

# LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

## GENERAL NOTES

1.	THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT, COX & ASSOCIATES, INC., DATED 04/20/18, PROJECT NO. 17510. REFERENCE THE ERIE AIRPARK TRACT E MINOR SUBDIVISION PLAT, RECORDED 03/22/19 AT RECEPTION NO. 4475348.
2	THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
3	LAND TITLE GUARANTY COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25152287-10 EFFECTIVE DATE 03/29/2019 AT 5:00 P.M. WAS RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAT.
4	PORTIONS OF THE PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE =BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD IS THE WATER-SURFACE ELEVATION OF THE 1% CHANCE FLOOD. ZONE X (SHADED) =AREAS OF 0.2% ANNUAL CHANCE FLOOD. SFHAS ARE SHOWN PER FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08013C0443K DATED 08/15/19.
5	DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
6	PORTIONS OF ERIE AIR PARK REPLAT D ARE UNDERMINED, TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING OR BUILDING SEGMENT MAY EXCEED 140 FEET IN LENGTH OR WIDTH.  THE MINE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE ASSESSMENT, TRACT E-2, ERIE AIR PARK SUBDIVISION (WESTERN ENVIRONMENT AND ECOLOGY, INC., SEPTEMBER 24, 2019). THIS REPORT IS ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT, FILES, MS-001121-2019 AND PUD-001122-2019.  AT THE TIME OF BUILDING PERMIT SUBMITTAL, ENGINEERING PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT (FOR REVIEW AND APPROVAL) WHICH WILL SHOW DETAILS OF THE BUILDING SEPARATION AND ISOLATION SYSTEMS. THIS WILL ENSURE THAT THE MAXIMUM BUILDING LENGTH REQUIREMENTS WOULD BE MET WITH AN ENGINEERED SOLUTION FOR THE FOUNDATION AND SUPERSTRUCTURE DESIGN.

## LEGAL DESCRIPTION

LOT 1, ERIE AIR PARK REPLAT D, A PLAT RECORDED ON 12/05/22 AT RECEPTION NO. 4870475, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

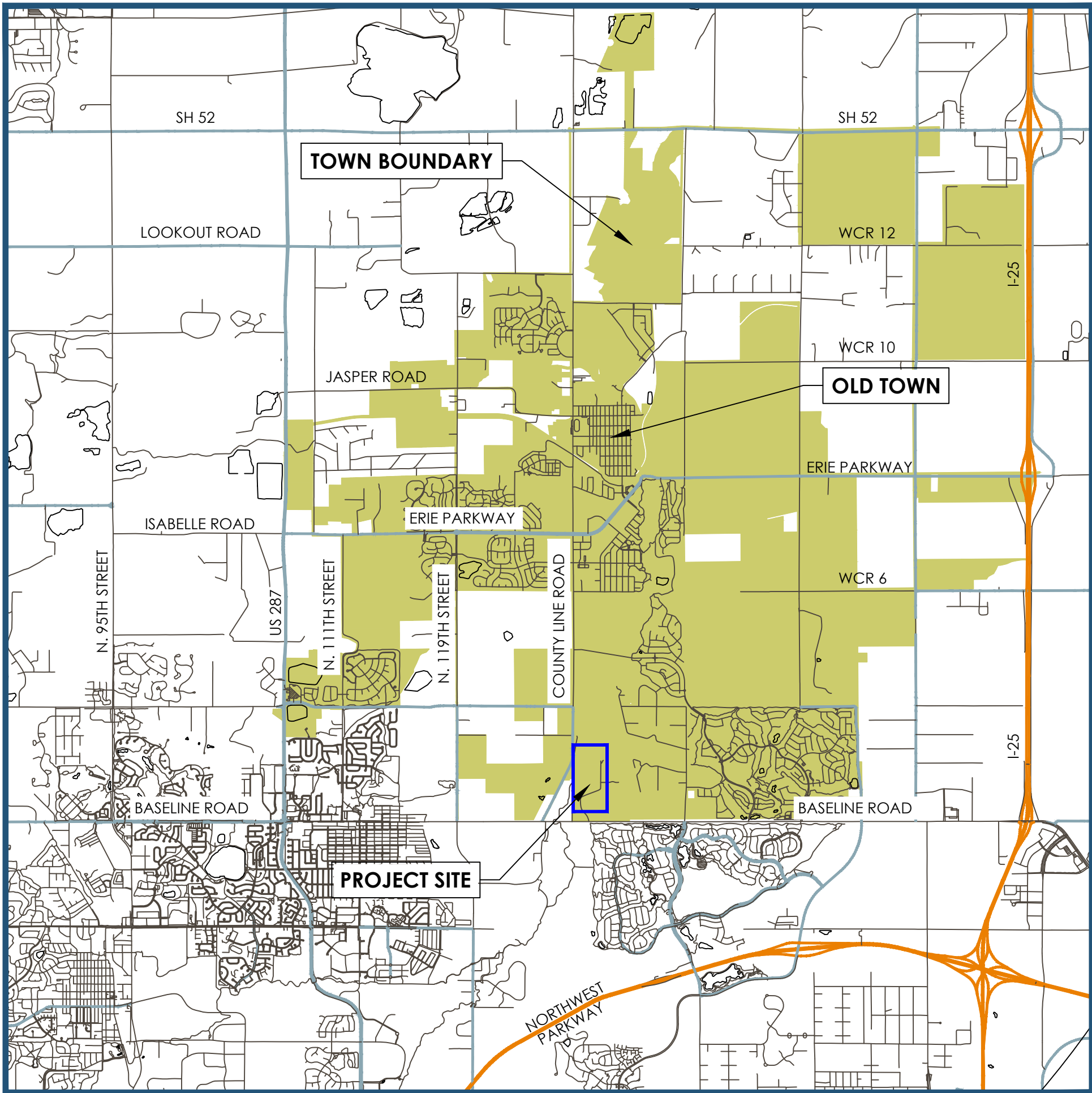
## SITE DATA SUMMARY CHART

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
<b>GROSS SITE AREA</b>	450,431	100.00%
• BUILDING FOOTPRINT	139,319	30.93%
• PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	216,412	48.05%
<b>HARDSCAPE TOTAL</b>	355,731	78.98%
• PLANTED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS)	94,700	21.02%
• EXISTING VEGETATION	-	0.00%
• TRAILS AND SIDEWALKS	-	0.00%
<b>LANDSCAPE TOTAL</b>	94,700	21.02%

## PARKING TABLE

BLDG	USE	REQUIRED RATIO	BUILDING AREA	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED
100	Light Industrial	1: 1500	37,500	25	29	1	2
200	Light Industrial	1: 1500	37,500	25	28	1	1
300	Light Industrial	1: 1500	21,875	15	15	1	1
400	Light Industrial	1: 1500	37,500	25	28	1	2
500	Light Industrial	1: 1500	37,500	25	29	1	1
	Shared Parking Area				56	1	
	<b>TOTAL</b>		<b>171,875</b>	<b>115</b>	<b>185</b>	<b>6</b>	<b>7</b>

NOTE: THE SITE HAS BEEN PARKED AT THE LIGHT INDUSTRIAL RATIO OF 1:1,500. THIS ASSUMES THAT THE FLOOR AREA (FIRST AND SECOND FLOORS) OF EACH UNIT IS PERMITTED AS LIGHT INDUSTRIAL, INCLUDING OFFICE USES THAT ARE ANCILLARY TO THE LIGHT INDUSTRIAL USE. IF OTHER INDIVIDUAL USES ARE PROPOSED FOR ANY OF THE UNITS, THEN THOSE USES WOULD BE PARKED AT THE RATIOS OUTLINED IN THE UDC. THERE ARE CURRENTLY SEVENTY (70) EXTRA SPACES AT THE SITE. ADDITIONAL USES WOULD BE DEDUCTED FROM THE EXTRA SPACES ALLOCATED TO THE PROJECT.



## 1 LOCATION MAP

SCALE: 1" = 5000'

## SHEET INDEX

1	COVER SHEET
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5	DETAILED LANDSCAPE PLAN - CENTRAL
6	DETAILED LANDSCAPE PLAN - SOUTH
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8	MASTER IRRIGATION PLAN
9	DETAILED IRRIGATION PLAN - NORTH
10	DETAILED IRRIGATION PLAN - CENTRAL
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14	EROSION AND SEDIMENT CONTROL PLAN
15	GRADING AND DRAINAGE PLAN
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17	LIGHTING DETAILS
18	BUILDING "100" ELEVATIONS
19	BUILDING "200" ELEVATIONS
20	BUILDING "300" ELEVATIONS
21	BUILDING "400" ELEVATIONS
22	BUILDING "500" ELEVATIONS
23	SITE DETAILS

## CONTACT INFO

APPLICANT/DEVELOPER:	DAVID NASSAR REAL INVESTMENTS, LLC 3000 AIRPORT DRIVE, UNIT 203 ERIE, CO 80516
ENGINEER:	DONALD P. ASH, P.E. SITEWORKS 2101 PEARL STREET BOULDER, CO 80302
ARCHITECT:	ADAM CASIAS STUDIO1 1650 WEWATTA STREET DENVER, CO 80202
LANDSCAPE ARCHITECT:	SANDI GIBSON OUTSIDE LA 2623 BURGESS CREEK ROAD STEAMBOAT SPRINGS, CO 80487
SURVEYOR:	A. JOHN BURI, P.L.S. SITEWORKS 2101 PEARL STREET BOULDER, CO 80302

## LEGEND

— SS —	EX. SANITARY SEWER
— W —	EX. WATER
— G —	EX. UNDERGROUND GAS LINE
— Po —	EX. OVERHEAD ELECTRIC LINE
— 25 —	PROPOSED CONTOURS
— 55.25 —	EXISTING CONTOUR
— 25.8 —	POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
X 25.8	PROPOSED SPOT ELEVATION
X 25.8	EXISTING SPOT ELEVATION
→	HISTORIC SHEET FLOW
→	PROPOSED SHEET FLOW
— — — — —	PROPOSED BASIN BOUNDARY
(H 10.34)	HISTORIC SUB-BASIN DESIGNATION AREA IN ACRES
(A 2.36)	PROPOSED SUB-BASIN DESIGNATION AREA IN ACRES
— SS —	PROPOSED SANITARY SEWER
— W —	PROPOSED WATER
— ST —	PROPOSED STORM SEWER
— G —	PROPOSED UNDERGROUND GAS LINE
— Po —	PROPOSED UNDERGROUND ELECTRIC LINE
W	PROPOSED WATER VALVE
⬮	PROPOSED FIRE HYDRANT
●	PROPOSED STORM MANHOLE
■	PROPOSED STORM INLET
T	PROPOSED TRANSFORMER

## APPROVAL BLOCK

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

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

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

BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_ (SEAL)

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

siteworks  
creativity for  
the built environment

For  
Submittal

## Lot 1 Erie Air Park Replat D

3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

## Cover Sheet

Sheet

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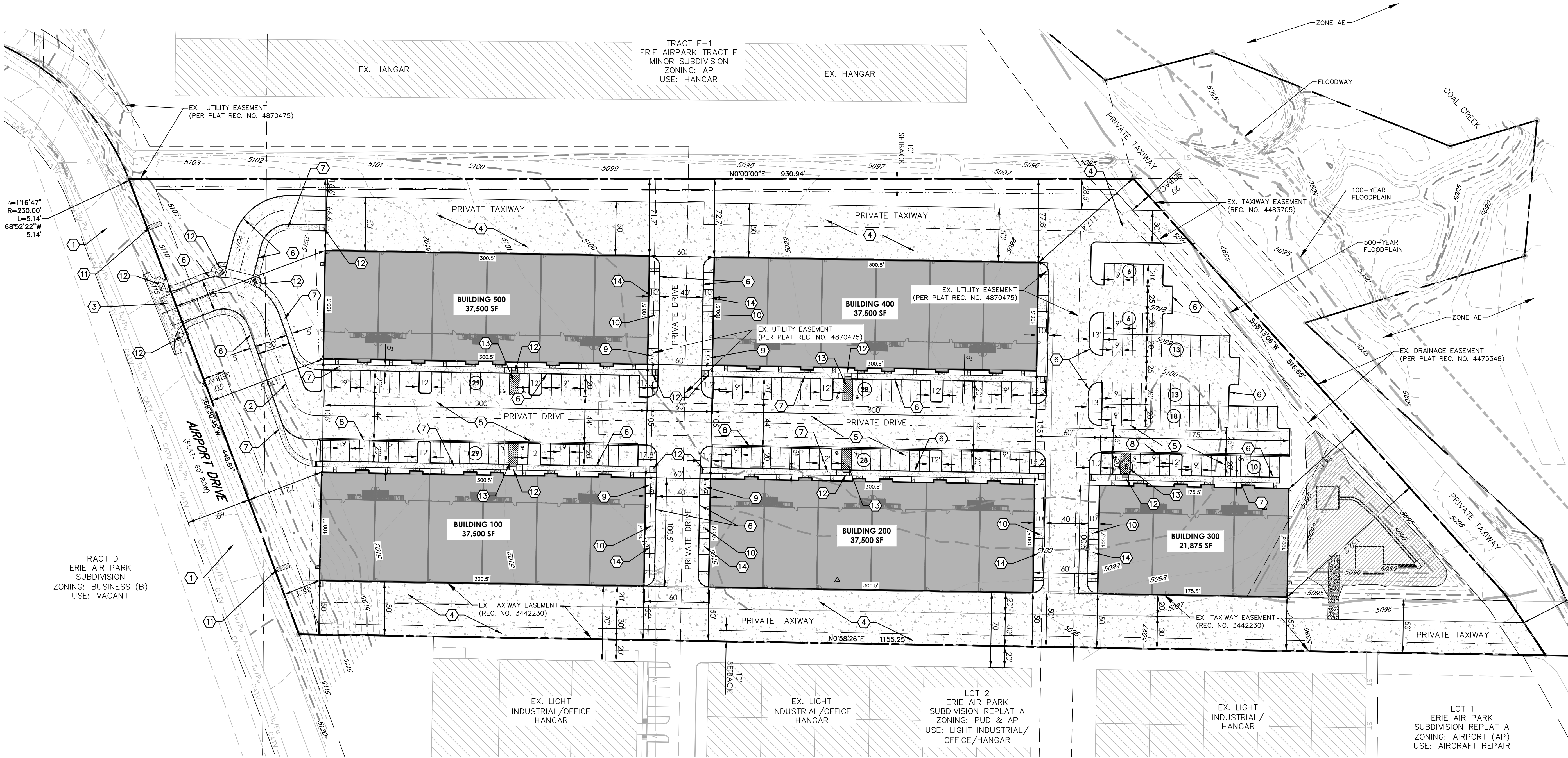
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Civil Site Plan

Sheet

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- NOTES:
- EV PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH IBC AND IECC 2021.
- MINIMUM NUMBER OF SPACES WITH EVSE INSTALLED (2% OF 185 PROVIDED) = 4 SPACES REQUIRED/4 SPACES PROVIDED.
  - MINIMUM NUMBER OF EV-READY SPACES (8% OF 185 PROVIDED) = 15 SPACES REQUIRED/16 SPACES PROVIDED.
  - MINIMUM NUMBER OF EV-CAPABLE SPACES (10% OF 185 PROVIDED) = 19 SPACES REQUIRED/20 SPACES PROVIDED.
  - MINIMUM NUMBER OF EV CAPABLE LIGHT SPACE (10% OF 185 PROVIDED) = 19 SPACES REQUIRED/20 SPACES PROVIDED.
  - THE CIVIL CONSTRUCTION PLANS WILL SHOW THE LOCATION OF THE EVSE, EV-READY AND EV-CAPABLE SPACES.

1  
CIVIL  
SITE PLAN  
SCALE: 1" = 50'

## KEYED NOTES

- EXISTING ASPHALT ROADWAY TO REMAIN.
- PROPOSED CONCRETE DRIVEWAY.
- PROPOSED STANDARD DRIVE ENTRANCE.
- PROPOSED CONCRETE TAXIWAY.
- PROPOSED CONCRETE PARKING AREA.
- PROPOSED CURB AND GUTTER.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED 2" CONCRETE DRAIN PAN.
- PROPOSED BICYCLE RACKS ON CONCRETE SLAB.
- PROPOSED TRASH ENCLOSURE WITH FLUSH CURB.
- PROPOSED MONUMENT SIGN.
- ADA CURB RAMP.
- TWO (2) PROPOSED ADA PARKING SPACES WITH VAN ACCESSIBLE AISLE AND ADA SIGNAGE.
- CONCRETE ACCESS FOR OVERHEAD DOOR WITH FLUSH CURB.



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LANDSCAPE REQUIREMENTS: 12/05/23										
REQUIREMENT REFERENCE	REQUIREMENT	QUANTITY	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	TREES REQUIRED	TREES PROVIDED	TREES EXISTING	SHRUBS REQUIRED	SHRUBS PROVIDED	SHRUBS EXISTING
10.6.4.E.1.a	One deciduous or ornamental street tree for every fourth (40') linear feet of street frontage or portion thereof	Airport Drive - 445.61'			12	12	0	N/A	N/A	N/A
10.6.4.E.4.b	Provide a minimum of fifteen percent (15%) of the entire site with landscaping of live plant materials	-	67,565	92,414						
10.6.4.E.4.c.i	Install trees on site, a minimum of one tree per one thousand (1,000) square feet of landscaped area, distributed on the site	92,414			92	121	0			
10.6.4.E.4.c.ii	Install a minimum of one shrub per one hundred fifty (150) square feet of landscape area	92,414						616	substitute 1 tree for 10 shrubs = 473 approved shrubs + 99 additional trees (290 shrubs) = 763 shrub equivalents	0
10.6.4.E.5.d.i&ii	provide 1 tree/15 parking spaces in islands min. 10' width and 1 shrub per parking space	185 spaces			12.3	29 in islands		185	453	

PLANT MATERIALS MAINTENANCE			
NOTE:			
LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITIONS BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING, AND AERATION OF LAWN, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTS. IRRIGATION SHALL BE MAINTAINED TO MINIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE.			
TYPE:	PLANT REPLACE WITHIN		
	1 YEAR	2+ YEARS	
TREE - DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"	
TREE-CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'	
SHRUB	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	

PLANT LIST: 12/05/23					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE TREES					
HB	20	Celtis occidentalis	Hackberry	2" CAL.	AS SHOWN
KC	8	Gymnocladus dioica	Kentucky Coffeetree	2" CAL.	AS SHOWN
LLC	12	Populus x acuminata	Lanceleaf Cottonwood	2" CAL.	AS SHOWN
SHL	16	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" CAL.	AS SHOWN
WC	9	Catalpa speciosa	Northern Catalpa	2" CAL.	AS SHOWN
TOTAL:	65				
EVERGREEN TREES					
AP	16	Pinus nigra	Austrian Pine	6' HT.	AS SHOWN
PN	14	Pinus edulis	Pinon Pine	6' HT.	AS SHOWN
SWP	10	Pinus strobiformis	Southwestern White Pine	6' HT.	AS SHOWN
WBJ	16	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	6' HT.	AS SHOWN
TOTAL:	56				
SHRUBS					
AYJ	8	Juniperus horizontalis 'Youngstown'	Andorra Youngstown Juniper	5 gallon	3.5' o.c.
BMS	104	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluemist Spirea	5 gallon	4' o.c.
DBRB	59	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gallon	4' o.c.
DN	66	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gallon	4' o.c.
GLFS	140	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gallon	6' o.c.
MWP	96	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	5 gallon	3.5' o.c.
TOTAL:	473				
ORNAMENTAL GRASSES					
BAG	80	Helictotrichon sempervirens	Blue Avena Grass	1 gallon	2' o.c.
TOTAL:	789				
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.					

LEGEND:

SHADE TREES

ORNAMENTAL TREES

SHRUBS

STEEL EDGER

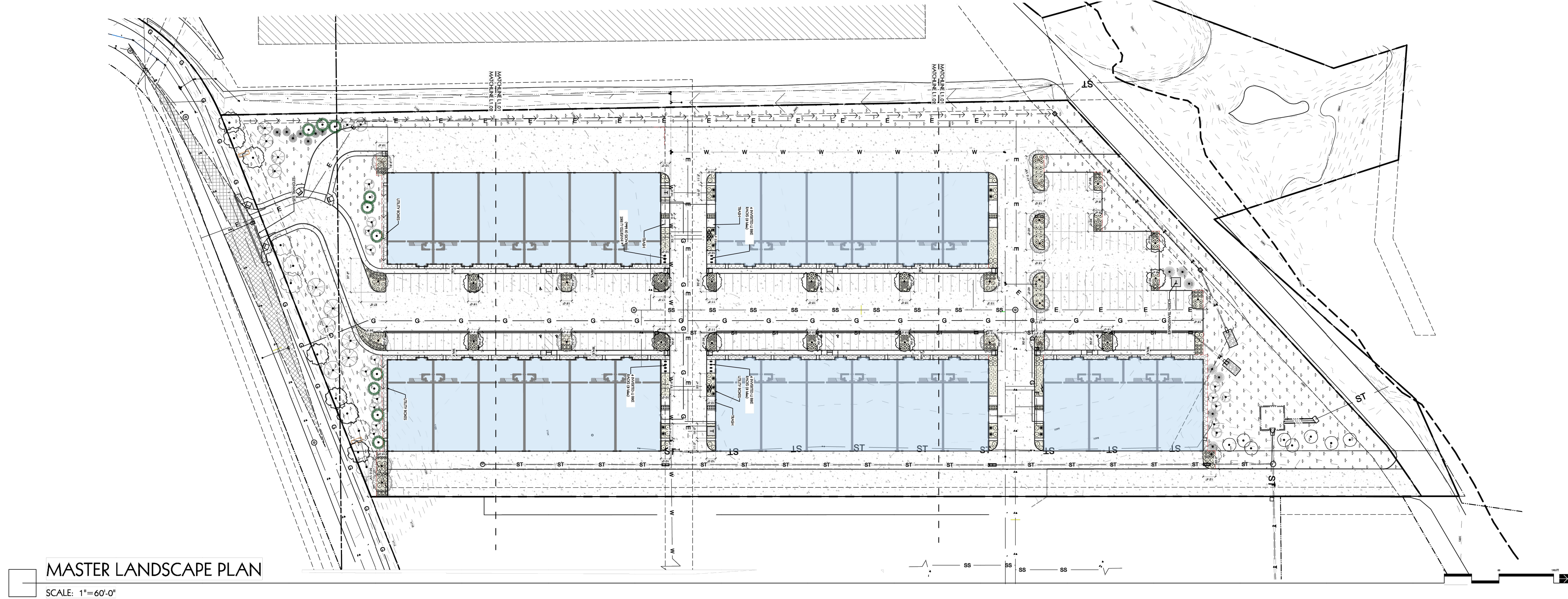
LOW GROW SEED MIX

1.5" ROCK MULCH

WOOD MULCH

GREY CONCRETE WALK

GENERAL NOTES:  
1. TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE LANDSCAPE PLAN. ADDITIONAL LANDSCAPING AND ASSOCIATED 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 LANDSCAPED AS REQUIRED.



