for the Minimum Right-Turns to Require Deceleration Lane (vph). Per the table the minimum vph on a Minor Arterial (CR-5) is 50 vph. It should be noted that there is no stop control on the right turn in movement and that CR-5 in this area was recently improved with two southbound through lanes that tend to make the right-in and right-out movements easier to navigate.

Right-turn Deceleration Lane

	Minimum Right-Turns to Require Deceleration Lane (vph)	Storage and Taper Length (ft)	Taper Rate
Principal Arterial	25	Storage (Min 150') + Taper	12:1
Minor Arterial	50	Storage (Min 100') + Taper	12:1

Based on discussions and review of comments from the Town staff and their consultant Fox-Tuttle, we have revised our calculations for the trip distribution and assignment to the right in/right out access from the commercial area. Previously, we assigned a flat 10 percent to the access. The flat rate assignment indicated a right turn in volume of 35 vph in the AM and PM peak hours. A revised site plan now shows a QT gas station with 16 fueling positions located in the northeast corner of the site and near the right in/right out

access on CR-5. The concern of the Town and consultant is that the proximity makes it attractive for pass-by trips. A pass-by trip is defined as an incoming trip that exits in the same direction. So, in this case it would only be for trips southbound on CR-5 which has limited destinations – secondary access to Westerly, primary access to Sunset, and beyond them, the Front Range Land Fill. Note that a right turn in trip that exits at the signal on Erie Pkwy. and Glacier Dr. is considered a diverted link trip, but these have also been accounted for in the calculations.

Instead of a flat rate we have assigned a distribution factor to each land use in the commercial area. Logically, the more westerly on the site the lesser the distribution. Conversely, the land uses on the east side and those that are prone to pass-by trips, the higher the distribution. The table on the next incorporates the trip generation data from for the AM and PM incoming movements.

Note that the data was taken before the internal trip reduction. The table takes the reduction on the trips assigned to the access.

Erie Highlands Commercial Area Peak Hour Trip Assignment to RI/RO Access

Pad #	Use	Total AM IN	Total PM IN	% Distribution to RI/RO	Assigned to RI/RO AM IN	Assigned to RI/RO PM IN
10	Bank	19	35	10%	2	4
2	Fast Food	91	69	15%	14	10
4	Coffee	66	29	10%	7	3
1	QT	128	147	15%	19	22
9	Auto Care	8	8	10%	1	1
3	Quick Lube	6	8	10%	1	1
5&8	Medical	58	28	5%	3	1
6	Office	5	3	5%	0	0
7	Day Care	61	55	5%	3	3
	Total	**442**	**382**		**49**	**45**
	Internal Trip Reduction			**26%**	**13**	**12**
Total Assignment to Right-In Movement					**36**	**33**

The peak hour volumes of 36 vph in the AM peak hour and 33 vph in the PM peak hour assignment do not warrant a right turn deceleration lane in accordance with the Town standards that require a minimum of 50 vph to satisfy the warrant requirements.

Regarding the need to signalize the intersection of Erie Pkwy/Glacier Dr. Although the signal design plans are complete, the actual installation of the signal must be based on satisfaction of a MUTCD traffic signal volume warrant. Warrant 1 Eight Hour or Warrant 2 Four Hour. Possibly Warrant 3 Peak Hour but this is usually only applicable to short term, high discharge, industrial facilities. The signal warrant study should be based on actual not projected conditions.

However, the Town has requested a traffic signal warrant analysis based on projected conditions. To do this we have from the developer an estimated takedown of the lots by year and quarter. For this development they are anticipating that by the end of 2026, the gas station and convenience store, a fast-food restaurant and a coffee shop will be in place. These are the three highest traffic generating uses and represent about 80 percent of the total trip generation for the commercial area. The takedown schedules is shown in the following table.

Pad	Anticipated Use	Estimated Building Square Footage	Estimated Opening for business
1	Fuel Station & C-store	4,996	Q1 2026
2	Drive-thru restaurant	4,584	Q3 2026
3	Auto Service	1,800	Q3 2028
4	Drive-thru coffee	1,500	Q4 2026
5	Medical Office Building	18,500	Q4 2027
6	Office / medical office building	6,000	Q3 2028
7	Daycare	10,500	Q4 2027
8	Medical Office Building	5,500	Q4 2027
9	Auto Repair	5,500	Q3 2027
10	Bank / Office	3,340	Q3 2028

The total daily trip generation of the three uses is approximately 5,530 ADT inclusive of a 20 percent reduction for internal trip making which also accounts for the nearby residential visits. The 5,530 is split in half for the total incoming trips and the total outgoing trips. We then factor the 2,760 by a 90 percent for distribution and then by a 50/40 split for the westbound and eastbound movement, respectively. Then based on the recommendations from the MUTCD the right turn (eastbound) volume is reduced by 50 percent to account right turn on red factor and no eastbound acceleration lane. For the analysis, the northbound approach volume is 1,934 ADT (note that the traffic signal analysis worksheet includes a macro that converts the 2,760 ADT to the 1,934 ADT with the above factors). The 1,934 ADT is then converted to hourly volumes for each use with the Hourly Distribution of Vehicular Traffic by Land Use tables from the ITE Trip Generation Manual, 11th Edition. Note that the hourly volumes on Erie Parkway are also determined from the hourly distribution tables.

The hourly volumes for both Erie Parkway approaches and the Glacier Drive approach are input to the attached Traffic Signal Warrant Analysis Summary Worksheet. The analysis indicates that the three uses generate sufficient traffic to meet all three volume warrants – Warrant #1 – Eight Hour, Warrant #2 – Four Hour, and Warrant #3 Peak Hour - towards the end of 2026.

A question emerged recently regarding if all-way stop control is warranted at the intersection of Glacier Dr. and the private drive entrance to the commercial area. According to the MUTCD, there are five warrants and meeting any one of them could warrant all-way stop control.

1) Crash Experience (5 or more in 12-month period of the type correctable by all-way stop control)
2) Sight Distance (inadequate sight distance on the stop-controlled approach)
3) Transition to Signal Control or Yield Control at a Circular Intersection (not applicable)
4) 8-Hour Volume of units (Vehicles, Pedestrians, Bicycles) – (300 units on major street approaches for 8 hours of a typical day or 200 units for the same 8-hours on the minor street approaches)
5) Other Factors (conflicting left turn movements or intersection of two neighborhood through streets)

In this case, there are only two applicable warrants, crash experience and 8-hour volume. Both require actual experience and/or actual traffic counts. So, the intersection shall be two-way stop sign controlled until a warrant is met.

Crosswalk markings are advised on the Glacier Dr. approaches with appropriate unsignalized pedestrian crosswalk signs.

FINDINGS & RECOMMENDATIONS

Based on the analysis herein, and in my professional opinion, the trip generation from the revised site plan for the commercial area of Erie Highlands can be accommodated and managed by the adjacent streets and intersections at an acceptable level of service in the 2026 AM and PM peak hours inclusive of the full development of Erie Highlands. No geometric changes are necessitated to Erie Parkway as currently constructed with the increased trip generation.

1) A westbound dual left turn lane at Erie Pkwy/CR-5 is not warranted by the current and future left turn volume in the AM and PM peak hours. The peak hour volumes are well below the typical warrant threshold of 300 vph.

2) A right turn deceleration lane at in/right out movement access on CR-5 is not warranted by volume. The AM and PM peak hour right turn in volume is 36 and 33 vph, respectively. The warrant threshold is 50 vph.

3) The signal at Glacier Dr. and Eire Parkway should be installed when warranted by actual volumes in accord with MUTCD Warrant 1 Eight Hour or Warrant 2 Four Hour. A projected analysis indicates that the three highest generating uses – gas station with convenience store, fast food restaurant, and a coffee shop will generate enough traffic to warrant a traffic signal if constructed by the end of 2026.

4) At the intersection of Glacier Dr., and the private street entrance to the commercial area shall be two-way stop sign controlled initially and then converted to all-way stop sign control if warranted by crash experience or by the 8-hour volume warrant.

5) The intersection of Glacier Dr. should have crosswalk markings across the Glacier Dr. approaches and include appropriate unsignalized pedestrian/bicycle crosswalk signs.

Respectfully submitted,
Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal

ATC is a professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	203	462	120	68	488	201	80	213	29	184	207	192
Future Volume (veh/h)	203	462	120	68	488	201	80	213	29	184	207	192
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	221	502	130	74	530	218	87	232	32	200	225	209
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	283	651	552	276	582	493	440	460	64	412	1079	481
Arrive On Green	0.09	0.35	0.35	0.05	0.31	0.31	0.06	0.29	0.29	0.07	0.30	0.30
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1609	222	1781	3554	1585
Grp Volume(v), veh/h	221	502	130	74	530	218	87	0	264	200	225	209
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	0	1830	1781	1777	1585
Q Serve(g_s), s	6.3	17.9	4.4	2.1	20.4	8.2	2.5	0.0	9.0	5.5	3.5	7.9
Cycle Q Clear(g_c), s	6.3	17.9	4.4	2.1	20.4	8.2	2.5	0.0	9.0	5.5	3.5	7.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.12	1.00		1.00
Lane Grp Cap(c), veh/h	283	651	552	276	582	493	440	0	524	412	1079	481
V/C Ratio(X)	0.78	0.77	0.24	0.27	0.91	0.44	0.20	0.00	0.50	0.49	0.21	0.43
Avail Cap(c_a), veh/h	283	653	554	301	611	518	467	0	524	412	1079	481
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.7	21.8	17.4	17.5	24.8	20.6	17.1	0.0	22.3	18.7	19.4	20.9
Incr Delay (d2), s/veh	13.2	5.6	0.2	0.5	17.4	0.6	0.2	0.0	3.4	0.9	0.4	2.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	8.4	1.5	0.8	11.3	3.0	1.0	0.0	4.2	2.4	1.5	3.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.9	27.4	17.6	18.1	42.3	21.3	17.3	0.0	25.8	19.6	19.8	23.8
LnGrp LOS	C	C	B	B	D	C	B	A	C	B	B	C
Approach Vol, veh/h		853			822			351			634	
Approach Delay, s/veh		27.1			34.5			23.7			21.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.0	26.0	8.4	30.6	8.7	27.3	11.2	27.8
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.5	20.3	5.0	26.2	5.3	20.5	6.7	24.5
Max Q Clear Time (g_c+I1), s	7.5	11.0	4.1	19.9	4.5	9.9	8.3	22.4
Green Ext Time (p_c), s	0.0	1.0	0.0	2.0	0.0	1.6	0.0	0.9

Intersection Summary	
HCM 6th Ctrl Delay	27.5
HCM 6th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	612	127	13	457	155	136	199	44	163	179	175
Future Volume (veh/h)	106	612	127	13	457	155	136	199	44	163	179	175
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	115	665	138	14	497	168	148	216	48	177	195	190
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	276	719	609	150	637	540	473	452	101	421	1102	492
Arrive On Green	0.06	0.38	0.38	0.02	0.34	0.34	0.06	0.31	0.31	0.07	0.31	0.31
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1482	329	1781	3554	1585
Grp Volume(v), veh/h	115	665	138	14	497	168	148	0	264	177	195	190
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	0	1811	1781	1777	1585
Q Serve(g_s), s	3.2	27.2	4.7	0.4	19.1	6.3	4.6	0.0	9.5	5.5	3.2	7.5
Cycle Q Clear(g_c), s	3.2	27.2	4.7	0.4	19.1	6.3	4.6	0.0	9.5	5.5	3.2	7.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.18	1.00		1.00
Lane Grp Cap(c), veh/h	276	719	609	150	637	540	473	0	553	421	1102	492
V/C Ratio(X)	0.42	0.93	0.23	0.09	0.78	0.31	0.31	0.00	0.48	0.42	0.18	0.39
Avail Cap(c_a), veh/h	280	760	644	232	760	644	473	0	553	421	1102	492
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.7	23.5	16.6	20.2	23.7	19.5	17.4	0.0	22.6	18.1	20.1	21.6
Incr Delay (d2), s/veh	1.0	16.7	0.2	0.3	4.4	0.3	0.4	0.0	2.9	0.7	0.4	2.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	14.5	1.7	0.2	8.7	2.3	1.8	0.0	4.3	2.2	1.3	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.7	40.2	16.8	20.5	28.1	19.8	17.8	0.0	25.5	18.8	20.5	23.9
LnGrp LOS	B	D	B	C	C	B	B	A	C	B	C	C
Approach Vol, veh/h		918			679			412			562	
Approach Delay, s/veh		34.0			25.9			22.8			21.1	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.0	28.9	5.8	35.2	9.6	29.3	9.3	31.7
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.5	19.0	5.0	32.5	5.1	19.4	5.0	32.5
Max Q Clear Time (g_c+I1), s	7.5	11.5	2.4	29.2	6.6	9.5	5.2	21.1
Green Ext Time (p_c), s	0.0	0.9	0.0	1.6	0.0	1.3	0.0	2.9

Intersection Summary	
HCM 6th Ctrl Delay	27.2
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↱		↑	↑↱	
Traffic Vol, veh/h	0	35	0	332	405	35
Future Vol, veh/h	0	35	0	332	405	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	38	0	361	440	38

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	239	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.93	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.319	-	-	-	-
Pot Cap-1 Maneuver	0	763	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	763	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	763	-	-
HCM Lane V/C Ratio	-	0.05	-	-
HCM Control Delay (s)	-	10	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	218	572	130	98	588	201	90	213	29	184	212	202
Future Volume (veh/h)	218	572	130	98	588	201	90	213	29	184	212	202
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	237	622	141	107	639	218	98	232	32	200	230	220
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	308	815	690	288	730	619	371	338	47	340	881	393
Arrive On Green	0.10	0.44	0.44	0.06	0.39	0.39	0.06	0.21	0.21	0.10	0.25	0.25
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1609	222	1781	3554	1585
Grp Volume(v), veh/h	237	622	141	107	639	218	98	0	264	200	230	220
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	0	1830	1781	1777	1585
Q Serve(g_s), s	6.7	25.1	4.9	3.2	28.3	8.7	3.8	0.0	11.9	7.7	4.7	10.8
Cycle Q Clear(g_c), s	6.7	25.1	4.9	3.2	28.3	8.7	3.8	0.0	11.9	7.7	4.7	10.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.12	1.00		1.00
Lane Grp Cap(c), veh/h	308	815	690	288	730	619	371	0	385	340	881	393
V/C Ratio(X)	0.77	0.76	0.20	0.37	0.88	0.35	0.26	0.00	0.69	0.59	0.26	0.56
Avail Cap(c_a), veh/h	397	1011	856	512	1067	904	454	0	385	340	881	393
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.2	21.3	15.6	17.5	25.2	19.3	25.2	0.0	32.6	24.6	27.0	29.4
Incr Delay (d2), s/veh	6.8	2.8	0.1	0.8	5.8	0.3	0.4	0.0	9.6	2.6	0.7	5.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	10.4	1.7	1.2	12.4	3.2	1.6	0.0	6.2	3.4	2.0	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.0	24.1	15.8	18.3	31.0	19.6	25.6	0.0	42.1	27.2	27.8	35.0
LnGrp LOS	C	C	B	B	C	B	C	A	D	C	C	D
Approach Vol, veh/h		1000			964			362			650	
Approach Delay, s/veh		23.4			27.0			37.7			30.1	
Approach LOS		C			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.5	43.4	9.8	26.7	13.5	39.4	13.2	23.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	16.2	48.3	9.5	18.0	13.5	51.0	8.7	18.8
Max Q Clear Time (g_c+I1), s	5.2	27.1	5.8	12.8	8.7	30.3	9.7	13.9
Green Ext Time (p_c), s	0.2	4.2	0.1	1.0	0.3	4.6	0.0	0.6

Intersection Summary	
HCM 6th Ctrl Delay	27.8
HCM 6th LOS	C

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	785	170	120	760	140	135
Future Volume (veh/h)	785	170	120	760	140	135
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	853	185	130	826	152	147
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	2442	1089	486	2791	213	190
Arrive On Green	0.69	0.69	0.05	0.79	0.12	0.12
Sat Flow, veh/h	3647	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	853	185	130	826	152	147
Grp Sat Flow(s),veh/h/ln	1777	1585	1781	1777	1781	1585
Q Serve(g_s), s	9.4	3.9	1.8	6.2	7.8	8.5
Cycle Q Clear(g_c), s	9.4	3.9	1.8	6.2	7.8	8.5
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	2442	1089	486	2791	213	190
V/C Ratio(X)	0.35	0.17	0.27	0.30	0.71	0.78
Avail Cap(c_a), veh/h	2442	1089	687	2791	498	443
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	6.1	5.3	3.9	2.8	40.2	40.5
Incr Delay (d2), s/veh	0.4	0.3	0.3	0.3	4.4	6.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	1.1	0.4	1.2	3.6	3.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	6.5	5.6	4.2	3.1	44.6	47.2
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h	1038			956	299	
Approach Delay, s/veh	6.3			3.3	45.8	
Approach LOS	A			A	D	

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	9.3	69.7			79.0	15.8
Change Period (Y+Rc), s	4.5	4.5			4.5	4.5
Max Green Setting (Gmax), s	15.5	54.5			74.5	26.5
Max Q Clear Time (g_c+I1), s	13.8	11.4			8.2	10.5
Green Ext Time (p_c), s	0.2	7.2			6.2	0.8

Intersection Summary	
HCM 6th Ctrl Delay	10.2
HCM 6th LOS	B

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↱		↑	↑↱	
Traffic Vol, veh/h	0	35	0	391	329	35
Future Vol, veh/h	0	35	0	391	329	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	38	0	425	358	38

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	198	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.93	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.319	-	-	-	-
Pot Cap-1 Maneuver	0	811	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	811	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	811	-	-
HCM Lane V/C Ratio	-	0.047	-	-
HCM Control Delay (s)	-	9.7	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	121	742	137	43	547	155	148	199	44	193	184	175
Future Volume (veh/h)	121	742	137	43	547	155	148	199	44	193	184	175
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	132	807	149	47	595	168	161	216	48	210	200	190
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	330	895	758	197	855	724	368	296	66	299	770	343
Arrive On Green	0.06	0.48	0.48	0.04	0.46	0.46	0.07	0.20	0.20	0.08	0.22	0.22
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1482	329	1781	3554	1585
Grp Volume(v), veh/h	132	807	149	47	595	168	161	0	264	210	200	190
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	0	1811	1781	1777	1585
Q Serve(g_s), s	3.5	35.6	4.9	1.2	22.8	5.8	6.0	0.0	12.3	7.5	4.2	9.6
Cycle Q Clear(g_c), s	3.5	35.6	4.9	1.2	22.8	5.8	6.0	0.0	12.3	7.5	4.2	9.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.18	1.00		1.00
Lane Grp Cap(c), veh/h	330	895	758	197	855	724	368	0	362	299	770	343
V/C Ratio(X)	0.40	0.90	0.20	0.24	0.70	0.23	0.44	0.00	0.73	0.70	0.26	0.55
Avail Cap(c_a), veh/h	411	895	758	227	855	724	368	0	362	299	770	343
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.92	0.92	0.92	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.9	21.5	13.5	18.6	19.5	14.8	26.9	0.0	33.7	28.7	29.3	31.4
Incr Delay (d2), s/veh	0.7	13.1	0.5	0.6	4.7	0.7	0.8	0.0	12.1	7.2	0.8	6.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	16.7	1.8	0.5	9.9	2.2	2.8	0.0	6.5	4.2	1.9	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.6	34.7	14.1	19.3	24.1	15.6	27.7	0.0	45.9	35.8	30.1	37.7
LnGrp LOS	B	C	B	B	C	B	C	A	D	D	C	D
Approach Vol, veh/h		1088			810			425			600	
Approach Delay, s/veh		29.6			22.1			39.0			34.5	
Approach LOS		C			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	47.5	10.5	24.0	9.9	45.6	12.0	22.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	41.5	6.0	19.5	9.5	37.0	7.5	18.0
Max Q Clear Time (g_c+I1), s	3.2	37.6	8.0	11.6	5.5	24.8	9.5	14.3
Green Ext Time (p_c), s	0.0	2.0	0.0	1.2	0.1	3.3	0.0	0.5

Intersection Summary	
HCM 6th Ctrl Delay	29.9
HCM 6th LOS	C

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	845	150	110	760	165	155
Future Volume (veh/h)	845	150	110	760	165	155
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	918	163	120	826	179	168
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	2405	1073	458	2748	237	211
Arrive On Green	0.68	0.68	0.05	0.77	0.13	0.13
Sat Flow, veh/h	3647	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	918	163	120	826	179	168
Grp Sat Flow(s),veh/h/ln	1777	1585	1781	1777	1781	1585
Q Serve(g_s), s	10.8	3.6	1.8	6.6	9.3	9.9
Cycle Q Clear(g_c), s	10.8	3.6	1.8	6.6	9.3	9.9
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	2405	1073	458	2748	237	211
V/C Ratio(X)	0.38	0.15	0.26	0.30	0.75	0.80
Avail Cap(c_a), veh/h	2405	1073	656	2748	490	436
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	6.8	5.6	4.4	3.2	40.2	40.5
Incr Delay (d2), s/veh	0.5	0.3	0.3	0.3	4.8	6.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	1.0	0.4	1.4	4.4	4.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	7.2	5.9	4.7	3.5	45.0	47.1
LnGrp LOS	A	A	A	A	D	D
Approach Vol, veh/h	1081			946	347	
Approach Delay, s/veh	7.0			3.7	46.1	
Approach LOS	A			A	D	

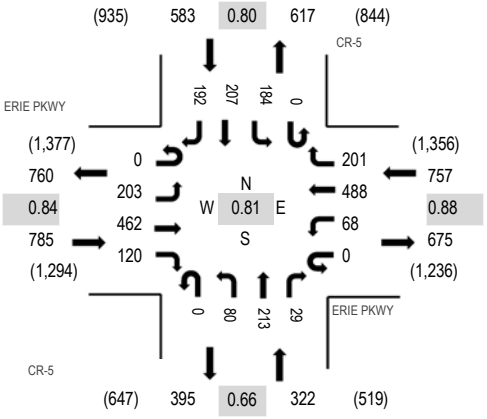
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	9.3	69.7			79.0	17.3
Change Period (Y+Rc), s	4.5	4.5			4.5	4.5
Max Green Setting (Gmax), s	15.5	54.5			74.5	26.5
Max Q Clear Time (g_c+I1), s	13.8	12.8			8.6	11.9
Green Ext Time (p_c), s	0.2	7.7			6.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	11.4
HCM 6th LOS	B

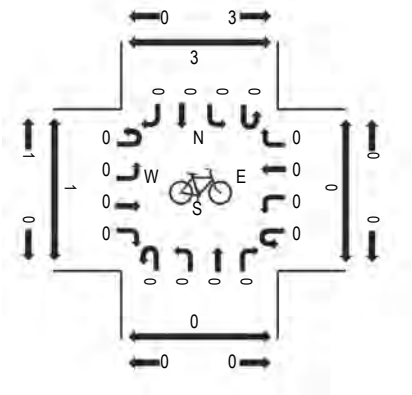
(303) 216-2439
www.alltrafficdata.net

Location: 1 CR-5 & ERIE PKWY AM
Date: Tuesday, September 24, 2024
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

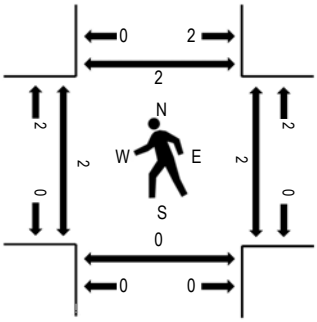
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

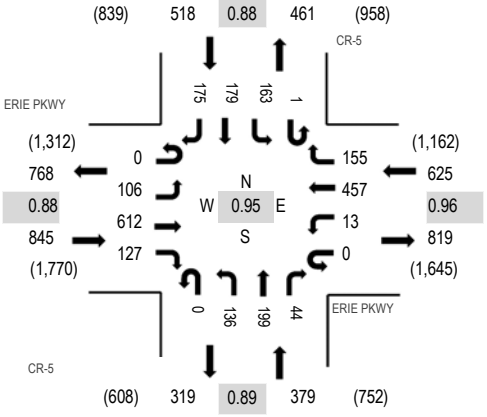
Traffic Counts - Motorized Vehicles

Interval Start Time	ERIE PKWY Eastbound				ERIE PKWY Westbound				CR-5 Northbound				CR-5 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	23	101	12	0	17	89	30	0	15	18	7	0	45	16	16	389	2,268	0	0	0	0
7:15 AM	0	63	113	16	0	18	111	52	0	9	61	7	0	42	29	38	559	2,447	0	2	0	0
7:30 AM	0	78	125	30	0	17	123	75	0	20	96	6	0	55	71	62	758	2,372	2	0	0	2
7:45 AM	0	27	102	40	0	17	131	34	0	28	18	4	0	47	61	53	562	1,994	0	0	0	0
8:00 AM	0	35	122	34	0	16	123	40	0	23	38	12	0	40	46	39	568	1,836	0	0	0	0
8:15 AM	0	16	99	20	0	19	126	20	0	21	26	10	0	41	37	49	484		0	0	0	0
8:30 AM	0	8	75	19	0	14	123	18	0	14	19	12	0	23	32	23	380		0	0	0	0
8:45 AM	0	7	104	25	0	16	106	21	0	16	21	18	0	26	25	19	404		0	0	0	0
Count Total	0	257	841	196	0	134	932	290	0	146	297	76	0	319	317	299	4,104		2	2	0	2
Peak Hour	0	203	462	120	0	68	488	201	0	80	213	29	0	184	207	192	2,447		2	2	0	2

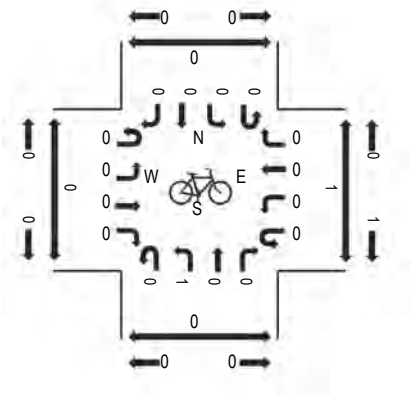
(303) 216-2439
www.alltrafficdata.net

Location: 1 CR-5 & ERIE PKWY PM
Date: Tuesday, September 24, 2024
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

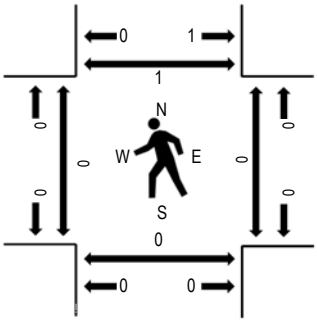
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	ERIE PKWY Eastbound				ERIE PKWY Westbound				CR-5 Northbound				CR-5 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	50	183	35	0	7	81	33	0	28	54	21	0	24	25	23	564	2,158	0	0	0	0
4:15 PM	0	33	170	30	0	7	86	55	0	35	47	14	0	24	37	13	551	2,214	0	0	0	0
4:30 PM	0	27	164	42	0	4	83	30	0	24	43	19	0	26	27	17	506	2,258	0	0	0	0
4:45 PM	0	37	148	28	0	3	97	32	0	31	49	14	1	25	40	32	537	2,367	0	0	0	0
5:00 PM	0	23	159	35	0	3	121	44	0	19	55	12	0	49	41	59	620	2,365	0	0	0	1
5:15 PM	0	24	158	32	0	4	124	36	0	42	41	10	0	33	49	42	595		0	0	0	0
5:30 PM	0	22	147	32	0	3	115	43	0	44	54	8	0	56	49	42	615		0	0	0	0
5:45 PM	0	23	144	24	0	4	90	57	0	30	45	13	0	24	47	34	535		0	0	0	0
Count Total	0	239	1,273	258	0	35	797	330	0	253	388	111	1	261	315	262	4,523		0	0	0	1
Peak Hour	0	106	612	127	0	13	457	155	0	136	199	44	1	163	179	175	2,367		0	0	0	1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Erie Highlands	**Organization:**	ATC
Project Location:	Erie , Colorado	**Performed By:**	jmwa
Scenario Description:		**Date:**	12/18/2024
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				216	131	85
Retail				277	142	135
Restaurant				317	157	160
Cinema/Entertainment				0	0	0
Residential				0		
Hotel				0		
All Other Land Uses[2]				0	0	0
				810	430	380

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.00	0%	5%	1.00	0%	5%
Retail	1.00	0%	5%	1.00	0%	5%
Restaurant	1.50	0%	5%	1.50	0%	5%
Cinema/Entertainment	0.00	0%	0%	0.00	0%	0%
Residential						
Hotel						
All Other Land Uses[2]	1.00			1.00		

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		24	54	0	0	0
Retail	5		18	0	0	0
Restaurant	18	11		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	969	509	460
Internal Capture Percentage	27%	26%	28%
External Vehicle-Trips[5]	555	309	246
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	35	18	17

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	18%	92%
Retail	25%	17%
Restaurant	31%	12%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Erie Hilghlands	**Organization:**	ATC
Project Location:		**Performed By:**	JMWA
Scenario Description:	Commercial Area	**Date:**	2/19/2022
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				33	10	23
Retail				621	315	306
Restaurant				361	187	174
Cinema/Entertainment				0	0	0
Residential				0		
Hotel				0		
All Other Land Uses[2]				0	0	0
				1,015	512	503

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.00	0%	5%	1.00	0%	5%
Retail	1.50	0%	5%	1.50	0%	5%
Restaurant	1.50	0%	5%	1.50	0%	5%
Cinema/Entertainment	1.50	0%	0%	1.50	0%	0%
Residential						
Hotel						
All Other Land Uses[2]	1.00	0%	0%	1.00	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1320	1320		1320	
Retail					1320	
Restaurant					1320	
Cinema/Entertainment					1320	
Residential		1320	1320			
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	1	0	0	0
Retail	3		81	0	0	0
Restaurant	3	107		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,507	764	743
Internal Capture Percentage	26%	26%	27%
External Vehicle-Trips[5]	710	360	350
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	56	28	28

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	60%	17%
Retail	23%	18%
Restaurant	29%	42%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Traffic Signal Warrant Analysis
Summary Worksheet

70%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: Glacier - Erie Parkway
County: Larimer
Town: ERIE

Major Street: Erie Parkway
Critical Approach Speed: 45 mph
Lanes: 2 or more lanes

Minor Street: Glacier Dr.
Critical Approach Speed: 25 mph
Lanes: 2 or more lanes

% Right Turns Included
From North (SB) 0%
From East (WB) 100%
From South (NB) 50%
From West (EB) 100%

In built-up area of isolated community of < 10,000 population? No
Total number of approaches at intersection? 3
If it is a "T" intersection, inflate minor threshold to 150%? No
Manually set volume level? 70%

Analysis based on PROJECTED volume data.

