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

Following recordation, return to:

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

State Documentary Fee
Date 12·18·24
$ 407.91

SPECIAL WARRANTY DEED

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

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

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

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

Land Title 25207759

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

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

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

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

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

GRANTOR:

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation

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

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

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

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

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

EXHIBIT A
Attached to Special Warranty Deed
(Legal Description)

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

EXHIBIT B

Attached to Special Warranty Deed

(Permitted Exceptions)

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

2. Water rights, claims or title to water.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALTA/NSPS LAND TITLE SURVEY

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

LEGAL DESCRIPTION

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

TITLE COMMITMENT NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TITLE COMMITMENT NOTES-CONTINUED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BENCHMARK

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

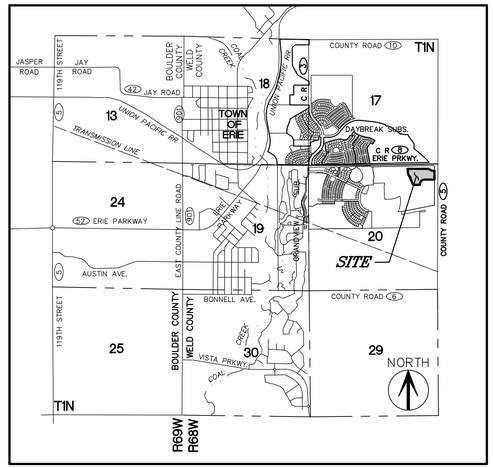
THE MARK IS A PUNCH HOLE, TOP CENTER ON A LONG STAINLESS STEEL ROD DRIVEN TO REFUSAL, A DEPTH OF 48.00' ENCASED IN A 3.0' LONG GREASED PVC PIPE, ENCLOSED IN A 6-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. IT IS 104.0' SOUTHEAST FROM THE STOP BAR FOR A4, 82.7' EAST-NORTHEAST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

BASIS OF BEARINGS

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

FLOOD ZONE

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



VICINITY MAP
SCALE: 1"=3000'

GENERAL NOTES

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

SURVEYOR'S STATEMENT

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

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

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

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

STATUTE OF LIMITATIONS

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

SCALE N.T.S. | DES AKP | DWG NJN | DATE 2024/03/04

DATE	BY	REVISION DESCRIPTION

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

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

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

SHEET ONE OF 2 SHEETS

JOB NO. 70923-01

ALTA/NSPS LAND TITLE SURVEY

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

LEGEND

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

N

0' 25' 50' 100'
SCALE: 1" = 50'

TOPOGRAPHIC LEGEND

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

ERIE PARKWAY
(140' WIDE PUBLIC ROW)

30' UTILITY EASEMENT REC. NO. 3338315

30' LANDSCAPE EASEMENT REC. NO. 4044915

TRACT E
ERIE HIGHLANDS
FILING NO. 14
REC. NO. 4587151
OWNER:
CLAYTON PROPERTIES GROUP II, INC.

10' UTILITY EASEMENT REC. NO. 4044915

DRAINAGE & UTILITY EASEMENT REC. NO. 4587151

30' PUBLIC ACCESS EASEMENT REC. NO. 4587151 (TC# 36)

BUILDER SIGN

50.00' PROPOSED PIPELINE EASEMENT REC. NO. 3952706 (SEE NOTE 10) (TC# 18)

N90°00'00"E 868.13'
(BASIS OF BEARINGS)

S61°40'43"E 167.22'

S89°59'35"E 105.29'

2' FX TO ℄

N01°11'06"W 97.62'

6' UTILITY EASEMENT REC. NO. 4587151 (TC# 36)

TRACT H-1
553,632 SF
12.710 AC

Δ=23°50'52"
R=435.00'
L=181.06'

ERIE HIGHLANDS FILING NO. 14, AMENDMENT NO. 1
REC. NO. 4720052

40' CROSS ACCESS EASEMENT REC. NO. 4862092 (TC# 38)

30' LANDSCAPE EASEMENT REC. NO. 4044915 (TC# 26)

30' WIDE GAS EASEMENT BOOK 1381 PAGE 348 REC. NO. 2351355 (TC# 14)

10' UTILITY EASEMENT REC. NO. 4044915 (TC# 26)

50' UTILITY EASEMENT REC. NO. 4587151 (TC# 36)

50.00' EASEMENT RESERVATION REC NO. 3952706 (SEE NOTE 10) (TC# 18)

RN-3338315
RN-4044915
RN-3338310
(TC# 9)
BK B6 PG 273

WELD COUNTY ROAD 5
(120' WIDE PUBLIC ROW)

S00°00'25"W 372.54'

N25°01'57"W 49.21'

Δ=90°00'00"
R=20.00'
L=31.42'

N25°01'57"W 60.00'

Δ=90°00'00"
R=20.00'
L=31.42'

N25°01'57"W 274.32'

GLACIER DRIVE
(60' WIDE PUBLIC ROW)
REC. NO. 4587151

50' FLOW LINE TO FLOW LINE

6' UTILITY EASEMENT REC. NO. 4587151 (TC# 36)

Δ=1°56'45"
R=515.00'
L=17.49'

N90°00'00"W 277.15'

S00°00'00"E 33.15'

NO BUILDINGS OBSERVED

30' UTILITY EASEMENT REC. NO. 4720052 (TC# 37)

50' NO BUILD ZONE REC. NO. 3952706 (TC# 18)

SUA SETBACKS

N89°59'41"W 419.40'

Δ=85°03'03"
R=200.00'
L=296.88'

200' SUA SETBACK

16' EDGE OF ASPHALT TO DOUBLE YELLOW LINE

TRACT A
ERIE HIGHLANDS FILING NO. 14 REC. NO. 4587151

TRACT CC
TRACT DD
TRACT EE

ERIE HIGHLANDS FILING NO. 16 REC. NO. 4670781

TRACT F
ERIE HIGHLANDS FILING NO. 14
REC. NO. 4587151
OWNER:
CLAYTON PROPERTIES GROUP II, INC.

