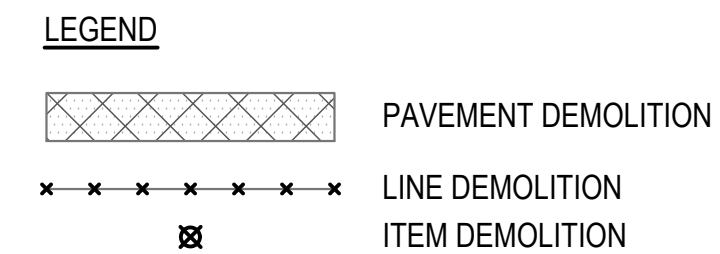


1. REMOVAL OF THE EXISTING WATER SERVICE AND FIRE LINE SHALL BE PERFORMED AFTER THE NEW WATER SERVICE AND FIRE LINE ARE CONSTRUCTED. CONSTRUCTION OF THE NEW WATER SERVICE AND FIRE LINE SHALL BE CLOSELY COORDINATED WITH THE CONSTRUCTION OF THE NEW WATER ENTRY AS SHOWN IN THE PLUMBING PLANS. THE CITY AND FIRE DEPARTMENT SHALL BE PROPERLY NOTIFIED PRIOR TO DISCONNECTION OF THE WATER SERVICE, FIRE LINE, AND FIRE HYDRANTS.
2. REMOVAL OF THE EXISTING TRANSFORMER AND BACKUP GENERATOR SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY ELECTRIC PHASING PLAN.
3. EXISTING LIGHT FIXTURES FROM SITE LIGHTING SHOWN FOR REMOVAL SHALL BE SALVAGED FOR REUSE TO THE GREATEST EXTENT POSSIBLE. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
4. TREES INDICATED FOR REMOVAL SHALL BE VERIFIED WITH THE TREE PROTECTION PLAN. ANY TREE NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED IN PLACE.



DESIGN BY: HAR	ISSUE DATE: OCTOBER 14, 2025
2023 PROJECT NUMBER 02420	CONSULTANT'S PROJECT # 240667-000
RAWN BY: HAR	SOLICITATION NO.:
CHK BY: HAR	CONTRACT NO.:
DATE BY: 2/17/2025	FILE NUMBER:
LOT SCALE:	
LOT 1065.48 AM	
FILE NAME:	
240667-000-C101-DEMOLITION PLAN.dwg	
2" x 34"	

DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
DEMOLITION PLAN

**SHEET
IDENTIFICATION
C-102**

56 PUBLIC PARKING SPACES
2 PUBLIC ADA PARKING SPACES
2 VAN ACCESSIBLE PARKING SPACE

103 SECURE STAFF PARKING SPACES
4 STAFF ADA PARKING SPACES
4 VAN ACCESSIBLE PARKING SPACES

159 TOTAL PARKING SPACES
6 TOTAL ADA PARKING SPACES
6 TOTAL VAN ACCESSIBLE PARKING SPACES

DOUBLE DUMPSTER ENCLOSURE (REF. A-022)

EX. 8 FOOT WIDE LOCAL TRAIL

DE TOWNHOMES
NING:MR)

PROPOSED SECURITY FENCE (TYP.)

PROPOSED RETAINING WALL (TYP.)

MOBILE TRAINING CENTER
REF. CONCRETE JOINTING PLAN
SHEET C-213

PAVEMENT STRIPING,
SEE SHEET C-210

COUNTY LINE RD
(90' RIGHT-OF-WAY)

COUNTY LINE RD
IMPROVEMENTS
(BY OTHERS)

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
351 LINDEN ST, STE 100
FORT COLLINS, CO 80524
970-232-9558 www.pec1.com

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[illegible]

PROJECT NO.: NAR	OCTOBER 14, 2025
DDC2 PROJECT NUMBER 240420	CONSULTANT'S PROJECT # 240667-000
DRAWN BY: CJB	SOLICITATION NO.:
CKO BY: KJB	CONTRACT NO.:
SWMT BY: NAR	PLOT DATE: 9/17/2025
PLOT SCALE:	10:05:48 AM
SIZE: 22" x 34"	FILE NAME: 240667-000 - OVERALL SITE PLAN.dwg

NOT FOR
CONSTRUCTION

1000 ELLEEN AVENUE, ERIE, COLORADO 80516

SHEET
IDENTIFICATION
C-201

GEOMETRY PLAN NOTES:

1. REFERENCE SHEET C-212 FOR GEOMETRY
PLAN COORDINATE TABLES.

D

C

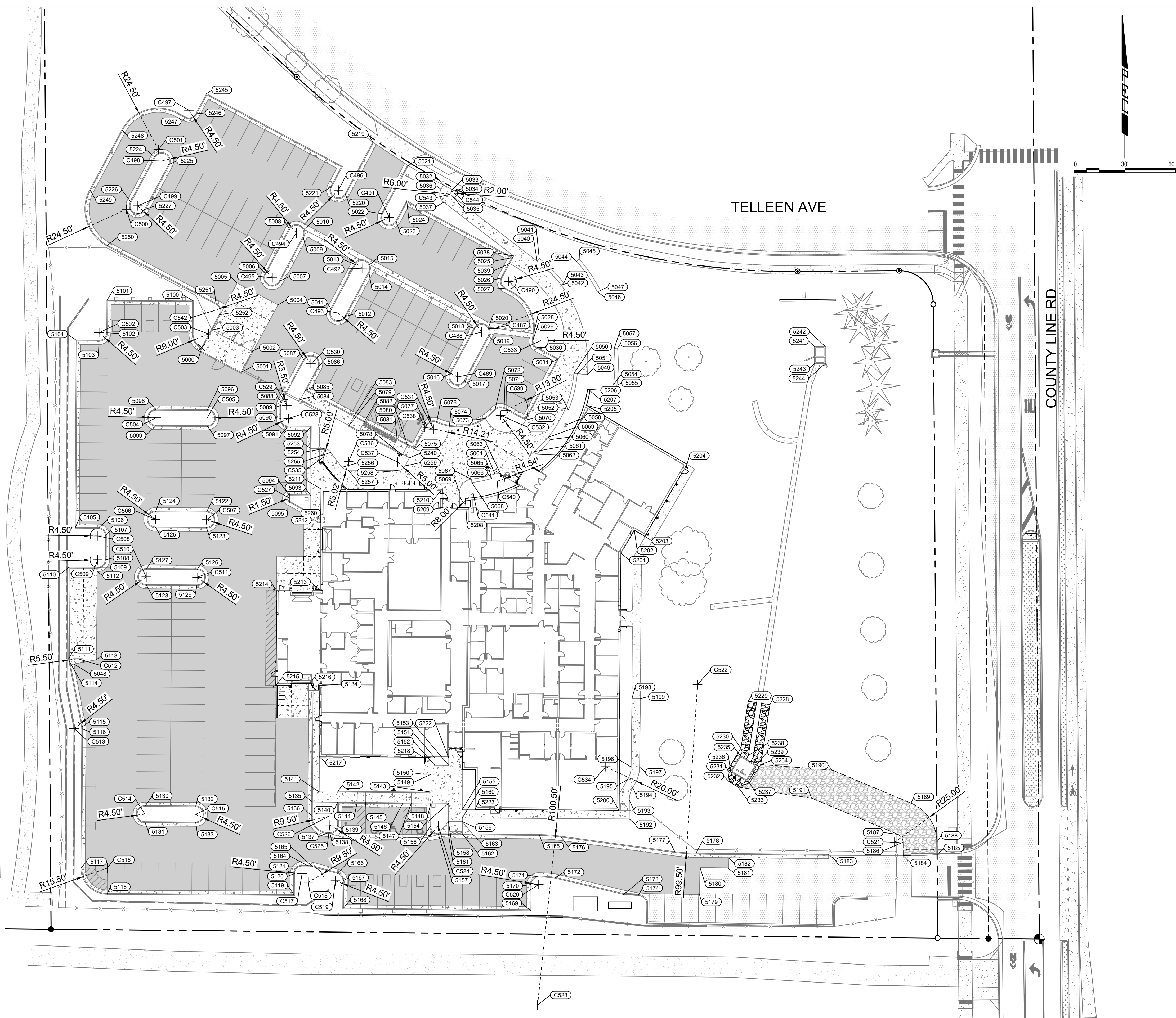
B

A

CREEKSID TOWNHOMES

TELLEEN AVE

COUNTY LINE RD



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
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FORT COLLINS, CO 80524
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[illegible]

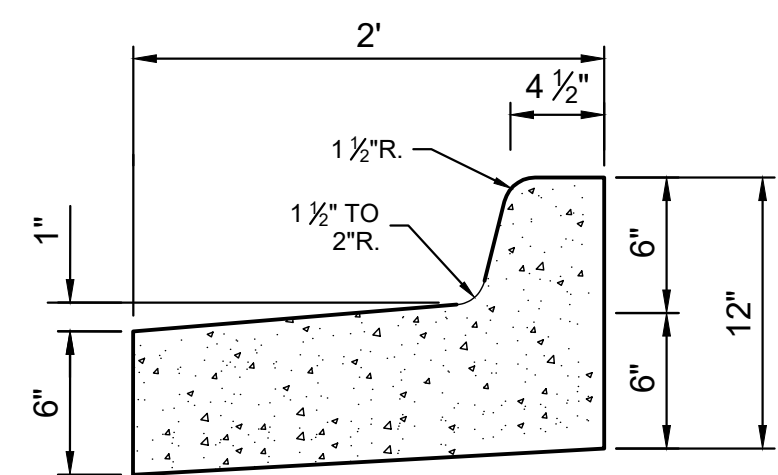
DESIGN BY: NAR	ISSUE DATE: OCTOBER 14, 2025
DWG. PROJECT NUMBER 220420	CONSULTANT'S PROJECT # 240697-000
DRAWN BY: CJR	SOLICITATION NO.:
CHKD BY: KJB	CONTRACT NO.:
SBMT BY: 2017/2025	FILE NUMBER:
PLOT SCALE:	
SIZE: 22" x 34"	FILE NAME: 240697-000-1-000 - OVERALL GEOMETRY PLAN.DWG

DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

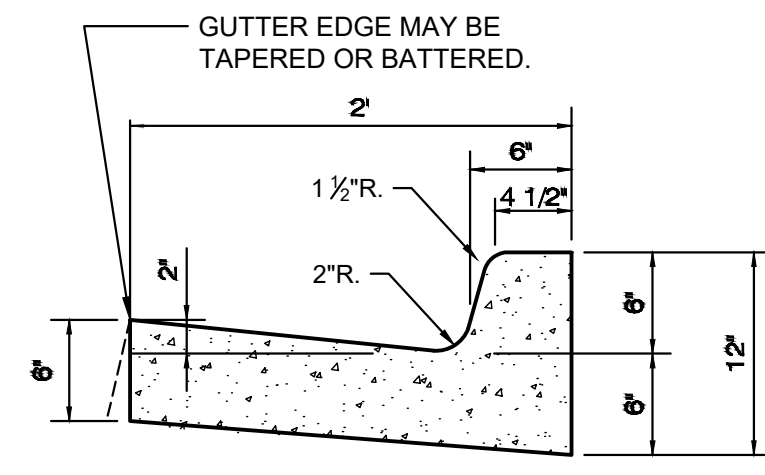
TOWN OF ERIE
**ERIE PD - ADDITION &
RENOVATION**
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
OVERALL GEOMETRY PLAN

**SHEET
IDENTIFICATION
C-202**



SPILL CURB AND GUTTER

NOT TO SCALE



CATCH CURB AND GUTTER

NOT TO SCALE

1 TYPICAL SECTIONS - CURB, GUTTER, & SIDEWALK

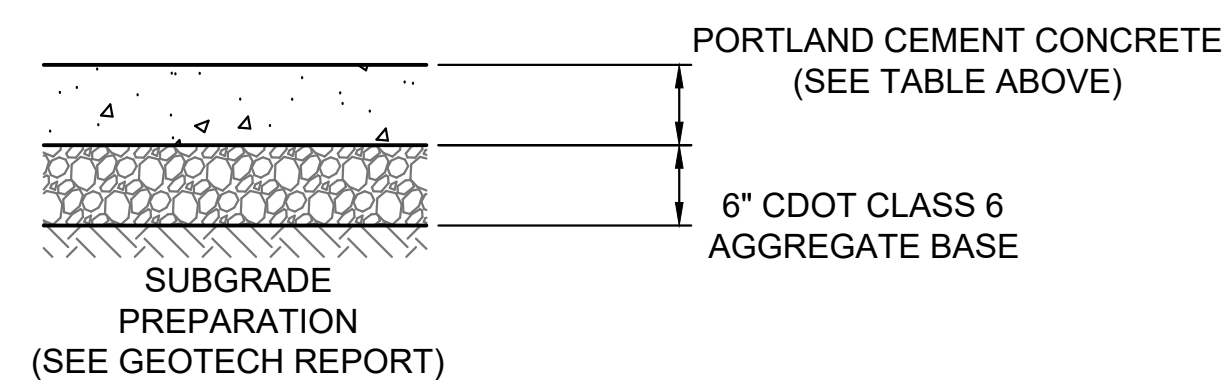
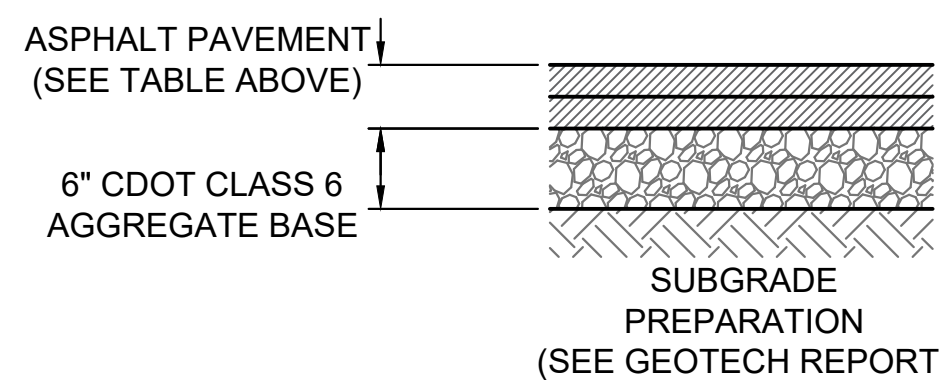
NOT TO SCALE

NOTES:

1. ALL CONCRETE SHALL MEET THE REQUIREMENTS OF CDOT CLASS P CONCRETE PAVEMENT. ALL CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI, 6±1 PERCENT AIR ENTRAINED, AND MAXIMUM SLUMP OF 4 INCHES.
2. ALL PAVEMENT MATERIALS, EARTHWORK PREPARATION, AND SUBGRADE COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY GROUND ENGINEERING DATED 3/13/2025.

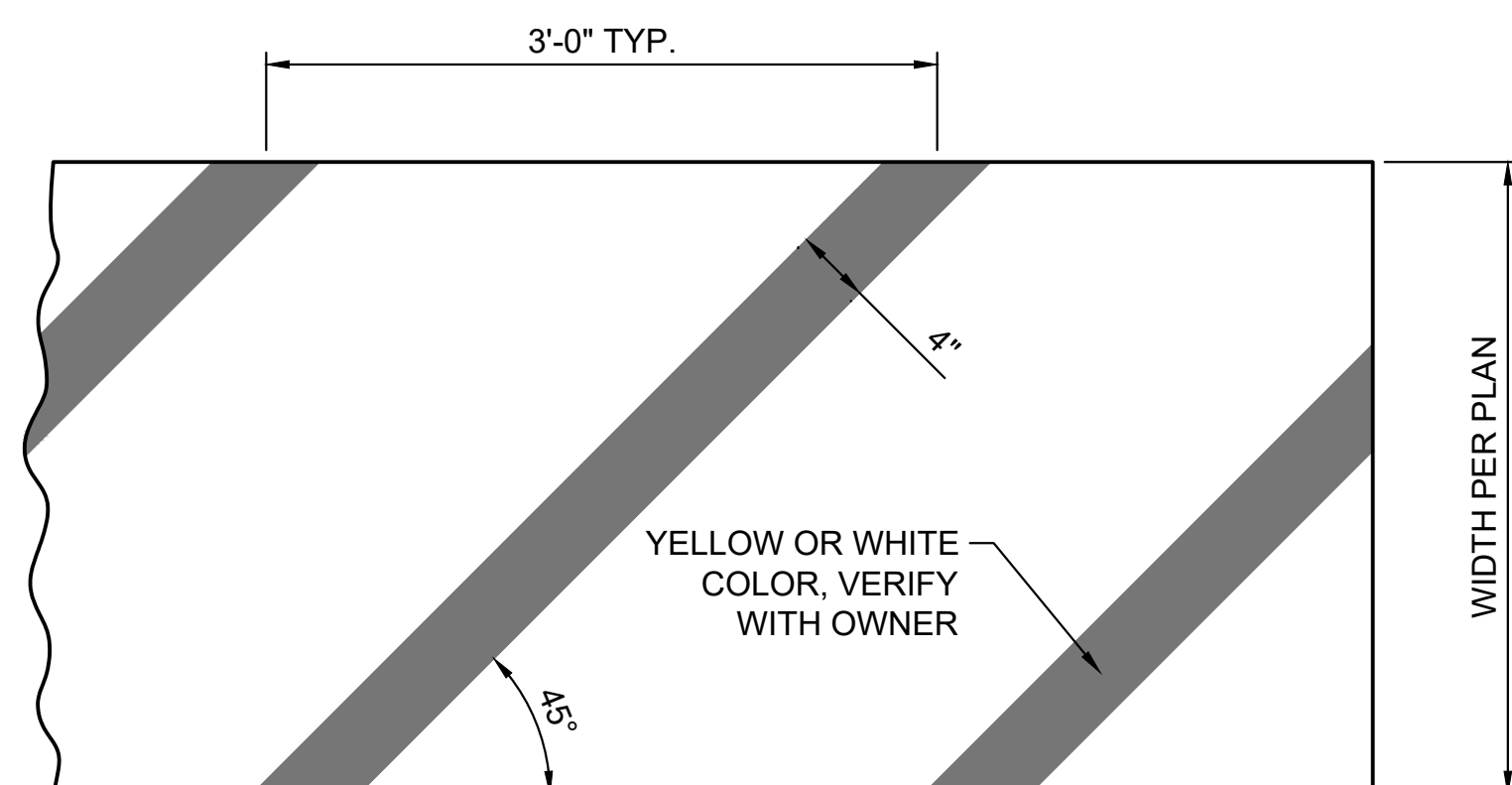
ASPHALT PAVEMENT THICKNESS		
PAVEMENT MATERIAL	LIGHT DUTY	HEAVY DUTY
CDOT SX MIX (SURFACE COURSE)	2.0 INCHES	2.0 INCHES
CDOT S MIX (BASE COURSE)	2.0 INCHES	3.0 INCHES

CONCRETE PAVEMENT THICKNESS	
LIGHT DUTY	HEAVY DUTY
6 INCHES	7 INCHES



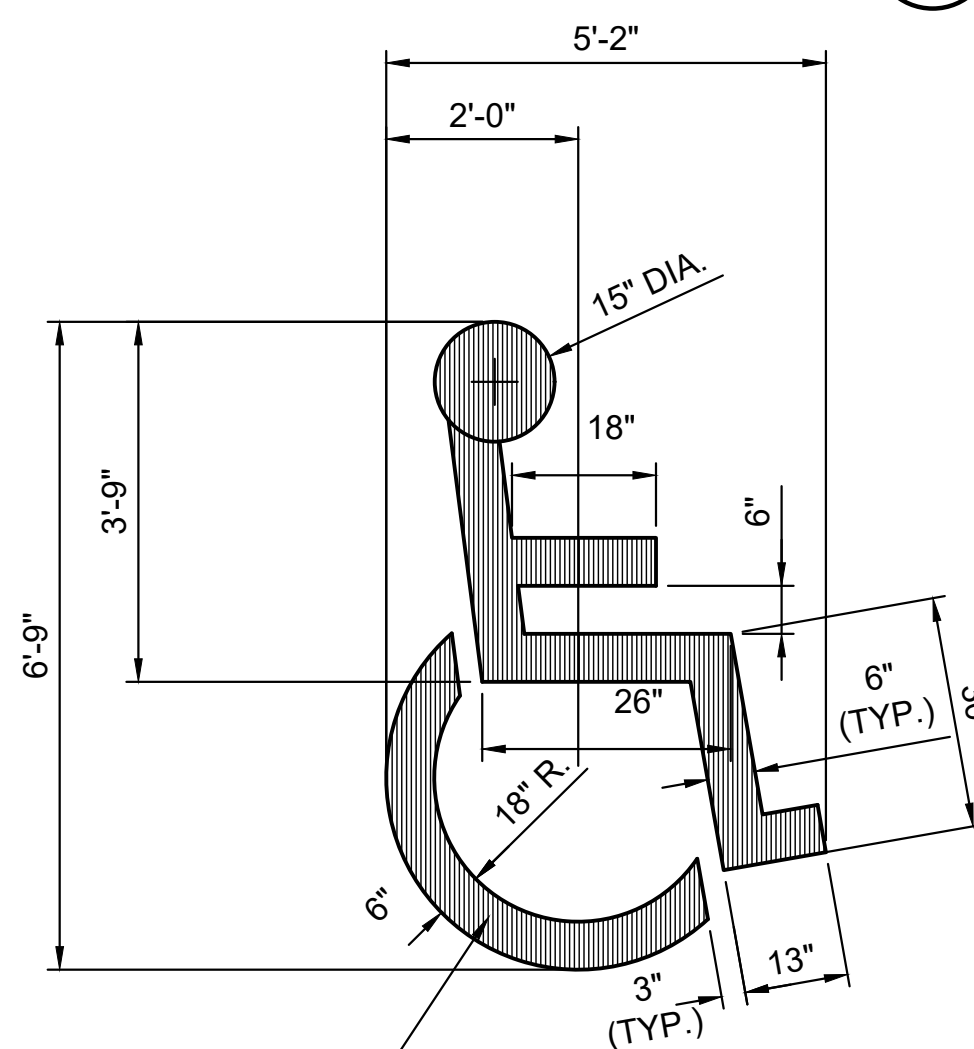
2 TYPICAL SECTION - ASPHALT AND CONCRETE PAVEMENT

NOT TO SCALE



6 STRIPING CROSS HATCH DETAIL

NOT TO SCALE

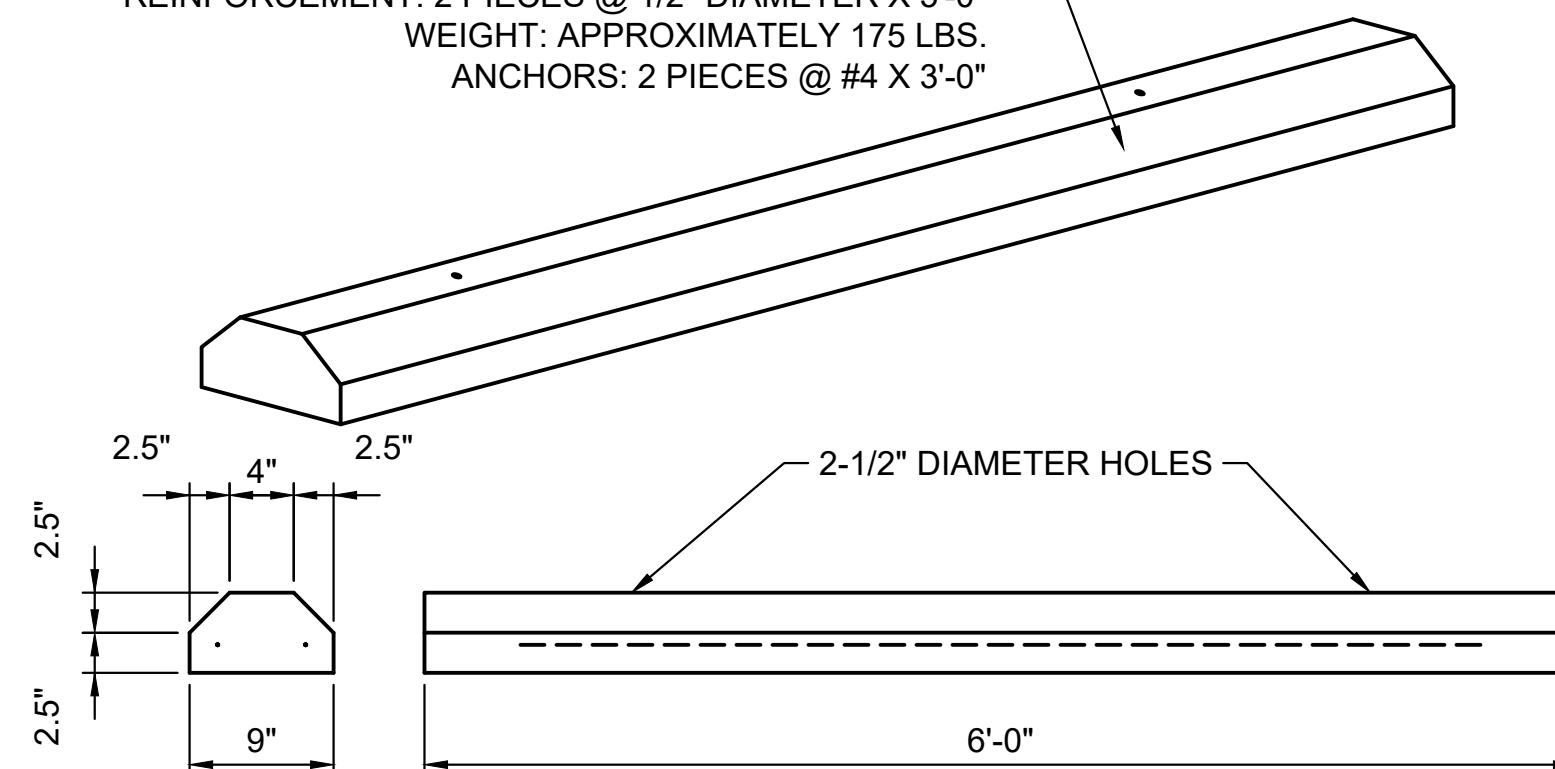


YELLOW OR WHITE COLOR,
VERIFY WITH OWNER.

