LAZY DOG SUBSTATION PROJECT



NEIGHBORHOOD MEETING SUMMARY Town of Erie - Weld County, Colorado

Submitted To:



Submitted By:





April 2019

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Neighborhood Meeting Summary Lazy Dog Substation Project

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Introduction

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

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

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

Table 1: Neighborhood Meeting Summary Appendices

	<u> </u>	
Appendix	Supplemental Information Provided	
Appendix A	Neighborhood Meeting Notifications	
Appendix B	Meeting Materials	

1. Notifications

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

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

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

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

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

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

2. Meeting Summary

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

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

3. Public Comments

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

1. Will new poles be installed?

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

2. Where would the entrances and exits be located?

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

3. What would the traffic impacts be?

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

4. How high will the structures be?

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

5. How many people would be involved in construction?

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

6. Additional comments:

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

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

Table 2: Additional Landowner Communications

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

Appendix A: Meeting Notifications

Neighborhood Meeting Summary Lazy Dog Substation Project

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NEIGHBORHOOD MEETING NOTICE

DATE: April 1, 2019

TIME: 1:00 p.m. to 3:00 p.m.

PLACE: United Power

500 Cooperative Way Brighton, CO 80603

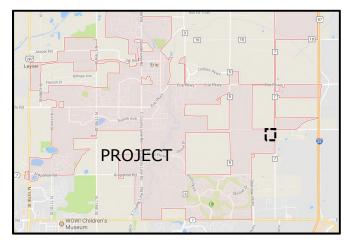


United Power will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to United Power.

APPLICATION TYPE: Special Review Use | Site Plan Review | Minor Subdivision

PROJECT NAME: Lazy Dog Substation

PROJECT LOCATION: Southwest corner of WCR 7 & WCR 6



PROJECT DESCRIPTION:

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

ADDITIONAL INFORMATION:

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

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

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

3/13/2019 10:21:41 AM

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

				S	ignature
Property Owners Within	500	Feet	of Parcel # 146728101005		Date

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

Parcels: 9 Owner Records: 13 Page 1 of 3

3/13/2019 10:21:41 AM

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

			Signature
Property Owners Within 500	Feet	of Parcel # 146728101005	Date

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

Parcels: 9 Owner Records: 13 Page 2 of 3

3/13/2019 10:21:42 AM

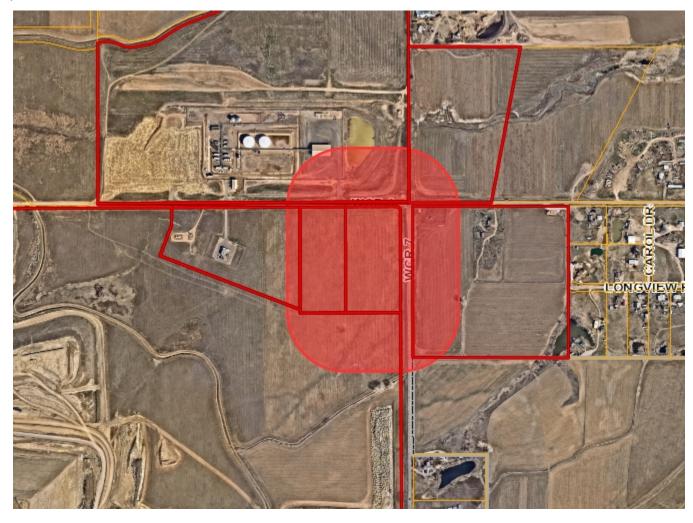
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Date

Property Owners Within 500

Feet

of Parcel # 146728101005



Parcels: 9 Owner Records: 13 Page 3 of 3

3/13/2019 10:23:04 AM

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

			Signature
roperty Owners Within 500	Feet	of Parcel # 146728101004	Date

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

Parcels: 6 Owner Records: 7 Page 1 of 2

3/13/2019 10:23:04 AM

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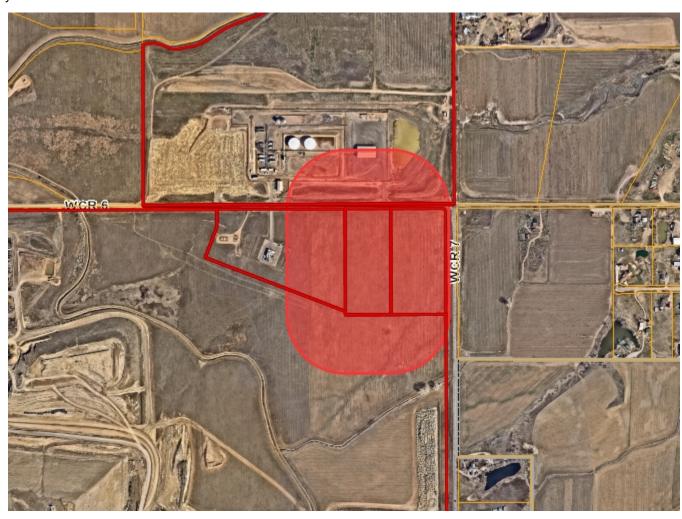
	Signature

Date

Property Owners Within 500

Feet

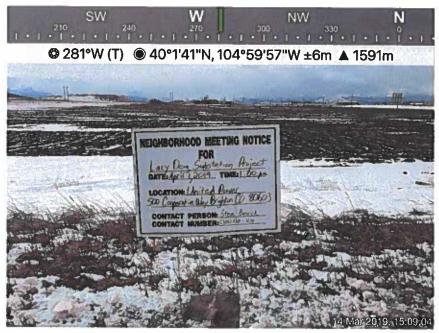
of Parcel # 146728101004



Parcels: 6 Owner Records: 7 Page 2 of 2

TOWN OF ERIE AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

(PROJECT NAME & APPLICATION TYPE)