50' NO BUILD ZONE REC. NO. 3952706 (TC# 18)

TRACT G
ERIE HIGHLANDS FILING NO. 14
REC. NO. 4587151
OWNER:
CLAYTON PROPERTIES GROUP II, INC.

WELL HEAD

7' METAL FENCE

ENCANA
SURFACE USE AGREEMENT
REC. NO. 3982954
(SEE NOTE 8)
(TC# 23)

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
38636
03/12/2024

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

REVISION DESCRIPTION	BY	DATE

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

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

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

SHEET
TWO
OF 2 SHEETS

JOB NO.
70923-01

ERIE HIGHLANDS FILING NO. 17

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

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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

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

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

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

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

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

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

BY: _____

ITS: _____

BY _____, AS _____, OF

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

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF TRUST HOLDER

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

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

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

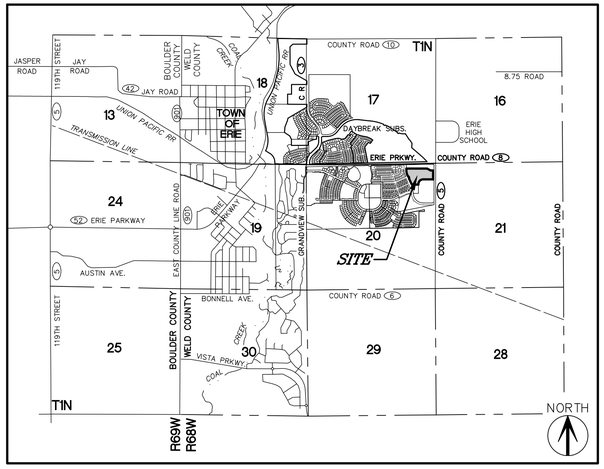
BY _____, AS _____, OF

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1"=3000'

SHEET INDEX

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

GENERAL NOTES

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

TITLE VERIFICATION CERTIFICATE:

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

BY: _____ DATE: _____ TITLE: _____
AUTHORIZED REPRESENTATIVE

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF_____, 2025

BY_____ AS _____, OF LAND TITLE GUARANTEE COMPANY
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE:

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

THIS _____ DAY OF _____, 2025.

_____

PLANNING AND DEVELOPMENT DIRECTOR

TOWN COUNCIL APPROVAL CERTIFICATE:

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

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

_____ A.D 20__.

_____

MAYOR:

_____

ATTEST:
TOWN CLERK

SURVEYORS CERTIFICATE:

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

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

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

COLORADO LICENSED ANTHONY K. PEALL 38636 PROFESSIONAL LAND SURVEYOR
PREPARATION

LAST REVISED
2025-04-28

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

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

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

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

ERIE HIGHLANDS FILING NO. 17

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

NORTH 1/4 CORNER SECTION 20 T.1N., R.68W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP "LS 28258" IN A MONUMENT BOX
(BASIS OF BEARINGS)
NORTH LINE NE ¼ SECTION 20
N88°48'06"E 2648.24'
NE CORNER SECTION 20 T.1N., R.68W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP "PLS 23501" IN A MONUMENT BOX
TRACT E
ERIE HIGHLANDS FILING NO. 14
REC. NO. 4587151
N90°00'00"E 868.13'
S61°40'43"E 167.22'
S89°59'35"E 105.29'
GLACIER DRIVE
(80' WIDE PUBLIC ROW)
N01°11'06"W 97.62'
Δ=23°50'52"
R=435.00'
L=181.06'
HIGHLANDS DR.
(PRIVATE DRIVE)
LOT 1
86,034 SF
1.975 AC
TRACT A
467,598 SF
10.735 AC
NE 1/4 SECTION 20
T1N, R68W, 6TH P.M.
N25°01'57"W 49.21'
Δ=90°00'00"
R=20.00'
L=31.42'
N25°01'57"W 60.00'
N25°01'57"W 274.32'
Δ=1°56'45"
R=515.00'
L=17.49'
N90°00'00"W 277.15'
S00°00'00"E 33.15'
Δ=85°03'03"
R=200.00'
L=296.88'
N89°59'41"W 419.40'
S00°00'25"W 372.54'
HIGHLANDS DRIVE
(70' WIDE PUBLIC ROW)
SUGARLOAF LANE
(60' WIDE PUBLIC ROW)
ERIE HIGHLANDS FILING NO. 16
REC. NO. 4670781
TOWN OF ERIE
ZONING DESIGNATION:
MEDIUM DENSITY
RESIDENTIAL
TOWN OF ERIE
ZONING DESIGNATION:
LOW DENSITY
RESIDENTIAL
TRACT F
ERIE HIGHLANDS
FILING NO. 14
REC. NO. 4587151
TRACT G
ERIE HIGHLANDS
FILING NO. 14
REC. NO. 4587151
ENCANA
SURFACE USE AGREEMENT
REC. NO. 3982954
(SEE NOTE 7)
(SHARED BOUNDARY WITH TRACT G)
200' SUA SETBACK
150' SETBACK
SUA SETBACKS
50.00' NO BUILD ZONE
30.00' UTILITY EASEMENT
REC. NO. 4720052
50.00' EASEMENT RESERVATION
REC. NO. 3952706
(SEE NOTE 7)
30' WIDE GAS EASEMENT
BOOK 1381 PAGE 948,
REC. NO. 2331355
30' LANDSCAPE EASEMENT
REC. NO. 4044915
WELD COUNTY ROAD 5
N00°00'25"E 2654.81'
EAST LINE NE ¼ SECTION 20
EAST 1/4 CORNER SECTION 20 T.1N., R.68W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP "PLS 26606" IN A MONUMENT BOX
SOUTH LINE NE ¼ SECTION 20
S89°05'07"W 2637.97'
CENTER 1/4 CORNER SECTION 20 T.1N., R.68W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP "PLS 28258"

LEGEND

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

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38636

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

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

1 inch = 50 ft.