Forecast Year	Within 5 Years of Construction?	Time (HH:MM)			
		From	AM / PM	To	AM / PM
2027	Yes	6	AM	10	PM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**Yes**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	Yes
Condition C: Combination: 80% of A and B	Yes
Warrant 2: Four-Hour Volume	**Yes**
Warrant 3: Peak Hour Volume	**Yes**
Warrant 4: Pedestrian Volume	**N/A**
Criterion A: Four-Hour	
Criterion B: Peak-Hour	
Warrant 5: School Crossing	**N/A**
Warrant 6: Coordinated Signal System	**N/A**
Warrant 7: Crash Experience	**N/A**
Warrant 8: Roadway Network	**Yes**
Warrant 9: Intersection Near a Grade Crossing	**N/A**

Warrant Analysis Conducted By:

Name: John Aldridge
Agency: Aldridge Transportation Consultants
Date: 12/13/2024

Warrant 1: Eight - Hour Vehicular Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? Yes** **Manually Set To: Yes**

Condition A : Min. Veh. Volume		
Volume Level	70%	56%
Major Rd. Req	420	336
Minor Rd. Req	140	112
Number of Hours	1	8

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	70%	56%
Major Rd. Req	630	504
Minor Rd. Req	70	56
Number of Hours	15	16

Satisfied? Yes

Condition C: Combination of A & B at 56%

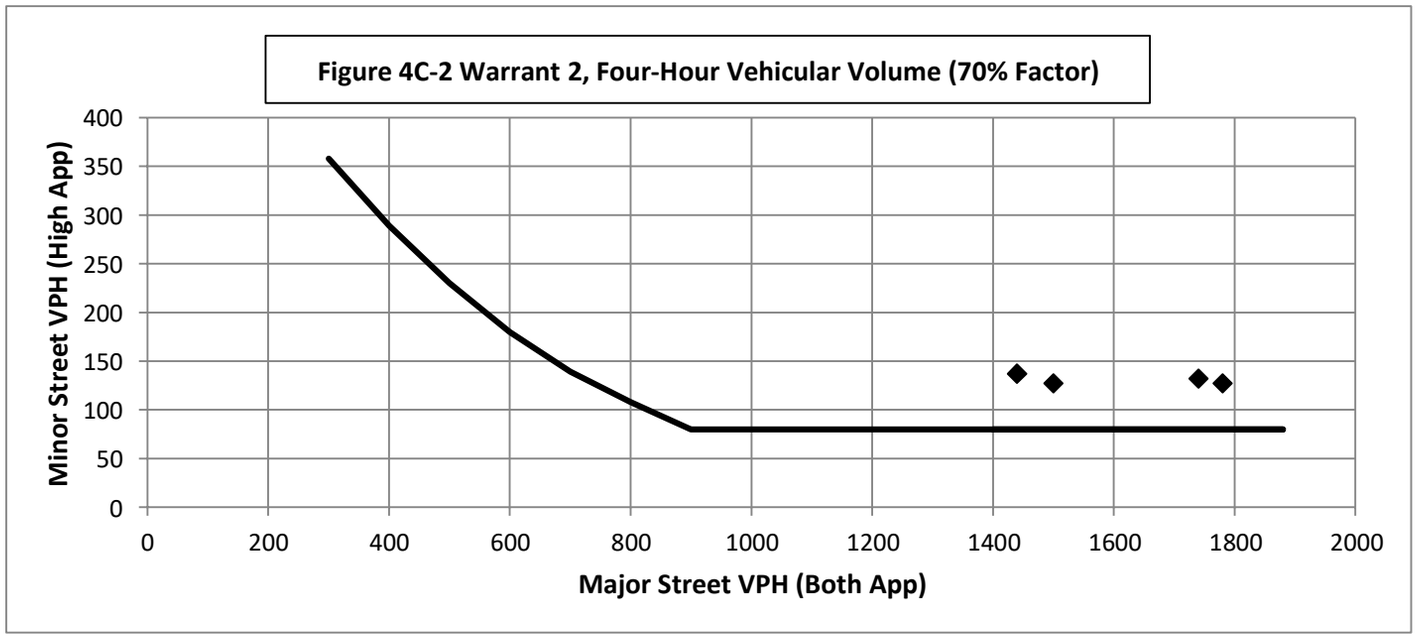
Satisfied? Yes

6:00 AM		Enter Start Time (Military Time) (HH:MM)			
Time Period	**From**	**To**	**Major Road: Both App. (VPH)**	**Minor Road: High App. (VPH)**	**Total**
1	6:00	7:00	740	65	805
2	7:00	8:00	1300	98	1398
3	8:00	9:00	1240	104	1344
4	9:00	10:00	920	94	1014
5	10:00	11:00	980	89	1069
6	11:00	12:00	1060	131	1191
7	12:00	13:00	1140	154	1294
8	13:00	14:00	1220	129	1349
9	14:00	15:00	1320	119	1439
10	15:00	16:00	1500	127	1627
11	16:00	17:00	1780	127	1907
12	17:00	18:00	1740	132	1872
13	18:00	19:00	1440	137	1577
14	19:00	20:00	1020	111	1131
15	20:00	21:00	920	99	1019
16	21:00	22:00	660	73	733

Warrant 2: Four-Hour Volume 70%

Warrant Evaluated? Yes
Warrant Satisfied? Yes
Manually Set To: Yes

Hour Start	16:00	17:00	15:00	18:00
Major Road Vol.	1780	1740	1500	1440
Minor Road Vol.	127	132	127	137



Warrant 3: Peak Hour Volume 70%

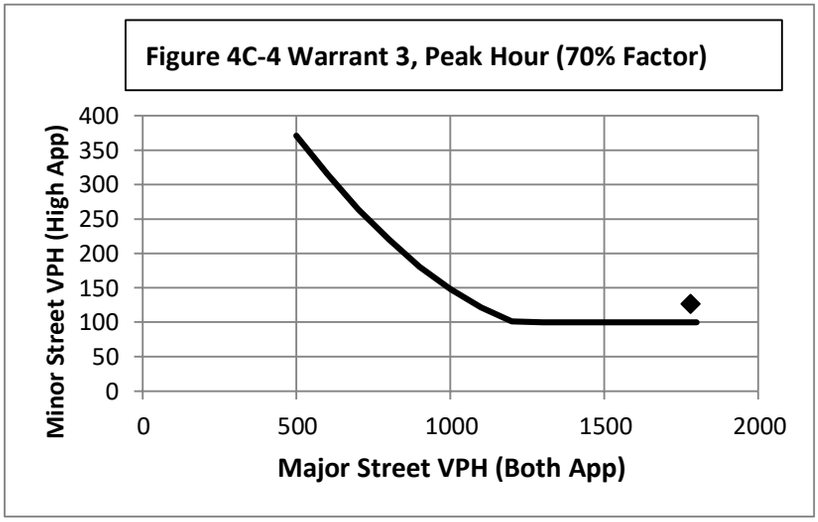
Warrant Evaluated? Yes **Warrant Satisfied? Yes** **Manually Set To: Yes**

Condition justifying use of warrant:

Criteria		Met?
Delay on Minor Approach	5	
Volume on Minor Approach	150	Yes
Total Entering Volume (veh/h)	650	

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
16:00	1780	127



Warrant 4: Pedestrian Volume 70%

Warrant Evaluated? **Warrant Satisfied? N/A** **Manually Set To:**

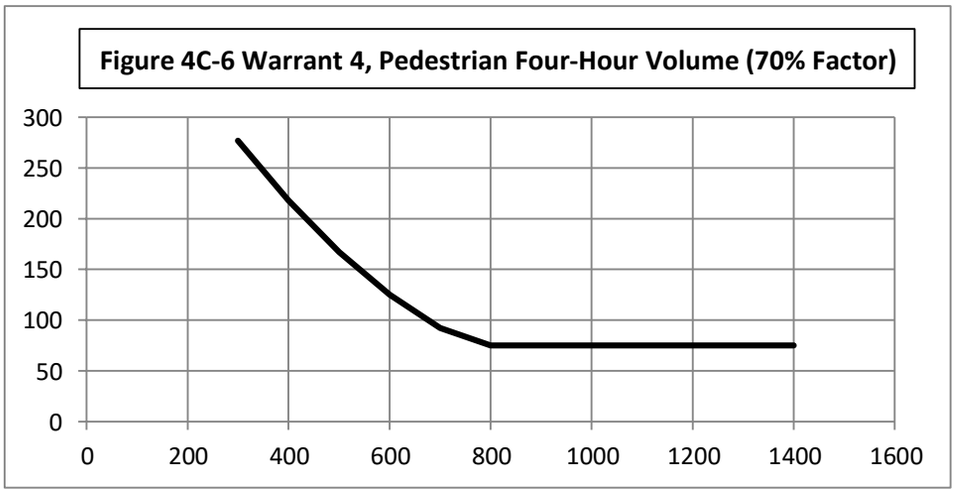
Criterion A: Four Hour

Hour (Start)	Pedestrian Volume	Major Road Vol.
0:00	0	#N/A
0:00	0	#N/A
0:00	0	#N/A
0:00	0	#N/A

Manually Set Major Rd Vol? No

Avg. walk speed less than 3.5 ft/s? No

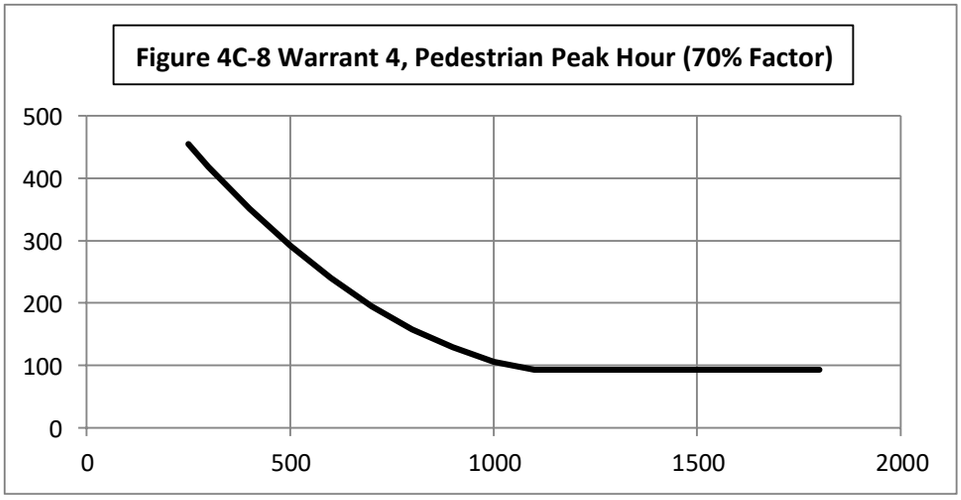
Criterion A Satisfied?



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
#N/A	#N/A	#N/A

Criterion B Satisfied?



Warrant 5: School Crossing 70%

Warrant Evaluated? **Warrant Satisfied? N/A** **Manually Set To:**

	Criteria	Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	

Warrant 6: Coordinated Signal System 70%

Warrant Evaluated? **Warrant Satisfied? N/A** **Manually Set To:**

	Criteria	Fulfilled?
1	Signal spacing > 1000 ft	
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	

Warrant 7: Crash Experience 70%

Warrant Evaluated? **Warrant Satisfied? N/A** **Manually Set To:**

	Criteria		Met?	Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency.			
	Measures Tried:			
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months		
3	Warrant 1, Condition A (80%)		Yes	#N/A
	Warrant 1, Condition B (80%)		Yes	
	Warrant 4, Criterion A (80%)		#N/A	
	Warrant 4, Criterion B (80%)		#N/A	

Warrant 8: Roadway Network 70%

Warrant Evaluated? Yes **Warrant Satisfied? Yes** **Manually Set To: Yes**

	Criteria				Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour			1907	Yes	Yes
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			2	Yes	
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)					
	Hour					
	Volume					

	Characteristics of Major Routes - Select yes if all intersecting routes have characteristic	Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	Yes
2	Rural or suburban highway outside of, entering, or traversing a city	Yes
3	Appears as a major route on an official plan	Yes

Warrant 9: Intersection Near a Grade Crossing 70%

Warrant Evaluated? **Warrant Satisfied? N/A** **Manually Set To:**

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	16:00	1780	127	42.545

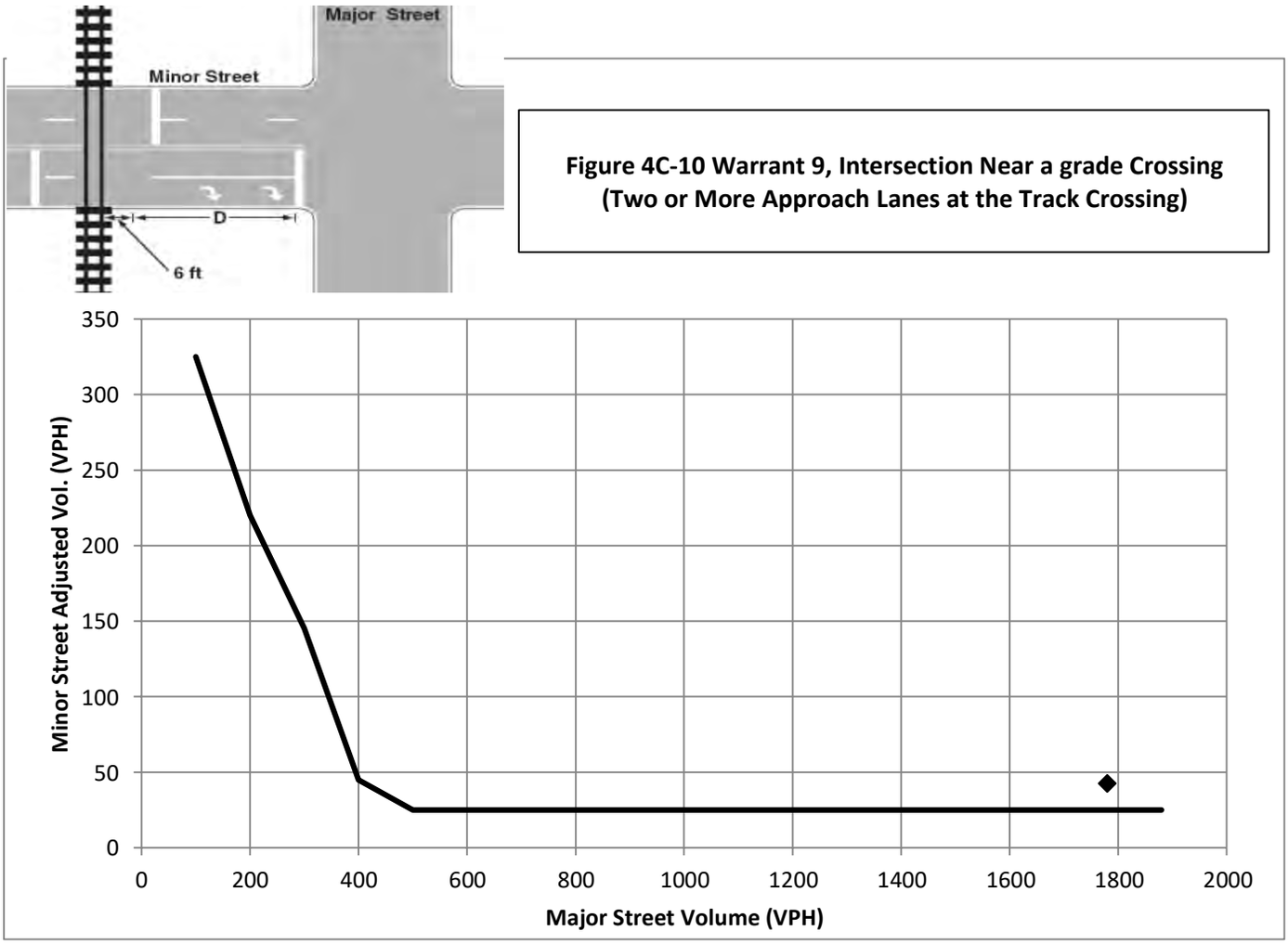
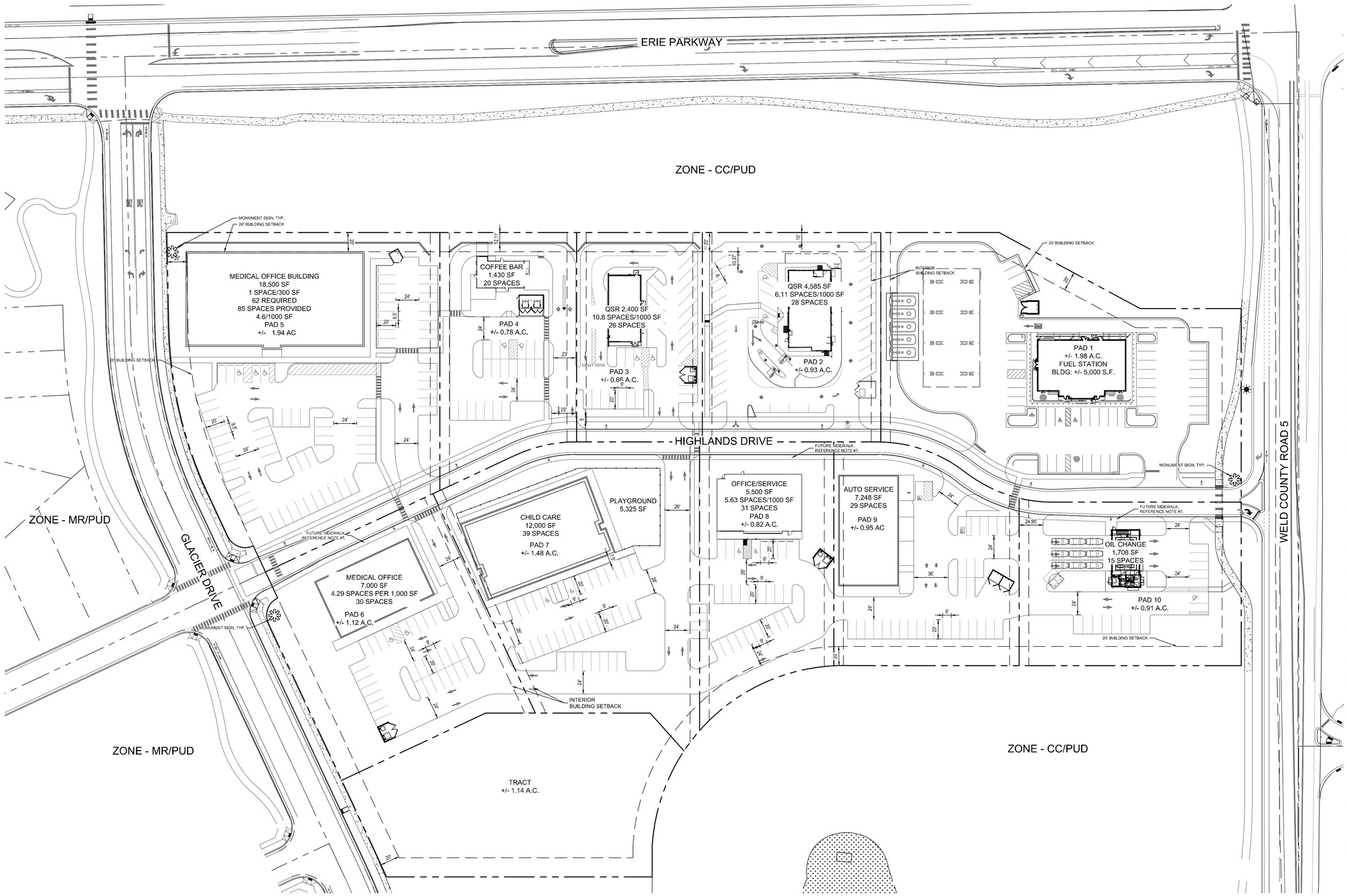


Figure 4C-10 Warrant 9, Intersection Near a grade Crossing (Two or More Approach Lanes at the Track Crossing)

Conclusions/Comments:

Updated: 12/6/2017



KEY MAP

SHEET INDEX

ZONING DATA:

ZONING: COMMUNITY COMMERCIAL (CC) / (PUD OVERLAY)
SITE AREA: 11.58 AC

MAX BLDG. HT: 45' / 3 STORIES MAX

BUILDING SETBACKS:
NORTH PROPERTY (FRONT): 20'
GLACIER DRIVE (SIDE): 20'
WELD COUNTY ROAD 5 (SIDE): 20'
SOUTH (REAR): 20'
INTERNAL: 10' *(ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.)

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:
1. APPROVAL OF THIS SITE PLAN IDENTIFIES THE ALLOWED USES AND GENERAL CONTEXT FOR PAD SITES WITHIN THE OVERALL DEVELOPMENT. PAD SITE DEVELOPMENT CONFORMING WITH THE APPROVED USES AND DISTRICT STANDARDS NOTED HEREIN CAN BE APPROVED ADMINISTRATIVELY THROUGH THE TOWN SITE DEVELOPMENT PLAN PROCESS.
2. THE CONCEPT PLAN AREA IS A PART OF PLANNING AREA 11 UNDER THE ERIE HIGHLANDS PUD AMENDMENT NO.2 AND SUBJECT TO THE APPROVED PUD (PUDA-000934-2017).
3. THE NOTED USES AND LAYOUTS ARE FOR GENERAL INTENT ONLY AND ARE SUBJECT TO CHANGE FOLLOWING INDIVIDUAL SITE PLAN APPROVALS.
4. ALL DEVELOPMENT STANDARDS AND ALLOWED USES WILL BE PER THE ESTABLISHED ERIE HIGHLANDS PUD (PUDA-000934-2017) AND CC ZONE DISTRICT.
5. ALL LOTS/PADS WILL SUBMIT INDIVIDUAL SITE PLANS FOR APPROVAL AND WILL RECEIVE ADMINISTRATIVE APPROVAL IF IN GENERAL COMPLIANCE WITH LAYOUT AS SHOWN ON THE OVERALL SITE PLAN.
6. REFERENCE ATTACHED LANDSCAPE CONCEPTUAL PLAN FOR GENERAL LANDSCAPE INTENT AND DIRECTION. FUTURE SITE PLAN SUBMITTALS FOR LANDSCAPING WILL NEED TO BE GENERALLY IN COMPLIANCE WITH CONCEPTUAL LANDSCAPE PLAN DIRECTION.
7. SIDEWALK ALONG THE SOUTH SIDE OF HIGHLANDS DRIVE IS TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

SITE DATA:

PAD 1: +/- 1.98 AC
FUEL STATION: +/- 5,000 SF
41 SPACES PROVIDED
8.2 SPACES/1000 SF

PAD 2: +/- 0.93 AC
QSR: +/- 4,585 SF
36 SPACES PROVIDED
7.85 SPACES/1000 SF

PAD 3: +/- 0.66 AC
QSR: +/- 2,400 SF
26 SPACES PROVIDED
10.8 SPACES/1000 SF

PAD 4: +/- 0.78 AC
COFFEE BAR: +/- 1,430 SF
20 SPACES PROVIDED
13.9 SPACES/1000 SF

PAD 5: +/- 1.94 AC
MOB: +/- 18,500 SF
75 SPACES PROVIDED
4.05 SPACES/1000 SF

PAD 6: +/- 1.12 AC
MOB: +/- 7,000 SF
31 SPACES PROVIDED
4.43 SPACES/1000 SF

PAD 7: +/- 1.48 AC
CHILD CARE: +/- 12,000 SF
37 SPACES PROVIDED
3.08 SPACES/1000 SF

PAD 8: +/- 0.82 AC
OFFICE/SERVICE: +/- 5,500 SF
31 SPACES PROVIDED
5.63 SPACES/1000 SF

PAD 9: +/- 0.95 AC
AUTO SERVICE: +/- 7,248 SF
29 SPACES PROVIDED
4.00 SPACES/1000 SF

PAD 10: +/- 0.91 AC
OIL CHANGE: +/- 1,708 SF
15 SPACES PROVIDED
8.78 SPACES/1000 SF

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

OVERALL SITE PLAN

04.17.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

Galloway

ERIE PARKWAY AND WCR5

CONCEPTUAL RENDERING

EVERGREEN DEVELOPMENT

04.17.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

N

RIGHT OF WAY TREES (REF.: SECTION 10-6-4.C.1)
1 TREE PER 40 LF OF R.O.W.

PARKING LOT TREES (REF.: SECTION 10-6-4.C.5.D)
1 TREE PER FIFTEEN PARKING SPACES

INTERNAL SITE TREES (REF.: SECTION 10-6-4.C.4)
1 TREE PER 1,000 SF OF INTERNAL LANDSCAPE AREA

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN

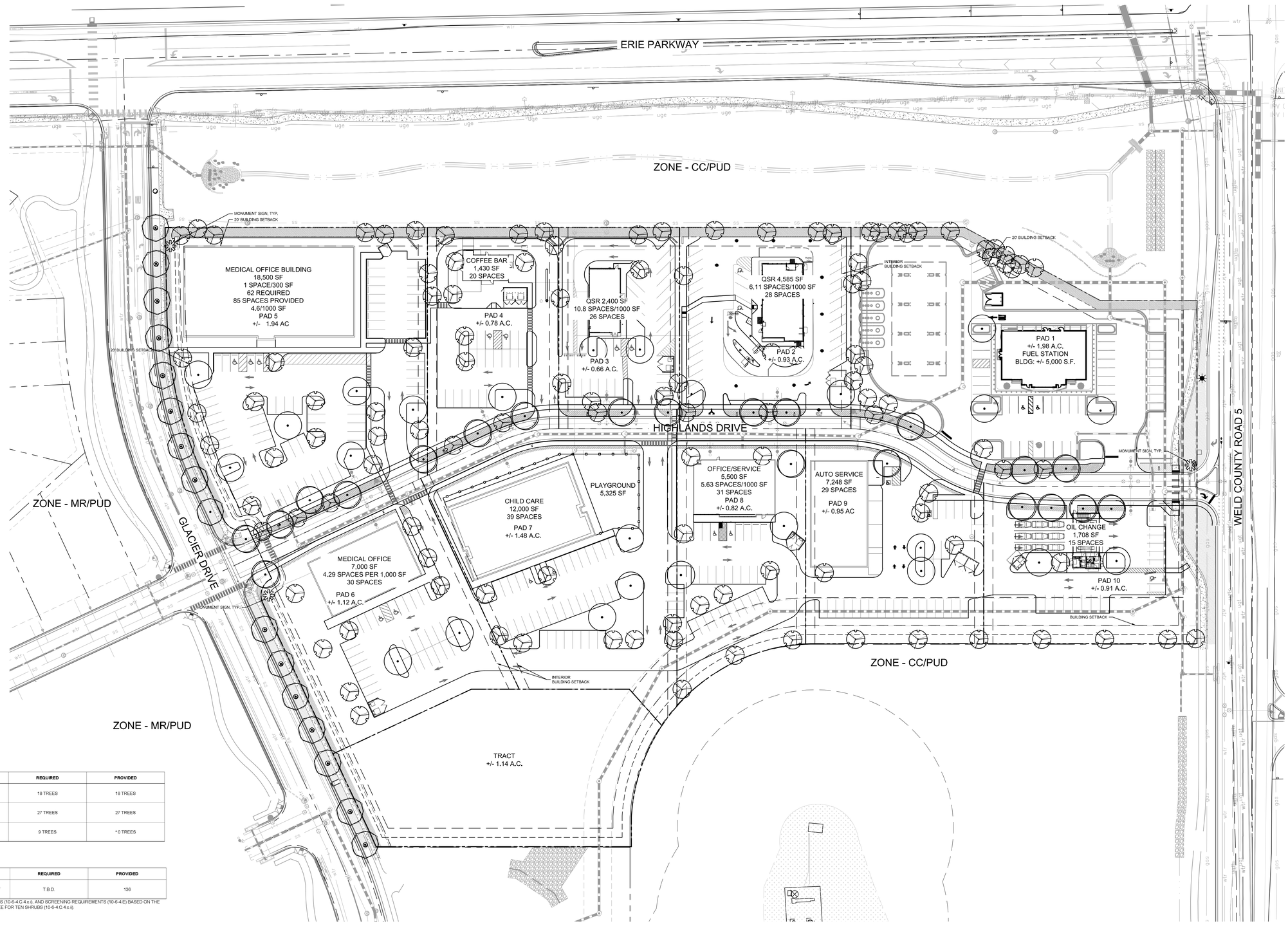
ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX

ENTRY PLANTINGS
ENTRY PLANTINGS

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

1. PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF ONE TREE FOR TEN SHRUBS, PENDING TOWN APPROVAL.
2. PLANS ARE PER THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
3. ALL INTERNAL LANDSCAPING, PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS ARE TO BE PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
4. FOR DRIVE-THRU USES A MINIMUM 10' LANDSCAPE SETBACK IS REQUIRED.
5. INTERNAL PARKWAY TREES ARE TO BE INSTALLED BY THE ADJACENT PAD USER AND WILL COUNT TOWARDS INDIVIDUAL LOTS INTERNAL TREE REQUIREMENTS FOR THAT LOT IN WHICH THEY RESIDE.
6. TREE COUNTS AND LOCATION ARE SHOWN FOR REFERENCE ONLY BASED ON THE INTERNAL TREE REQUIREMENT. INDIVIDUAL SITE PLANS WILL DETERMINE FINAL COUNTS BASED ON THE INTERNAL TREE REQUIREMENT, PARKING LOT TREE REQUIREMENT AND SCREENING REQUIREMENTS.



LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4 C.1.a	RIGHT-OF-WAY (GLACIER DRIVE)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	722 LF / 40 LF	18 TREES	18 TREES
10-6-4 C.1.a	(HIGHLANDS DR.) TREE LAWN	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	1060 LF / 40 LF	27 TREES	27 TREES
10-6-4 C.1.a	RIGHT-OF-WAY (WELD COUNTY ROAD 5)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	372 LF / 40 LF	9 TREES	* 0 TREES

* UTILITY CONFLICTS EXIST,TREE REQUIREMENT HAS BEEN MET THROUGH SHRUB EQUIVALENTS PER ERIE HIGHLAND FILING 17

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4 C.4 c.i	INTERNAL TREE REQUIREMENT	1 TREE / 1,000 SF	LANDSCAPE AREA / 1000 SF	T.B.D.	136

*TREE QUANTITIES WILL VARY ON EACH PAD AS THERE ARE INTERNAL TREE REQUIREMENTS, AS WELL AS PARKING LOT TREE REQUIREMENTS (10-6-4 C.4 c.i), AND SCREENING REQUIREMENTS (10-6-4 E) BASED ON THE INDIVIDUAL SITE PLAN SUBMITTED. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR TEN SHRUBS (10-6-4 C.4 c.ii).

Galloway

ERIE PARKWAY AND WCR5

CONCEPTUAL LANDSCAPE PLAN

EVERGREEN DEVELOPMENT

04.17.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

PLANT_SCHEDULE

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA
EVERGREEN TREES	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA
ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
GAMBEL OAK	QUERCUS GAMBELII
UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'
DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM
EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'
ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'
MULCH	
3/4"-2" FOOTHILLS RIVER ROCK WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	3/4"-2" FOOTHILLS RIVER ROCK
SOD/SEED	
RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	FESCUE SOD

BIGTOOTH MAPLE

NORTHERN CATALPA

KENTUCKY COFFEETREE

RED OAK

WHITE FIR

AUSTRIAN PINE

GAMBEL OAK

SPARTAN JUNIPER

LEADPLANT

RUSSIAN SAGE

DWARF NINEBARK

BUFFALO JUNIPER

COMPACT OREGON GRAPE

BLONDE AMBITION BLUE GRAMA

KARL FORESTER FEATHER REED GRASS

DALLAS BLUES SWITCHGRASS

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

LANDSCAPE PALETTE

04.17.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

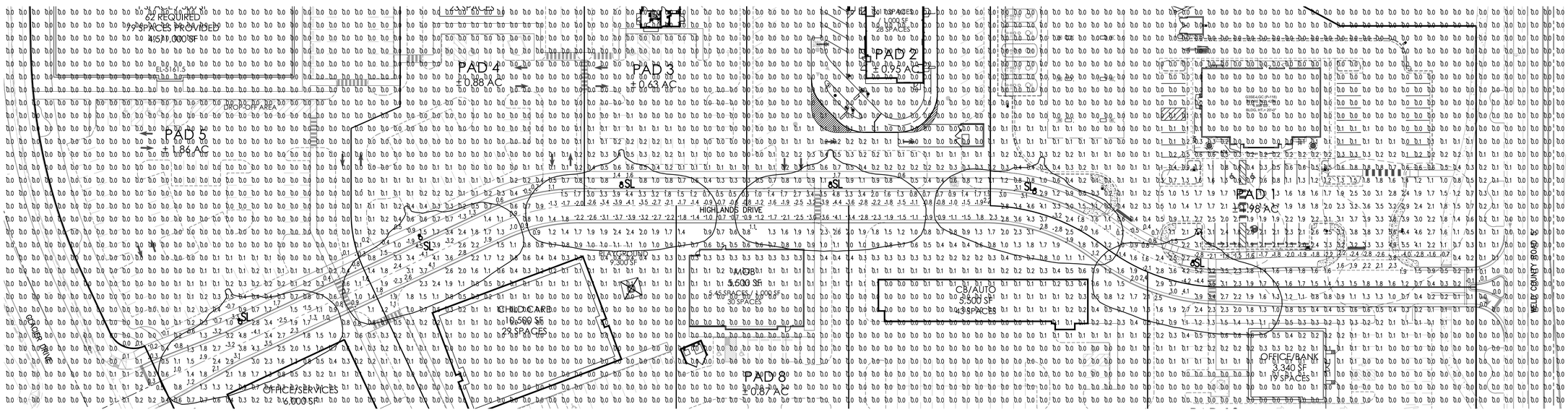
N

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

N

SCALE: 1"=40'



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=40'-0"

UCL2
ARCHITECTURAL AREA/SITE

architectural area lighting

DATE: LOCATION:
TYPE: SL PROJECT:
CATALOG #:

UNIVERSE®

	WEIGHT	EPA
UCL2	50 lbs / 22.7 kg	136 ft.²

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits
- Utilizes Strike Optics for precise distributions, maximum fixture spacing and minimal backlight.

SPECIFICATIONS

CONSTRUCTION

- All housing components are die cast aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

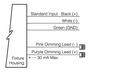
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable: 359°, and have a cast access cover with an integral lens and lanyard
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY

- 5 year warranty

Current

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UCL2
ARCHITECTURAL AREA/SITE

architectural area lighting

DATE: LOCATION:
TYPE: SL PROJECT:
CATALOG #:

ORDERING GUIDE

Example: UCL2-WND-BLU-FLR-36L-420-4K7-2-CL-BL-WRSC-SLA2-D-UNV

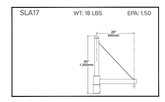
CATALOG #:

HOUSING

UCL2

Housing	LED Quantity	Lumen Output	CCT/CRI	Distribution	Finish
UCL2 Universal Large (72L)	72L = 72 LEDs	310 450mA Microcore Crossover	AMB Amber-595nm Peak *	1 Type I	BLS Black Gloss Smooth
Optional Element		335 335mA, 10000 Lumens	3K7 3000K, 70 CRI	2 Type II	BLT Black Matte Textured
WND Universe Medium with Luminous Window		480 700mA Microcore Crossover	4K7 4000K, 70 CRI	3 Type III	DBS Dark Bronze Gloss Smooth
SR Universe Medium with Luminous Solid Rings		500 500mA, 14000 Lumens	5K7 5000K, 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
VSL Universe Medium with Luminous Vertical Slots		700 700mA, 19000 Lumens		5Q Type V Square	GTT Graphite Matte Textured
LUM Universe Medium with Luminous Rings				5W Type V Wide	LGS Light Grey Gloss Smooth
Optional Internal Lens					LGT Light Grey Matte Textured
BLU Blue					PSS Platinum Silver Gloss Smooth
RD Red					VGT Verde Green Matte Textured
GRN Green					WHS White Gloss Smooth
Hood Style					WHT White Matte Textured
ANG Angled Hood					**Color Option**
BEL Bell Hood					CC * Custom Color
FLR Flared Hood					
SKB Skirted Bell Hood					

Mounting		Optional Lens		Options		Mounting Options		Voltage	
Pole Mount		CL Clear Lens		HS House Side Shield *		PCA-C Photocontrol Adaptor Contemporary		UNV 120-277V	
SLA2-D	SLA18	DL Diffused Lens *		SLC Solid Lens Cover		EPA-C Egress Adaptor Contemporary		347 347V	
SLA3	SLA20			SF Single Fuse (120, 277, 347)				480 480V	
SLA4	SLA20A			DF Double Fuse (208, 240, 480)					
SLA7	SLA22D								
SLA8D	SLA24								
SLA9	TRA7								
SLA10	TRA8								
SLA16	TRA9								
Arm									
Wall Mount									
WMA5	WMA17								
WMA10	WMA20								
WMA11	WMA24								
WMA12	WMA28								
WMA16									



Current

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aal_ucl2bel_spec_R03

RSSA Series Poles
ROUND STRAIGHT STEEL

architectural area lighting

DATE: LOCATION:
TYPE: POLE PROJECT:
CATALOG #:

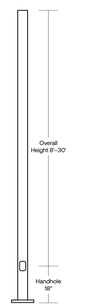
SPECIFICATIONS

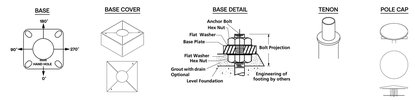
CONSTRUCTION

- Shaft: One-piece straight steel with round cross section, Minimum yield of 46,000 psi (ASTM-A500, Grade C); Longitudinal weld seam to appear flush in shaft wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 – TAB-30-M38
    1 x 36 x 4 – TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location





Current

currentlighting.com/aal

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Rev 01/08/25
AAL_RSS-A-Poles_spec_R04

RSSA Series Poles
ROUND STRAIGHT STEEL

architectural area lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING INFORMATION

Example: RSSA20-50B-TA-DBS

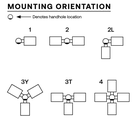
RSSA –

Series	Height	Shaft	Thickness	Mounting	Finish	Options
RSSA 70MPH Straight Steel Pole AAL	Reference page 3 Ordering matrix 25'	Reference page 3 Ordering matrix 50	Reference page 3 Ordering matrix A – .120" Wall B – .250" Wall	Single arm mount: 1 One fixture at 90° 2 Two fixtures at 90° 2L Two fixtures at 180° 3T Three fixtures at 90° 3Y Three fixtures at 120° 4 Four fixtures at 90° TA Tenon (2.375" OD) TB Tenon (2.875" OD) TC Tenon (3.5" OD) OT Open Top (includes pole cap)	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Gloss Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured **Color Option** CC* Custom Color	GFI* 20 Amp GFCI Receptacle and Cover EHH* Extra Handhole COS* 5" Coupling CO3* 3" Coupling CO4* 4" Coupling MPB* Mid-pole Luminaire Bracket VMS* 2nd mode vibration dampener LAB Less Anchor Bolts UL UL Certified RBC Round Base Cover

Accessories (Order Separately)

- VM350B Field installed 2nd mode vibration dampener – 8 ft
- VM3912 Field installed 2nd mode vibration dampener – 12 ft
- VM3916 Field installed 2nd mode vibration dampener – 16 ft
- VM3920 Field installed 2nd mode vibration dampener – 20 ft
- VM3925 Field installed 2nd mode vibration dampener – 25 ft

MOUNTING ORIENTATION



1. Custom colors available; BAL number preferable.
2. Specify option location using logic found on page 3 (Option Orientation).
3. There will be a weld witness mark on the side of the pole with the Factory installed VM2

Current

currentlighting.com/aal

Page 2 of 5
Rev 01/08/25
AAL_RSS-A-Poles_spec_R04

LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
SL		6	25'–0"	17,105	160.4	UCL2–BEL–72L–700–4K7–3–BLS–SLA17–UNV	ARCHITECTURAL AREA LIGHTING, UCL2 LED SERIES AREA LIGHT, 4000K, TYPE III DISTRIBUTION, BELL HOOD STYLE, SINGLE HEAD FLAT LENS FIXTURE, SLA17 MOUNTING, BLACK COLOR

NOTES: G.C. TO VERIFY VOLTAGE BEFORE ORDERING
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE

MOUNTING	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
SL		6	25'–0"	RSSA25–50B–1–BLS–RBC	AAL, 5" ROUND STRAIGHT STEEL POLE, BLACK

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
PRIVATE STREET/ROADWAY	FC	2.11	4.8	0.4

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

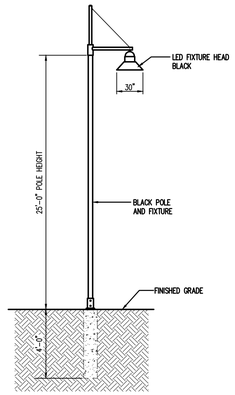
THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 22'–6" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.

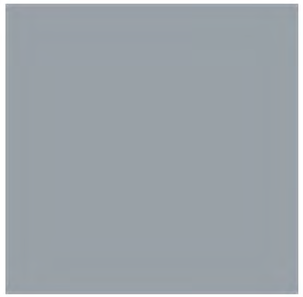
Project No:	ED1095
Drawn By:	JMG
Checked By:	AJ
Date:	3/12/2025

PHOTOMETRIC PLAN AND DETAILS

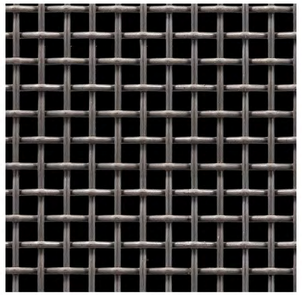
PP-1.0

BERRIDGE METAL
"SHASTA WHITE"

BERRIDGE METAL
"CHARCOAL GRAY"



BERRIDGE METAL
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR
WIRE MESH

BRICK
SUMMIT "ONYX"

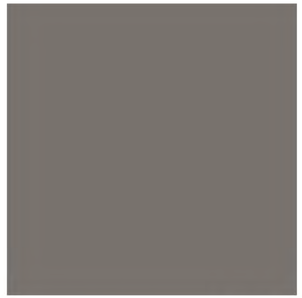
BRICK
SUMMIT "ALASKAN"

BRICK
SUMMIT "CEDAR RIDGE"

METAL/PAINT
SW 7076 "CYBERSPACE"

EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"

EIFS/PAINT
SW 7016 "MINDFUL GRAY"



EIFS/PAINT
SW 7019 "GAUNTLET GRAY"

EIFS/PAINT
SW 7005 "PURE WHITE"

EIFS/PAINT
SW 7069 "IRON ORE"

PRECAST CONCRETE CAP
"NATURAL GRAY"

NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"

NICHIHA
VINTAGEWOOD SERIES
"POPLAR"

NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"

NICHIHA
VINTAGEWOOD SERIES
"CEDAR"

NICHIHA
VINTAGEWOOD SERIES
"BARK"

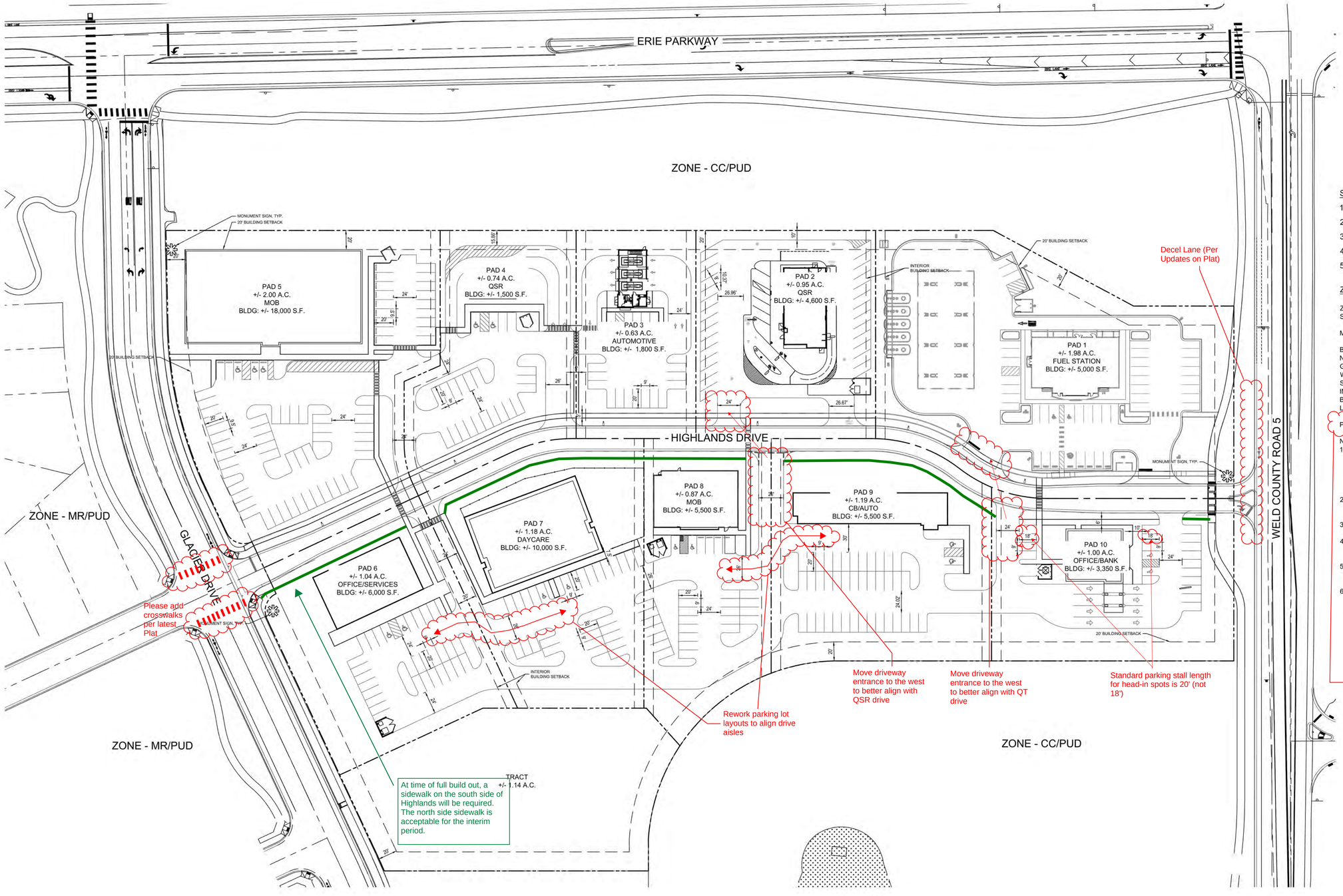
NICHIHA
VINTAGEWOOD SERIES
"ASH"

NOTE:
Masonry, fiber cement and metals shall be used as primary materials.
The use of EIFS shall be limited to an accent material.

BUILDING MATERIALITY PLAN
04/17/2025

Erie Highlands
Erie, Colorado

G3 ARCHITECTURE Inc.
architecture | planning | interiors



KEY MAP

SHEET INDEX

ZONING DATA:

ZONING: COMMUNITY COMMERCIAL (CC) / (PUD OVERLAY)
SITE AREA: 11.58 AC

MAX BLDG. HT: 45' / 3 STORIES MAX

BUILDING SETBACKS:
NORTH PROPERTY (FRONT): 20'
GLACIER DRIVE (SIDE): 20'
WELD COUNTY ROAD 5 (SIDE): 20'
SOUTH (REAR): 20'
INTERNAL: 10' *(ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.)

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:

1. APPROVAL OF THIS SITE PLAN IDENTIFIES THE ALLOWED USES AND GENERAL CONTEXT FOR PAD SITES WITHIN THE OVERALL DEVELOPMENT. PAD SITE DEVELOPMENT CONFORMING WITH THE APPROVED USES AND DISTRICT STANDARDS NOTED HEREIN CAN BE APPROVED ADMINISTRATIVELY THROUGH THE TOWN SITE DEVELOPMENT PLAN PROCESS.
2. THE CONCEPT PLAN AREA IS A PART OF PLANNING AREA 11 UNDER THE ERIE HIGHLANDS PUD AMENDMENT NO.2 AND SUBJECT TO THE APPROVED PUD (PUDA-000934-2017).
3. THE NOTED USES AND LAYOUTS ARE FOR GENERAL INTENT ONLY AND ARE SUBJECT TO CHANGE FOLLOWING INDIVIDUAL SITE PLAN APPROVALS.
4. ALL DEVELOPMENT STANDARDS AND ALLOWED USES WILL BE PER THE ESTABLISHED ERIE HIGHLANDS PUD (PUDA-000934-2017) AND CC ZONE DISTRICT.
5. ALL LOTS/PADS WILL SUBMIT INDIVIDUAL SITE PLANS FOR APPROVAL AND WILL RECEIVE ADMINISTRATIVE APPROVAL IF IN GENERAL COMPLIANCE WITH LAYOUT AS SHOWN ON THE OVERALL SITE PLAN.
6. REFERENCE ATTACHED LANDSCAPE CONCEPTUAL PLAN FOR GENERAL LANDSCAPE INTENT AND DIRECTION. FUTURE SITE PLAN SUBMITTALS FOR LANDSCAPING WILL NEED TO BE GENERALLY IN COMPLIANCE WITH CONCEPTUAL LANDSCAPE PLAN DIRECTION.

It would be helpful to have lot by lot and total parking counts just for reference, even though we know they could change with individual users coming in.

We would be interested in reducing surface parking by utilizing shared parking between lots & businesses, providing bike parking facilities above and beyond the requirement, and/or leveraging future transit. May also help with consolidating EV parking (if allowed by code).

Landscaping (and otherwise) maintenance -- by the metro district? any plan for business association? Our preference would be to not have it lot by lot

Trash enclosures - share between adjacent lots the extent feasible, to help consolidate and minimize the numbers of trash enclosures.

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

OVERALL SITE PLAN

01.16.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

ERIE PARKWAY AND WCR5

CONCEPTUAL RENDERING

EVERGREEN DEVELOPMENT

01.16.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

N

RIGHT OF WAY TREES (REF.: SECTION 10-6-4.C.1)
1 TREE PER 40 LF OF R.O.W.

PARKING LOT TREES (REF.: SECTION 10-6-4.C.5.D)
1 TREE PER FIFTEEN PARKING SPACES

INTERNAL SITE TREES (REF.: SECTION 10-6-4.C.4)
1 TREE PER 1,000 SF OF INTERNAL LANDSCAPE AREA

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN

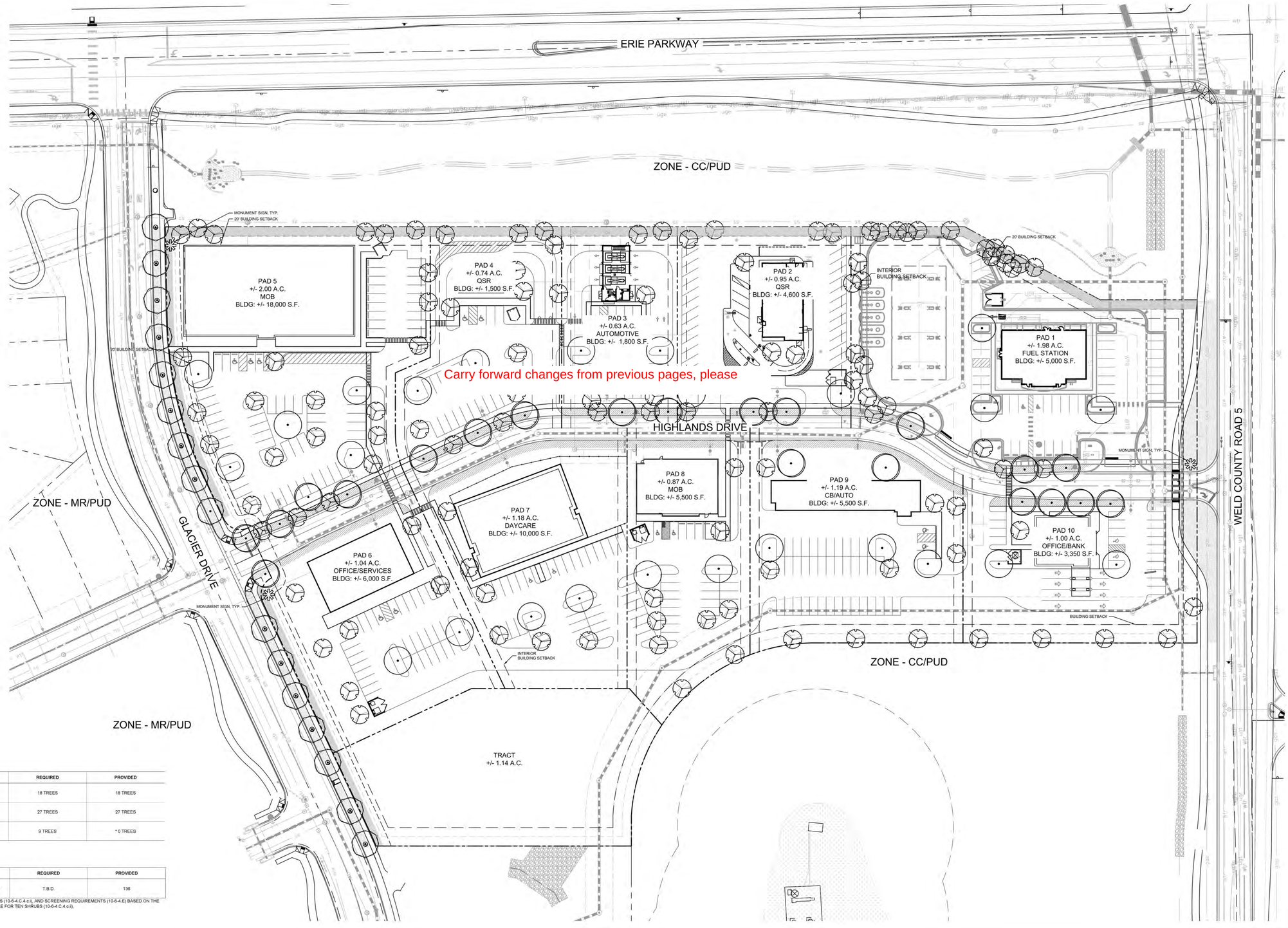
ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX

ENTRY PLANTINGS
ENTRY PLANTINGS

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

1. PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF ONE TREE FOR TEN SHRUBS, PENDING TOWN APPROVAL.
2. PLANS ARE PER THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
3. ALL INTERNAL LANDSCAPING, PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS ARE TO BE PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
4. FOR DRIVE-THRU USES A MINIMUM 10' LANDSCAPE SETBACK IS REQUIRED.
5. INTERNAL PARKWAY TREES ARE TO BE INSTALLED BY THE ADJACENT PAD USER AND WILL COUNT TOWARDS INDIVIDUAL LOTS INTERNAL TREE REQUIREMENTS FOR THAT LOT IN WHICH THEY RESIDE.
6. TREE COUNTS AND LOCATION ARE SHOWN FOR REFERENCE ONLY BASED ON THE INTERNAL TREE REQUIREMENT. INDIVIDUAL SITE PLANS WILL DETERMINE FINAL COUNTS BASED ON THE INTERNAL TREE REQUIREMENT, PARKING LOT TREE REQUIREMENT AND SCREENING REQUIREMENTS.



LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.1.a	RIGHT-OF-WAY (GLACIER DRIVE)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	722 LF / 40 LF	18 TREES	18 TREES
10-6-4.C.1.a	(HIGHLANDS DR.) TREE LAWN	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	1060 LF / 40 LF	27 TREES	27 TREES
10-6-4.C.1.a	RIGHT-OF-WAY (WELD COUNTY ROAD 5)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	372 LF / 40 LF	9 TREES	* 0 TREES

* UTILITY CONFLICTS EXIST,TREE REQUIREMENT HAS BEEN MET THROUGH SHRUB EQUIVALENTS PER ERIE HIGHLAND FILING 17

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.4.c.i	INTERNAL TREE REQUIREMENT	1 TREE / 1,000 SF	LANDSCAPE AREA / 1000 SF	T.B.D.	136

*TREE QUANTITIES WILL VARY ON EACH PAD AS THERE ARE INTERNAL TREE REQUIREMENTS, AS WELL AS PARKING LOT TREE REQUIREMENTS (10-6-4.C.4.c.i), AND SCREENING REQUIREMENTS (10-6-4.E) BASED ON THE INDIVIDUAL SITE PLAN SUBMITTED. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR TEN SHRUBS (10-6-4.C.4.c.ii).