MASTER LANDSCAPE PLAN  
SCALE: 1"=60'-0"

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the built environment

For  
Submittal

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Master  
Landscape Plan

Sheet



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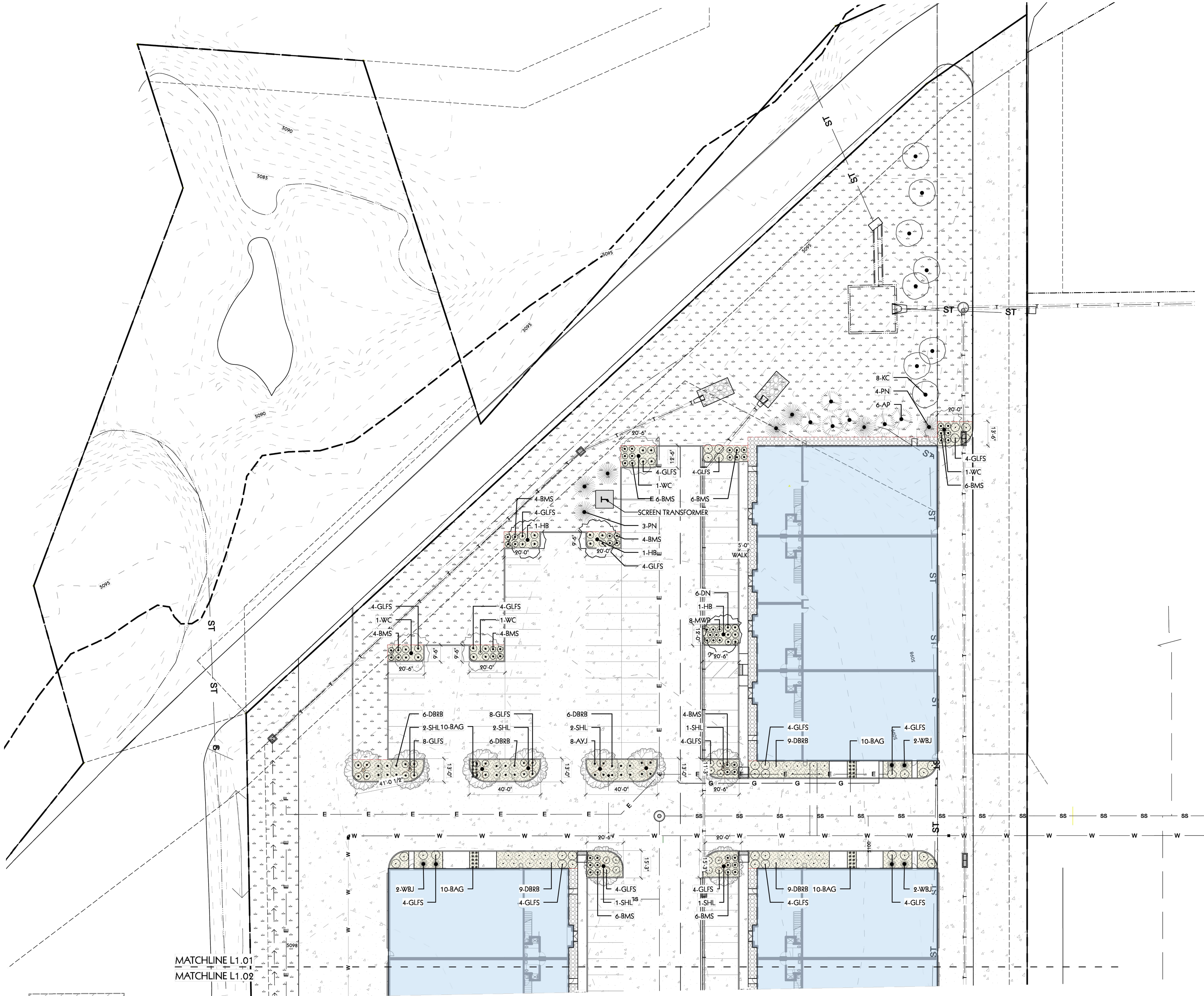
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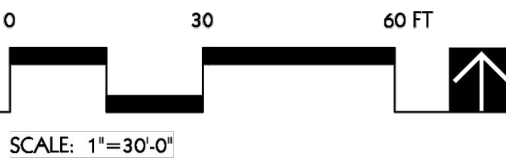
### Detailed Landscape Plan - North

Sheet

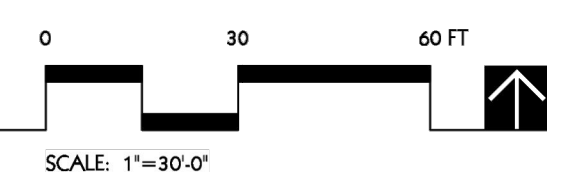


DETAILED LANDSCAPE PLAN - NORTH

SCALE: 1"=30'-0"













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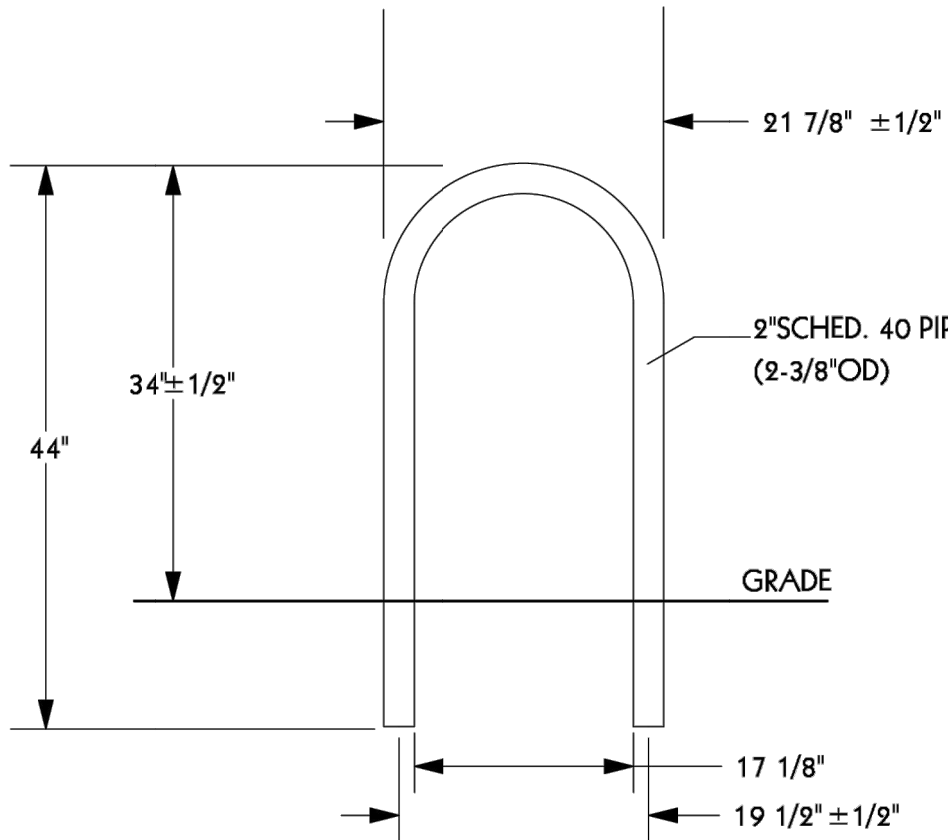
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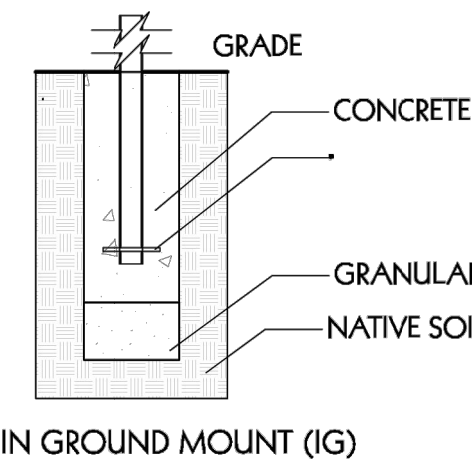
1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
2. Trees shall not be planted closer 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy Company. Locations of all utilities shall be verified in the field prior to planting.
3. All shrubs shall be planted no less than 3' from any sidewalk or curb.
4. Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
5. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.
6. All shrub bed areas shall be mulched with a 4" layer of wood bark mulch. Perennials and groundcover areas shall be mulched with a 4" layer of shredded bark mulch. **No fabric to be installed in any ornamental grass, perennial or groundcover areas.**
7. Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened; organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area in all turf and shrub beds. Incorporate only 1.5 CY in seed areas.
8. All perimeter areas will be sodded with a fescue blend. Manicured turf shall be sodded with Drought Tolerant Bluegrass Blend.
9. All landscape (plant materials and grass) will be irrigated with an automatic system. Turf areas will have a spray zone. Plants with like water requirements are shown together in order to have an efficient use of water. See Irrigation Plans for detailed information.
10. Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
11. Refer to the Town of Erie Design and Construction Streetscaping Standards for all work within public areas, including tree protection standards. The developer will make every effort possible to protect trees within the site using the same standards.
12. Refer to the Civil Engineer Drawings for Grading and Utility information.
13. This plan meets or exceeds Town of Erie landscape code requirements.

MADRAX DIVISION  
TRILARY, INC.  
1080 UNIEK DRIVE  
WAUNAKEE, WI 53597  
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

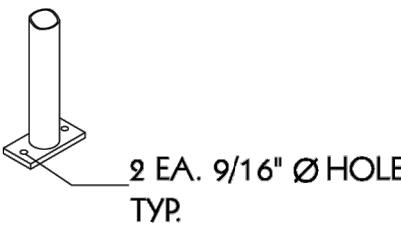


ELEVATION VIEW

CHECK DESIRED MOUNT



IN GROUND MOUNT (IG)

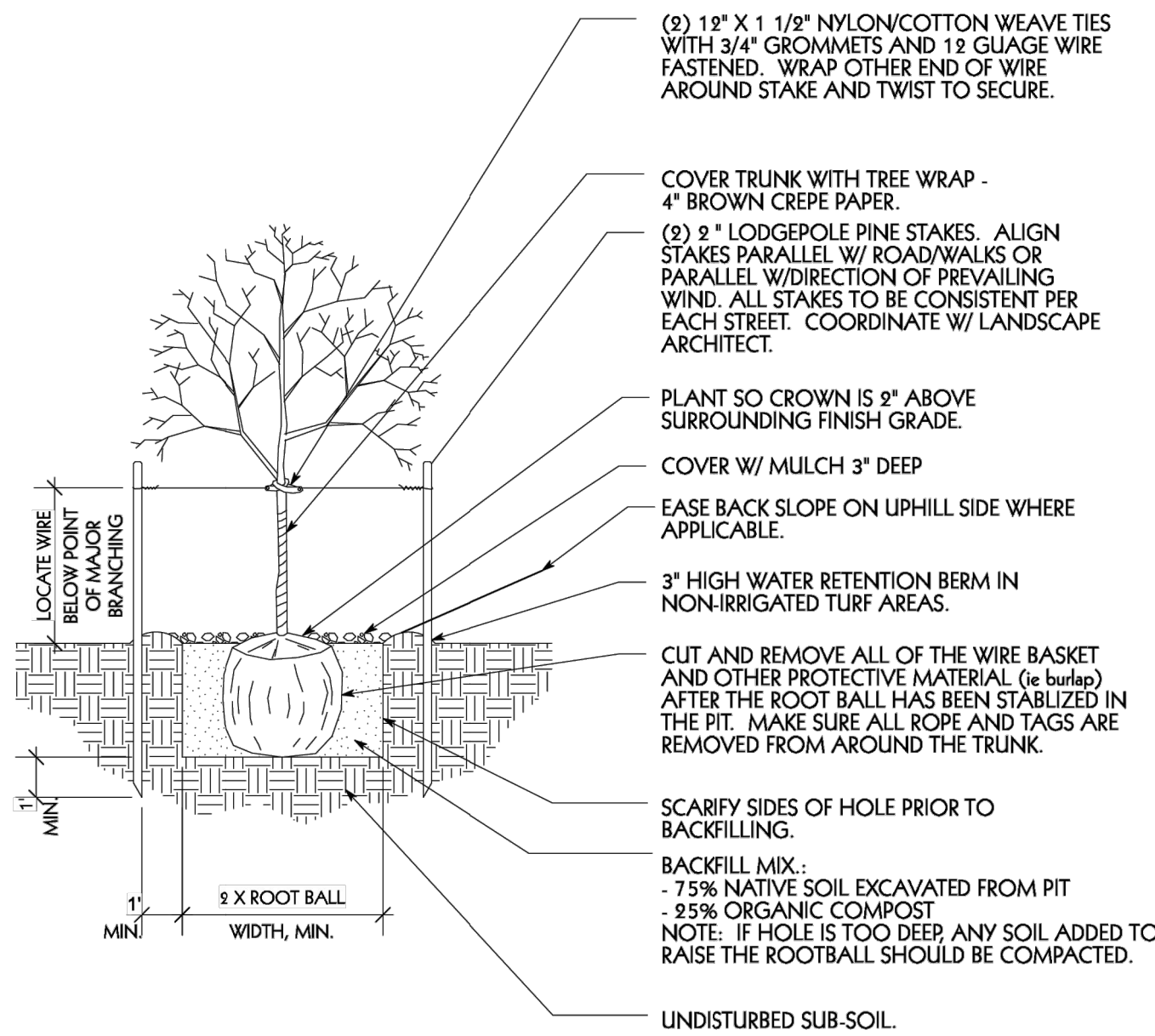


SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

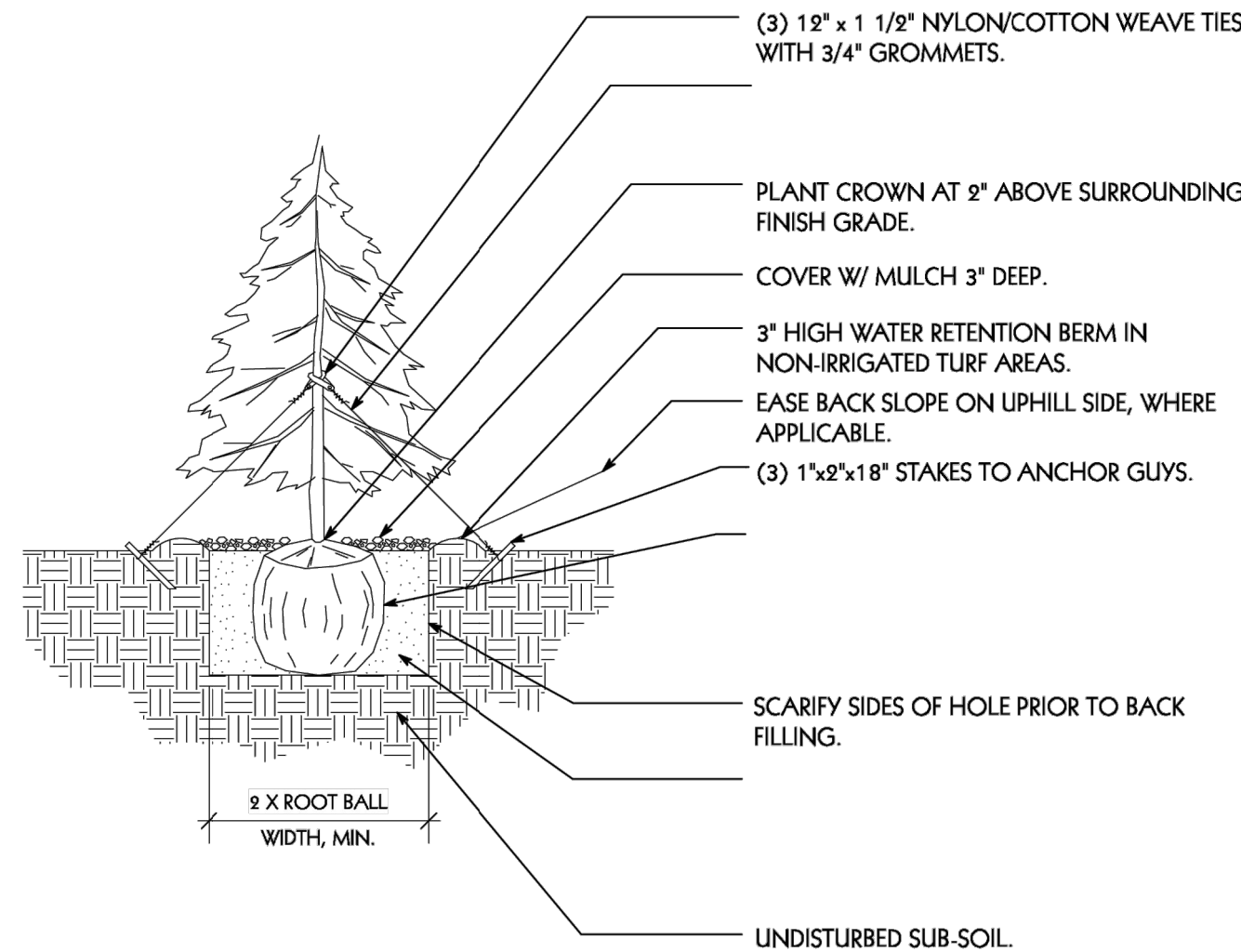
PRODUCT: U238-G(SF,SG)  
DESCRIPTION: 'U' BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT

- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
  3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



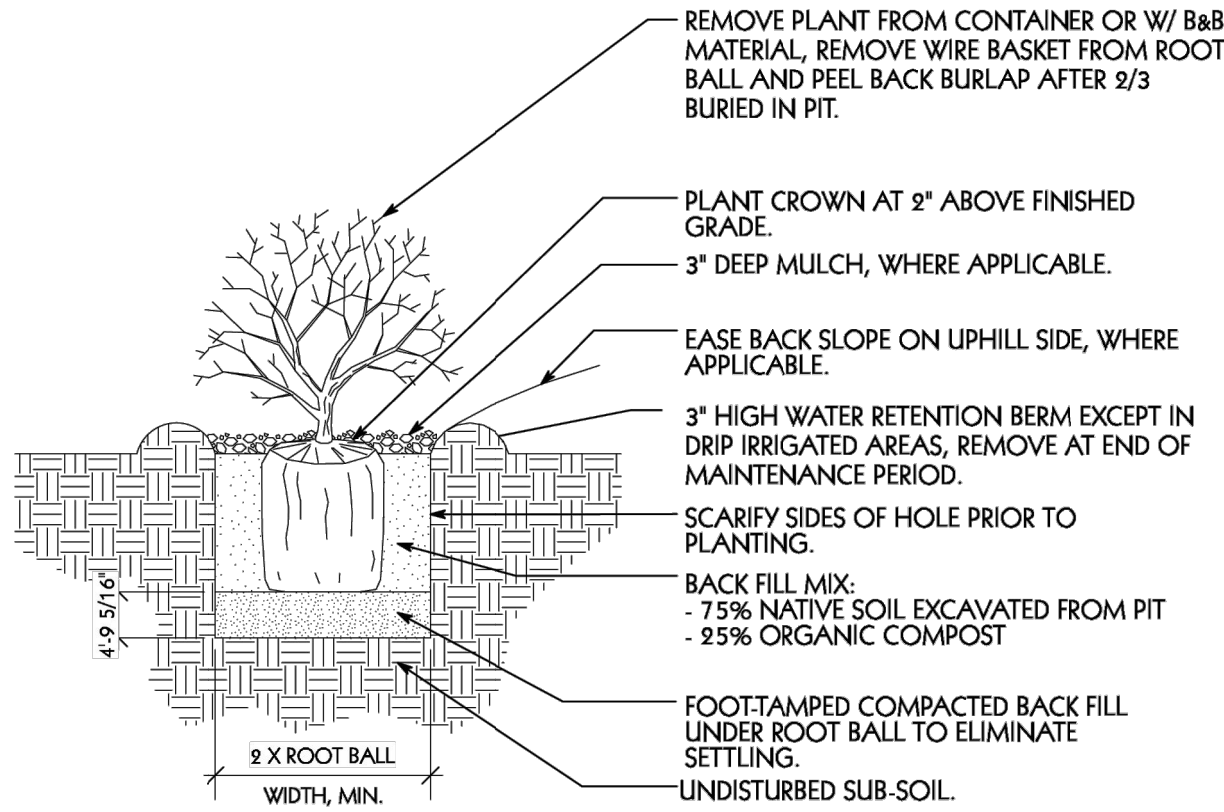
## DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



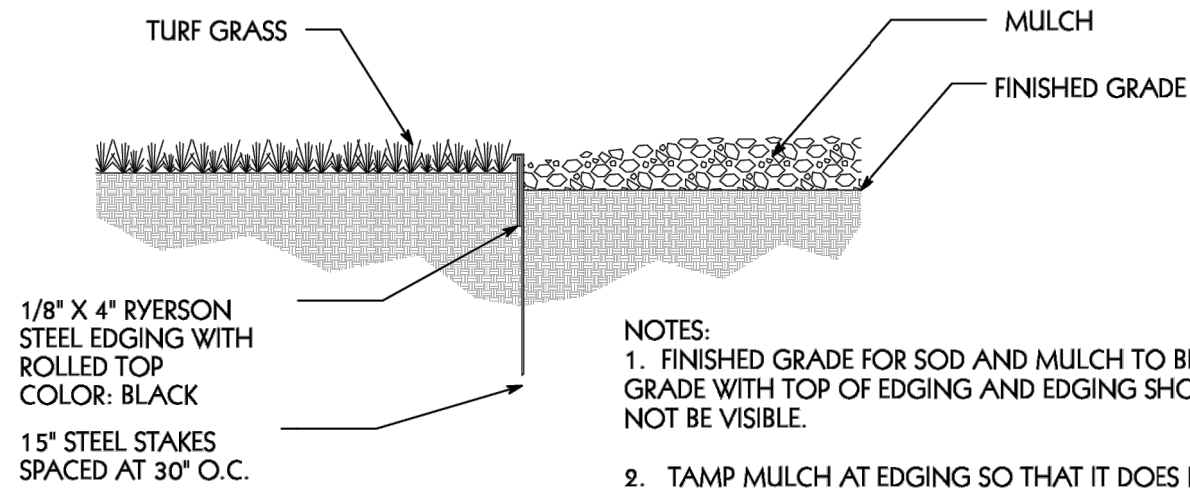
## EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



## TYPICAL SHRUB PLANTING

SCALE: NTS



## EDGING

SCALE: NTS

siteworks  
creativity for  
the built environment

For  
Submittal

## Lot 1 Erie Air Park Replat D

3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

## Landscape Details

Sheet

7 of 23



LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

For  
Submittal



1 UTILITY PLAN  
SCALE: 1" = 50'

KEYED NOTES	
1.	PROPOSED 12" SANITARY SEWER MAIN, SEE CIVIL ENGINEERING CONSTRUCTION PLAN SET.
2.	PROPOSED 4" SANITARY SEWER SERVICE AT 2% SLOPE.
3.	PROPOSED 12" WATER MAIN, SEE CIVIL ENGINEERING CONSTRUCTION PLAN SET.
4.	PROPOSED DOMESTIC WATER SERVICE, METER AND METER PIT.
5.	PROPOSED IRRIGATION SERVICE, METER AND METER PIT.
6.	PROPOSED FIRE SERVICE, PROVIDE 6' X 10' FIRE ENTRY ROOM WITH EXTERIOR DOOR.
7.	SEWER AND WATER MAIN EXTENSIONS DOWN AIRPORT DRIVE TO TRACT E-1 AND E-3. SEE CIVIL ENGINEERING CONSTRUCTION PLAN SET.

8.	PROPOSED STORM SEWER SYSTEM.
9.	PROPOSED STORM SEWER FOR ROOF DRAINS.
10.	PROPOSED ELECTRICAL SERVICE WITH LANDSCAPE SCREENING PER CHAPTER 6 OF THE UDC. SEE LANDSCAPE PLANS.
11.	PROPOSED ELECTRICAL TRANSFORMER.
12.	PROPOSED ELECTRIC METERS AND DISCONNECT WITH WITH LANDSCAPE SCREENING PER CHAPTER 6 OF THE UDC. SEE LANDSCAPE PLANS.
13.	PROPOSED GAS SERVICE.
14.	PROPOSED GAS METERS WITH WITH LANDSCAPE SCREENING PER CHAPTER 6 OF THE UDC. SEE LANDSCAPE PLANS.
15.	PROPOSED FIRE HYDRANT LATERAL.

Lot 1  
Erie Air Park  
Replat D  
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Utility Plan

Sheet



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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

## IRRIGATION LEGEND

Symbol

Description

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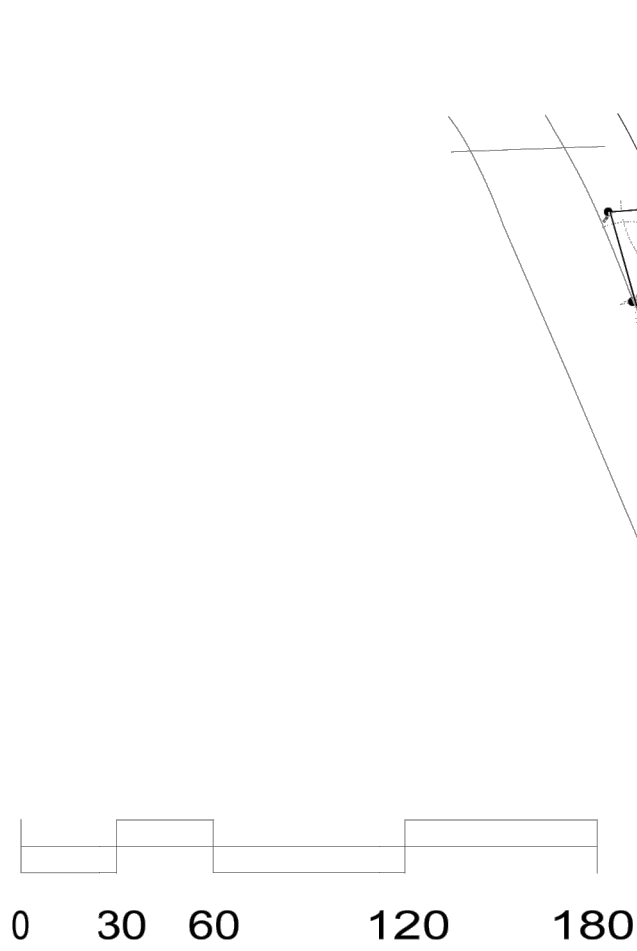
THE IRRIGATION SYSTEM SHALL BE SERVICED BY A 1" STAND ALONE IRRIGATION ONLY TAP. BACKFLOW SHALL BE OF THE REDUCED PRESSURE TYPE. CONTROL SYSTEM SHALL UTILIZE A 2 WIRE TYPE WIRING SYSTEM. LOCATION TBD. SYSTEMS SHALL UTILIZE A 2" PVC MAINLINE. SLEEVES SHALL BE INSTALL UNDER ANY HARDSCAPE SURFACES WHERE NEEDED AND 2 TIMES THE SIZE PIPE PASSING THRU. SYSTEM IS DESIGNED WITH 6" POPUP MP ROTATORS. ALL TREES WITHIN DRYLAND SEED TYPE AREA SHALL RECIEVE 2 CONCENTRIC RINGS OF SUBSURFACE DRIP ON SEPARATE ZONES. SHRUBS IN BEDS SHALL RECIEVE A POINT SOURCE DRIP SYSTEMWITH CONSIDERATION OF NORTH/SOUTH SIDE EXPOSURES. DRIP AREAS SHALL UTILIZE DRIP SUB MAINS NATIVE SEED AREAS SHALL BE TURNED OFF UPON ESTABLISHMENT AND/OR IRRIGATED INCIDENTLY OR AS AN EMERGENCY. ANY AND ALL INSTALLATION SHALL FOLLOW MFG RECOMMENDED INSTALLATION DETAILS AND PROCEDURES. NOT LIMITED TO WIRING AND GROUNDING, PIPE , HEAD AND VALVE INSTALLATIONS.