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

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

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO

COUNTY OF QUILLEN)S

ACKNOWLEDGED BEFORE ME THIS THE DAY OF THE , 201

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 7-27-2020

NOTARY PUBLIC

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

TOWN OF ERIE AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

SE SE S SW 240 270

183°S (T) ● 40°1'45"N, 105°0'7"W±8m ▲ 1592m

| NEIGHBORHOOD MEETING NOTICE FOR Substates River Location: United Ruser States Capacitae
| Contract Person: States States Capacitae
| Contract Person:

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

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

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO

COUNTY OF SE

ACKNOWLEDGED BEFORE ME THIS HE DAY OF

(PROJECT NAME & APPLICATION TYPE)

BY Campion Values

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:7-27-2020

NOTARY PUBLIC

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

Appendix B: Meeting Materials

Neighborhood Meeting Summary Lazy Dog Substation Project

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Lazy Dog Substation Project Neighborhood Meeting – Monday April 1st, 2019

Sign in

Please Print

Name/Company	Address (please include street, city and zip code)	Telephone no. with area code and/or email address
SHERRI STRUBLE	3310 JOHNSON LN ERIE, LO 80516	303 665 0609 SRSTRUBERADO CON
	* .	
		; ;
1.		

A PORTION OF THE NE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO. **TOTAL AREA 8 ACRES** SITE PLAN - SP-001053-2019

SITE DATA SUMMARY CHART		
ZONE DISTRICT: PUBLIC LANDS AND INSTITUTIONS		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA (8 ACRES)	348,480	100
DISTURBED AREA	246,410	
BUILDING FOOTPRINT (NA)	0	0%
ACCESS ROAD	30,866	8.9%
 SUBSTATION YARD/EQUIPMENT AREA 	86,140	24.7%
HARDSCAPE TOTAL	117,066	33.6%
PLANTED AREA	129,344	37.1%
 EXISTING VEGITATION (UNDISTURBED GRASSLAND) 	102,070	29.3%
 TRAILS AND SIDEWALKS (NA) 	0	0%
LANDSCAPE TOTAL (SEE SHEET 04 FOR ADDITIONAL DETAIL)	231,414	66.4%
ITEM	DESCRIP	TION
BUILDING SIZE: NA		ED BUILDINGS POSED
PARKING:	NO PUBLIC PAR	KING IS PROPOSEI

SITE PLAN APPROV	AL CERTIFICATE
THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO	
APPLICABLE TOWN OF ER	IE REGULATIONS.
DIRECTOR OF PLANNING AND DEVELOPMENT	DATE
PLANNING COMMISSION CHAIR (IF APPLICABLE)	DATE
THE UNDERSIGNED AS THE OWNER OR OWNER'S REPR	ESENTATIVE OF THE LAND'S DESCRIBED
HEREIN, HEREBY AGREES ON BEHALF ON HIMSELF/HER	
TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBE	D HEREON IN ACCORDANCE WITH THIS
APPROVED SITE PLAN AND IN COMPLIANCE WITH THE	TOWN OF ERIE UNIFIED DEVELOPMENT CODE
AND MUNICIPAL CODE.	
OWNER SIGNATURE	OWNER NAME
ACKNOWLEDGED BEFORE ME THISDAY OF	20
BYAS	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	



1 MILE RADIUS VICINITY MAP

LEGAL DESCRIPTION

A PORTION OF TRACT A, FRONT RANGE LANDFILL MINOR SUBDIVISION, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SAID SECTION 28, S 89°24'50" W, A DISTANCE OF 543.32 FEET, TO A POINT ON SAID NORTH LINE; THENCE LEAVING SAID NORTH LINE, S 00°33'29" E, A DISTANCE OF 40.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID TRACT A, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF A 40 FOOT RIGHT OF WAY DEDICATED IN SAID MINOR SUBDIVISION AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE OF SAID NORTH LINE OF SAID TRACT A; THENCE ALONG SAID SOUTH LINE OF SAID TRACT A, S 00°33'29" E, A DISTANCE OF 893.38 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE ALONG SAID SOUTH LINE OF SAID TRACT A, S 89°24'50" W, A DISTANCE OF 390.07 FEET TO A POINT ON THE WEST LINE OF SAID TRACT A; THENCE ALONG SAID WEST LINE OF SAID TRACT A, N 00°33'29" W, A DISTANCE OF 893.38 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A, ALSO BEING A POINT ON THE SOUTH LINE OF SAID 40 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH LINE OF SAID TRACT A, N 89°24'50" E, A DISTANCE OF 390.07 FEET, TO THE POINT OF BEGINNING.





APPLICANT

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

SUBSTATION ENGINEER

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

PLANNER

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

SUBSTATION ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

SHEET INDEX SHEET TITLE 01 COVER SHEET 02 GENERAL NOTES 03 SITE PLAN 04 LANDSCAPE PLAN 05 LANDSCAPE DETAILS MATERIAL SAMPLE EXHIBIT 06 07 UTILITY PLAN 80 GRADING/DRAINAGE PLAN 09 PHOTOMETRIC PLAN PHOTO SIMULATIONS AND ELEVATIONS 10-12

TŁ	TETRA TECH
	www.tetratech.com
	216 16TH STREET #1500 DENVER, CO 80202



1	MARK	DATE	DESCRIPTION	BY	
ı	А	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	ENM	
ı	В	02/22/19	REFERRAL AGENCY REVIEW	ENM	
ı					
ı					
ı					
ı					

LAZY DOG SUBSTATION **COVER SHEET**

roved By:

A PORTION OF THE NE 1/4 of NE 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO. **TOTAL AREA 8 ACRES** SITE PLAN - SP-001053-2019

GENERAL NOTES - GRADING

- NERAL NOTES GRADING
 ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS
 WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF,
 LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND
 STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION
 SITES, OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER
 DISCHABGE PERMIT EAR CONSTRUCTION ACTIVITIES FROM THE COLORADO DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND EITHER A PUBLIC IMPROVEMENT PERMIT OR A GRADING AND STORMWATER QUALITY PERMIT FROM THE
- IMPROVEMENT PERMIT OR A GRADING AND STORMWATER QUALITY PERMIT FROM THE TOWN OF ERIE. CONTRACTOR SHALL:

 A. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN OF ERIE INSPECTORS UPON REQUEST.