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

May 06, 2025

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

Dear Harry Brennan,

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

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

Sincerely

Jenn Roldan

Evergreen - Sr. Development Manager

ERIE HIGHLANDS FILING NO.17

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

VICINITY MAP

PROJECT CONTACTS

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

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

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

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

SHEET INDEX

SHEET COUNT	SHEET NUMBER	TITLE
1	L0.0	COVER SHEET
2	L1.0	LANDSCAPE PLAN
3	L1.1	LANDSCAPE PLAN
4	L2.0	LANDSCAPE NOTES & DETAILS
5	IR1.0	IRRIGATION PLAN
6	IR2.0	IRRIGATION NOTES & DETAILS
7	IR2.1	IRRIGATION NOTES & DETAILS

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

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

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

COVER SHEET

ERIE HIGHLANDS FILING NO.17

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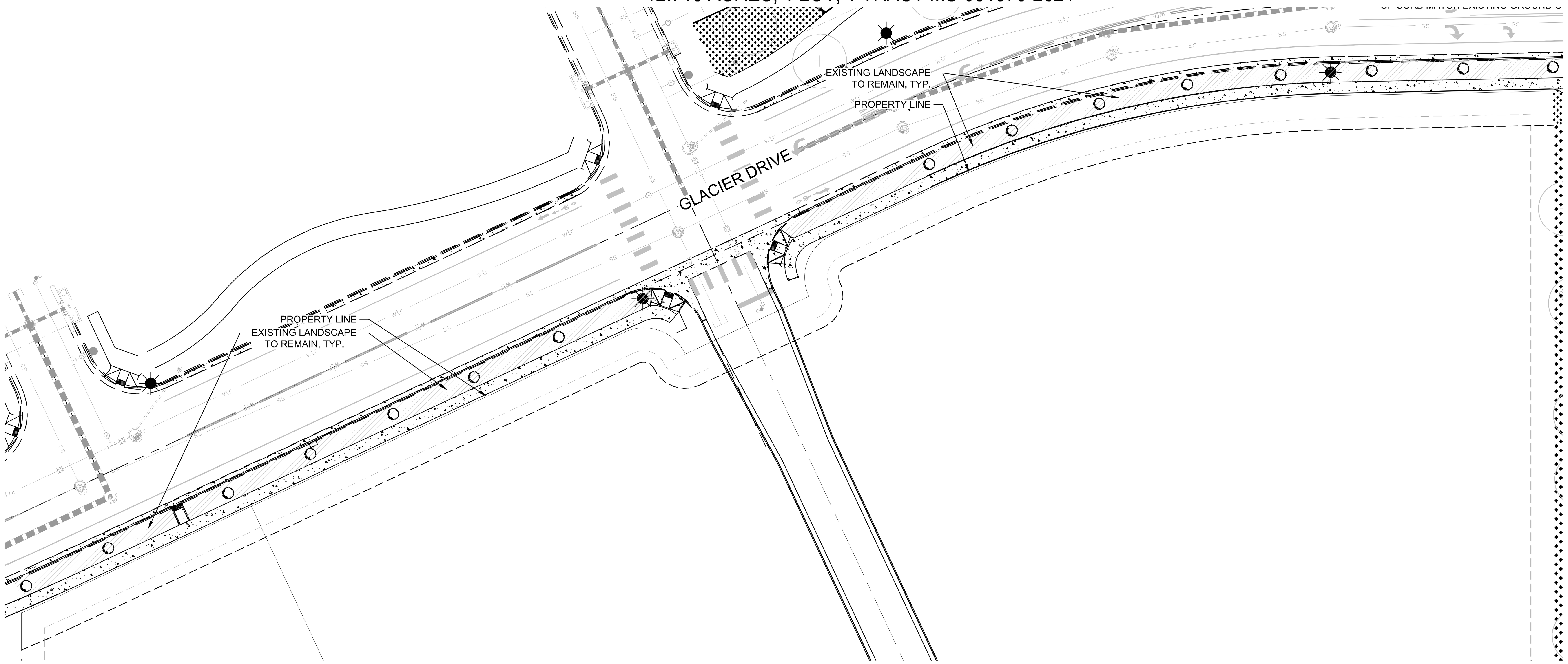
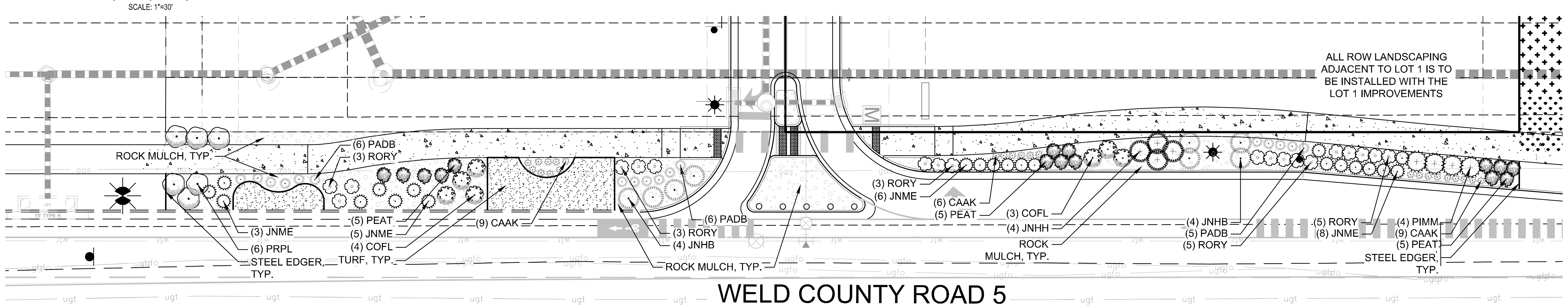
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021



SITE A

SCALE: 1"=30'



SITE B

SCALE: 1"=20'

LANDSCAPE REQUIREMENTS

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

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

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EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