### IRRIGATION NOTES

1. THE IRRIGATION SYSTEM UTILIZES POPUP MP ROTATORS FOR DRYLAND SEED AND A DRIP SYSTEM FOR PLANTINGS.
2. IRRIGATION WATER IS SUPPLIED BY A 1" (24 MAX GPM) STAND ALONE IRRIGATION METER.
3. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE TYPE.
4. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES.
5. THE MAXIMUM ZONE SHALL NOT EXCEED 24GPM FOR 1" METER.
6. SYSTEM IS DESIGNED FOR 75PSI. PRESSURE IS REPORTED TO BE APPROX 92 PSI AS PER ENGINEERS NODE REPORT DATED 10-10-21. ANY DEVIATION TO REPORTED PRESSURE SHALL BE REPORTED TO THE CONSULTANT PRIOR TO ONSET OF CONSTRUCTION.
7. SYSTEM SHALL UTILIZE A HUNTER SOLAR SYNC SENSOR CAPABLE OF ADJUSTING AND/OR OVERRIDING REGULAR PROGRAMMING OF THE CONTROLLER.
8. SYSTEM UTILIZES A HUNTER I-CORE OR I-CORE DUAL CONTROLLER.
9. THE DRIP SYSTEM SHALL CONSIST OF 1-3" DIAMETER SUBSURFACE CIRCLE AS WELL AS 1-6" DIAMETER CIRCLE AROUND EACH TREE. SUBSURFACE EMITTERS SHALL BE 6GPH BUILT IN EMITTERS FOR TREES (18" OC). SHRUBS SHALL UTILIZE A 'POINT SOURCE EMITTER' CONSISTING OF 2-10GPH RAINBIRD XERIBUG EMITTERS. TREES IN SHRUB BEDS SHALL RECEIVE 6-TO 8-10GPH EMITTERS. SEE DETAILS.
10. NOT ALL SIDEWALK SLEEVING IS SHOWN. MAKE APPROPRIATE COSSINGS AS NEEDED.
11. REFER TO TOWN OF ERIE DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS.
12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.

IRRIGATION PLANS ARE DRAWN DIAGRAMATIC ONLY. ACTUAL OFFSETS AND PLACEMENT OF PIPING, HEADS, VALVES ETC SHALL BE PLACED IN AREAS THAT ALLOW FULL COVERAGE, IS SERVICEABLE AND UNOBSTRUCTING TO HARDSCAPE, LANDSCAPE OR ACCESS AND ADJUSTED IN THE FIELD AS NECESSARY. ALL NEW PLANT MATERIALS ARE TO BE IRRIGATED. ALL NEW PLANT MATERIALS ARE TO BE IRRIGATED.

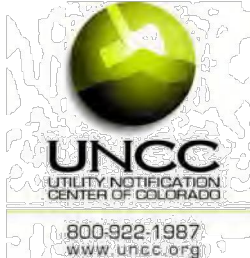
ALL HARDSCAPES SHALL BE SLEEVED WITH PVC PIPING 2 TIMES THE SIZE OF



1" = 60'



IRRIGATION SHEET INDEX  
8 OF 23 IRRIGATION MASTER & COVER SHEET  
9 OF 23 DETAILED IRRIGATION PLAN - NORTH  
10 OF 23 DETAILED IRRIGATION PLAN - CENTRAL  
11 OF 23 DETAILED IRRIGATION PLAN - SOUTH  
12 OF 23 IRRIGATION DETAILS



### GENERAL NOTES - PARKS

#### IRRIGATION AND LANDSCAPE

##### IRRIGATION - GENERAL

ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THE DEVELOPER/ARCHITECT SHALL ENSURE THAT THE IRRIGATION PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE, WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT OR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS/MINUS ONE (1) INCH OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS & RECREATION DIRECTOR OR DISSEMINATED PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE AN ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DIVISION PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANT THE WORKSMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISRUPT PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

STANDARDS AND SPECIFICATIONS 10022 PAGE 2 OF 21

### GENERAL NOTES - PARKS

CONTRACTOR SHALL SUBMIT A RED LINED PAPER SET OF AS-BUILTS (21" x 30") FOR REVIEW TO THE PARKS & RECREATION DIRECTOR OR DESIGNER AND WILL NOT PROCEED WITH THE PRODUCTION OF FINAL AS-BUILTS UNTIL ACCEPTANCE AND ANY REQUIRED CHANGES HAVE BEEN MADE.

CONTRACTOR SHALL SUBMIT AN ELECTRONIC VERSION (CITY/STATE DRIVE) OF AS-BUILT PLAN DRAWINGS IN THE LATEST VERSION OF AUTOCAD AND FOR COMPATIBLE FORMAT PRIOR TO ENTERING THE WARRANTY PERIOD.

CONTRACTOR SHALL SUBMIT A FULL SET OF AS-BUILTS, WITH THE ACCURACY ATTESTED TO BY A REGISTERED LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN COLORADO, ALL OF THE "AS-BUILT" DRAWINGS SHALL CONTAIN ONE OF THE FOLLOWING TWO STATEMENTS AS APPLICABLE:

THIS PLAN, AND THE INFORMATION CONTAINED HEREIN, ACCURATELY REPRESENTS THE "AS-BUILT" CONDITION OR RECORD INFORMATION OF THE IMPROVEMENTS AS SHOWN AS OF DATE BY SIGNATURE

OR

THIS PLAN, AND THE INFORMATION CONTAINED HEREIN, ACCURATELY REPRESENTS THE AS-BUILT CONDITION FOR THE IMPROVEMENTS TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, BY SIGNATURE

DATE

FOR FURTHER INFORMATION, SEE SECTION 200 - ACCEPTANCE PROCEDURES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS.

##### IRRIGATION - MATERIALS

REPLACEMENT PARTS SHALL MATCH PARTS BEING REPLACED, NO ALTERNATIVES WILL BE ALLOWED.

CONTROLLER GROUND WIRE SHALL BE NUMBER 10 (10) BARE COPPER WIRE AND EIGHT (8) FEET AWAY FROM THE CONTROLLER PAD.

COMMON WIRE SHALL BE NUMBER TWELVE (12) 1/2" OF SINGLE STRAND DIRECT BURIAL PVC INSULATED CABLE WIRE.

##### IRRIGATION - INSTALLATION

FOR TOWN OF ERIE MAINTAINED TRACTS, CONTRACTOR SHALL CONTACT PARKS DIVISION PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.

STANDARDS AND SPECIFICATIONS 10022 PAGE 2 OF 21

### GENERAL NOTES - PARKS

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STANDARDS AND SPECIFICATIONS 10022 PAGE 2 OF 21

HUNTER MP ROTATORS W / PROS-06-PRS40-CV

FEBCO 825Y- 1" RP BACKFLOW W/ENCLOSURE

HUNTER ICV-151G MASTER VALVE

HUNTER PGV-101A

Rain Bird XCZ-075 PRF DRIP VALVE

RAINBIRD #33 QUICK COUPLER

HUNTER I-CORE OR I-CORE DUAL WITH DECODERS

HUNTER WSS WIRELESS SOLAR SYNC

RAINBIRD OPERND ONE PER DRIP ZONE

DRIP END FLUSH ASSEMBLY

DRIP 3/4" UV POLYETHYLENE DRIP PIPE

HUNTER PLD SUB SURFACE DRIP LINE

PLD-06-18-100 A 3' AND 6' DIAMETER CIRCLE

APPROXIMATELY 10 GALLONS PER HR PER TREE

1"PVC OR 1" POLY DRIP SUB MAINLINE

PVC TO DRIP UV POLY CONNECTION

1" POLY DRIP SUPPLY FOR SEED TREES & SHRUBS

MAINLINE 2" CLASS 200 PVC

LATERAL CLASS 200 PVC 1" UNLESS NOTED

SLEEVES CLASS 200 AS NOTED

SEE DETAILS SHEET 12 OF 23

## 2800 AIRPORT DRIVE

ZONE	SIZE	GPM	HEADS	OPER PSI	PLANT TYPE	PRECIP RATE IN/HR	AVR. IN PER WK	AVERAGE MIN PER WK	# DAYS PER WK	PEAK IN	PEAK MIN	NOZ
#1	1"	18	MP ROT	40	NATIVE	4	5	75	3	70	100	
#2	1"	18	MP ROT	40	NATIVE	4	5	75	3	70	100	
#3	1"	23	MP ROT	40	NATIVE	4	5	75	3	70	100	
#4	1"	23	MP ROT	40	NATIVE	4	5	75	3	70	100	
#5	1"	23	MP ROT	40	NATIVE	4	5	75	3	70	100	
#6	1"	24	MP ROT	40	NATIVE	4	5	75	3	70	100	
#7	1"	24	MP ROT	40	NATIVE	4	5	75	3	70	100	
#8	1"	24	MP ROT	40	NATIVE	4	5	75	3	70	100	
#9	1"	24	MP ROT	40	NATIVE	4	5	75	3	70	100	
#10	1"	24	MP ROT	40	NATIVE	4	5	75	3	70	100	
#11	1"	22	MP ROT	40	NATIVE	4	5	75	3	70	100	
#12	1"	22	MP ROT	40	NATIVE	4	5	75	3	70	100	
#13	1"	22	MP ROT	40	NATIVE	4	5	75	3	70	100	
#14	1"	22	MP ROT	40	NATIVE	4	5	75	3	70	100	
#15	1"	23	MP ROT	40	NATIVE	4	5	75	3	70	100	
#16	1"	21	MP ROT	40	NATIVE	4	5	75	3	70	100	
#17	1"	23	MP ROT	40	NATIVE	4	5	75	3	70	100	
#18	1"	21	MP ROT	40	NATIVE	4	5	75	3	70	100	
#19	1"	22	MP ROT	40	NATIVE	4	5	75	3	70	100	
#20	1"	2	DRIP	30	TREES	4	1	120	3	1.5	180	
#21	1"	5	DRIP	30	SHRUBS	4	1	120	3	1.5	180	
#22	1"	5	DRIP	30	SHRUBS	4	1	120	3	1.5	180	
#23	1"	5	DRIP	30	SHRUBS	4	1	120	3	1.5	180	
#24	1"	3	DRIP	30	TREES	4	1	120	3	1.5	180	
#25	1"	6	DRIP	30	TREES	4	1	120	3	1.5	180	
#26												
#27												
#28												
#29												
#30												



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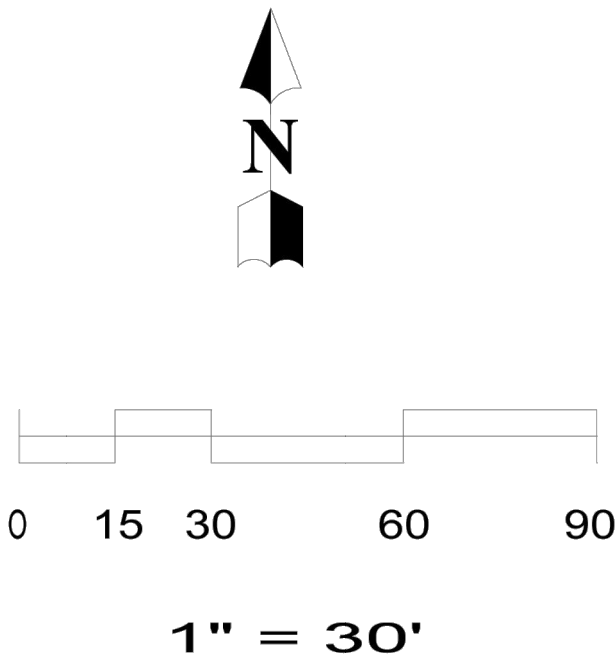
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	RAINBIRD #33 QUICK COUPLER
	HUNTER I-CORE OR I-CORE DUAL WITH DECODERS
	HUNTER WSS WIRELESS SOLAR SYNC
	RAINBIRD OPERND ONE PER DRIP ZONE
	DRIP END FLUSH ASSEMBLY
	DRIP 3/4" UV POLYETHYLENE DRIP PIPE
	HUNTER PLD SUB SURFACE DRIP LINE
	PLD-06-18-100 A 3' AND 6' DIAMETER CIRCLE
	APPROXIMATELY 10 GALLONS PER HR PER TREE
	1" PVC OR 1" POLY DRIP SUB MAINLINE
	PVC TO DRIP UV POLY CONNECTION
	1" POLY DRIP SUPPLY FOR SEED TREES & SHRUBS
	MAINLINE 2" CLASS 200 PVC
	LATERAL CLASS 200 PVC 1" UNLESS NOTED
	CLASS 200 AS NOTED

MP ROTATOR NOZZLE SCHEDULE

8'-14' MP1000  
13'-19' MP2000  
19'-30' MP3000  
30'-35' MP3500



IRRIGATION PLAN  
BY  
WATER ENGINEERING, INC  
17337 W. 53RD DR.  
GOLDEN, COLORADO 80403  
303-618-6307 FAX 303-474-3100  
CARROLLEMAIL@AOL.COM



For  
Submittal

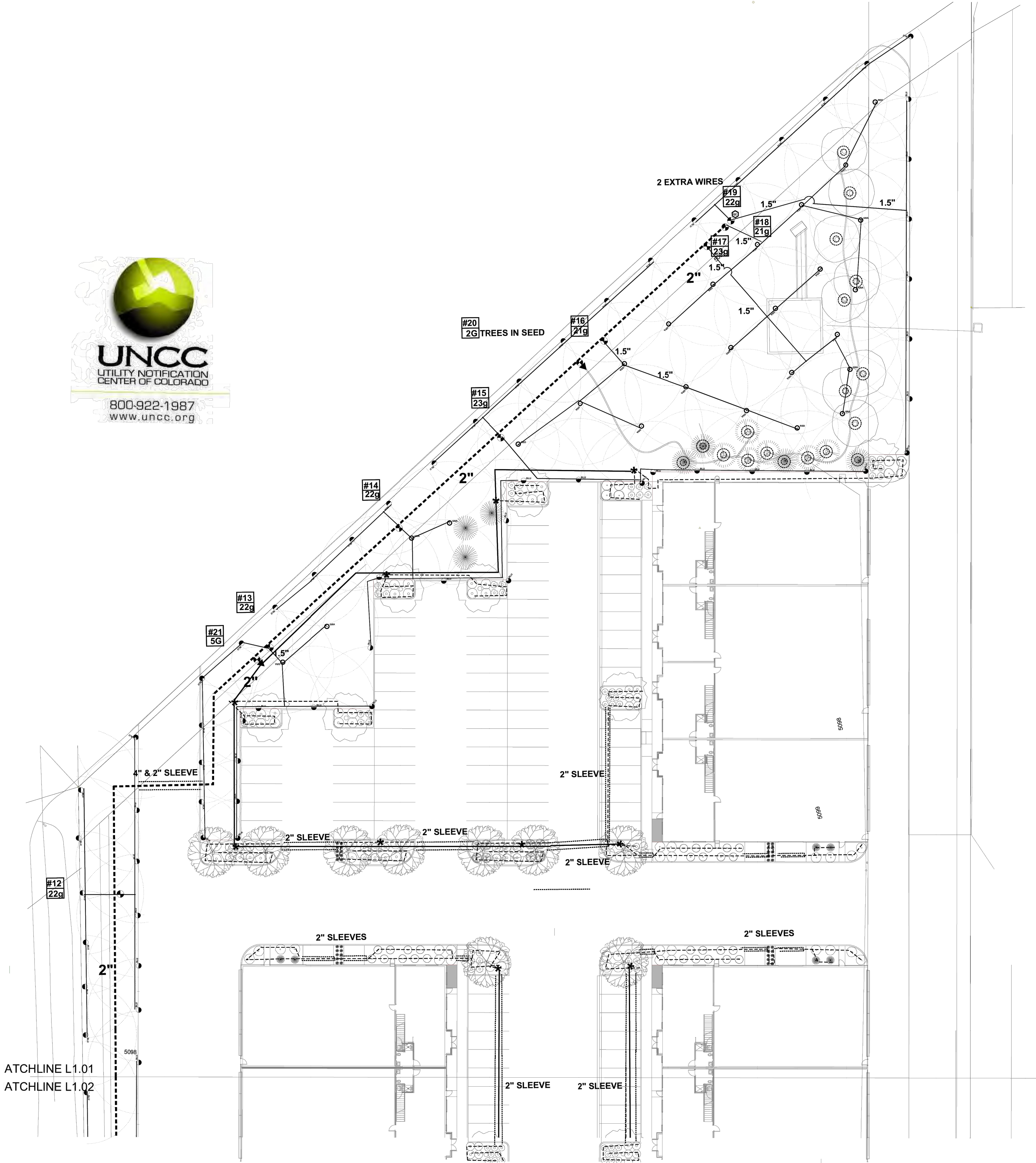
Lot 1  
Erie Air Park  
Replat D  
3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Detailed Irrigation  
Plan  
- North

Sheet

























# LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

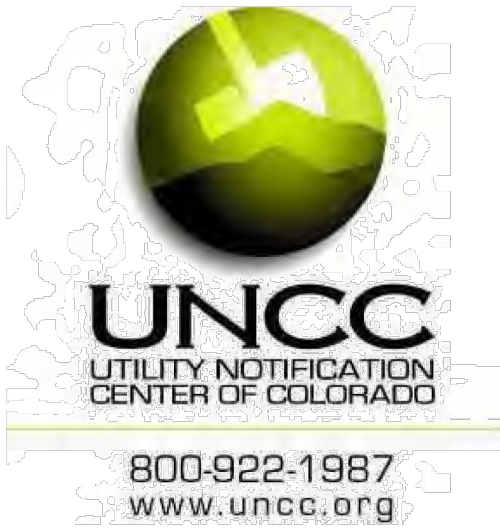
## IRRIGATION LEGEND

Symbol	Description
	HUNTER MP ROTATORS W / PROS-06-PRS40-CV
	FEBCO 825Y- 1" RP BACKFLOW W/ENCLOSURE
	HUNTER ICV-151G MASTER VALVE
	HUNTER PGV-101A
	Rain Bird XCZ-075 PRF DRIP VALVE
	RAINBIRD #33 QUICK COUPLER
	HUNTER I-CORE OR I-CORE DUAL WITH DECODERS
	HUNTER WSS WIRELESS SOLAR SYNC
	RAINBIRD OPERND ONE PER DRIP ZONE
	DRIP END FLUSH ASSEMBLY
	DRIP 3/4" UV POLYETHYLENE DRIP PIPE
	HUNTER PLD SUB SURFACE DRIP LINE
	PLD-06-18-100 A 3' AND 6' DIAMETER CIRCLE
	APPROXIMATELY 10 GALLONS PER HR PER TREE
	1"PVC OR 1" POLY DRIP SUB MAINLINE
	PVC TO DRIP UV POLY CONNECTION
	1" POLY DRIP SUPPLY FOR SEED TREES & SHRUBS
	MAINLINE 2" CLASS 200 PVC
	LATERAL CLASS 200 PVC 1" UNLESS NOTED
	SLEEVES CLASS 200 AS NOTED

0 15 30 60 90  
1" = 30'

### MP ROTATOR NOZZLE SCHEDULE

8'-14' MP1000  
13'-19' MP2000  
19'-30' MP3000  
30'-35' MP3500



0 15 30 60 90  
1" = 30'

IRRIGATION PLAN  
BY  
**WATER ENGINEERING, INC**  
17337 W. 53RD DR.  
GOLDEN, COLORADO 80403  
303-618-6307 FAX 303-474-3100  
CARROLLEMAIL@AOL.COM



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**Lot 1**  
**Erie Air Park**  
**Replat D**  
3020-3100 Airport Drive  
Erie, CO 80516

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Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

**Detailed Irrigation**  
**Plan**  
**- Central**

Sheet





















**11 of 23**



# LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

## IRRIGATION LEGEND

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	FEBCO 825Y- 1" RP BACKFLOW W/ENCLOSURE
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	HUNTER PGV-101A
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	PVC TO DRIP UV POLY CONNECTION
	1" POLY DRIP SUPPLY FOR SEED TREES & SHRUBS
	MAINLINE 2" CLASS 200 PVC
	LATERAL CLASS 200 PVC 1" UNLESS NOTED
	SLEEVES CLASS 200 AS NOTED

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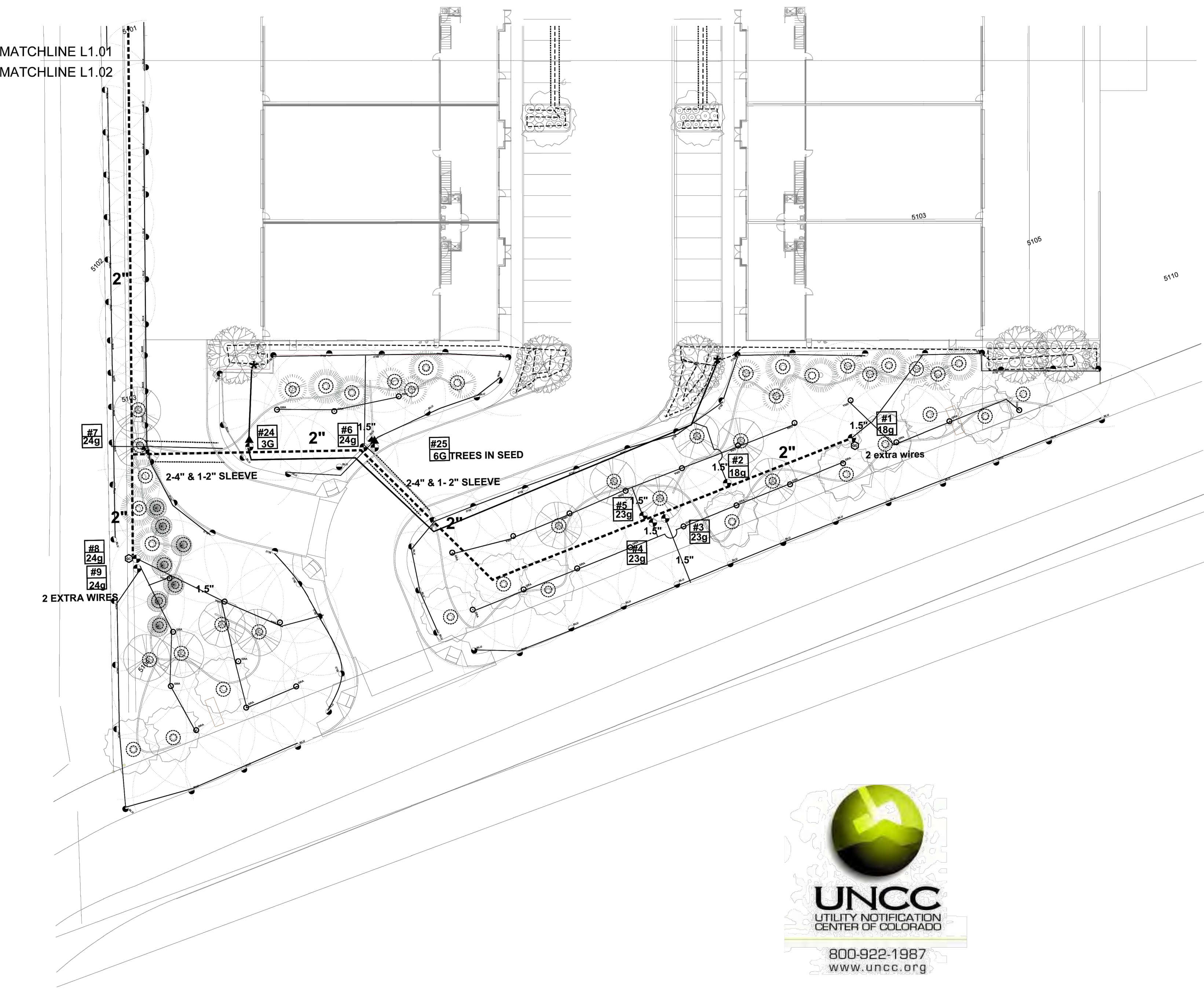
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Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Detailed Irrigation  
Plan  
- South

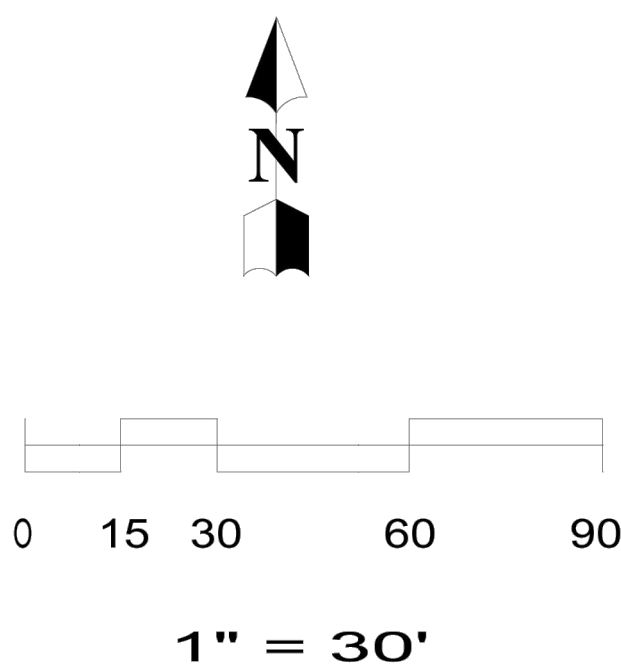
Sheet

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### MP ROTATOR NOZZLE SCHEDULE