Galloway

ERIE PARKWAY AND WCR5

CONCEPTUAL LANDSCAPE PLAN

EVERGREEN DEVELOPMENT

01.16.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

RECOMMENDED LANDSCAPE PALETTE

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA
EVERGREEN TREES	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA
ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
~~CALLERY PEAR~~	~~PYRUS CALLERYANA~~
GAMBEL OAK	QUERCUS GAMBELII
UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'
DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM
EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'
ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'
MULCH	
3/4"-2" FOOTHILLS RIVER ROCK WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	3/4"-2" FOOTHILLS RIVER ROCK
SOD/SEED	
RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	FESCUE SOD

Please replace with a different ornamental species

BIGTOOTH MAPLE

NORTHERN CATALPA

KENTUCKY COFFEETREE

RED OAK

WHITE FIR

AUSTRIAN PINE

GAMBEL OAK

SPARTAN JUNIPER

LEADPLANT

RUSSIAN SAGE

DWARF NINEBARK

BUFFALO JUNIPER

COMPACT OREGON GRAPE

BLONDE AMBITION BLUE GRAMA

KARL FORESTER FEATHER REED GRASS

DALLAS BLUES SWITCHGRASS

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

LANDSCAPE PALETTE

01.16.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

N

ERIE HIGHLANDS FILING NO.17

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

Please carry forward lighting design aesthetic from light poles in Erie Highlands:

Project		Catalog #		Type	SL
Prepared by:		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Adjustment™ · BAA · FADC

Product Certifications

DLC LISTED · DLC LISTED PREMIUM · 3G VIB · IP66 · CSA CERTIFIED · SYEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Quick Facts

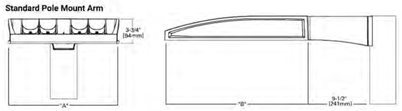
- Lumen packages range from 3,300 - 99,100 (33W - 658W)
- 17 optical distributions
- Efficacy up to 171 lumens per watt

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

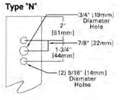
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTE: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions | a Signify business

PS600052EN page 1
November 13, 2024 5:29 PM

GALN Galleon II

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family [1,2]	Light Engine Configuration: Light Square	Light Engine Configuration: Square Count	Light Engine Configuration: Lumen Output	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II BAA=GALN Galleon II Buy American Act Compliant [16] TAA=GALN Galleon II Trade Agreements Act Compliant [16]	SA=15 LED Light Square SB=25 LED Light Square [16]	1=1 Light Square 2=2 Light Squares 3=3 Light Squares 4=4 Light Squares 5=5 Light Squares 6=6 Light Squares 7=7 Light Squares 8=8 Light Squares 9=9 Light Squares	A=Output Level 1 B=Output Level 2 C=Output Level 3 D=Output Level 4 [3,14] Z=Configured Output [6]	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K 835=80CRI, 3500K 840=80CRI, 4000K 930=90CRI, 3000K 935=90CRI, 3500K 940=90CRI, 4000K 950=90CRI, 5000K AMB=Amber [14,17]	U=120-277V H=347V-480V [1,19] 1=120V 2=208V 3=240V 4=277V 8=480V [1,19] 9=347V [1] DV=277V-480V Dual Volt Drivers [16,19,20] TBD	T1=Type I T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide SNO=Type V Narrow SMO=Type V Square Medium SWO=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right NW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QU=Quick Mount Universal Arm QM=Pole Mount Arm with Quick Mount Adaptor PA=Pole Mount, Adjustable SP=2" Slipfitter, Adjustable [1] SP2=2-3/8" Slipfitter, Adjustable [1] QMA=Quick Mount Mast Arm, Fixed MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Gray BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [18]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=208V UL 1449 listed surge protective device [18]
2L=Two Circuits [18]
HA=50°C High Ambient [18]
HSS=Installed House Side Shield [17]
GRSBK=Glare Reducing Shield, Black [18]
GRSWH=Glare Reducing Shield, White [18]
LCF=Light Square Trim Painted to Match Housing [28]
TH=Tool less Door Hardware [5]
CC=Coastal Construction finish [1]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
AHD1A5=After Hours Dim, 5 Hours [21]
AHD2A5=After Hours Dim, 6 Hours [21]
AHD3A5=After Hours Dim, 7 Hours [21]
AHD3S5=After Hours Dim, 9 Hours [21]
DALJ=DALI Drivers

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [4]
PR=NEMA 3-Pin Photocontrol Receptacle
PR7=NEMA 7-Pin Photocontrol Receptacle [8]
FADC=Field Adjustable Dimming Controller [8]
PSC=Photocontrol Shorting Cap
SPB2=Dimming Motion Sensor, 9'-20' mounting [29]
SPB4=Dimming Motion Sensor, 21'-40' mounting [29]
SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [8]
SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [8]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting [8]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting [8]
WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting [8,13,24]
WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'-40' Mounting [8,13,24]
WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting [8,13,31,34]
WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting [8,13,31,34]
DIM10-L20=AirMesh Occupancy Sensor (9'-20' Mounting) [10,35]
DIM10-L40=AirMesh Occupancy Sensor (21'-40' Mounting) [10,35]

Accessories (Order Separately) [30]

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1031=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1186-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
SRA25A=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon
FSIR-100=Wireless Configuration Tool for MS/DIM [8]
LS/HSS=Field installed House Side Shield [8,17]
LS/GRSBK-2PK=Glare Reducing Shield, Black [8,18]
LS/GRSWH-2PK=Glare Reducing Shield, White [8,18]
LS/PPS=Perimeter Shield, Black [8]
WGLC-7P-10A=WaveLinx Outdoor Control Module [8,13,24]
TL7-G1-HV=AirMesh 7-Pin Pods, 110-480V [13,36,38]
CBSSW-450-002=AirMesh central base station with 5-button control

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP03000126 for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Fixture Models for details.
3. Special construction finish with spray texture over 3.0ES-treated per ASTM B117 with a certification of 5 per ASTM D1654 not available with T4 cover.
4. When using SA light squares, Output Level 4 not available with cool temperature 722, 727, 827, 835 or 930 when HSS is used.
5. T4 option not 3G rated. Not available with Coastal Construction (CC) options.
6. Not available with voltage options H, 8 or 9.
7. Not available with SB1A or SB2A configurations. Not available in combination with HA High ambient and sensor options at Output Level 3. Housing not available with sensor options, choose voltage 1 or 9.
8. SP arm limited to 2° C.B. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. Not available on Type I Short Light Square.
10. DL is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 208V dimming options.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK).
13. WAC Gateway required to enable field configurability. Order WAC-Poll and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrow and 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Test luminaire wattage available in 25 lots. Available with SWO, SWQ, BLQ, SLQ and AFL distributions. Not available with Z configurations.
15. Set of 4 pcs. One set required per Light Square.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, SNO, SWO, SWQ or NW optics.
18. Cannot be used with other control options.
19. Low voltage control cord brought out 18" outside fixture. Not available with DALJ or integrated controls options.
20. Not available if any SPB, ERP, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of ERP photocontrol in the 347 or 277 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See ISS files for details. Not available with SB light squares.
23. Sensor configuration and/or application required for configuration. See controls page for details.
24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, GRSBK or GRSWH.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components allowed separately may be required to satisfy product domestic preference requirements.
27. Not for use in Coastal Construction applications. Solid aluminum and solid aluminum anodized finishes are not recommended for Coastal factory for further information.
28. Duralloy® alone feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.eldoled.com/duralloy® for more information.
29. 480V not to be used with ungrounded or impedance grounded systems.
30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB.
31. Cannot be used with DALJ, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. Uses the PSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative or Cooper Lighting Solutions for more information.
34. Control by sensor is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPBx).
35. Available with T1, T2, T3, T4FT, SL4 and SNO distributions.
36. Requires AirMesh central base station CBSSW-450-002 and Bluetooth commissioning for operation.

COOPER Lighting Solutions | a Signify business

PS600052EN page 2
November 13, 2024 5:29 PM

Steel Poles

Catalog #		Type	POLE
Project			
Comments		Date	
Prepared by			

SSS SQUARE STRAIGHT STEEL

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" poles; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue, failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

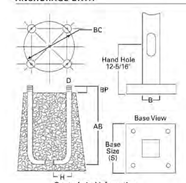
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (inches) [1]	Wall Thickness (inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Sumit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (6" Long) 4=4" O.D. Tenon (8" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm* Z=Type Z Drilling	1=Single 2=2 at 180° 3=Tri pole [4] 4=4 at 90° 5=2 at 90° X=None	X=None 2=2 3=2.5 4=4 6=6' 8=8'	A=1/2" Tapped Hub [2] B=3/4" Tapped Hub [2] C=Convenience Outlet [6] E=GFCI Convenience Outlet [6] G=Ground Lug H=Additional Hand Hole [6] V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 6" below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

COOPER Lighting Solutions

TD513013EN
April 14, 2021 5:42 PM

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.

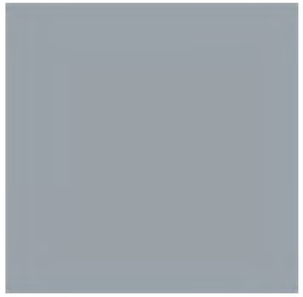
Project No:	ED095
Drawn By:	JMG
Checked By:	AJ
Date:	01/03/2025

PHOTOMETRIC DETAILS

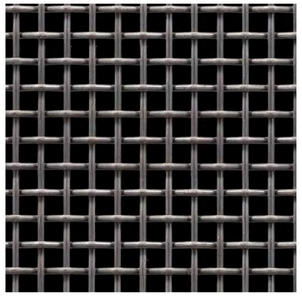
PP-1.1

BERRIDGE METAL
"SHASTA WHITE"

BERRIDGE METAL
"CHARCOAL GRAY"

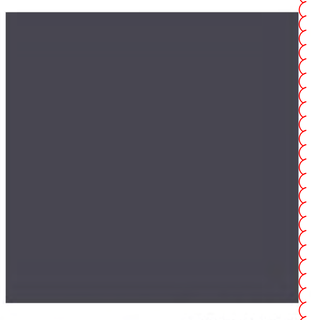


BERRIDGE METAL
BERRIDGE "CITYSCAPE"



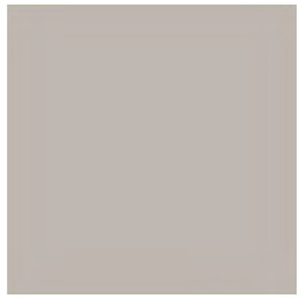
McNICHOLS/OR SIMILAR
WIRE MESH

Please limit the use of EIFS to accent materials, while utilizing masonry and siding as primary materials, in order to be consistent with Comp Plan's designation of this area as an "Area of Special Consideration"



METAL/PAINT
SW 7076 "CYBERSPACE"

EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT
SW 7016 "MINDFUL GRAY"

EIFS/PAINT
SW 7019 "GAUNTLET GRAY"

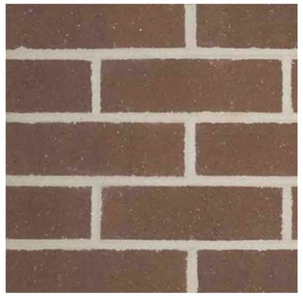
EIFS/PAINT
SW 7005 "PURE WHITE"

EIFS/PAINT
SW 7069 "IRON ORE"

PRECAST CONCRETE CAP
"NATURAL GRAY"

BRICK
SUMMIT "ONYX"

BRICK
SUMMIT "ALASKAN"



BRICK
SUMMIT "CEDAR RIDGE"

NICHIHA
VINTAGEWOOD SERIES
"CEDAR"

NICHIHA
VINTAGEWOOD SERIES
"BARK"

NICHIHA
VINTAGEWOOD SERIES
"ASH"

BUILDING MATERIALITY PLAN
01/09/2025

Erie Highlands

Erie, Colorado

G3 ARCHITECTURE Inc.
architecture | planning | interiors

April 18, 2025

RE: Erie Highlands Filing 17 – Overall Site Plan
WCR 5 & Erie Parkway (WCR 8)
Comment Responses

Dear Harry Brennan,

This letter is in response to the Planning Comments on the Overall Site Plan received on February 28, 2025. Overall Site Plan comments have been addressed and are included in the enclosed revised documents.

Complete Comment responses are typed in ***blue*** below.

Planning Comments:

Overall Site Plan Comments:

1. Please add crosswalks per latest Plat
   Response: Comment has been addressed.
2. At time of full build out, a sidewalk on the south side of Highlands will be required. The north side sidewalk is acceptable for the interim period.
   Response: Acknowledged. A sidewalk on the south side of Highlands is not depicted in the Overall Site Plan. An easement for future sidewalk has been added to the Plat submitted 4/4.
3. Rework parking lot layouts to align drive aisles
   Response: Comment has been addressed. Drive aisles are now aligned for Pads 7-9
4. Move driveway entrance to the west to better align with QSR drive
   Response: Comment has been addressed. The driveway between Pad 8 & Pad 9 has been removed. The driveway for Pad 7 aligns with Pad 3 QSR.
5. More driveway entrance to the west to better align with QT drive
   Response: Comment has been addressed. Drive aisles are now aligned for Pads 7-9
6. Standard parking stall length for head-in spots is 20' (not 18')
   Response: Comment has been addressed.
7. Decel Lane (Per Updates on Plat)
   Response: Comment has been addressed. Overall Site Plan updated with deceleration lane on CR 5
8. It would be helpful to have lot by lot total parking counts just for reference, even though we know they could change with individual users coming in
   Response: Comment has been addressed. Please see parking counts provided per pad.

9. We would be interested in reducing surface parking by utilizing shared parking between lots & businesses, providing bike parking facilities above and beyond the requirements, and/or leveraging future transit. May also help with consolidating EV parking (if allowed by code).
   Response: Noted. Discussions will be needed during individual site plan reviews. The Overall Site Plan is still conceptual, and all end users have not been identified.
10. Landscaping (and otherwise maintenance – by the metro district? Any plan for business association? Our preference would be to not have it lot by lot.
    Response: Noted. Evergreen is planning to address this in a COREA that will detail maintenance responsibilities.
11. Trash enclosures – share between adjacent lots to the extent feasible, to help consolidate and minimize the numbers of trash enclosures.
    Response: Noted. Discussions will be needed during individual site plan reviews. The Overall Site Plan is still conceptual, and all end users have not been identified. Opportunities to consolidate are yet to be identified.

Landscape Palette

1. Please replace with different ornamental species
   Response: Comment has been addressed.

Photometric Detail

1. Please carry forward lighting design aesthetic form light poles in Erie Highlands
   Response: Comment has been addressed, and the photometric plan has been updated to reflect the fixture approved for Erie Highlands.

Building Materiality Plan

1. Please limit the use of EFIS to accent materials, while utilizing masonry and siding as primary materials, in order to be consistent with Comp Plan's designation of this area as an "Area of Special Consideration"
   Response: Comment has been addressed. The Building Materiality Plan has been updated with additional colors for the cementitious fiber material, a note stating "Masonry, fiber cement and materials shall be used as primary materials. The use of EFIS shall be limited to an accent material" has been added.

<u>Outside Agency Comments</u>:

Western Midstream Comments:

The following are comments pertinent to this Notice:

1. WESE is the owner of a valid Right-of-Way Grant that was executed on April 14th 1993 and recorded on May 3, 1993 with the Weld County Clerk and Recorder at reception number 2331355.
   Response: Noted.

The applicant MUST review the above grants and cannot encroach on WES's pipelines. The applicant will need to conform to all terms of the Right-of-Way Grants identified above and adhere to WES safety requirements:

- Any utility crossing (phone, water, sewer, fiber optic cables, etc) require a minimum of 2' of vertical separation and should cross as close to 90° as possible.
- Utilities parallelling a WES pipelines will need to maintain at leas 10' of horizontal separation.
    - For any work taking place within 10 feet, WES lines must be verified by hydrovacing with a WES standby present for both location and depth of pipeline.
- Grade cannot be reduced over the top of a WES Pipeline without prior written consent to ensure applicable federal pipeline safety regulations are not violated.
- Should crossing be required with heavy equipment, the make/model/max loaded weight of construction vehicles must be provided to WES at least 1 month in advance of dirt work for review and written approval.
- A standby will be required for any digging within 10' of a WES pipeline
- Colorado 811 Laws must be adhered to.

Provided that the requirements above are met, WES does not object to the proposed Erie Highlands F17 Site Plan. Additionally, WES reserves the right to stop work for any encroachment related to the proposed development if the above safety precautions are not met.

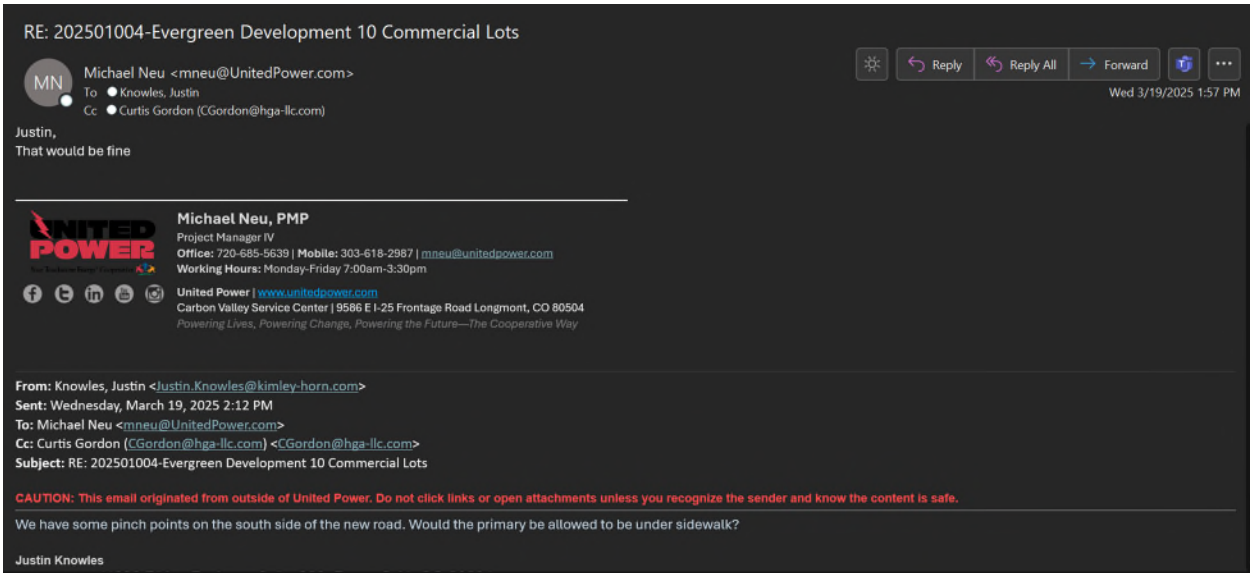
Response: Noted. Evergreen will work to ensure all requirements are satisfied.

United Power: Satisfy all requirements

1. Please confirm if these pads will be pads only or individual lots.
   Response: The lot will be subdivided into Pads for sale and for ground lease.
2. United Power has electrical distribution in the area that may need to be upgraded depending on the requirements of the site. Please note that any cost associated with this would be at the expense of the applicant.
   Response: Noted.

Please note United Power's hard surface and landscaping requirements:

1. Easement and underground electric facilities utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks.
   Response: Noted. Please see attached email correspondence from United Power.



RE: 202501004-Evergreen Development 10 Commercial Lots

Reply | Reply All | Forward

Wed 3/19/2025 1:57 PM

MN Michael Neu <mneu@UnitedPower.com>
To Knowles, Justin
Cc Curtis Gordon (CGordon@hga-llc.com)

Justin,
That would be fine

Michael Neu, PMP
Project Manager IV
Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com
Working Hours: Monday-Friday 7:00am-3:30pm
United Power | www.unitedpower.com
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504
Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Sent: Wednesday, March 19, 2025 2:12 PM
To: Michael Neu <mneu@UnitedPower.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have some pinch points on the south side of the new road. Would the primary be allowed to be under sidewalk?

Justin Knowles

2. No permanent structures are acceptable within the dry utility easements. United Power considers any structure that impedes the access, maintenance and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.
   Response: Noted.
3. Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as bushes, shrubs, and grasses are allowed. The trunk/base of a tree (s) should be a minimum of 5' away from the underground electric line.
   Response: Noted.
4. Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.
   Response: Noted.

Please note United Power's standard easement requirements that will be needed for future plat and/or plat amendment submittals:

1. United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner of our loop feed which provides reliability. We prefer the separation of gas and electric.

a. For commercial lots, United Power requires 8'-10' wide dry utility easement around the perimeter of each lot.
Response: Noted; 10' wide dry utility easement is provided.

Mountain View Fire Rescue:

Verify interior turn radii for emergency response to interior access lots off Highlands drive.

Response: Interior turn radii for emergency response to interior access lots have been verified and are depicted on the Overall Site Plan correctly.

Hydrant locations to meet fire flow requirements to be provided.

Response: Hydrant locations are provided on Filing 17 Plat& CD submittal. Please see the attached sheet with Hydrant locations.

If you have any questions, please do not hesitate to call me at 602.384.2241

Sincerely

Jenn Roldan

Evergreen - Sr. Development Manager

Jennifer Roldan

From: Michael Neu <mneu@UnitedPower.com>
Sent: Wednesday, March 19, 2025 1:57 PM
To: Knowles, Justin
Cc: Curtis Gordon (CGordon@hga-llc.com)
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

Justin,
That would be fine

Michael Neu, PMP
Project Manager IV
Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com
Working Hours: Monday-Friday 7:00am-3:30pm

United Power | www.unitedpower.com
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504
Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Sent: Wednesday, March 19, 2025 2:12 PM
To: Michael Neu <mneu@UnitedPower.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

We have some pinch points on the south side of the new road. Would the primary be allowed to be under sidewalk?

Justin Knowles
Kimley-Horn | 11800 Ridge Parkway Suite 200, Broomfield, CO 80021
Direct: 720-642-8650 | Mobile: 720-443-0543
Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Upcoming PTO – 3/24 to 3/25

From: Michael Neu <mneu@UnitedPower.com>
Sent: Monday, March 17, 2025 12:01 PM
To: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

Justin,
No we could cross at WL 5 & 6.

Thanks,

Michael Neu, PMP
Project Manager IV
Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com
Working Hours: Monday-Friday 7:00am-3:30pm

United Power | www.unitedpower.com
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504
Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Sent: Monday, March 17, 2025 9:15 AM
To: Michael Neu <mneu@UnitedPower.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

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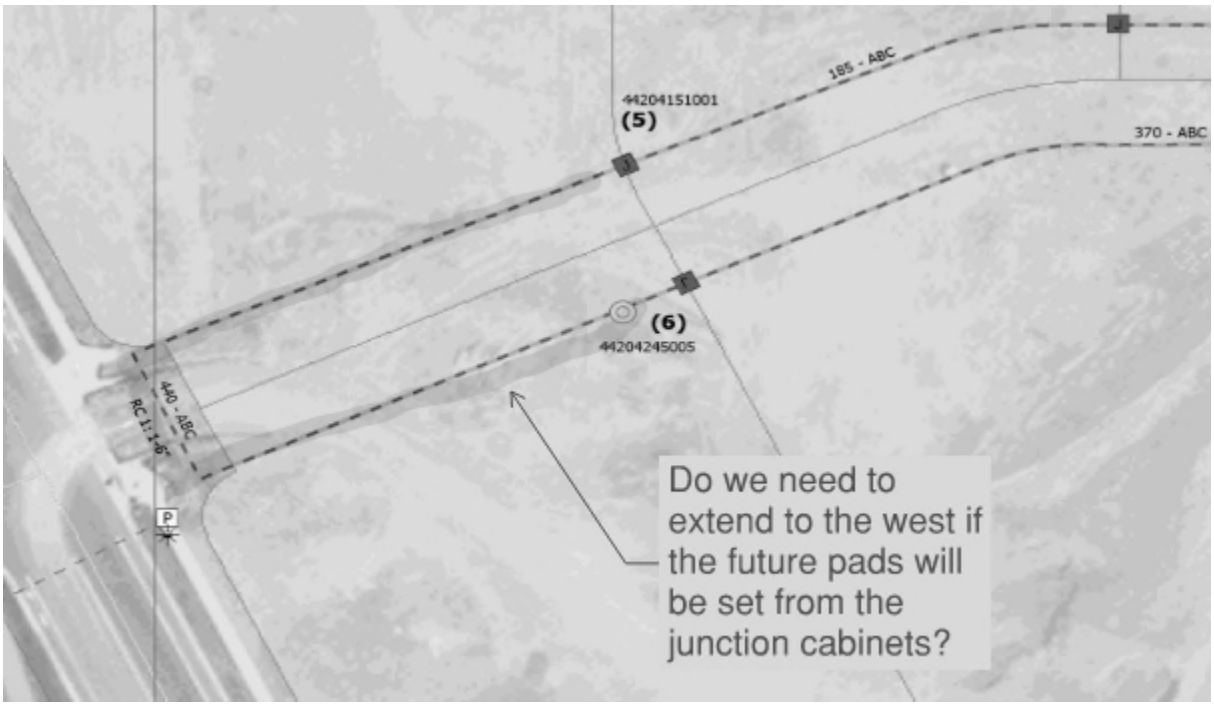
Sorry, 1 last question as I am drawing this into CAD.



Justin Knowles
Kimley-Horn | 11800 Ridge Parkway Suite 200, Broomfield, CO 80021
Direct: 720-642-8650 | Mobile: 720-443-0543
Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Upcoming PTO – 3/24 to 3/25

From: Michael Neu <mneu@UnitedPower.com>
Sent: Thursday, March 6, 2025 12:43 PM
To: Knowles, Justin <Justin.Knowles@kimley-horn.com>

Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

Justin,
I prefer the designed route. If someone dug into the conductor and the loop was in the same trench, then the entire site would be out and we couldn't back feed it. It ultimately defeats the purpose of looping.

Can an easement be added to the lots on the southside?

Thank you,

Michael Neu, PMP
Project Manager IV
Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com
Working Hours: Monday-Friday 7:00am-3:30pm

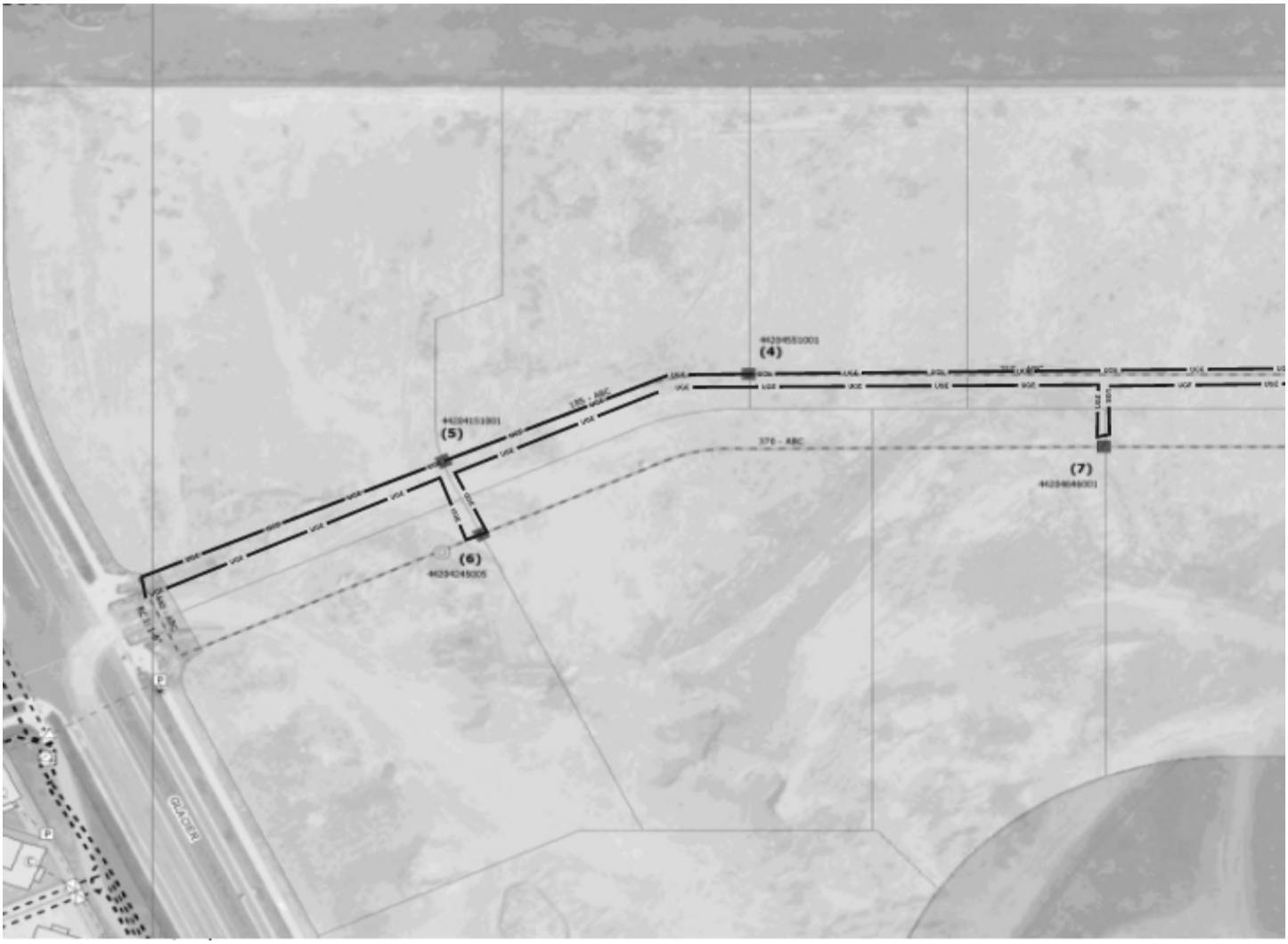
United Power | www.unitedpower.com
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504
Powering Lives, Powering Change, Powering the Future—The Cooperative Way

---

From: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Sent: Thursday, March 6, 2025 11:35 AM
To: Michael Neu <mneu@UnitedPower.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

---

Since we only have easement on the north side of the private driveway, can the primary loop back on the north site and just cross to the junction cabinets for future connections?



Thanks,
Justin Knowles
Kimley-Horn | 11800 Ridge Parkway Suite 200, Broomfield, CO 80021
Direct: 720-642-8650 **|** Mobile: 720-443-0543
Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Upcoming PTO – 3/24 to 3/25

From: Michael Neu <mneu@UnitedPower.com>
Sent: Thursday, March 6, 2025 11:16 AM
To: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

Justin,
Here is the re-design and Cost Breakdown.

Let me know if you are ready to move forward or if there are additional changes required.

Thank you,

Michael Neu, PMP
Project Manager IV
Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com
Working Hours: Monday-Friday 7:00am-3:30pm

United Power | www.unitedpower.com
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504
Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Michael Neu
Sent: Friday, February 21, 2025 2:03 PM
To: Knowles, Justin <Justin.Knowles@kimley-horn.com>
Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>
Subject: 202501004-Evergreen Development 10 Commercial Lots

Justin,
Please review this design and let me know if it looks ready to move forward.

Additionally, I have attached the cost breakdown.