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

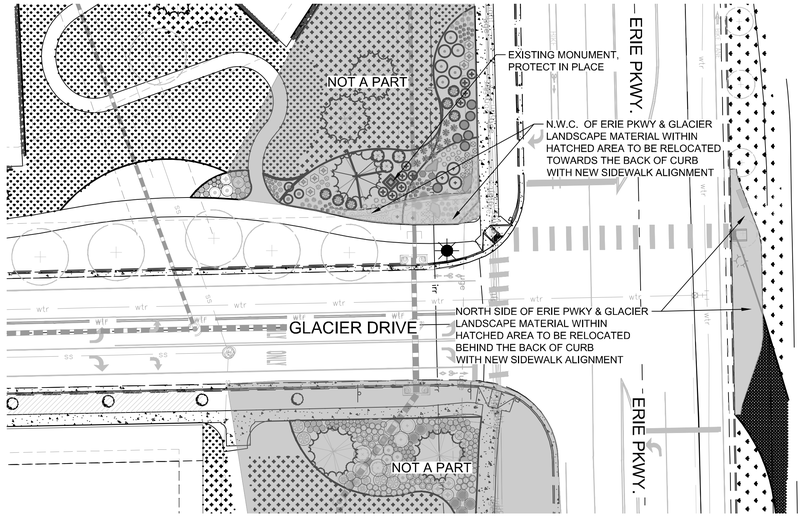
Project No:	EDI095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

LANDCAPE PLAN

L1.0
Sheet 2 of 7

ERIE HIGHLANDS FILING NO.17

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



SITE C - EXISTING CONDITION

N

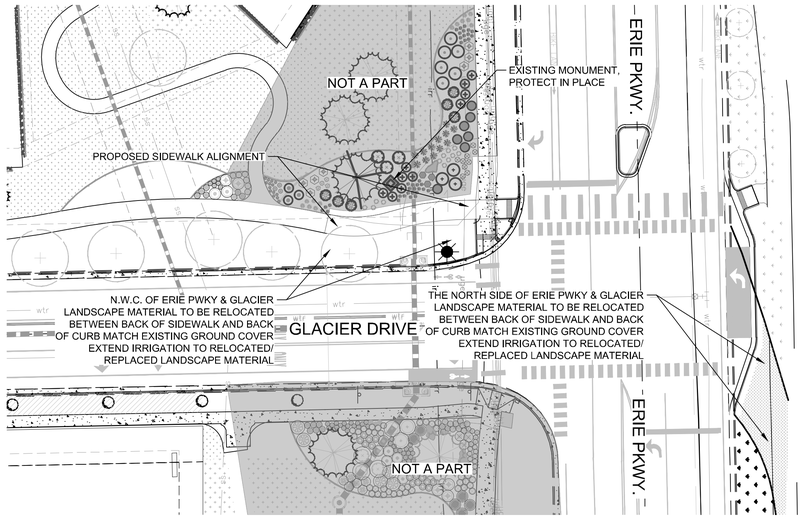
0 15 30
SCALE: 1"=30'

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

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

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

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



SITE C - PROPOSED CONDITION

N

0 15 30
SCALE: 1"=30'

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

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

NOTE:

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

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

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

NOTE:

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

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1	05/22/2025	2ND SUBMITTAL	EDN

Project No:	ED1005
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

LANDCAPE PLAN

L1.1
Sheet 3 of 7

ERIE HIGHLANDS FILING NO.17

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.710 ACRES, 1 LOT, 1 TRACT MS-001370-2021