 B. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPS AS SPECIFIED IN THE SWMP.

 C. INSPECT ALL BEST MANAGEMENT PRACTICES (BMPS) AT LEAST EVERY FOURTEEN (ALD AD AND ADDRESS AND WITHIN THEMENT SCHIE (ALD AND SETER DANY DESCRIPTION OF DESCRIPTION OF THE MANAGEMENT OF THE MANAGEMENT OF THE MANY PRECIPITATION OF THE MANY PROCIPITATION OF THE MANY PRECIPITATION OF THE MANY PROCIPITATION OF THE
- (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
- D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS. ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN OF ERIE
- SWMP, COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN OF ERIE ENGINEERING STAFF.

 BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BE NECESSARY IF AT ANY TIME THE SPECIFIED BMPS DO NOT MEET THE OBJECTIVES OF THE PERMIT. ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION ON THE ALL DESPECIES OF THE PROMISED SOUNDED FOR THE PROMISED OF THE PERMIT ALL DESPECIES OF THE PROMISED SOUNDED FOR THE PERMIT ALL DESPECIES OF THE PERMIT PERMITS OF THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF
- THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A SIGNIFICANT THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A SIGNIFICANT CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. INSTALLATION AND MAINTENANCE OF BMPS SHALL BE SUPPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
- 2. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF ERIE
- PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF ERIE
 "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC
 IMPROVEMENTS", LATEST EDITION.

 ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND
 TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO
 THE TOWN OF ERIE ENGINEERING STAFF.

 NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE.
 EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION
 SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION. OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME, IT SHALL BE THE OPERALIDATION OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER
- EXPENSE.
 TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.
 TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE
- PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL CONFORM TO THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS, PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN OF ERIE'S STANDARDS AND
- SPECIFICATIONS.
 AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNERDEVELOPER SHAD IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO
- ADJACENT PROPERTY.
 FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR
 OTHER SUITABLE FOURMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE
 STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE
- TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.

 10. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT.

- 10. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMEN AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.

 11. OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.

 12. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:

 A. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.

 B. AETER THE MATURAL COPULING OR BERDEROY IS EXPOSED AND DEPENDED TO
- B. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO
- APTER THE NATIONAL CROUND OR BEDFOCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.