Thank you,

Michael Neu, PMP
Project Manager IV
Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com
Working Hours: Monday-Friday 7:00am-3:30pm

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Powering Lives, Powering Change, Powering the Future—The Cooperative Way

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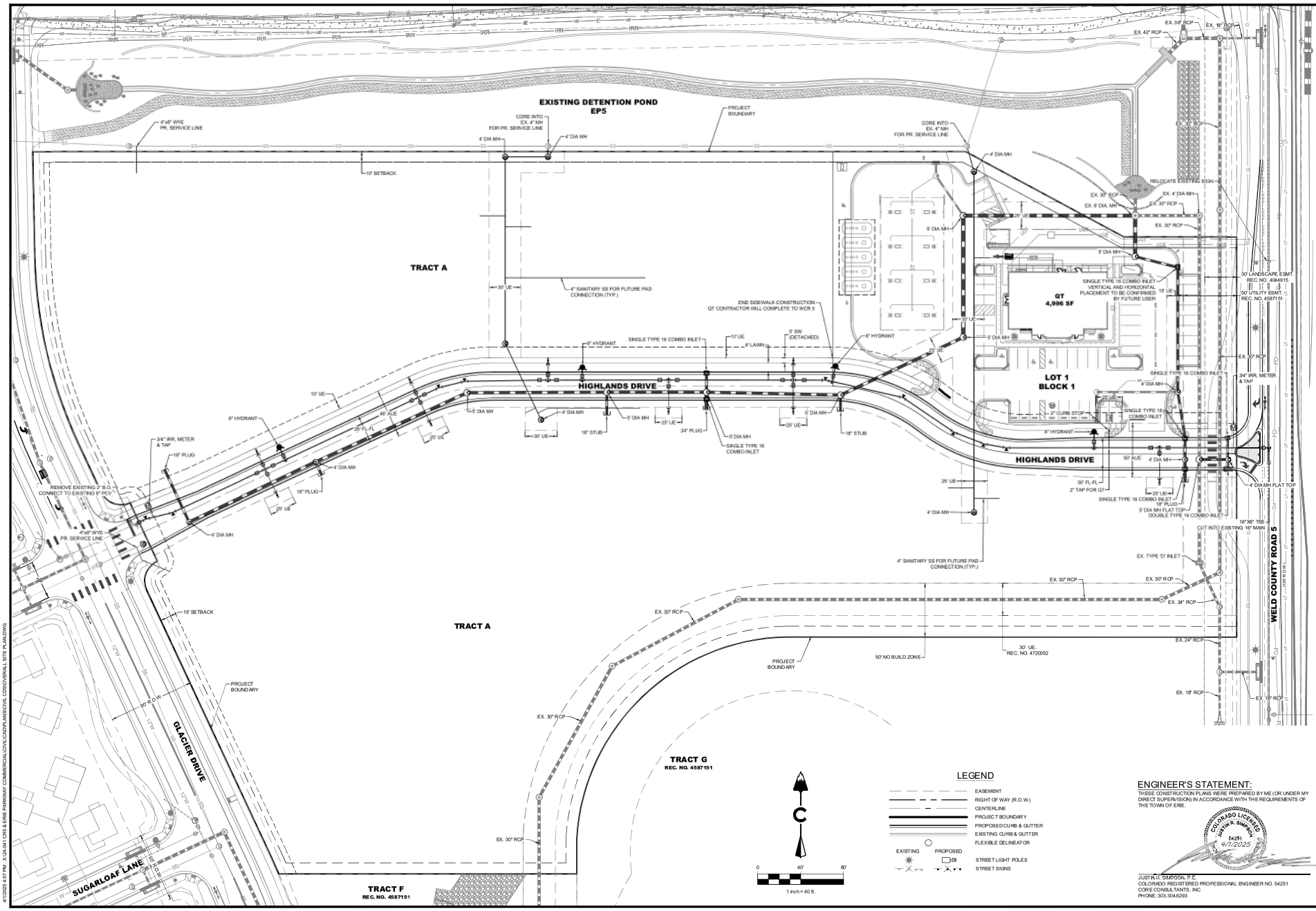
Disclaimer


EXISTING DETENTION POND
EP5
TRACT A
HIGHLANDS DRIVE
LOT 1
BLOCK 1
QT
4,996 SF
WELD COUNTY ROAD 5
GLACIER DRIVE
SUGARLOAF LANE
TRACT F
REC. NO. 4587151
TRACT G
REC. NO. 4587151
PROJECT BOUNDARY
10' SETBACK
15' SETBACK
50' NO BUILD ZONE
30' UE
REC. NO. 4720052
30' LANDSCAPE ESMT
REC. NO. 4044915
50' UTILITY ESMT.
REC. NO. 4587151
4" SANITARY SS FOR FUTURE PAD CONNECTION (TYP.)
END SIDEWALK CONSTRUCTION
QT CONTRACTOR WILL COMPLETE TO WCR 5
SINGLE TYPE 16 COMBO INLET
VERTICAL AND HORIZONTAL PLACEMENT TO BE CONFIRMED BY FUTURE USER
RELOCATE EXISTING SIGN
REMOVE EXISTING 2" B.O. CONNECT TO EXISTING 6" PCV
CUT INTO EXISTING 16" MAIN
16"X8" TEE
4" DIA MH FLAT TOP
5' DIA MH FLAT TOP
DOUBLE TYPE 16 COMBO INLET
EX. TYPE 'D' INLET
EX. 30" RCP
EX. 24" RCP
EX. 18" RCP
EX. 15" RCP
EX. 42" RCP
EX. 36" RCP
EX. 8" RCP
4" DIA MH
5' DIA MH
6" HYDRANT
3/4" IRR. METER & TAP
2" CURB STOP
2" TAP FOR QT
30' FL-FL
50' AUE
25' UE
18" STUB
24" PLUG
18" PLUG
4"x8" WYE
PR. SERVICE LINE
CORE INTO EX. 4" MH FOR PR. SERVICE LINE
LEGEND
EASEMENT
RIGHT OF WAY (R.O.W.)
CENTERLINE
PROJECT BOUNDARY
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
FLEXIBLE DELINEATOR
EXISTING
PROPOSED
STREET LIGHT POLES
STREET SIGNS
0
40'
80'
1 inch = 40 ft.
ENGINEER'S STATEMENT:
THESE CONSTRUCTION PLANS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ERIE.
COLORADO LICENSED
JUSTIN R. SIMPSON
54251
4/1/2025
JUSTIN R. SIMPSON, P.E.
COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 54251
CORE CONSULTANTS, INC.
PHONE: 303.304.6293
CORE CONSULTANTS, INC.
5473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
CORE
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS OTHER THAN THOSE OBTAINED FROM MEMBER UTILITIES. IDENTIFICATION OF UNKNOWN UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY LOCATIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
Know what's below. Call before you dig. 811
REVISION DESCRIPTION DATE BY
1 FINAL SUBMITTAL 4/1/25 JRS
ERIE HIGHLANDS COMMERCIAL
TOWN OF ERIE, COLORADO
CONSTRUCTION DOCUMENTS - FILING 17
OVERALL SITE PLAN
DESIGNED BY: JRS
DRAWN BY: JCP
CHECKED BY: JRS
JOB NO. 24-041
SHEET 4 OF 30
4/1/2025 4:57 PM - X:\24-041 CRS & ERIE PARKWAY COMMERCIAL\CIVIL\CADD\ANSI\CIVIL CD\SOVERALL SITE PLAN.DWG

May 22, 2025

RE: Erie Highlands Filing 17 – Overall Site Plan
WCR 5 & Erie Parkway (WCR 8)
Comment Responses

Dear Harry Brennan,

This letter is in response to the Planning Comments on the Overall Site Plan received on April 23, 2025 and May 9,2025. Overall Site Plan comments have been addressed and are included in the enclosed revised documents.

Complete Comment responses are typed in ***blue*** below – explanation of site plan updates are typed in ***green*** below.

April 23, 2025 Planning Comments:

Overall Site Plan Comments (by Pad/ plan location):

Comments within Notes Section

1. Suggested edits to Note 1
   Response: Comments have been incorporated and Note 1 has been updated to reflect suggested changes.

Weld County Road 5

2. Sidewalk realignment per upcoming Plat Comments
   Response: Comment has been addressed. The sidewalk has been realigned to match the sidewalk alignment depicted on the Plat/CD set.

Pad 1 – No comment received

Pad 2

3. Generally, a 5' accessory structure applies to trash enclosure.
   Response: Comment has been addressed. The trash enclosure has been adjusted and is now set back 10' from the property line

Pad 3

4. Generally, a 5' accessory structure applies to trash enclosure.

Response: Comment has been addressed. The trash enclosure has been adjusted and is now set back 10' from the property line.

Pad 4

5. This submittal adds another curb cut which we are trying to avoid.
   Response: Comment has been addressed. The curb cut on Pad 4 has been removed.

   Please note: The site plan layout on Pad 4 has been revised based on the end user's design. The user will schedule a pre-application meeting with the Town to review in further detail prior to making a formal submittal.

Pad 5

6. Generally, a 5' accessory structure setback applies to trash enclosure.
   Response: Comment has been addressed. The trash enclosure has been adjusted and is now set back 20' from the property line.
7. First submittal showed a connection here.
   Response: Comment has been addressed – please refer to the updated Overall Site Plan that now depicts a connection point between Pad 5 and Pad 4.

   Please note: A connection point between Pad 5 and Pad 4 has been added. The parking layout has been adjusted to accommodate the added connection point.

Pad 6 – No comment received

Pad 7

8. Building is shown encroaching in setback
   Response: Comment has been addressed. The building has been shifted and is no longer encroaching into interior building setbacks.

Pad 8

9. Generally, a 5' accessory structure setback applies to trash enclosure.
   Response: Comment has been addressed. The Trash enclosure had been adjusted and now is set back 10' from the property line.

Pad 9

10. Generally a 5' accessory structure setback applies to trash enclosure
    Response: Noted. Overall Site Plan has been updated with a new layout for Pad 9, Please refer to updated plans.

11. Building shown encroaching into the setback.
    Response: Noted. Overall Site Plan has been updated with new building location within Pad 9. Please refer to updated plans.

    Please note: Pad 9 site layout and driveway location has been revised. The new driveway location now aligns with the most eastern driveway of Pad 2. The amount of connection points between Pad 9 and Pad 10 has been reduced from 2 to 1. The building orientation has also been revised and shifted further south away from Highlands Dr.

Pad 10

12. Exit Only due to proximity to intersection.
    Response: Overall site plan update no longer proposes a curb cut in this location and has reduced from 2 curb cuts to 1 curb cut on pad 10. The location of the proposed curb cut on Pad 10 is setback further away from the intersection at Highlands and CR5 to avoid any vehicle/pedestrian conflicts. Please see the revised Overall site plan.
13. This submittal adds another curb cut which we are trying to avoid.
    Response: Comment has been addressed. Please see prior response and revised Overall Site Plan.

    Please note: The site layout on Pad 10 has been revised based on the end user's design. The user had their pre-application meeting with the Town on 5/15 to review and is working on their formal submittal materials.

Landscape Conceptual Rendering (pg. 2 of 6)

14. This is symbolic, but please show more significant landscaping (denser Plantings) to reflect this Enhanced Landscaping area
    Response: Comment has been addressed. Please see the revised Conceptual Landscape Rendering
15. Carry forward changes from first page
    Response: Comment has been addressed. Please see the revised Conceptual Landscape Rendering

Landscape Conceptual Plan (pg. 3 of 6)

16. This is symbolic, but please show more significant landscaping (denser Plantings) to reflect this Enhanced Landscaping area
    Response: Comment has been addressed. Please see the revised Conceptual Landscape Plan
17. Carry forward changes from first page
    Response: Comment has been addressed. Please see the revised Conceptual Landscape Plan

Landscape Palette (pg. 4 of 6) **–** No comment received

Photometric Detail (pg. 5 of 6)– No comment received

Please note: The Photometric Plan has been updated to reflect Street lights along Highlands Dr. to be installed by future users. This update matches the most recent updates in the CD set.

Building Materiality Plan (Pg 6 of 6) – No comment received

<u>May 9, 2025 Planning Comments (by Pad)</u>:

Pad 4

1. Please relocate to a less visible location if feasible.
   Response: Comment has been acknowledged and addressed. Per the email conversation between Erica Vester and Harry Brennan on May 9 we have updated the Concept Landscaping Rendering and Concept Landscape plans to include additional landscape screening round the proposed trash enclosure due to the infeasibility of relocating based on end user parking needs and layout of their building/drive thru. (Please see the attached email)

RE: CR 5 & Erie Parkway - Overall Site Plan Submittal

Reply | Reply All | Forward

HB Harry Brennan <hbrennan@erieco.gov>
To Erica Vester
Cc Jennifer Roldan; Erika Shorter; Sarah Nurmela
Fri 5/9/2025 11:30 AM

Yeah I think that's reasonable to have it screened with landscaping. If you can add that in the overall landscaping sheet, that would be great. Thanks!

Harry Brennan | Senior Planner
Pronouns: He / Him / His / El (What's this?)
Town of Erie / Planning & Development
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 720-745-1022
www.erieco.gov | Facebook | Twitter | LinkedIn

From: Erica Vester <evester@evgre.com>
Sent: Friday, May 9, 2025 10:42 AM
To: Harry Brennan <hbrennan@erieco.gov>
Cc: Jennifer Roldan <jroldan@evgre.com>; Erika Shorter <eshorter@evgre.com>; Sarah Nurmela <snurmela@erieco.gov>
Subject: RE: CR 5 & Erie Parkway - Overall Site Plan Submittal

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Harry,
Thanks so much for sending! I think we can definitely accommodate most of these... the only one that has me concerned is the trash enclosure for Pad 4. Would the Town be amenable to us providing some tall bushes to screen that enclosure so we can keep it in that location? We've looked into other locations but because of the parking needed and layout of the building/drive-thru, the proposed location was where we landed for that user. Will you let me know if it would be okay for us to show some landscape screening there around it? If that would work, we'll get the other items updated and resubmitted.

Thanks again for getting this quick feedback to us!
Erica

Erica Vester Sr. Vice President
Main: 602.808.8800 | Direct: 602.587.7181

Pad 5

2. Small encroachment on setback here
   Response: Comment has been addressed. The building has been adjusted and is no longer encroaching the setback. Please see the revised plans.

Pad 6

3. Make sure the sidewalk connects here
   Response: Comment has been addressed. The sidewalk now connects to the existing sidewalk. Please see the revised plans.

Pad 9

4. Please relocate to be less visible from Highlands Dr.
   Response: Comment has been addressed. The trash enclosure has been relocated to the west side of the building and set back further from Highlands Dr. Please see the revised plans.

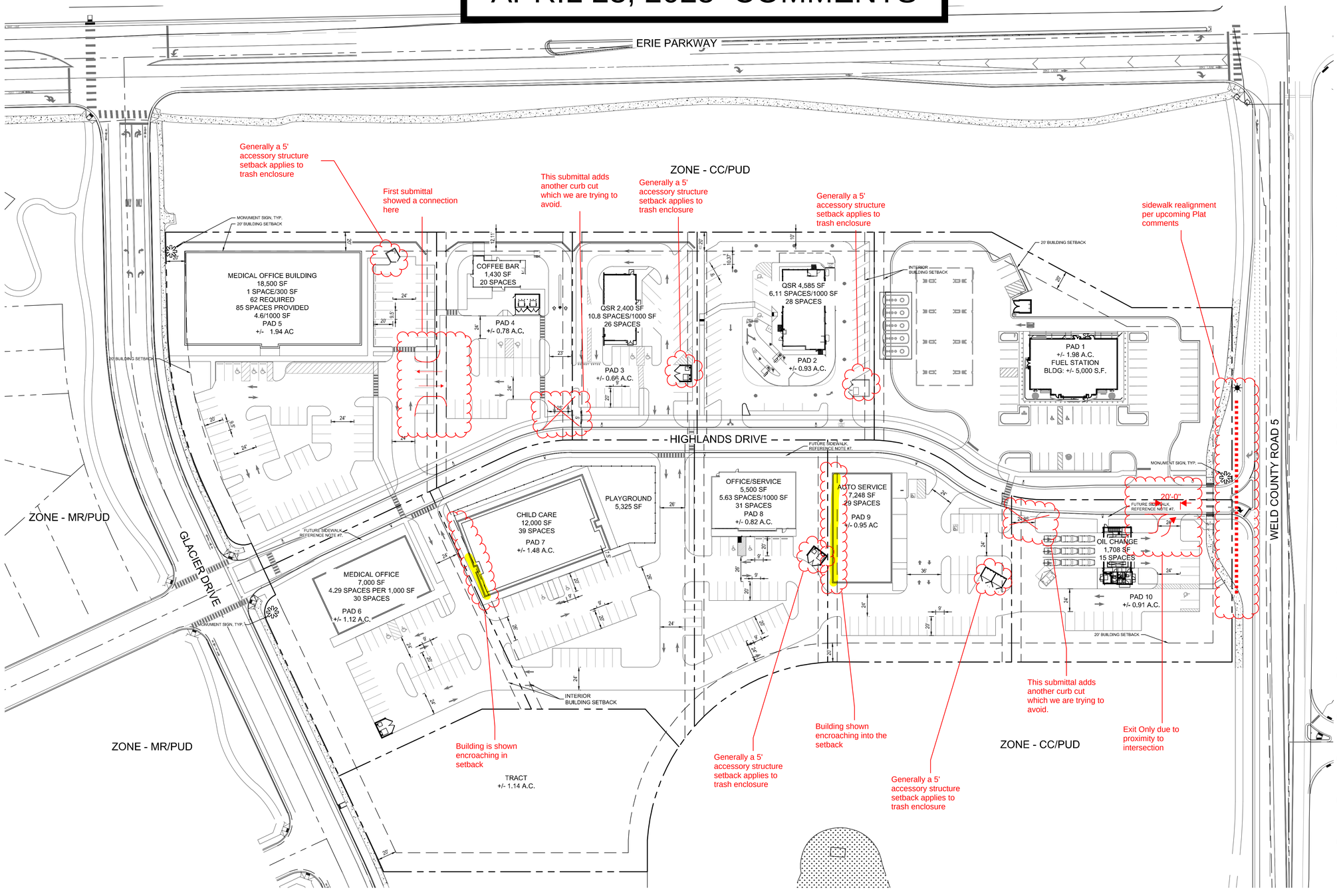
If you have any questions, please do not hesitate to call me at 602.384.2241

Sincerely

Jenn Roldan

Evergreen - Sr. Development Manager

APRIL 23, 2025 COMMENTS



KEY MAP

SHEET INDEX

ZONING DATA:

ZONING: COMMUNITY COMMERCIAL (CC) / (PUD OVERLAY)
SITE AREA: 11.58 AC

MAX BLDG. HT: 45' / 3 STORIES MAX

BUILDING SETBACKS:
NORTH PROPERTY (FRONT): 20'
GLACIER DRIVE (SIDE): 20'
WELD COUNTY ROAD 5 (SIDE): 20'
SOUTH (REAR): 20'
INTERNAL: 10' *(ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.)

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:

conceptual uses

1. APPROVAL OF THIS SITE PLAN IDENTIFIES ~~THE ALLOWED USES~~ AND GENERAL CONTEXT FOR PAD SITES WITHIN THE OVERALL DEVELOPMENT. PAD SITE DEVELOPMENT CONFORMING WITH ~~THE APPROVED USES~~ AND DISTRICT STANDARDS NOTED HEREIN CAN BE APPROVED ADMINISTRATIVELY THROUGH THE TOWN SITE DEVELOPMENT PLAN PROCESS.

uses allowed by right in the CC zoning

2. THE CONCEPT PLAN AREA IS A PART OF PLANNING AREA 11 UNDER THE ERIE HIGHLANDS PUD AMENDMENT NO.2 AND SUBJECT TO THE APPROVED PUD (PUDA-000934-2017).
3. THE NOTED USES AND LAYOUTS ARE FOR GENERAL INTENT ONLY AND ARE SUBJECT TO CHANGE FOLLOWING INDIVIDUAL SITE PLAN APPROVALS.
4. ALL DEVELOPMENT STANDARDS AND ALLOWED USES WILL BE PER THE ESTABLISHED ERIE HIGHLANDS PUD (PUDA-000934-2017) AND CC ZONE DISTRICT.
5. ALL LOTS/PADS WILL SUBMIT INDIVIDUAL SITE PLANS FOR APPROVAL AND WILL RECEIVE ADMINISTRATIVE APPROVAL IF IN GENERAL COMPLIANCE WITH LAYOUT AS SHOWN ON THE OVERALL SITE PLAN.
6. REFERENCE ATTACHED LANDSCAPE CONCEPTUAL PLAN FOR GENERAL LANDSCAPE INTENT AND DIRECTION. FUTURE SITE PLAN SUBMITTALS FOR LANDSCAPING WILL NEED TO BE GENERALLY IN COMPLIANCE WITH CONCEPTUAL LANDSCAPE PLAN DIRECTION.
7. SIDEWALK ALONG THE SOUTH SIDE OF HIGHLANDS DRIVE IS TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

SITE DATA:

PAD 1: +/- 1.98 AC
FUEL STATION: +/- 5,000 SF
41 SPACES PROVIDED
8.2 SPACES/1000 SF

PAD 2: +/- 0.93 AC
QSR: +/- 4,585 SF
36 SPACES PROVIDED
7.85 SPACES/1000 SF

PAD 3: +/- 0.66 AC
QSR: +/- 2,400 SF
26 SPACES PROVIDED
10.8 SPACES/1000 SF

PAD 4: +/- 0.78 AC
COFFEE BAR: +/- 1,430 SF
20 SPACES PROVIDED
13.9 SPACES/1000 SF

PAD 5: +/- 1.94 AC
MOB: +/- 18,500 SF
75 SPACES PROVIDED
4.05 SPACES/1000 SF

PAD 6: +/- 1.12 AC
MOB: +/- 7,000 SF
31 SPACES PROVIDED
4.43 SPACES/1000 SF

PAD 7: +/- 1.48 AC
CHILD CARE: +/- 12,000 SF
37 SPACES PROVIDED
3.08 SPACES/1000 SF

PAD 8: +/- 0.82 AC
OFFICE/SERVICE: +/- 5,500 SF
31 SPACES PROVIDED
5.63 SPACES/1000 SF

PAD 9: +/- 0.95 AC
AUTO SERVICE: +/- 7,248 SF
29 SPACES PROVIDED
4.00 SPACES/1000 SF

PAD 10: +/- 0.91 AC
OIL CHANGE: +/- 1,708 SF
15 SPACES PROVIDED
8.78 SPACES/1000 SF

Galloway

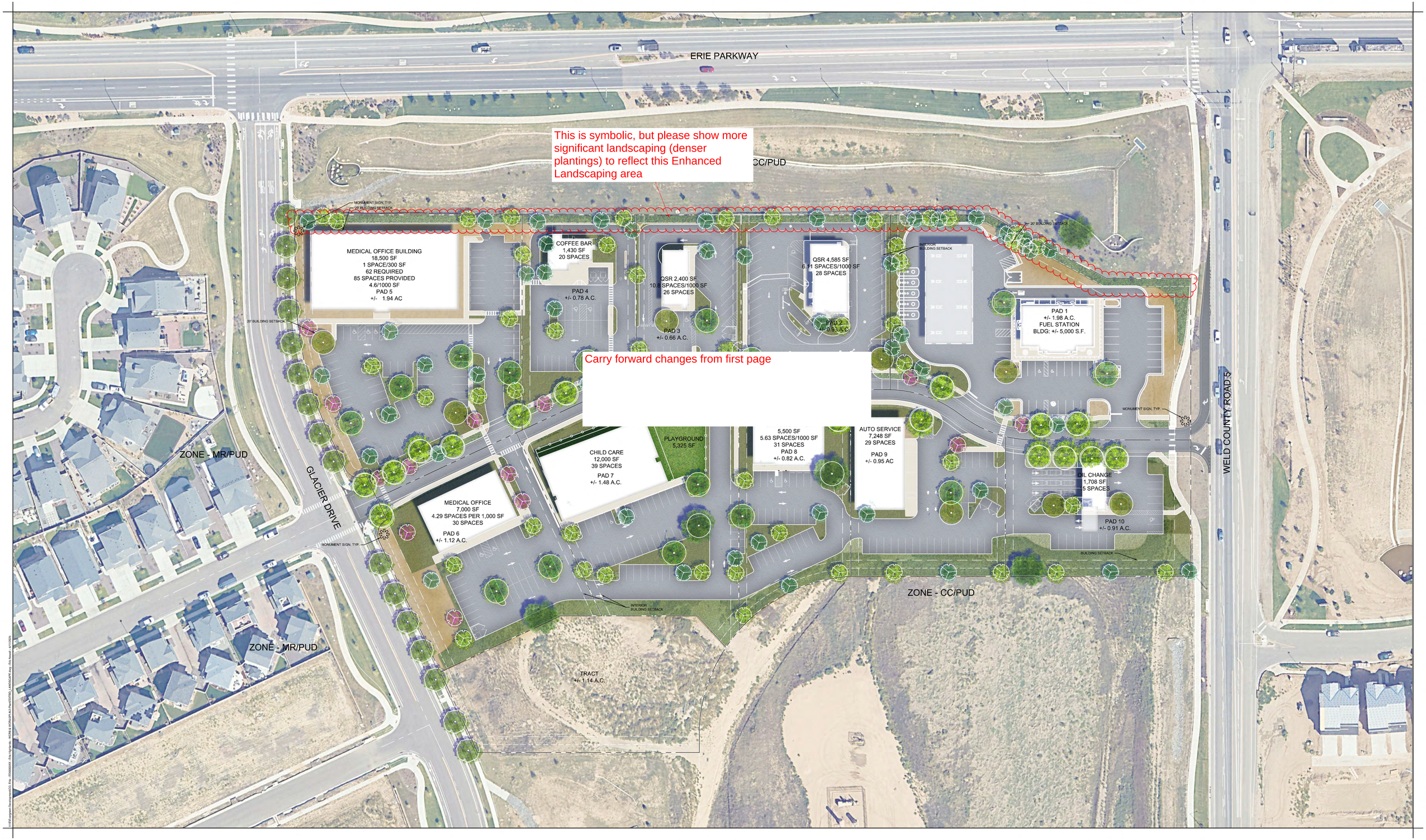
ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

OVERALL SITE PLAN

04.17.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N



Galloway

ERIE PARKWAY AND WCR5

CONCEPTUAL RENDERING

EVERGREEN DEVELOPMENT

04.17.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

N

RIGHT OF WAY TREES (REF.: SECTION 10-6-4.C.1)
1 TREE PER 40 LF OF R.O.W.

PARKING LOT TREES (REF.: SECTION 10-6-4.C.5.D)
1 TREE PER FIFTEEN PARKING SPACES

INTERNAL SITE TREES (REF.: SECTION 10-6-4.C.4)
1 TREE PER 1,000 SF OF INTERNAL LANDSCAPE AREA

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN

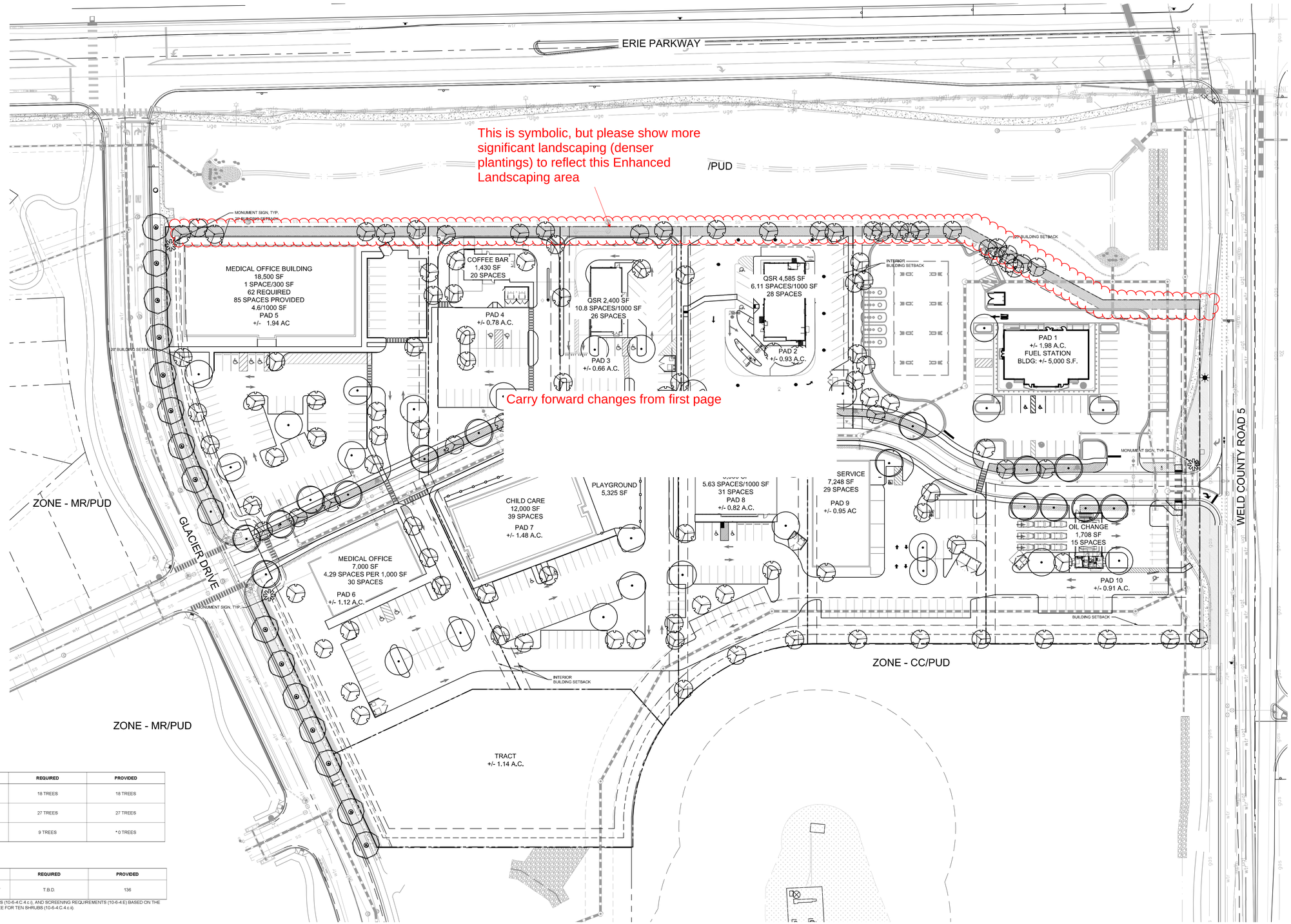
ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX

ENTRY PLANTINGS
ENTRY PLANTINGS

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

1. PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF ONE TREE FOR TEN SHRUBS, PENDING TOWN APPROVAL.
2. PLANS ARE PER THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
3. ALL INTERNAL LANDSCAPING, PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS ARE TO BE PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10-6-4.
4. FOR DRIVE-THRU USES A MINIMUM 10' LANDSCAPE SETBACK IS REQUIRED.
5. INTERNAL PARKWAY TREES ARE TO BE INSTALLED BY THE ADJACENT PAD USER AND WILL COUNT TOWARDS INDIVIDUAL LOTS INTERNAL TREE REQUIREMENTS FOR THAT LOT IN WHICH THEY RESIDE.
6. TREE COUNTS AND LOCATION ARE SHOWN FOR REFERENCE ONLY BASED ON THE INTERNAL TREE REQUIREMENT. INDIVIDUAL SITE PLANS WILL DETERMINE FINAL COUNTS BASED ON THE INTERNAL TREE REQUIREMENT, PARKING LOT TREE REQUIREMENT AND SCREENING REQUIREMENTS.



LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.1.a	RIGHT-OF-WAY (GLACIER DRIVE)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	722 LF / 40 LF	18 TREES	18 TREES
10-6-4.C.1.a	(HIGHLANDS DR.) TREE LAWN	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	1060 LF / 40 LF	27 TREES	27 TREES
10-6-4.C.1.a	RIGHT-OF-WAY (WELD COUNTY ROAD 5)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	372 LF / 40 LF	9 TREES	* 0 TREES

* UTILITY CONFLICTS EXIST,TREE REQUIREMENT HAS BEEN MET THROUGH SHRUB EQUIVALENTS PER ERIE HIGHLAND FILING 17

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.4.c.i	INTERNAL TREE REQUIREMENT	1 TREE / 1,000 SF	LANDSCAPE AREA / 1000 SF	T.B.D.	136

*TREE QUANTITIES WILL VARY ON EACH PAD AS THERE ARE INTERNAL TREE REQUIREMENTS, AS WELL AS PARKING LOT TREE REQUIREMENTS (10-6-4.C.4.c.i), AND SCREENING REQUIREMENTS (10-6-4.E) BASED ON THE INDIVIDUAL SITE PLAN SUBMITTED. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT THE RATE OF ONE TREE FOR TEN SHRUBS (10-6-4.C.4.c.ii).

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

CONCEPTUAL LANDSCAPE PLAN

04.17.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

PLANT_SCHEDULE

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA
EVERGREEN TREES	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA
ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
GAMBEL OAK	QUERCUS GAMBELII
UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'
DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM
EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'
ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'
MULCH	
3/4"-2" FOOTHILLS RIVER ROCK WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	3/4"-2" FOOTHILLS RIVER ROCK
SOD/SEED	
RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	FESCUE SOD

BIGTOOTH MAPLE

NORTHERN CATALPA

KENTUCKY COFFEETREE

RED OAK

WHITE FIR

AUSTRIAN PINE

GAMBEL OAK

SPARTAN JUNIPER

LEADPLANT

RUSSIAN SAGE

DWARF NINEBARK

BUFFALO JUNIPER

COMPACT OREGON GRAPE

BLONDE AMBITION BLUE GRAMA

KARL FORESTER FEATHER REED GRASS

DALLAS BLUES SWITCHGRASS

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

LANDSCAPE PALETTE

04.17.2025

0' 50' 100' 250'

SCALE: 1" = 50'-0"

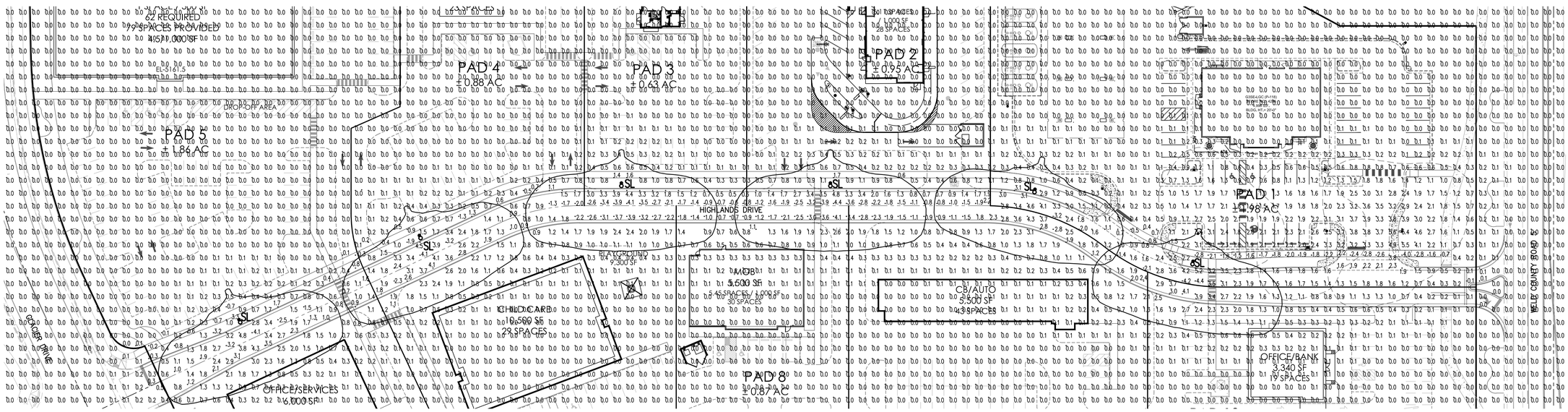
N

ERIE HIGHLANDS FILING NO.17

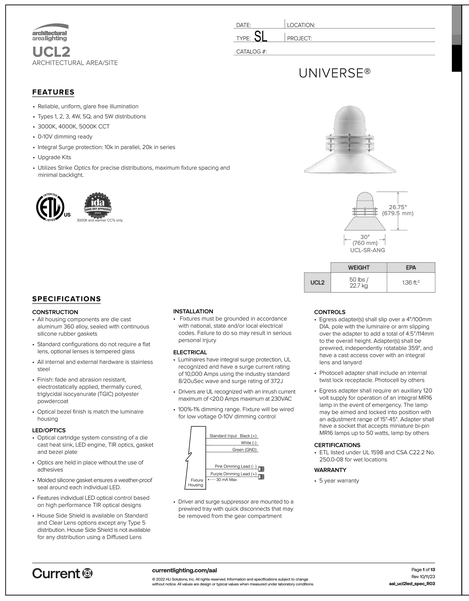
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

N

SCALE: 1"=40'



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=40'-0"



architectural area lighting

UCL2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: SL PROJECT:
CATALOG #:

UNIVERSE®

FEATURES
- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits
- Utilizes Strike Optics for precise distributions, maximum fixture spacing and minimal backlight.

26.75" (679.5 mm)
30" (760 mm)
UCL-SR-ANG

	WEIGHT	EPA
UCL2	50 lbs / 22.7 kg	136 ft.²

SPECIFICATIONS

CONSTRUCTION
- All housing components are die cast aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL
- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control

- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS
- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable: 359°, and have a cast access cover with an integral lens and lanyard
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS
- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY
- 5 year warranty

Current

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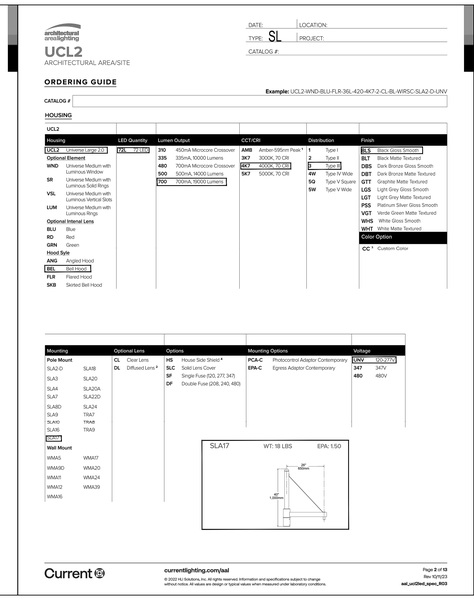

architectural area lighting

UCL2
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: SL PROJECT:
CATALOG #:

ORDERING GUIDE

Example: UCL2-WND-BLU-FLR-36L-420-4K7-2-CL-BL-WRSC-SLA2-D-UNV

CATALOG #:

HOUSING

UCL2

Housing	LED Quantity	Lumen Output	CCT/CRI	Distribution	Finish
UCL2 Universal Large (29")	72L 72 LEDs	310 450mA Microcore Crossover	AMB Amber-595nm Peak *	1 Type I	BLS Black Gloss Smooth
Optional Element		335 335mA, 10000 Lumens	3K7 3000K, 70 CRI	2 Type II	BLT Black Matte Textured
WND Universe Medium with Luminous Window		480 700mA Microcore Crossover	4K7 4000K, 70 CRI	3 Type III	OBS Dark Bronze Gloss Smooth
SR Universe Medium with Luminous Solid Rings		500 500mA, 14000 Lumens	5K7 5000K, 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
VSL Universe Medium with Luminous Vertical Slots		700 700mA, 19000 Lumens		5Q Type V Square	GTT Graphite Matte Textured
LUM Universe Medium with Luminous Rings				5W Type V Wide	LGS Light Grey Gloss Smooth
Optional Internal Lens					LGT Light Grey Matte Textured
BLU Blue					PSS Platinum Silver Gloss Smooth
RD Red					VGT Verde Green Matte Textured
GRN Green					WHS White Gloss Smooth
Hood Style					WHT White Matte Textured
ANG Angled Hood					**Color Option**
BEL Bell Hood					CC * Custom Color
FLR Flared Hood					
SKB Skirted Bell Hood					

Mounting		Optional Lens		Options		Mounting Options		Voltage	
Pole Mount		CL Clear Lens		HS House Side Shield *		PCA-C Photocontrol Adaptor Contemporary		UNV 120-277V	
SLA2-D	SLA18	DL Diffused Lens *		SLC Solid Lens Cover		EPA-C Egress Adaptor Contemporary		347 347V	
SLA3	SLA20			SF Single Fuse (120, 277, 347)				480 480V	
SLA4	SLA20A			DF Double Fuse (208, 240, 480)					
SLA7	SLA22D								
SLA8D	SLA24								
SLA9	TRA7								
SLA10	TRA8								
SLA16	TRA9								
Arm									
Wall Mount									
WMA5	WMA17								
WMA10	WMA20								
WMA7	WMA24								
WMA12	WMA28								
WMA16									

Current

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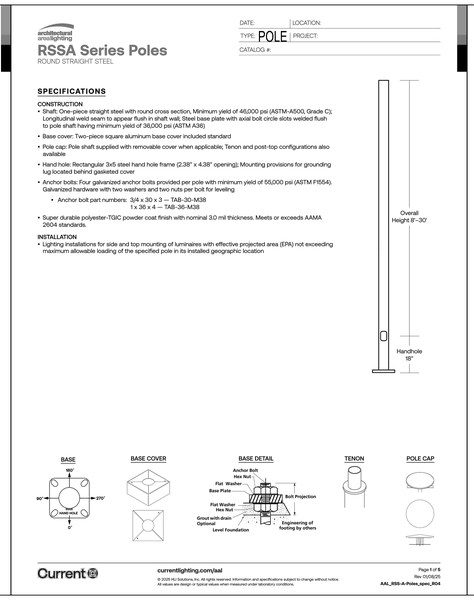
aal_ucl2led_spec_R03



architectural area lighting

RSSA Series Poles
ROUND STRAIGHT STEEL

DATE: LOCATION:
TYPE: POLE PROJECT:
CATALOG #:

SPECIFICATIONS

CONSTRUCTION
- Shaft: One-piece straight steel with round cross section, Minimum yield of 46,000 psi (ASTM-A500, Grade C); Longitudinal weld seam to appear flush in shaft wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM-A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
    1 x 36 x 4 — TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

Current

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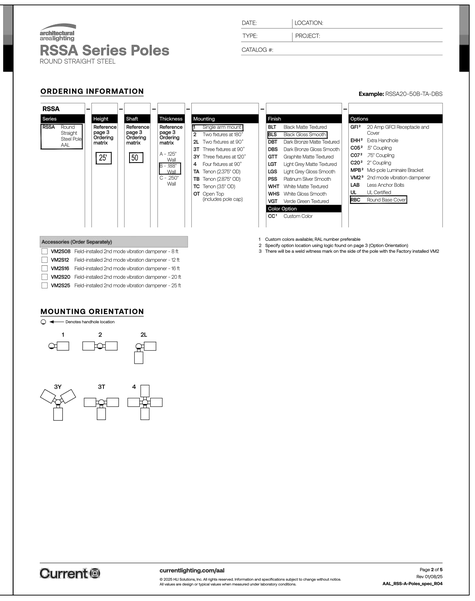
AAL_RSS-A-Poles_spec_R04



architectural area lighting

RSSA Series Poles
ROUND STRAIGHT STEEL

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING INFORMATION

Example: RSSA20-50B-TA-DBS

RSSA –

Series	Height	Shaft	Thickness	Mounting	Finish	Options
RSSA Round Straight Steel Pole AAL	Reference page 3 Ordering matrix: 25'	Reference page 3 Ordering matrix: 50	Reference page 3 Ordering matrix: A – 0.10" Wall; B – .250" Wall	Single arm mount: 2 Two fixtures at 180°; 2L Two fixtures at 90°; 3T Three fixtures at 90°; 3Y Three fixtures at 120°; 4 Four fixtures at 90°; TA Tenon (2.375" OD); TB Tenon (2.875" OD); TC Tenon (3.5" OD); OT Open Top (includes pole cap)	BLT Black Matte Textured; BLS Black Gloss Smooth; DBT Dark Bronze Matte Textured; DBS Dark Bronze Gloss Smooth; GTT Graphite Matte Textured; LGT Light Grey Matte Textured; LGS Light Grey Gloss Smooth; PSS Platinum Silver Gloss Smooth; WHT White Matte Textured; WHS White Gloss Smooth; VGT Verde Green Textured; **Color Option**: CC* Custom Color	GFI* 20 Amp GFCI Receptacle and Cover; EHH* Extra Handhole; COS* 5" Coupling; CO3* 3" Coupling; CO4* 4" Coupling; MPB* Mid-pole Luminaire Bracket; VMS* 2nd mode vibration dampener; LAB Less Anchor Bolts; UL UL Certified; RBC Round Base Cover

Accessories (Order Separately)
VM250B Field installed 2nd mode vibration dampener – 8 ft
VM25I2 Field installed 2nd mode vibration dampener - 12 ft
VM25I6 Field installed 2nd mode vibration dampener - 16 ft
VM25I20 Field installed 2nd mode vibration dampener - 20 ft
VM25I25 Field installed 2nd mode vibration dampener - 25 ft

1. Custom colors available; BAL number preferable.
2. Specify option location using logic found on page 3 (Option Orientation).
3. There will be a weld witness mark on the side of the pole with the Factory Installed VM2

MOUNTING ORIENTATION

Current

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AAL_RSS-A-Poles_spec_R04

LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
SL		6	25'-0"	17,105	160.4	UCL2-BEL-72L-700-4K7-3-BLS-SLA17-UNV	ARCHITECTURAL AREA LIGHTING, UCL2 LED SERIES AREA LIGHT, 4000K, TYPE III DISTRIBUTION, BELL HOOD STYLE, SINGLE HEAD FLAT LENS FIXTURE, SLA17 MOUNTING, BLACK COLOR

NOTES: G.C. TO VERIFY VOLTAGE BEFORE ORDERING
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL PROPOSED FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE

MOUNTING	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
SL		6	25'-0"	RSSA25-50B-1-BLS-RBC	AAL, 5" ROUND STRAIGHT STEEL POLE, BLACK

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
PRIVATE STREET/ROADWAY	FC	2.11	4.8	0.4

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

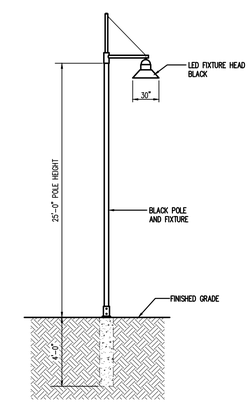
THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 22'-6" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

#	Date	Issue / Description	Init.

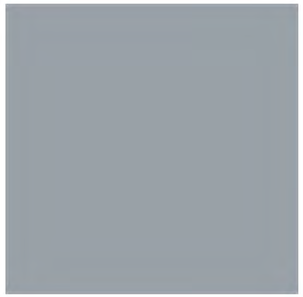
Project No:	ED1095
Drawn By:	JMG
Checked By:	AJ
Date:	3/12/2025

PHOTOMETRIC PLAN AND DETAILS

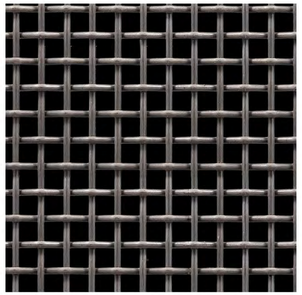
PP-1.0

BERRIDGE METAL
"SHASTA WHITE"

BERRIDGE METAL
"CHARCOAL GRAY"



BERRIDGE METAL
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR
WIRE MESH

BRICK
SUMMIT "ONYX"

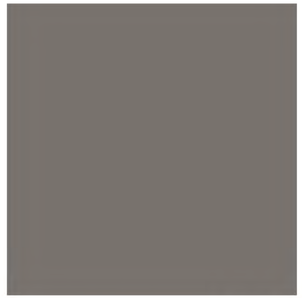
BRICK
SUMMIT "ALASKAN"

BRICK
SUMMIT "CEDAR RIDGE"

METAL/PAINT
SW 7076 "CYBERSPACE"

EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"

EIFS/PAINT
SW 7016 "MINDFUL GRAY"



EIFS/PAINT
SW 7019 "GAUNTLET GRAY"

EIFS/PAINT
SW 7005 "PURE WHITE"

EIFS/PAINT
SW 7069 "IRON ORE"

PRECAST CONCRETE CAP
"NATURAL GRAY"

NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"

NICHIHA
VINTAGEWOOD SERIES
"POPLAR"

NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"

NICHIHA
VINTAGEWOOD SERIES
"CEDAR"

NICHIHA
VINTAGEWOOD SERIES
"BARK"

NICHIHA
VINTAGEWOOD SERIES
"ASH"

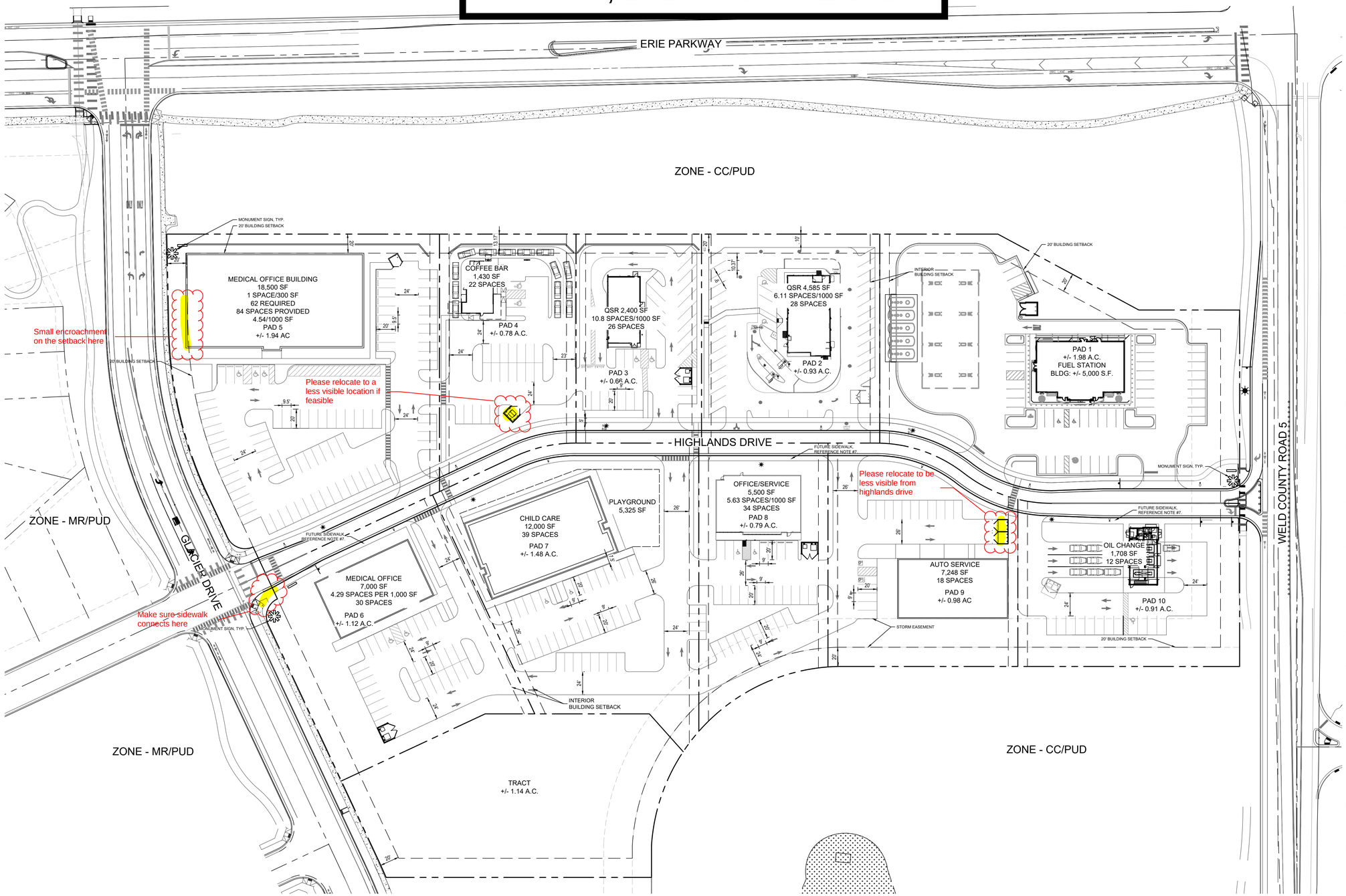
NOTE:
Masonry, fiber cement and metals shall be used as primary materials.
The use of EIFS shall be limited to an accent material.

BUILDING MATERIALITY PLAN
04/17/2025

Erie Highlands
Erie, Colorado

G3 ARCHITECTURE Inc.
architecture | planning | interiors

MAY 9, 2025 COMMENTS



KEY MAP

SHEET INDEX

ZONING DATA:

ZONING: COMMUNITY COMMERCIAL (CC) / (PUD OVERLAY)
SITE AREA: 11.58 AC

MAX BLDG. HT: 45' / 3 STORIES MAX

BUILDING SETBACKS:
NORTH PROPERTY (FRONT): 20'
GLACIER DRIVE (SIDE): 20'
WELD COUNTY ROAD 5 (SIDE): 20'
SOUTH (REAR): 20'
INTERNAL: 10' *(ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.)

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:
1. APPROVAL OF THIS SITE PLAN IDENTIFIES CONCEPTUAL USES AND GENERAL CONTEXT FOR PAD SITES WITHIN THE OVERALL DEVELOPMENT. PAD SITE DEVELOPMENT CONFORMING WITH THE USES ALLOWED BY RIGHT IN THE CC ZONING AND DISTRICT STANDARDS NOTED HEREIN CAN BE APPROVED ADMINISTRATIVELY THROUGH THE TOWN SITE DEVELOPMENT PLAN PROCESS.
2. THE CONCEPT PLAN AREA IS A PART OF PLANNING AREA 11 UNDER THE ERIE HIGHLANDS PUD AMENDMENT NO.2 AND SUBJECT TO THE APPROVED PUD (PUDA-000934-2017).
3. THE NOTED USES AND LAYOUTS ARE FOR GENERAL INTENT ONLY AND ARE SUBJECT TO CHANGE FOLLOWING INDIVIDUAL SITE PLAN APPROVALS.
4. ALL DEVELOPMENT STANDARDS AND ALLOWED USES WILL BE PER THE ESTABLISHED ERIE HIGHLANDS PUD (PUDA-000934-2017) AND CC ZONE DISTRICT.
5. ALL LOTS/PADS WILL SUBMIT INDIVIDUAL SITE PLANS FOR APPROVAL AND WILL RECEIVE ADMINISTRATIVE APPROVAL IF IN GENERAL COMPLIANCE WITH LAYOUT AS SHOWN ON THE OVERALL SITE PLAN.
6. REFERENCE ATTACHED LANDSCAPE CONCEPTUAL PLAN FOR GENERAL LANDSCAPE INTENT AND DIRECTION. FUTURE SITE PLAN SUBMITTALS FOR LANDSCAPING WILL NEED TO BE GENERALLY IN COMPLIANCE WITH CONCEPTUAL LANDSCAPE PLAN DIRECTION.
7. SIDEWALK ALONG THE SOUTH SIDE OF HIGHLANDS DRIVE IS TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

SITE DATA:

PAD 1: +/- 1.98 AC
FUEL STATION: +/- 5,000 SF
41 SPACES PROVIDED
8.2 SPACES/1000 SF

PAD 2: +/- 0.93 AC
QSR: +/- 4,585 SF
36 SPACES PROVIDED
7.85 SPACES/1000 SF

PAD 3: +/- 0.66 AC
QSR: +/- 2,400 SF
26 SPACES PROVIDED
10.8 SPACES/1000 SF

PAD 4: +/- 0.78 AC
COFFEE BAR: +/- 1,430 SF
18 SPACES PROVIDED
1.26 SPACES/1000 SF

PAD 5: +/- 1.94 AC
MOB: +/- 18,500 SF
84 SPACES PROVIDED
4.54 SPACES/1000 SF

PAD 6: +/- 1.12 AC
MOB: +/- 7,000 SF
31 SPACES PROVIDED
4.43 SPACES/1000 SF

PAD 7: +/- 1.48 AC
CHILD CARE: +/- 12,000 SF
37 SPACES PROVIDED
3.08 SPACES/1000 SF

PAD 8: +/- 0.79 AC
OFFICE/SERVICE: +/- 5,500 SF
34 SPACES PROVIDED
6.16 SPACES/1000 SF

PAD 9: +/- 0.98 AC
AUTO SERVICE: +/- 7,248 SF
18 SPACES PROVIDED
2.48 SPACES/1000 SF

PAD 10: +/- 0.91 AC
OIL CHANGE: +/- 1,708 SF
12 SPACES PROVIDED
8.78 SPACES/1000 SF

Galloway

ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

OVERALL SITE PLAN

05.01.2025

0' 50' 100' 250'
SCALE: 1" = 50'-0"
N

February 10, 2025

VIA E-MAIL

Town of Erie Planning & Development
Harry Brennan
645 Holbrook St.
Erie, CO 80516
developmentreferral@erieco.gov

NOTICE OF RIGHT-OF-WAY GRANTS OWNED BY WES DJ GATHERING LLC AND ASSOCIATED SAFETY REQUIREMENTS:

Re: Erie Highlands F17 Site Plan
EVERGREEN-CR 5 & ERIE PARKWAY LLC – Property Owner
Township 1 North, Range 68 West, 6th P.M.
Section 20: NENE
Weld County, Colorado

Town of Erie Planning & Development:

This letter is being sent by WES DJ Gathering LLC ("WES") to inform you WES is the owner of valid easements and pipelines located in of Section 20, Township 1 North, Range 68 West for which the Town of Erie ("Town") is reviewing the Erie Highlands F17 Site Plan. WES is submitting this comment timely, in accordance with the Town's procedural requirements.

The following are comments pertinent to this Notice:

1. WES is the owner of a valid Right-of-Way Grant that was executed on April 14th, 1993 and recorded on May 3, 1993 with the Weld County Clerk and Recorder at reception number 2331355.

The applicant MUST review the above grants and cannot encroach on WES's pipelines. The applicant will need to conform to all terms of the Right-of-Way Grants identified above and adhere to WES safety requirements:

- Any utility crossing (phone, water, sewer, fiber optic cables, etc) require a minimum of 2' of vertical separation and should cross as close to 90° as possible.
- Utilities paralleling a WES pipeline will need to maintain at least 10' of horizontal separation.
    - For any work taking place within 10 feet, WES lines must be verified by hydrovacing with a WES standby present for both location and depth of pipeline.
- Grade cannot be reduced over the top of a WES Pipeline without prior written consent to ensure applicable federal pipeline safety regulations are not violated.
- Should crossing be required with heavy equipment, the make/model/max loaded weight of construction vehicles must be provided to WES at least 1 month in advance of dirt work for review and written approval.
- A standby will be required for any digging within 10' of a WES pipeline.
- Colorado 811 Laws must be adhered to.

Provided that the requirements above are met, WES does not object to the proposed Erie Highlands F17 Site Plan. Additionally, WES reserves the right to stop work for any encroachment related to the proposed development if the above safety precautions are not met.

Please contact me at 970-598-4246 if you have any questions or comments about this matter.

Sincerely,
WES DJ GATHERING LLC

Clay Young
Senior Landman

cc: Sherry Bursey, Senior Counsel
Jayson L. VanShura
Paul Gerrish
Kelly Reyos

B 1381 REC 02331355 05/03/93 13:15 $20.00 1/004
F 0948 MARY ALICE FEUERSTEIN CLERK & RECORDER WELD CO, CO

55ET EE2RV

Right-of-Way Grant

KNOW ALL MEN BY THESE PRESENTS, that Daniel R. Horst

2240 WCR #5

of the Post Office of Erie in the State of Colorado 80516, hereinafter referred to as "Grantor" (whether one or more), in consideration of Ten Dollars ($10.00) and other good and valuable considerations, to Grantor in hand paid, receipt of which is hereby acknowledged, hereby grant and convey unto K N Front Range Gathering Company, A Colorado Corporation, having an office at 12055 W. 2nd Place; Lakewood, Colorado, 80228, its successors and assigns, hereafter referred to as "Grantee," a Right-of-Way to lay, construct, maintain, lower, inspect, repair, replace, relocate, change the size of, operate, and remove a pipe line together with the rights for drips, pipe line markers, valves, launchers, receivers, cathodic equipment, test leads, and all appurtenances convenient for the maintenance and operation of said line and for the transportation of oil, gas or other substances therein, under, on, over and through the premises hereafter described, and the Grantee is granted the right of ingress and egress, to, on, from and over the following described premises for the purposes aforementioned in the County of WELD in the State of Colorado, to-wit:

Township 1 North, Range 68 West
Section 20: that part of the E½NE¼ as shown on Exhibit "A" attached hereto.
Exhibit B is included as part of this Deed.

TO HAVE AND TO HOLD said easements, rights, and Right-of-Way unto the said K N Front Range Gathering Company, its successors and assigns.

All pipe installed hereunder shall be buried a minimum of 42 inches. Grantor shall not construct or place anything over or so close to any pipe line or other facility of Grantee as will be likely to interfere with Grantee's surveillance of or access thereto by use of equipment or means customarily employed in the surveillance of or maintenance of said pipe line nor intentionally cause the original cover over said pipe line to be reduced below whichever is the greater of a minimum cover of thirty (30") inches or below the minimum cover required at any time by any applicable pipe line safety code. All damage to growing crops, drainage tile and fences of Grantor occasioned by the construction or repair of any of the facilities herein authorized to be maintained and operated by Grantee shall be paid by Grantee after the damage is done. The Right-of-Way granted herein shall be fifty (50') feet in width. for construction purposes and shall revert to 30 (30') feet in width after installation. In addition, this is a single line grant for the sole and exclusive purpose of construction and installation of a ten (10") inch pipe line.