8'-14' MP1000  
13'-19' MP2000  
19'-30' MP3000  
30'-35' MP3500



IRRIGATION PLAN  
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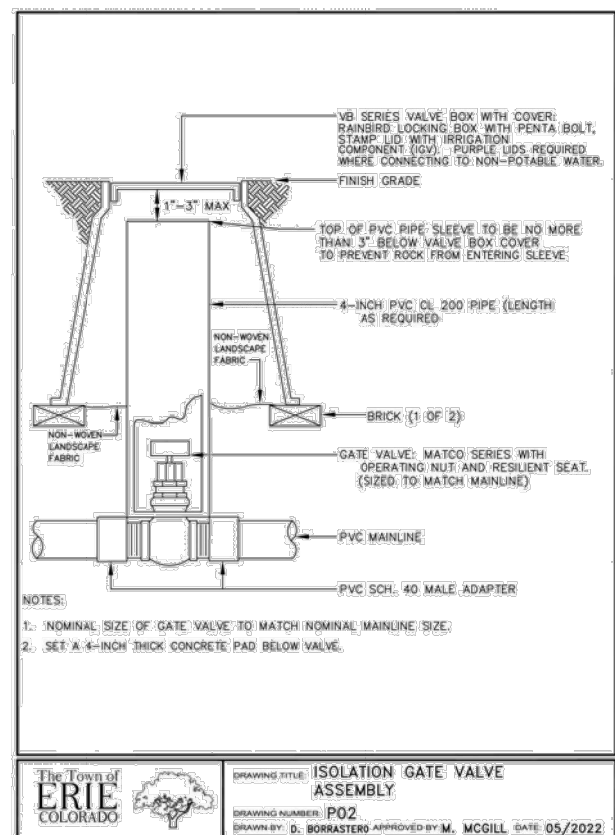
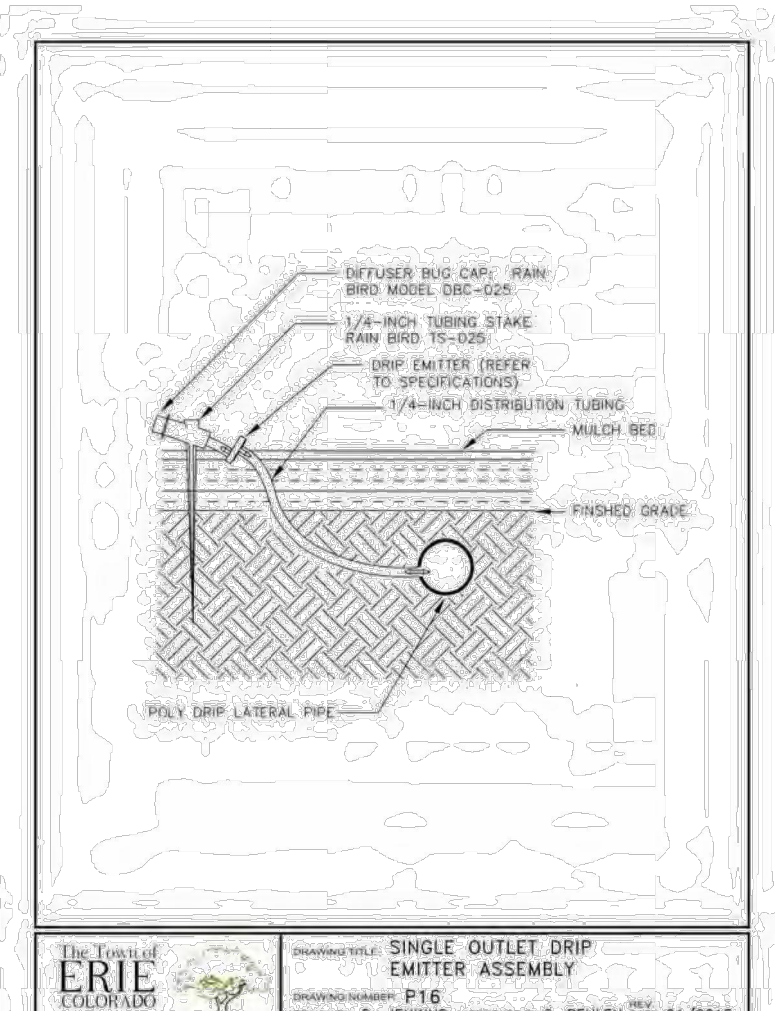
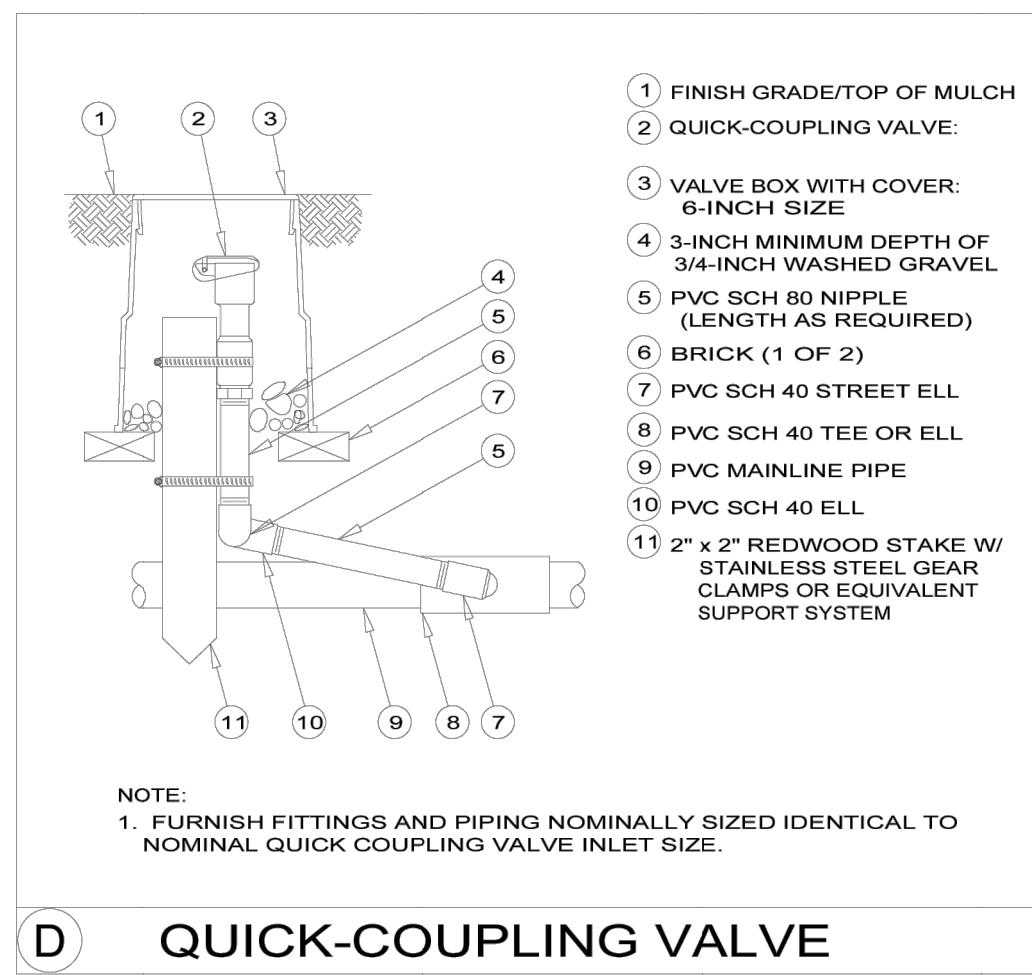
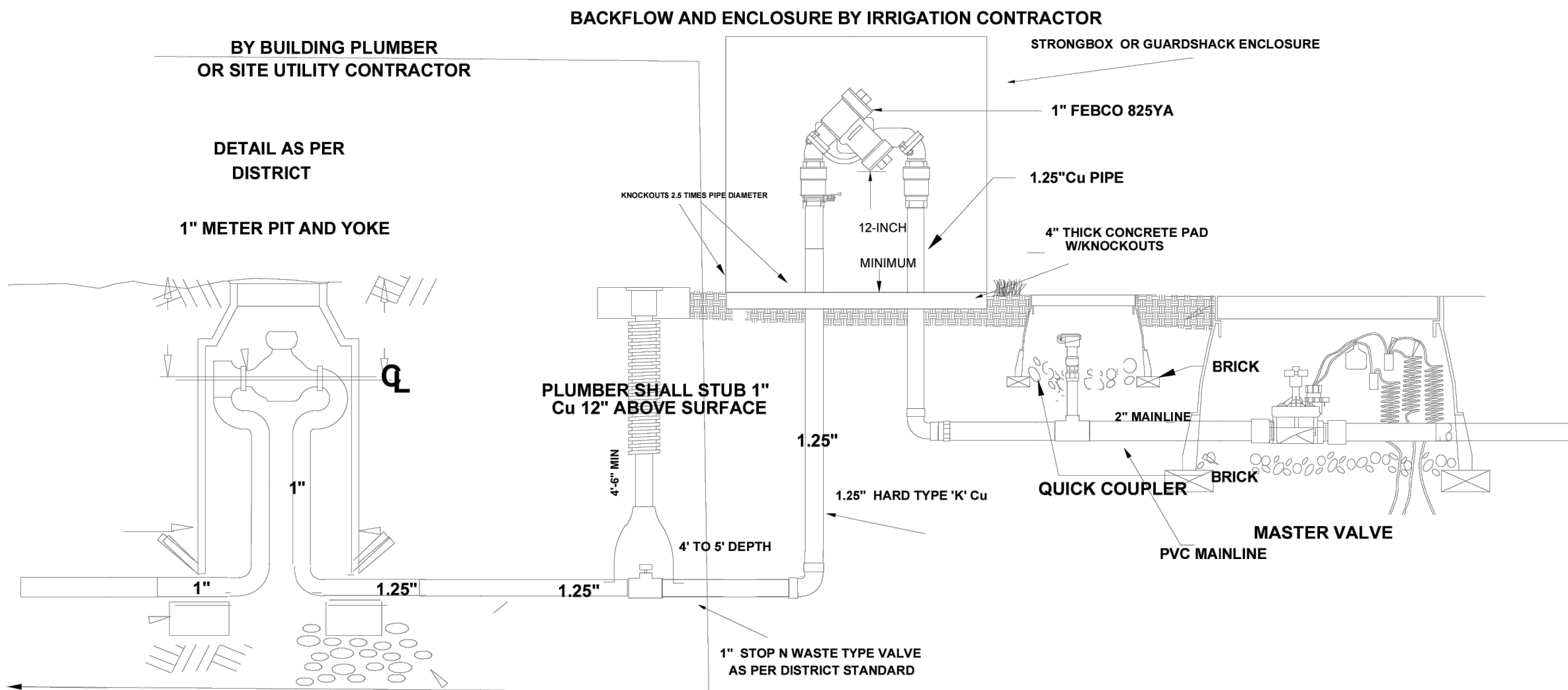
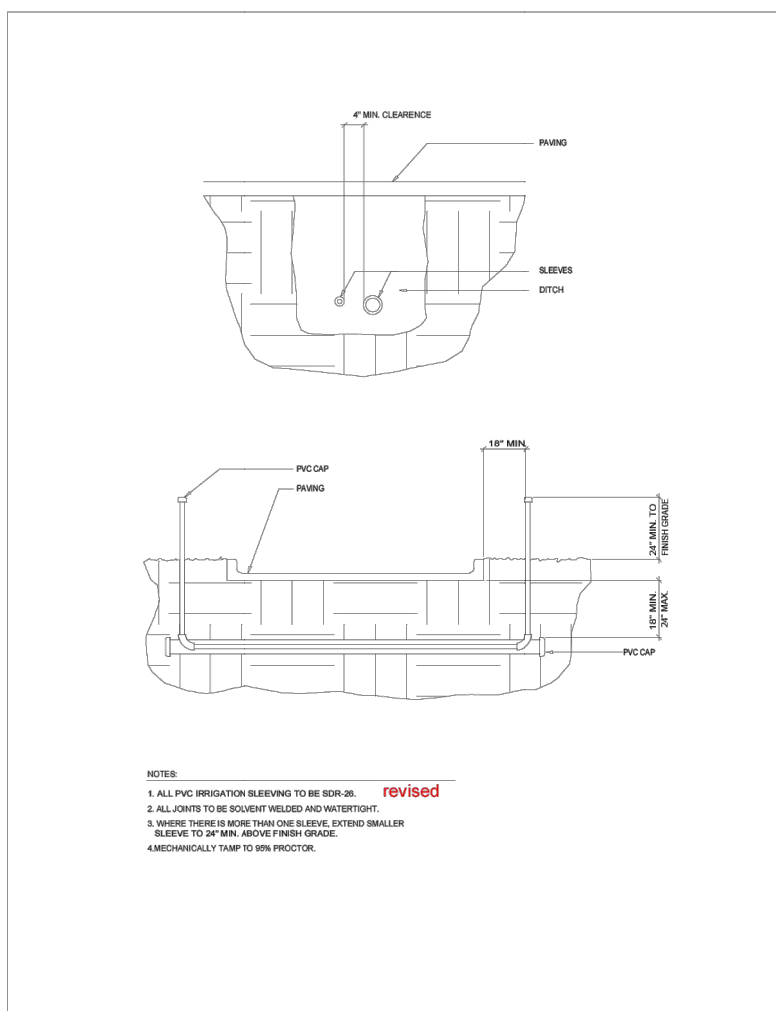
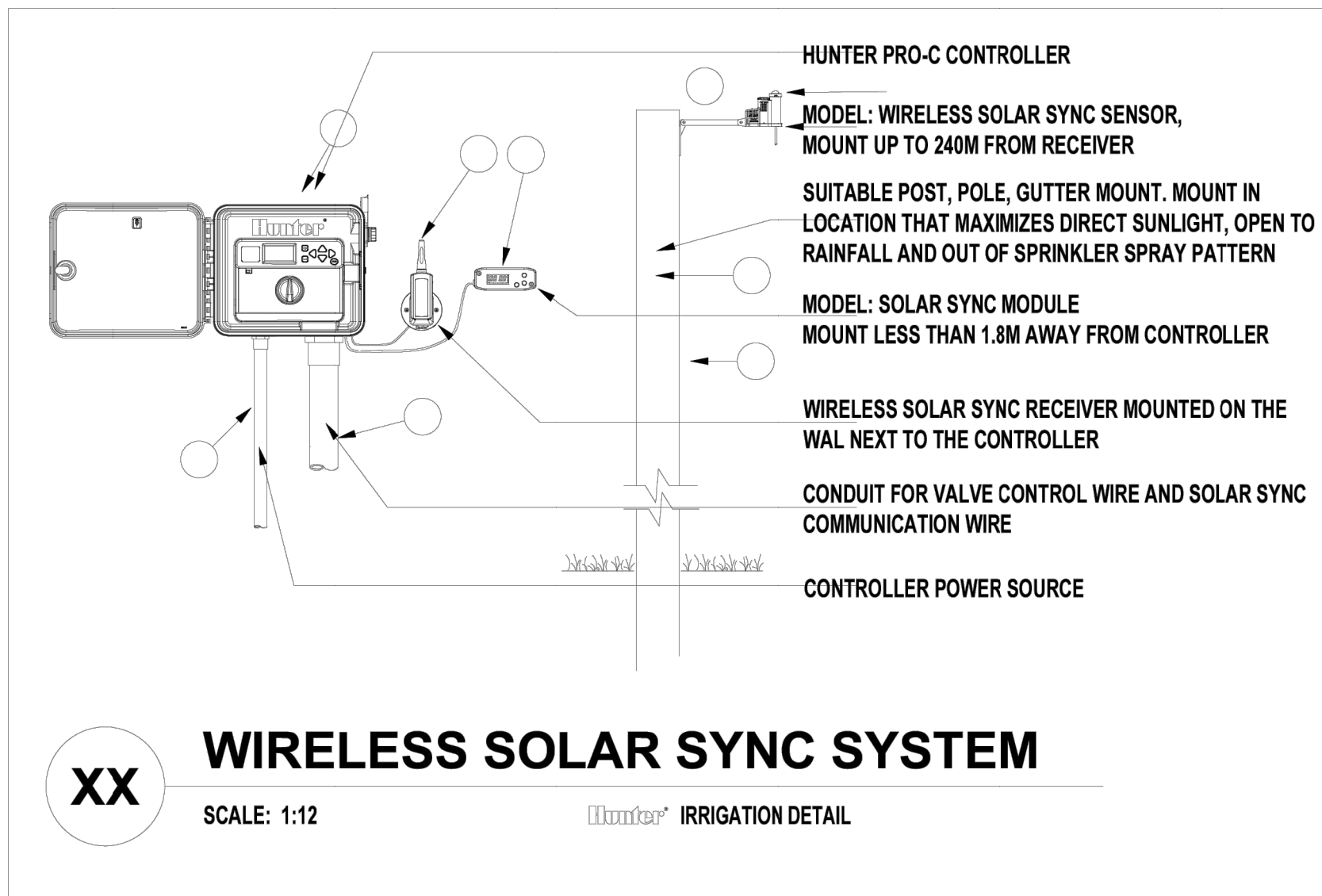
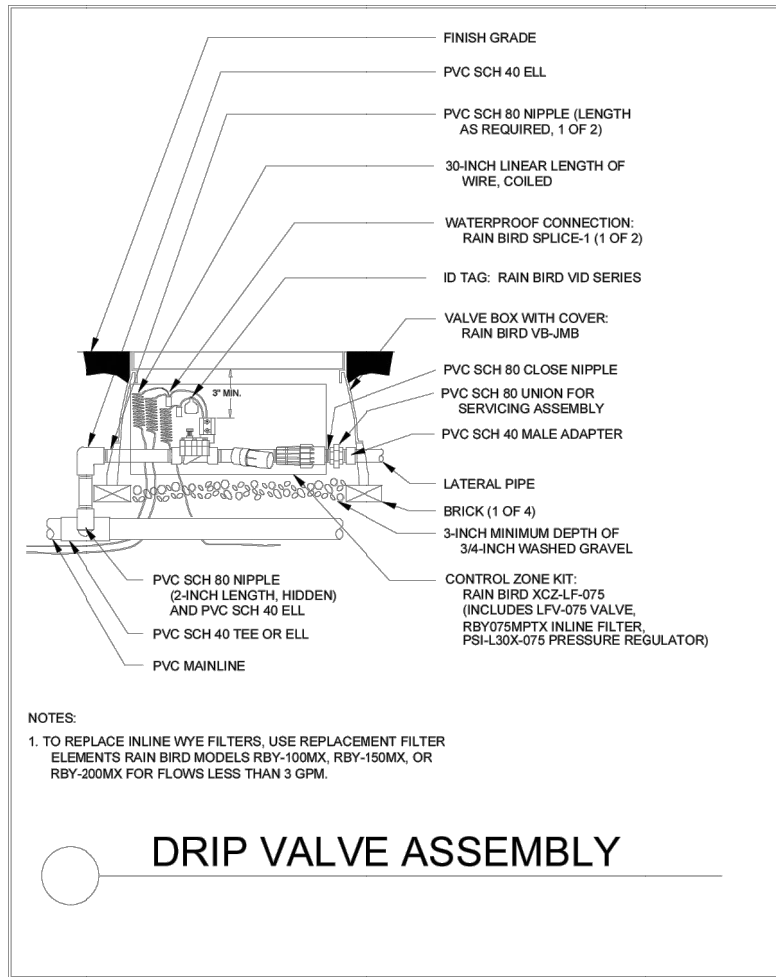
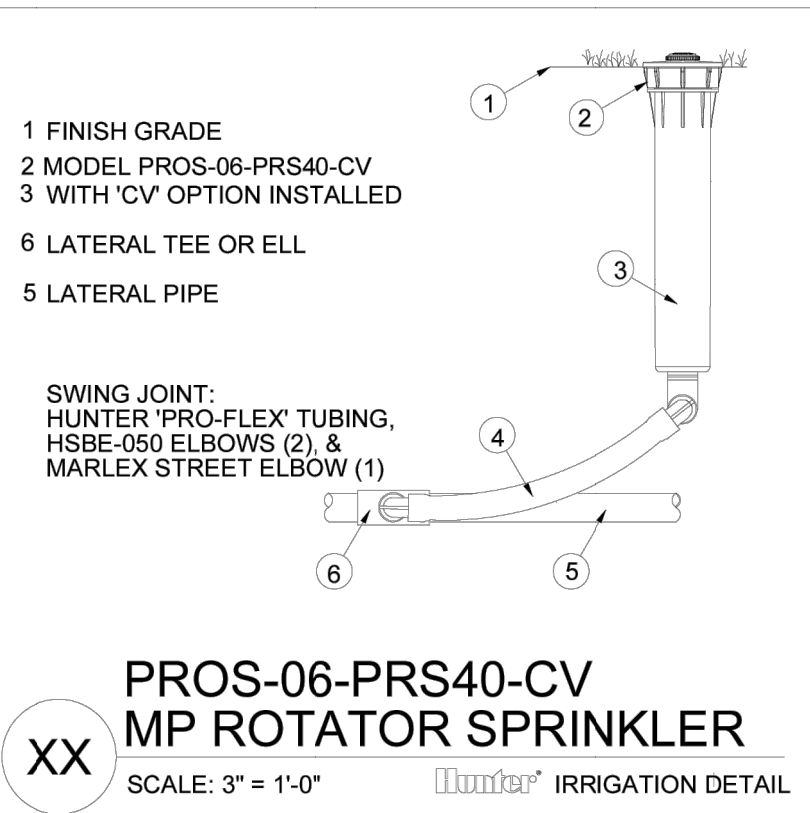
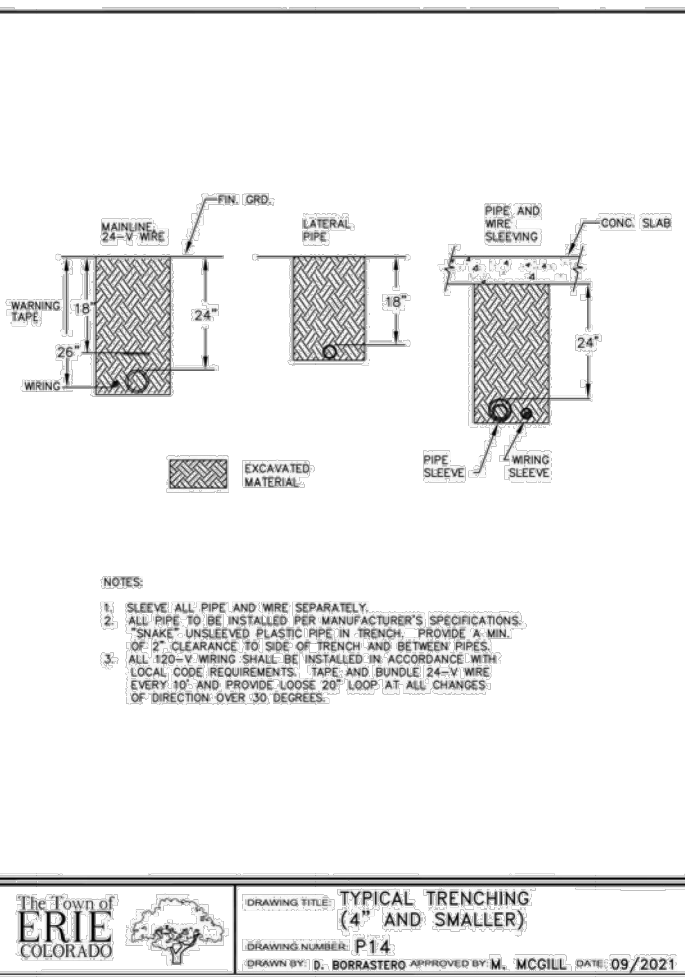
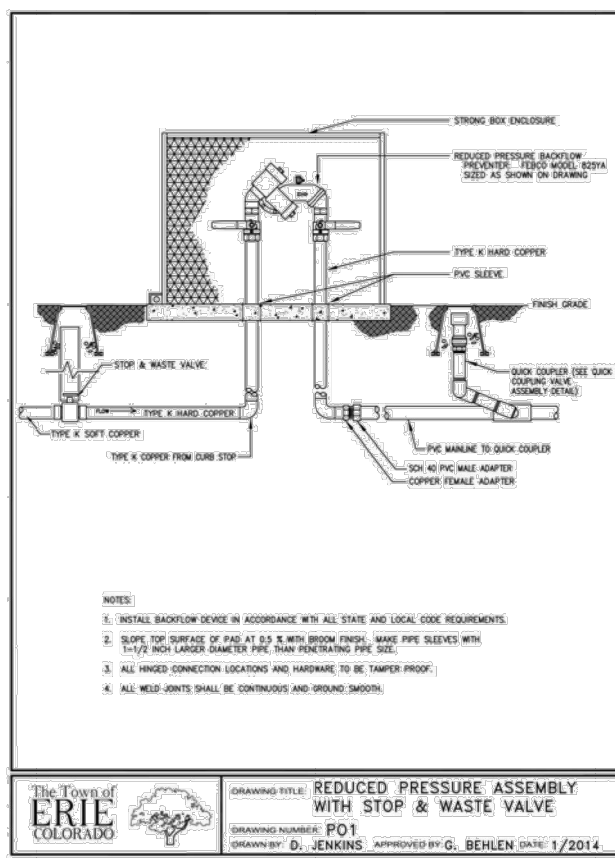
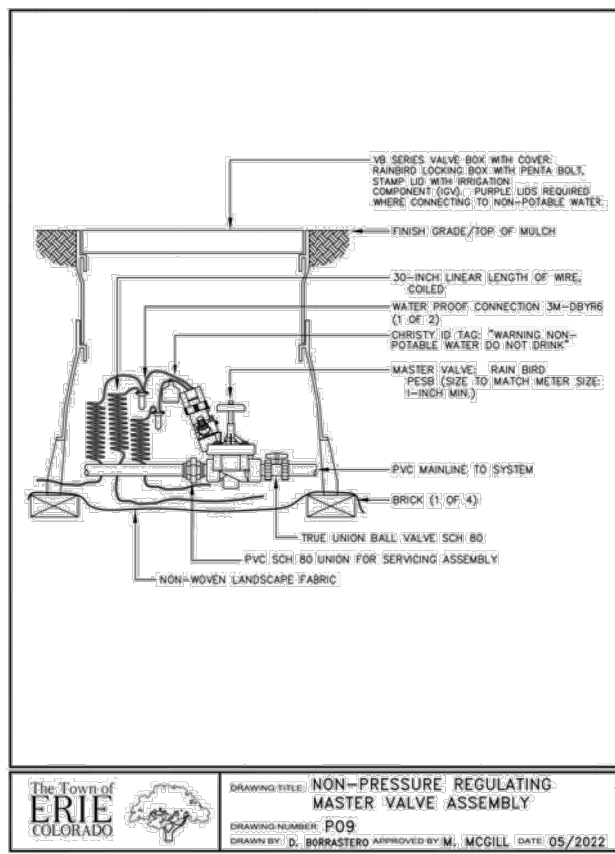
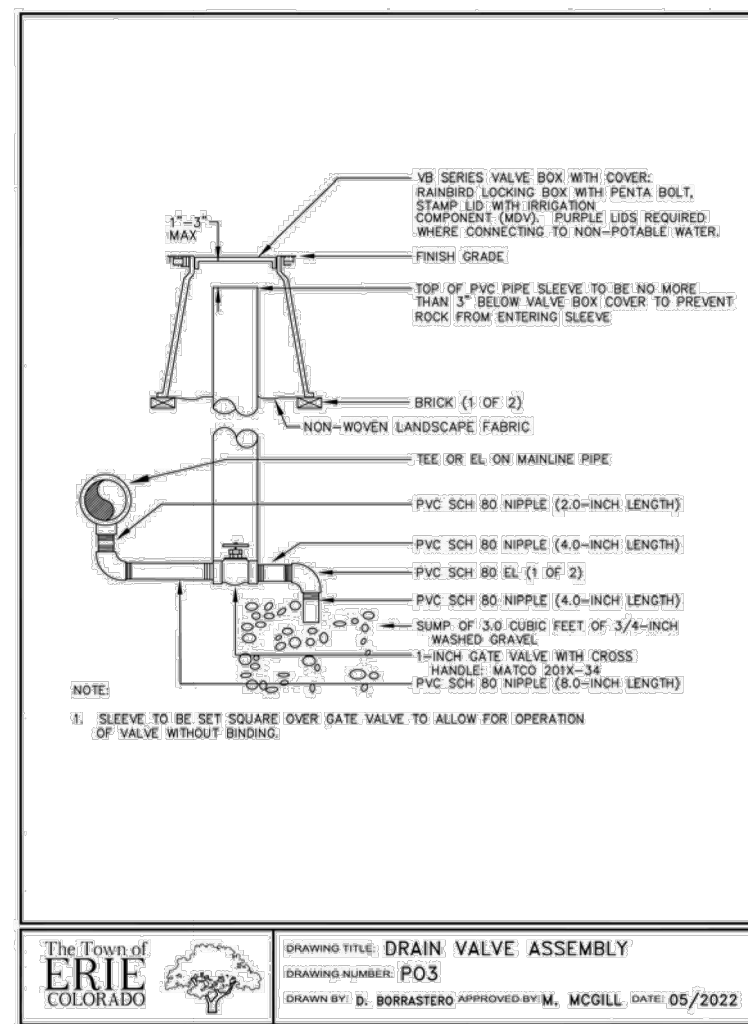
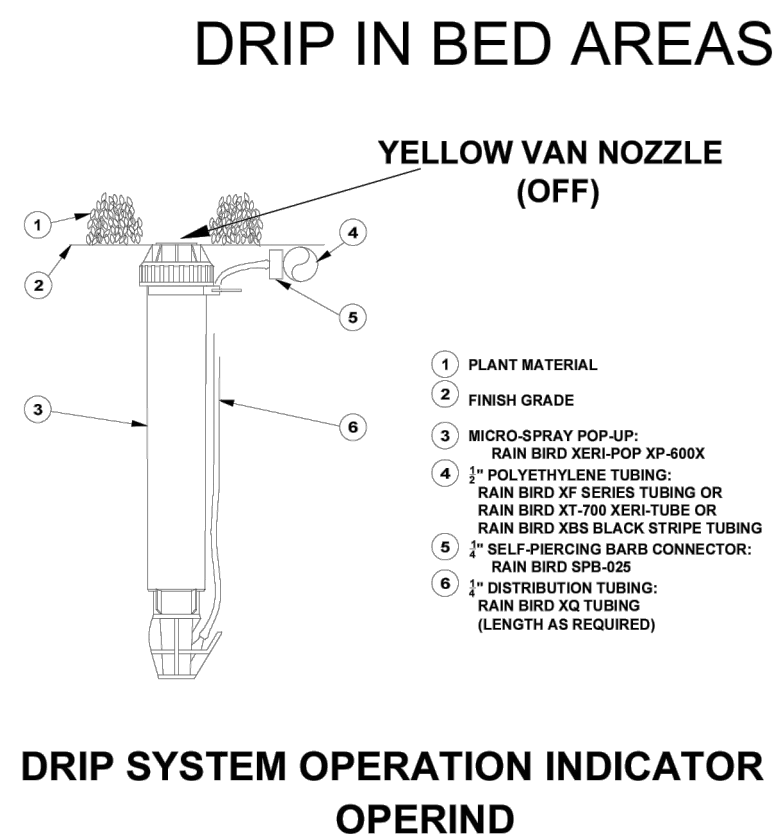
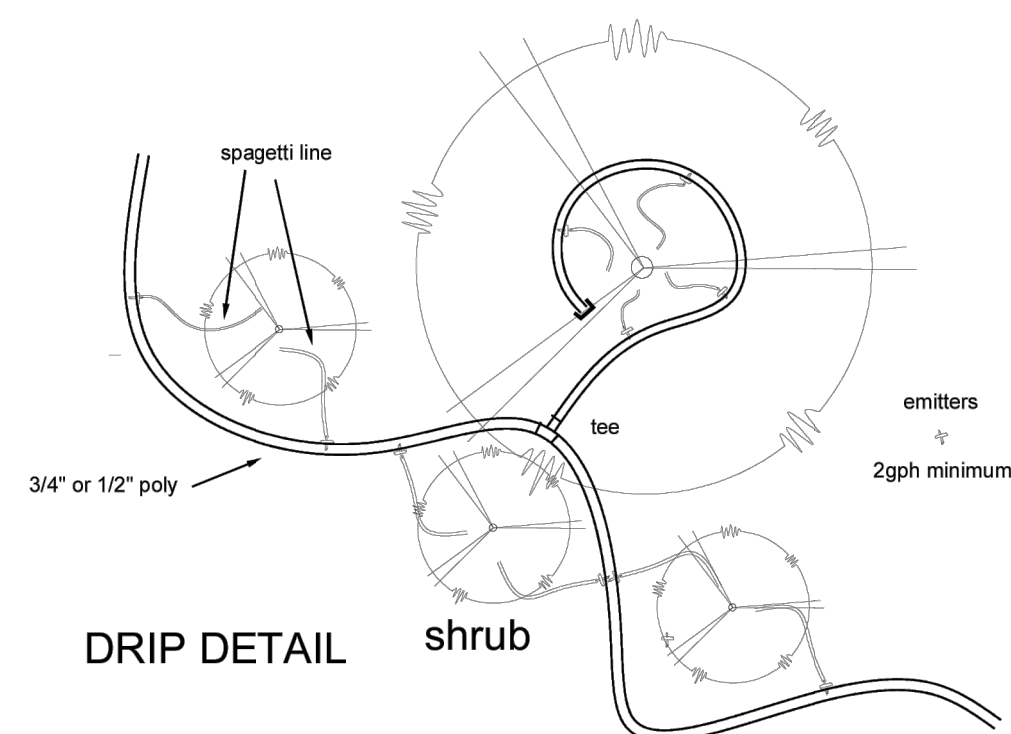
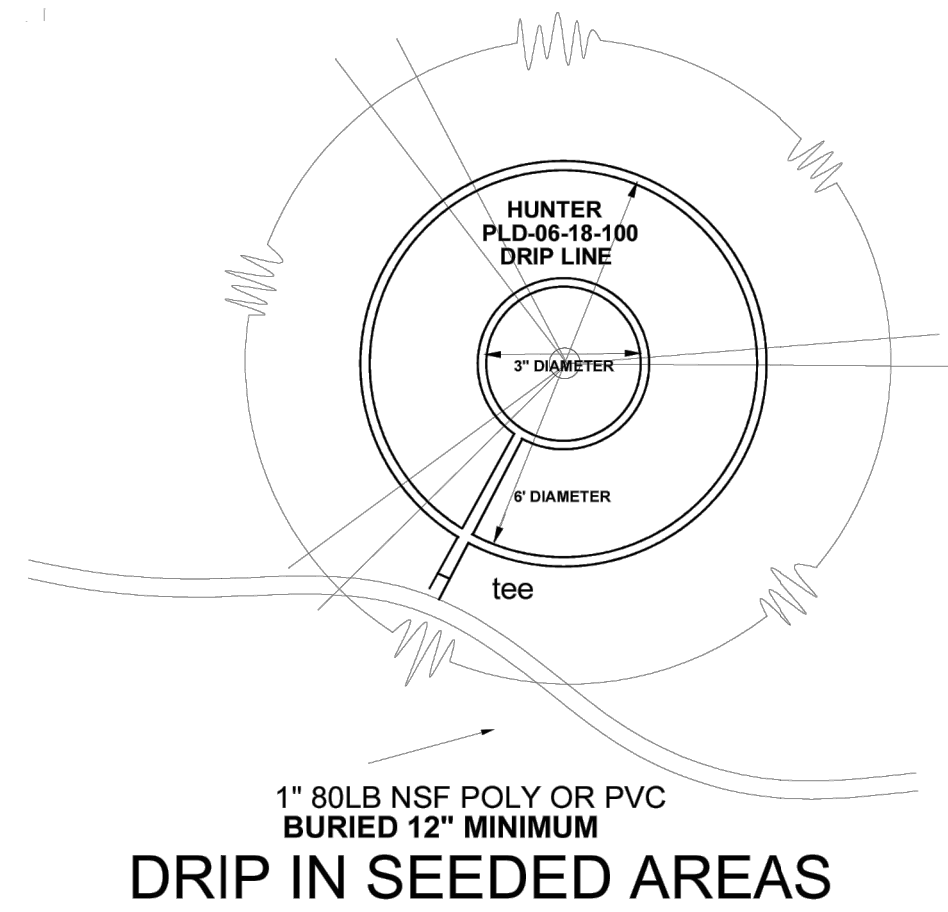