PLANTING NOTES

GENERAL

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

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

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

MULCHING

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

IRRIGATION CONCEPT

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

LANDSCAPE GUARANTEE AND MAINTENANCE

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

TOWN OF ERIE NOTES

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

UTILITY NOTES

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

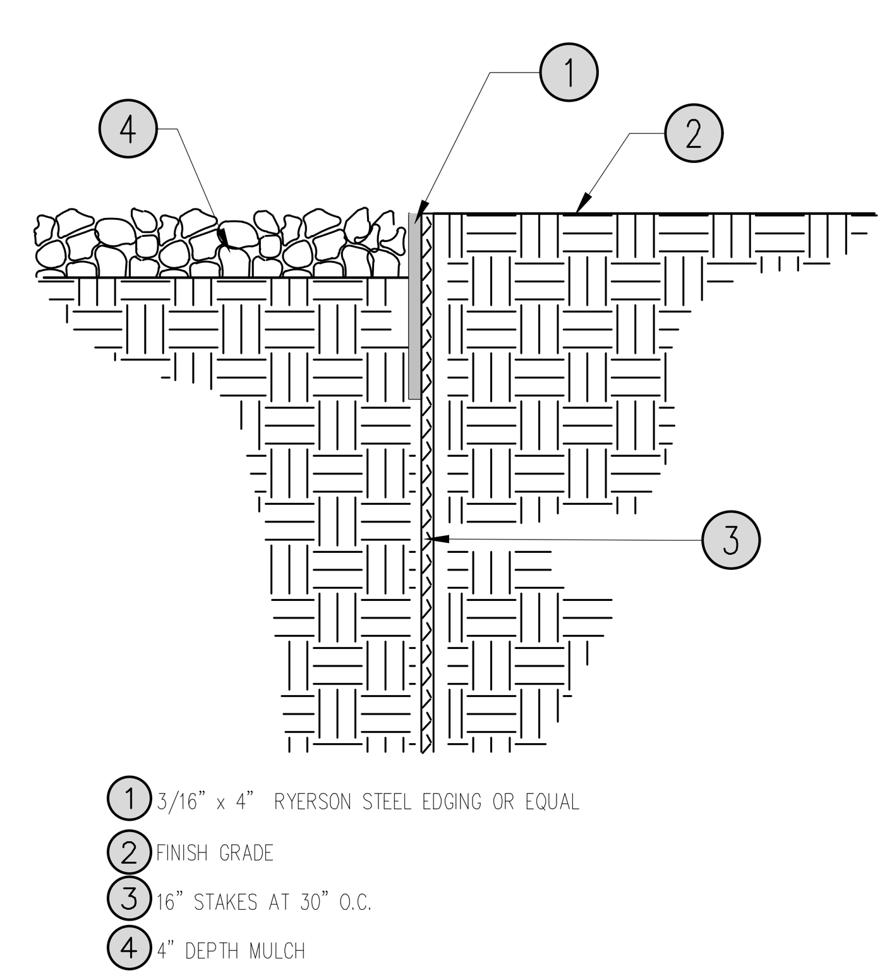
PLANT SCHEDULE

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

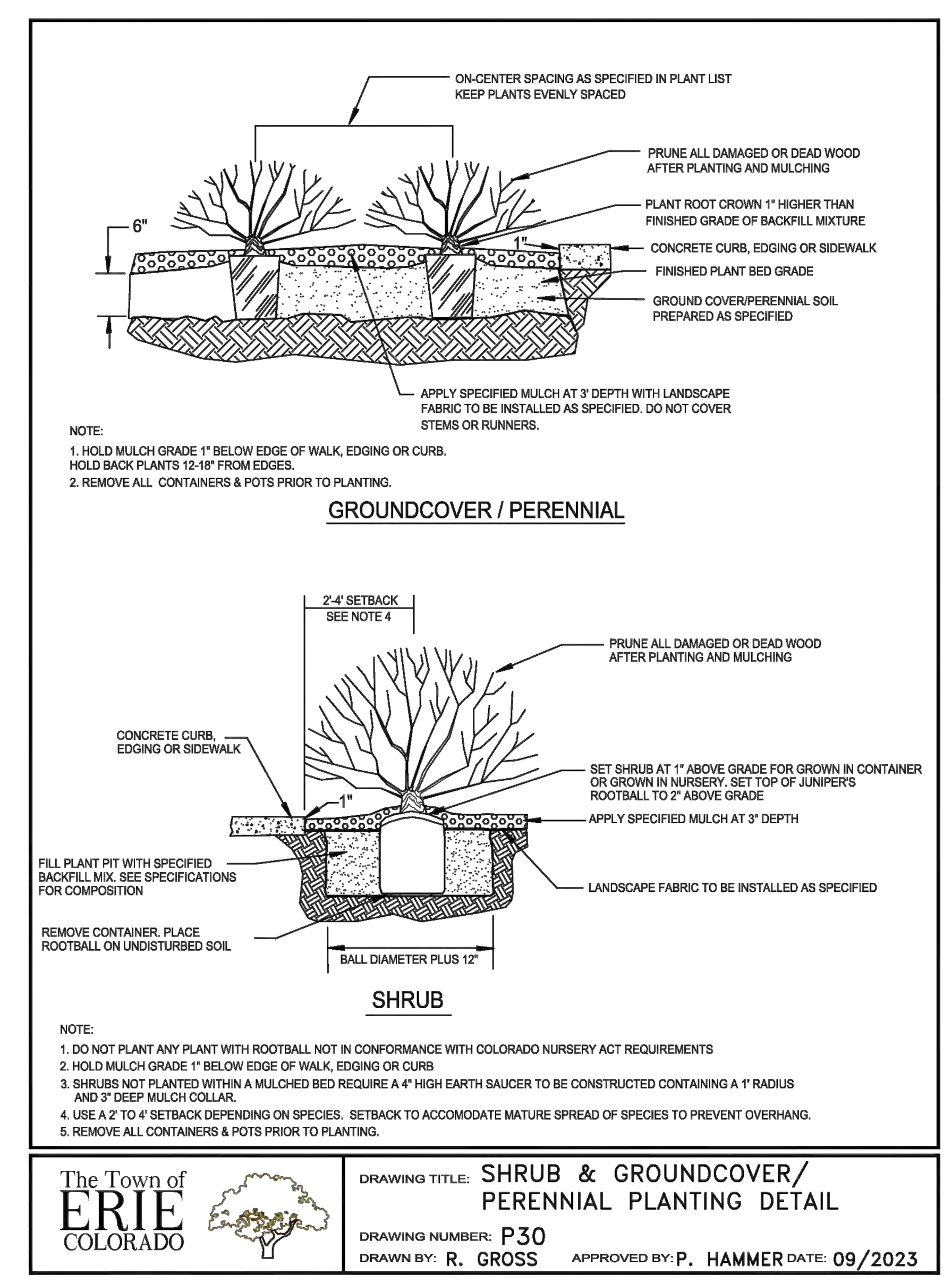
SYMBOL	CODE	QTY	GLACIER	WELD COUNTY ROAD 5	COMMON NAME	BOTANICAL NAME	TYPE	SPACING
GROUND COVERS								
	EXST	5,576 SF	5,576 SF		EXISTING LANDSCAPE TO REMAIN		SEED	
MULCH								
	RMULCH	2,996 SF		2,996 SF	3/4"-2" FOOTHILLS RIVER ROCK WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES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

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
Landscape			
	STEEL EDGER	152 LF	SEE NOTES