CALL BEFORE YOU DIG



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

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

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



216 16TH STREET #1500



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

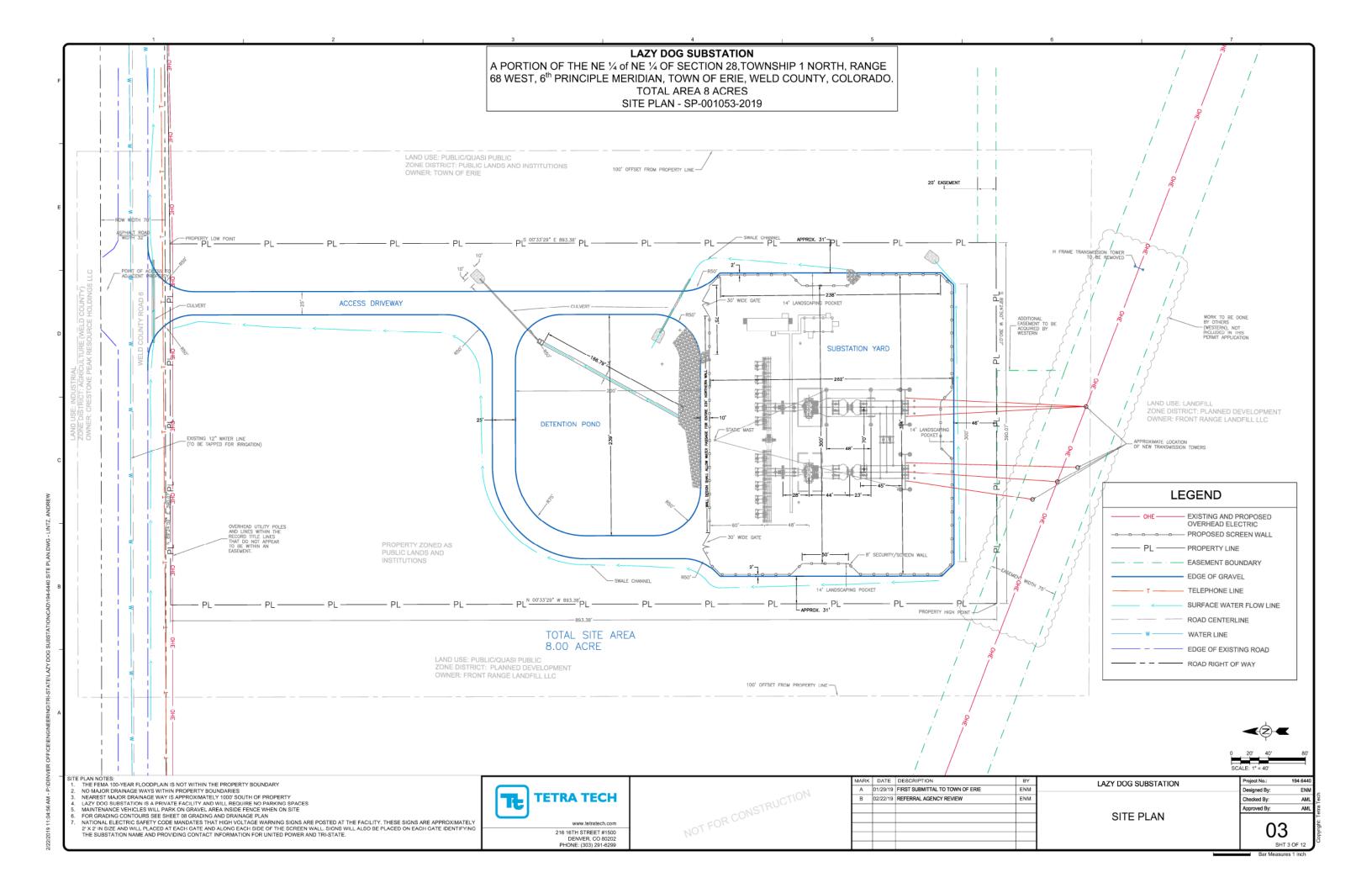
GENERAL NOTES

LAZY DOG SUBSTATION

194-64 signed By Checked By: roved By-

SHT 2 OF 12

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21/2019 3:00:42 PM - P./DENVER OFFICEIENGINEERINGITR-STATEILAZY DOG SUBSTATION/CAD1194-6440 GENERAL NOTES.DWG - LINTZ, ANDREW
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21/2019



A PORTION OF THE NE ¼ of NE ¼ OF SECTION 28,TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO.

TOTAL AREA 8 ACRES

SITE PLAN - SP-001053-2019

PLANT LEGEND

DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
DECIDUOUS	TREES				
COC	5	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL	B&B
GDI	5	GYNMOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL	B&B
TOTAL:	10	•			•
EVERGREE	N TREES				
PPO	35	PINUS NIGRA	AUSTRIAN PINE	6'	B&B
TOTAL:	35	•			•
DECIDUOUS	SHRUBS				
CNA	23	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5	
PAM	31	PRUNUS AMERICANA	AMERICAN PLUM	#5	
RTR	131	RHUS TRILOBATA	THREE-LEAF SUMAC	#5	
TOTAL:	185				
EVERGREE	N SHRUBS				
JSC	62	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	#5	
TOTAL:	60		<u> </u>	<u> </u>	

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS

PROPERTY LINE

LIMIT OF DEVELOPED AREA -

ACCESS DRIVE

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

TYPE	PLACEMENT REPLACEMENT WITHIN		
1172	1 YEAR	2+ YEARS	
TREE - DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5*	
TREE - CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'	
SHRUB	REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	

CHAPTER 6: DEVELOPMENT AND DESIGN STANDARDS, SECTION10.6.4 LANDSCAPING, SCREENING FENCING, 7. NONRESIDENTIAL, b. LANDSCAPE IMPROVEMENTS: A MINIMUM OF 15 PERCENT OF THE GROSS SITE AREA SHALL BE LANDSCAPED.

A MINIMUM OF 15 PERCENT OF THE GROSS SITE AREA SHALL BE LANDSCAPED.			
GROSS DISTURBANCE AREA	MINIMUM LANDSCAPE AREA (15%)	MINIMUM SHRUBS 1 / 150 SF	MINIMUM TREES 1 /1,000 SF
246,410 SF	36,962 SF	247	37

ATION

SUBSTATION E

AREA

8' SECURITY/SCREEN WALL

1. ORGANIC SOIL AMENDMENTS: IN ALL DISTURBED AREAS TO BE LANDSCAPED, WITHIN THE LIMIT OF DEVELOPED AREA, THE CONTRACTOR WILL TILL FOUR (4) CUBIC YARDS OF ORGANIC SOIL AMENDMENT, TO A DEPTH OF SIX (6) INCHES, FOR EACH 1,000 SQUARE FEET OF SOIL PREPARATION, INCLUDING ALL NATIVE SEED. TREE, AND SHRUB PLANTING BEDS IN THEIR ENTIRETY, AS WELL AS ALL TREE LAWNS AND RIGHT-OF-WAYS ADJACENT TO THE PROPERTY. UNDISTURBED AREAS ARE TO BE PROTECTED IN PLACE AND LEFT UNDISTURBED, FOR PROPOSED PLANT MATERIAL OUTSIDE THE LIMIT OF DEVELOPED AREA, AMEND THE BACKFILL SOIL PER THE TREE AND SHRUB DETAIL.

THE ORGANIC SOIL AMENDMENT SHALL BE A CLASS I OR II COMPOST THAT MEETS THE U.S. COMPOSTINIG COUNCILS TESTINIS REQUIREMENTS. THE COMPOST MUST BE PRODUCED AT A COMPOSTINIG FACILITY THAT MEETS U.S. EPA 40 CFR 503.13 REQUIREMENTS (TABLES 1 & 3 LEVELS) FOR THE PRODUCTION AND MARKETING OF CLASS A MATERIAL FOR UNRESTRICTED USE AND DISTRIBUTION.

- A-1 ORGANICS (EATON, CO, 970-454-3492) BIOCOMP CLASS 1 COMPOST OR APPROVED FOLIAL.
- 2. ORGANIC FERTILIZER AND SOIL CONDITIONERS: CONTRACTOR WILL UTILIZE GRANULAR ENDO MYCORRHIZAE, BIOSOL FORTE (7-2-1), AND MENEFEE GRANULAR HUMATE, OR APPROVED EQUILA, AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, AND SEEDED AREAS, FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURERS AVAILABLE APPLICATION INSTRUCTION SHEETS OR AS INSTRUCTED BY THE OWNER OR THEIR REPRESENTATIVES. ASSUME POOR SOILS WHEN DETERMINING APPLICATION
- RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE DENVER CO 80339

3. ROCK MULCH:

LANDSCAPE NOTES

- REFER TO THE TYPICAL INTERIOR SOUTH YARD SECTION ON SHEET 09 OF THE CIVIL SET FOR MATERIAL SPECIFICATIONS AND INSTALLATION METHODS.
- WEED BARRIER FABRIC: TO BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.
 - RECOMMENDED PRODUCT: MIRAFI 140N, TYPAR 3341, POLYSPUN 300 OR APPROVED
- 5. WOOD MULCH: MULCH FOR AROUND TREES AND SHRUBS WILL BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 ½" 3½" IN LENGTH AND BE UNIFORM IN APPEARANCE.