ADA PARKING SYMBOL DETAIL

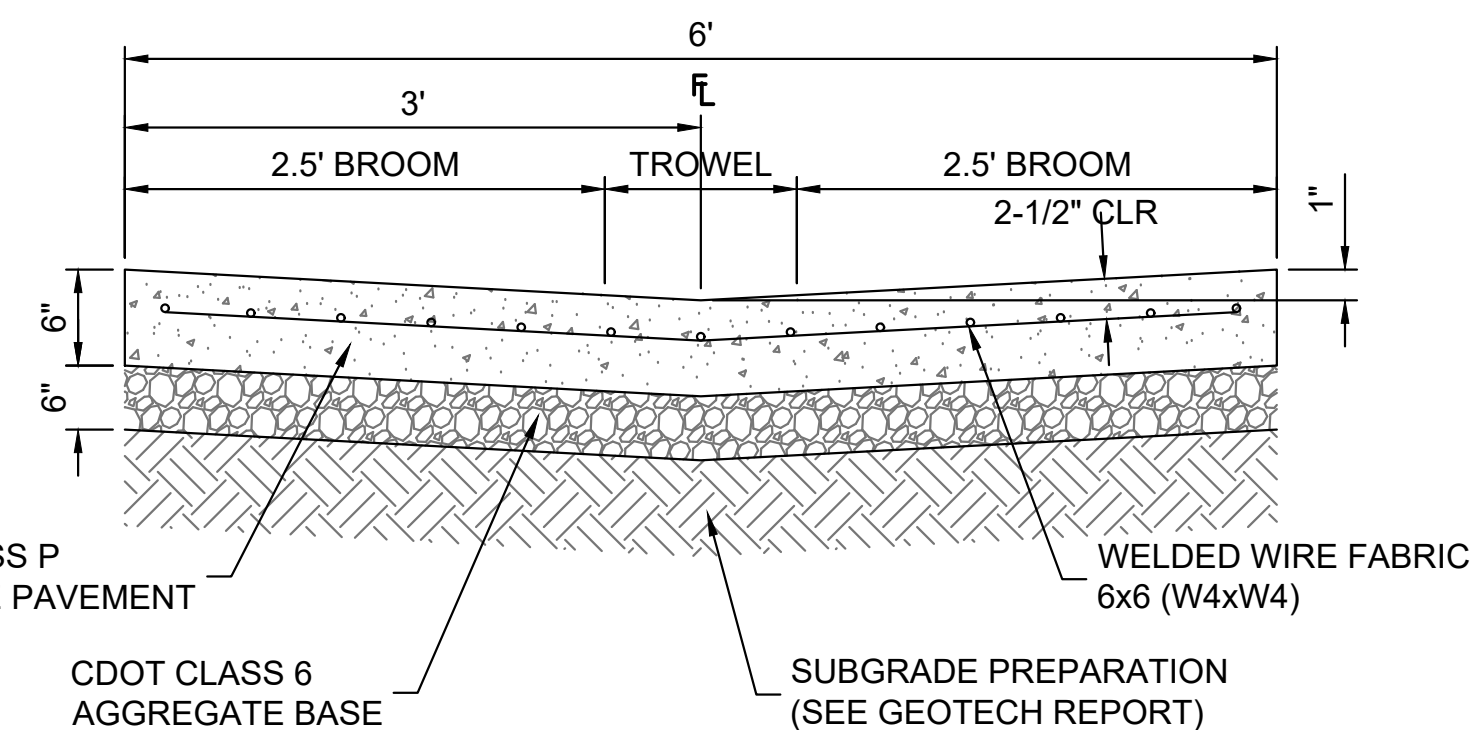
NOT TO SCALE

CONCRETE WHEELSTOP SHALL CONSIST OF THE
FOLLOWING MATERIAL:
MIX: 6-1/2 SACK CEMENT, 27% ROCK, 4,000 PSI
REINFORCEMENT: 2 PIECES @ 1/2" DIAMETER X 5'-0"
WEIGHT: APPROXIMATELY 175 LBS.
ANCHORS: 2 PIECES @ #4 X 3'-0"



CONCRETE WHEELSTOP

NOT TO SCALE

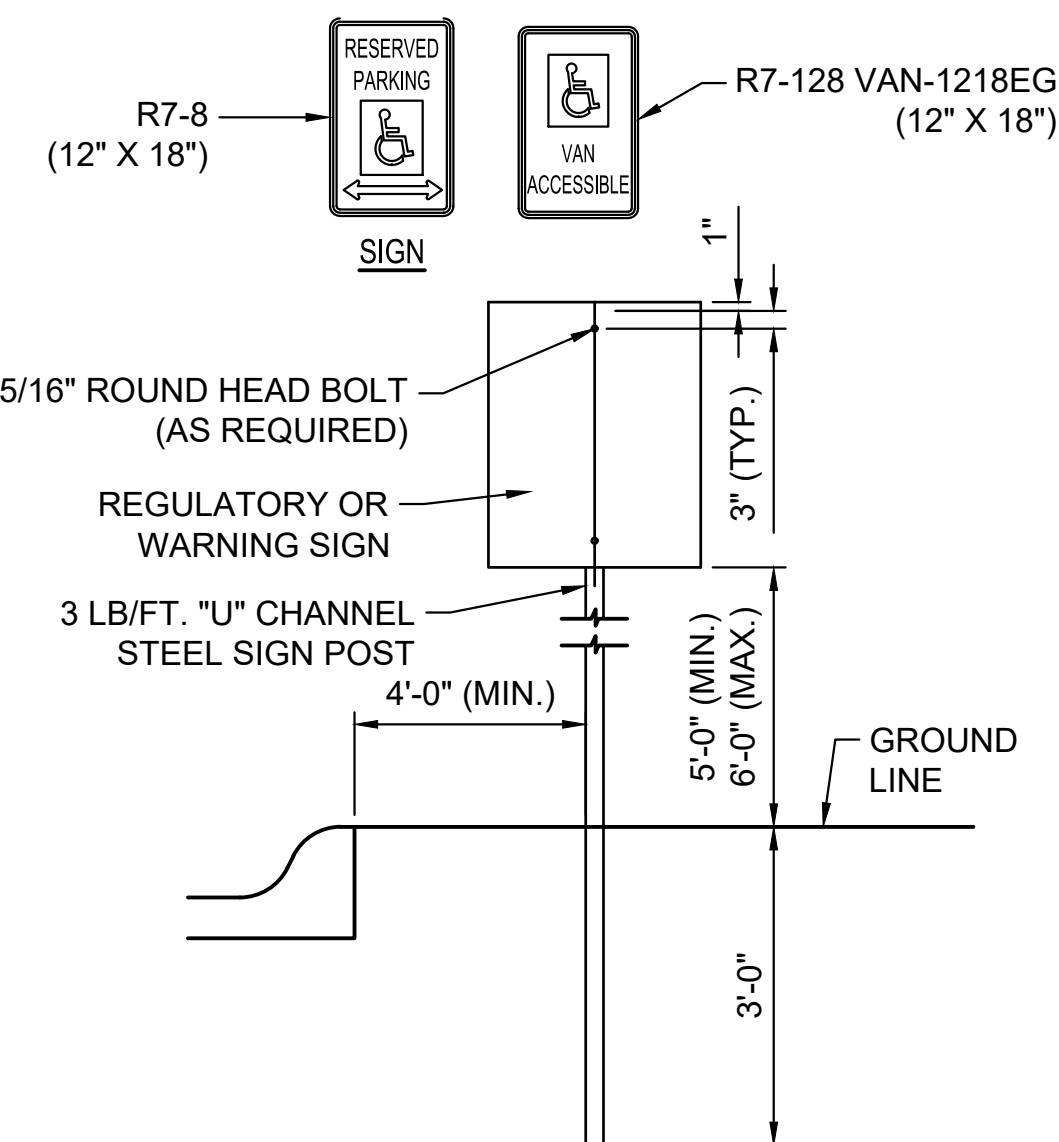


6' WIDE CONCRETE VALLEY GUTTER

NOT TO SCALE

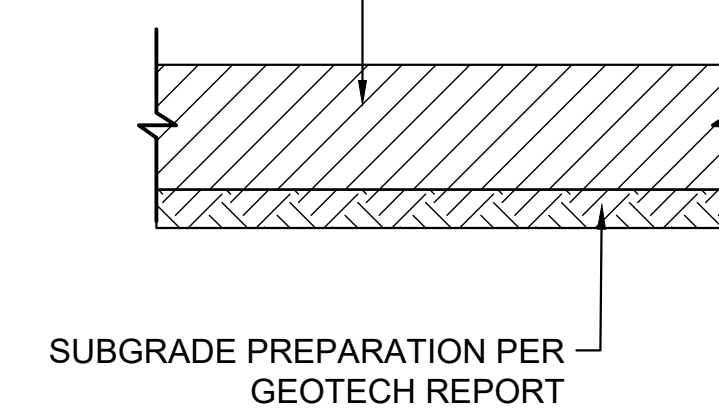
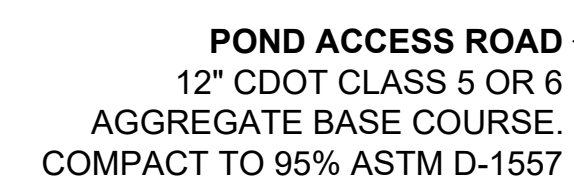
NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI AND 5:1 PERCENT AIR ENTRAINED. MAXIMUM SLUMP OF 4 INCHES.
2. ALL EARTHWORK PREPARATION AND SUBGRADE COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY GROUND ENGINEERING DATED 3/13/2025.



5 TYPICAL ADA SIGN MOUNTING

NOT TO SCALE



GRAVEL PAVEMENT SECTION | POND ACCESS ROAD

NOT TO SCALE

[illegible]

DESIGN BY: NYS 2024/20	ISSUE DATE: OCTOBER 14, 2025
DATE PROJECT NUMBER 2024/20	CONSULTANT'S PROJECT # 240667-5000
DRAWN BY: CJR	SOLICITATION NO.: CONTRACT NO.:
CKD BY: KJB	FILE NUMBER:
SBMIT BY: 2/17/2025	PLOT DATE: 10/05/48 AM
PLOT SCALE:	FILE NAME: 240667-5000-1-2-17-25 SITE DETAILS.dwg
SIZE: 22" x 34"	

DESIGN DEVELOPMENT

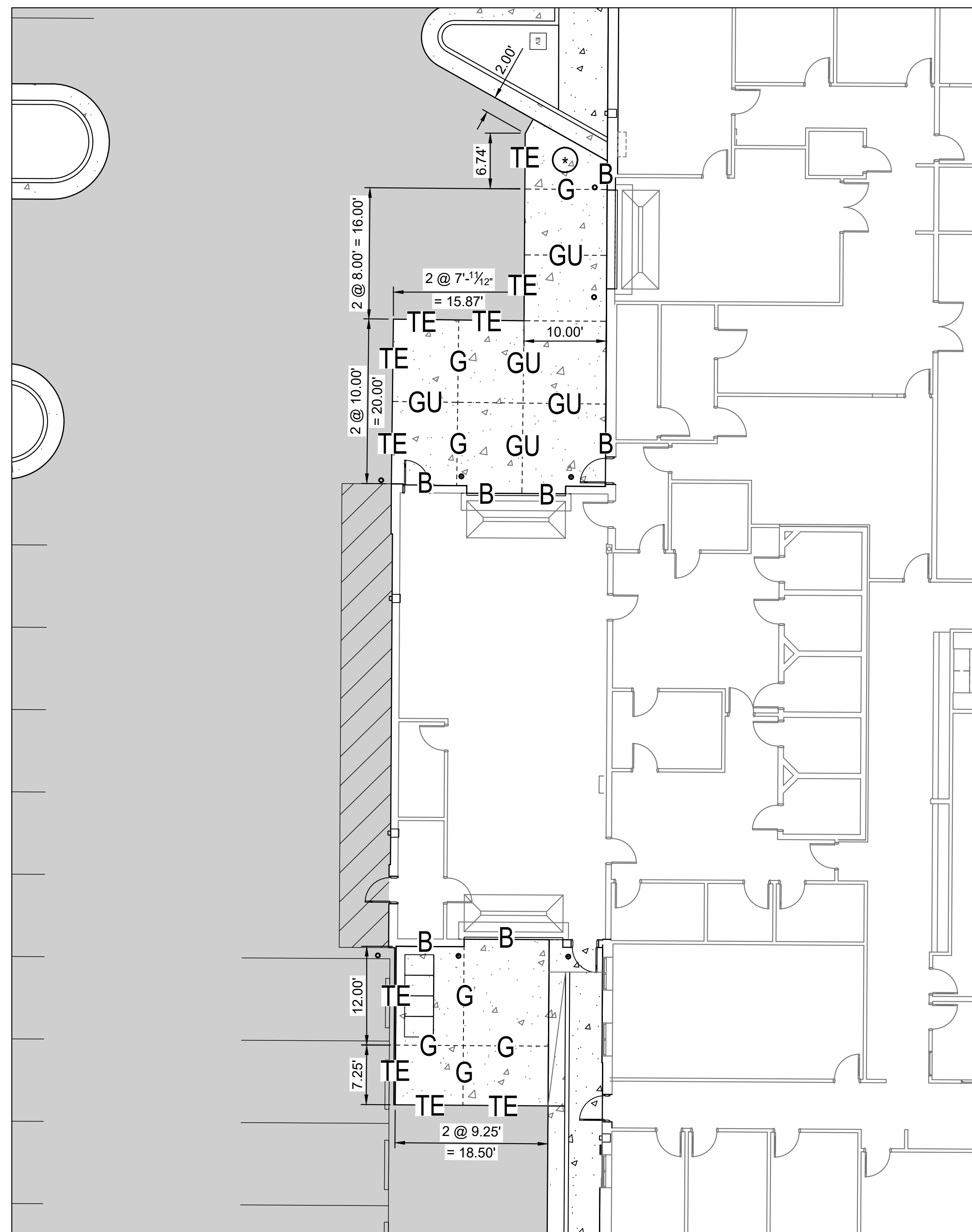
NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
SITE DETAILS

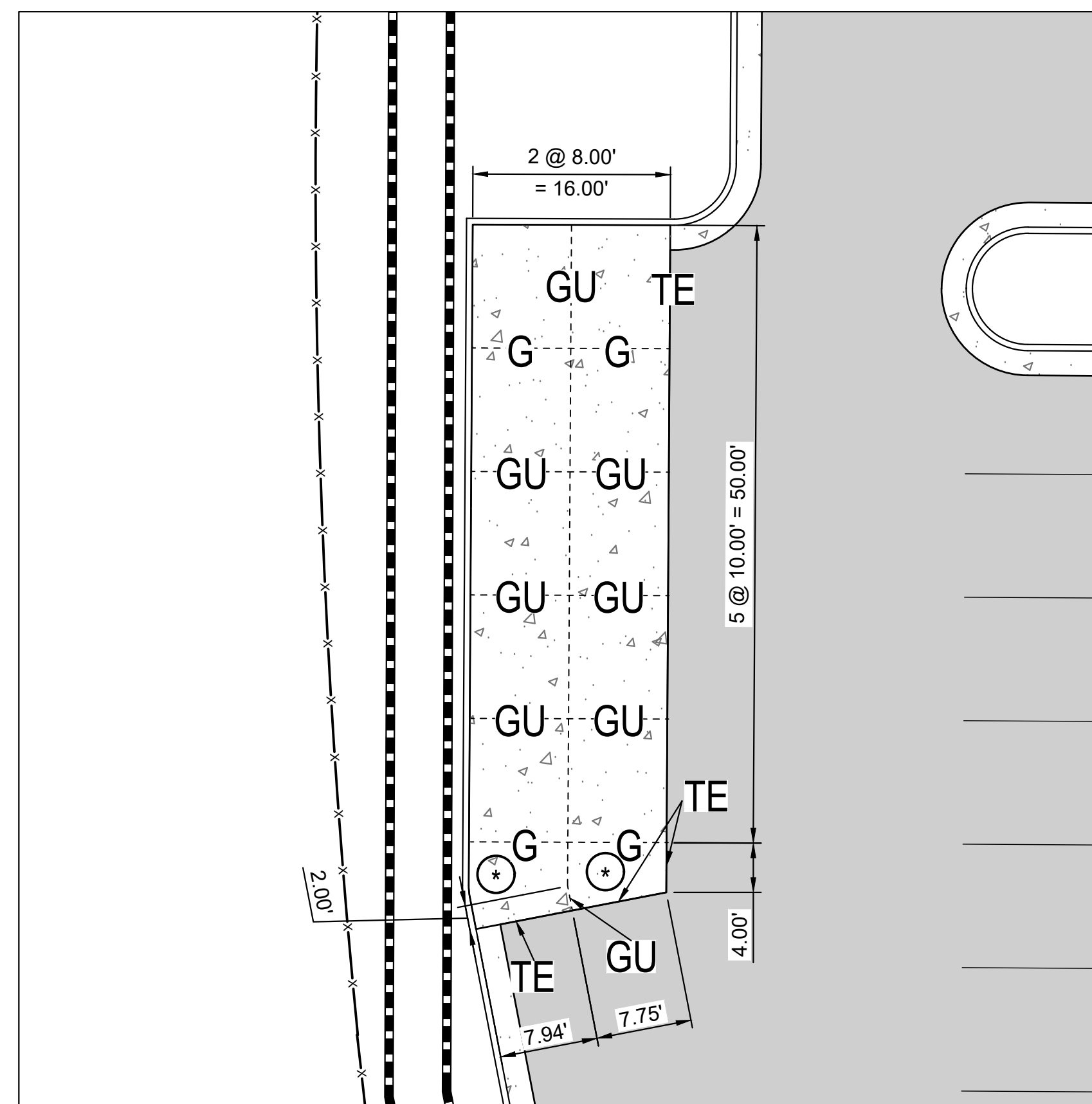
SHEET
IDENTIFICATION
C-210

SHEET
IDENTIFICATION
C-211

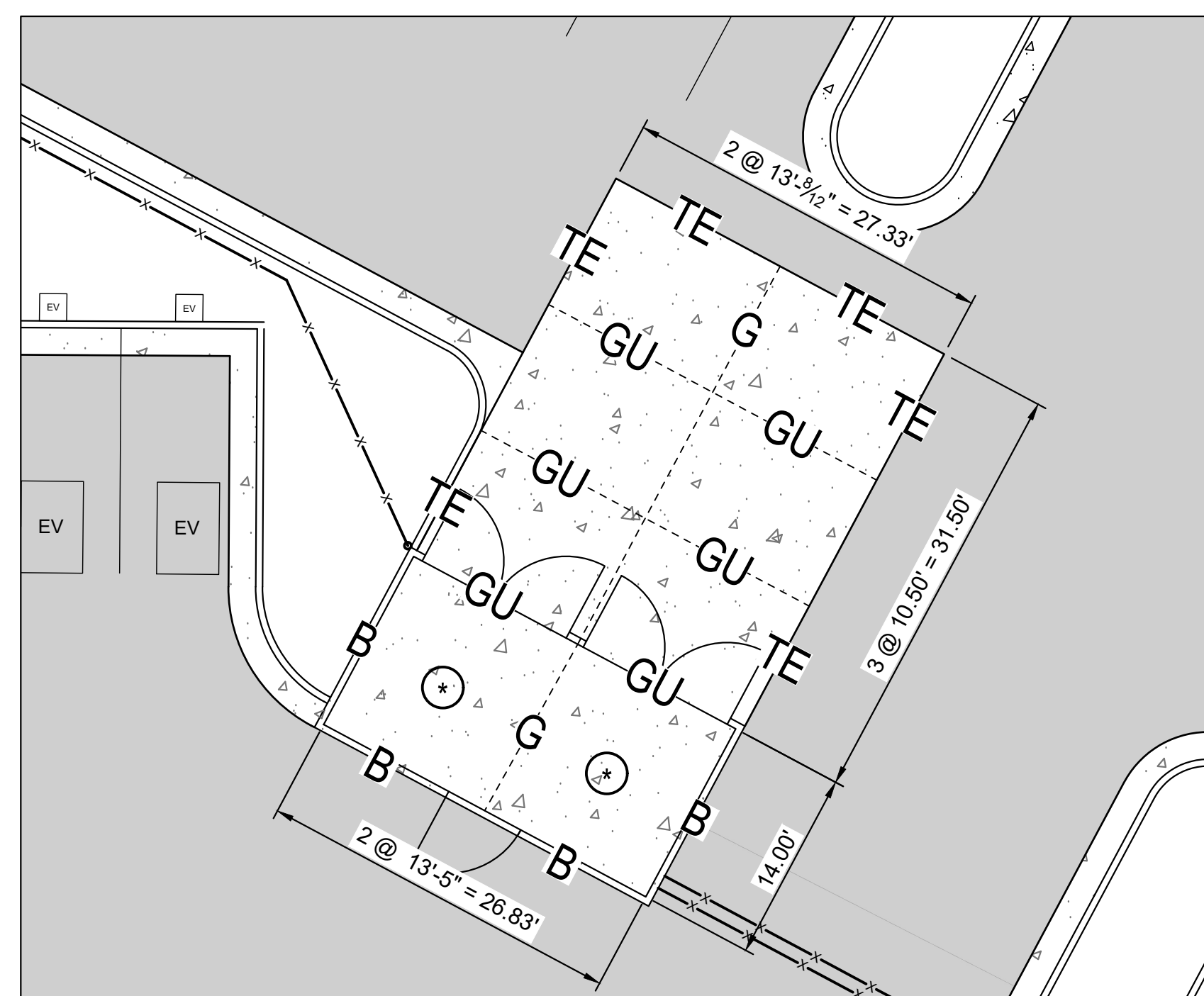
D	COORDINATE LIST			COORDINATE LIST			COORDINATE LIST			COORDINATE LIST			COORDINATE LIST			COORDINATE LIST			COORDINATE LIST		
	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
	5000	1,259,486.4544	3,123,961.6728	5050	1,259,473.1920	3,124,181.8385	5100	1,259,516.0152	3,123,957.2956	5150	1,259,236.5957	3,124,092.8073	5200	1,259,215.2668	3,124,208.5032	5250	1,259,548.4719	3,123,906.2101	5300	1,259,570.0717	3,123,917.7730
	5001	1,259,473.7903	3,123,985.3296	5051	1,259,473.0201	3,124,183.8306	5101	1,259,516.3199	3,123,906.2965	5151	1,259,246.2214	3,124,099.8530	5201	1,259,367.0447	3,124,209.5767	5251	1,259,513.9404	3,123,970.7154	5301	1,259,605.2888	3,123,936.7403
	5002	1,259,486.1330	3,123,991.9370	5052	1,259,452.4904	3,124,176.8088	5102	1,259,497.1988	3,123,906.1823	5152	1,259,241.8048	3,124,099.8266	5202	1,259,380.6235	3,124,217.5101	5252	1,259,507.8493	3,123,972.5589	5302	1,259,497.2257	3,123,901.6824
	5003	1,259,498.7971	3,123,968.2801	5053	1,259,451.7218	3,124,178.6553	5103	1,259,492.7258	3,123,901.6555	5153	1,259,241.8048	3,124,107.9941	5203	1,259,377.0031	3,124,223.6952	5253	1,259,428.8438	3,124,026.7761	5303	1,259,496.5189	3,123,966.1793
	5004	1,259,513.6681	3,124,007.2444	5054	1,259,466.4627	3,124,205.2410	5104	1,259,492.8064	3,123,888.1557	5154	1,259,219.4758	3,124,107.9037	5204	1,259,419.5798	3,124,248.6170	5254	1,259,428.8137	3,124,034.2896	5304	1,259,447.0235	3,123,935.3830
	5005	1,259,526.5682	3,123,983.1468	5055	1,259,466.1963	3,124,207.2175	5105	1,259,381.8054	3,123,887.4925	5155	1,259,215.7625	3,124,115.9790	5205	1,259,454.3163	3,124,189.2737	5255	1,259,426.5875	3,124,038.4296	5305	1,259,446.8442	3,123,965.3825
	5006	1,259,531.7677	3,123,999.9196	5056	1,259,488.1437	3,124,207.6089	5106	1,259,381.7276	3,123,900.9923	5156	1,259,206.0388	3,124,097.3432	5206	1,259,463.7599	3,124,191.4531	5256	1,259,417.7945	3,124,045.1023	5306	1,259,387.0245	3,123,935.0246
	5007	1,259,527.5201	3,124,007.8542	5057	1,259,487.9253	3,124,205.6209	5107	1,259,377.2018	3,123,905.4663	5157	1,259,201.4972	3,124,101.8008	5207	1,259,464.0016	3,124,190.0044	5257	1,259,416.0547	3,124,048.8668	5307	1,259,386.8453	3,123,965.0240
	5008	1,259,558.2163	3,124,014.0783	5058	1,259,442.6874	3,124,176.9336	5108	1,259,363.1886	3,123,905.3816	5158	1,259,208.6208	3,124,107.8388	5208	1,259,399.4437	3,124,117.7856	5258	1,259,415.9010	3,124,077.7905	5308	1,259,377.2277	3,123,900.9664
	5009	1,259,553.9687	3,124,022.0129	5059	1,259,435.4072	3,124,166.5612	5109	1,259,358.7155	3,123,900.8662	5159	1,259,208.6208	3,124,115.9947	5209	1,259,394.1465	3,124,104.1118	5259	1,259,418.5411	3,124,082.2251	5309	1,259,363.2155	3,123,900.8817
	5010	1,259,558.2032	3,124,022.5783	5060	1,259,434.1378	3,124,168.1066	5110	1,259,358.7745	3,123,884.0470	5160	1,259,210.7911	3,124,115.9790	5210	1,259,404.8649	3,124,104.2175	5260	1,259,390.7112	3,124,026.5819	5310	1,259,353.0569	3,123,929.5136
	5011	1,259,511.0016	3,124,038.7109	5061	1,259,427.0246	3,124,158.4060	5111	1,259,304.7704	3,123,883.7243	5161	1,259,201.4415	3,124,107.8011	5211	1,259,404.9776	3,124,032.6335				5311	1,259,352.8776	3,123,959.5131
	5012	1,259,506.7540	3,124,046.6455	5062	1,259,425.5032	3,124,159.7042	5112	1,259,356.2166	3,123,900.5320	5162	1,259,201.3655	3,124,115.9947	5212	1,259,386.7916	3,124,032.5249				5312	1,259,304.7376	3,123,889.2242
	5013	1,259,537.4503	3,124,052.8696	5063	1,259,413.4406	3,124,138.8303	5113	1,259,304.1793	3,123,900.2209	5163	1,259,201.3098	3,124,121.9946	5213	1,259,344.9603	3,124,032.2750				5313	1,259,263.5466	3,123,886.9780
	5014	1,259,533.2026	3,124,060.8042	5064	1,259,413.8201	3,124,135.2234	5114	1,259,303.6968	3,123,883.8235	5164	1,259,182.3327	3,124,025.1970	5214	1,259,345.2823	3,124,006.2764				5314	1,259,213.0593	3,123,928.6768
	5015	1,259,537.4371	3,124,061.3696	5065	1,259,413.0571	3,124,132.7844	5115	1,259,264.3981	3,123,891.3967	5165	1,259,182.0032	3,124,027.6209	5215	1,259,288.9499	3,124,005.9399				5315	1,259,212.8801	3,123,958.6762
	5016	1,259,473.2451	3,124,109.2407	5066	1,259,411.2646	3,124,133.3086	5116	1,259,263.5197	3,123,891.4779	5166	1,259,178.0390	3,124,042.2757	5216	1,259,289.9168	3,124,025.4460				5316	1,259,181.1919	3,123,906.4863
5017	1,259,468.9975	3,124,117.1753	5067	1,259,410.7549	3,124,121.4127	5117	1,259,181.2845	3,123,890.9866	5167	1,259,173.6534	3,124,045.6005	5217	1,259,246.7954	3,124,031.6885				5317	1,259,177.8549	3,124,021.4684	
5018	1,259,499.6937	3,124,123.3994	5068	1,259,408.7681	3,124,121.6421	5118	1,259,165.6921	3,123,906.4047	5168	1,259,157.0182	3,124,045.4461	5218	1,259,246.5966	3,124,092.8551				5318	1,259,172.8328	3,124,025.1402	
5019	1,259,495.4461	3,124,131.3340	5069	1,259,402.8555	3,124,114.3307	5119	1,259,165.0319	3,124,016.9028	5169	1,259,155.9883	3,124,156.4413	5219	1,259,609.6893	3,124,063.1844				5319	1,259,173.6951	3,124,041.1007	
5020	1,259,500.4380	3,124,131.4623	5070	1,259,445.6177	3,124,153.4332	5120	1,259,177.8817	3,124,016.9685	5170	1,259,171.4876	3,124,156.5852	5220	1,259,579.2243	3,124,046.8756				5320	1,259,171.4458	3,124,161.0850	
5021	1,259,595.8343	3,124,084.1242	5071	1,259,452.4396	3,124,140.6897	5121	1,259,182.3548	3,124,021.4953	5171	1,259,175.9458	3,124,161.0850	5221	1,259,583.4719	3,124,038.9410				5321	1,259,196.4630	3,124,371.0800	
5022	1,259,567.4254	3,124,068.9161	5072	1,259,451.4699	3,124,135.2097	5122	1,259,391.3452	3,123,965.0509	5172	1,259,175.2643	3,124,170.5707	5222	1,259,246.1727	3,124,108.0194				5322	1,259,289.4625	3,124,254.7829	
5023	1,259,563.1778	3,124,076.8507	5073	1,259,446.5963	3,124,129.6024	5123	1,259,382.3454	3,12,													



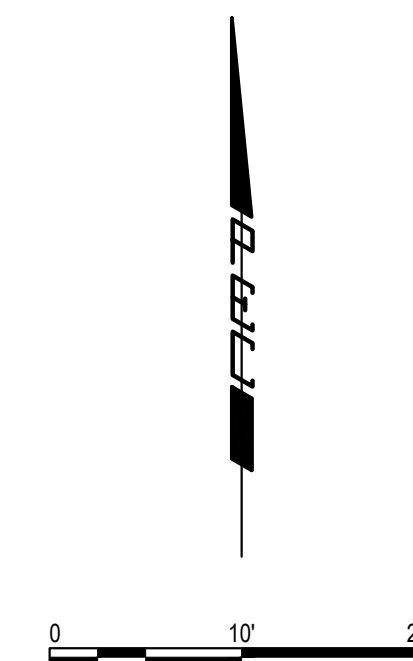
1 SALLY-PORT CONCRETE APRONS (ADD ALT #1 - SNOW MELT SYSTEM)



2 MOBILE TRAINING CENTER CONCRETE PAD
NOT TO SCALE



3 TRASH ENCLOSURE CONCRETE PAD
1" = 10'



PAVEMENT JOINT LEGEND

TE THICKENED EDGE JOINT

B BUTT JOINT

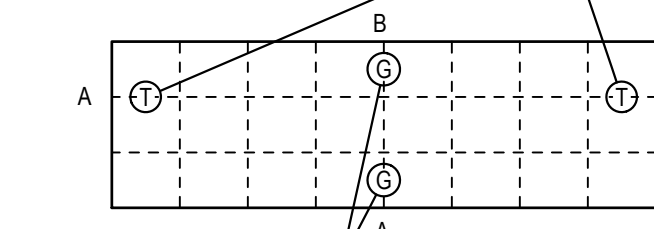
G (PLAN)
DETAIL D LONGITUDINAL CONTRACTION JOINT

GU (PLAN)
DETAIL F LONGITUDINAL CONSTRUCTION JOINT

--- PAVEMENT JOINT

⊙ * PANEL TO BE REINFORCED

INDICATES JOINT TYPE
IS SAME FROM A TO B



INDICATES JOINT TYPE
IS SAME FROM A TO B

JOINT CALL-OUT CONVENTIONS

NOTE: SEE SHEET CP501 FOR CONCRETE REINFORCEMENT AND JOINTING DETAILS



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
351 LINDEN ST, STE 100
FORT COLLINS, CO 80524
970-232-9558 www.pec1.com

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D2C ARCHITECTS, INC.

[illegible]

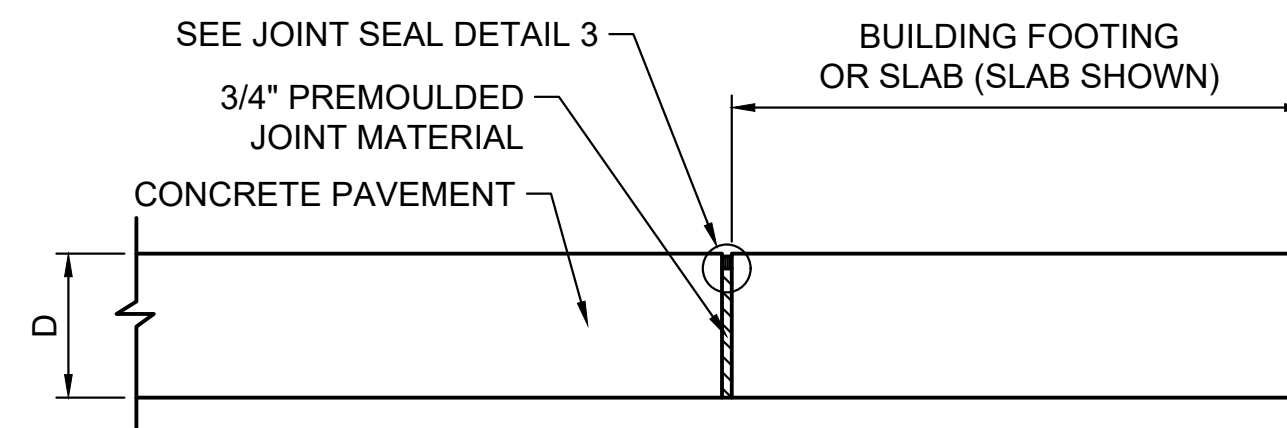
DESIGN BY: UNAR	PROJECT NUMBER 202020	ISSUE DATE: OCTOBER 14, 2025
CONTRACTOR: CJRW	CONTRACT NO.: 240607-000	CONSULTANT'S PROJECT # 240607-000
DESIGNED BY: CJR	QC'D BY: KUB	SOLICITATION NO.:
DRAWN BY: CJR	QC'D BY: KUB	CONTRACT NO.:
DATE: 2/17/2025	DATE: 10:05:48 AM	FILE NUMBER:
SCALE:	SCALE:	FILE NAME:
		240607-000-C2-11 - CONCRETE JOINTING PLAN.dwg
SIZE: 22" x 34"		

DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
CONCRETE JOINTING PLAN

SHEET
IDENTIFICATION
C-213



2 BUTT JOINT DETAIL (B)
NOT TO SCALE

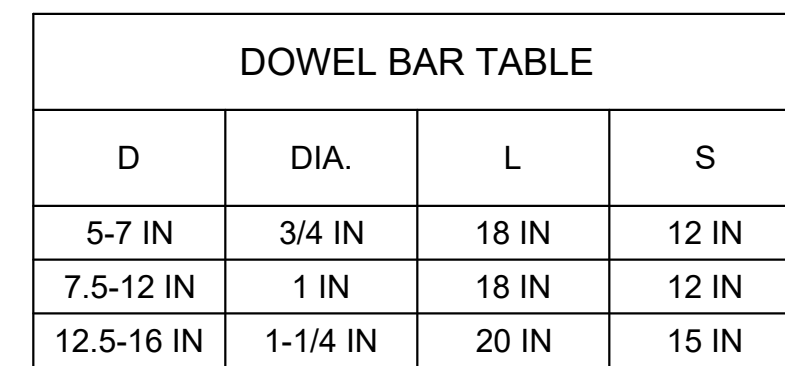


Diagram illustrating the dimensions and components of a welded wire fabric:

- Dimensions:**
 - Top horizontal dimensions: 1" (width of a single wire), 3" (width of a section), and 6" (width of a section).
 - Left vertical dimensions: 3" (height of a section) and 1" (height of a single wire).
 - Bottom vertical dimension: 6" (height of a section).
- Labels:**
 - WWF 6X6-W4XW4** and **58 LBS./100 S.F.** (Weight per square foot).
 - JOINT LINE** (indicated by arrows pointing to the vertical and horizontal lines where the fabric is joined).
 - LENGTH** (indicated by an arrow pointing downwards).
 - WIDTH** (indicated by an arrow pointing to the right).
 - LONGITUDINAL AXIS** (indicated by an arrow pointing to the right).
 - WELDED WIRE FABRIC** (indicated by an arrow pointing to the grid of wires).