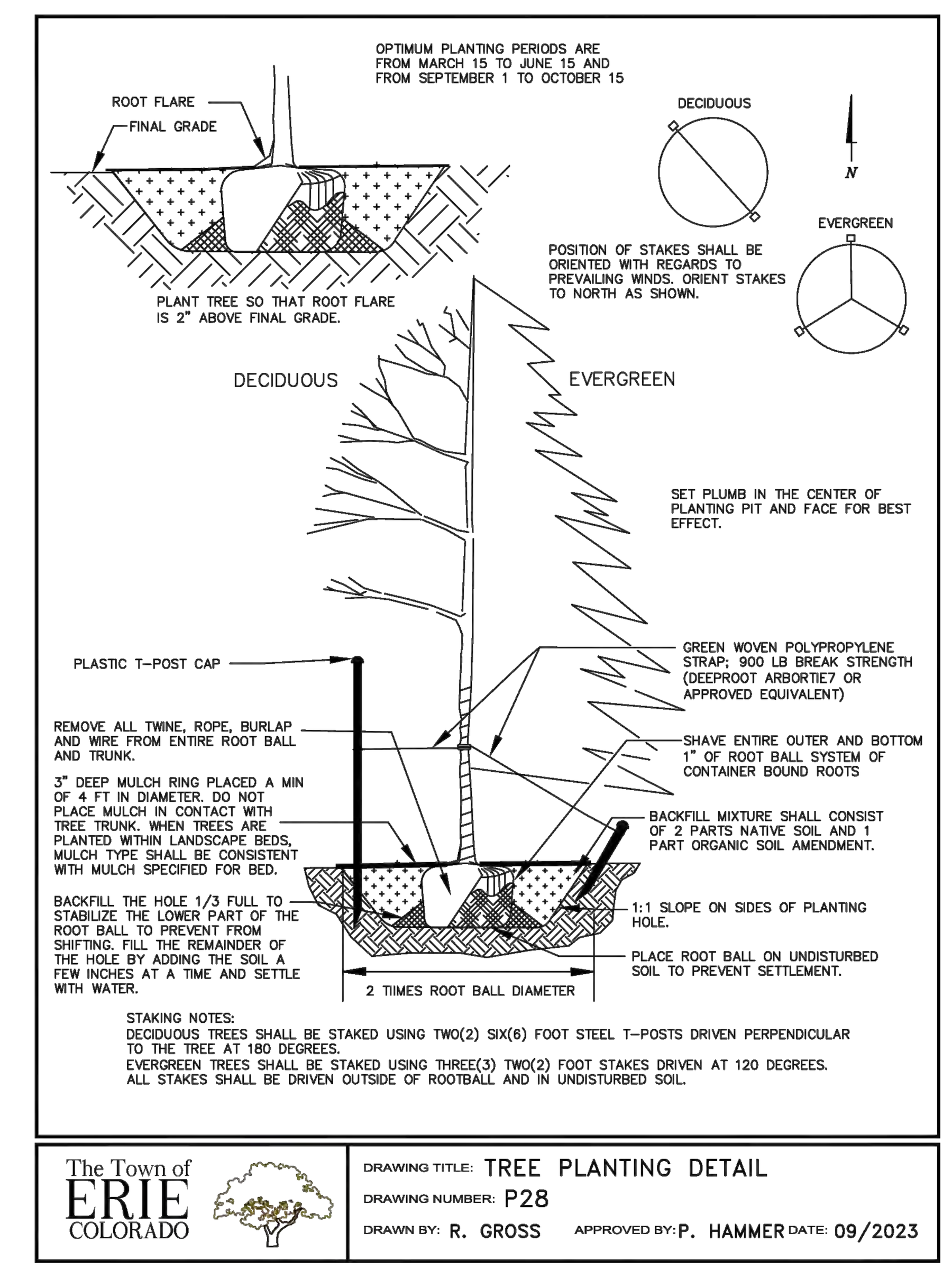


1 STEEL EDGE
N.T.S.



ON-CENTER SPACING AS SPECIFIED IN PLANT LIST KEEP PLANTS EVENLY SPACED
PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING AND MULCHING
PLANT ROOT CROWN 1" HIGHER THAN FINISHED GRADE OF BACKFILL MIXTURE
6"
1"
CONCRETE CURB, EDGING OR SIDEWALK
FINISHED PLANT BED GRADE
GROUND COVER/PERENNIAL SOIL PREPARED AS SPECIFIED
APPLY SPECIFIED MULCH AT 3' DEPTH WITH LANDSCAPE FABRIC TO BE INSTALLED AS SPECIFIED. DO NOT COVER STEMS OR RUNNERS.
NOTE:
1. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB. HOLD BACK PLANTS 12-18" FROM EDGES.
2. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.
GROUNDCOVER / PERENNIAL
2'-4' SETBACK SEE NOTE 4
PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING AND MULCHING
CONCRETE CURB, EDGING OR SIDEWALK
SET SHRUB AT 1" ABOVE GRADE FOR GROWN IN CONTAINER OR GROWN IN NURSERY. SET TOP OF JUNIPER'S ROOTBALL TO 2" ABOVE GRADE
1"
APPLY SPECIFIED MULCH AT 3" DEPTH
FILL PLANT PIT WITH SPECIFIED BACKFILL MIX. SEE SPECIFICATIONS FOR COMPOSITION
LANDSCAPE FABRIC TO BE INSTALLED AS SPECIFIED
REMOVE CONTAINER. PLACE ROOTBALL ON UNDISTURBED SOIL
BALL DIAMETER PLUS 12"
SHRUB
NOTE:
1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
2. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB
3. SHRUBS NOT PLANTED WITHIN A MULCHED BED REQUIRE A 4" HIGH EARTH SAUCER TO BE CONSTRUCTED CONTAINING A 1' RADIUS AND 3" DEEP MULCH COLLAR.
4. USE A 2' TO 4' SETBACK DEPENDING ON SPECIES. SETBACK TO ACCOMODATE MATURE SPREAD OF SPECIES TO PREVENT OVERHANG.
5. REMOVE ALL CONTAINERS & POTS PRIOR TO PLANTING.
The Town of ERIE COLORADO
DRAWING TITLE: SHRUB & GROUNDCOVER/ PERENNIAL PLANTING DETAIL
DRAWING NUMBER: P30
DRAWN BY: R. GROSS APPROVED BY: P. HAMMER DATE: 09/2023