MINIMUM DEPTH OF MULCH WILL BE THREE (3) INCHES AROUND THE BASE OF EACH PLANT

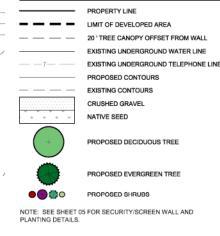
- LANDSCAPE EDGER: EDGER TO BE 3/16"x6" HOT-DIPPED GALVANIZED METAL EDGING WITH AN INTEGRATED HOT-DIPPED GALVANIZED TAPERED METAL STAKING SYSTEM (4 STAKES PER SECTION). COLOR: BLACK.
- RECOMMENDED PRODUCT: PRO-STEEL PS3-13 (3/16") OR APPROVED EQUAL.
- IRRIGATION: ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN ADEQUATE AND COMPLETE-COVERAGE AUTOMATIC WATER-EFFICIENT IRRIGATION SYSTEM AS PROVIDED IN SUBSECTION 6.4.E.3 OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE, TITLE 10.

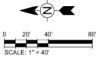
WATER EFFICIENCY IN IRRIGATION DESIGN (SUBSECTION 6.4.E.3): ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AS REQUIRED FOR PLANT ESTABLISHMENT AND MAINTENANCE. IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACHIEVE WATER EFFICIENCY AS A MAJOR GOAL AND IS ENCOURAGED TO GENERALLY CONFORM TO THE IRRIGATION DESIGN GUIDELINES SET FORTH IN SUBSECTION 4.A.4 OF THE PUBLICATION "WATER—EFFICIENT LANDSCAPE DESIGN: A MODEL ORDINANCE FOR COLORADO COMMUNITIES" PUBLISHED BY THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (2014 AND AS AMENDED).

THE IRRICATION DESIGN INTENT FOR THIS SITE IS TO DRIP IRRICATE THE SHRUBS AND TREES USING POLY DRIP TUBING (344" MINIMUM WIDTH) WITH XERI-BUG DRIP EMITTERS OR APPROVED EQUAL. A WEATHER SENSING DEVICE, MASTER CONTROL VALVE AND FLOW SENSOR WILL BE USED TO MAXIMIZE SYSTEM EFFICIENCIES. NATIVE SEED WILL BE INSTALLED PER CDOT STANDARD SPECIFICATIONS, DIVISION 200, SECTION 212 SEEDING, FERTILIZER, SOIL CONDITIONER, AND SODDING (CURRENT EDITION) AND ALLOWED TO ESTABLISH UTILIZING NATURAL PRECIPITATION. CONTRACTOR WILL WARRANTY SEED INSTALLATION WORK UNTIL 70% COVERAGE IS ACHIEVED.

- THE LANDSCAPED AREAS, INCLUDING ALL ADJACENT ROW LANDSCAPE, WILL BE MAINTAINED BY THE DEVELOPER OR ASSIGNS.
- 9. THE FACILITY IS PRIVATE AND WILL REQUIRE NO PARKING SPACES.
- 10. SCREENING REQUIREMENTS FOR THE SUBSTATION AS REQUIRED PER MUNICIPAL CODE TITLE 10-UDC CHAPTER 6 WILL BE MET USING AN 8 SCREEN WALL WITH PLANTING POCKETS AND LANDSCAPING. THE SCREENING IS FURTHER DEPICTED ON THE PHOTOGRAPHIC SIMULATIONS AS THE FINISHED FACILITY WOULD BE SCREENED FROM WELD COUNTY ROADS 6 AND 7.

LEGEND





NOTE:

ROAD

WELD COUNTY

POWER -POLE

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





DENVER, CO 80202 PHONE: (303) 291-6299

PROPERTY LINE

DETENTION

NOT FOR CONSTRUCTION

20' TREE OFFSET

FROM WALL

ARK	DATE	DESCRIPTION	BY	
Α	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	AML	
В	02/22/19	REFERRAL AGENCY REVIEW	AML	

LANDSCAPE PLAN

LAZY DOG SUBSTATION

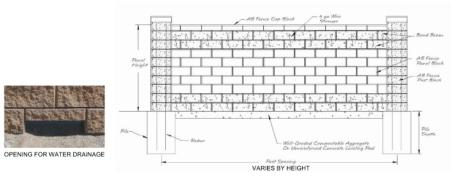
Designed By: BB
Checked By: JC, LD
Approved By: JG, LD

SHT 4 OF 12

Bar Measures 1 inch

A PORTION OF THE NE 1/4 of NE 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO. **TOTAL AREA 8 ACRES**