# LOT 1 - ERIE AIR PARK REPLAT D

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

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For  
Submittal



IRRIGATION PLAN  
BY  
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## IRRIGATION DETAILS

Lot 1  
Erie Air Park  
Replat D  
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Erie, CO 80516

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Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

### Irrigation Details

Sheet

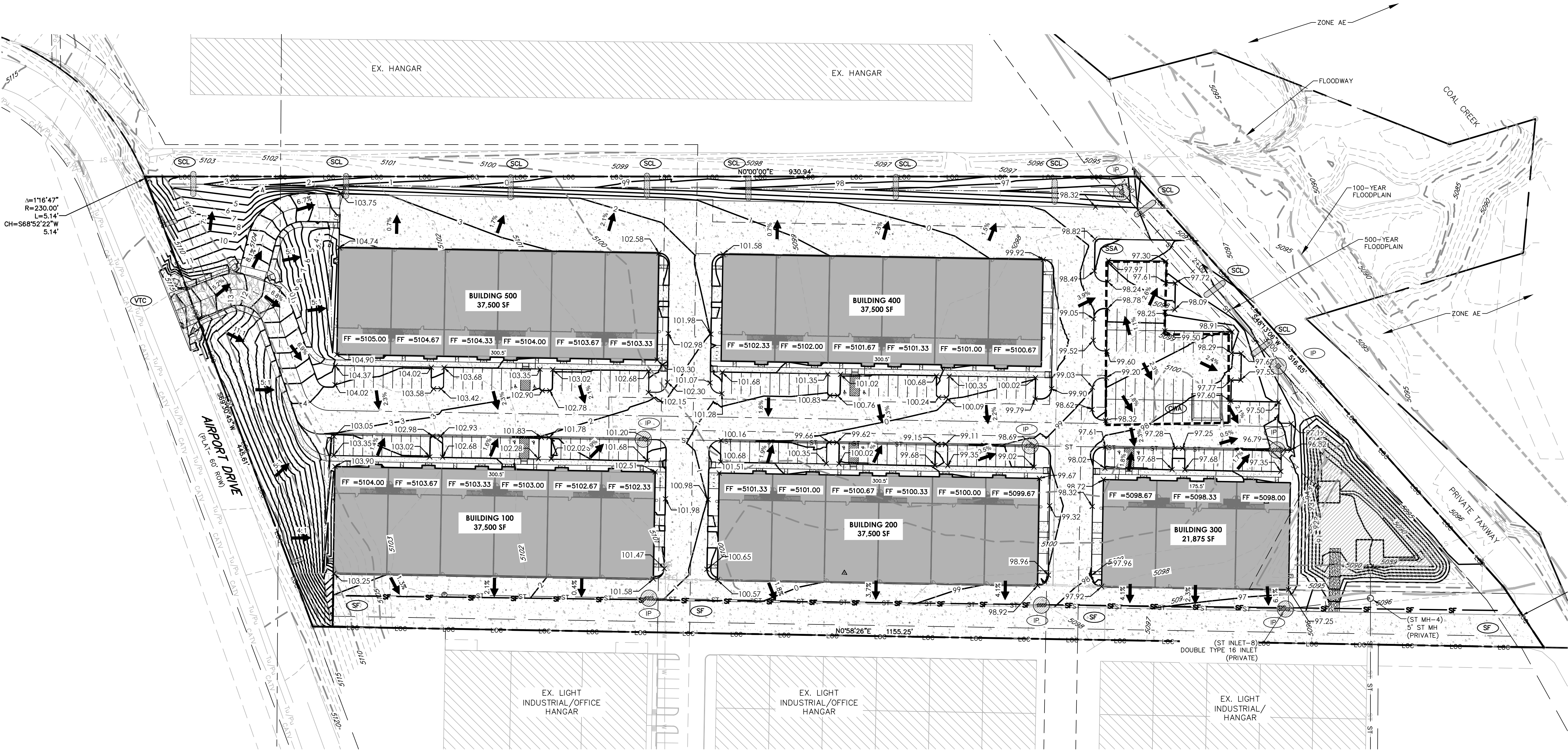
13 of 23



LOT 1 - ERIE AIR PARK REPLAT D

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1 EROSION AND SEDIMENT CONTROL PLAN  
SCALE: 1" = 50'

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Erie, CO 80516

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Erosion and  
Sediment Control  
Plan

Sheet



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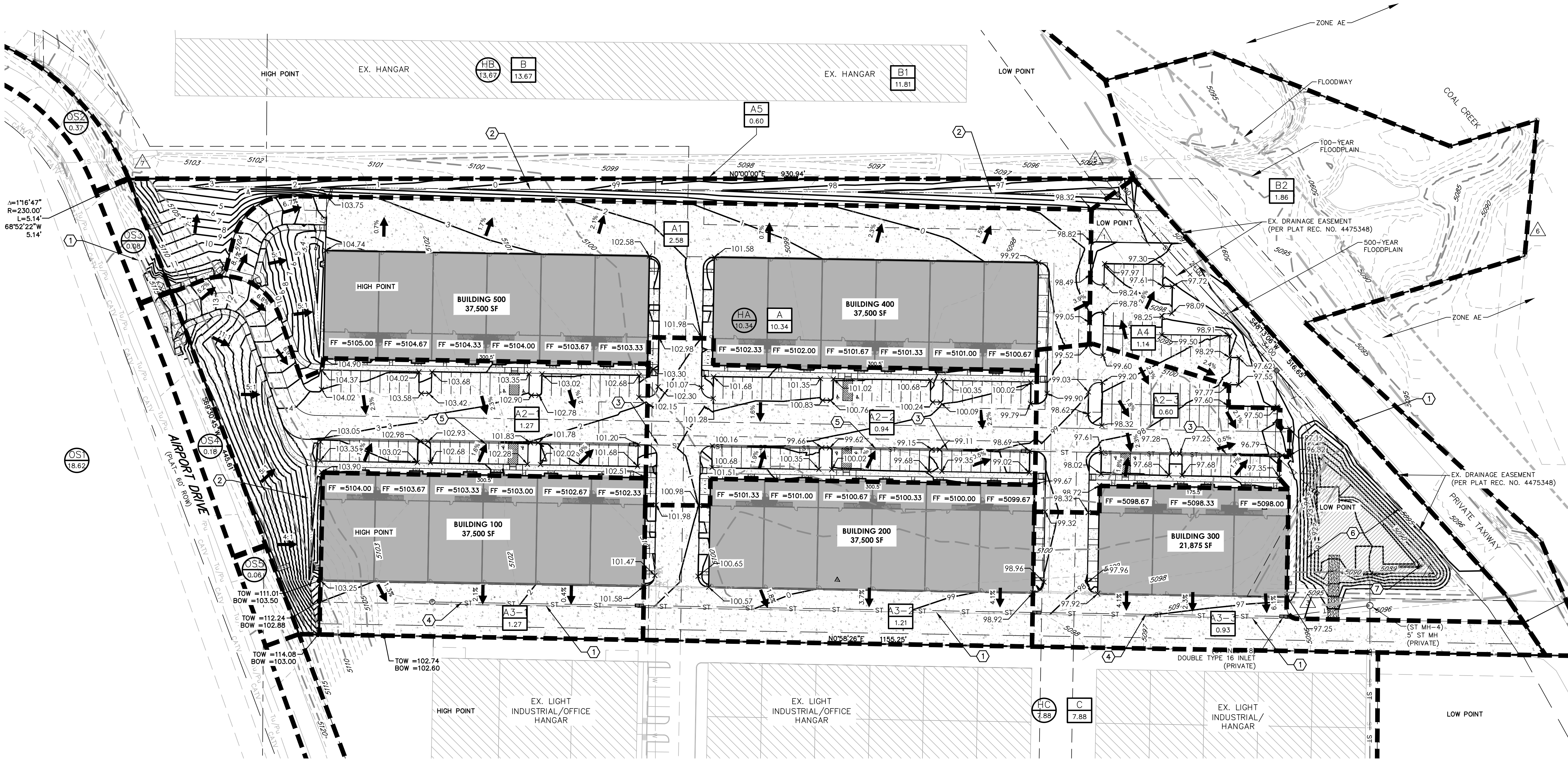
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By: JAS/DPA  
File: 23126A-1

Grading and  
Drainage Plan

Sheet



1 GRADING AND DRAINAGE PLAN  
SCALE: 1" = 50'

KEYED NOTES	
1.	SAW CUT AND MATCH GRADE AT EXISTING ASPHALT.
2.	PROPOSED DRAINAGE SWALE.
3.	PROPOSED STORM SEWER.
4.	PROPOSED STORM SEWER FOR ROOF DRAINS.
5.	PROPOSED 2' CONCRETE DRAIN PAN.
6.	PROPOSED STORMWATER QUALITY/DETENTION FACILITY.
7.	PROPOSED LIMITED RELEASE OUTLET STRUCTURE.



LOT 1 - ERIE AIR PARK REPLAT D

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File: 23126A-1

Photometric Plan

Sheet



1 PHOTOMETRIC PLAN  
SCALE: 1" = 50'

GENERAL PHOTOMETRIC  
SCHEDULE

AVERAGE FOOT-CANDLES	1.39
MAXIMUM FOOT-CANDLES	5.3
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	5.26 / 0.00
AVERAGE TO MINIMUM FC RATIO	1.39 / 0.00

NOTE: ALL EXTERIOR LIGHT FIXTURES  
SHALL BE FULL CUT-OFF. LIGHTING  
POLES ARE LIMITED TO A MAXIMUM OF  
25 FEET TALL.



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LOT 1 - ERIE AIR PARK REPLAT D


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












SITE PLAN - SP-001595-2023

LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	MODEL	DESCRIPTION	LAMP	MOUNTING	MOUNTING HEIGHT	NOTES	QUANTITY
AL-1		LITHONIA LIGHTING, DSX1 LED P5 30K T3M MVOLT =	DSX1 LED P5 30K T3M MVOLT	(1) LED	POLE	20'	LED DRIVER	4
AL-3		LITHONIA LIGHTING, DSX1 LED P5 30K T4M MVOLT =	DSX1 LED P5 30K T4M MVOLT	(1) LED	POLE	20'	LED DRIVER	5
WL-1		LITHONIA LIGHTING, DSXW1 LED 20C 1000 30K T3M MVOLT =	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 1000mA.	(1) LED	WALL	20'	LED DRIVER	72

NOTE: ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT-OFF.  
LIGHTING POLES ARE LIMITED TO A MAXIMUM OF 25 FEET TALL.



**D-Series Size 1**  
LED Area Luminaire





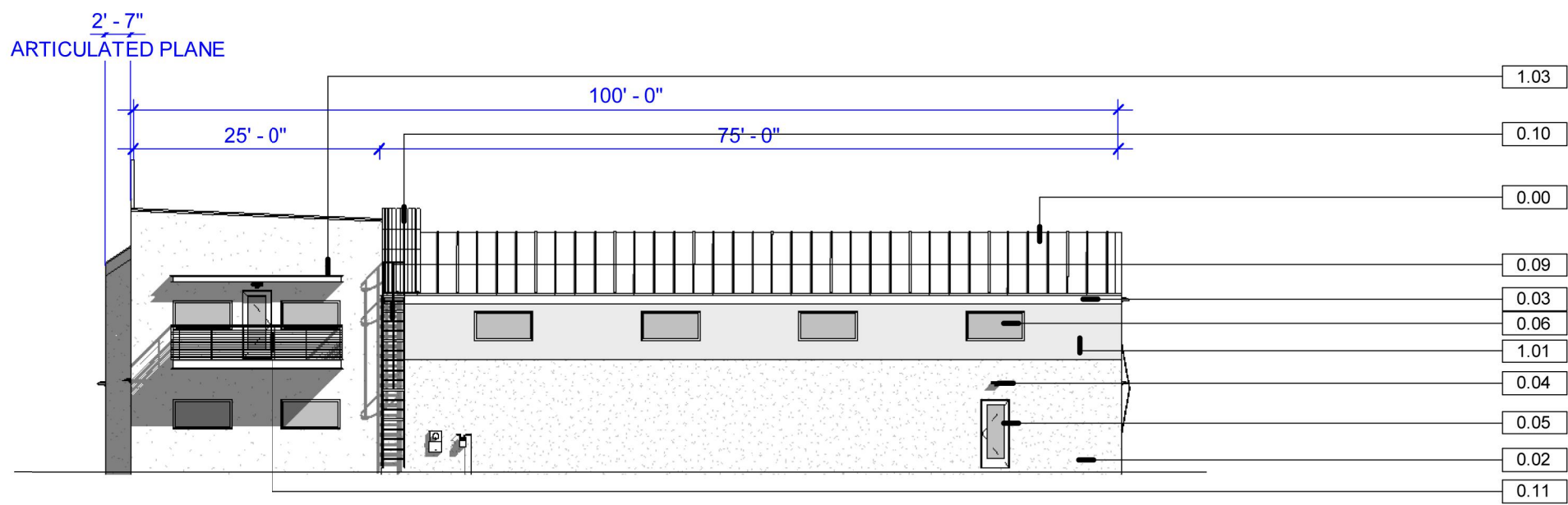
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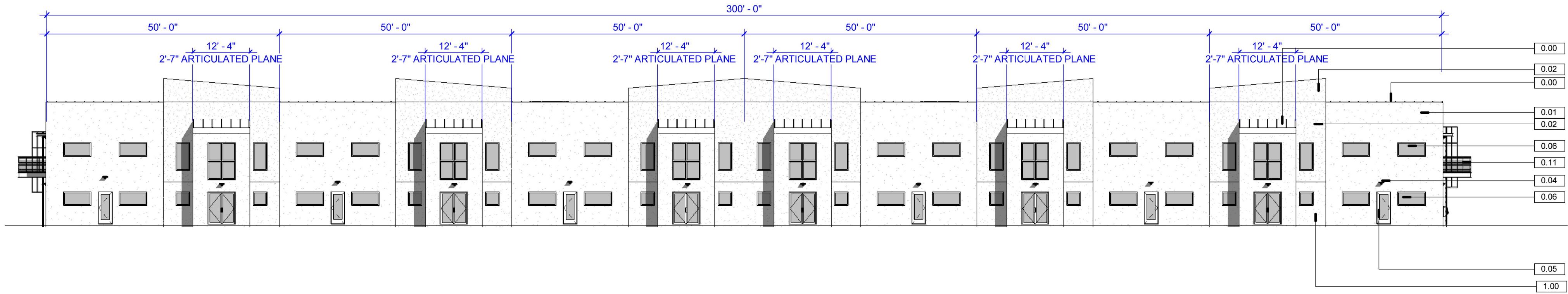
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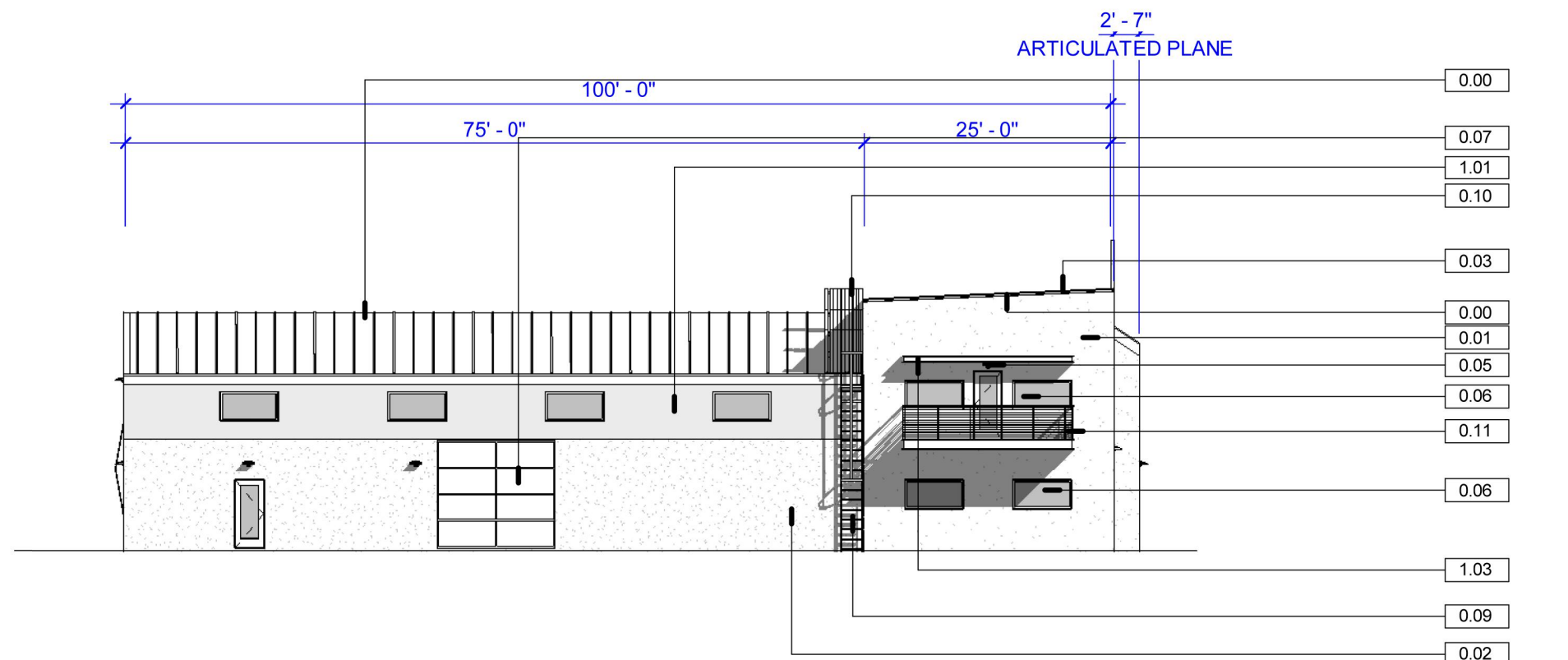