-
- Diagram illustrating the location of WWF or special reinforcing bars. The bars are located in the top portion of the beam, with a distance of $D/3$ from the top edge and a total depth of D . The label "WWF OR SPECIAL REINFORCING" points to the bars.

7 TYPICAL SLAB REINFORCING DETAIL
NOT TO SCALE



Diagram illustrating the repair of a joint intersection. A vertical member and a diagonal member are shown. The joint intersection is highlighted with a hatched area, indicating the area to be filled with approved epoxy. A label points to this area: "OVERRUN SAW KERFS AT JOINT INTERSECTION TO BE FILLED WITH APPROVED EPOXY".

6 KERF DETAIL



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C ARCHITECTS, INC.

[illegible]

DATE: 10/24/2024 TIME: 10:05:48 AM USER: 2080970000 - C214 - CONCRETE JOINTING OF T&E.smg	DDC PROJECT NUMBER 240687-000	CONSULTANT'S PROJECT # 240687-000	OCTOBER 24, 2025
	DRAWN BY: KJB	SOLICITATION NO.:	
SUBMIT BY: NAR	CONTRACT NO.:		
PLOT SCALE:	FILE NAME: 2080970000 - C214 - CONCRETE JOINTING OF T&E.smg		
PLOT DATE: 2/17/2025	FILE NUMBER:		
SIZE: 22" x 34"			

DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

**ERIE PD - ADDITION &
RENOVATION**
1000 TELLEEN AVENUE, ERIE, COLORADO 80516

SHEET
IDENTIFICATION
C-214

KEYNOTES - GRADING

1. CATCH CURB SECTION
2. TRANSITION CURB SECTION
3. SPILL CURB SECTION

NOTE: SEE SHEET C-210 FOR CATCH & SPILL CURB SECTION
DETAILS

GRADING LEGEND

- | | |
|--|------------------------|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED GRADE BREAK |
| | PROPOSED FLOW LINE |
| | PROPOSED SLOPE |

GRADING MATCHLINE
SEE SHEET C-302

PROPOSED BUILDING
FFE=5057.50

CREEKSIDE TOWNHOMES

PROPOSED RETAINING
WALL (TYP.)

PROPOSED RETAINING
WALL (TYP.)

EXISTING RETAINING WALL

PROPOSED RETAINING WALL CONNECTION TO EXISTING

PROPOSED RETAINING
WALL (TYP.)

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[illegible]

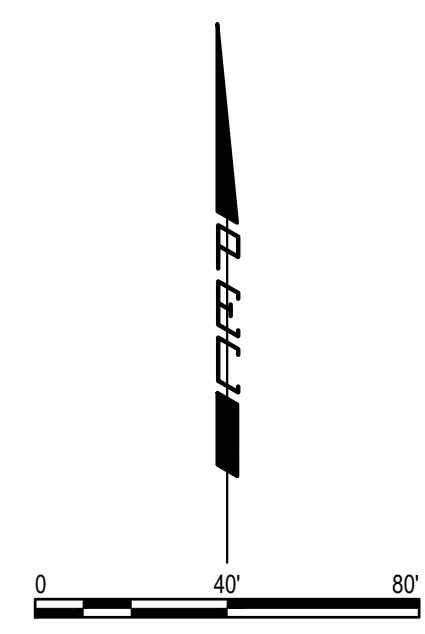
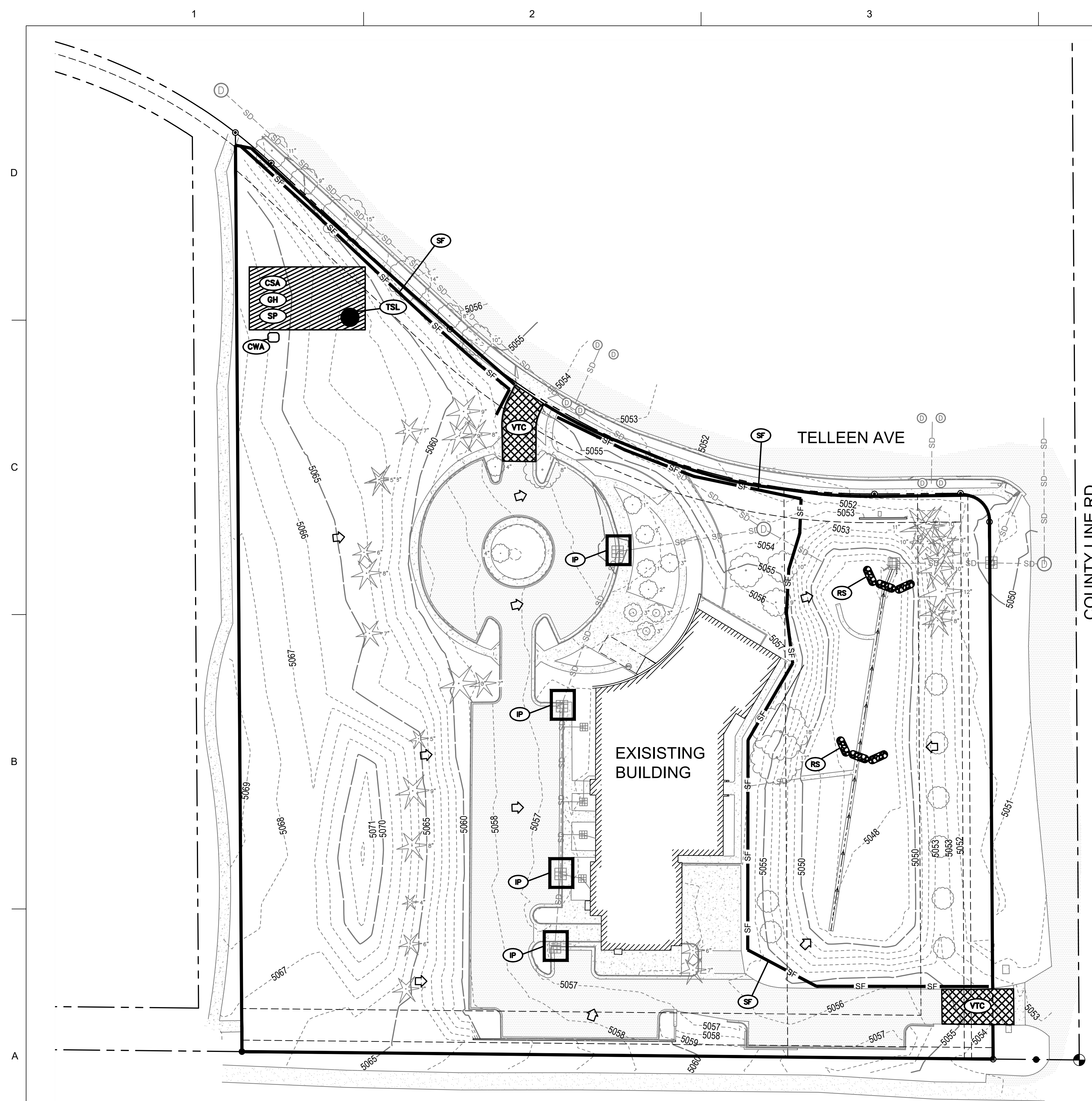
DESIGN BY: NANAR	ISSUE DATE: OCTOBER 14, 2025
2025 PROJECT NUMBER 2406240	CONSULTANT'S PROJECT # 240651-000
DRAWN BY: CJR	SOLICITATION NO.:
CKD BY: KUB	CONTRACT NO.:
REVISIT BY: NBSMT	FILE NUMBER:
PLOT DATE: 2/17/2025	
PLOT SCALE: 1"=65.48 AM	
FILE NAME: 240605-0000 - C300 - GRADING PLAN SOUTH.dwg	
SIZE: 22" x 34"	

DESIGN DEVELOPMENT

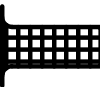
NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 800
GRADING PLAN - SOUTH

**SHEET
IDENTIFICATION
C-303**



LEGEND

- | | | |
|---|---|--|
|  |  | ROCK SOCK |
|  |  | SEDIMENT CONTROL LOG |
|  |  | VEHICLE TRACKING CONTROL (MATS) |
|  |  | EROSION CONTROL BLANKET |
|  |  | SILT FENCE |
|  |  | CONTRACTOR STAGING AREA |
|  | | GOOD HOUSEKEEPING |
|  | | STOCKPILE MANAGEMENT |
|  |  | INLET PROTECTION |
|  |  | CONCRETE WASHOUT AREA |
|  |  | TOPSOIL STOCKPILE LOCATION |
|  | | FLOW LINE |
|  | | FLOW DIRECTION |
|  | | CONSTRUCTION FENCE: LIMITS OF CONSTRUCTION |
|  | 5050 | EXISTING MAJOR CONTOUR |
|  | 5051 | EXISTING MINOR CONTOUR |
|  | 5050 | PROPOSED MAJOR CONTOUR |
|  | 5051 | PROPOSED MINOR CONTOUR |

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ARCHITECTS

 **PEC**

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[illegible]

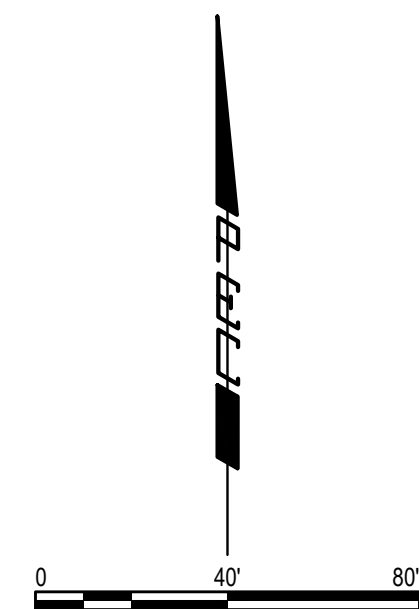
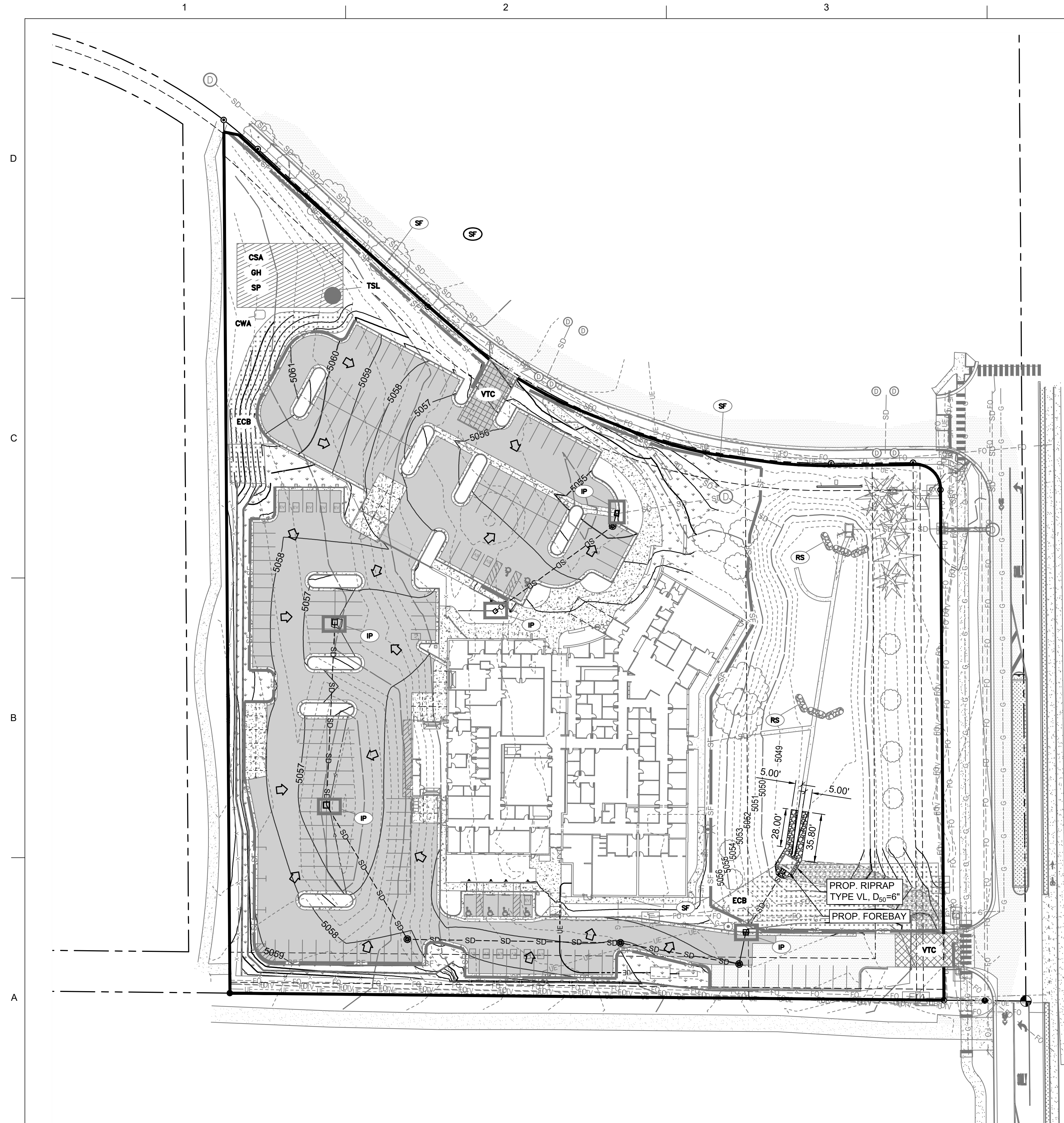
ISSUE DATE:	OCTOBER 14, 2025		
CONSULTANT'S PROJECT #	240867-000		
ISSUE BY:	DRAWN BY:	CKD BY:	SOLICITATION NO.:
NSR/NR	CAR	KJB	
DWG PROJECT NUMBER	PLOT DATE:	PLOT DATE:	CONTRACT NO.:
2024-20	2/17/2025	2/17/2025	
	NSR	NAR	FILE NUMBER:
PLOT SCALE:		10:05:48 AM	
	FILE NAME:	SIZE	
	240867-000 - C-001 - INITIAL DESIGN CONTROL PLAN.dwg	22" x 34"	

DESIGN DEVELOPMENT

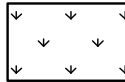
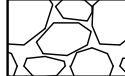
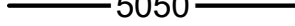
NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
INITIAL EROSION
CONTROL PLAN

**SHEET
IDENTIFICATION
C-304**



LEGEND

- | | |
|---|--|
|  | ROCK SOCK |
|  | SEDIMENT CONTROL LOG |
|  | VEHICLE TRACKING CONTROL (MATS) |
|  | EROSION CONTROL BLANKET |
|  | SILT FENCE |
|  | CONTRACTOR STAGING AREA |
|  | GOOD HOUSEKEEPING |
|  | STOCKPILE MANAGEMENT |
|  | INLET PROTECTION |
|  | CONCRETE WASHOUT AREA |
|  | TOPSOIL STOCKPILE LOCATION |
|  | PROPOSED GRADING LIMITS |
|  | PROPOSED DITCH CENTER LINE |
|  | FLOW DIRECTION |
|  | CONSTRUCTION FENCE: LIMITS OF CONSTRUCTION |
|  | PERMANENT SEEDING, REF. LANDSCAPE PLANS |
|  | PROPOSED RIPRAP |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |

NOTES;

RIPRAP SHALL BE SOIL FILLED RIPRAP, TOP OF RIPRAP IS TO MATCH TOP OF GRADE.

INTERIM CONTROL MEASURES ARE SHOWN IN A GRAYED OUT MANNER ON THIS SHEET, INDICATING THEIR ARE TO BE REMOVED UPON ESTABLISHMENT OF VEGETATION. CONTRACTOR IS TO REPAIR ALL DISTURBED AREAS TO AN EQUAL OR BETTER CONDITION.

REFERENCE LANDSCAPE PLANS FOR SEEDING MIX AND ALL
PERMANENT VEGETATION.



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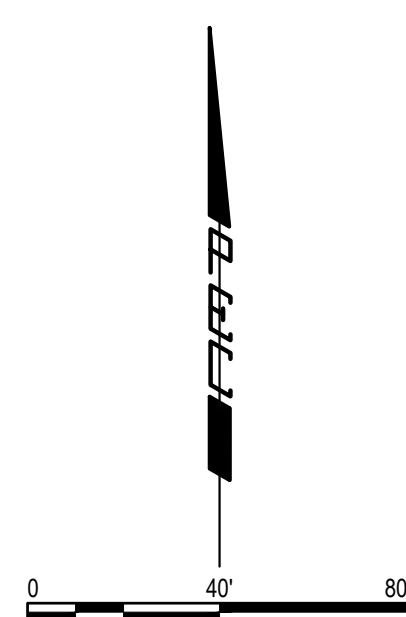
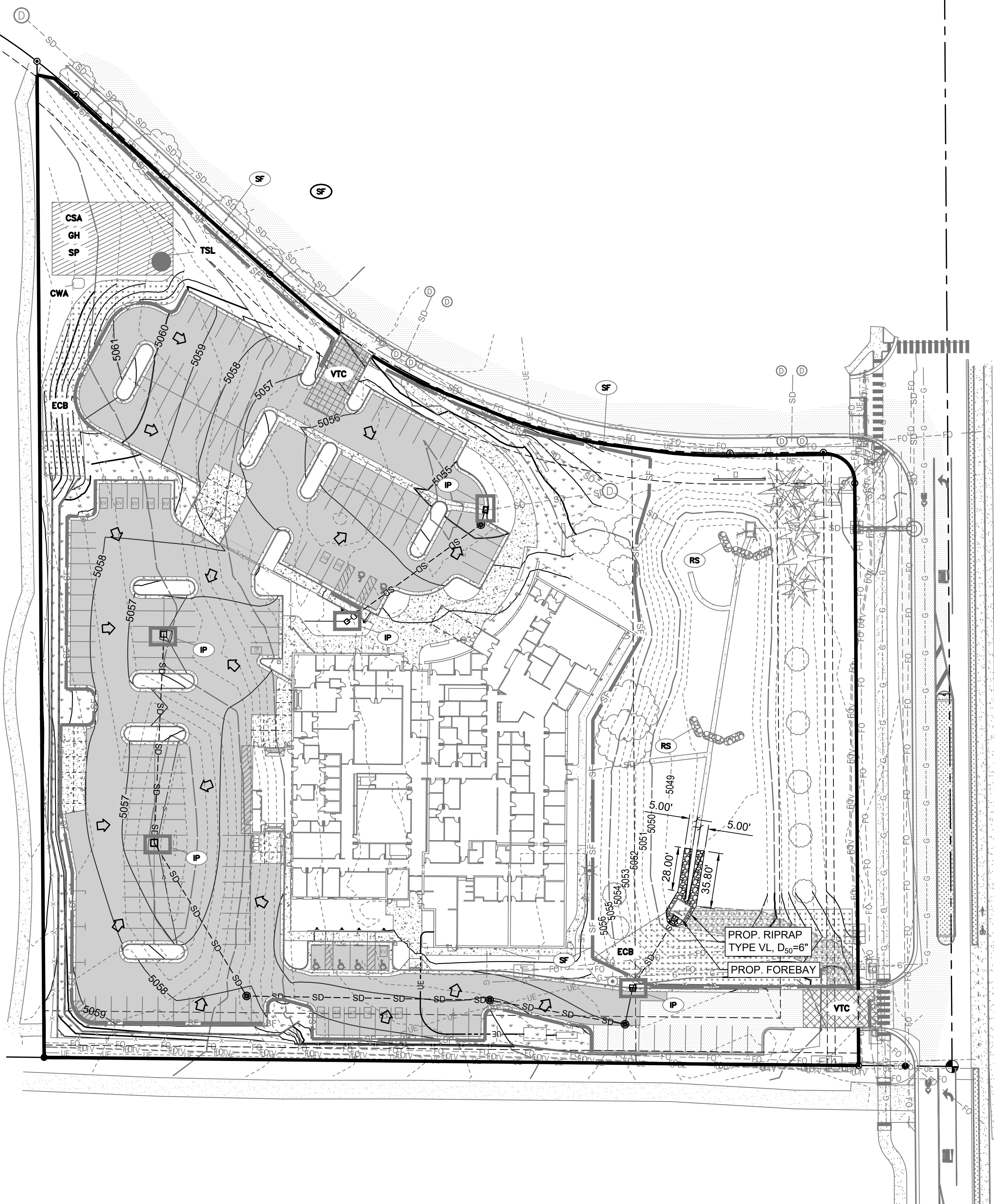
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	CKD BY: CJB	SOLICITATION NO.:
	SRMT BY: NAR	CONTRACT NO.:
	PLOT SCALE:	FILE NUMBER:
	FILE NAME: 2024_10_14_25 22' x 34'	
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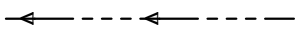
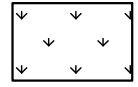
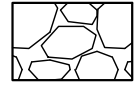
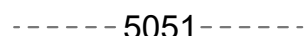
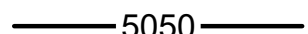
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CONSTRUCTION

**ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
FINAL EROSION CONTROL
PLAN**

**SHEET
IDENTIFICATION
C-306**



LEGEND

- | | |
|---|--|
|  | ROCK SOCK |
|  | SEDIMENT CONTROL LOG |
|  | VEHICLE TRACKING CONTROL (MATS) |
|  | EROSION CONTROL BLANKET |
|  | SILT FENCE |
|  | CONTRACTOR STAGING AREA |
|  | GOOD HOUSEKEEPING |
|  | STOCKPILE MANAGEMENT |
|  | INLET PROTECTION |
|  | CONCRETE WASHOUT AREA |
|  | TOPSOIL STOCKPILE LOCATION |
|  | PROPOSED GRADING LIMITS |
|  | PROPOSED DITCH CENTER LINE |
|  | FLOW DIRECTION |
|  | CONSTRUCTION FENCE: LIMITS OF CONSTRUCTION |
|  | PERMANENT SEEDING, REF. LANDSCAPE PLANS |
|  | PROPOSED RIPRAP |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |

NOTES;

RIPRAP SHALL BE SOIL FILLED RIPRAP, TOP OF RIPRAP IS TO MATCH TOP OF GRADE.

INTERIM CONTROL MEASURES ARE SHOWN IN A GRAYED OUT MANNER ON THIS SHEET, INDICATING THEIR ARE TO BE REMOVED UPON ESTABLISHMENT OF VEGETATION. CONTRACTOR IS TO REPAIR ALL DISTURBED AREAS TO AN EQUAL OR BETTER CONDITION.

REFERENCE LANDSCAPE PLANS FOR SEEDING MIX AND ALL PERMANENT VEGETATION.



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[illegible]

DESIGN BY: NAC	ISSUE DATE: OCTOBER 14, 2025
CONTRACT NUMBER 202420	CONSULTANT'S PROJECT # 240867-000
DRAWN BY: CJR	SOLICITATION NO.: CONTRACT NO.:
CHECKED BY: NLS	FILE NUMBER:
DATE: 2/17/2025	FILE NAME:
TIME: 10:05:48 AM	SIZE: 20866.000 - C-000 - FINAL EROSION CONTROL PLAN.dwg
SCALE:	22' x 34'

DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

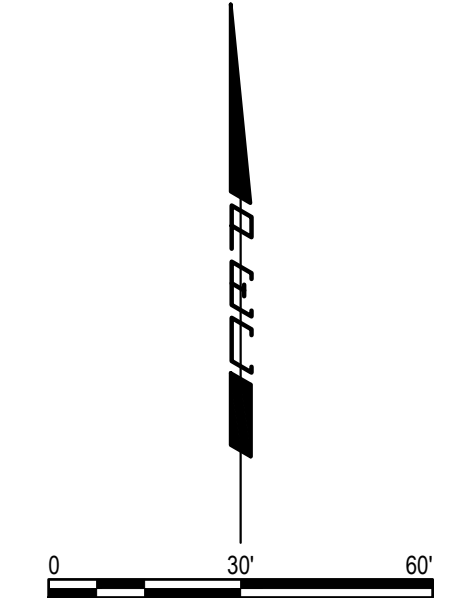
TOWN OF ERIE
**ERIE PD - ADDITION &
RENOVATION**
1000 TELLEEN AVENUE, ERIE, COLORADO 80801
**FINAL EROSION CONTROL
PLAN**

SHEET
IDENTIFICATION
C-306

LEGEND

PRC

CONTRACTOR SHALL PERFORM SITE SPECIFIC HYDRANT FLOW TEST PRIOR TO DEMOLITION OF AND CONNECTION TO EXISTING WATERLINE. HYDRANT TEST DATA SHALL BE RETURNED TO PROJECT CIVIL ENGINEER FOR VERIFICATION WITH CALCULATIONS PRESENTED IN PROJECTS UTILITY CONFORMANCE LETTER.

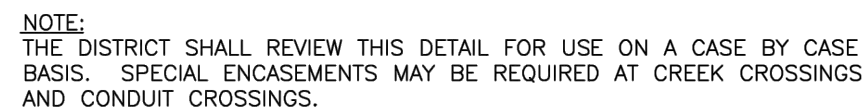


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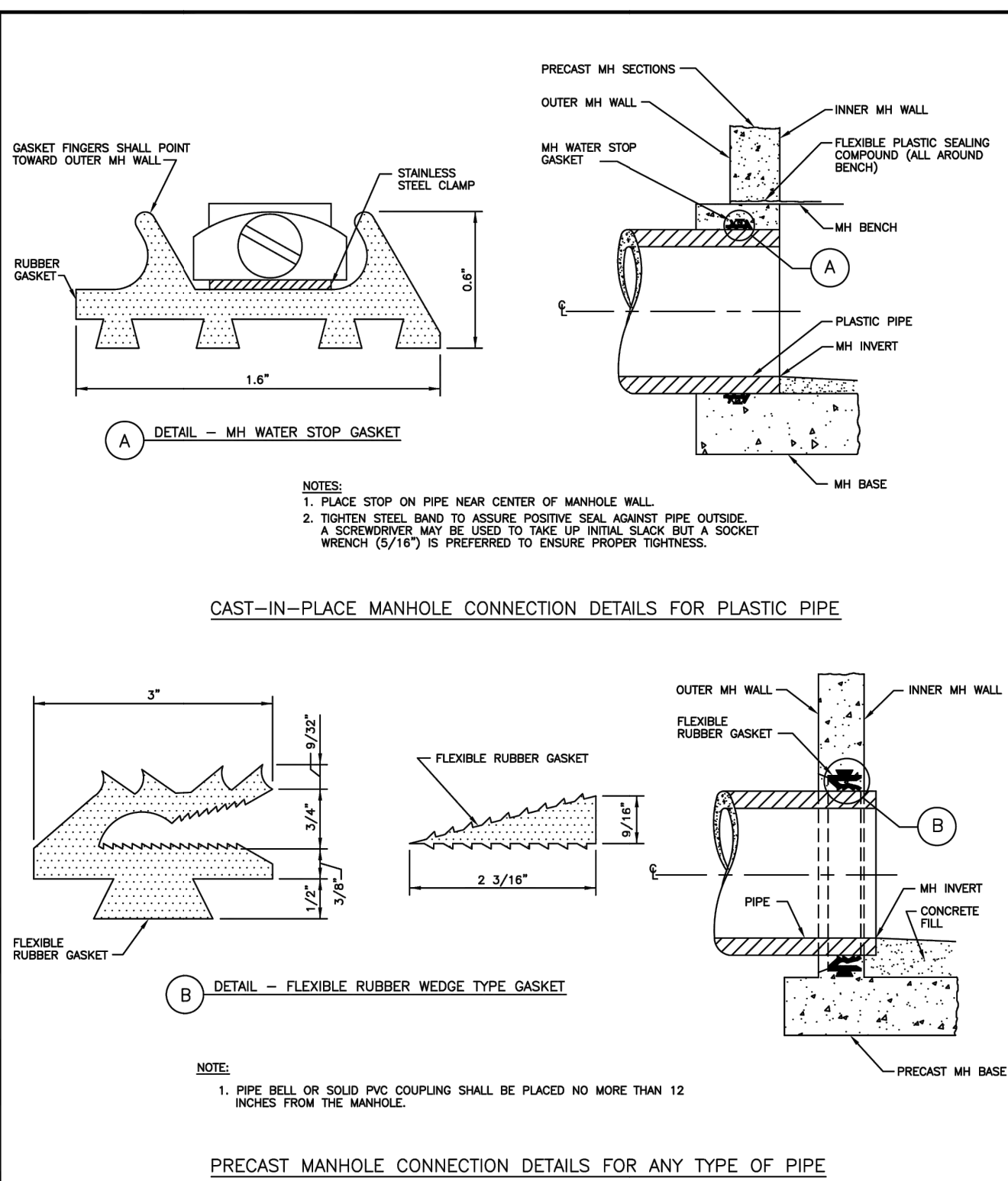
ISSUE DATE: OCTOBER 14, 2025	CONSULTANT'S PROJECT # 240687-000	SOLICITATION NO.:	CONTRACT NO.:
DESIGN BY: GWR	PROJECT NUMBER 032420	CQD BY: KJB	FILE NUMBER:
	PROGRAM BY: SJM	PLOT DATE: 2/17/2025	
	DATE: CJR	TIME: 10:05:38 AM	
	PLOT SCALE:		
		FILE NAME: 240687-000 - CASH - OVERALL UTILITY PLAN.dwg	
		SIZE: 12" x 34"	