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



OPTIMUM PLANTING PERIODS ARE FROM MARCH 15 TO JUNE 15 AND FROM SEPTEMBER 1 TO OCTOBER 15
ROOT FLARE
FINAL GRADE
DECIDUOUS
N
EVERGREEN
POSITION OF STAKES SHALL BE ORIENTED WITH REGARDS TO PREVAILING WINDS. ORIENT STAKES TO NORTH AS SHOWN.
PLANT TREE SO THAT ROOT FLARE IS 2" ABOVE FINAL GRADE.
DECIDUOUS
EVERGREEN
SET PLUMB IN THE CENTER OF PLANTING PIT AND FACE FOR BEST EFFECT.
PLASTIC T-POST CAP
GREEN WOVEN POLYPROPYLENE STRAP; 900 LB BREAK STRENGTH (DEEPROOT ARBORTIE7 OR APPROVED EQUIVALENT)
REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK.
SHAVE ENTIRE OUTER AND BOTTOM 1" OF ROOT BALL SYSTEM OF CONTAINER BOUND ROOTS
3" DEEP MULCH RING PLACED A MIN OF 4 FT IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. WHEN TREES ARE PLANTED WITHIN LANDSCAPE BEDS, MULCH TYPE SHALL BE CONSISTENT WITH MULCH SPECIFIED FOR BED.
BACKFILL MIXTURE SHALL CONSIST OF 2 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL AMENDMENT.
BACKFILL THE HOLE 1/3 FULL TO STABILIZE THE LOWER PART OF THE ROOT BALL TO PREVENT FROM SHIFTING. FILL THE REMAINDER OF THE HOLE BY ADDING THE SOIL A FEW INCHES AT A TIME AND SETTLE WITH WATER.
1:1 SLOPE ON SIDES OF PLANTING HOLE.
PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.
2 TIIMES ROOT BALL DIAMETER
STAKING NOTES:
DECIDUOUS TREES SHALL BE STAKED USING TWO(2) SIX(6) FOOT STEEL T-POSTS DRIVEN PERPENDICULAR TO THE TREE AT 180 DEGREES.
EVERGREEN TREES SHALL BE STAKED USING THREE(3) TWO(2) FOOT STAKES DRIVEN AT 120 DEGREES.
ALL STAKES SHALL BE DRIVEN OUTSIDE OF ROOTBALL AND IN UNDISTURBED SOIL.
The Town of ERIE COLORADO
DRAWING TITLE: TREE PLANTING DETAIL
DRAWING NUMBER: P28
DRAWN BY: R. GROSS APPROVED BY: P. HAMMER DATE: 09/2023

3 TREE PLANTING DETAIL
N.T.S.

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

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

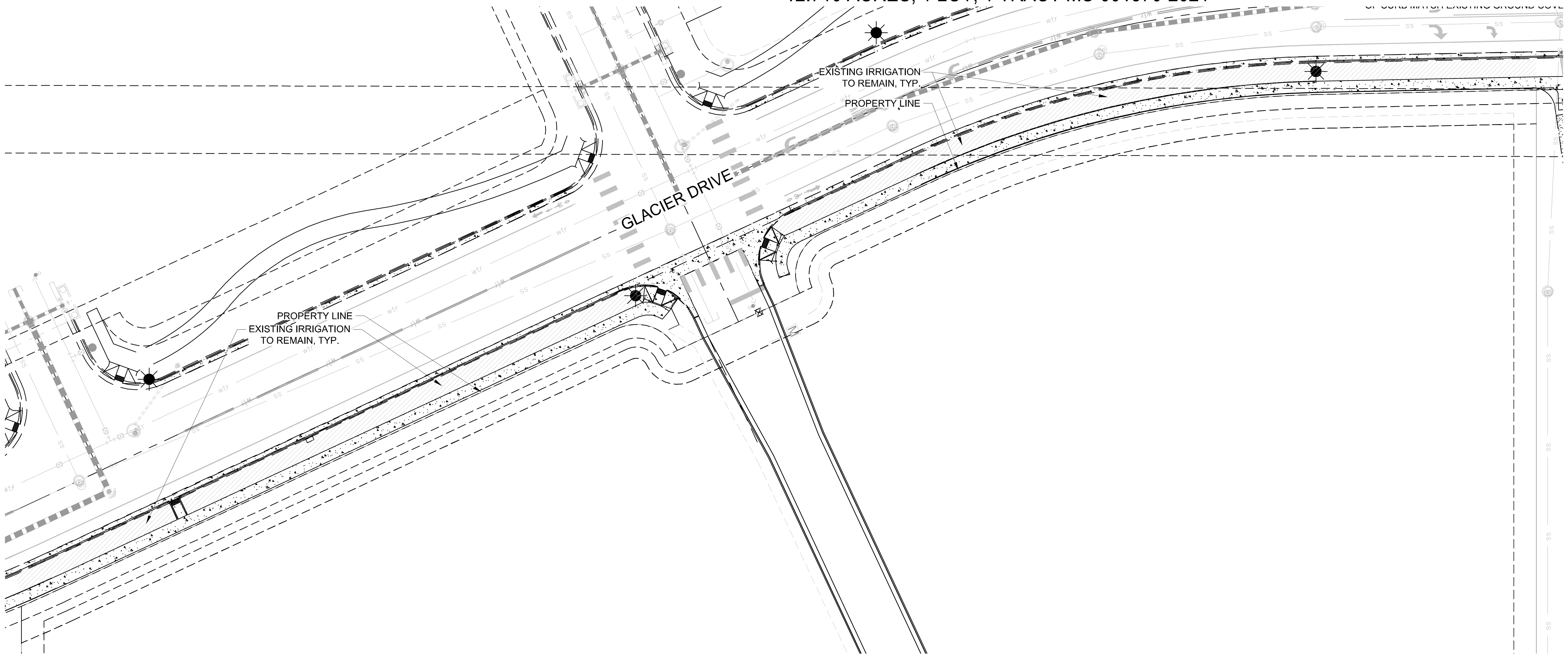
#	Date	Issue / Description	Init.
1	05/22/2025	2ND SUBMITTAL	EDN

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

LANDSCAPE NOTES & DETAILS

ERIE HIGHLANDS FILING NO.17

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



SITE A

0 15 30
SCALE: 1"=30'