3 SOUTH ELEVATION - BUILDING 100  
1/16" = 1'-0"

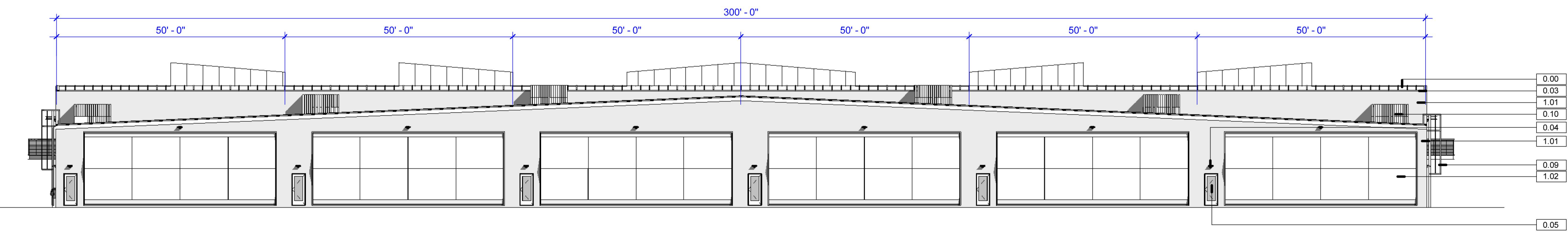
MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
0.00	METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
0.01	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SURREY BEIGE COLOR
0.02	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SANDSTONE COLOR
0.03	SHEET METAL TRIM - MEDIUM BRONZE COLOR
0.04	LED WALL LUMINAIRE, REFER TO SPECIFICATIONS
0.05	METAL CLAD ENTRY DOOR - MEDIUM BRONZE COLOR
0.06	METAL CLAD WINDOW - MEDIUM BRONZE COLOR
0.07	METAL CLAD OVERHEAD DOOR - MEDIUM BRONZE COLOR
0.09	SERVICE LADDER WITH SAFETY CAGE, BRONZE COLOR
0.10	ROOF TOP EQUIPMENT SCREEN, BRONZE COLOR
0.11	ARCHITECTURAL GUARD RAIL - BRONZE FINISH COLOR
1.00	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - DAKOTA BRONZE COLOR
1.01	ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR
1.02	METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR
1.03	STEEL SHAPE AWNING - BRONZE FINISH COLOR



4 WEST ELEVATION - BUILDING 100  
1/16" = 1'-0"



2 NORTH ELEVATION - BUILDING 100  
1/16" = 1'-0"



1 EAST ELEVATION - BUILDING 100  
1/16" = 1'-0"

## WALL ARTICULATION LEGEND - BUILDING 100

### SOUTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### WEST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(B) PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF 12 INCHES;  
(C) WINDOWS AND FENESTRATION;

### NORTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### EAST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(E) GABLE PROJECTIONS OR OTHER PROJECTING ARCHITECTURAL FEATURES. NOTE: METAL SIDING IS GREATER THAN 25%, BUT NOT FACING A STREET, TRAIL, PARK, OPEN SPACE OR ANY RESIDENTIAL AREA.

## MATERIAL TYPES:

	0.00 - METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
	0.01 - ARCHITECTURAL PANEL SYSTEMS - SURREY BEIGE
	0.02 - ARCHITECTURAL PANEL SYSTEMS - SANDSTONE
	0.03 - SHEET METAL FLASHING - MEDIUM BRONZE
	0.05, 0.06, 0.07 - METAL CLAD DOOR/WINDOW - MEDIUM BRONZE COLOR
	1.00 - ARCHITECTURAL PANEL SYSTEMS - DAKOTA BRONZE
	1.01 - ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR, MATERIALS NOT ALONG STREETS, PRIMARY PEDESTRIAN WAYS, AND ADJACENT RESIDENTIAL.
	1.02 - ARCHITECTURAL METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR

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

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4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Building 100  
Elevations

Sheet

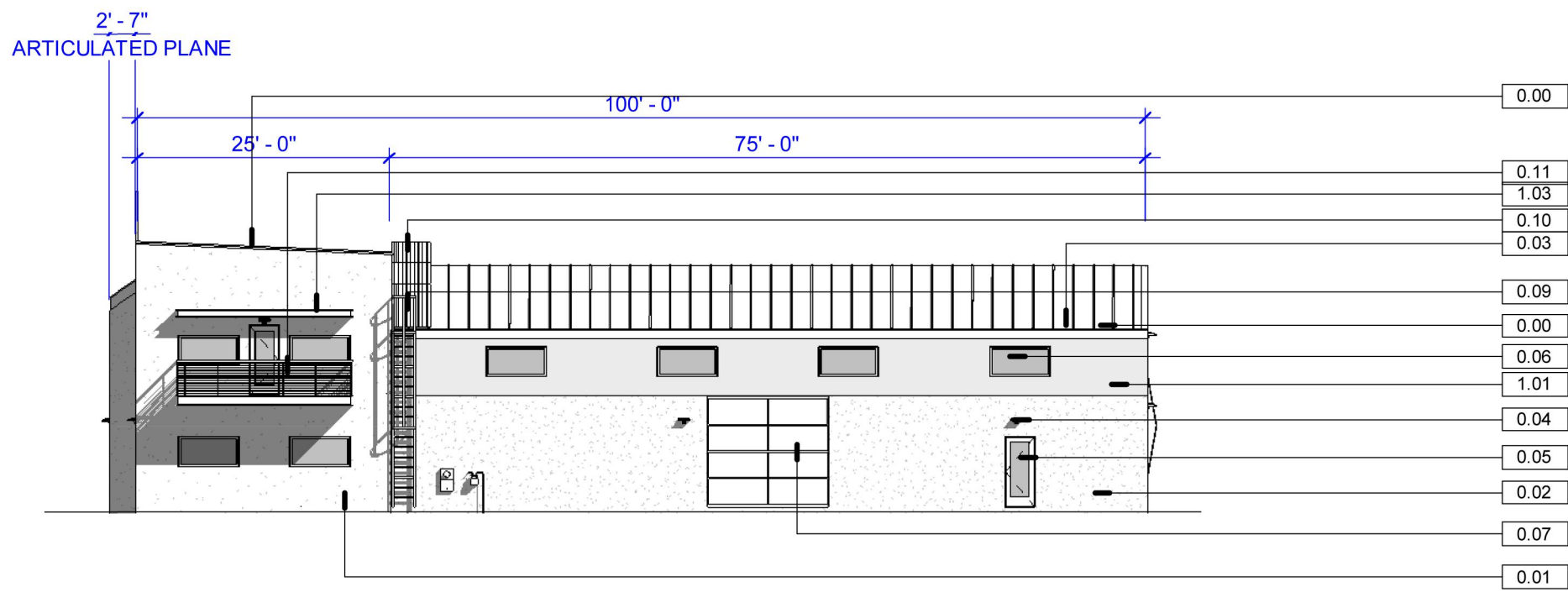
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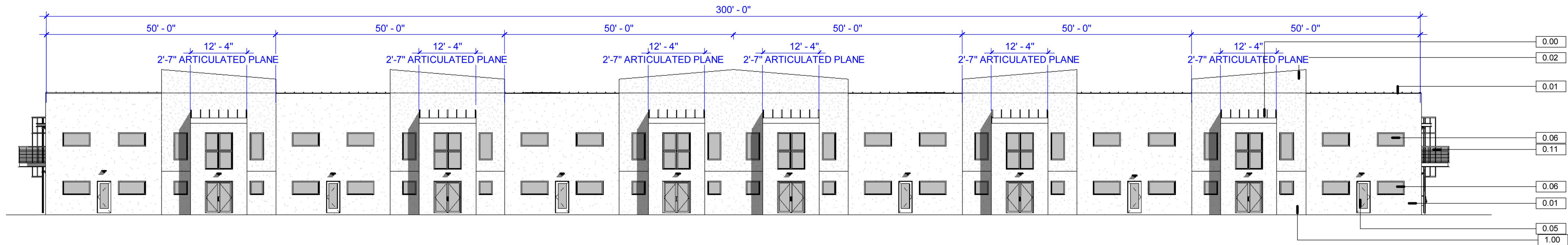
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# LOT 1 - ERIE AIR PARK REPLAT D

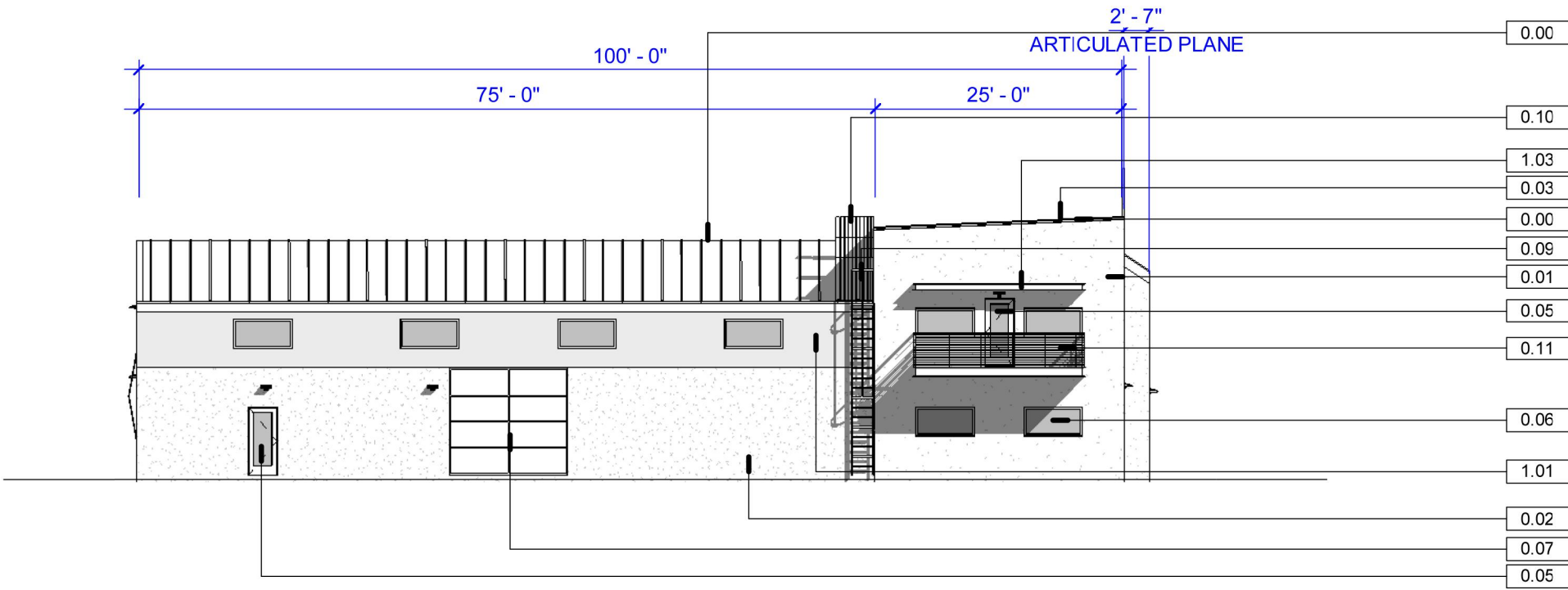
LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023



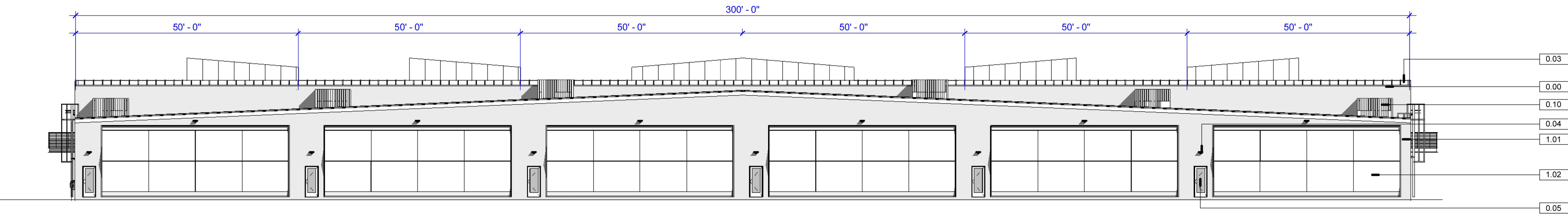
4 SOUTH ELEVATION - BUILDING 200  
1/16" = 1'-0"



3 WEST ELEVATION - BUILDING 200  
1/16" = 1'-0"



2 NORTH ELEVATION - BUILDING 200  
1/16" = 1'-0"



1 EAST ELEVATION - BUILDING 200  
1/16" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
0.00	METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
0.01	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SURREY BEIGE COLOR
0.02	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SANDSTONE COLOR
0.03	SHEET METAL TRIM - MEDIUM BRONZE COLOR
0.04	LED WALL LUMINAIRE, REFER TO SPECIFICATIONS
0.05	METAL CLAD ENTRY DOOR - MEDIUM BRONZE COLOR
0.06	METAL CLAD WINDOW - MEDIUM BRONZE COLOR
0.07	METAL CLAD OVERHEAD DOOR - MEDIUM BRONZE COLOR
0.09	SERVICE LADDER WITH SAFETY CAGE, BRONZE COLOR
0.10	ROOF TOP EQUIPMENT SCREEN, BRONZE COLOR
0.11	ARCHITECTURAL GUARD RAIL - BRONZE FINISH COLOR
1.00	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - DAKOTA BRONZE COLOR
1.01	ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR
1.02	METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR
1.03	STEEL SHAPE AWNING - BRONZE FINISH COLOR

## WALL ARTICULATION LEGEND - BUILDING 200

### SOUTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;
- (C) WINDOWS AND FENESTRATION;
- (D) AWNINGS;

### WEST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;
- (B) PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF 12 INCHES;
- (C) WINDOWS AND FENESTRATION;

### NORTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;
- (C) WINDOWS AND FENESTRATION;
- (D) AWNINGS;

### EAST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;
- (C) WINDOWS AND FENESTRATION;
- (E) GABLE PROJECTIONS OR OTHER PROJECTING ARCHITECTURAL FEATURES. NOTE: METAL SIDING IS GREATER THAN 25%, BUT NOT FACING A STREET, TRAIL, PARK, OPEN SPACE OR ANY RESIDENTIAL AREA.

## MATERIAL TYPES:

	0.00 - METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
	0.01 - ARCHITECTURAL PANEL SYSTEMS - SURREY BEIGE
	0.02 - ARCHITECTURAL PANEL SYSTEMS - SANDSTONE
	0.03 - SHEET METAL FLASHING - MEDIUM BRONZE
	0.05, 0.06, 0.07 - METAL CLAD DOOR/WINDOW - MEDIUM BRONZE COLOR
	1.00 - ARCHITECTURAL PANEL SYSTEMS - DAKOTA BRONZE
	1.01 - ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR, MATERIALS NOT ALONG STREETS, PRIMARY PEDESTRIAN WAYS, AND ADJACENT RESIDENTIAL.
	1.02 - ARCHITECTURAL METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR

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

siteworks  
creativity for  
the built environment

For  
Submittal

Lot 1  
Erie Air Park  
Replat D  
3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Building 200  
Elevations

Sheet

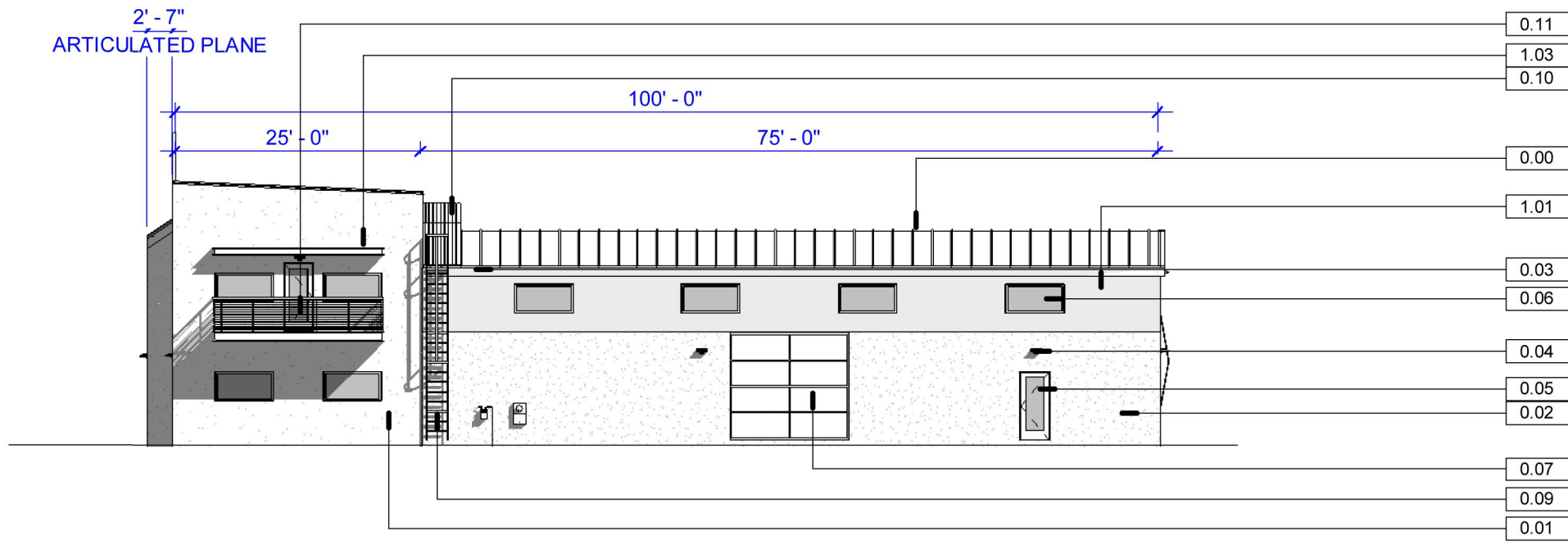
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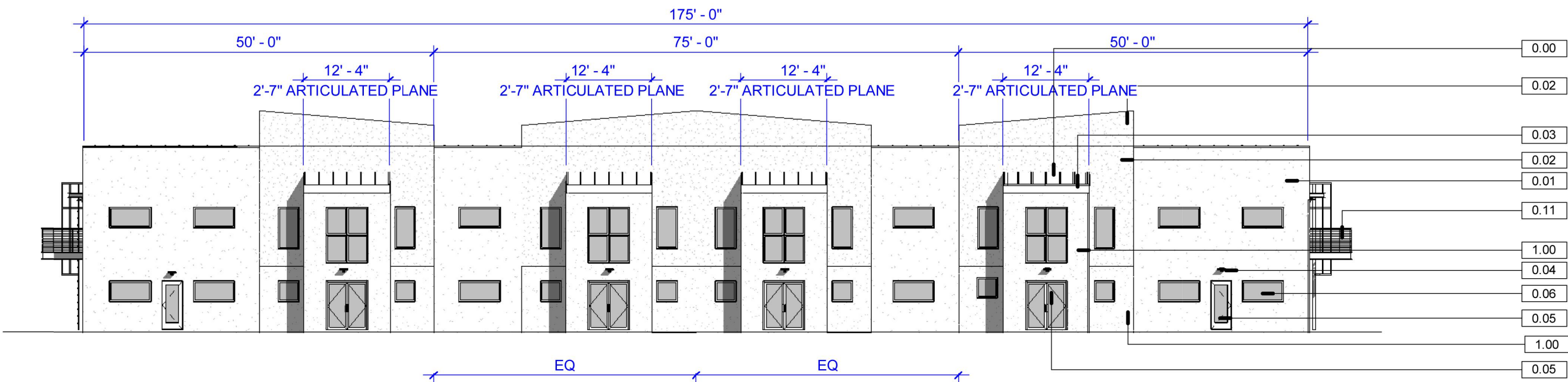
# LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023



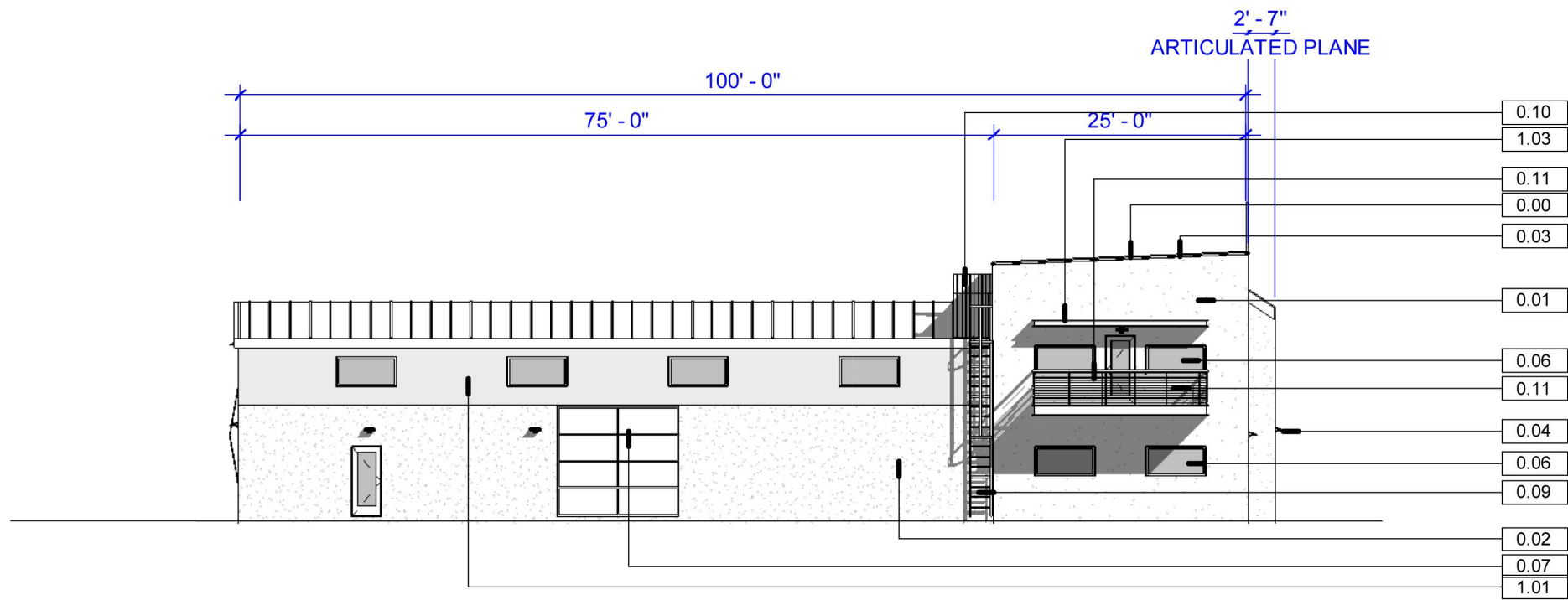
4 SOUTH ELEVATION - BUILDING 300

1/16" = 1'-0"