NOT FOR
CONSTRUCTION

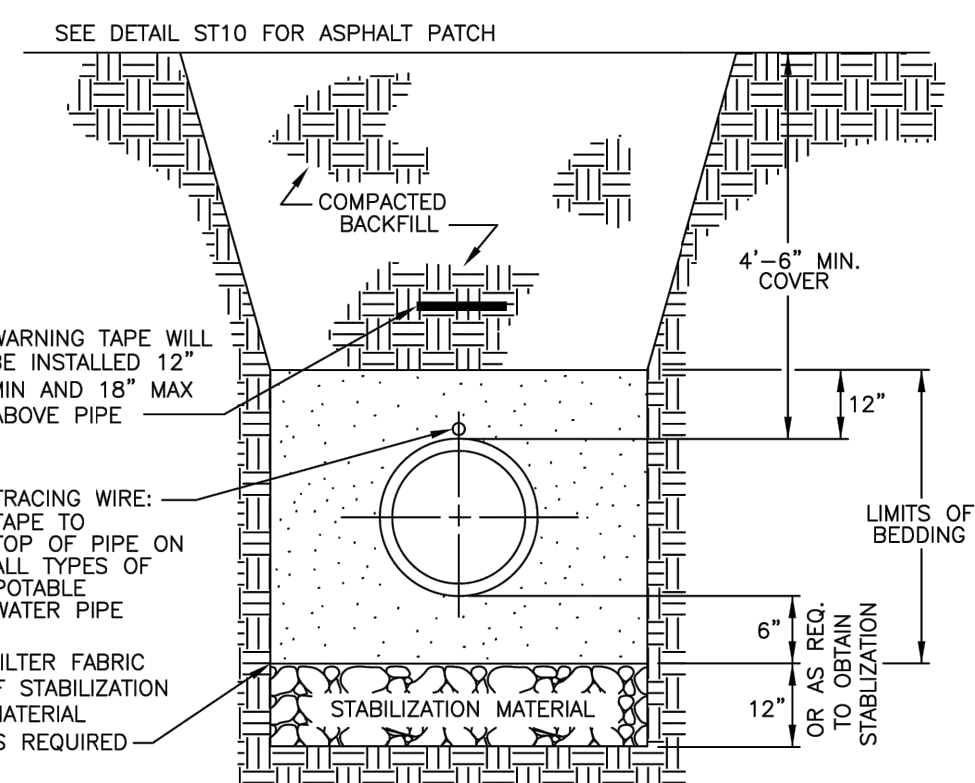
SHEET
IDENTIFICATION
C-401



DRAWING TITLE: CONCRETE ENCASEMENT DETAIL
DRAWING NUMBER: W23
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2009



DRAWING TITLE: MH/PIPE WATER STOP GASKET
DRAWING NUMBER: SS1
DRAWN BY: D. BORRASTERO APPROVED BY: D. PASIC DATE: 08/2020

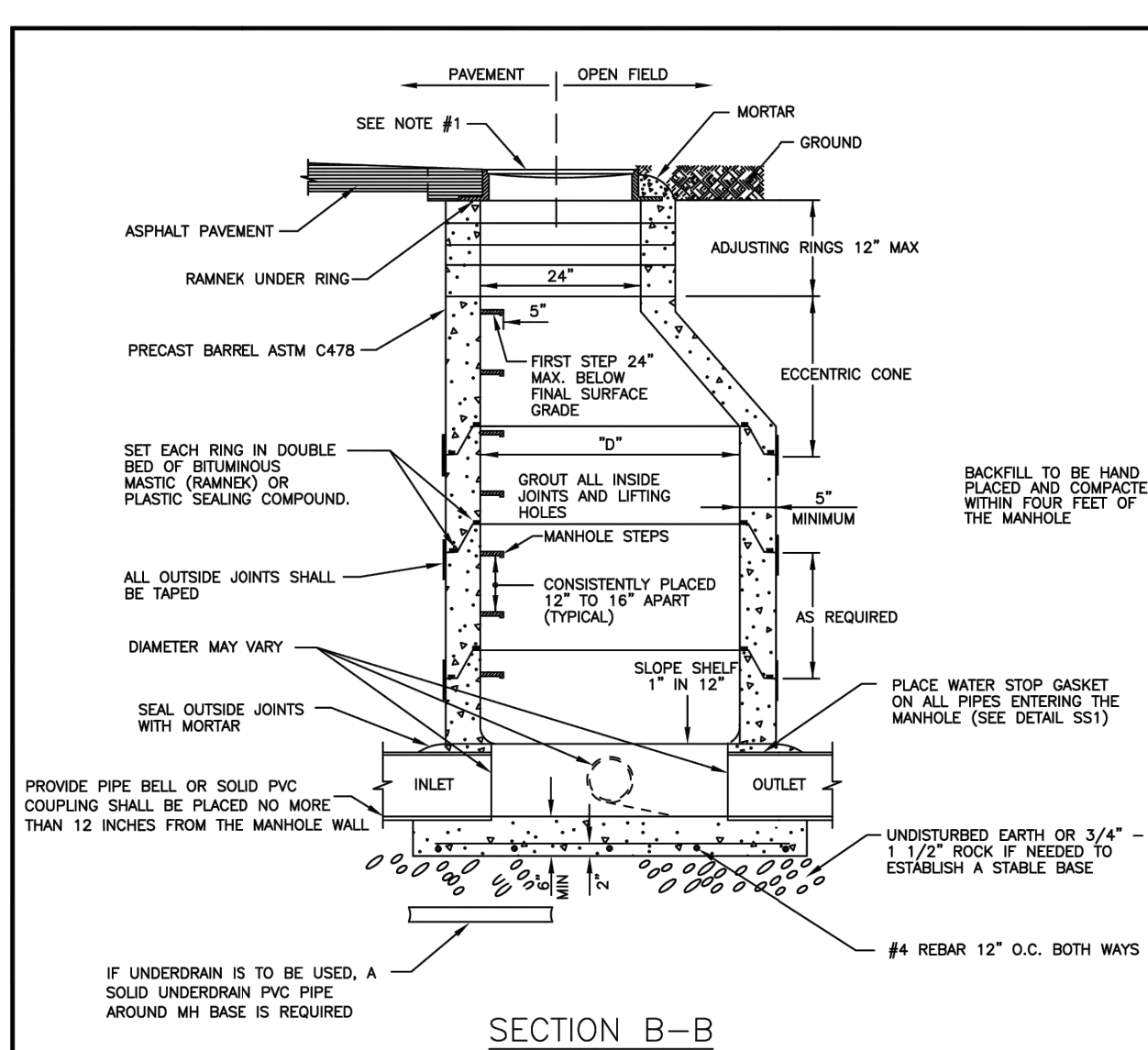


NOTES:

1. COMPACTON SHALL BE AS FOLLOWS: PIPE TRENCH BEDDING 6" UNDER AND 12" OVER PIPE WILL REQUIRE 90% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 95% S.P.D.
2. 12 AWG SINGLE STRAND INSULATED COPPER WIRE SHALL BE INSTALLED AS TRACING WIRE ABOVE ALL POTABLE WATER PIPES, THE WIRE SHALL BE CONNECTED AND COME TO THE SURFACE BEHIND THE FIRE HYDRANTS IN A TEXTBOX.
3. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
5. PIPE SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
6. TRENCH WIDTH SHALL NOT BE MORE THAN 24" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.



DRAWING TITLE: WATER TRENCH DETAIL
DRAWING NUMBER: W35
DRAWN BY: J. ASCUNCE APPROVED BY: R. PENNINGTON REV. DATE: 09/2017

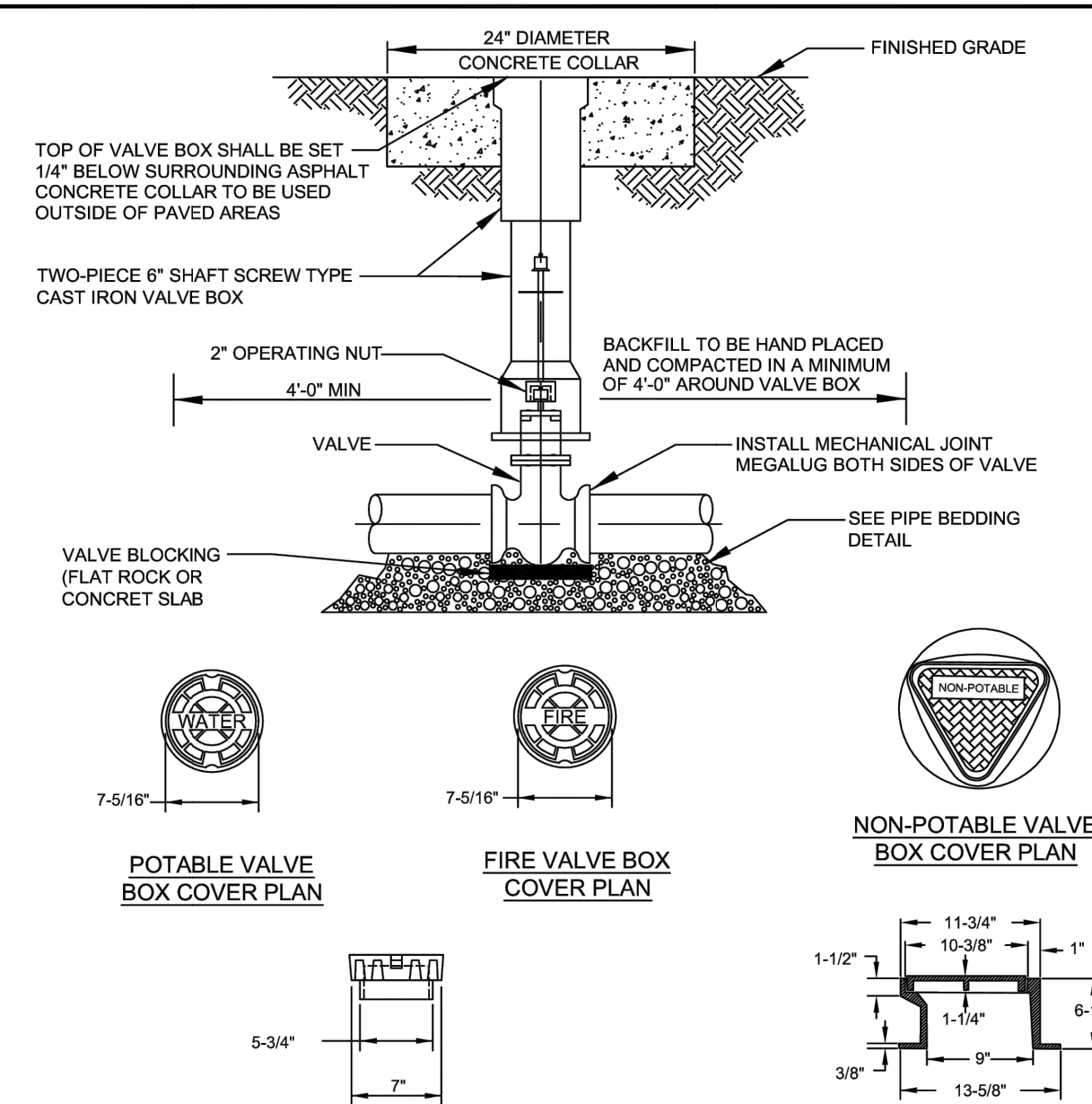


NOTES:

1. FINAL GRADE OF MANHOLE COVERS SHALL BE 1/4" LOWER THAN FINAL STREET.
2. ALL CHANNELS FLOWING INTO THE MAIN STREAM OF THE SEWER SHALL BE HAND FORMED INTO THE FLOW.
3. STEPS SHOULD BE PLACED OVER THE SHELF, NOT OVER THE FLOW. NO STEPS ALLOWED IN THE ADJUSTING RING AREA.
4. PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478.
5. BLOCK-OUTS, WHEN APPROVED, SHALL EXTEND A MAX. OF 6" PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED AND SEALED.
6. BENCH MUST HAVE A BRUSHED, NON-SKID SURFACE.
7. BENCH IS TO BE EVEN WITH TOP OF PIPES
8. A MINIMUM OF 0.2" AND MAXIMUM OF 18" FALL REQUIRED FROM INLET TO OUTLET
9. MANHOLES NOT IN ASPHALT OR CONCRETE SHALL BE RAISED 6" ABOVE FINAL GRADE AND A CONCRETE COLLAR INSTALLED WITH A GREEN CARBONITE POST.



DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: SS3A (1 OF 2)
DRAWN BY: D. BORRASTERO APPROVED BY: D. PASIC
REV. DATE: 08/2021

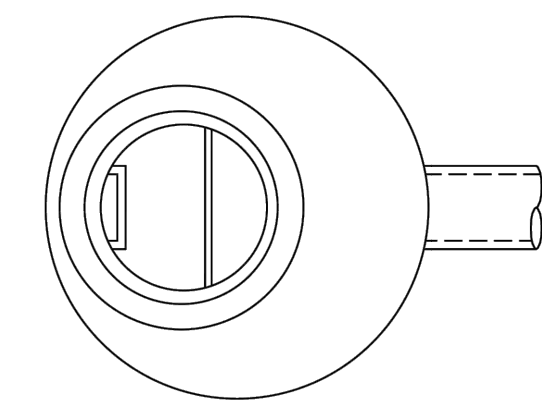


POTABLE & FIRE VALVE BOX
COVER ELEVATION

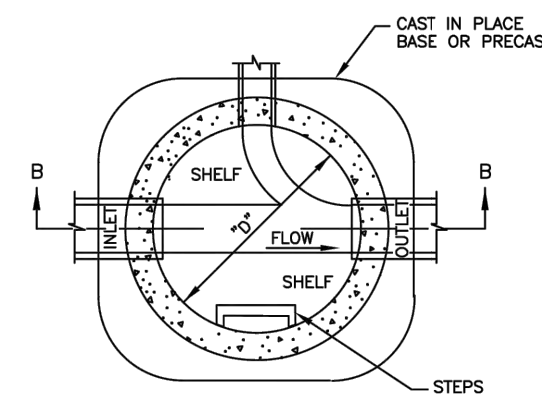
- NOTES:
1. POTABLE & FIRE VALVE BOX LID RESTS INSIDE THE UPPER VALVE BOX SECTION.
 2. NON-POTABLE VALVE BOX LID SLIDES OVER THE TOP OF THE UPPER VALVE BOX SECTION.
 3. NON-POTABLE, WATER OR FIRE CAST IN TOP OF APPROPRIATE VALVE BOX COVER.
 4. VALVE BOX SHALL NOT BE SUPPORTED BY WATER LINE.
 5. VALVE BOX TO BE PLUMB AND CENTERED OVER NUT.
 6. UTILIZING A VALVE BOX ALIGNMENT DEVICE IS OPTIONAL.
 7. IF 2" OPERATING NUT IS MORE THAN 6" BELOW FINISHED GRADE, A VALVE NUT EXTENDER SHALL BE INSTALLED TO PUT THE VALVE NUT AT AN ELEVATION OF 4" BELOW FINISHED GRADE.



DRAWING TITLE: STANDARD VALVE AND BOX
DRAWING NUMBER: W38
DRAWN BY: R. GROSS APPROVED BY: D. PASIC REV. DATE: 09/2024



ECCENTRIC CONE PLAN VIEW



BASE PLAN VIEW

PIPE I.D.	MANHOLE I.D.	RING & COVER
18" & SMALLER	4'-0"▲	24"
21" TO 48"	5'-0"	30"
54"	6'-0"	30", 36" W/ 24"
60" & LARGER	SPECIAL DESIGN	INNER COVER

▲ WHENEVER MORE THAN A TWO WAY MANHOLE OF MAX. PIPE I.D. IS REQUIRED, THE MANHOLE SHOULD BE INCREASED TO LARGER DIA., EG. 18"x18"x18", REQUIRES 5'-0" I.D.



DRAWING TITLE: STANDARD MANHOLE
DRAWING NUMBER: SS3B (2 OF 2)
DRAWN BY: D. JENKINS APPROVED BY: G. BEHIEN DATE: 06/2004



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DESIGN BY: NAR	ISSUE DATE: OCTOBER 14, 2025
D2C PROJECT NUMBER 240240	CONSULTANT'S PROJECT # 240667-000
DRAWN BY: NAR	SOLICITATION NO.:
CHECKED BY: NAR	CONTRACT NO.:
PLOT DATE: 2/17/2025	FILE NUMBER:
PLOT SCALE:	
SIZE: 27" x 34"	FILE NAME: 240667-000 - C411 - UTILITY DETAILS.dwg

DESIGN DEVELOPMENT

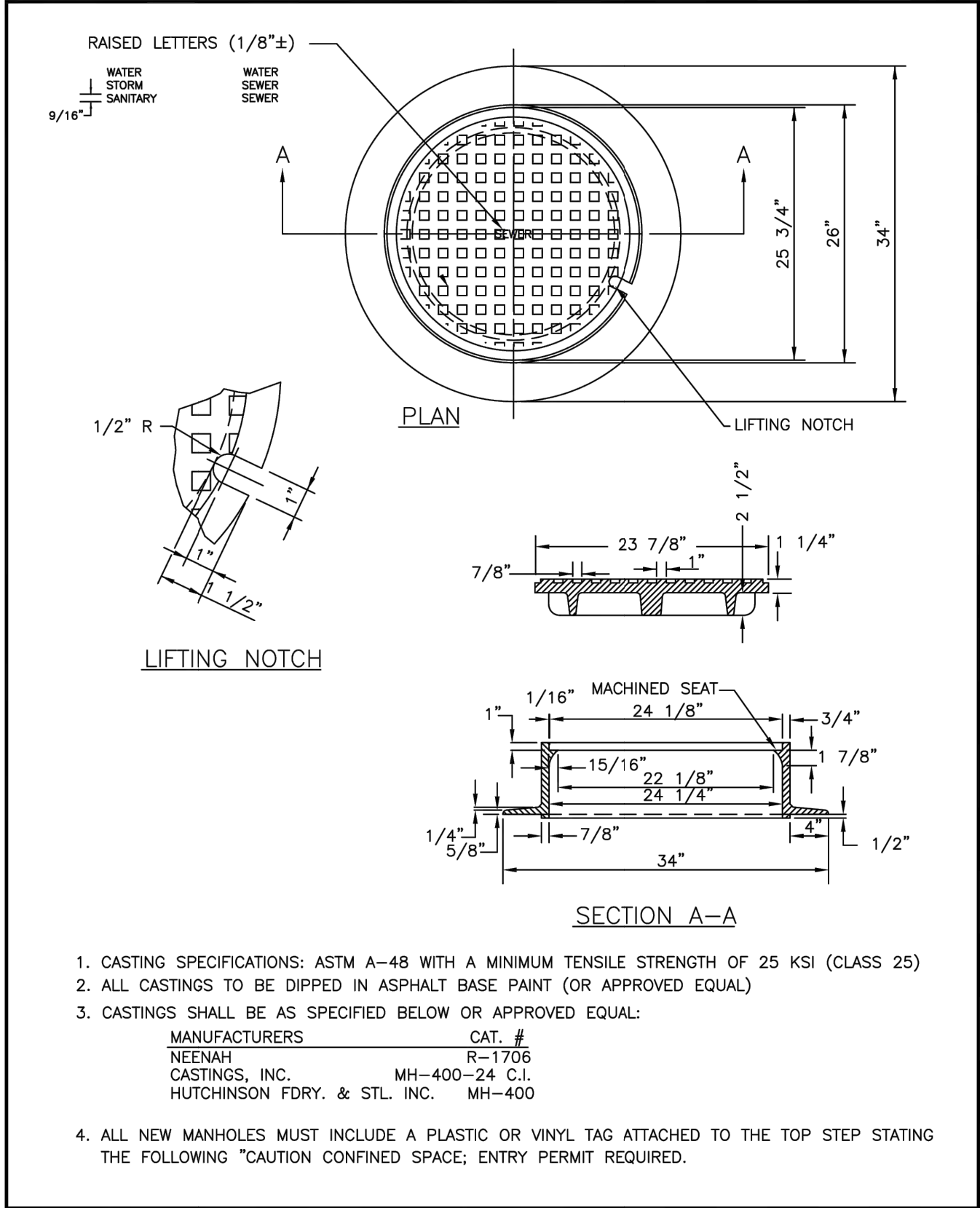
NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
UTILITY DETAILS

SHEET
IDENTIFICATION
C-411

D

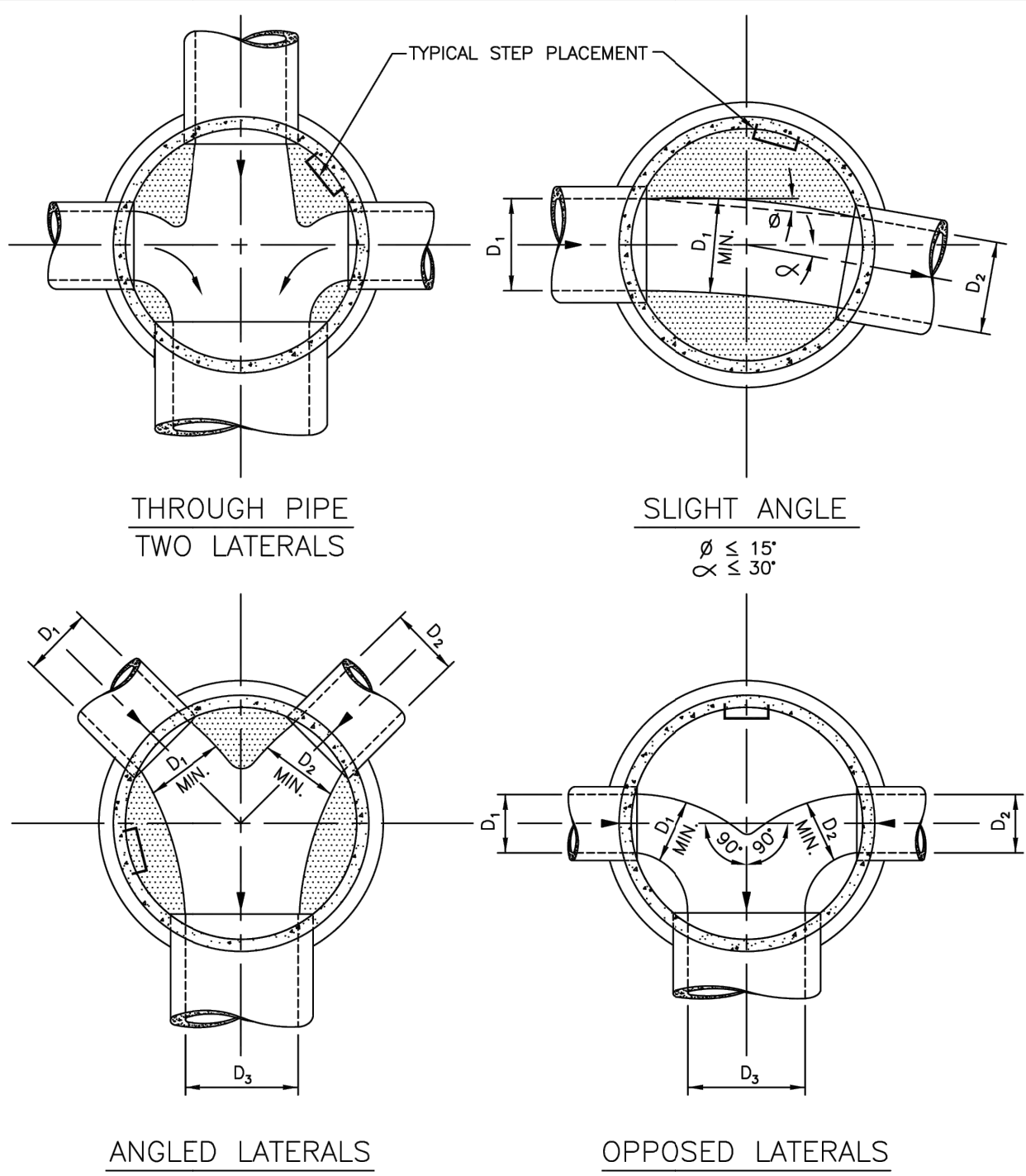
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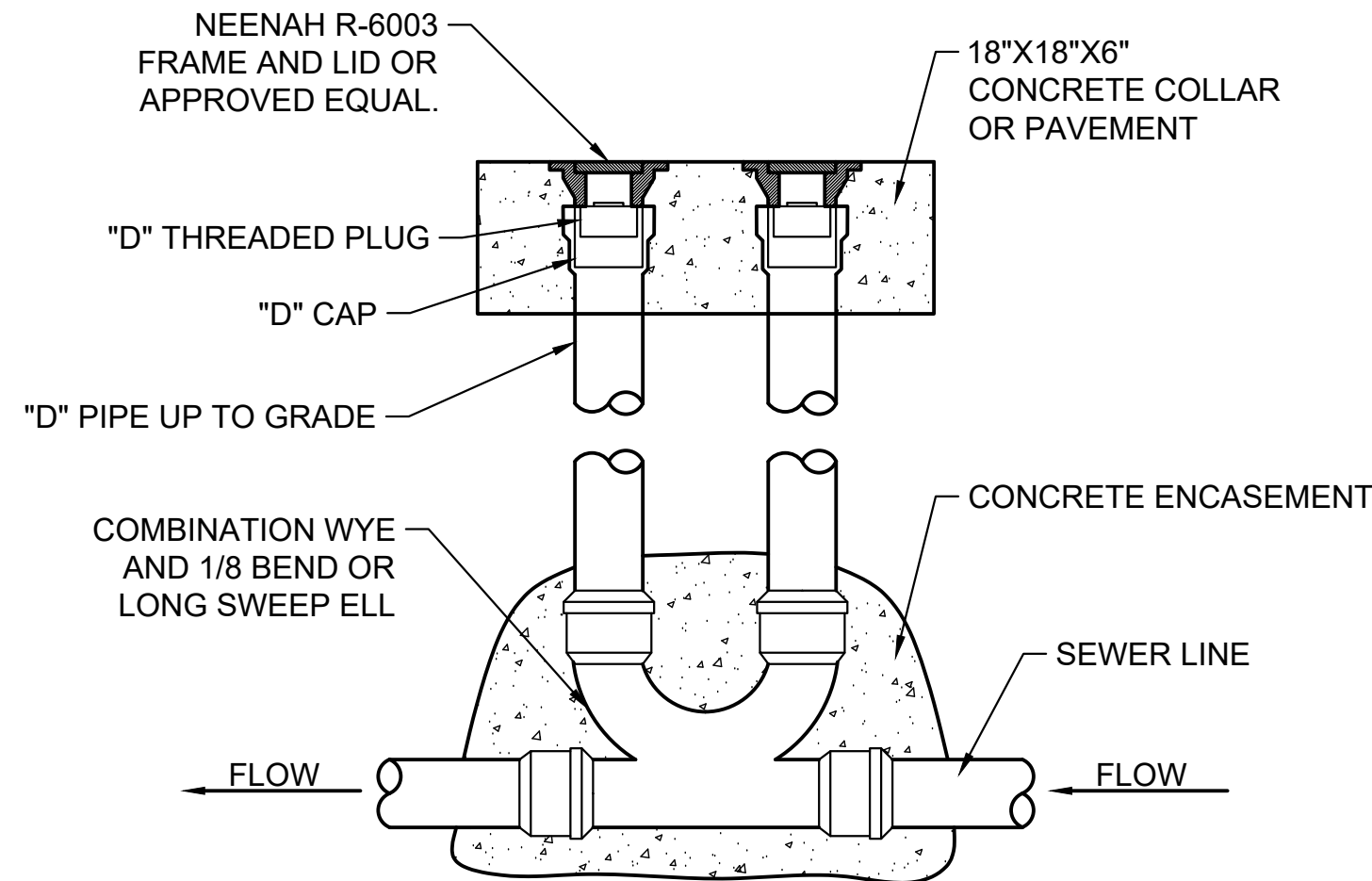


DRAWING TITLE: 24" MANHOLE RING AND COVER
DRAWING NUMBER: SS6
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN DATE: 1/2015

B

A





NOTE: "D" = DIAMETER OF PIPE PER PLANS

1 CLEANOUT DETAIL

NOT TO SCALE

NOT TO SCALE

2 EXTERIOR TWO-WAY CLEANOUT DETAIL

NOT TO SCALE



PIPE I.D.	LONGITUDINAL BARS — LOCATION		
6 IN.	4—NO. 4 BARS	1 EACH	CORNER
8 IN.	4—NO. 4 BARS	1 EACH	CORNER
10 IN.	8—NO. 4 BARS	3 EACH	SIDE
12 IN.	8—NO. 4 BARS	3 EACH	SIDE
15 IN.	8—NO. 4 BARS	3 EACH	SIDE
18 IN.	8—NO. 4 BARS	3 EACH	SIDE
21 IN.	12—NO. 4 BARS	4 EACH	SIDE
24 IN.	12—NO. 4 BARS	4 EACH	SIDE
27 IN.	12—NO. 4 BARS	4 EACH	SIDE
30 IN.	12—NO. 4 BARS	4 EACH	SIDE
33 IN.	12—NO. 4 BARS	4 EACH	SIDE
36 IN.	16—NO. 4 BARS	5 EACH	SIDE

NOTE:
THE DISTRICT SHALL REVIEW THIS DETAIL FOR USE ON A CASE BY CASE BASIS. SPECIAL ENCASEMENTS MAY BE REQUIRED AT CREEK CROSSINGS AND CONDUIT CROSSINGS.