This Grant shall be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto, and all rights herein granted, or any of them separately, may be released or assigned in whole or in part. It is understood that this Grant cannot be changed in any way except in writing, signed by the Grantor and a duly authorized agent of the Grantee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 14th day of April, A.D., 1993.

Daniel R Horst

Daniel R. Horst

CO-ROW-20400-003

B 1381 REC 02031355 05/03/93 13:15 [illegible]0.00 2/004
F 0949 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

ACKNOWLEDGEMENT FOR HUSBAND AND WIFE

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____, day of _____ 19___.

by _____ and _____,

his wife.

My Commission expires: _____ _____
NOTARY PUBLIC

ACKNOWLEDGEMENT FOR SINGLE PERSON

STATE OF COLORADO)
) ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me this 20th, day of April 19 93

by Daniel R. Horst.

My Commission Expires August 02, 1994

My Commission expires: _____ Duane L Haley
NOTARY PUBLIC

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____, day of _____ 19 ___,

by _____, _____,

of _____, a _____

corporation, on behalf of the corporation.

My Commission expires: _____ _____
NOTARY PUBLIC

LINE NO. _____

Right-of-Way Grant

FROM

TO

K N FRONT RANGE GATHERING CO.

STATE OF COLORADO
COUNTY OF _____ ss.

This instrument was filed for record on the _____ day of _____ 19 ___, at _____ o'clock ___ M., and duly recorded in Book _____ page _____ of the records of this office.

_____ COUNTY CLERK

By: _____ DEPUTY CLERK

NUMBER _____

B 1381 REC 02331355 05/03/93 13:15 $20.00 4/004
F 0951 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

EXHIBIT B

Grantor reserves the right to use and enjoy said premises provided that Grantor shall not construct or maintain the whole or any part of any structure on said strip of land, or in any manner impair or interfere with the present or prospective exercise of any of the rights herein granted. Where said land is under cultivation, said pipelines shall be laid so that the tops thereof are at least thirty-six inches (36") beneath the surface of the ground. Grantee agrees that it will restore the premises to as near their original condition as practicable when construction is completed. At a later date, Grantor may relocate said pipeline at its own expense to a location which meets the specifications and requirements of the Grantee, but in the event that Grantor employs contractors or subcontractors other than Grantee's employees or contractors, Grantor will indemnify and hold Grantee harmless from any damages or liability caused by its construction operations during said relocation.

WHEN RECORDED RETURN TO:
KN Front Range Gathering Company
635 North 7th Avenue
Brighton, Colorado 80601

m 4PO
20.00 ≠ 0180
Bm

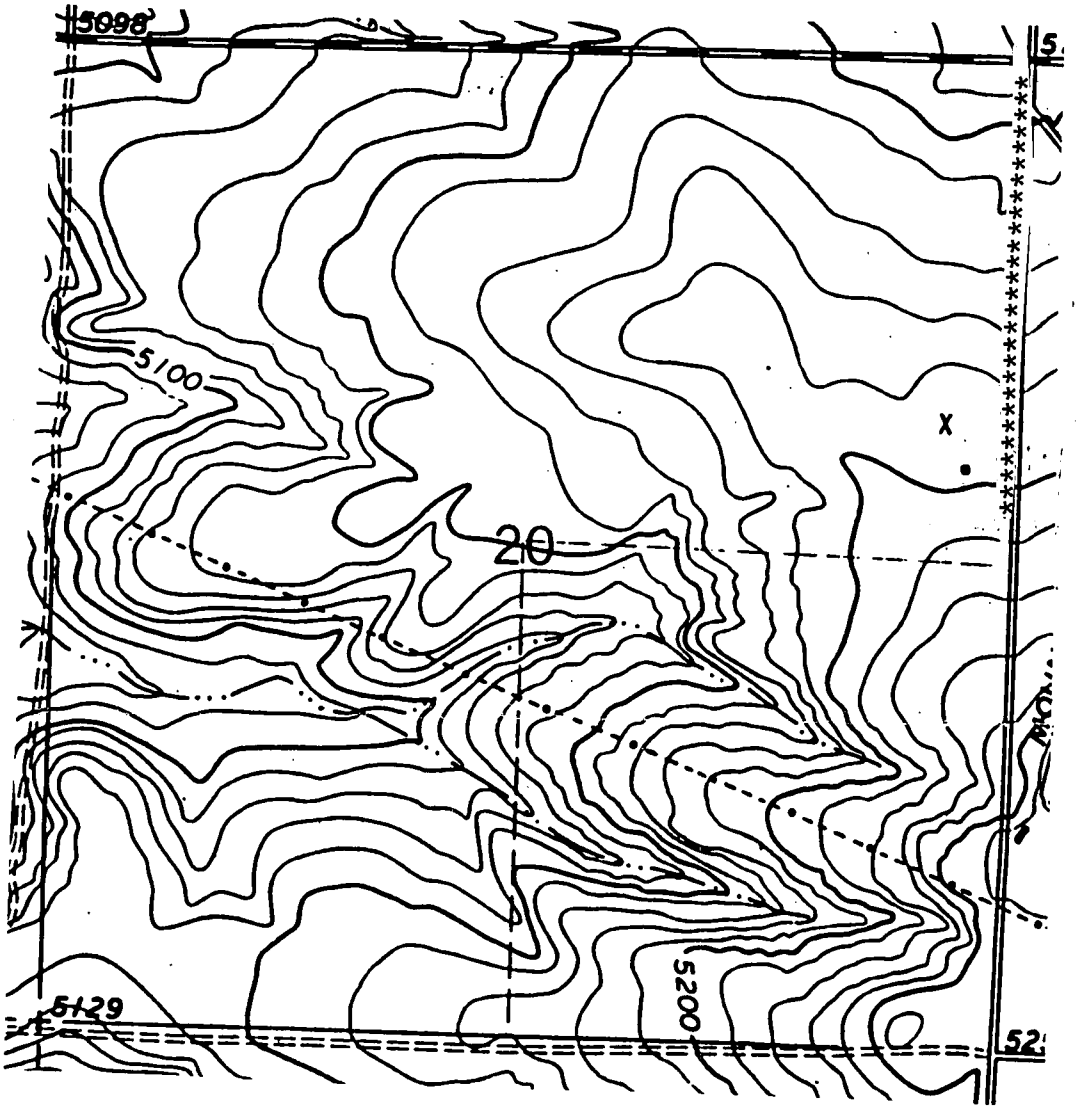
KN Front Range
inside

B 1381 REC 02331355 05/03/93 13:15 $20.00 3/004
F 0950 MARY ANN [redacted]UERSTEIN CLERK & RECORDER [redacted]ELD CO, CO

Exhibit "A"

Township 1 North, Range 68 West
Section 20

PROPOSED ROUTE OF RIGHT-OF-WAY GRANT-**********-



February 18, 2025

Town of Erie | Planning & Development
645 Holbrook Street
Erie, CO 80516

Re: SP2025-00002, Erie Highlands F17 Site Plan

Dear Harry,

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Site Plan for Erie Highlands Filing No. 17. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- Please confirm if these pads will be pads only or individual lots.
- United Power has electrical distribution in the area that may need to be upgraded depending on the requirements of the site. Please note that any cost associated with this would be at the expense of the applicant.

Please note United Power's hard surface and landscaping requirements:

- Easement and underground electric facilities utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks.
- No permanent structures are acceptable within the dry utility easements. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.
- Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as, bushes, shrubs, and grasses are allowed. The trunk/base of a tree(s) should be minimum of 5' away from the underground electric line.
- Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

UNITED POWER, INC. 500 Cooperative Way ▪ Brighton, CO 80603 303-659-0551 ▪ 800-468-8809 ▪ fax 303-659-2172 www.unitedpower.com

Please note United Power's standard easement requirements that will be needed for future plat and/or plat amendment submittals:

- United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
    - For commercial lots, United Power requires 8'-10' wide dry utility easement around the perimeter of each lot.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at https://www.unitedpower.com/construction.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Zayda L. Vargas

Zayda L. Vargas
United Power, Inc.
Plat Referral and Joint Use Specialist
O: 303-637-1389 | Email: platreferral@unitedpower.com

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 10, 2025

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

Attn: Harry Brennan

Re: Erie Highlands F17 Site Plan, Case # SP2025-00002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Erie Highlands F17**. Please be aware PSCo owns and operates existing natural gas distribution facilities along a portion of Glacier Drive. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to any of the existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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

From: Michelle Kelly <mkelly@mvfpd.org>
Sent: Wednesday, February 12, 2025 12:01 PM
To: Development Referral
Subject: 1st Referral Review - SP2025-00002. Erie Highlands F17 Site Plan

Follow Up Flag: Follow up
Flag Status: Flagged

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Verify interior turn radii for emergency response to interior access lots off Highlands drive. Hydrant locations to meet fire flow requirements to be provided.
Please reach out if you have questions.

Michelle Kelly, Deputy Fire Marshal
Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
720-881-6527 | mkelly@mvfpd.org | www.mvfpd.org

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Tuesday, February 18, 2025 2:22 PM
To: Development Referral
Subject: RE - sp2025-00002 Erie Highlands Filing 17

Follow Up Flag: Follow up
Flag Status: Flagged

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Harry,

RTD comments,

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by th of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, ease that may be required by the RTD for any work on or around our facilities and property.

Thank you,

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

Exhibit A

UPDATED MEETING DAY

NEIGHBORHOOD MEETING NOTICE

DATE: May 12, 2025

TIME: 6:30 p.m. to 8:30 p.m.

PLACE: Erie Middle School - Commons
650 Main Street
Erie, CO 80516

Evergreen Development will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to Evergreen Development.

APPLICATION TYPE: Site Plan

PROJECT NAME: Erie Highlands Filing 17 Commercial Site Plan

PROJECT LOCATION: Southwest corner WCR 5 and Erie Pkwy

PROJECT DESCRIPTION: Evergreen is proposing a multi-pad commercial development. It will consist of a fuel station and convenience store, as well as multiple other retail, restaurant and service uses.

Erie Highlands - Neighborhood Meeting Summary for Overall Site Plan

Meeting date & Time: 5/12/2025 6:30-8:30 PM

Location: Erie Middle School – Commons Room A101

Attendees:
Erika Shorter – Evergreen
Jenn Roldan – Evergreen

Community participants:
Missey Moser
Betsy Moser
Josh Hallett
Manish Bhatnagar
Brian Houghton
Cord Kammholz
Jeff (last name was not provided)

Presentations:
The Erie Highlands Neighborhood meeting was held in person at Erie Middle School. Jenn Roldan and Erika Shorter were present on behalf of Evergreen Devco, the developer who will be installing the infrastructure improvements. Erika and Jenn discussed with attendees a brief overview of the development, types of uses in the proposed development, and the approval process for the overall development, along with an update of submittal status and estimated timeline.

Questions/Discussion Topics:

- Some residents expressed interest in seeing more restaurant users in this area and named some specific uses:
    - Chipotle
    - Parma (Italian)
    - Noodles
    - Caprice Trattoria
    - Ban Chan (Korean)
    - Jersey Mikes
- A few residents thought the area would be good for a pickleball use or a small grocer like Sprouts or Trader Joes (Missey & Betsey Moser)
- A few residents were concerned about west bound traffic cutting through the development and into the neighborhood and safety for children in the neighborhood (Missey Moser, Jeff and Cord Kammholz)

- One resident inquired whether a traffic study was conducted – did it account for fuel station trips and traffic associated with High School? Asked if Evergreen was aware the High School is an open campus that allows Juniors and Seniors to leave for lunch? (Cord Kammholz)
- One resident asked questions regarding approval timing (Brian Houghton)
- Will there be a 4-way stop at Glacier & Highlands Intersection or just a 2-way stop? (Brian Houghton)
- Some residents expressed that they do not support a Fuel Station or "Fast Food"
- A couple of residents were excited about the development and having new food and service options, and an opportunity for jobs for teenagers.
- Some residents expressed the desire for a "walkable development" (Missey & Betsy Moser)
- Some residents expressed that they did not favor the design of the site layout and expressed that they would like a large park in the middle with a roundabout.
- One resident advised Evergreen should be aware of springtail infestation (a bug that was found in one particular home when the neighboring residential was developed) and asked if the soils have been treated.

Sign-In Sheet

Name	Phone	Address	Affiliation (Neighbor, Business Owner, etc.)
Missy Moser	646 734 2212	1216 Highlands Dr.	moser.missy@gmail.com
Betsy Moser	303-332-9794	1216 Highlands	betsmoser@aol.com
JOSH HARLETT	720-725-6888	1240 NOVA PL.	
Manish Bhatnagar	303-895-6921	30 Magnolia Ct	Manish.Bhatnagar.1982@gmail.com
Brian Houghton	612-425-7922	71 Magnolia Ct	houghto.brian@gmail.com

Sign-In Sheet

Name	Phone	Address	Affiliation (Neighbor, Business Owner, etc.)
CP KATNHOLZ	678-938-0702	[illegible]	NEIGHBOR
Jeff? Magnolia Rd - Not on mailing list			

CR 5 & Erie Parkway

Overall Site Plan – Neighborhood Meeting

Monday, 5/12/2025 – 6:30pm – 8:30pm

Erie Middle School Café /Commons Room A101 RTU9

Internal Talking Points

Tyler & Erika: Please write down all questions received – I will need to provide a summary of the meeting to the Town.

Zoning: CC/ PUD – Community Commercial is applicable to the site

- The intent of CC is to provide areas for a full range of community-oriented retail and service commercial uses

Proposal: This Overall Site Plan is to show the conceptual layouts for 10 Commercial Pads, as well as the initial construction of horizontal infrastructure that Evergreen is delivering to future pad users. Following the neighborhood meeting and Town approval of the Overall Site Plan, we plan to go to Planning Commission for Town of Erie approval. The purpose of this Overall Site Plan approval is that if future users come in with their Site Plan applications and their site layouts generally conform to this Overall Site Plan, they will be able to be considered for administrative staff approval without a public hearing.

Evergreen Initial Scope of Work:

- Construct Highlands Drive which will provide internal vehicle and pedestrian access to the commercial pads from both County Road 5 and Glacier Drive (both of which connect to Erie Parkway).
- Installation of sidewalk and site lighting along the north side of Highlands Drive to match the aesthetic of the neighboring developments
    - As future users come on for the development of their pads, they will be responsible for the 8' tree lawn on the north side of Highlands Drive (as well as any adjustments to the sidewalk and site lighting) and users south of Highlands Drive will be responsible for installing their sidewalk and site lighting.
- Traffic & pedestrian signal and intersection improvements at the intersection of Glacier and Erie Parkway

    - The signalization of this intersection includes additional improvements for Pedestrian and Bicycle Users (Safe Directional Ramps, Pedestrian refuge median, bicycle push buttons for signals, Bicycle Conflict Bars to clearly define bicycle travel paths)
- County Road 5 deceleration lane
    - Improves traffic safety in and out of the development
    - Sidewalk realignment at entrance to development at Highlands Drive and County Road 5 will allow better visibility/ more safety to pedestrians

Future user's scope of work:

- Users for each pad will submit individual Site Plans to the Town of Erie for approval of their site layout and buildings (as well as civil & building construction permits). If they are in general compliance with the Overall Site Plan, they will be considered for administrative staff approval, with no public hearing.
- Future user's scope includes the construction of their sitework, on site lighting, landscaping, building, etc.

Development aesthetics:

- There is a color & material guide attached to the Overall Site Plan encouraging users to utilize a consistent palette of materials and colors for their buildings as well as site lighting specifications to create a uniform and harmonious development as well as ensure consistency with the character of the area.

Uses:

- Currently marketing the development; Unfortunately, we can't share specific users until they are further along in the process, but we are talking to these types of groups.
    - North of Highlands (from west to east)
        - Pad 5 (MOB): Signed LOI with a MOB constructed and operated by a successful regional healthcare system
        - Pad 4 (Coffee): Signed Ground Lease with a unique/hop regional coffee user
        - Pad 3 (QSR): Discussing with a popular QSR
        - Pad 2 (QSR): Signed PSA with National DT QSR
        - Pad 1: Signed PSA with a well-run/operationally successful national gas/convenience store
    - South of Highlands

        - Pad 10: Negotiating a Ground Lease with a National well-run/operated oil change user
- All other pads south of Highlands are conceptual. Considered uses will be permitted by right within the CC zoning designation
- Are there any specific users you think we should reach out to?

Entitlement process:

- Evergreen is currently in review for a Development Agreement, Final Plat, & CDs for the initial horizontal infrastructure. The plat will create the parcel for Pad 1 (Fuel Parcel)
    - We anticipate going to Town Council on consent agenda on 6/10/25 for approval.
- The Overall Site Plan approval process with the Town which was described above involves the following:
    - The Overall Site Plan includes Evergreen's scope of work and conceptual site plan layouts for potential future users.
    - This plan is being reviewed by Town Planning staff and will be scheduled for Planning Commission Public Hearing. We are anticipating going to Planning Commission on 6/18/2025 for approval.
- QuikTrip is currently under their separate Site Plan review with the Town of Erie.
- Evergreen will be submitting administrative re-plat applications as needed once the future pad layouts, boundaries are further solidified.
    - This will subdivide the property and create pads for future users.
    - The re-plats will be administrative and will be approved by the Director.
- Future users will be expected to substantially conform to the *approved* Overall Site Plan layout for their specific pad – if there is substantial conformity the user will be considered for administrative approval by the Director. The Director has the option to refer any administrative site plan to Planning Commission for review/ approval.
    - The Director can require neighborhood meetings for administrative site plans.

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Jenn Roldan, as the applicant/representative for the Erie Highlands Filing 17 – Overall Site Plan, hereby attest that on this 11 day of June, 2025, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Planning Commission scheduled for July 2, marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

Jenn Roldan
Applicant/Representative's Signature

6/11/25
Date

STATE OF ~~COLORADO~~ Arizona)

) ss.

COUNTY OF Maricopa)

ACKNOWLEDGED BEFORE ME THIS 11 DAY OF June, 2025 BY Jenn Roldan AS Sr. Development Manager

WITNESS MY HAND AND OFFICIAL SEAL:

Lucy Alvarez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/28/25

LUCY ALVAREZ
Notary Public, State of Arizona
Maricopa County
Commission # 619907
My Commission Expires
December 28, 2025

Planning & Development Department

TOWN OF ERIE PUBLIC HEARING NOTICE

June 13, 2025

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Evergreen Development

Project Description: Site Plan for Erie Highlands Filing 17 Commercial Development

Location: Southwest corner of WCR5 & Erie Pkwy Located in the Northeast Quarter of Section 20, Township 1 North, Range 68 West of the Sixth Principal Meridian, Town of Erie, County of Weld, State of Colorado

Legal Description: Tract H-1, Erie Highlands Filing No. 14, Amendment No. 1 as recorded under reception No. 4720052 on 05/28/2021, of the records of the Weld County Clerk and Recorder's Office.

Planner: Harry Brennan
Board or Commission: Planning Commission
Hearing For: Site Plan – Erie Highlands Filing 17
Date of Hearing: July 2, 2025
Time: 6:30 PM
Place: Planning Commission meetings will be held in person in the Town Hall Board Room, 645 Holbrook Street (lower level, northeast entrance) **UNLESS** otherwise noted in the **Town Calendar on the Town's website**. You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Planning Commission Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given both in person and via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at https://erie.legistar.com, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments planningapplication@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. If you have any questions, please call Planning at 303-926-2770.

Owner	Mail Address 1	Mail City	State	Mail Zip Code
NORTH WESTERLY OWNER LLC	3990 HILLSBORO PIKE STE 400	NASHVILLE	TN	37215
ST VRAIN VALLEY SCHOOL DISTRICT RE-1J	395 S PRATT PKWY	LONGMONT	CO	80501
GROTSTEIN TODD IRWIN, GROTSTEIN LISA	1120 NOVA PL	ERIE	CO	80516
WILLIAMS CHESTER G, WILLIAMS KAREN	1130 NOVA PL	ERIE	CO	80516
FELTEN PAULA S	1140 NOVA PL	ERIE	CO	80516
KELLER JOHN, KELLER KAREN	1150 NOVA PL	ERIE	CO	80516
CISNEROS EVA, BARON KONRAD	1160 NOVA PL	ERIE	CO	80516
COLLIERS HILL MASTER ASSOCIATION INC	C/O CHARLES BELLOCK 2500 ARAPAHOE AVE STE 220	BOULDER	CO	80302
GROSSER ERIC, GROSSER TARA ANDREA	1180 NOVA PL	ERIE	CO	80516
YOUNG COURTNEY, LEYSHON JASON	1190 NOVA PL	ERIE	CO	80516
HANOLD BRANDON J	1200 NOVA PL	ERIE	CO	80516
MCGUIRE ELIZABETH THERESA	1210 NOVA PL	ERIE	CO	80516
GORBSKY MARISA, GORBSKY MATTHEW	1220 NOVA PL	ERIE	CO	80516
SHANATA MOHAMED	1230 NOVA PL	ERIE	CO	80516
NUHANOVIC MIRELA	1230 NOVA PL	ERIE	CO	80516
HAZLETT JOSHUA JOSEPH, HAZLETT	1240 NOVA PL	ERIE	CO	80516
ROA MARIA ALEJANDRA ATENCIO	1250 NOVA PL	ERIE	CO	80516
VIGIL SARA K, VIGIL THOMAS	1260 NOVA PL	ERIE	CO	80516
GRITZ STEPHANIE M	6440 EAGLE SHADOW AVE	BRIGHTON	CO	80602
SMITH STEVE, SMITH JORDAN EMILY	97 NOVA CT	ERIE	CO	80516
MAGNINO SARAH A, MAGNINO CLAY M	1211 NOVA PL	ERIE	CO	80516
HEDDEN ADRIENNE, HEDDEN JARED	1191 NOVA PL	ERIE	CO	80516
KHATRI MANOJ, KHATRI SHARMILA	1181 NOVA PL	ERIE	CO	80516
BROWN MICHAEL, BROWN MARIBETH	1171 NOVA PL	ERIE	CO	80516
MILLER TIMOTHY P, MILLER KATHRYN L	1161 NOVA PL	ERIE	CO	80516
ELSENER KRISTINA MARIE, ELSENER	74 NOVA CT	ERIE	CO	80516
PHAM MAI BACH THI	68 NOVA CT	ERIE	CO	80516
SCHMIDT KARA, SCHMIDT BRIAN	62 NOVA CT	ERIE	CO	80516
GATES KATIE RAE, GATES TREVOR	56 NOVA CT	ERIE	CO	80516
PULIDO DIEGO ALEJANDRO	50 NOVA CT	ERIE	CO	80516
ALEXANDER DANICA ASH	50 NOVA CT	ERIE	CO	80516
COLLIERS HILL METROPOLITAN DISTRICT	2154 E COMMONS AVE STE 2000	CENTENNIAL	CO	80122
HOSSELKUS COLE RYAN	1149 LARKSPUR DR	ERIE	CO	80516
RALEY CYDNEY ELAYNE	1149 LARKSPUR DR	ERIE	CO	80516
RAND TIFFANY SUSANNE	64 MAGNOLIA CT	ERIE	CO	80516
STARE MELISSA MARIE	64 MAGNOLIA CT	ERIE	CO	80516
TAYLOR BRANDON GALE, TAYLOR SHERI	56 MAGNOLIA CT	ERIE	CO	80516
NYIMA PEWAK	48 MAGNOLIA CT	ERIE	CO	80516
LAMA KONCHOK TENZIN	48 MAGNOLIA CT	ERIE	CO	80516
SACK KARISHMA SHRESTHA, SACK JEFFREY	40 MAGNOLIA CT	ERIE	CO	80516
SEBASTIAN SATOMI, SEBASTIAN JOSHUA D	32 MAGNOLIA CT	ERIE	CO	80516
BHATNAGAR MANISH, BHATNAGAR NEHA	30 MAGNOLIA CT	ERIE	CO	80516
MEHARZI NIDAM EDDINE, MEHARZI	47 MAGNOLIA CT	ERIE	CO	80516
SINHA SIMMI	55 MAGNOLIA CT	ERIE	CO	80516
KUMAR PRAVEER	55 MAGNOLIA CT	ERIE	CO	80516
GUNTER BRETT D, GUNTER JODEANE M	63 MAGNOLIA CT	ERIE	CO	80516
HOUGHTON BRIAN, HOUGHTON BRIANA B	71 MAGNOLIA CT	ERIE	CO	80516
CLAUSSEN KAREN, CLAUSSEN TRAVIS D	79 MAGNOLIA CT	ERIE	CO	80516
DRESS BRIAN D	87 MAGNOLIA CT	ERIE	CO	80516
HOOD ZACHARY M	95 MAGNOLIA CT	ERIE	CO	80516
STIERITZ HOLLY A	95 MAGNOLIA CT	ERIE	CO	80516
GUDARU RAJESH KUMAR	103 MAGNOLIA CT	ERIE	CO	80516
BOWMAN BRADLEY S, BOWMAN KAREN E	111 MAGNOLIA CT	ERIE	CO	80516

HOOD JANEE, HOOD NICHOLAS C	1137 HIGHLANDS DR	ERIE	CO	80516
LIGON JENNA S, LIGON RYAN P	1147 HIGHLANDS DR	ERIE	CO	80516
WALDEN STEPHEN C JR, WALDEN ANDRA	1157 HIGHLANDS DR	ERIE	CO	80516
GONZALES MICHELE L	1167 HIGHLANDS DR	ERIE	CO	80516
SPANGLER CHRISTOPHER RYAN,	1177 HIGHLANDS DR	ERIE	CO	80516
BENEDUCI KAREN M, BENEDUCI STEVEN	1187 HIGHLANDS DR	ERIE	CO	80516
FERRIN SHANE P	1197 HIGHLANDS DR	ERIE	CO	80516
RODRIGUEZ NATALIE	1197 HIGHLANDS DR	ERIE	CO	80516
PRATHER-MARTINEZ CAROLINE H	1207 HIGHLANDS DR	ERIE	CO	80516
MARTINEZ JASON R	1207 HIGHLANDS DR	ERIE	CO	80516
PAULK SHANNON CHRISTINE	1117 LARKSPUR DR	ERIE	CO	80516
MCALEER RYAN CHARLES	1117 LARKSPUR DR	ERIE	CO	80516
GORE AUSTIN T, GORE CARA A	1125 LARKSPUR DR	ERIE	CO	80516
ORTIZ ROBERT, ORTIZ BETH L	1133 LARKSPUR DR	ERIE	CO	80516
LY MELISSA L	1141 LARKSPUR DR	ERIE	CO	80516
VO RICHMOND T	1141 LARKSPUR DR	ERIE	CO	80516
MALONE WILLIAM	1156 HIGHLANDS DR	ERIE	CO	80516
FANTICH JULIANNE N	1144 HIGHLANDS DR	ERIE	CO	80516
KHOKHANI JOSI	1150 HIGHLANDS DR	ERIE	CO	80516
JOHNSON AUSTIN M, JOHNSON TIANDRA	1162 HIGHLANDS DR	ERIE	CO	80516
SANDVEN CHRISTOPHER HARRY	1180 HIGHLANDS DR	ERIE	CO	80516
CAGLEY CAITLIN ANNA, CAGLEY ZACHARY	1168 HIGHLANDS DR	ERIE	CO	80516
LALONDE KRISTEN, LALONDE ADAM	1174 HIGHLANDS DR	ERIE	CO	80516
RANSON JOSHUA JAMES	1186 HIGHLANDS DR	ERIE	CO	80516
MUNNINGS RYAN J, MUNNINGS MALLORY	1204 HIGHLANDS DR	ERIE	CO	80516
ODLE REBECCA KATHLEEN, ODLE COLTON	1192 HIGHLANDS DR	ERIE	CO	80516
SUTAK NIKKI D, SUTAK THOMAS C	1198 HIGHLANDS DR	ERIE	CO	80516
LEVINE CHRISTOPHER R	1210 HIGHLANDS DR	ERIE	CO	80516
1228 HIGHLAND DRIVE LLC	566 S MCCASLIN BLVD UNIT 270688	LOUISVILLE	CO	80027
MOSER ELIZABETH ANN LIVING TRUST	2187 CHESTNUT CIR	ERIE	CO	80516
YOUNGERS AMBER	1222 HIGHLANDS DR	ERIE	CO	80516
FOLGMANN CODY	1153 SUGARLOAF LN	ERIE	CO	80516
FABER DEBORAH	1159 SUGARLOAF LN	ERIE	CO	80516
MENNETTI BAILEY	1171 SUGARLOAF LN	ERIE	CO	80516
BRANHAM AUSTIN	1171 SUGARLOAF LN	ERIE	CO	80516
KROGE SANDRA L	1177 SUGARLOAF LN	ERIE	CO	80516
ARRIGO-CUTRIGHT ANTHONY	1177 SUGARLOAF LN	ERIE	CO	80516
CUTRIGHT REBECCA	1177 SUGARLOAF LN	ERIE	CO	80516
RIFE JOSEPH	1165 SUGARLOAF LN	ERIE	CO	80516
CLAYTON PROPERTIES GROUP INC	4908 TOWER RD	DENVER	CO	80249
EVERGREEN-CR 5 & ERIE PARKWAY LLC	2390 E CAMELBACK RD STE 410	PHOENIX	AZ	85016
MCCARTHY BEVERLY	1508 PEACH AVE	ERIE	CO	80516
COPPA MICHAEL	1508 PEACH AVE	ERIE	CO	80516
ECKMAN WILLIAM	1502 PEACH AVE	ERIE	CO	80516
BYRNE-LAWLESS KIMBERLY	1502 PEACH AVE	ERIE	CO	80516
SALAZAR LINDA L, SALAZAR DESIDERIO	1496 PEACH AVE	ERIE	CO	80516
ROSS LUKE, ROSS AUDREY KEARSE	1490 PEACH AVE	ERIE	CO	80516
PEREZ NATHAN JOSEPH	1484 PEACH AVE	ERIE	CO	80516
CROWDER ROBERT L, CROWDER	1478 PEACH AVE	ERIE	CO	80516
SHOCKLEY MICHELLE	196 COMMANDER CIR	ERIE	CO	80516
SANDOVAL TAMMY L	1468 PEACH AVE	ERIE	CO	80516
FREDERICK EDWARD JOSEPH III,	192 ASH CIR	ERIE	CO	80516
JONES DEBORAH A, JONES KEVIN M	184 ASH CIR	ERIE	CO	80516
TOBEY MARY ALLISON LEMONS	176 ASH CIR	ERIE	CO	80516
HECKLER MATTHEW, TSAGRONIS	168 ASH CIR	ERIE	CO	80516

WESTERLY METROPOLITAN DISTRICT NO 1	2154 E COMMONS AVE STE 2000	CENTENNIAL	CO	80122
ERIE LAND COMPANY LLC	3990 HILLSBORO PIKE STE 400	NASHVILLE	TN	37215


PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
BEFORE: PLANNING COMMISSION
DATE: 7/2/25
TIME: 6:30 pm
APPLICATION: ERIE HIGHLANDS
FILING 17 COMMERCIAL SITE PLAN
HEARING LOCATION: TOWN HALL BOARD ROOM
645 HOLBROOK STREET
ERIE, COLORADO 80516
TOWN OF ERIE—PLANNING
INFORMATION: 303-926-2770


35
PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
BEFORE: PLANNING COMMISSION
DATE: 7/2/25
TIME: 6:30pm
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TOWN OF ERIE—PLANNING
INFORMATION: 303-926-2770

Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday July 2, 2025, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Evergreen Development for the purpose of considering a Site Plan Land Use Application for new Erie Highlands Filing 17 commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: Southwest corner of WCR5 & Erie Parkway The legal description of the property is: TRACT H-1 ERIE HIGHLANDS FG NO 14 AMD NO 1 Located in the Northeast Quarter of Section 20, Township 1 North, Range 68 West of the Sixth Principal Meridian, Town of Erie, County of Weld, State of Colorado The application is on file with the Town of Erie. Interested and affected parties are encouraged to attend. The Town Council will be taking comments prior to making a determination or taking any action on this matter. Debbie Stamp_____ Town Clerk FOR QUESTIONS OR COMMENTS, CONTACT TOWN OF ERIE PLANNING & DEVELOPMENT DEPARTMENT P.O. BOX 750 ERIE, COLORADO 80516 PHONE: (303) 926-2770 FAX: (303) 926-2706 Published: Longmont TImes Call June 13, 2025-2119139

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 7/2/2025

File #: 25-397, **Version:** 1

SUBJECT:
A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

DEPARTMENT: Planning & Development

PRESENTER(S): MJ Adams, AICP, Affordable Housing Manager

TIME ESTIMATE: 30 minutes
For time estimate: please put 0 for Consent items.