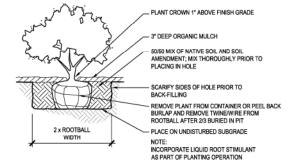
SITE PLAN - SP-001053-2019



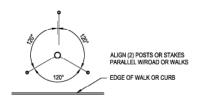


V-TRACK SECURITY GATE DIMENSIONS: 8" TALL x 30" WIDE

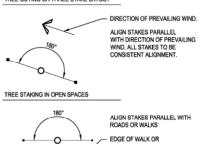




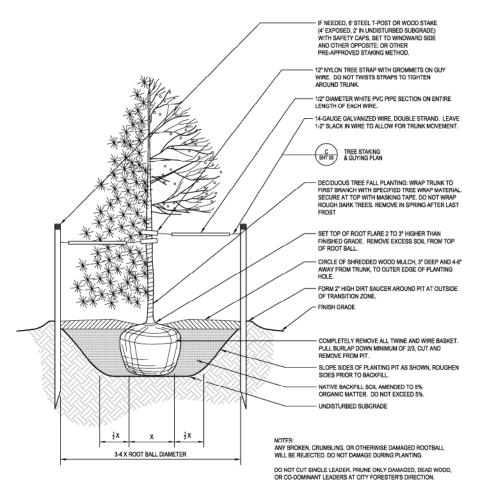




TREE GUYING OR THREE STAKE LAYOUT



TREE STAKING ALONG ROADS OR WALKS





TREE PLANTING SCALE: N.T.S





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-ORC	ONSTRU
NOTFO	

1111	DATE	DESCRIPTION	о.	
	01/29/19	FIRST SUBMITTAL TO TOWN OF ERIE	AML	
š	02/22/19	REFERRAL AGENCY REVIEW	AML	

LANDSCAPE DETAILS

LAZY DOG SUBSTATION



A PORTION OF THE NE $\frac{1}{4}$ of NE $\frac{1}{4}$ OF SECTION 28,TOWNSHIP 1 NORTH, RANGE 68 WEST, 6^{th} PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO. TOTAL AREA 8 ACRES SITE PLAN - SP-001053-2019