DRAWING TITLE: CONCRETE ENCASEMENT DETAIL
DRAWING NUMBER: W23
DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2009

DRAWING NUMBER: W23

DRAWN BY: D. JENKINS APPROVED BY: G. BEHLEN REV. DATE: 01/2009



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
51 LINDEN ST, STE 100
FORT COLLINS, CO 80524
970-232-9558 www.pec1.com

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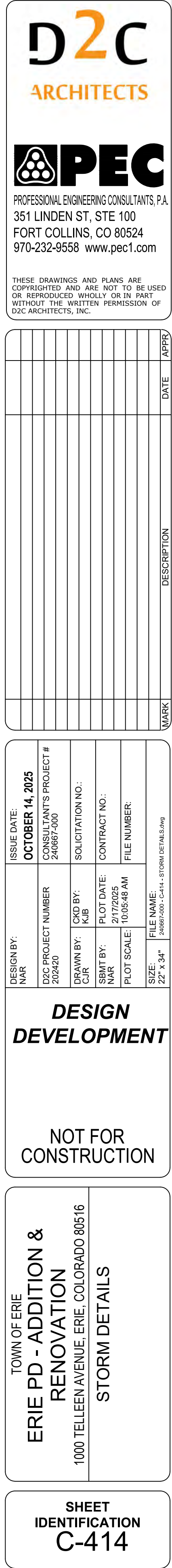
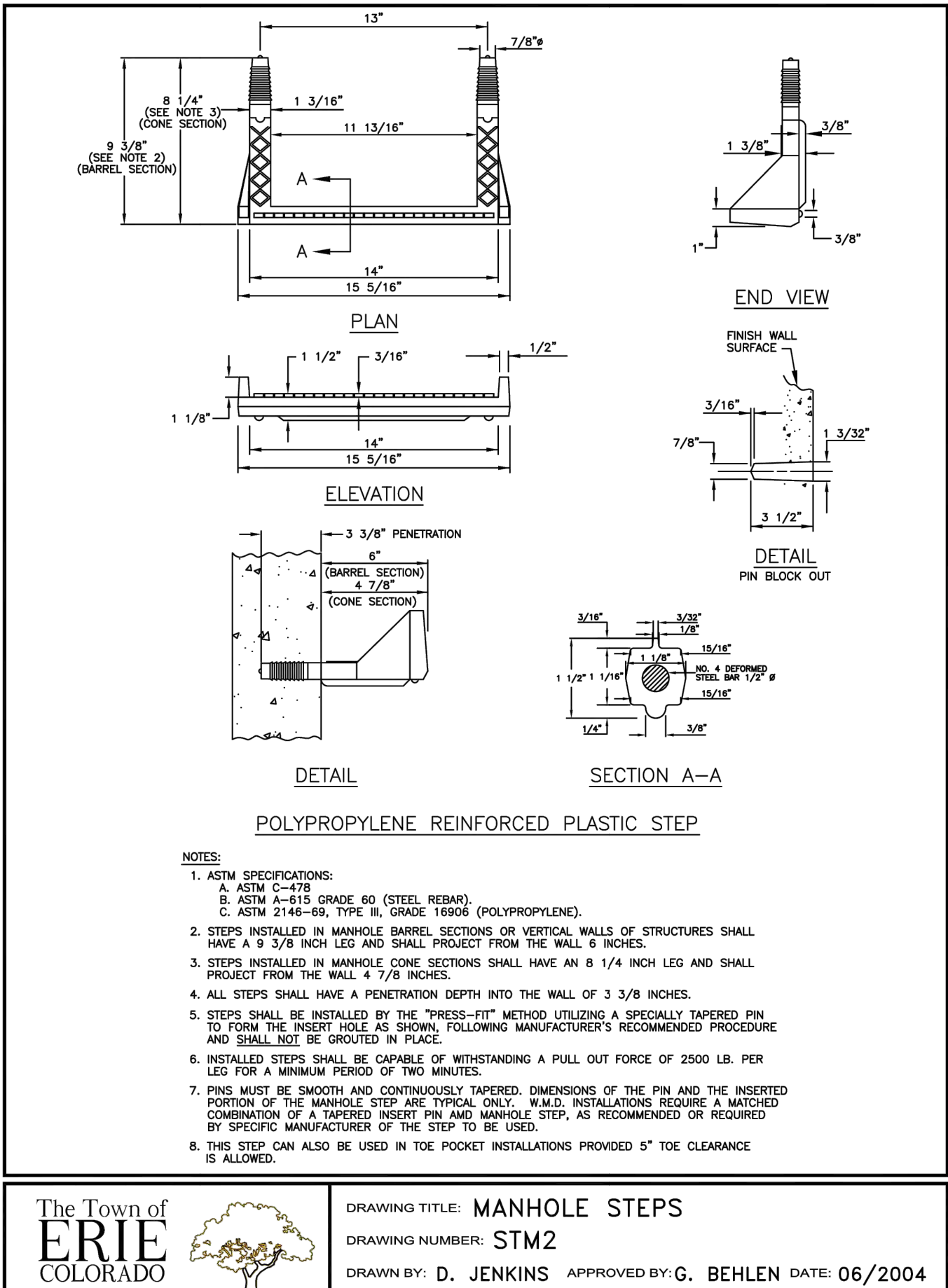
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NAR	SRMT BY:	CONTRACT NO.:	FILE NAME:
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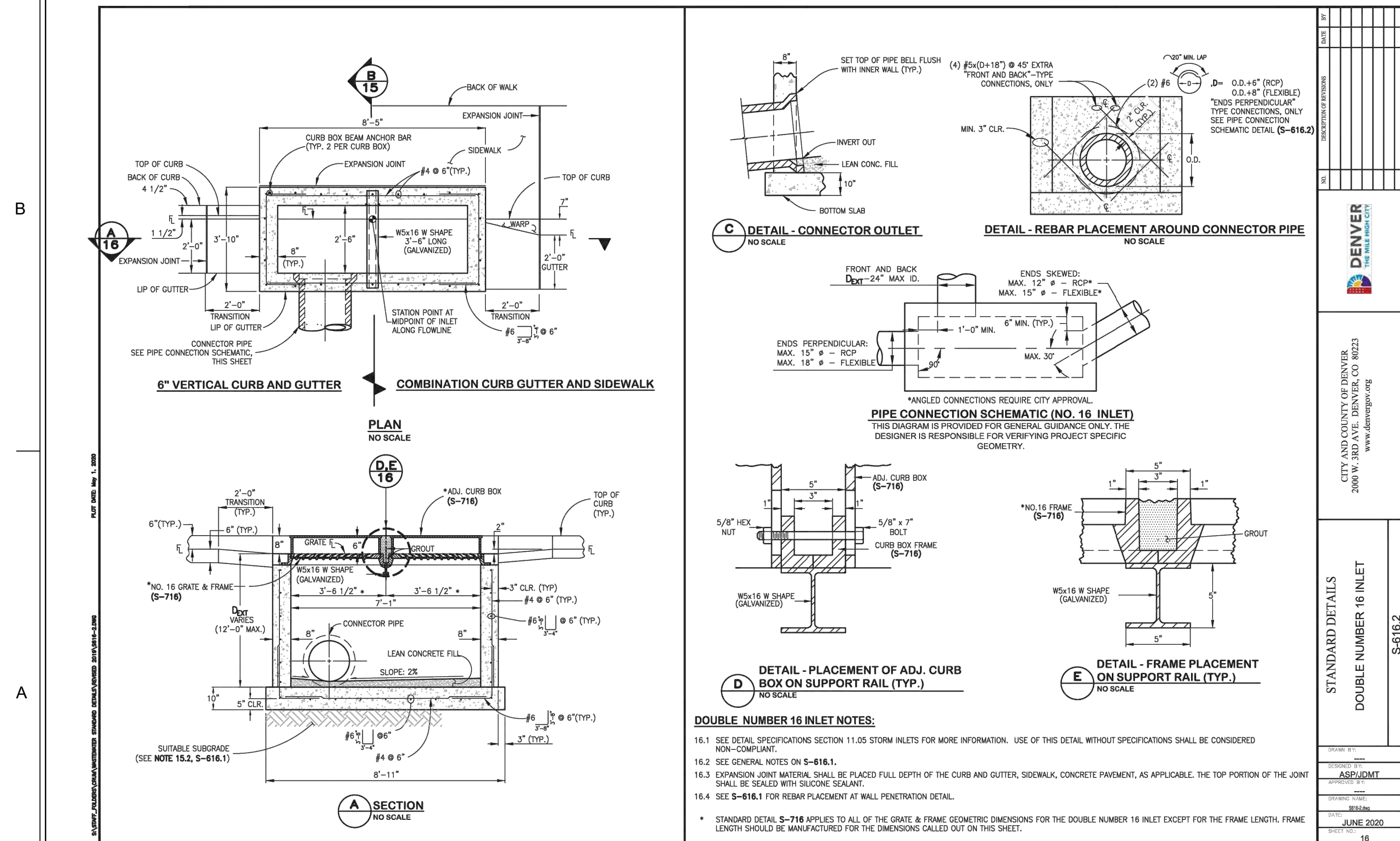
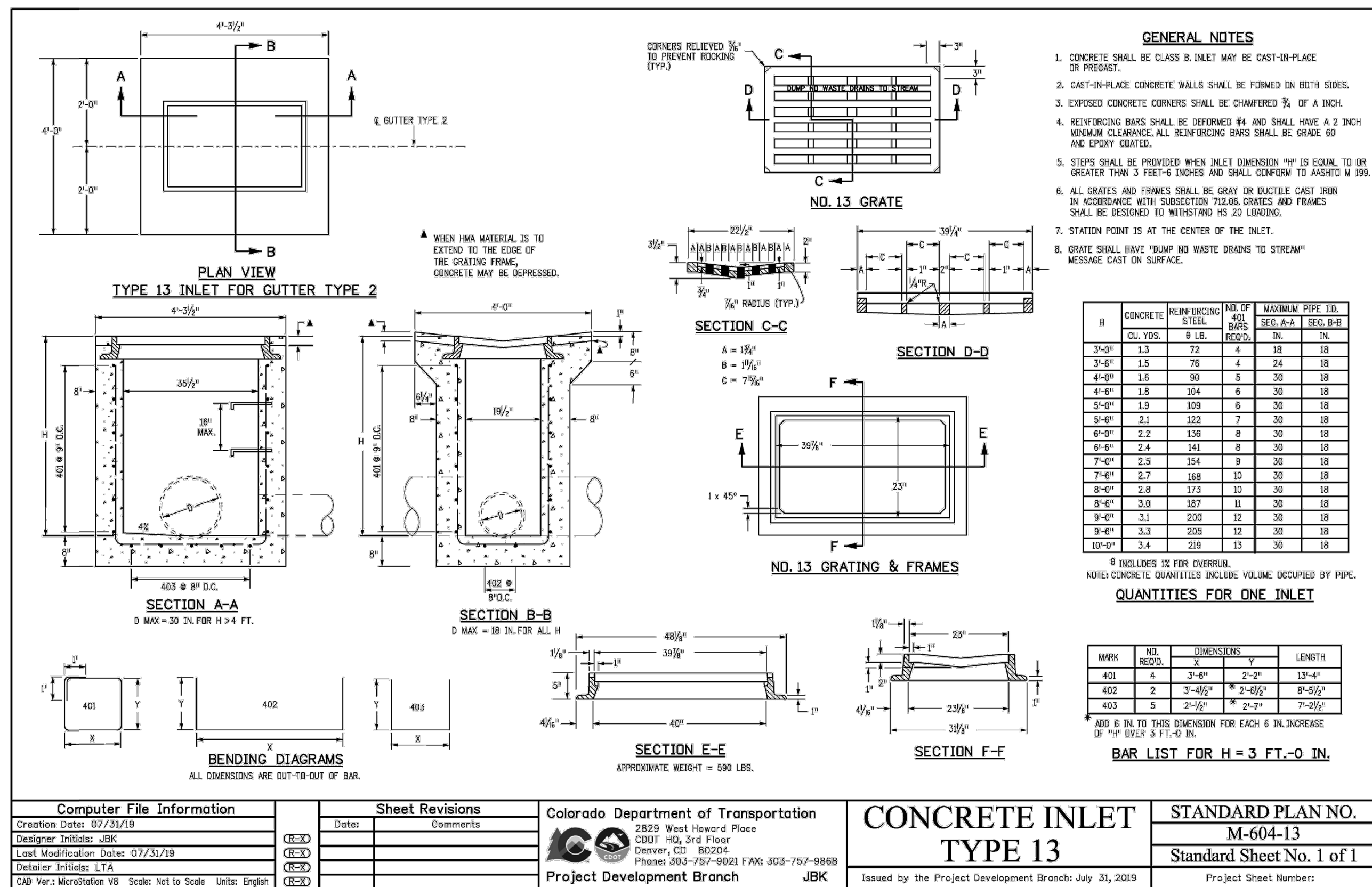
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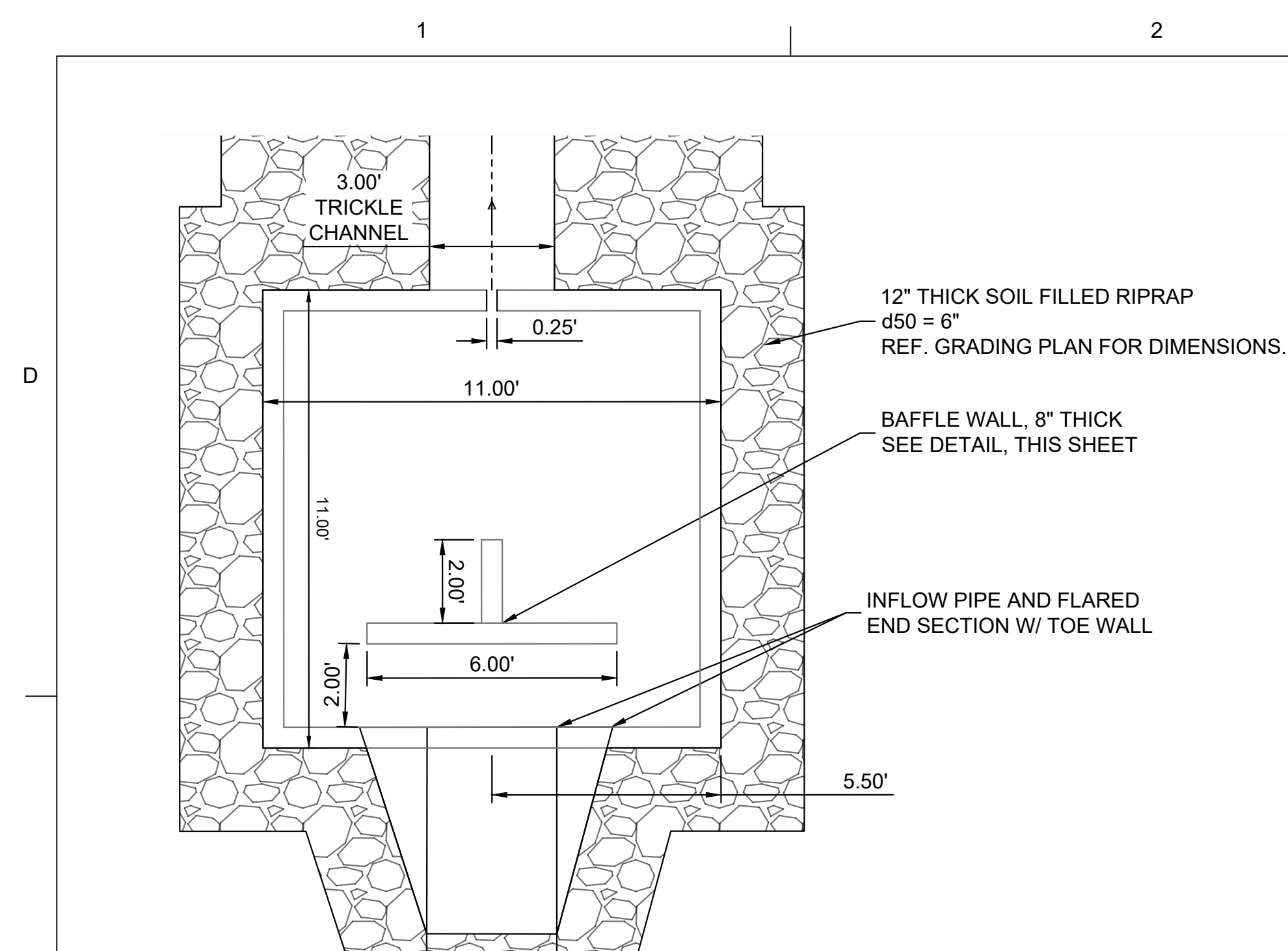
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1000 TELLEEN AVENUE, ERIE, COLORADO 80516
UTILITY DETAILS

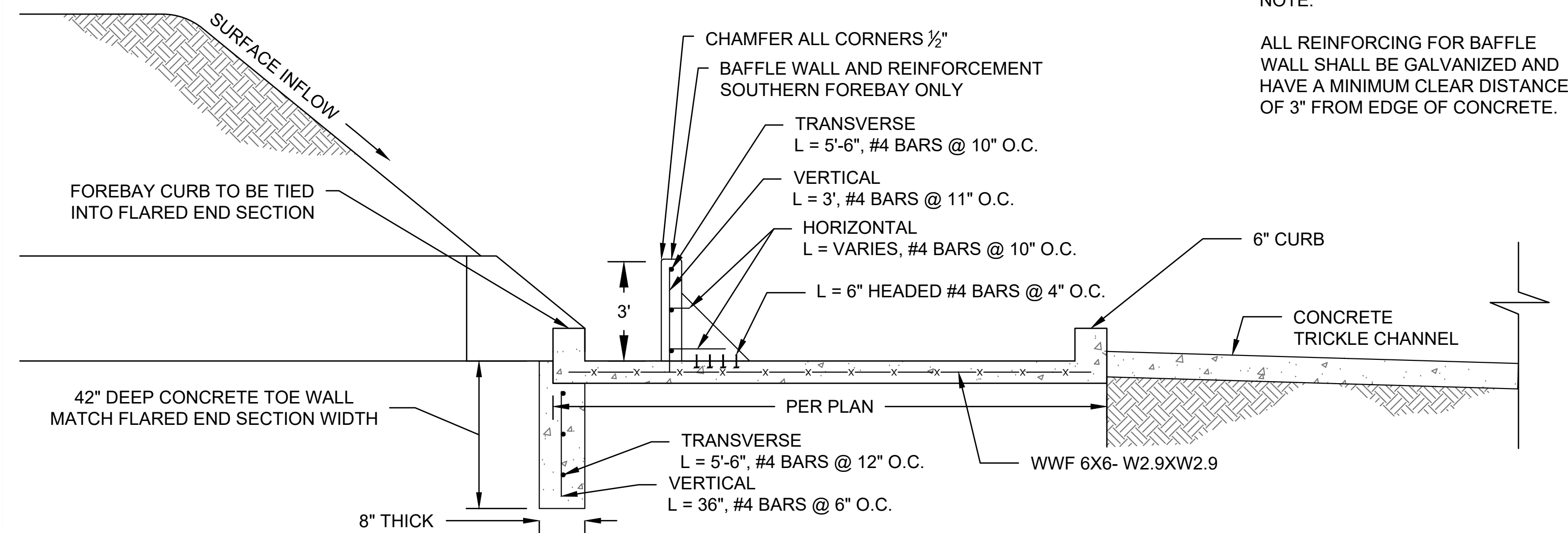
SHEET
ENTIFICATION
C-413



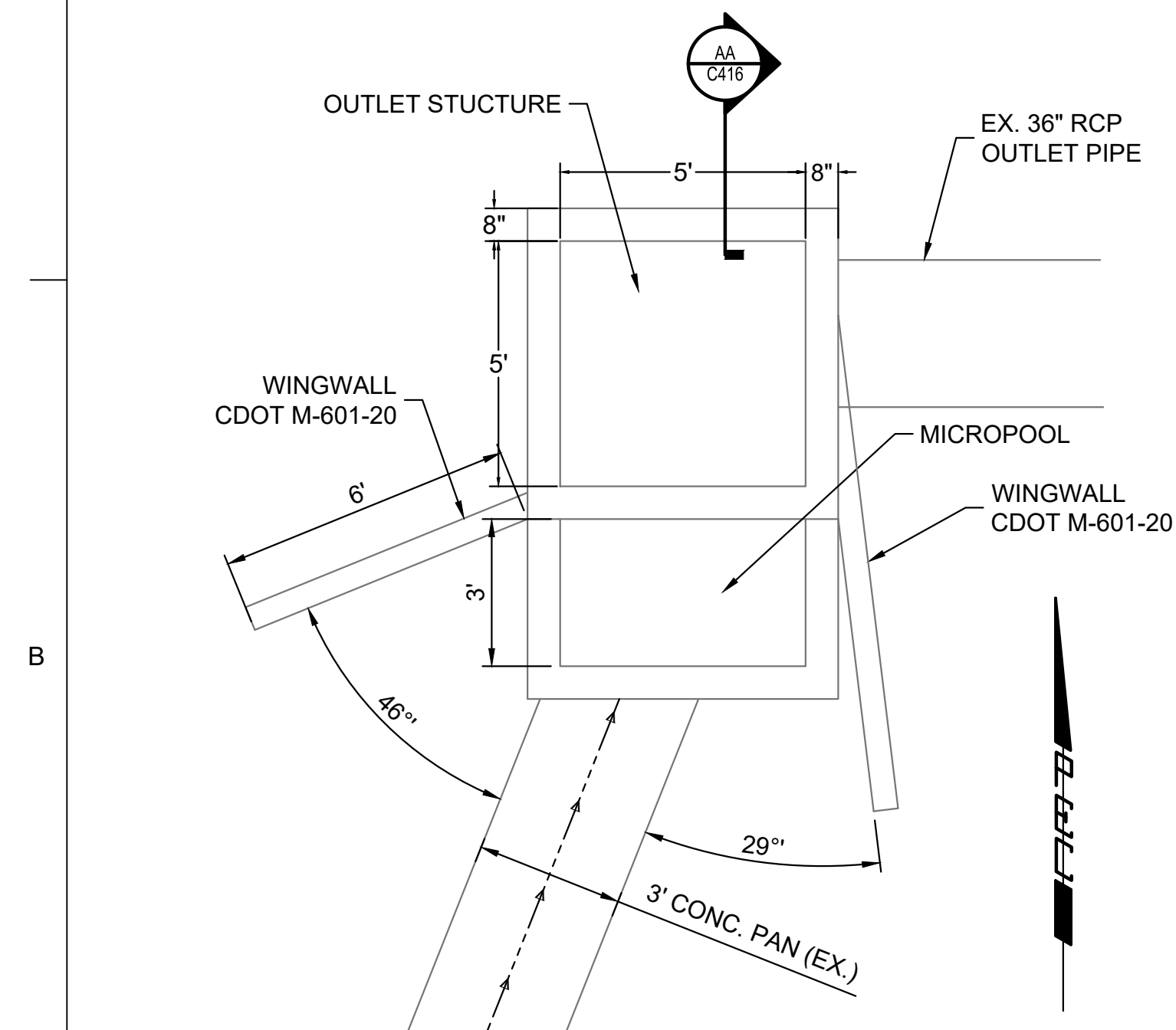




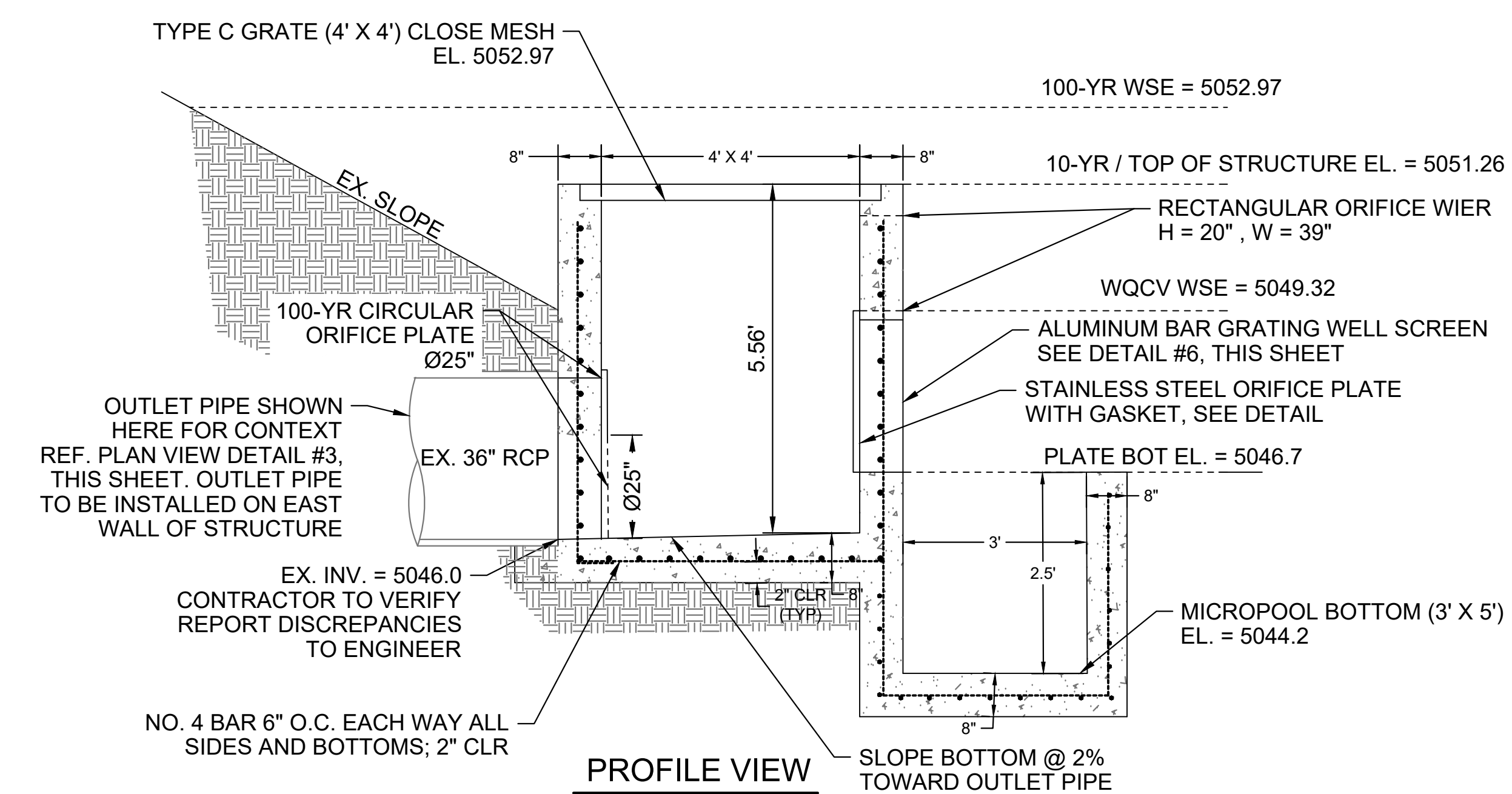
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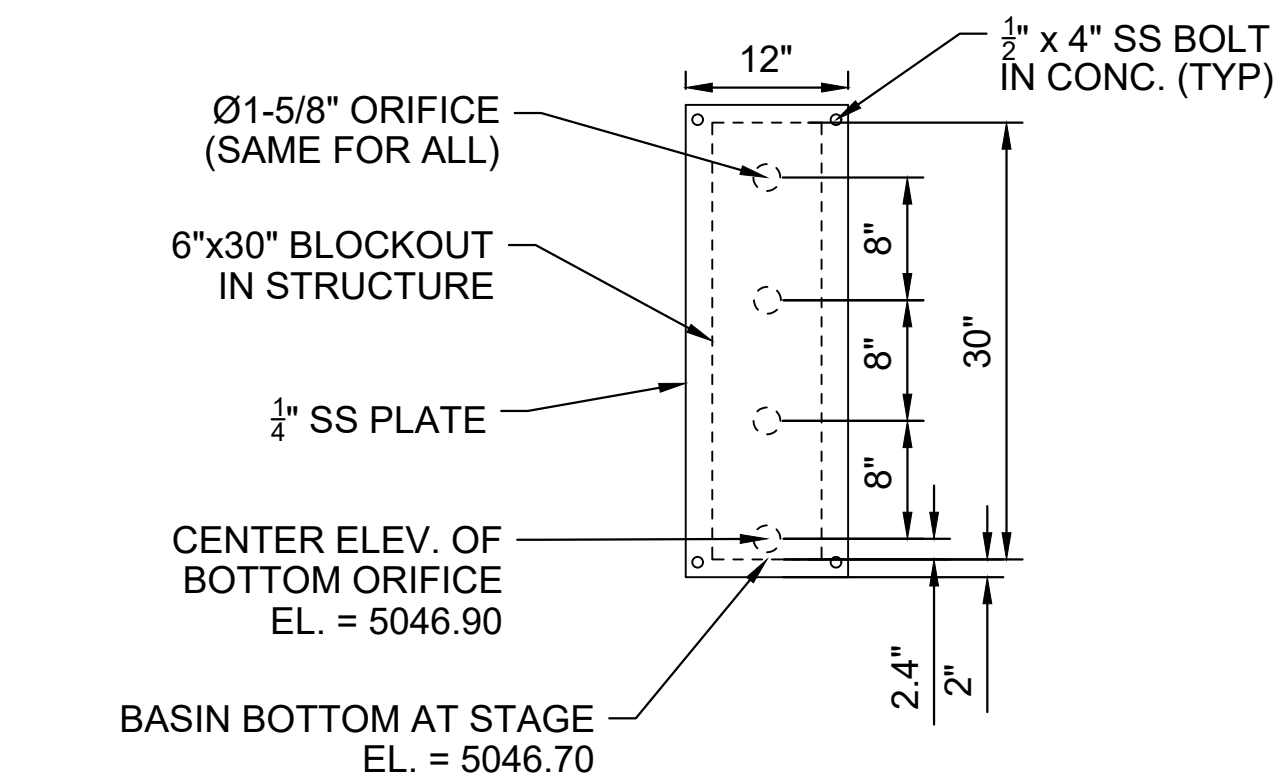
2 FOREBAY PROFILE



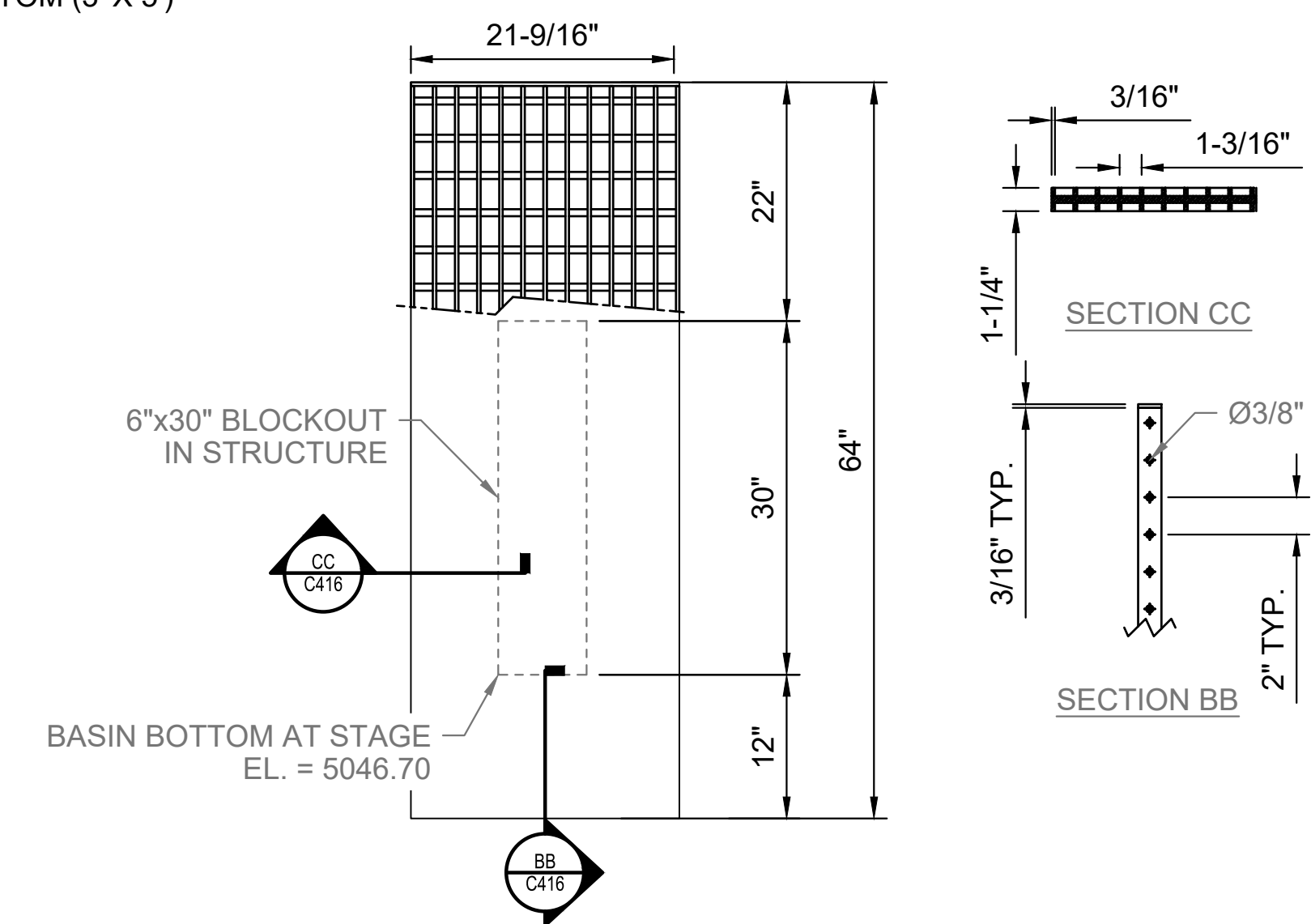
3 POND OUTLET STRUCTURE DETAIL



4 POND OUTLET STRUCTURE PROFILE (SECTION AA)
NOT TO SCALE



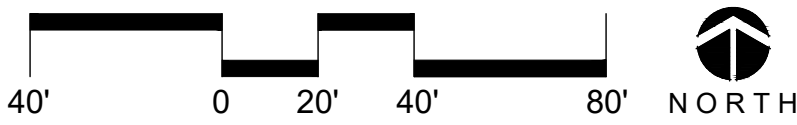
5 ORIFICE PLATE DETAIL
NOT TO SCALE



6 ALUMINUM BAR GRATING WELL SCREEN DETAIL
NOT TO SCALE

ALUMINUM BAR GRATING NOTES:
MATERIAL: ALULMINUM-6061
COATING: MILL FINISH
19SG2 ALUMINUM BAR GRATE
3/16" x 1-1/4" BEARING BARS
Ø3/8" CROSS RODS TRIM BANDED

SHEET
IDENTIFICATION
LS001



TREE PROTECTION AND REMOVAL NOTES:

1. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
2. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

3. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE..
4. ALL EXISTING TREES WITHIN THE R.O.W. ARE TO BE PROTECTED AND RETAINED. CONSTRUCTION ACTIVITIES ARE NOT ANTICIPATED TO IMPACT THESE TREES.
5. HEALTHY TREES HAVING A DIAMETER AT BREAST HEIGHT ("DBH") OF FOUR INCHES OR GREATER FOR DECIDUOUS TREES, THREE INCHES OR GREATER FOR ORNAMENTAL TREES AND EIGHT FEET OR GREATER FOR EVERGREEN TREES SHALL BE PRESERVED TO THE MAXIMUM EXTENT REASONABLY PRACTICABLE. WHERE REMOVAL IS NECESSARY, HEALTHY TREES THAT MEET THE SIZE REQUIREMENT SHALL BE REPLACED BY TREES OF NO LESS THAN TWO-INCH CALIPER, WITH THE TOTAL GROSS CALIPER INCHES OF THE REPLACEMENT TREES BEING ONE AND ONE-HALF TIMES GREATER THAN THE TOTAL CALIPER INCHES OF THOSE TREES REMOVED. TREES REQUIRED TO BE ADDED PER THE LANDSCAPING REQUIREMENTS IN SECTION 10-6-4 OR BY VIRTUE OF DEED RESTRICTIONS SHALL NOT BE CONSIDERED AS REPLACEMENT TREES.