FISCAL SUMMARY:
N/A

POLICY ISSUES:
Current provisions in the code, adopted in mid-2023, allow projects with 12% or more affordable units to have an administrative development review process. Zoning changes still require a public hearing. The Council will weigh the benefits of expedited/administrative development review against the ability for Planning Commission and/or Town Council to approve such projects.

STAFF RECOMMENDATION:
Staff recommend the Planning Commission pass Resolution P25-07 recommending the Town Council adopt an ordinance amending the UDC to remove the alternative standards for affordable housing projects.

SUMMARY/KEY POINTS
- This is a continuation of a meeting from May 7, 2025.
- Council requested that Planning Commission review Study Sessions from March 4, 2025 and April 15, 2025.
- If approved, this action means no new affordable housing developments will be approved under an expedited and/or administrative development review process.

BACKGROUND OF SUBJECT MATTER:
This item is a continuation of the discussion initiated at the May 7, 2025, Planning Commission meeting. Prior to the July 2 continuation of this item, Planning Commission scheduled time to discuss the proposed resolution and potential recommendations on June 18, 2025. Additionally, following the May 7 meeting, the Planning Commission requested a joint meeting with the Town Council to discuss the proposed resolution; however, this request was deferred by Town Council until after the Council's comprehensive survey is completed later this summer. Town Council recommended instead that the Planning Commission review the March 4 and April 15 study sessions that addressed Affordable Housing.

From the May 7 Agenda Packet:
In July 2023, the Town Council adopted changes to Municipal Code Title 10 Unified Development Code to allow alternative standards for affordable housing developments and administrative review and approval for eligible developments. Ordinance No. 017-2023 implemented changes to serve as initial efforts to adopt the Proposition 123 "fast track" requirements. Specifically, Chapter 6 amendments allowed alternative standards for affordable housing developments affecting density, lot size, setbacks, and alterative equivalent compliance opportunities. Chapter 7 amendments provided for administrative review under the existing minor subdivision and site plan review process. Chapter 11 amendments provided definitions for Affordable Housing and Area Median Income (AMI) as needed for the Chapters 6 and 7 amendments.

In March 2025, during a Town Council Study Session on the Comprehensive Plan and Affordable Housing, the Affordable Housing Division was directed to initiate the recission of Ordinance 017-2023. The Town Council expressed interest in working with the regional effort to evaluate opportunities for expedited review for affordable housing development, but that a new process should allow for review and approval by Council.

The proposed amendments remove the alternative standards and administrative review process for affordable housing projects. The definitions of Affordable Housing and Area Median Income (AMI) remain as defined in Ordinance 017-2023. The result of this action is that no new affordable housing developments will be approved under an expedited and/or administrative development review process until such time as the Council may pass a new ordinance.

TOWN COUNCIL PRIORITY(S) ADDRESSED:
☐ Attractive Community Amenities
☐ Engaged and Diverse Community
☐ Prosperous Economy
☐ Well-Maintained Transportation Infrastructure
☒ Small Town Feel
☐ Safe and Healthy Community
☒ Effective Governance
☐ Environmentally Sustainable

☒ Fiscally Responsible

ATTACHMENT(S):

1. ORIGINAL 5.7.25 Resolution P25-07
2. DRAFT Revised Resolution P25-07
3. Redlined comparison of ORIGINAL to DRAFT
4. Draft Ordinance
5. Staff Report
6. Ordinance No. 017-2023

Town of Erie
Planning Commission
Resolution No. P25-07

A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

Whereas, on July 25, 2023, the Town Council adopted Ordinance No. 017-2023, which modified Chapters 6 and 7 of Title 10 of the Erie Municipal Code (the "UDC") to allow for streamlined approvals and flexible development standards for certain affordable housing projects while reducing the cost of housing and making affordable housing projects less cost prohibitive in the Town; and

Whereas, on March 4, 2025, the Town Council directed staff to prepare a proposed amendment to Ordinance No. 017-2023, to remove the alternative standards for affordable housing projects.

Now, Therefore be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. The Planning Commission finds and determines that the ordinance amending Chapters 6 and 7 of the UDC to remove alternative standards for affordable housing projects, as attached hereto, meets the approval criteria as specified in Section 10-7-18(C)(9) as follows:

a. The ordinance will promote the public health, safety, and general welfare;

b. The ordinance is generally consistent with the Town's comprehensive master plan and the stated purposes of the UDC; and

c. The ordinance is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council adopt the ordinance as attached hereto.

Adopted this 7th day of May 2025.

_____
Tim Burns, Chair

Attest:

_____
Doug Trettin, Secretary

Town of Erie
Planning Commission
Resolution No. P25-07

A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects with Conditions

Whereas, on July 25, 2023, the Town Council adopted Ordinance No. 017-2023, which modified Chapters 6 and 7 of Title 10 of the Erie Municipal Code (the "UDC") to allow for streamlined approvals and flexible development standards for certain affordable housing projects while reducing the cost of housing and making affordable housing projects less cost prohibitive in the Town; and

Whereas, on March 4, 2025, the Town Council directed staff to prepare a proposed amendment to Ordinance No. 017-2023, to remove the alternative standards for affordable housing projects.

Now, Therefore be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. The Planning Commission finds and determines that the ordinance amending Chapters 6 and 7 of the UDC to remove alternative standards for affordable housing projects, as attached hereto, does not meet the approval criteria as specified in Section 10-7-18(C)(9) as follows:

a. The ordinance will not promote the public health, safety, and general welfare;

b. The ordinance is not generally consistent with the Town's comprehensive master plan and the stated purposes of the UDC; and

c. The ordinance is not necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Section 2. Alternative recommendations. The Planning Commission recommends that Town Council should incorporate the following changes to the ordinance:

a. Colorado Proposition 123 requires an expedited process (i.e. the Fast Track program) to be in place for developers to receive funding. To avoid a loss of funding, it is recommended that the current expedited process defined by Ordinance No. 017-2023 remain in place until a revised ordinance defining the expedited process is available.

b. The expedited process should be limited to developments that are less than 400 units.

c. The use of the expedited process for a given development should be approved by both the Planning Commission and Town Council.

d. The maximum increase in density above the current zoning limits shall be the minimum of a 25% bonus for having at least 12% affordable units which are targeted to buyers with the Area Median Income (AMI) established by Proposition 123 and 10% above the density allowed by the current zoning.

e. The ordinance should include minimum lot sizes.

Section 3. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the ordinance with the conditions listed in Section 2.

Adopted this 2nd day of July 2025.

_____
Tim Burns, Chair

Attest:

_____
Doug Trettin, Secretary

Town of Erie
Planning Commission
Resolution No. P25-07

A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects with Conditions

Whereas, on July 25, 2023, the Town Council adopted Ordinance No. 017-2023, which modified Chapters 6 and 7 of Title 10 of the Erie Municipal Code (the "UDC") to allow for streamlined approvals and flexible development standards for certain affordable housing projects while reducing the cost of housing and making affordable housing projects less cost prohibitive in the Town; and

Whereas, on March 4, 2025, the Town Council directed staff to prepare a proposed amendment to Ordinance No. 017-2023, to remove the alternative standards for affordable housing projects.

Now, Therefore be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. The Planning Commission finds and determines that the ordinance amending Chapters 6 and 7 of the UDC to remove alternative standards for affordable housing projects, as attached hereto, ~~meets~~does not meet the approval criteria as specified in Section 10-7-18(C)(9) as follows:

a. ~~a.~~ The ordinance will not promote the public health, safety, and general welfare;

b. ~~b.~~ The ordinance is not generally consistent with the Town's comprehensive master plan and the stated purposes of the UDC; and

c. ~~c.~~ The ordinance is not necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Section 2. Alternative recommendations. The Planning Commission recommends that Town Council should incorporate the following changes to the ordinance:

a. Colorado Proposition 123 requires an expedited process (i.e. the Fast Track program) to be in place for developers to receive funding. To avoid a loss of funding, it is recommended that the current expedited process defined by

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Ordinance No. 017-2023 remain in place until a revised ordinance defining the expedited process is available.

b. The expedited process should be limited to developments that are less than 400 units.

c. The use of the expedited process for a given development should be approved by both the Planning Commission and Town Council.

d. The maximum increase in density above the current zoning limits shall be the minimum of a 25% bonus for having at least 12% affordable units which are targeted to buyers with the Area Median Income (AMI) established by Proposition 123 and 10% above the density allowed by the current zoning.

e. The ordinance should include minimum lot sizes.

Section 3. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council ~~adopt~~approve the ordinance ~~as attached hereto.~~

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with the conditions listed in Section 2.

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Adopted this ~~7th~~2nd day of ~~May~~July 2025.

Tim Burns, Chair

Attest:

Doug Trettin, Secretary

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Town of Erie
Ordinance No. ___-2025

An Ordinance of the Town Council of the Town of Erie Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code to Remove the Alternative Standards for Affordable Housing Projects

Whereas, the Town Council finds it in the best interest of the public health, safety and welfare to modify Title 10 of the Erie Municipal Code to remove the alternative standards for affordable housing projects.

Now Therefore be it Ordained by the Town Council of the Town of Erie, Colorado, as follows:

Section 1. Section 10-6-15 of the Erie Municipal Code is hereby deleted in its entirety.

Section 2. Section 10-7-7(F)(1) of the Erie Municipal Code is hereby amended as follows:

10-7-7 – Subdivision.

* * *

F. *Procedure for review of minor subdivisions:*

1. Applicability.

a. The procedure set forth in this Section shall apply to:

~~i.~~ Subdivisions that create ten (10) or fewer lots in any zone district~~; or~~

~~ii. Affordable housing projects.~~

b. Review procedure and submittal requirements: See Table 2.1, Section 10-7-2.

* * *

Section 3. Section 10-7-10(C) of the Erie Municipal Code is hereby amended as follows:

10-7-10 – Site plan.

* * *

C. Types of site plan review:

1. *Administrative review*: The following types of projects may be approved by the Director using the administrative site plan approval process:

a. A single use proposed in a structure that is less than twenty-five thousand (25,000) square feet in building size for that use, not including a single-family detached or duplex dwelling unit;

b. A combination of uses proposed in a single structure, such as a shopping center, that is less than twenty-five thousand (25,000) square feet in building size, not including a single-family detached or duplex dwelling unit; *and*

c. Multiple buildings proposed where the combined total of all structures will not exceed twenty-five thousand (25,000) square feet in building size, not including single-family detached or duplex dwelling units on lots larger than 5,000 square feet;~~ and~~

~~d. Affordable housing projects.~~

* * *

4. *Review of site plan with subdivision:* At the option of the applicant, a subdivision application may be submitted concurrent with a site plan application for the following types of projects:

a. Property in Old Town for which the site plan includes more than one (1) legal lot;

b. A site plan on property that does not have a legal building lot platted within the Town; *and*

c. A site plan on property that is identified by the Town as needing to dedicate or convey easements, right-of-way, or other property~~; and~~.

~~d. An affordable housing project.~~

* * *

Section 4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 5. Safety. The Town Council finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 6. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

Introduced, Read, Passed and Ordered Published this 10th day of June, 2025.

_____
Andrew J. Moore, Mayor

Attest:

_____
Debbie Stamp, Town Clerk

TOWN OF ERIE
PLANNING COMMISSION MEETING
July 2, 2025

SUBJECT: **Resolution P25-07**
A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

PURPOSE: Per Town Management direction, a Unified Development Code amendment has been drafted to remove the previously adopted alternative standards for affordable housing projects

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: MJ Adams, AICP, Affordable Housing Manager

STAFF RECOMMENDATION:

As directed by Town Council, staff recommend the Planning Commission consider amendments to Ordinance 017-2023. Staff recommend that the Planning Commission adopt a resolution recommending the Town Council adopt an ordinance amending Title 10 of the Erie Municipal Code removing alternative standards and administrative review for affordable housing projects.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In June 2023, the Town Council signed a commitment to meet the requirements of Proposition 123 to be eligible for new state funding to create affordable housing. To remain eligible for Proposition 123 funds beyond December 2026, the Town would need to adopt a "fast track" development review and approval process and increase the number of affordable homes in Erie by 15 units by December 2026.

On July 25, 2023, the Town Council adopted changes to Municipal Code Title 10 Unified Development Code to allow alternative standards for affordable housing developments and administrative review and approval for eligible developments. Ordinance No. 017-2023 implemented changes to serve as initial efforts to adopt the Proposition 123 "fast track" requirements. Specifically, Chapter 6 amendments allowed alternative standards for affordable housing developments affecting density, lot size, setbacks, and alterative equivalent compliance opportunities. Chapter 7 amendments provided for administrative development review under the existing

minor subdivision and site plan review process. Chapter 11 amendments provided definitions for Affordable Housing and Area Median Income (AMI) as needed for the Chapters 6 and 7 amendments.

To date, the only project to utilize the provisions of Ordinance No. 017-2023 is the Cheesman Residences development. In December 2023, the Town received its first submittal for the development and in June 2024, the Town of Erie approved plans for 35 affordable homes (for ownership). Construction started in July 2024 and is well underway with the first homes expected to be sold in July 2025. The remaining homes are planned to be completed and sold by December 2025.

In April 2024, the State of Colorado Department of Local Affairs (DOLA), Division of Housing issued guidance on implementing the "fast track" provisions of Proposition 123 in advance of the December 2026 deadline. With this guidance, staff recognized revisiting Ordinance No. 017-2023 to confirm minimum requirements for compliance with Proposition 123 may be necessary. Staff worked with the Regional Housing Partnership staff to submit a Local Planning Capacity Grant application to hire a consultant to help the communities in the region move toward "fast track" compliance. This regional approach will include engagement with local development review staff, building and development stakeholder groups, and local elected officials. The Regional Housing Partnership was successful with this effort and is currently in the process of hiring a consultant to complete the effort.

At a March 4, 2025, Town Council Study Session on the Comprehensive Plan and Affordable Housing, the Affordable Housing Division was directed to initiate removing the expedited development review process and alternative standards for affordable housing from the code. The Town Council expressed interest in working with the regional effort to evaluate opportunities for expedited review for affordable housing development, but that a new process should allow for review and approval by Council.

Following the direction received on March 4, 2025, staff worked with legal counsel to draft proposed amendments to the Municipal Code Title 10. The proposed amendments remove the administrative development review process and alternative standards for affordable housing projects. The definitions of Affordable Housing and Area Median Income (AMI) remain as defined by Ordinance 017-2023. Further discussion of the ordinance took place at the subsequent Town Council Study Session on April 15, 2025.

Staff presented an amendment to the ordinance to the Planning Commission on May 7th. Commissioners voted to continue their consideration of their recommendation to their July 2nd meeting and expressed a desire to hold a study session with Town Council in advance of making their recommendation on this amendment. Town

Council deferred this study session request to after the community survey results later this summer and suggested Commissioners review the March 4th and April 15th study sessions to get a better context for this amendment.

Planning Commissioners discussed the amendment at their June 18, 2025 meeting and decided to draft a modification of the resolution they would discuss at the July 2nd meeting. A member of the Planning Commission drafted a revised resolution for discussion at the July 2nd meeting. The draft of the revised resolution is included in the agenda packet along with a redlined comparison of the original to the draft revised resolution for the July 2nd meeting.

The Town Council public hearing for these amendments is scheduled for August 12, 2025.

Approval Criteria

Section 10-7-18(C)(9) of the Erie Municipal Code states the following approval criteria when considering amendments to the text of the UDC:

1. The proposed amendment will promote the public health, safety, and general welfare; and
2. The proposed amendment is generally consistent with the Town's Comprehensive Master Plan and the stated purposes of this UDC; and
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Staff find these amendments in the original draft ordinance are responsive to direction received by the Town Council. The result of this action is that no new affordable housing developments will be approved under an expedited development review process or with alternative allowances for development standards until such time as the Council passes a new ordinance.

Attachments

1. Original Resolution P25-07
2. Draft Revised Resolution P25-07
3. Redlined comparison of Original to Draft Revised Resolution
4. Draft Ordinance
5. Staff Report
6. Ordinance No. 017-2023

Town of Erie
Ordinance No. 017-2023

An Ordinance of the Board of Trustees of the Town of Erie Amending Chapters 6, 7, and 11 of Title 10 of the Erie Municipal Code to Provide Alternative Standards for Affordable Housing Projects, and Adopting Corresponding Definitions

Whereas, the Town has experienced a high rate of growth and increase in population during the past ten years;

Whereas, during that period, the cost of housing has increased at a much higher rate than income, causing housing to be unaffordable for low- and moderate-income households;

Whereas, longer approval times for an application can increase development costs;

Whereas, many types of development standards such as restrictions on density, setbacks, lot size, and height increase the cost of housing;

Whereas, modifying Title 10 of the Erie Municipal Code (the "UDC") to allow for streamlined approvals and flexible development standards for certain affordable housing projects will reduce the costs of housing and make affordable housing projects less cost prohibitive in the Town; and

Whereas, the Board of Trustees finds it in the best interest of the public health, safety and welfare to modify the UDC to allow for streamlined approvals and modified development standards for certain affordable housing projects.

Now Therefore be it Ordained by the Board of Trustees of the Town of Erie, Colorado, as follows:

Section 1. Chapter 6 of Title 10 of the Erie Municipal Code is hereby amended by the addition of the following new Section 10-6-15:

10-6-15 – Alternative standards for affordable housing.

A. *Purpose:* This Section establishes alternative standards to encourage the development of affordable housing projects in the Town.

B. *Procedure:* Requests for alternative standards for an affordable housing project shall be made at the time of and as a part of an administrative site plan application or subdivision application.

C. *Alternative standards.* For an affordable housing project:

1. The maximum residential density may be increased up to twenty-five (25) percent over that allowed by the zone district in which the underlying property is located.

2. There shall be no minimum lot size.

3. The required setbacks and lot width may be reduced by up to twenty-five (25) percent of that required by the zone district in which the underlying property is located.

4. Pursuant to Section 10-6-1(C), alternative equivalent compliance shall be available for parks, open space and trails, transportation and access and off-street parking and loading.

Section 2. Section 10-7-7(F)(1) of the Erie Municipal Code is hereby repealed in its entirety and reenacted as follows:

10-7-7 – Subdivision.

* * *

F. *Procedure for review of minor subdivisions:*

1. Applicability:

a. The procedure set forth in this Section shall apply to:

i. Subdivisions that create ten (10) or fewer lots in any zone district; or

ii. Affordable housing projects.

b. Review procedure and submittal requirements: See Table 7.1, Section 10-7-2.

* * *

Section 3. Section 10-7-10(C) of the Erie Municipal Code is hereby amended as follows:

10-7-10 – Site plan.

* * *

C. Types of site plan review:

1. *Administrative review*: The following types of projects may be approved by the Director using the administrative site plan approval process:

a. A single use proposed in a structure that is less than twenty-five thousand (25,000) square feet in building size for that use, not including a single-family detached or duplex dwelling unit;

b. A combination of uses proposed in a single structure, such as a shopping center, that is less than twenty-five thousand (25,000) square feet in building size, not including a single-family detached or duplex dwelling unit; ~~and~~

c. Multiple buildings proposed where the combined total of all structures will not exceed twenty-five thousand (25,000) square feet in building size, not including single-family detached or duplex dwelling units on lots larger than 5,000 square feet; *and*

d. Affordable housing projects.

2. Neighborhood meeting: The Director may require a neighborhood meeting for administrative site plans that are likely to create a substantial deviation from the existing character of the neighborhood surrounding the property, as determined by the Director. The neighborhood meeting shall comply with Section 10-7-2.D.

3. *Planning Commission review:* The following types of projects shall require site plan review by the Planning Commission:

a. Any development that ~~exceeds~~ *does not meet* the ~~size threshold~~ criteria for administrative site plan approval; and

b. Any administrative site plan referred to the Planning Commission by the Director.

4~~3.~~ *Review of site plan with subdivision:* At the option of the applicant, a subdivision application may be submitted concurrent with a site plan application for the following types of projects:

a. Property in Old Town in which the site plan includes more than one (1) legal lot;

b. A site plan on property that does not have a legal building lot platted within the Town; ~~and~~

c. A site plan on property that is identified by the Town as needing to dedicate *or convey* easements, right-of-way, or *other* property ~~dedication~~*; and*

d. *An affordable housing project.*

* * *

Section 4. Section 10-11-3 of the Erie Municipal Code is hereby amended by the addition of the following definitions, to appear in alphabetical order:

Affordable Housing Project means a development in which twelve (12) percent or more of the total residential units will be restricted, by a recorded deed restriction in a form approved by the Town, as follows: (a) for ownership units, initial occupancy shall be restricted to households with incomes at or below one hundred twenty (120) percent of AMI; and (b) for rental units, occupancy shall be restricted to households with incomes at or below eighty (80) percent of AMI.

Area Median Income ("AMI") means the area median income annually calculated by the U.S. Department of Housing and Urban Development for Boulder County, Colorado.

Section 5. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 6. Safety. The Board of Trustees finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 7. Effective Date. This Ordinance shall take effect 30 days after publication following adoption.

Introduced, Read, Passed and Ordered Published this 25th day of July, 2023.

Justin Brooks, Mayor

Attest:

Debbie Stamp, Town Clerk

TOWN OF ERIE CORPORATE SEAL COLORADO

TOWN OF ERIE
RESOLUTION NO. 20-140

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE ADOPTING THE BOULDER COUNTY REGIONAL HOUSING PARTNERSHIP'S PRIORITIES AND STRATEGIES FOR EXPANDING ACCESS TO DIVERSE HOUSING FOR OUR COMMUNITY

WHEREAS, Boulder County is in a housing crisis pressured by restrained supply and built up demand resulting in home prices and rents that are unaffordable;

WHEREAS, the social, economic and environmental well-being of the community is enhanced when workforce housing is available, and existing residents with changing or special housing needs are served;

WHEREAS, evidence demonstrates safe and stable housing is an essential social determinant of physical and mental health and well-being;

WHEREAS, diverse housing types and housing affordability supports social and economic diversity, increases public safety, expands availability of social services, and reduces environmental impacts;

WHEREAS, the housing affordability challenge is regional and is shared by each jurisdiction;

WHEREAS, regional cooperation and joint action is needed to produce additional accessible and affordable housing and distribute it across the county where affected populations live and work;

WHEREAS, Boulder County communities and residents are committed to and have made strong investments in housing affordability; and

WHEREAS, the Town is committed to working with others throughout Boulder County and especially with neighboring cities and towns to collectively create and dedicate the resources needed to successfully govern and implement the regional housing plan using a range of tools and policies to aggressively address the housing needs of the community.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, THAT:

1. The Board of Trustees hereby adopts the Boulder County Regional Housing Partnership's Priorities and Strategies for Expanding Access to Diverse Housing for the Community, including the recommended goals for percent of affordable housing stock by 2035.

2. The Board of Trustees pledges to support regional actions to create and preserve housing affordability while implementing local housing strategies that address the housing affordability needs of the Town, thus benefiting the Boulder County region as a whole.

ADOPTED this 25th day of August, 2020.

Jennifer Carroll, Mayor

ATTEST:

Heidi Leatherwood, Town Clerk

TOWN OF ERIE CORPORATE SEAL COLORADO

Town of Erie
Planning Commission
Resolution No P23-05

A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Adopt an Ordinance Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code to Provide Alternative Standards for Affordable Housing Projects, and Adopting Corresponding Definitions

Whereas, the Town has experienced a high rate of growth and increase in population during the past ten years;

Whereas, during that period, the cost of housing has increased at a much higher rate than income, causing housing to be unaffordable for low- and moderate-income households;

Whereas, longer approval times for an application can increase development costs;

Whereas, many types of development standards such as restrictions on density, setbacks, lot size, and height increase the cost of housing;

Whereas, modifying Title 10 of the Erie Municipal Code (the "UDC") to allow for streamlined approvals and flexible development standards for certain affordable housing projects will reduce the costs of housing and make affordable housing projects less cost prohibitive in the Town; and

Whereas, the Planning Commission finds it in the best interest of the public health, safety and welfare to modify the UDC to allow for streamlined approvals and modified development standards for certain affordable housing projects.

Now, Therefore, be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. The Planning Commission hereby recommends that the Board of Trustees adopt an Ordinance amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code to provide alternative standards for affordable housing projects as attached in **Exhibit A**.

Section 2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this

Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 3. Safety. The Board of Trustees finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

Section 4. Effective Date. This Ordinance shall take effect 30 days after publication following adoption.

Adopted this 5th day of July 2023.

Kyle Swikoski, Chair

Attest:

Melinda Helmer, Secretary

Town of Erie
Planning Commission
Resolution No. P23-06

A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Adopt an Ordinance Amending Chapter 7 of Title 10 of the Erie Municipal Code Related to the Process for Creating, Adopting, and Amending the Town's Comprehensive Plan

Whereas, the approval criteria for an amendment to Title 10 of the Erie Municipal Code (the "UDC") are set forth in Section 10-7-18(C)(9);

Whereas, pursuant to Section 10-7-18 of the Municipal Code, the Planning Commission is required to review and make a recommendation to the Board of Trustees regarding whether to approve an amendment to the Unified Development Code - UDC; and

Whereas, on June 21, 2023, the Planning Commission reviewed an ordinance proposing amendments to Chapter 7 of the UDC to add a new Review and Approval Procedure for creating, adopting, and amending the Town's Comprehensive Plan.

Now, Therefore, be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. The Planning Commission hereby recommends that the Board of Trustees approve the ordinance amending Chapter 7 of the UDC to add a new Comprehensive Plan Review and Approval Procedure, as presented to the Planning Commission, for the following reasons:

a. The proposed amendment promotes the public health, safety, and general welfare;

b. The proposed amendment is consistent with the Town's Comprehensive Master Plan and the stated purposes of the UDC; and

c. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Adopted this 5th day of July, 2023.

Kyle Swikoski, Chair

Attest:

Melinda Helmer, Secretary

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 7/2/2025

File #: 25-399, **Version:** 1

SUBJECT:
Election of Chair and Vice Chair of the Planning Commission

DEPARTMENT: Planning & Development

PRESENTER(S): Kelly Driscoll, Planning Manager

TIME ESTIMATE: 15 minutes

FISCAL SUMMARY:
N/A

POLICY ISSUES:
The term of the Planning Commission Chair and Vice Chair is set in the Municipal Code as a one-year term.

STAFF RECOMMENDATION:
Recommend selecting a Chair and Vice Chair.

SUMMARY/KEY POINTS

- The Planning Commission Chair term is set in the Municipal Code as a one-year term with eligibility for reelection.

BACKGROUND OF SUBJECT MATTER:
The term of the Planning Commission Chair is set in the Municipal Code as a one-year term with eligibility for reelection. The Municipal Code allows the Commission to create and fill such other of its offices as it may determine. The role of the Commission Chair runs scheduled meetings and reports bi-annually to the Town Council. In the event the Chair is absent, the Vice Chair conducts the meeting.

Tim Burns is the current Commission Chair. Commissioner Hemphill was appointed Vice Chair on Feb. 19, 2025, after Commissioner Laws vacated the position and the Commission.

TOWN COUNCIL PRIORITY(S) ADDRESSED:

☐ Attractive Community Amenities
☐ Engaged and Diverse Community
☐ Prosperous Economy
☐ Well-Maintained Transportation Infrastructure
☐ Small Town Feel
☐ Safe and Healthy Community
☒ Effective Governance
☐ Environmentally Sustainable
☐ Fiscally Responsible

ATTACHMENT(S):

N/A