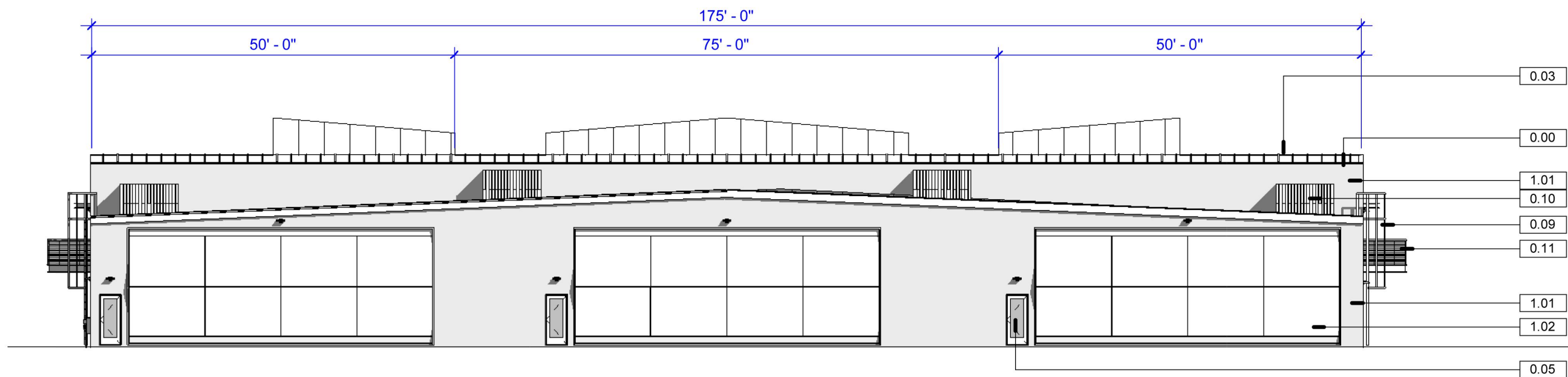
3 WEST ELEVATION - BUILDING 300

1/16" = 1'-0"



2 NORTH ELEVATION BUILDING 300

1/16" = 1'-0"



1 EAST ELEVATION - BUILDING 300

1/16" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
0.00	METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
0.01	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SURREY BEIGE COLOR
0.02	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SANDSTONE COLOR
0.03	SHEET METAL TRIM - MEDIUM BRONZE COLOR
0.04	LED WALL LUMINAIRE, REFER TO SPECIFICATIONS
0.05	METAL CLAD ENTRY DOOR - MEDIUM BRONZE COLOR
0.06	METAL CLAD WINDOW - MEDIUM BRONZE COLOR
0.07	METAL CLAD OVERHEAD DOOR - MEDIUM BRONZE COLOR
0.09	SERVICE LADDER WITH SAFETY CAGE, BRONZE COLOR
0.10	ROOF TOP EQUIPMENT SCREEN, BRONZE COLOR
0.11	ARCHITECTURAL GUARD RAIL - BRONZE FINISH COLOR
1.00	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - DAKOTA BRONZE COLOR
1.01	ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR
1.02	METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR
1.03	STEEL SHAPE AWNING - BRONZE FINISH COLOR

## WALL ARTICULATION LEGEND - BUILDING 300

### SOUTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### WEST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(B) PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF 12 INCHES;  
(C) WINDOWS AND FENESTRATION;

### NORTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### EAST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(E) GABLE PROJECTIONS OR OTHER PROJECTING ARCHITECTURAL FEATURES. NOTE: METAL SIDING IS GREATER THAN 25% , BUT NOT FACING A STREET, TRAIL, PARK, OPEN SPACE OR ANY RESIDENTIAL AREA.

## MATERIAL TYPES:

	0.00 - METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
	0.01 - ARCHITECTURAL PANEL SYSTEMS - SURREY BEIGE
	0.02 - ARCHITECTURAL PANEL SYSTEMS - SANDSTONE
	0.03 - SHEET METAL FLASHING - MEDIUM BRONZE
	0.05, 0.06, 0.07 - METAL CLAD DOOR/WINDOW - MEDIUM BRONZE COLOR
	1.00 - ARCHITECTURAL PANEL SYSTEMS - DAKOTA BRONZE
	1.01 - ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR, MATERIALS NOT ALONG STREETS, PRIMARY PEDESTRIAN WAYS, AND ADJACENT RESIDENTIAL.
	1.02 - ARCHITECTURAL METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR

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For  
Submittal

Lot 1  
Erie Air Park  
Replat D  
3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Building 300  
Elevations

Sheet

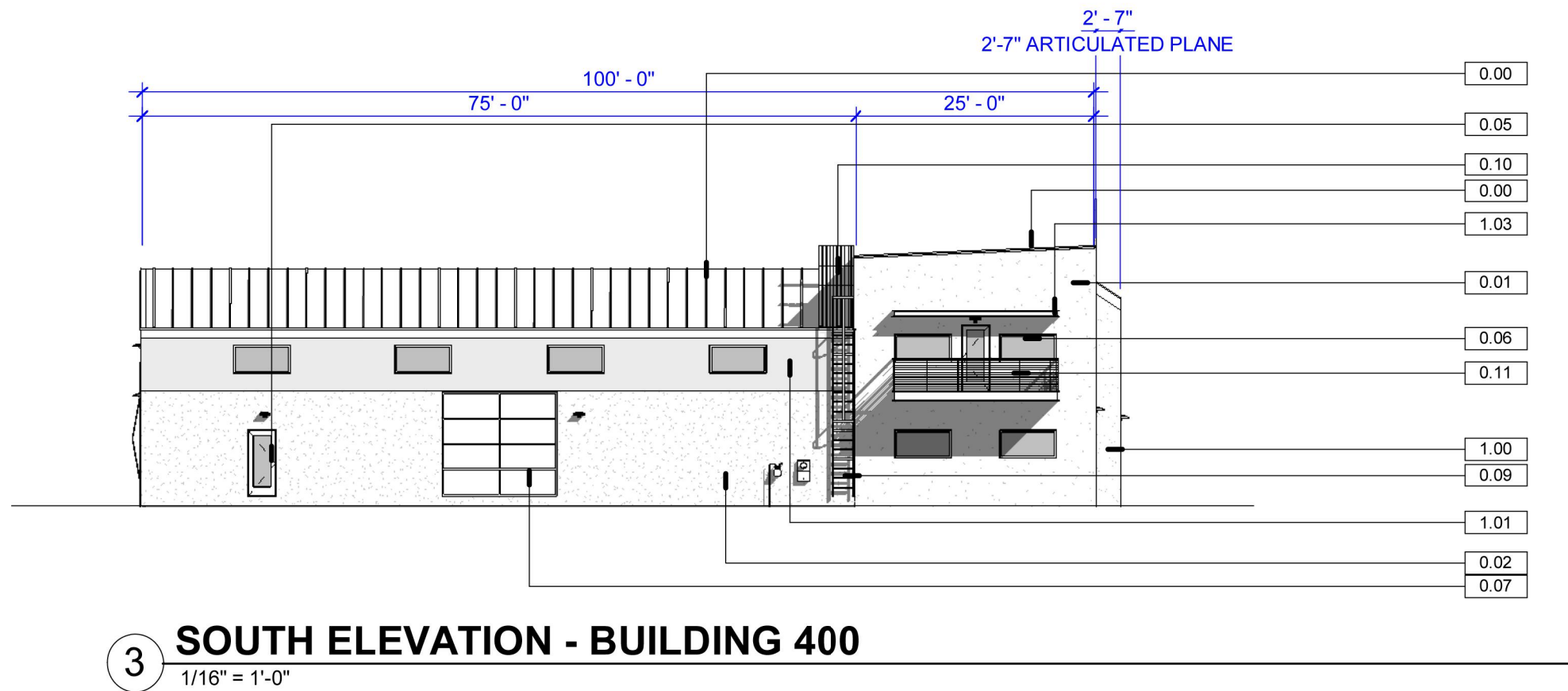
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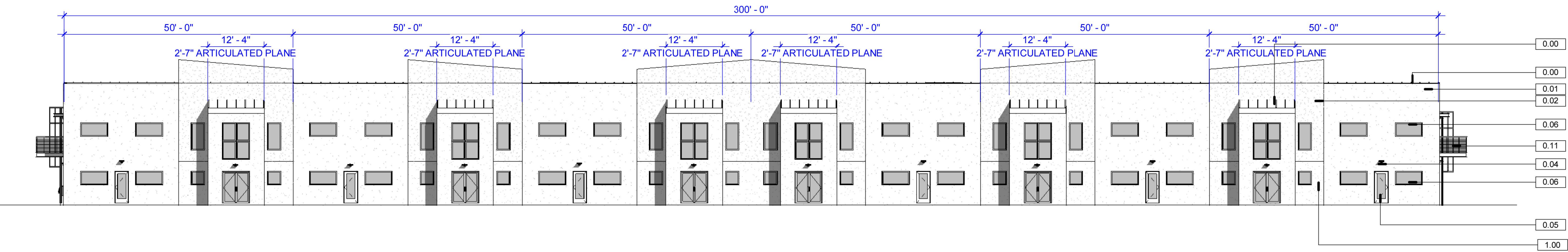
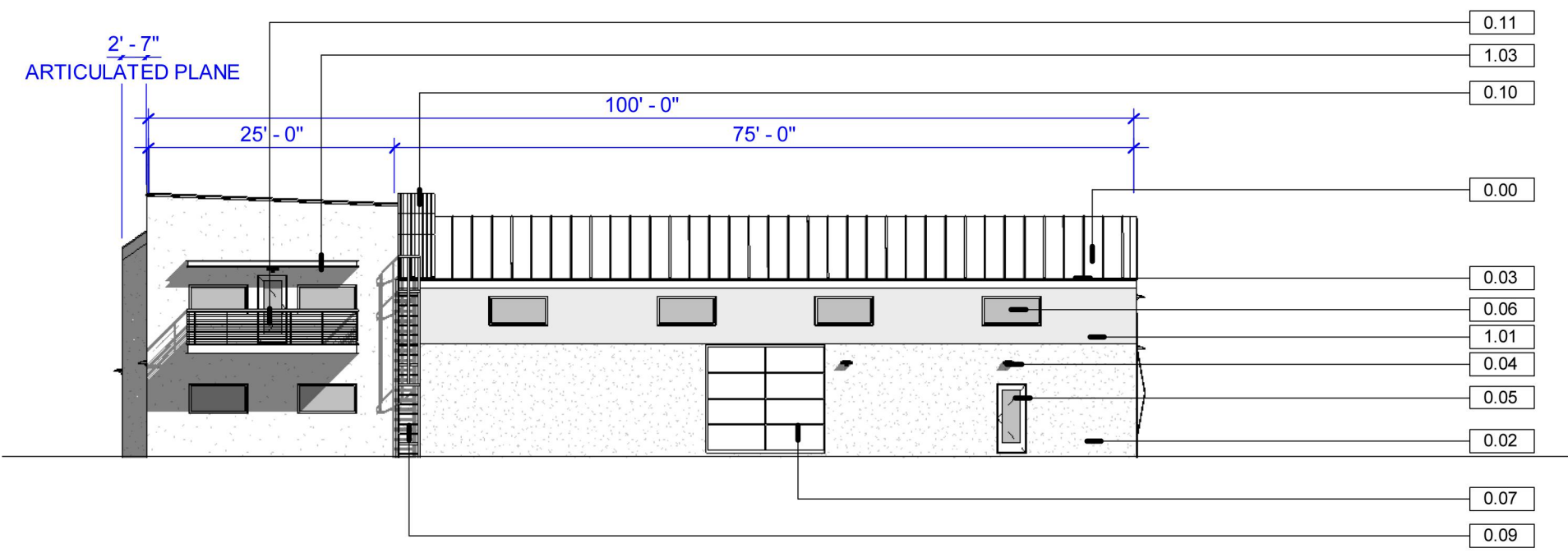
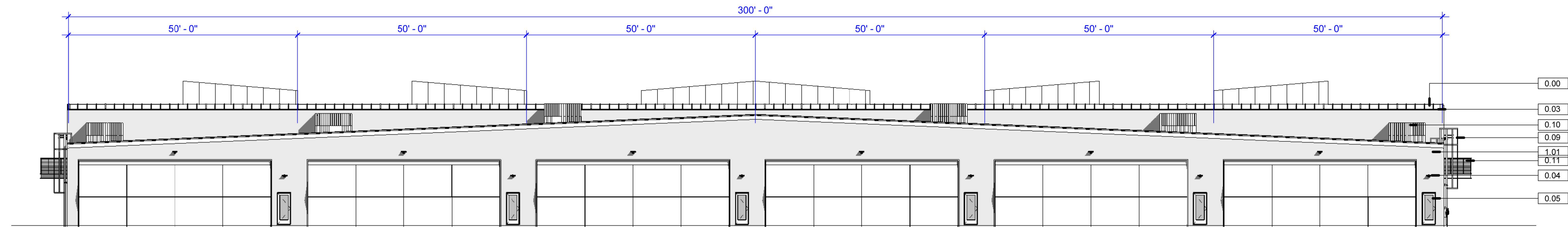
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# LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023



MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
0.00	METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
0.01	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SURREY BEIGE COLOR
0.02	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SANDSTONE COLOR
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0.04	LED WALL LUMINAIRE, REFER TO SPECIFICATIONS
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0.06	METAL CLAD WINDOW - MEDIUM BRONZE COLOR
0.07	METAL CLAD OVERHEAD DOOR - MEDIUM BRONZE COLOR
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1.01	ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR
1.02	METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR
1.03	STEEL SHAPE AWNING - BRONZE FINISH COLOR



## WALL ARTICULATION LEGEND - BUILDING 400

### SOUTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### WEST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(E) GABLE PROJECTIONS OR OTHER PROJECTING ARCHITECTURAL FEATURES, NOTE: METAL SIDING IS GREATER THAN 25%, BUT NOT FACING A STREET, TRAIL, PARK, OPEN SPACE OR ANY RESIDENTIAL AREA.

### NORTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### EAST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(B) PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF 12 INCHES;  
(C) WINDOWS AND FENESTRATION;

## MATERIAL TYPES:

	0.00 - METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
	0.01 - ARCHITECTURAL PANEL SYSTEMS - SURREY BEIGE
	0.02 - ARCHITECTURAL PANEL SYSTEMS - SANDSTONE
	0.03 - SHEET METAL FLASHING - MEDIUM BRONZE
	0.05, 0.06, 0.07 - METAL CLAD DOOR/WINDOW - MEDIUM BRONZE COLOR
	1.00 - ARCHITECTURAL PANEL SYSTEMS - DAKOTA BRONZE
	1.01 - ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR, MATERIALS NOT ALONG STREETS, PRIMARY PEDESTRIAN WAYS, AND ADJACENT RESIDENTIAL.
	1.02 - ARCHITECTURAL METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR

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the built environment

For  
Submittal

**Lot 1  
Erie Air Park  
Replat D**  
3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

**Building 400  
Elevations**

Sheet

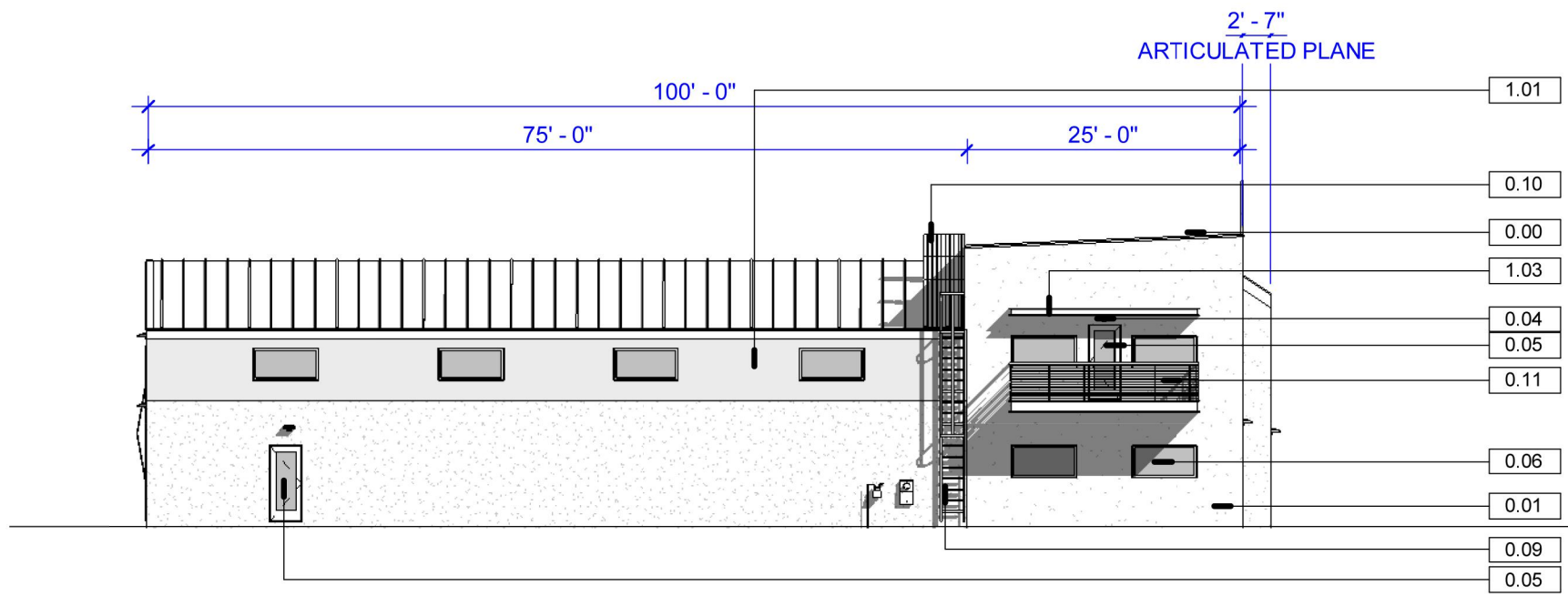
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# LOT 1 - ERIE AIR PARK REPLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023



3 SOUTH ELEVATION BUILDING 500  
1/16" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
0.00	METAL ROOFING PANEL - GALVALUME MEDIUM BRONZE COLOR
0.01	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SURREY BEIGE COLOR
0.02	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - SANDSTONE COLOR
0.03	SHEET METAL TRIM - MEDIUM BRONZE COLOR
0.04	LED WALL LUMINAIRE, REFER TO SPECIFICATIONS
0.05	METAL CLAD ENTRY DOOR - MEDIUM BRONZE COLOR
0.06	METAL CLAD WINDOW - MEDIUM BRONZE COLOR
0.07	METAL CLAD OVERHEAD DOOR - MEDIUM BRONZE COLOR
0.09	SERVICE LADDER WITH SAFETY CAGE, BRONZE COLOR
1.00	ROOF TOP EQUIPMENT SCREEN, BRONZE COLOR
1.01	ARCHITECTURAL GUARD RAIL - BRONZE FINISH COLOR
1.00	ARCHITECTURAL PANEL SYSTEM - GRANITSTONE - DAKOTA BRONZE COLOR
1.01	ARCHITECTURAL METAL PANEL SYSTEM - SURREY BEIGE COLOR
1.02	METAL CLAD AIRCRAFT HANGAR DOOR - RED COLOR
1.03	STEEL SHAPE AWNING - BRONZE FINISH COLOR

## WALL ARTICULATION LEGEND - BUILDING 500

### SOUTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

### WEST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(E) GABLE PROJECTIONS OR OTHER PROJECTING ARCHITECTURAL FEATURES, NOTE: METAL SIDING IS GREATER THAN 25%, BUT NOT FACING A STREET, TRAIL, PARK, OPEN SPACE OR ANY RESIDENTIAL AREA.

### NORTH ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(C) WINDOWS AND FENESTRATION;  
(D) AWNINGS;

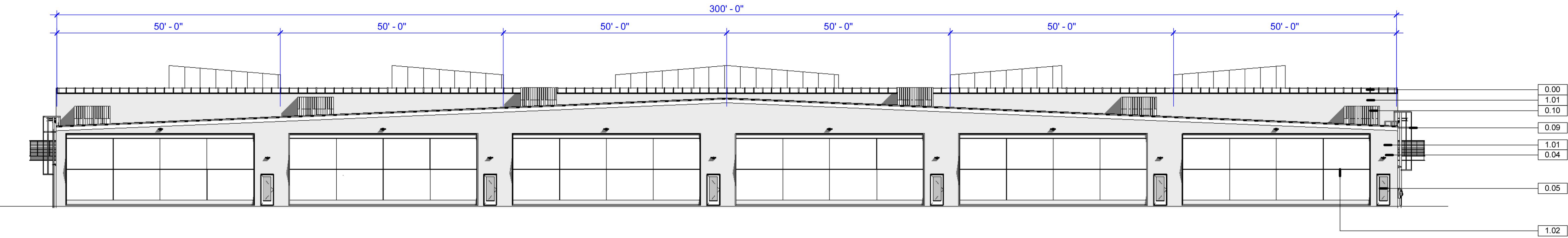
### EAST ELEVATION

- (A) CHANGES IN COLOR, GRAPHICAL PATTERNING, TEXTURE AND MATERIAL;  
(B) PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF 12 INCHES;  
(C) WINDOWS AND FENESTRATION;

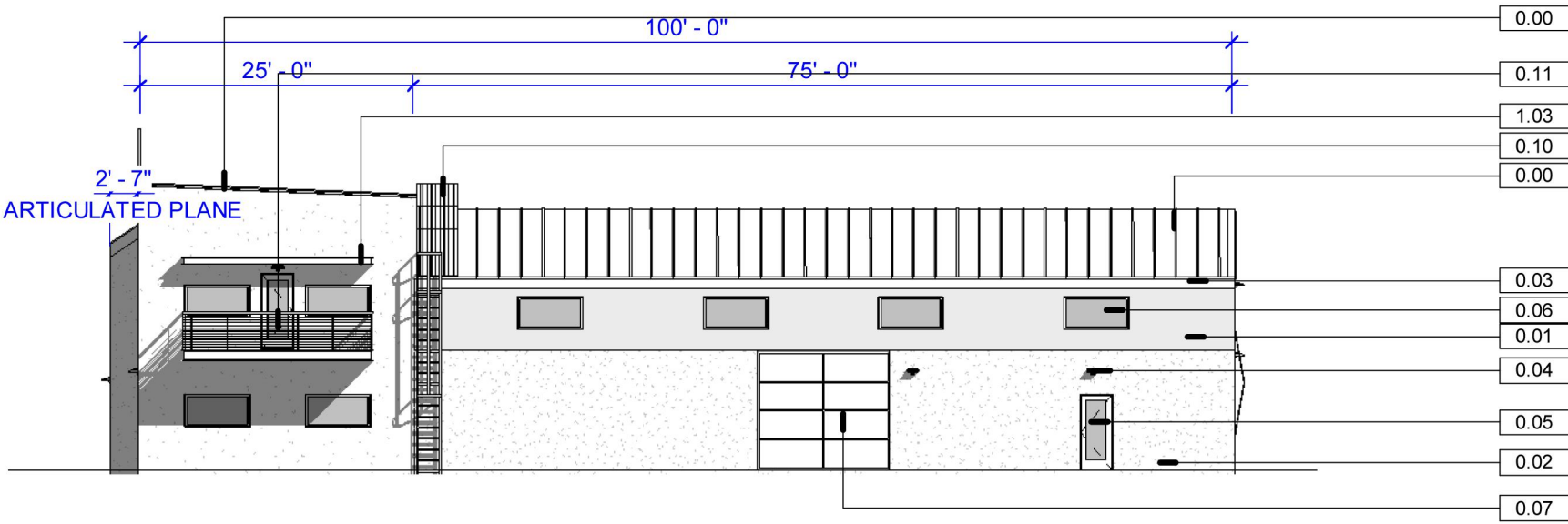
## MATERIAL TYPES:

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	0.02 - ARCHITECTURAL PANEL SYSTEMS - SANDSTONE
	0.03 - SHEET METAL FLASHING - MEDIUM BRONZE
	0.05, 0.06, 0.07 - METAL CLAD DOOR/WINDOW - MEDIUM BRONZE COLOR
	1.00 - ARCHITECTURAL PANEL SYSTEMS - DAKOTA BRONZE
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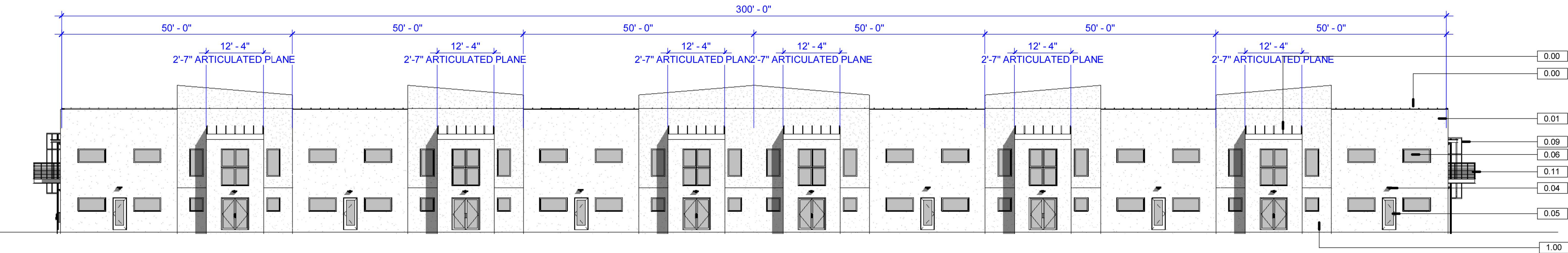
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4 WEST ELEVATION - BUILDING 500  
1/16" = 1'-0"



2 NORTH ELEVATION - BUILDING 500  
1/16" = 1'-0"



1 EAST ELEVATION - BUILDING 500  
1/16" = 1'-0"

siteworks  
creativity for  
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For  
Submittal

Lot 1  
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Replat D  
3020-3100 Airport Drive  
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#	Date	Description
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3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Building 500  
Elevations

Sheet

22 of 23



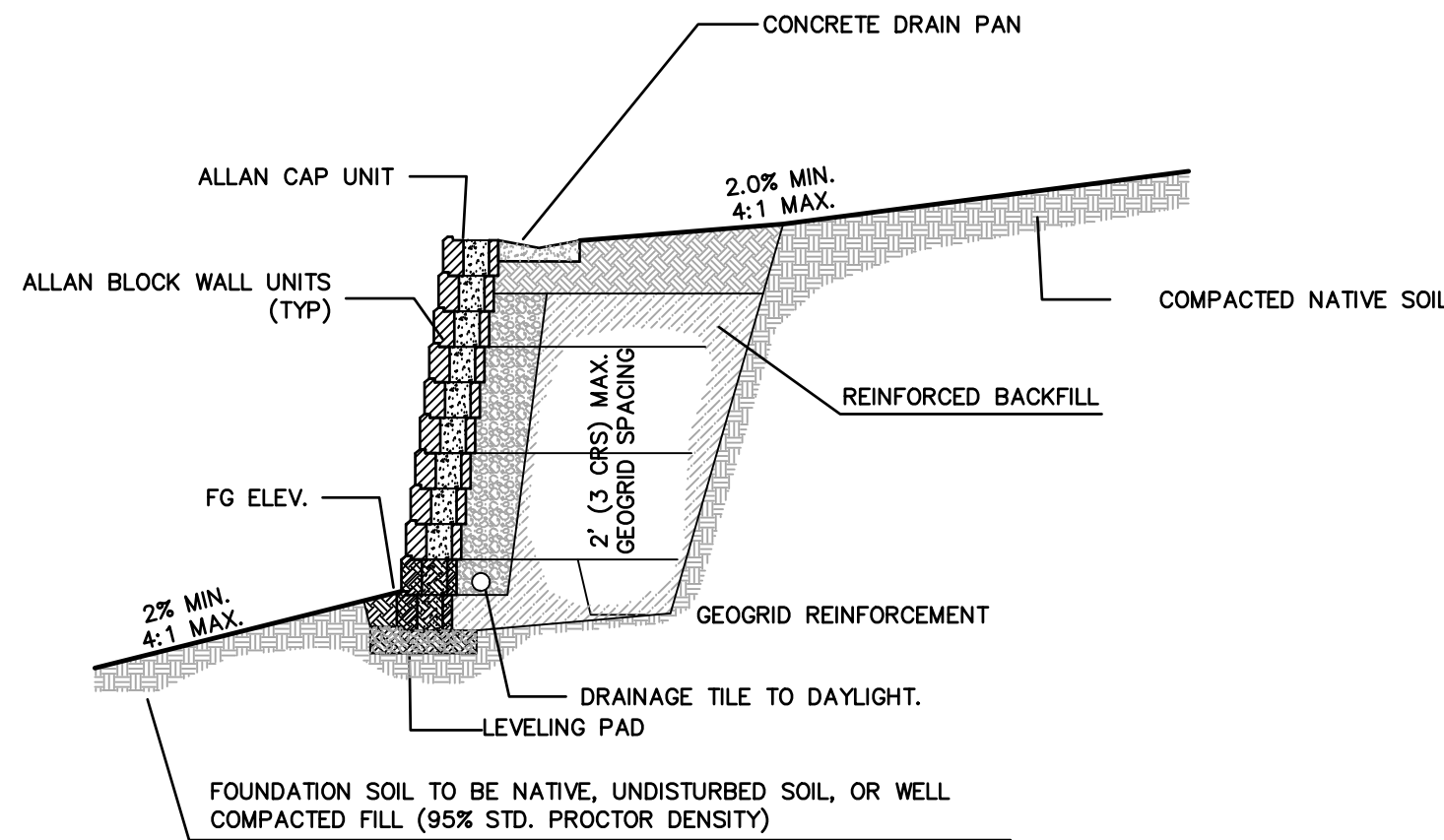
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# LOT 1 - ERIE AIR PARK REPLAT D

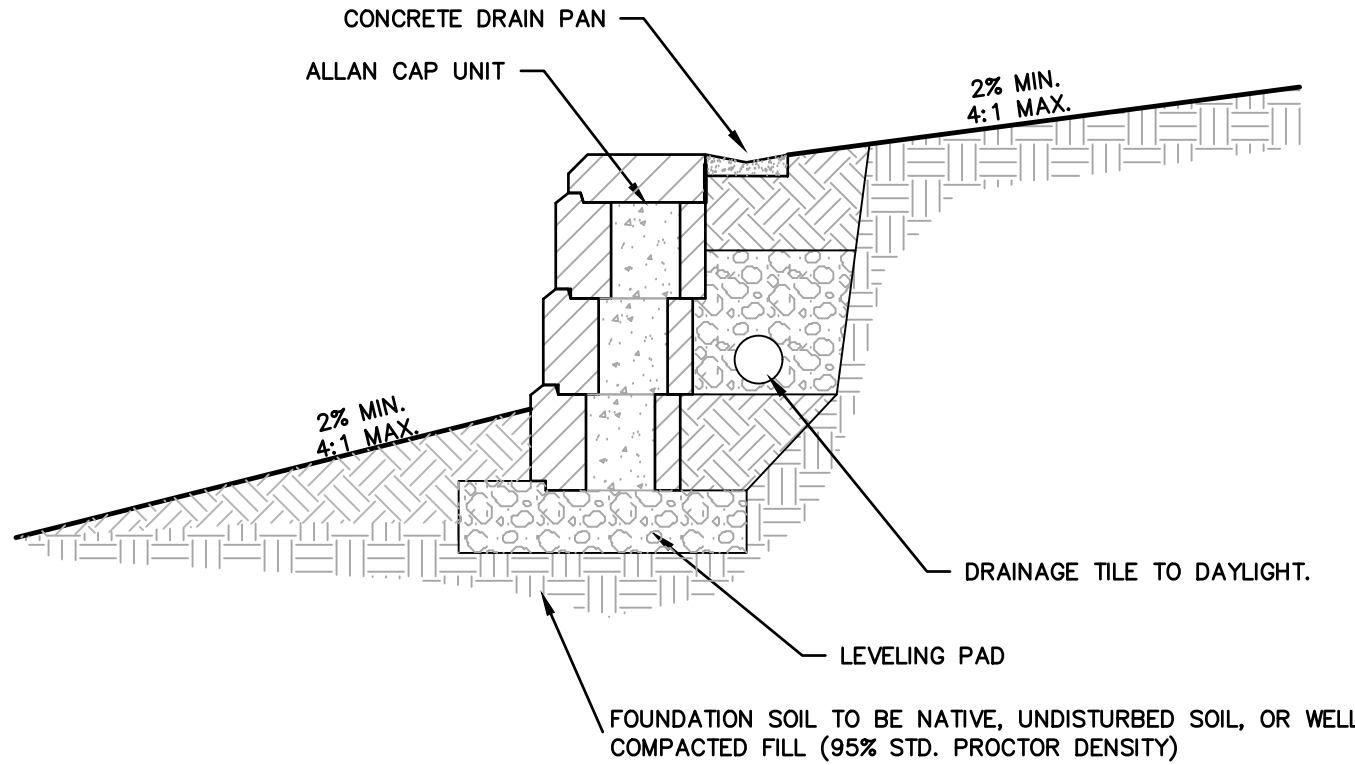
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.3405 ACRES  
SITE PLAN - SP-001595-2023

siteworks  
creativity for  
the built environment

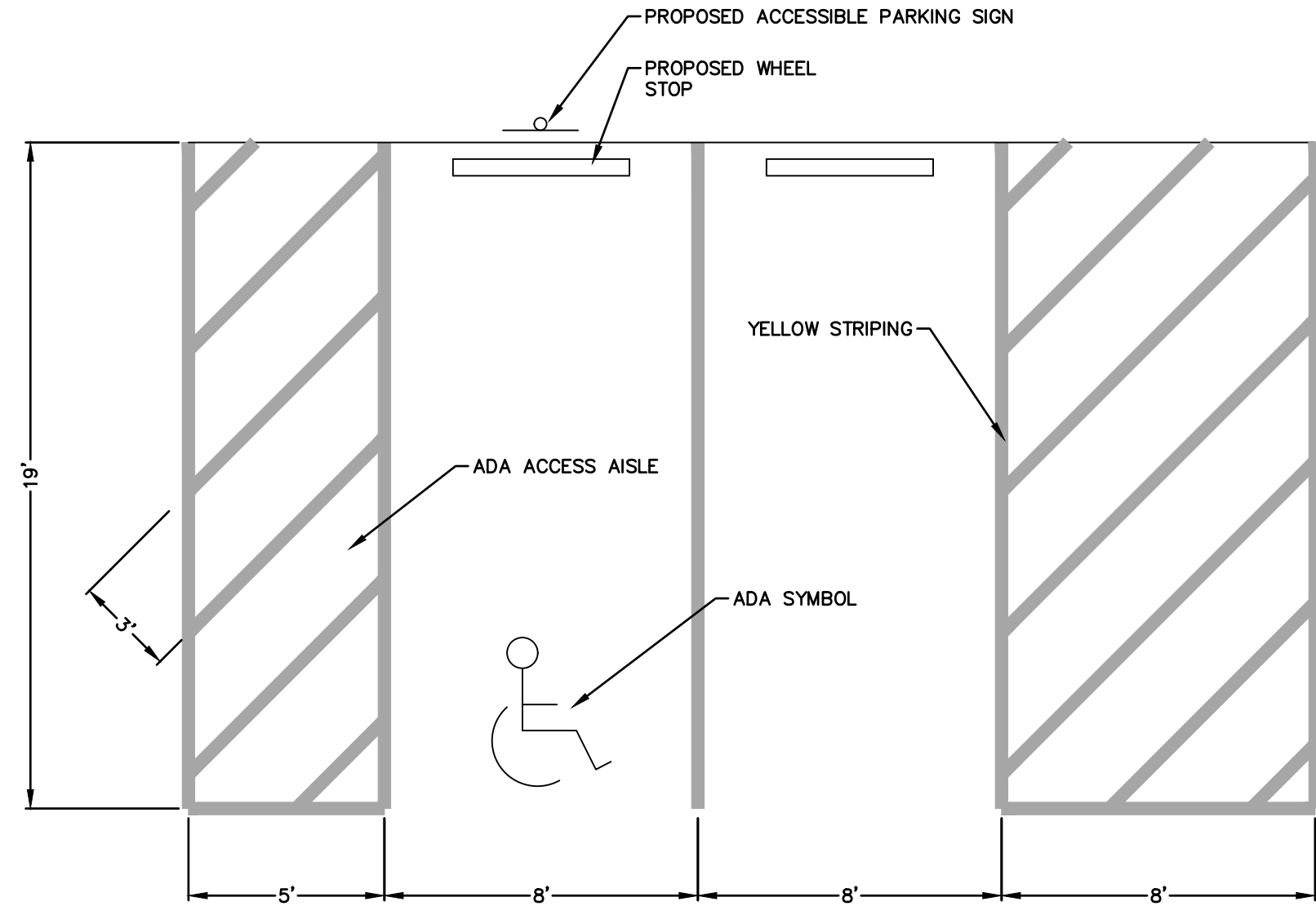
For  
Submittal



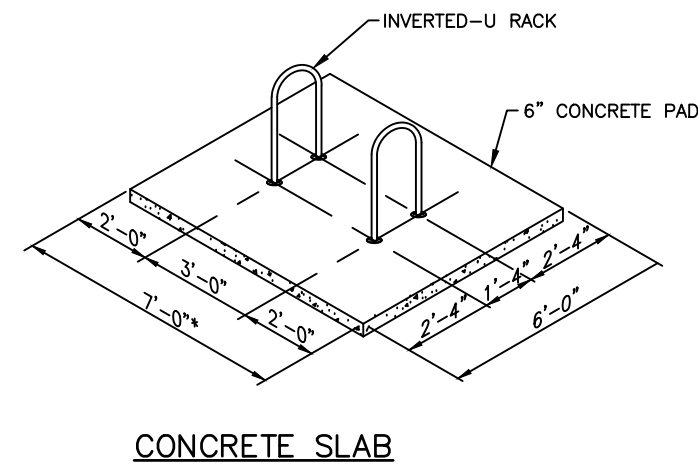
1 RETAINING WALL DETAIL  
SCALE: N.T.S.



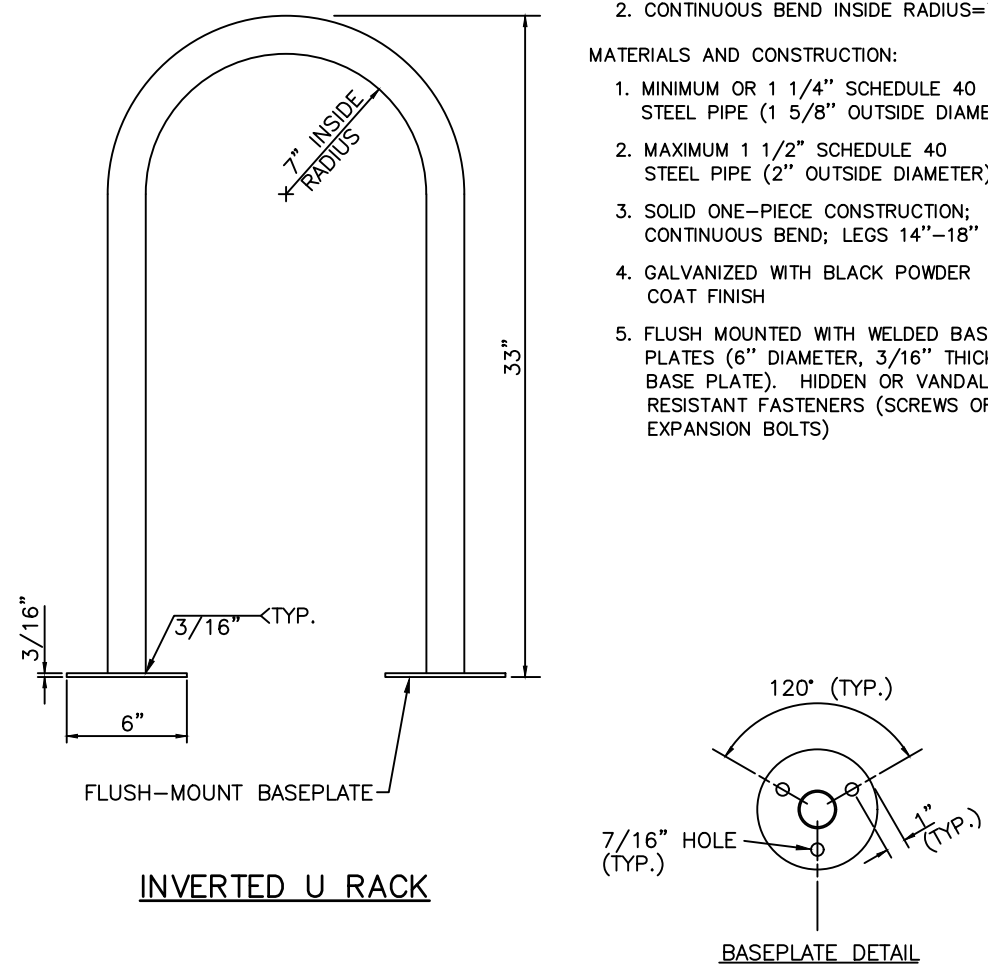
2 RETAINING WALL DETAIL  
SCALE: N.T.S.



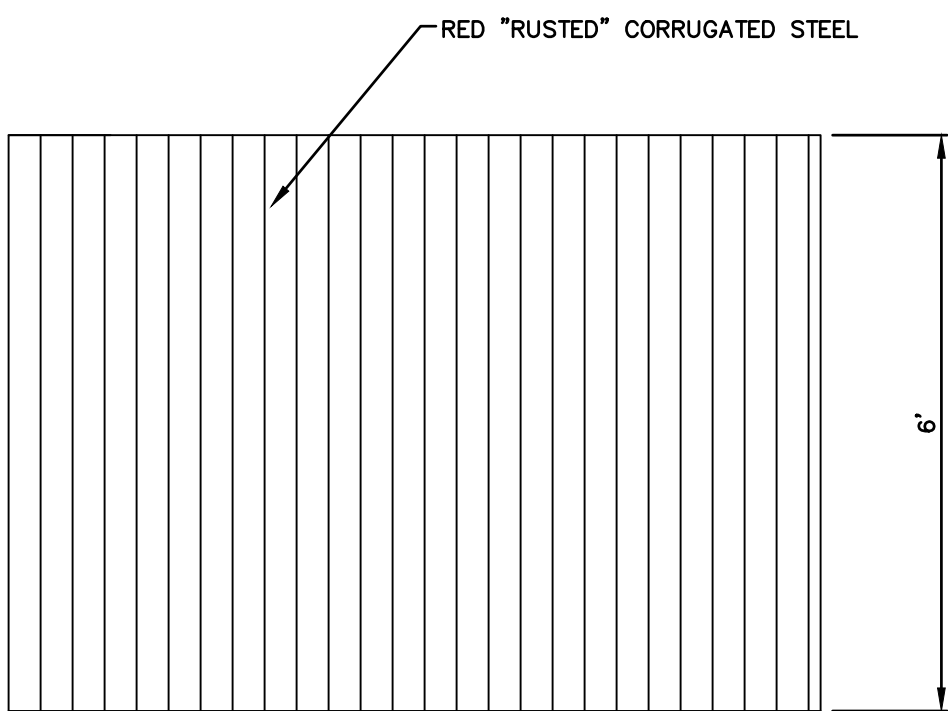
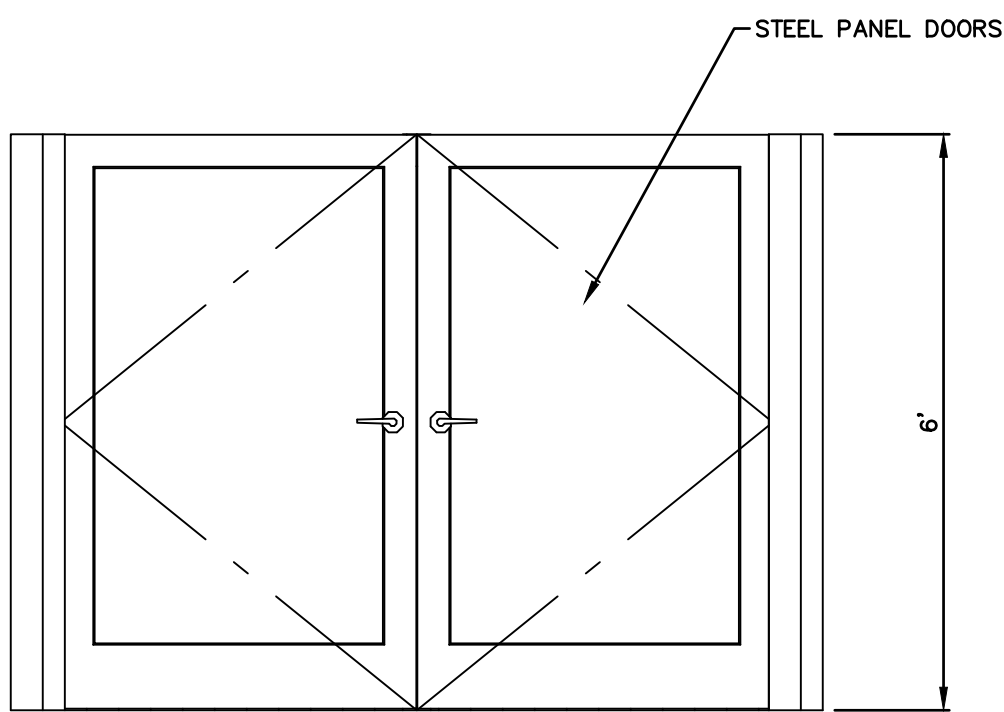
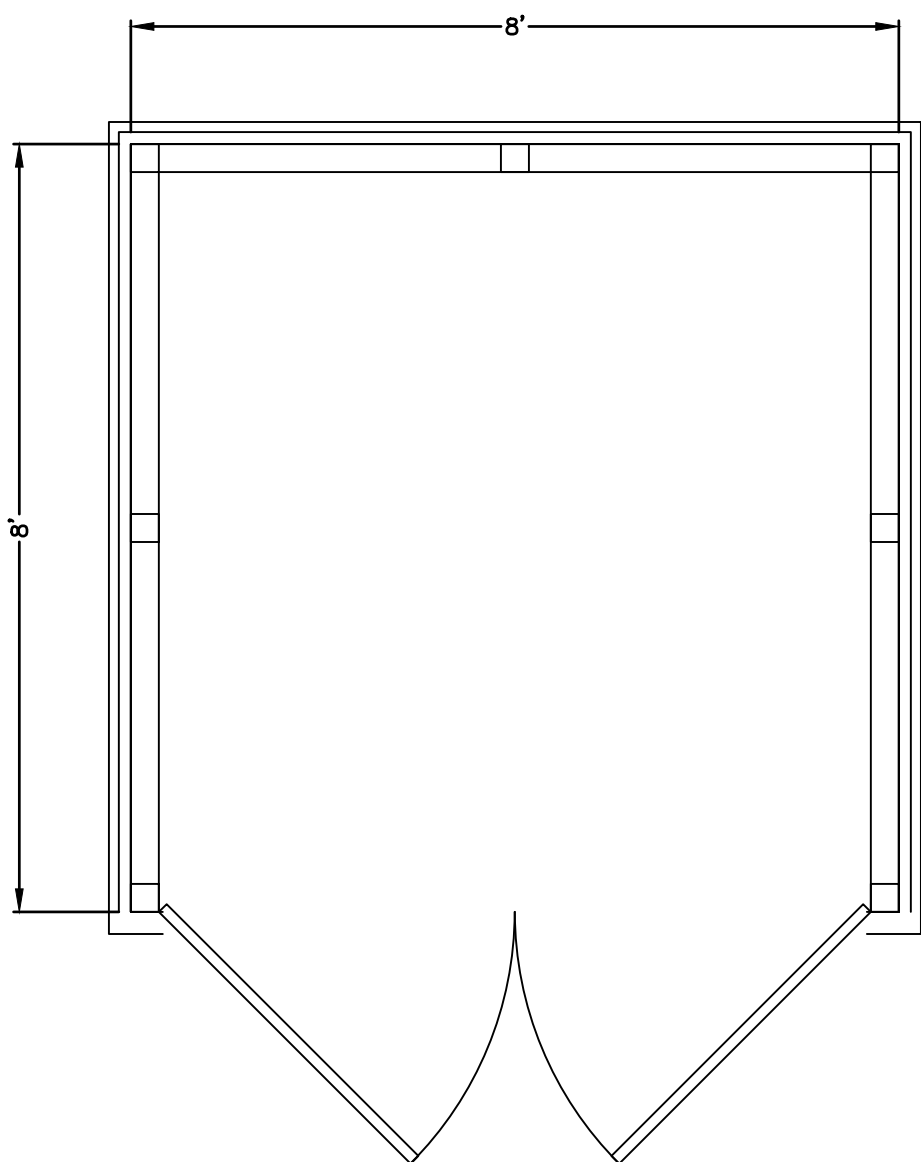
3 ACCESSIBLE PARKING DETAIL  
SCALE: N.T.S.



- NOTES:
- DIMENSIONS:
1. HEIGHT-33" FROM THE GROUND
  2. CONTINUOUS BEND INSIDE RADIUS=7"
- MATERIALS AND CONSTRUCTION:
1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
  2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
  3. SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14"-18" APART
  4. GALVANIZED WITH BLACK POWDER COAT FINISH
  5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)



5 BIKE RACK DETAIL  
SCALE: N.T.S.



4 TRASH ENCLOSURE DETAIL  
SCALE: N.T.S.

Lot 1  
Erie Air Park  
Replat D  
3020-3100 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal
2	07/28/23	SIP Submittal
3	12/15/23	Town Comments
4	06/14/24	Town Comments

Project No: 23126A  
By: JAS/DPA  
File: 23126A-1

Site Details

Sheet