TREE REMOVAL CHART						
NO.	ID #	SPECIES	DIAMETER	CONDITION	ACTION	MITI. REQ'D
1	22970	BLUE SPRUCE	5.5"	FAIR (60%)	REMOVE	NO
2	22967	AUSTRIAN PINE	6"	GOOD (80%)	REMOVE	YES
3	22968	BLUE SPRUCE	5.5"	FAIR (60%)	REMOVE	NO
4	22969	BLUE SPRUCE	5.5"	FAIR (60%)	REMOVE	NO
5	22990	DAVID ELM	4.5"	FAIR (60%)	REMOVE	NO
6	22991	ELM	9.5"	VERY GOOD (90%)	REMOVE	YES
7	22950	SWAMP WHITE OAK	4.5"	VERY GOOD (90%)	REMOVE	YES
8	22966	AUSTRIAN PINE	5.5"	GOOD (80%)	REMOVE	YES
9	22951	SWAMP WHITE OAK	4"	VERY GOOD (90%)	REMOVE	YES
10	22985	AUSTRIAN PINE	6"	GOOD (80%)	REMOVE	YES
11	22998	HONEYLOCUST	4"	FAIR (60%)	REMOVE	NO
12	22964	AUSTRIAN PINE	1.5"	GOOD (80%)	REMOVE	NO
13	22954	BLUE SPRUCE	6"	GOOD (80%)	REMOVE	YES
14	22955	BLUE SPRUCE	6"	FAIR (60%)	REMOVE	NO
15	22963	PINYON PINE	5"	GOOD (80%)	REMOVE	YES
16	22962	AUSTRIAN PINE	6.5"	GOOD (80%)	REMOVE	YES
17	22961	AUSTRIAN PINE	6.5"	GOOD (80%)	REMOVE	YES
18	22960	PINYON PINE	4"	FAIR (60%)	REMOVE	NO
19	22959	PINYON PINE	4"	GOOD (80%)	REMOVE	YES
20	22958	AUSTRIAN PINE	6.5"	GOOD (80%)	REMOVE	YES
21	25964	CHINESE FRINGE TREE	1.5"	GOOD (80%)	REMOVE	NO
22	23316	OSAGE ORANGE	2"	GOOD (80%)	REMOVE	NO
23	25947	AMERICAN HORNBEAM	1"	GOOD (80%)	REMOVE	NO
24	22993	HONEYLOCUST	3"	FAIR (60%)	REMOVE	NO
25	22994	HARDY RUBBER TREE	1.5"	FAIR (60%)	REMOVE	NO
26	22997	HONEYLOCUST	2.5"	FAIR (60%)	REMOVE	NO
27	22995	HONEYLOCUST	2.5"	FAIR (60%)	REMOVE	NO
28	22996	HONEYLOCUST	2.5"	FAIR (60%)	REMOVE	NO
29	22982	PINE	4.5"	GOOD (80%)	REMOVE	YES
30	22981	BOSNIAN PINE	4.5"	GOOD (80%)	REMOVE	YES
31	22989	PLAINS COTTONWOOD	10"	FAIR (60%)	PROTECT	YES
32	22988	PLAINS COTTONWOOD	10.5"	FAIR (60%)	PROTECT	YES
33	22987	PLAINS COTTONWOOD	11"	FAIR (60%)	PROTECT	YES
34	22986	PLAINS COTTONWOOD	18"	GOOD (80%)	PROTECT	YES
35	22985	PLAINS COTTONWOOD	14"	FAIR (60%)	PROTECT	YES
36	22971	BLUE SPRUCE	8"	GOOD (80%)	PROTECT	YES
37	22972	BLUE SPRUCE	8"	FAIR (60%)	PROTECT	YES
38	22973	BLUE SPRUCE	7.5"	GOOD (80%)	PROTECT	YES
39	22974	BLUE SPRUCE	10"	GOOD (80%)	PROTECT	YES
40	22975	BLUE SPRUCE	9"	POOR (40%)	PROTECT	YES
41	21690	BLUE SPRUCE	8.5"	POOR (40%)	PROTECT	YES
42	21691	BLUE SPRUCE	5.5"	FAIR (60%)	PROTECT	YES
43	21692	ENGLISH OAK	6.5"	GOOD (80%)	PROTECT	YES
44	22976	ENGLISH OAK	3.5"	GOOD (80%)	PROTECT	YES
45	22977	ENGLISH OAK	4"	GOOD (80%)	PROTECT	YES
46	22978	KENTUCKY COFFEETREE	4"	VERY GOOD (90%)	PROTECT	YES
47	22979	KENTUCKY COFFEETREE	4"	VERY GOOD (90%)	PROTECT	YES
48	22980	KENTUCKY COFFEETREE	4"	VERY GOOD (90%)	PROTECT	YES
49	22983	AUSTRIAN PINE	6.5"	VERY GOOD (90%)	PROTECT	YES
50	22984	AUSTRIAN PINE	6"	VERY GOOD (90%)	PROTECT	YES
51	22952	SWAMP WHITE OAK	3.5"	GOOD (80%)	REMOVE	NO
52	22953	SWAMP WHITE OAK	4"	GOOD (80%)	REMOVE	YES
53	22956	ELM	9"	VERY GOOD (90%)	REMOVE	YES
54	22992	BLUE SPRUCE	5.5"	FAIR (60%)	REMOVE	NO

- TOTAL NUMBER OF TREES TO BE REMOVED AND MITIGATED (36)
- MITIGATION OF TREE REMOVAL MET THROUGH PROPOSED TREE PLANTING. 128.25" OF CALIPER REPLACEMENT REQUIRED, 148" OF CALIPER REPLACEMENT PROVIDED.

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[illegible]

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	CKD BY: JB	CONTRACT NO.:
	SRMT BY: MSC	PLOT DATE: 10/7/25
	PLOT SCALE: AS SHOWN	FILE NUMBER:
	SIZE:	FILE NAME:

FOR PERMIT

NOT FOR
CONSTRUCTION

**TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
TREE PROTECTION PLAN**

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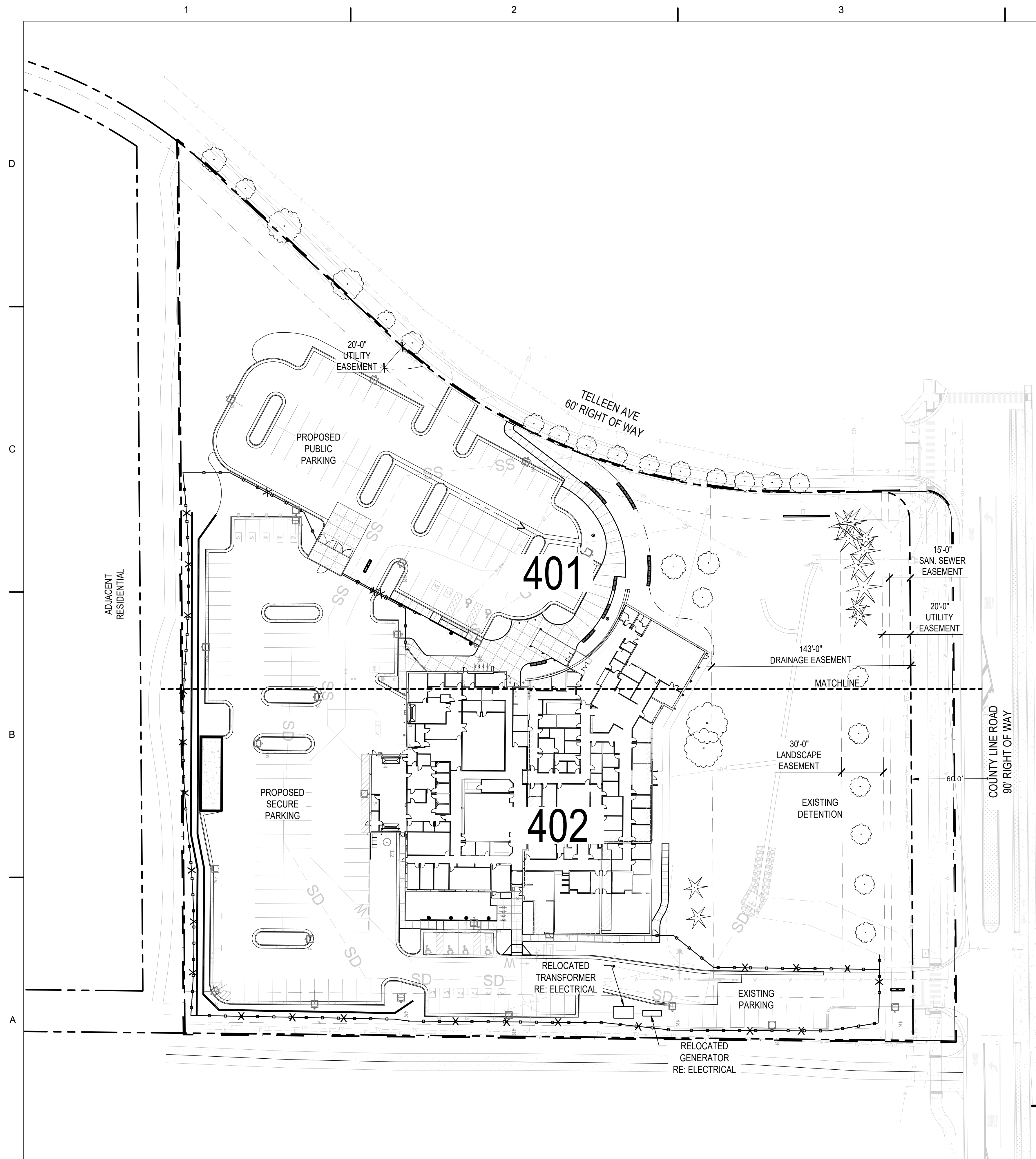
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DATE: 10/7/25	FILE NUMBER:
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SIZE:	FILE NAME:

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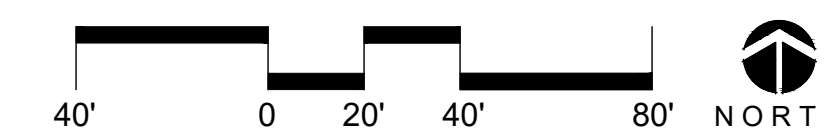
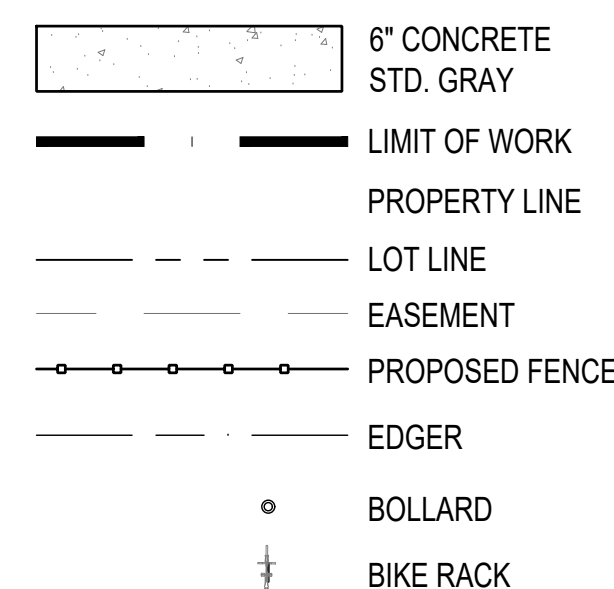
TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80033
OVERALL SITE PLAN

**SHEET
IDENTIFICATION
LS100**



- SITE PLAN NOTES:**
1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
 2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
 3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
 4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
 5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
 6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
 7. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
 8. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
 9. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
 10. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
 11. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
 12. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
 13. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
 14. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH TOWN STANDARDS. UNLESS OTHERWISE AGREED TO BY THE TOWN WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF ERIE STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

SITE LEGEND:



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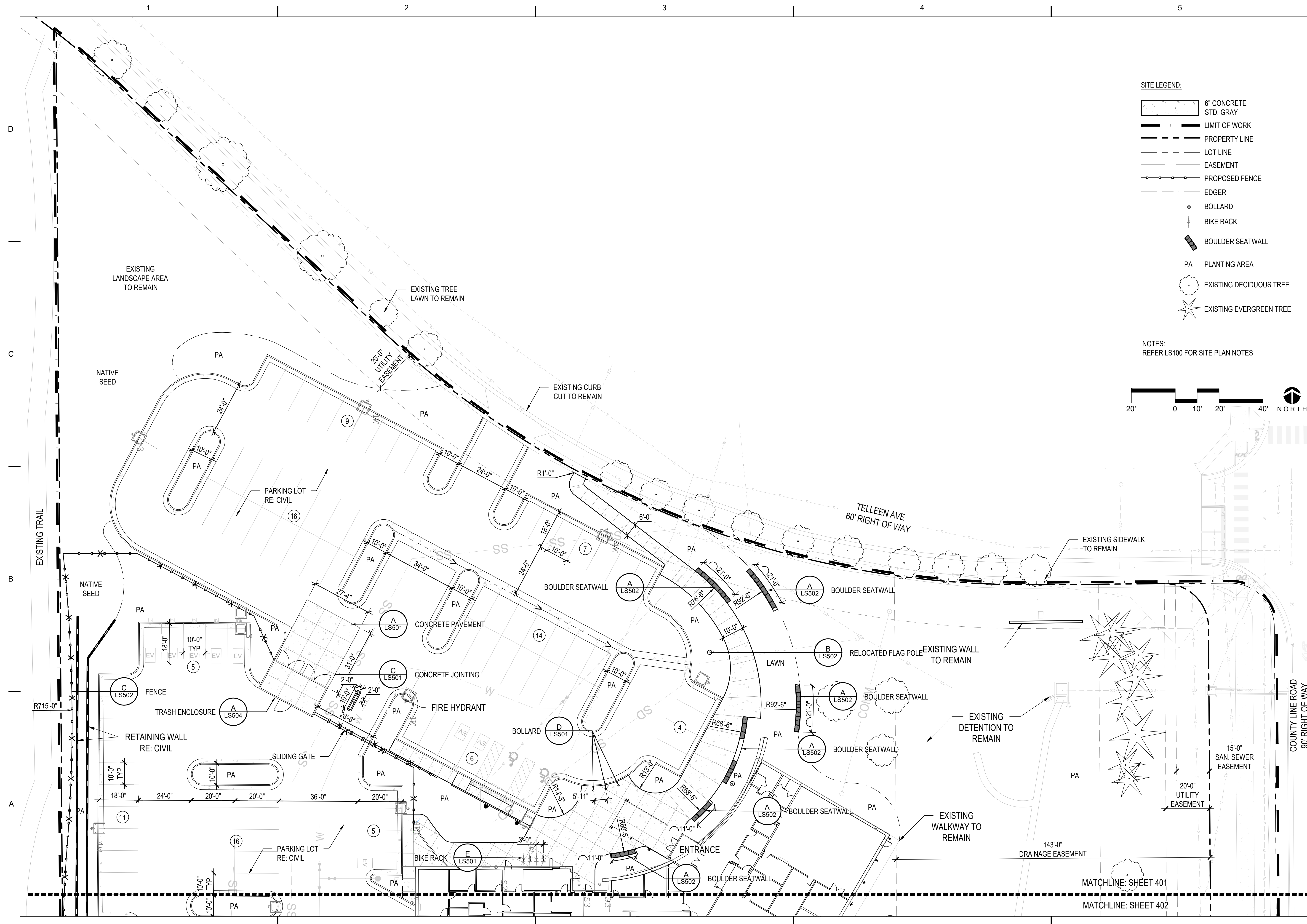
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DESIGNED BY: WSC	CONTRACT NO.:
DATE: 10/7/25	FILE NUMBER:
PILOT SCALE: AS SHOWN	
FILE NAME:	

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CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
SITE PLAN

**SHEET
IDENTIFICATION
LS401**



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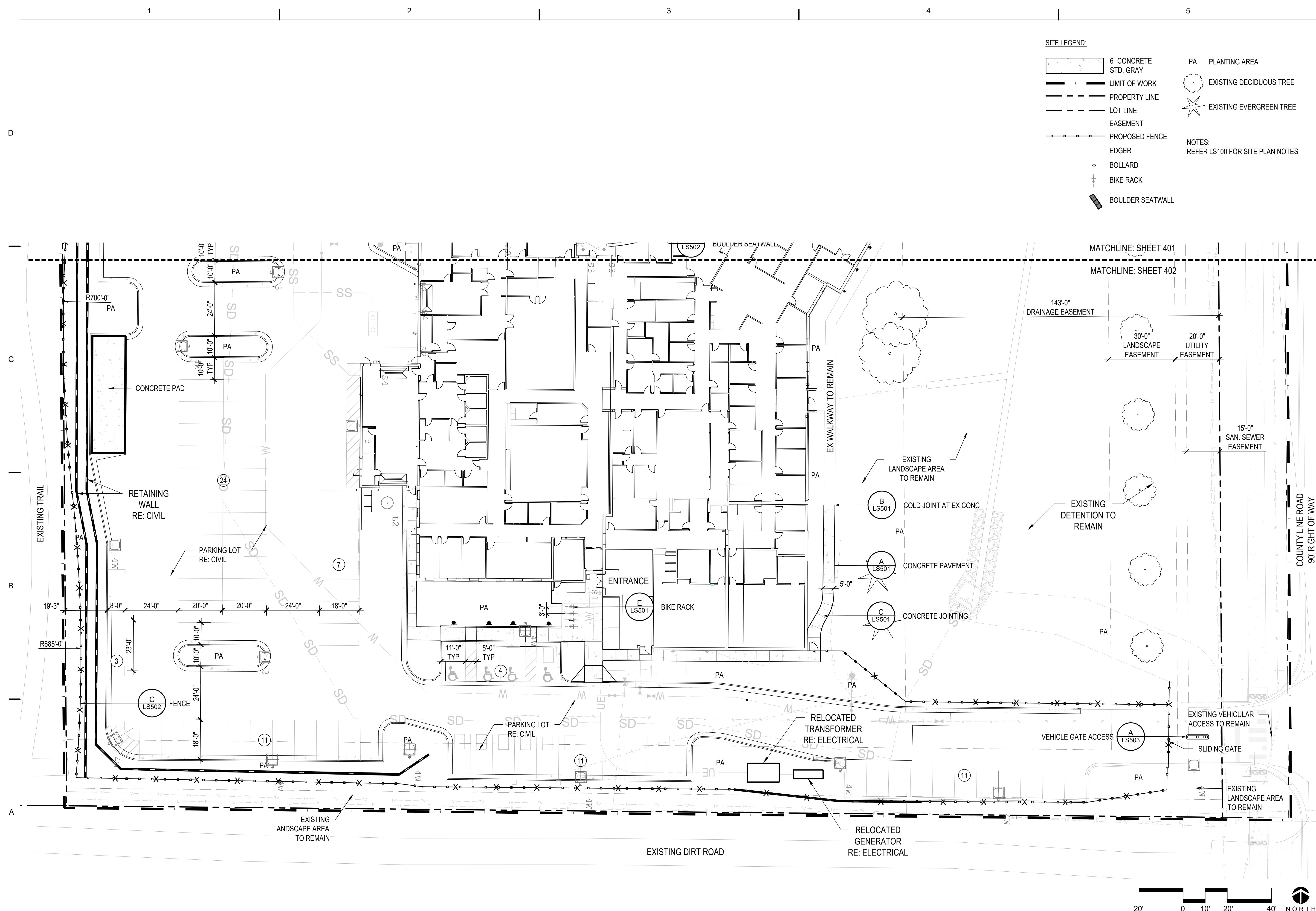
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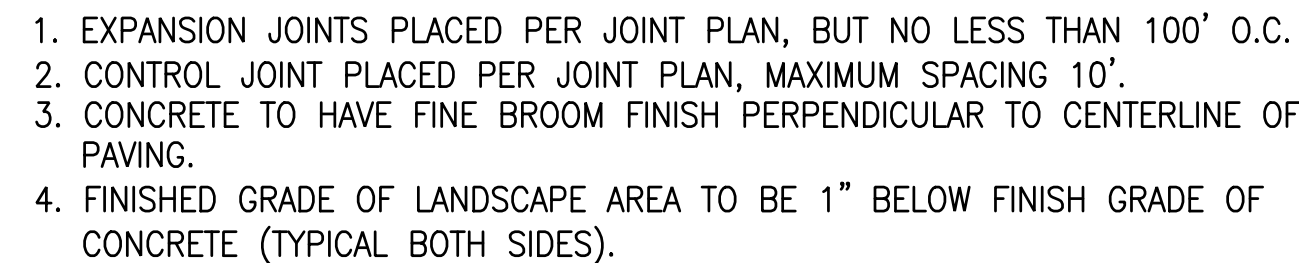
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TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80818
SITE PLAN

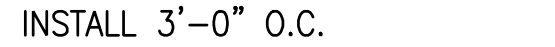
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IDENTIFICATION
LS402





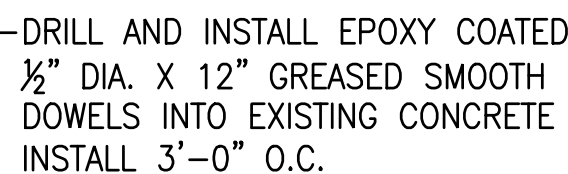
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DT-PVMT-CONC



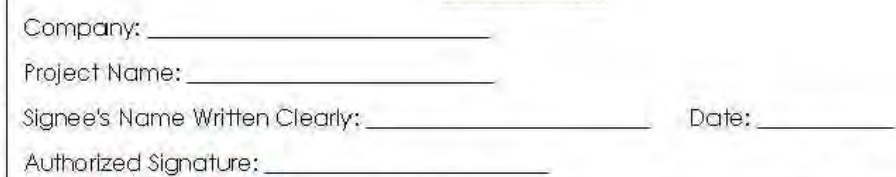
D

SCALE: 1 1/2" = 1'-0"



C

SCALE: 1 1/2" = 1'-0"



REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIREMENTS

(D)

SCALE: NTS



Date: 3/2/2022
Ph: 800.521.2546

OVERALL WIDTH DIMENSION MAY VARY
DUE TO MANUFACTURING CAPABILITIES



MANUFACTURER: LANDSCAPE FORMS
MODEL: BOLA BIKE RACK
MOUNTING: EMBEDDED
SIZE: 32 1/8" X 26 1/2"
COLOR: POWDERCOAT — MATTE
BLACK TO MATCH CANOPY
STRUCTURE

QTY: REFER TO PLANS
REFER TO MANUFACTURERS
SPECIFICATIONS FOR REQUIREMENTS

SCALE: NTS

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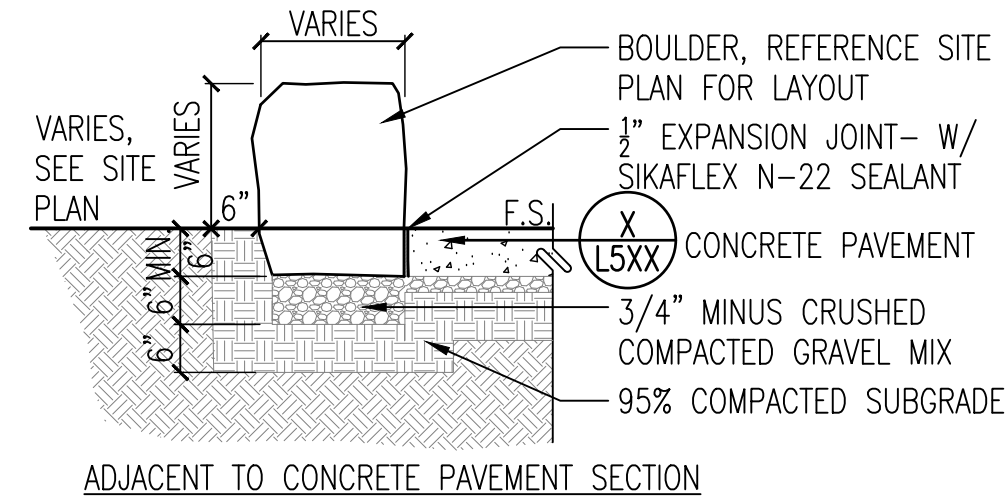
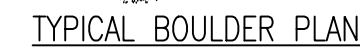
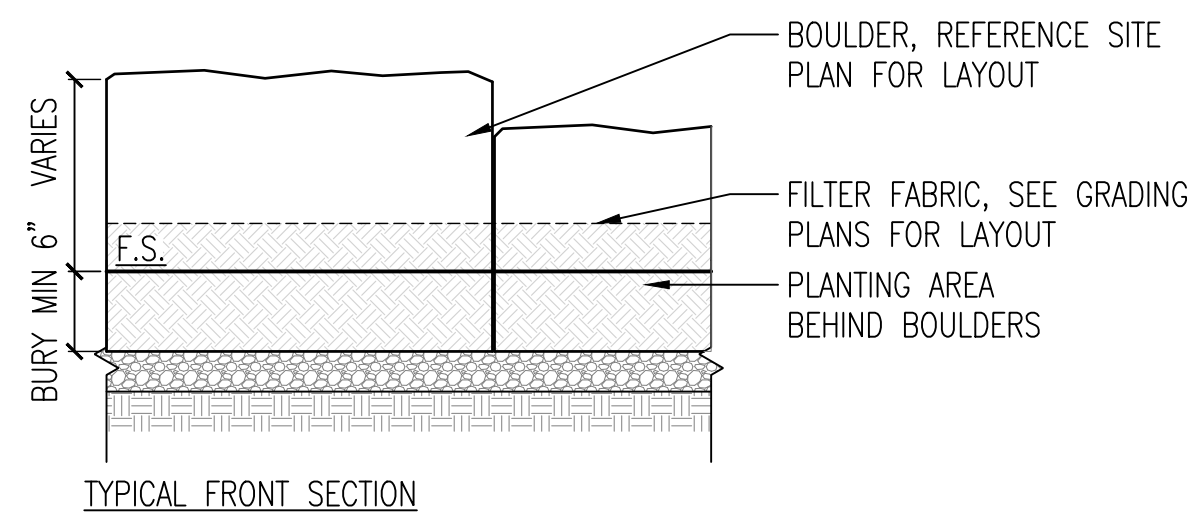
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	AUGUST 8, 2025	
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	240687400	
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	GKO BY: JB	CONTRACT NO.:
	SWT BY: MSC	FILE NUMBER:
PLOT SCALE: AS SHOWN	PLOT DATE: 10/7/25	
SIZE:	FILE NAME:	