ALLAN BLOCK (AB) FENCE SYSTEM



FENCE BLOCK COLORS



WALL MATERIAL: CONCRETE COLOR: 385

COLUMN AND BAND MATERIAL: CONCRETE COLOR: 386

V-TRACK SECURITY GATE



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





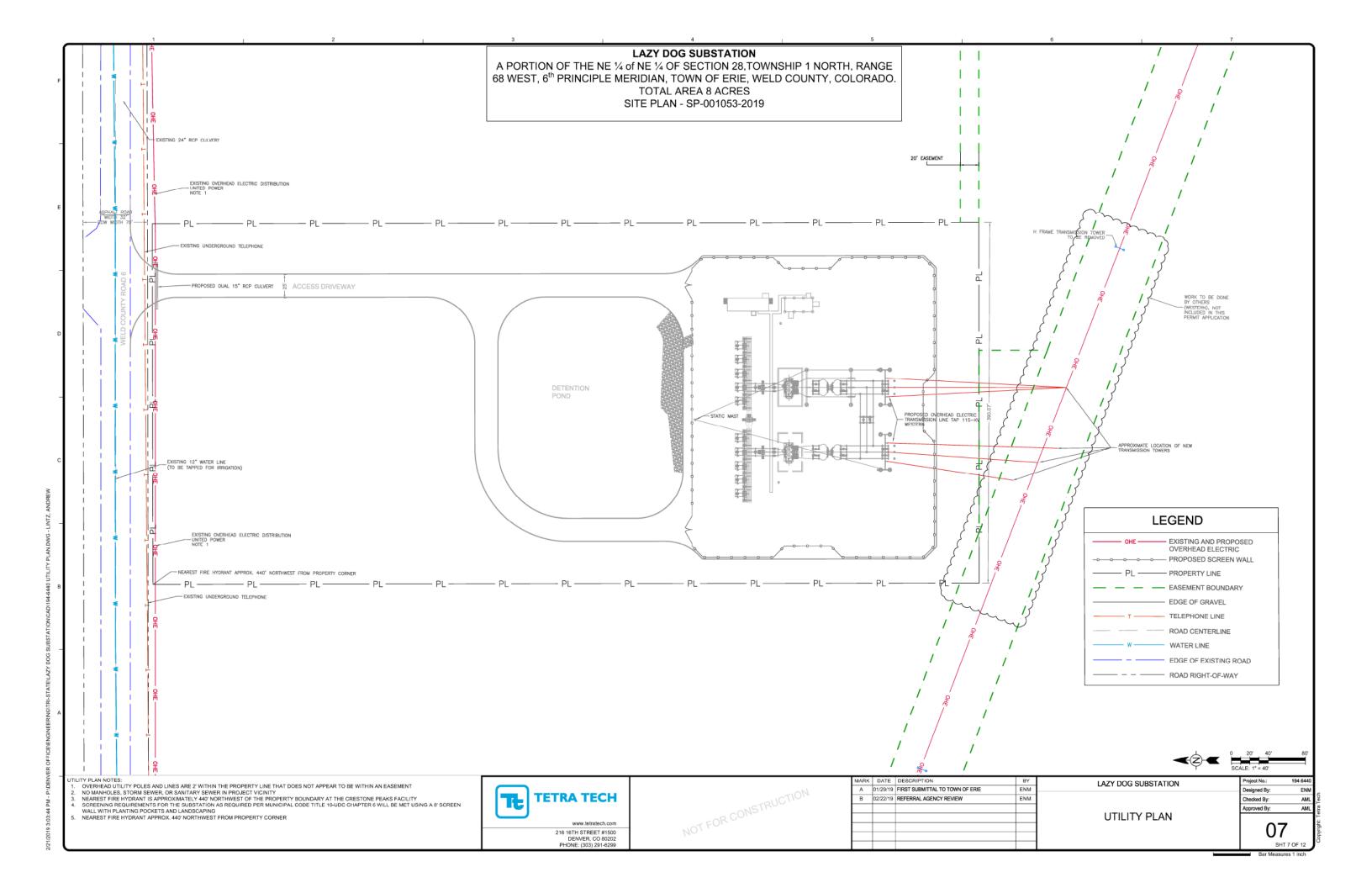


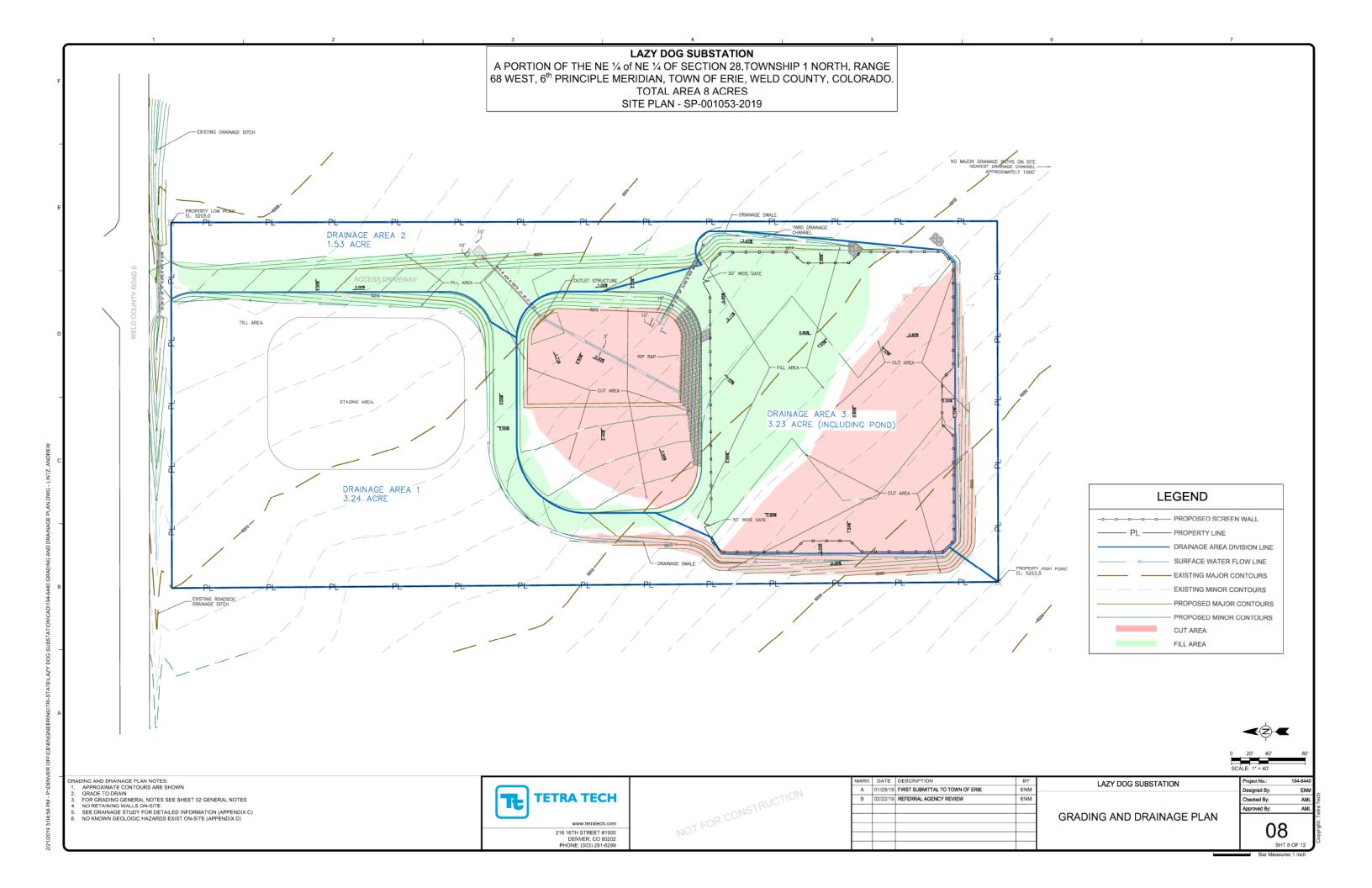
LAZY DOG SUBSTATION	BY	DESCRIPTION	DATE	MARK
E-E-1 DOG GODGIATION	AML	FIRST SUBMITTAL TO TOWN OF ERIE	01/29/19	Α
	AML	REFERRAL AGENCY REVIEW	02/22/19	В
MATERIAL SAMPLE EXI				