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TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
SITE DETAILS

**SHEET
IDENTIFICATION
LS501**



NOTES:

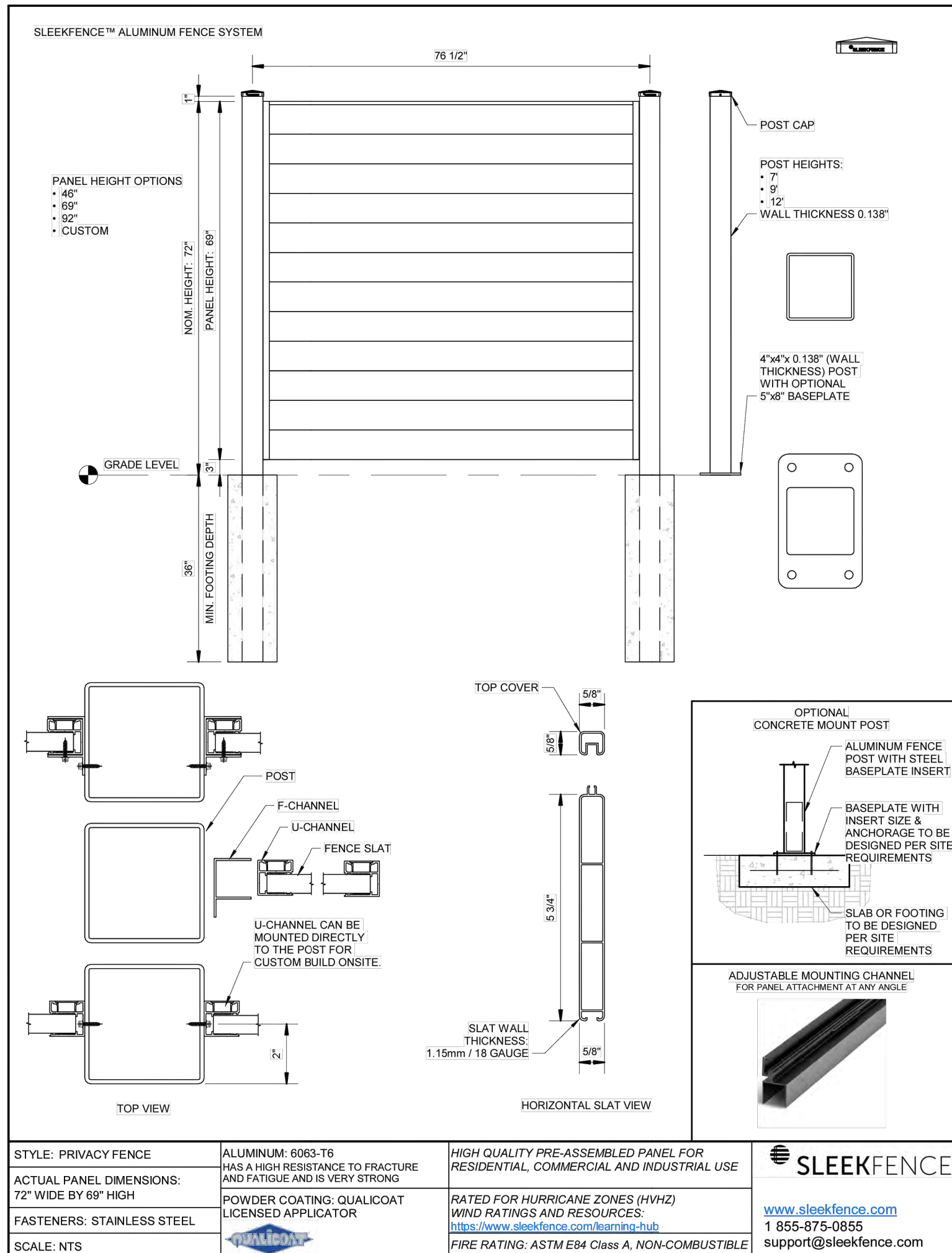
1. STONE BLOCK TO BE USED AS FORM FOR ADJACENT CONCRETE
2. THERE SHALL BE NO MORE THAN A 3" MAX GAP BETWEEN TYPICAL
3. THERE SHALL BE NO MORE THAN A 8" MAX GAP FOR DRAINAGE
BREAK CONDITIONS
4. ALL BOULDER PLACEMENT SHALL BE DONE UNDER SUPERVISION
OF PROJECT LANDSCAPE ARCHITECT
5. USE CAUTION TO AVOID UNDERGROUND UTILITIES

- BOULDER SIZING NOTES – TYPICAL ALL BOULDERS:

1. NO BOULDER LENGTH SHALL EXCEED 3'-0" OR BE LESS THAN 1'-6"
2. NO BOULDER WIDTH SHALL EXCEED 2'-0" OR BE LESS THAN 1'-0"
3. NO BOULDER HEIGHT ABOVE FINISH SURFACE SHALL EXCEED 2'-0" OR BE LESS THAN 1'-6"

BOULDER SEATWALL

Scale: $1/2'' = 1'-0''$



STANDARD FENCE

MANUFACTURER: SLEEKFENCE

MODEL: SLEEFENCE ALUMINUM FENCE SYSTEM, PRIVACY FENCE

SIZE: NOM. HEIGHT: 72", PANEL HEIGHT: 69"

COLOR: WOOD & BLACK POWDER COATING: QUALICOAT LICENSED APPLICATOR

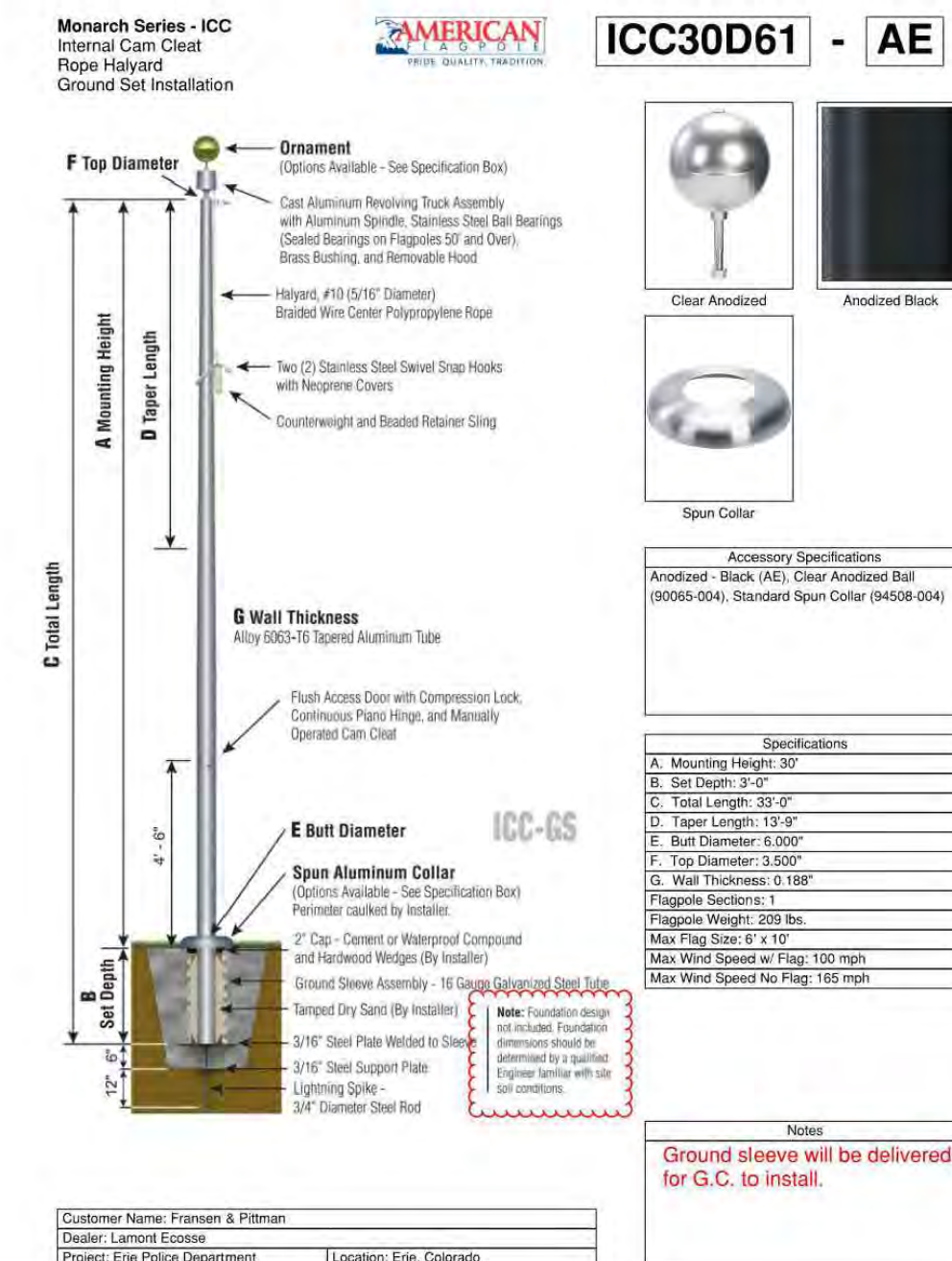
QTY: REFER TO PLANS

FINAL DESIGN TO BE COORDINATED WITH MANUFACTURER



C FENCE

SCALE: NTS



RELOCATED FLAG POLE

SCALE: NTS

FLAG POLE

MANUFACTURER: AMERICAN FLAGPOLE

MODEL: ICC30D61-AE

SIZE: 33' HT. 3.5" TOP DIA. 6" BOTTOM DIA.

COLOR: COLOR TBD

QTY: REFER TO PLANS

REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIREMENTS
EXISTING FLAGPOLE TO BE REASSESSED FOR REUSE

D2C
ARCHITECTS

RVi

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[illegible]

DESIGN BY: MSC	ISSUE DATE: AUGUST 8, 2025	
DZC PROJECT NUMBER 202420	CONSULTANT'S PROJECT # 240687-000	
DRAWN BY: MSC	SOLICITATION NO.:	CONTRACT NO.:
SEAL BY: MSC	CHK BY: JIB	FILE NUMBER:
PLOT SCALE: AS SHOWN	PLOT DATE: 10/7/25	FILE NAME: 22 4 34"

FOR PERMIT

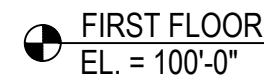
NOT FOR
CONSTRUCTION

TOWN OF ERIE
**ERIE PD - ADDITION &
RENOVATION**
1000 TELLEEN AVENUE, ERIE, COLORADO 80501
SITE DETAILS

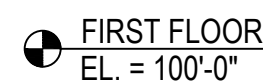
**SHEET
IDENTIFICATION
LS502**



A



B



C

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DESIGN BY: MSC	DPS PROJECT NUMBER 2042420	ISSUE DATE: AUGUST 8, 2025	
		CONSULTANT'S PROJECT # 246657-000	
		SOLICITATION NO.:	CONTRACT NO.:
		FILE NUMBER:	
DRAWN BY: JJB	CXD BY: JJB	PLOT DATE: 10/17/25	FILE NAME:
SCALE: AS SHOWN		SIZE: 22" x 34"	

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CONSTRUCTION

**SHEET
IDENTIFICATION
LS504**



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[illegible]

AUGUST 8, 2025	DDC PROJECT NUMBER 2024020		CONSULTANT'S PROJECT # 240867-000		SOLICITATION NO.:	CONTRACT NO.:	FILE NUMBER:
	DRAWN BY: MSC	CKD BY: JB	PLOT DATE: 10/7/25	PLOT SCALE: AS SHOWN	FILE NAME: 22" x 34"		

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CONSTRUCTION

**ERIE PD - ADDITION &
RENOVATION**
1000 TELLEEN AVENUE, ERIE, COLORADO 80516

SITE DETAILS

**SHEET
IDENTIFICATION
LS505**

</

TOWN OF ERIE NOTES:

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

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

LANDSCAPE AND TREE REQUIREMENTS			
CODE SEC. 10.6.4.E 1a - STREET FRONTAGE			
REQUIREMENT	AREA/MEASUREMENT	REQ'D	PROV'D
1 DECIDUOUS OR ORNAMENTAL STREET TREE FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE	607.66 L.F. of Frontage along Telleen Ave 607.66/40=15.1915	15 TREES	REQUIREMENT MET BY EXISTING TREES TO REMAIN & PROTECT
	394.16 L.F. of Frontage along E County Line Road 394.16/40=9.854	10 TREES	REQUIREMENT MET BY EXISTING TREES TO REMAIN & PROTECT
CODE SEC. 10.6.4.E 7b - MIN. REQUIRED LANDSCAPE AREA			
REQUIREMENT	AREA/MEASUREMENT	REQ'D	PROV'D
MINIMUM 15% OF THE GROSS SITE AREA SHALL BE LANDSCAPED AREA	160,425 S.F. 15% = 24,064 S.F.	24,064 S.F.	38,709 S.F.
CODE SEC. 10.6.4.E 7c (i) - MIN. REQUIRED SITE TREES			
REQUIREMENT	AREA/MEASUREMENT	REQ'D	PROV'D
1 SHRUB PER 150 S.F. OF LANDSCAPED AREA	+/- 38,709 S.F. LANDSCAPED AREA	258 SHRUBS	560 SHRUBS
CODE SEC. 10.6.4.E 8e (i) - MIN. REQUIRED TREES PER P.S.			
REQUIREMENT	AREA/MEASUREMENT	REQ'D	PROV'D
1 TREE FOR EVERY 15 PARKING SPACES	151 P.S. 151/15=10.06	10 TREES	83 TREES
CODE SEC. 10.6.4.E 8e (i) - MIN. REQUIRED SHRUBS PER P.S.			
REQUIREMENT	AREA/MEASUREMENT	REQ'D	PROV'D
1 SHRUB FOR EVERY PARKING SPACE	151 P.S.	151 SHRUBS	560 SHRUBS



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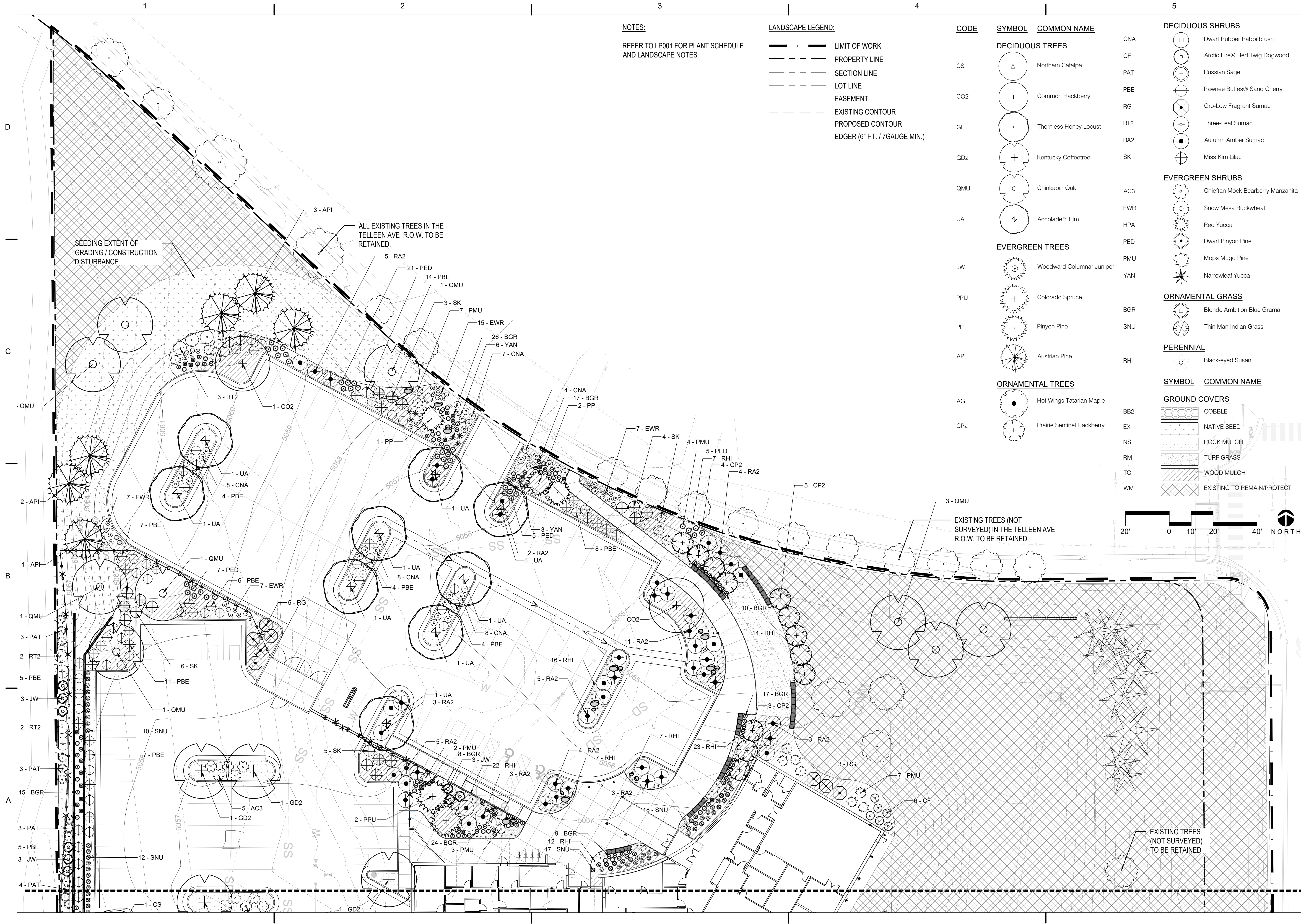
ISSUE DATE:	AUGUST 8, 2025	
CONSULTANT'S PROJECT #	240667-000	
DESIGN BY:	MSC	
DZC PROJECT NUMBER	2024020	
ISSUED BY:	MSC	
DATE:	10/7/25	
PROJECT SCALE:	AS SHOWN	
SIZE:	22" x 34"	

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CONSTRUCTION

TOWN OF ERIE
**ERIE PD - ADDITION &
RENOVATION**
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
**LANDSCAPE NOTES &
SCHEDULE**

**SHEET
IDENTIFICATION
LP001**



NOTES:

REFER TO LP001 FOR PLANT SCHEDULE
AND LANDSCAPE NOTES

LANDSCAPE LEGEND:

- — — — — LIMIT OF WORK
- — — — — PROPERTY LINE
- — — — — SECTION LINE
- — — — — LOT LINE
- — — — — EASEMENT
- — — — — EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — EDGER (6" HT. / 7GAUGE MIN.)

CODE

SYMBOL

COMMON NAME

DECIDUOUS TREES

DECIDUOUS SHRUBS

EVERGREEN TREES

EVERGREEN SHRUBS

ORNAMENTAL GRASS

PERENNIAL

SYMBOL

COMMON NAME

GROUND COVERS

COBBLE

NATIVE SEED

ROCK MULCH

TURF GRASS

WOOD MULCH

EXISTING TO REMAIN/PROTECT

Hot Wings Tatarian Maple

Prairie Sentinel Hackberry

Dwarf Rubber Rabbitbrush

Arctic Fire® Red Twig Dogwood

Russian Sage

Pawnee Buttes® Sand Cherry

Gro-Low Fragrant Sumac

Three-Leaf Sumac

Autumn Amber Sumac

Miss Kim Lilac

Chieftan Mock Bearberry Manzanita

Snow Mesa Buckwheat

Red Yucca

Dwarf Pinyon Pine

Mops Mugo Pine

Narrowleaf Yucca

Blonde Ambition Blue Grama

Thin Man Indian Grass

Black-eyed Susan

D2C

ARCHITECTS

RVi

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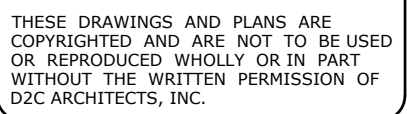
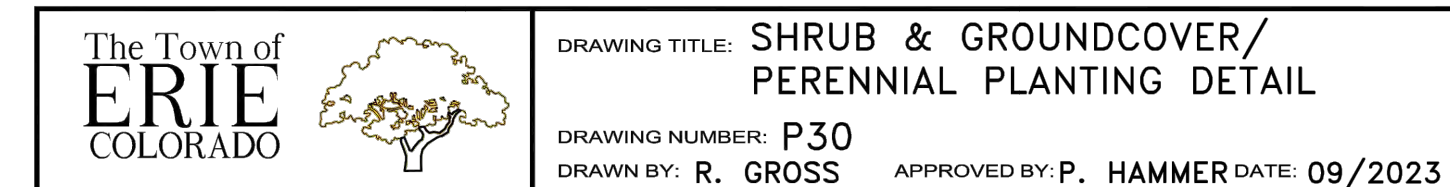
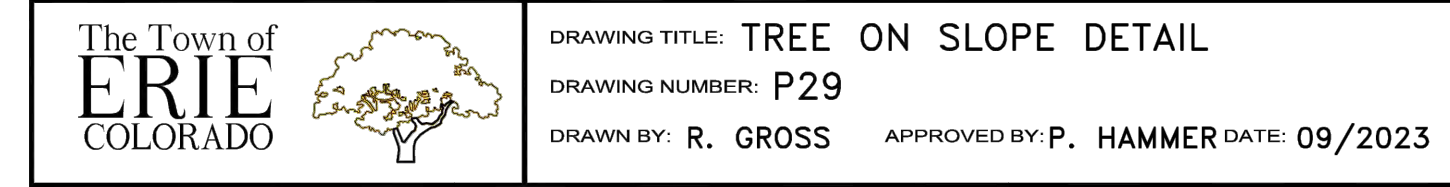
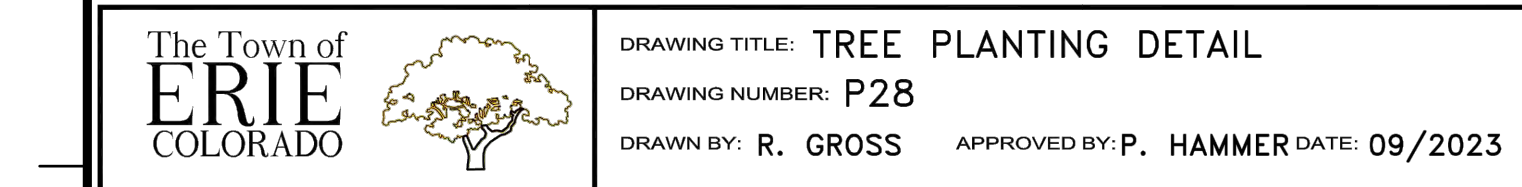
ISSUE DATE: AUGUST 8, 2025	CONSULTANT'S PROJECT # 240867-000	DESIGNED BY: JG	DRAWN BY: JG	CHECKED BY: JG	DATE: 07/25	CONTRACT NO.:	FILE NUMBER:
PROJECT NUMBER 202420	PROJECT NAME ERIE PD - ADDITION & RENOVATION	PROJECT LOCATION 1000 TELLEEN AVENUE, ERIE, COLORADO 80516	PROJECT TYPE LANDSCAPE PLAN	PROJECT STATUS FOR PERMIT	PROJECT OWNER TOWN OF ERIE	PROJECT CONTACT ERIC PD - ADDITION & RENOVATION	PROJECT SHEET LANDSCAPE PLAN

FOR PERMIT

NOT FOR CONSTRUCTION

SHEET IDENTIFICATION

LP401

[illegible]

DESIGN BY: MISC	D2C PROJECT NUMBER 202420	CKD BY: JB	SOLICITATION NO.:	CONTRACT NO.:	FILE NUMBER:	ISSUE DATE: AUGUST 8, 2025	CONSULTANT'S PROJECT # 240687-000
						DRAWN BY: MISC SSMT BY: MISC PLOT SCALE: AS SHOWN PLOT DATE: 10/17/25	
FILE NAME:						SIZE: 22" x 34"	

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CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80501
LANDSCAPE DETAILS

**SHEET
IDENTIFICATION
LP501**

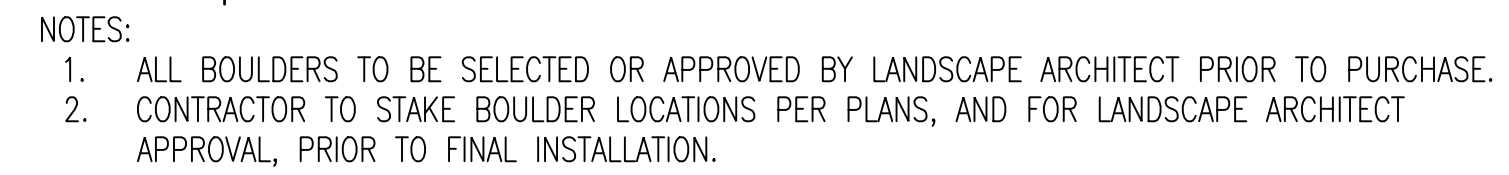
A



DT-PLNT-MLCH



SCALE: 1 1/2" = 1'-0"



Scale: 1"=1'-0"

[illegible]

MSC	AUGUST 8, 2025	
D2C PROJECT NUMBER 2024020	CONSULTANT'S PROJECT # 240687-000	
DRAWN BY: MSC	CKD BY: JB	SOLICITATION NO.:
SUBMIT BY: MSC	PLOT DATE: 10/7/25	CONTRACT NO.:
PLOT SCALE: AS SHOWN		FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

NOT FOR
CONSTRUCTION

LANDSCAPE DETAILS

SHEET
IDENTIFICATION
LP502

- NOTES
- D

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1. RENOVATE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE OVERALL RENOVATION INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS. TEMPORARY SPRINKLER IRRIGATION IS PROVIDED FOR NATIVE SEED ESTABLISHMENT. TREES IN NATIVE SEED ARE IRRIGATED PERMANENTLY WITH DRIP IRRIGATION. PROTECT EXISTING IRRIGATION AS NOTED.

2. WATER SOURCE: EXISTING 1.5-INCH IRRIGATION METER. SYSTEM IS DESIGNED FOR A MAX OF 50 GPM.

3. CONTROLLER: REPLACE EXISTING CONTROLLER WITH NEW IRRIGATION CONTROLLER. CONTROL WILL BE VIA TWO WIRE PATH AND DECODERS. GROUND CONTROL CABLE PER MANUFACTURER'S RECOMMENDATION. CONTROL CABLE NOT ADJACENT TO MAINLINE TO BE INSTALLED IN CONDUIT AND PROTECTED WITH WARNING TAPE. LOOP WIRE IN TRENCH EVERY ONE HUNDRED (100) FEET AND AT EVERY CHANGE IN DIRECTION OF PIPE.

4. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.

5. UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.

6. REFER TO THE TOWN OF ERIE STANDARD AND SPECIFICATIONS FOR MATERIALS AND WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK.

7. DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

12. COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.

13. VALVES:

a. ALL VALVES SHALL BE WITHIN THREE (3) INCHES FROM THE BOTTOM OF VALVE BOX LID AND THREE (3) INCH MINIMUM OF DEPTH FROM THE BOTTOM OF THE VALVE TO THE GRAVEL LAYER IN THE VALVE BOX.

b. ALL VALVE BOXES SHALL BE SET FLUSH WITH FINAL GRADE.

c. ALL VALVE BOXES SHALL BE BRANDED WITH ASSOCIATED VALVE NUMBER.

14. ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.

15. PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.

16. FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE AROBAT (PDF) FORMAT.

17. CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.

18. TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.

19. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:

• CHECK HEADS FOR COVERAGE AND LEAKAGE.

• CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.

• VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.

• CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.

• PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.

• WINTERIZATION AND SPRING START UP PROCEDURES.
- ERIE IRRIGATION NOTES
- THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY, AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

IRRIGATION – MATERIALS

REFER TO THE TOWN OF ERIE STANDARD AND SPECIFICATIONS FOR MATERIALS

IRRIGATION – INSTALLATION

LOOP WIRE IN TRENCH EVERY ONE HUNDRED (100) FEET AND AT EVERY CHANGE IN DIRECTION OF PIPE.

ALL MAINLINE SHALL HAVE TWENTY-FOUR (24) INCH COVER, ROTOR LATERAL LINES SHALL HAVE EIGHTEEN (18) INCH COVER, AND POP-UPS SHALL HAVE TWELVE (12) INCH COVER.

ALL MAINLINE SHALL USE FORTY-FIVE (45) DEGREE FITTINGS. NINETY DEGREE (90) FITTINGS SHALL NOT BE USED ON MAINLINE UNLESS APPROVED BY THE DIRECTOR OF PARKS & RECREATION OR DESGINEE.

ALL VALVES SHALL BE WITHIN THREE (3) INCHES FROM THE BOTTOM OF VALVE BOX LID AND THREE (3) INCH MINIMUM OF DEPTH FROM THE BOTTOM OF THE VALVE TO THE GRAVEL LAYER IN THE VALVE BOX.

ALL VALVE BOXES SHALL BE SET FLUSH WITH FINAL GRADE.

ALL VALVE BOXES SHALL BE BRANDED WITH ASSOCIATED VALVE NUMBER.

ALL LINES (PIPE AND ELECTRICAL) SHALL BE SLEEVED UNDER HARDSCAPES. SLEEVE LOCATIONS SHALL BE MARKED WITH AN "X" IN THE HARDSCAPE.

IRRIGATION – MAINTENANCE

THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS, SOD, AND SEEDED AREAS ARE WATERED AS NECESSARY UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR MONTHLY WATER APPLICATION ADJUSTMENTS, CLEANING OF ALL FILTERS AND SCREENS, ANNUAL BACKFLOW PREVENTION TESTING, AND SPRING TURN ON AND WINTER BLOW OUTS UNTIL SUBSTANTIAL COMPLETION OR FINAL ACCEPTANCE.
- IRRIGATION LEGEND

NEW MAINLINE: SCH 40 PVC

EXISTING MAINLINE MAINLINE TO REMAIN

EXISTING MAINLINE TO BE ABANDONED

EXISTING POINT OF CONNECTION

EXISTING ISOLATION GATE VALVE

EXISTING WINTERIZATION ASSEMBLY

NEW MASTER VALVE/FLOW SENSOR ASSEMBLY

EXISTING BACKFLOW PREVENTOR

IRRIGATION CONTROLLER: HUNTER ACC2

PROVIDE SPRINKLER IRRIGATION FOR ESTABLISHMENT OF NATIVE SEED AREAS

TEE INTO EXISTING MAINLINE AND INSTALL AN ISOLATION VALVE AS SHOWN. CAP AND ABANDON MAINLINE ACROSS PARKING LOT.

DRIP IRRIGATE PLANTING BEDS AND TREES IN NATIVE SEED. (TYPICAL)

REPLACE EXISTING CONTROLLER WITH WATERSENSE APPROVED CONTROLLER.

INSTALL NEW MASTER VALVE AND FLOW SENSOR IMMEDIATELY DOWNSTREAM OF EXISTING BACKFLOW.

PROTECT EXISTING IRRIGATION AROUND DETENTION POND

CONNECT NEW MAINLINE AND CONTROL WIRES IMMEDIATELY DOWNSTREAM OF EXISTING ISOLATION VALVE. ABANDON MAINLINE ACROSS PARKING LOT.

Ground Cover Schedule

Hatch	Name	Description	Area (S.F.)
	NATIVE SEED	SPRINKLER IRRIGATION	7,769.89
	PLANTING BED	DRIP IRRIGATION	29,602.15
	TURF	SPRINKLER IRRIGATION	1,064.35

0' 20' 40' 80' 120'

1" = 40'

SCALE MUST MEASURE 1 INCH OR DRAWING IS NOT TO SCALE.
- D2C

ARCHITECTS

The Irrigation Engineers

2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

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MARK

DATE

APPRO

DESCRIPTION

DESIGN BY: AL

D2C PROJECT NUMBER: 202420

ISSUE DATE: SEPTEMBER 20, 2023

CONSULTANT'S PROJECT #: 240867400

DRAWN BY: JCO

CUS BY: JCO

FILE NAME: 22' x 34"

SIZE: 22' x 34"

DATE: 2023-09-20

DESIGN: 2023-09-20

FILE NUMBER: 240867400

CONTRACT NO.: 240867400

SOLICITATION NO.: 240867400

PROGRESS SET

TOWN OF ERIE

ERIE PD - ADDITION & RENOVATION

1000 TELLEEN AVENUE, ERIE, COLORADO 80516

PRELIMINARY IRRIGATION PLAN

SHEET IDENTIFICATION

IR-1

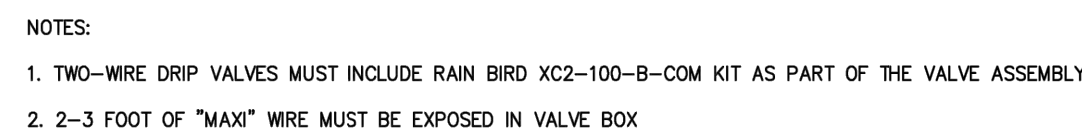
1 MASTER VALVE/
FLOW SENSOR ASSEMBLY

2 ISOLATION GATE VALVE ASSEMBLY

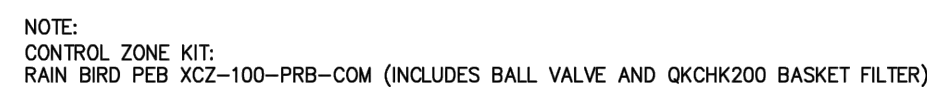
3 QUICK COUPLING VALVE ASSEMBLY

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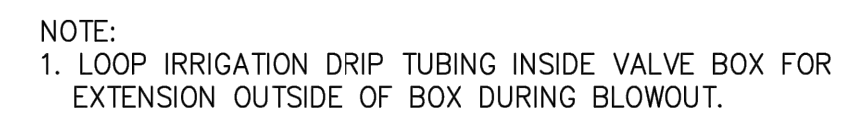
REMOTE CONTROL ASSEMBLY



3



4



5



2

[illegible]

DESIGN BY: AL	ISSUE DATE: SEPTEMBER 29, 2025	
D2C PROJECT NUMBER 202420	CONSULTANT'S PROJECT # 240687-000	
DRAWN BY: AL	SOLICITATION NO.:	CONTRACT NO.:
SOB BY: TG	FILE NUMBER:	
SEAL BY: TG	PLOT DATE:	FILE NAME:
PLOT SCALE:		
SIZE: 22" x 34"		

NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
10000 TELLEEN AVENUE, ERIE, COLORADO 80516
PRELIMINARY IRRIGATION
PLAN

**SHEET
IDENTIFICATION
IR-3**

D

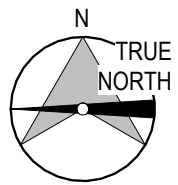
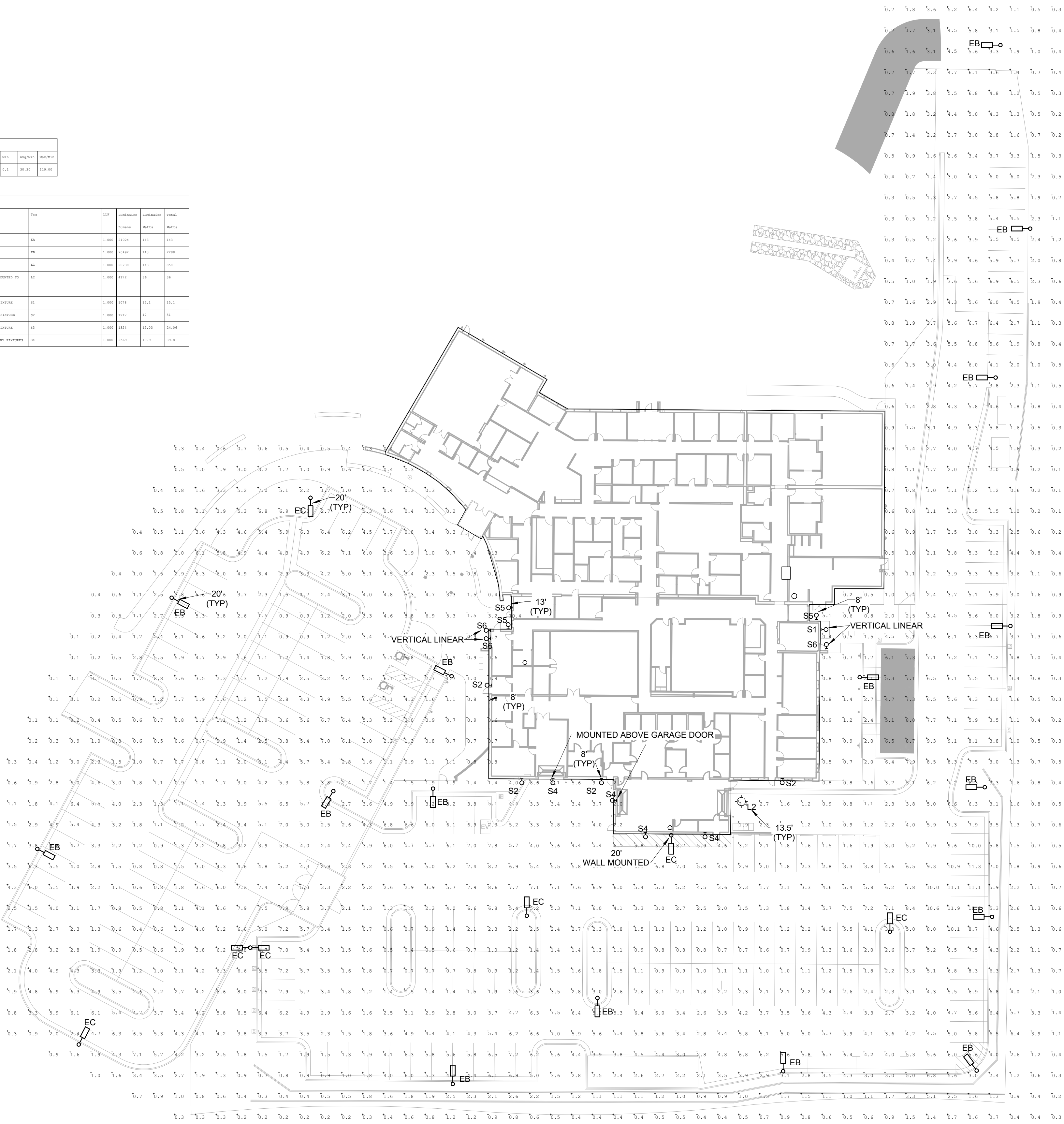
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Calculation Summary							
Label	CalcType	Units	Min	Max	Min	Max	Max/Min
CalcType_1	ILLUMINATION	FC	3.23	11.9	5.1	30.31	119.01

Symbol	Qty	Label	Arrangement	Description	Type	WSP	Luminaire	Luminaire	Notes
	1	ASD-3000-145-607-50W	Single	TYPE 1 DISPERSED LIGHT	BA	1.000	3000	145	145
	16	ASD-3000-145-607-40W	Single	TYPE 2 DISPERSED LIGHT	BA	1.000	3000	145	2240
	6	ASD-3000-145-607-3	Single	TYPE 3 DISPERSED LIGHT	EC	1.000	3000	145	858
	1	L2 - 8000-1000-400-CP-100-	Single	TYPE 4 DISPERSED LIGHT	L2	1.000	4100	36	78
	1	81 - 700-400-100-	Single	WALL MOUNTED LIGHT	81	1.000	1000	10.1	10.1
	2	40 - 2400-800-100-	Single	WALL MOUNTED LIGHT	40	1.000	1000	10.1	10.1
	2	40 - 700-100-	Single	WALL MOUNTED LIGHT	40	1.000	1000	10.1	10.1
	2	84 - 700-400-100-	Single	WALL MOUNTED LIGHT	84	1.000	1000	10.1	10.1



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SPP-001 1" = 30'-0"



SITE ELEC GENERAL NOTES:

1. REFER TO SHEET E-006 FOR LIGHTING FIXTURE SCHEDULE.
2. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE FIXTURE LOCATIONS MOUNTED IN HARDSCAPE OR SOFTSCAPE. FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS TO ALIGN, CENTER, OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND LANDSCAPE ELEMENTS.
3. ALL LANDSCAPE OR EXTERIOR BUILDING LIGHTING SHALL BE CONTROLLED VIA THE LIGHTING CONTROL SYSTEM.
4. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR ALL FIXTURE LOCATIONS ON THE EXTERIOR OF THE BUILDING. FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS TO ALIGN, CENTER, OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND STRUCTURAL ELEMENTS.
5. PROVIDE A MINIMUM 1" PVC CONDUIT FOR ALL UNDERGROUND BRANCH CIRCUITS. ALL 90DEGREE ELBOWS SHALL BE PVC COATED RIGID.
6. ALL BACK BOXES SHALL BE FLUSH MOUNTED UNLESS NOTED OTHERWISE. ALL VERTICAL SECTIONS OF CONDUIT SHALL BE CONCEALED. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND BACK BOXES IN CONCRETE, MASONRY AND GYP. WALLS.

KEYNOTES



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DENVER, COLORADO
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WITHOUT THE WRITTEN PERMISSION OF
D2C ARCHITECTS, INC.

DESIGN BY: MEE	ISSUE DATE: OCT 14, 2023	CONSULTANTS PROJECT #
D2C PROJECT NUMBER 202420	DESIGNED BY: MEE	SOLICITATION NO.:
DRAWN BY: MEE	CHECKED BY: MEE	CONTRACT NO.:
DATE: 10/24/24	DATE: 10/24/24	FILE NUMBER:
SIZE: 22" x 34"	FILE NAME:	

DESIGN
DEVELOPMENT

NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEN AVENUE, ERIE, COLORADO 80516
ELECTRICAL SITE PHOTOMETRIC
PLAN

SHEET
IDENTIFICATION
SPP-001

S2

BEGA

Application
Wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

Materials
Clear safety glass
Marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

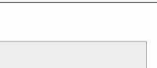
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.2 lbs.

PROFILE

Technical drawing showing the profile of the 1000 Series. The drawing includes two views: a front view and a side view. The front view shows a circular face with four mounting holes, a diameter of 6.80 inches, and a mounting bracket with a height of 8.00 inches and a base width of 2.00 inches. The side view shows a rectangular profile with a height of 4.75 inches and a base width of 2.40 inches. The mounting bracket is shown at 90-degree angles.

OPTIONS

		
VISOIR	SNOOT	WIREGUARD

QUAD CLUSTER LED CONFIGURATION

The quad array integrates multiple colors (i.e. red, green, blue, white) into a single location for immediate and superior color saturation. This is ideal for direct line of sight applications where the face of the fixture is visible, creating color consistency between the luminaire and the illuminated surface. LED color combinations may be customized to suit any application (i.e. royal blue, cyan, lime, white, etc.). Please contact the factory for special bonding requirements.

SPECIFICATION

PS6										MO					Q					DMXFX					Separate options with dashes				
1	2	3	4	5	6	7	8	9	10																				
1 FIXTURE																													
PROCESSOR 6										PS6																			
2 WATTAGE																													
STANDARD OUTPUT										50										W									
3 CCT																													
RED, GREEN, BLUE, AMBER										RGBA																			
RED, GREEN, BLUE, 22K										RGB22																			
RED, GREEN, BLUE, 27K										RGB27																			
RED, GREEN, BLUE, 30K										RGB30																			
RED, GREEN, BLUE, 35K										RGB35																			
RED, GREEN, BLUE, 40K										RGB40																			
RED, GREEN, ROYAL BLUE, 40K										RGBY40																			
TUNABLE WHITE										AWH																			
Warm tunable 2200K-6500K																													
4 LED CONFIGURATION																													
QUAD CLUSTER										Q																			
5 OPTICS																													
10°										10																			
20°										20																			
40°										40																			
60°										60																			
100°										100																			
HORIZONTAL SPREAD LENS										HSL																			
Convers 30° to 10° x 60°																													
OPTICAL KIT										OK																			
Options list for field adjustable beam spreads																													
Convers 10° to 20°, 40°, 60°, HSL																													
6 MOUNTING																													
TRUNNION										TR																			
3G ANSI 136.31 stand																													
A leader cable is required. Must order separately																													
KNUTCLE										KN																			
PENDANT										PNS-X																			
S-grip length 1/2" (see page 4 for details. Available on dimmable only)																													
EXTENDED ARM										EXA-X																			
7 VOLTAGE																													
120V										120																			
277V										277																			
8 CONTROLS																													
DMX FIXTURE RESOLUTION: DMXFX																													
All fixtures are shipped from the factory with default set of addresses 1-7																													
Fixtures are pre-programmed or labeled at the factory. A DMXACT tool is required for on-site fixture reprogramming and addressing. Must be ordered separately. See DMXACT Tool options below. A CDS/RDM Distributor Kit is required. Must be ordered separately. See DMXACT Tool options below. DMX controls are required. Must be ordered separately.																													
9 FINISH																													
TEXTURED WHITE										TW																			
TEXTURED BLACK										TB																			
TEXTURED GREY										TG																			
TEXTURED BRONZE										TBR																			
TEXTURED LIGHT BRONZE										TLB																			
10 OPTIONS																				See page 8-9									
VISOR ACCESSORY										VS																			
FIELD INSTALLABLE										FI																			
SNOOT ACCESSORY										SN																			
FIELD INSTALLABLE										FI																			
WIRE GUARD ACCESSORY										WG																			
FIELD INSTALLABLE										FI																			
POLE MOUNT										PM-X																			
Available with 1/2" tenon mount only. See also X = Outside pole diameter. See list below. PM-4-4.5 1024x4.5 (4.5 pole diameter) PM-4.5-S 104x4.5 (3.7 pole diameter) PM-5.5-S 1020x5.5 (5.5 pole diameter) PM-5.5-S 1020x5.5 (5.5 pole diameter) PM-6.5-S 1040x6.5 (6.5 pole diameter)																													
2.38" TENON ADAPTOR										TA2																			
FIELD INSTALLABLE										FI																			
4.0" TENON ADAPTOR										TA4																			
FIELD INSTALLABLE										FI																			
CORROSION RES. FINISH										CRF																			
Corrosion resistant finish recommended for coastal or extreme weather environments.																													
WHITE COATINGS										WC																			
White coats & trimparts																													

CABLES & DMX TOOLS [ORDER SEPARATELY]

LEADER CABLES REQUIRED FOR TRUNNION MOUNT 5.0 FT LEADER CABLE 10.0 FT LEADER CABLE	PART NUMBERS		DMX TERMINATOR DMX TERMINATOR One required per DMX run
	BLACK	WHITE	
	EL12430-S-B	EL12430-S-W	
	EL12430-L-B	EL12430-L-W	
T-CONNECTORS REQUIRED FOR PLUG & PLAY 2" FT JUMPER CABLE	PART NUMBERS		DMX DISTRIBUTION KIT & ADDRESSING TOOL REQUIRED FOR DMX DIMMING
	BLACK	WHITE	
	EL12289-1-B	EL12289-1-W	
JUMPER CABLES FOR LINE VOLTAGE ONLY - OPTIONAL 1.0 FT JUMPER CABLE 2.0 FT JUMPER CABLE 5.0 FT JUMPER CABLE 10.0 FT JUMPER CABLE 25.0 FT JUMPER CABLE	PART NUMBERS		CD5-RDM - DMX/RDM DISTRIBUTION KIT - IP47 Cons. of 4 output Each output is limited to 111 run per output - up to 96 fixtures max. DMX/RDM ADDRESSING & MONITORING TOOL Uses Bluetooth LE technology for communication with the smartphone and the DMXScout app (up to a 50' range). Allows for on-site fixture resolution and addressing.
	BLACK	WHITE	
	EL12288-1-B	EL12288-1-W	
	EL12288-2-B	EL12288-2-W	
	EL12288-5-B	EL12288-5-W	
	EL12288-10-B	EL12288-10-W	
	EL12288-25-B	EL12288-25-W	

A jumper cable is required for ProStart Plug & Play Starter with Stage Position (see below for details)

Revised April 28, 2025
Specifications subject to change without notice

2/10

insight lighting
4341 Fulcum Way NE, Rio Rancho New Mexico 87144
P: 505.345.0888

Electrical	120-277VAC
Operating voltage	-30°C
Minimum start temperature	14.0W
LED module wattage	17.0W
System wattage	0-10V, TRIAC, and ELV dimmable
Controlability	RA = 80
Color rendering index	1217 mm
Luminaire lumens	60000 hrs
LED service life (L70)	
LED color temperature	
□ 4000K (K4)	
□ 3500K (K3)	
□ 3000K (K3)	
□ 2700K (K2)	

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provide in: polyester powder and/or liquid paint.

Available colors

□ Black (BK)	□ Bronze (BRZ)
□ Silver (SLV)	□ White (WH1)
□ Natural Bronze (NTB)	□ RAL*
□ SUS:	

Wall luminaire - Directed light				
	LED	A	B	C
B24502	14.0W	4 $\frac{3}{8}$	7 $\frac{1}{2}$	5 $\frac{1}{8}$

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com.
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Available options

☐ CUS	Custom finish
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL finish

[illegible]

ISSUE DATE:	OCT 14, 2025
CONSULTANTS PROJECT #	
SOLICITATION NO.:	
CONTRACT NO.:	
FILE NUMBER:	

DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
ELECTRICAL SITE PHOTOMETRIC
PLAN CUTSHEETS

**SHEET
IDENTIFICATION
SPP-003**

Gray Shading = Service Program Limit of 15 luminaires

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

- Notes:
- 1 Not available in RWL1
- 2 Cannot be combined with E, EH, ZDR, 29F due to space constraints
- 3 Cannot be combined with Controls due to space constraints
- 4 Must specify voltage
- 5 Not available in 347V
- 6 Not available in 480V
- 7 Available in 480V in 95W, 115W, 155W only
- 8 Not available with ZDR or 29F
- 9 Located in integral backbox which will be automatically added to the fixture if selected
- 10 Not available in RWLs-48, in 105W, 155W, or 205W
- 11 SP and PC cannot be combined due to space constraints
- 12 SP and PC cannot be combined due to space constraints
- 13 Based on space limitations, some options may not be combined. Consult Factory.

Notes:

1 replace "xx" with color option

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	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NCS Distributed Intelligence™, LightGRID® and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

SERVICE PROGRAM

QS10

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor

- Integral Battery Backup provides emergency

- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2 #250-0-24 for wet locations
 - IP65 rated housing
 - DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
 - Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
 - Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt
- WARRANTY**
- 5 year limited warranty

[illegible]

BY:	PROJECT NUMBER	ISSUE DATE: OCT 14, 2025	CONSULTANT'S PROJECT #
BY:	CKD BY: MEE	SOLICITATION NO.:	
Y:	PLOT DATE: 10/8/2025 10:42:51 AM	CONTRACT NO.:	
SALE:		FILE NUMBER:	
	FILE NAME:		

DESIGN DEVELOPMENT

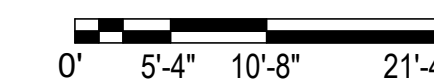
NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
1000 TELLEEN AVENUE, ERIE, COLORADO 80516
ELECTRICAL SITE PHOTOMETRIC
PLAN CUTSHEETS

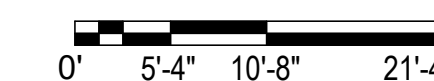
**SHEET
IDENTIFICATION
SPP-005**



G-101	3/32" = 1'-0"
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G-101	3/32" = 1'-0"
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[illegible]

DESIGN BY: BTD	ISSUE DATE: AUGUST 8, 2025	
D2C PROJECT NUMBER 202420	CONSULTANTS PROJECT #	
DRAWN BY: MM	CYO BY: BC	SOLICITATION NO.:
SBMT BY: Approver	PLOT DATE: 10/20/2025	CONTRACT NO.:
PLOT SCALE: 3/32" = 1'-0"	PLOT DATE: 11/07/2021 PM	FILE NUMBER:
SIZE:	FILE NAME:	

CONSTRUCTION DOCUMENTS

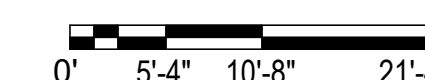
NOT FOR
CONSTRUCTION

TOWN OF ERIE
ERIE PD - ADDITION &
RENOVATION
10000 TELLEEN AVENUE, ERIE, COLORADO 80516
SDP BUILDING ELEVATIONS

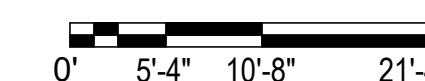
**SHEET
IDENTIFICATION
G-101**



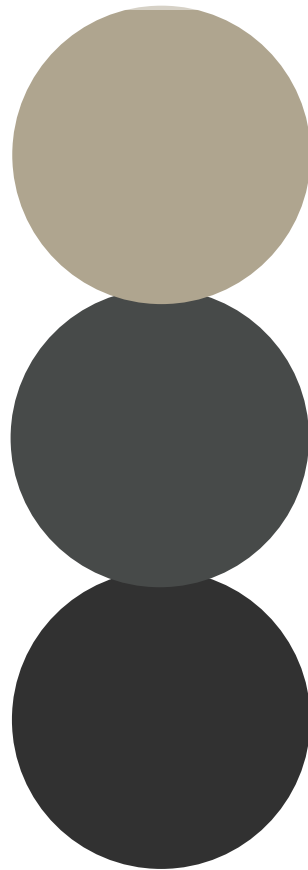
G-102	$3/32'' = 1'-0''$
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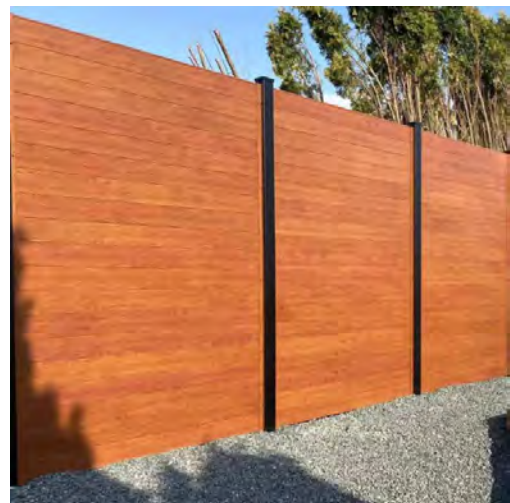
G-102	3/32" = 1'-0"
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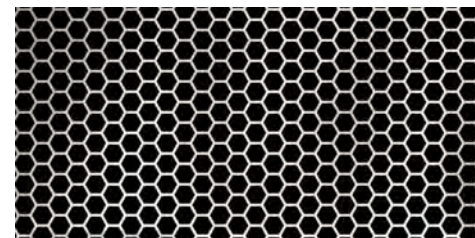
METAL COPING COLORS



STOREFRONTS,
WINDOWS, AND
CLEAR GLAZING

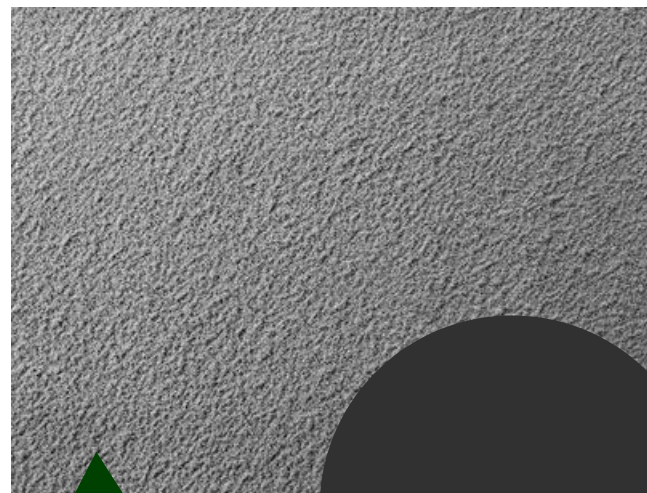


SECURE PERIMETER FENCE

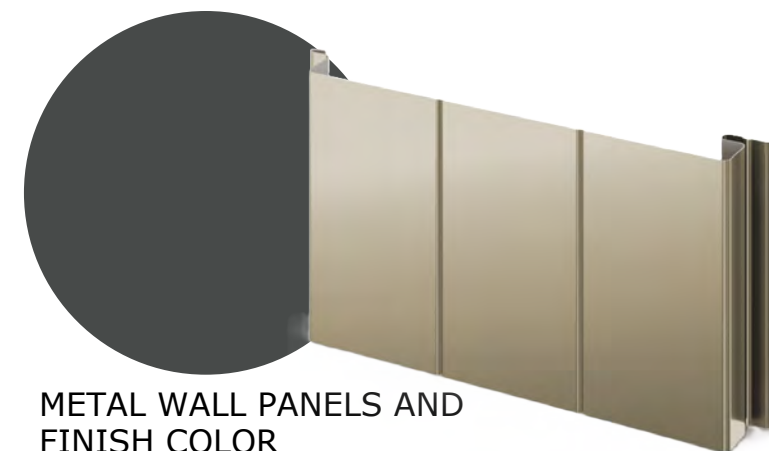


PERFORATED METAL RTU
SCREEN PANELS

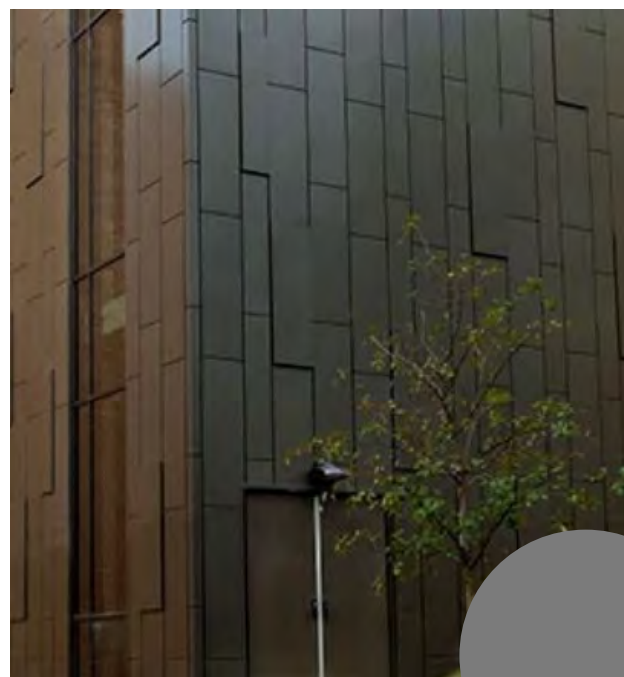
STANDING SEAM METAL ROOF
AND FINISH COLOR



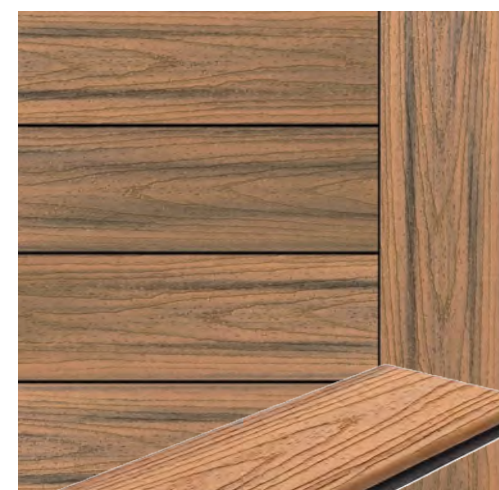
PRE-CAST
TEXTURE
AND COLOR



METAL WALL PANELS AND
FINISH COLOR

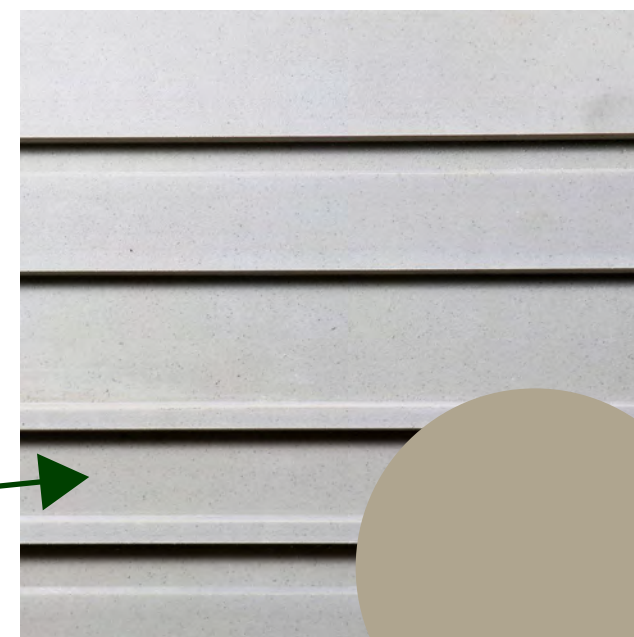
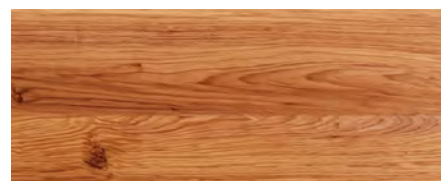


METAL PANEL PATTERN
AND FINISH COLOR



TREX WOOD SLATS FOR WALL
ACCENT AND WINDOW SHADING

DOUGLAS FIR SLANTED
COLUMNS & SOFFIT PANELS



PRE-CAST
PATTERN
AND COLOR



ERIE POLICE DEPARTMENT EXPANSION & REMODEL EXTERIOR FINISHES