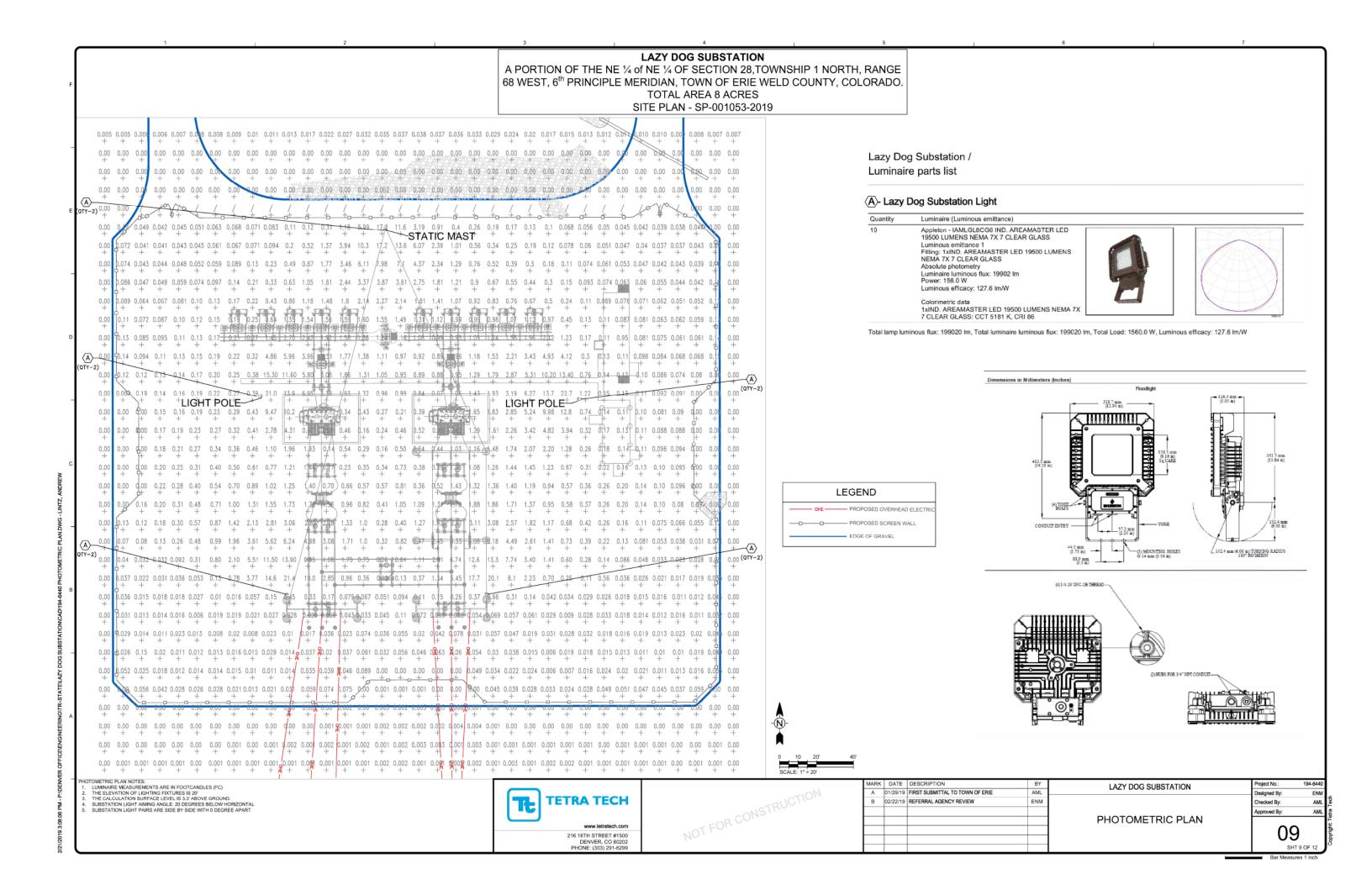
RIAL SAMPLE EXHIBIT

Project No.:	194-6440	
Designed By:	BB	L
Checked By:	JC, LD	Tect
Approved By:	JC, LD	Ē
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A PORTION OF THE NE 1/4 of NE 1/4 OF SECTION 28,TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th PRINCIPLE MERIDIAN, TOWN OF ERIE, WELD COUNTY, COLORADO. TOTAL AREA 8 ACRES SITE PLAN - SP-001053-2019





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



NOT FOR CONSTRUCTION

ENM ENM 02/22/19 REFERRAL AGENCY REVIEW

LAZY DOG **SUBSTATION PROJECT**

Visual Simulation WCR 6/WCR 7

Viewing Location:



Photo Location

PHOTOGRAPH INFORMATION

View Location: Northeast corner of the WCR 6/ WCR 7 intersection.

Date of photograph: 8/2/2018 Time of photograph: 10:08 AM Weather Condition: Sunny Viewing Direction: Southwest Latitude: 40° 01' 46.13"N Longitude: -104° 59′ 56.47″W

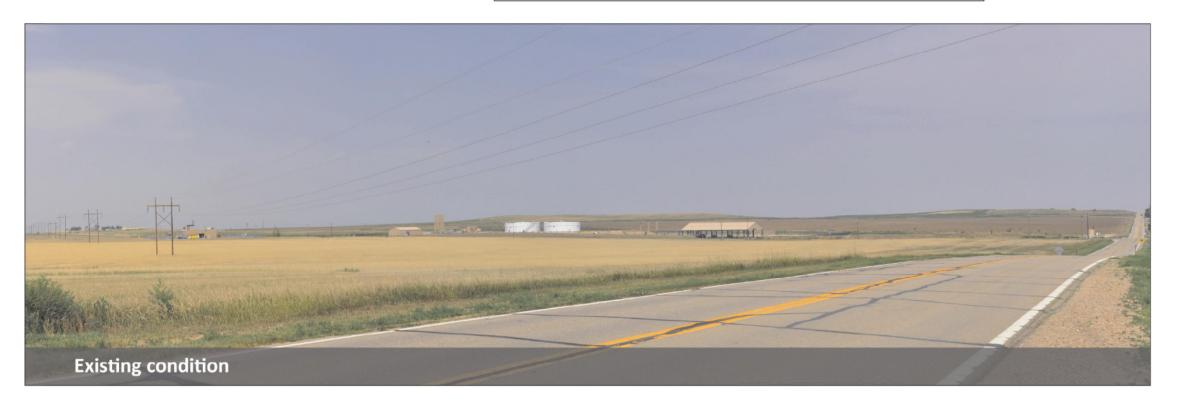




LAZY DOG SUBSTATION PHOTO SIMULATION

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

SITE PLAN - SP-001053-2019





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



NOT FOR CONSTRUCTION

RK DATE DESCRIPTION BY
101/29/19 FIRST SUBMITTAL TO TOWN OF ERIE ENM
202/22/19 REFERRAL AGENCY REVIEW ENM

LAZY DOG SUBSTATION PROJECT

Visual Simulation WCR 7 South of WCR 6

Viewing Location:



Photo Location

PHOTOGRAPH INFORMATION

View Location: WCR 7, approximately 0.5 mile south of WCR 6.

Date of photograph: 8/2/2018 Time of photograph: 12:05 PM Weather Condition: Sunny Viewing Direction: Northwest Latitude: 40° 01' 31.55"N Longitude: -104° 59' 56.62"W





11 SHT 11 OF

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2/2//2019 3:14:27 PM - P:/DENVER OFFICEIENGINEERINGITR-STATE/LAZY DOG SUBSTATION/CAD:194-6440 SUBSTATION ELEVATIONS.DWG