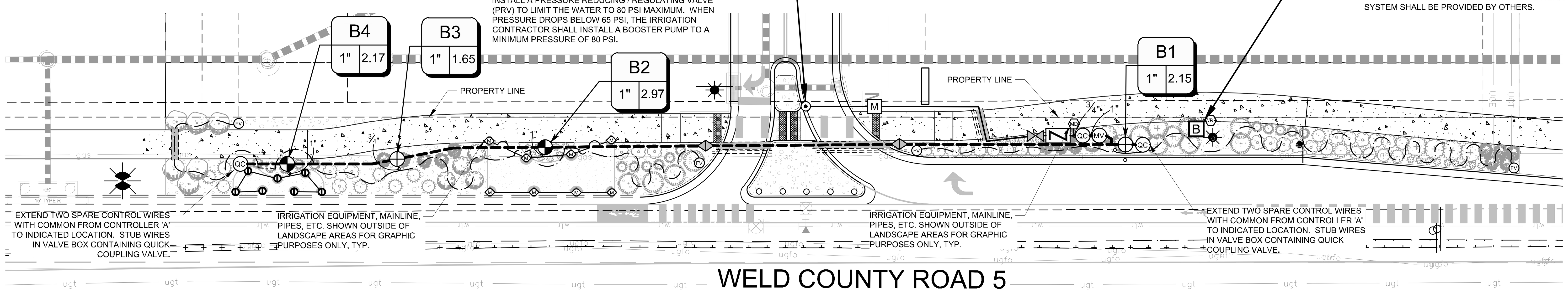
POINT OF CONNECTION 'B'

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

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

CONTROLLER 'B' NOTE

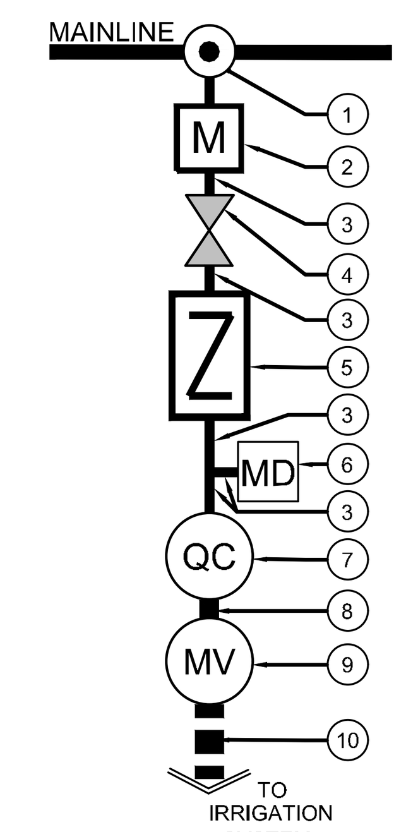
- ONE (1) 12 STATION CONTROLLER, SEE LEGEND.
- FOUR (4) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN LANDSCAPE AREA AS SPECIFIED ON THE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- EACH CONTROLLER TO HAVE HUNTER XCHSPB MOUNTING BRACKET,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



SITE B

0 10 20
SCALE: 1"=20'

TYPICAL POINT OF CONNECTION B SCHEMATIC DIAGRAM



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

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

VALVE SCHEDULE

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

IRRIGATION DISCLAIMER

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

UTILITY NOTES

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

WIRING/SLEEVING NOTES

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

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

CAUTION – NOTICE TO CONTRACTOR

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

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

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

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN
TOWN OF ERIE, COLORADO

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

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

IRRIGATION PLAN

ERIE HIGHLANDS FILING NO.17

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

IRRIGATION_SCHEDULE

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

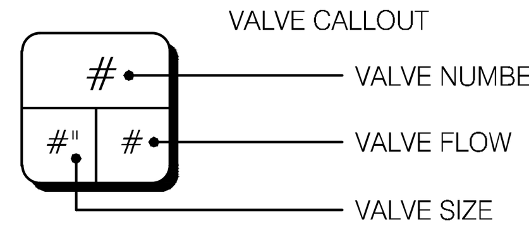
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR2.0
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR2.0
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 4 SHEET IR2.0

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

IRRIGATION_SCHEDULE

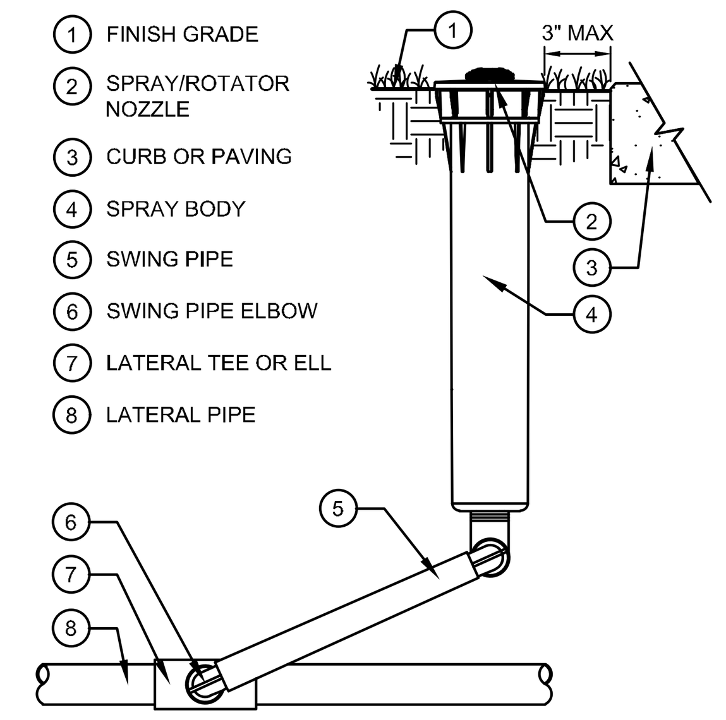
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE: 1", UNLESS OTHERWISE NOTED ON PLAN	DETAIL 9 SHEET IR2.1
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	DETAIL 9 SHEET IR2.1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 SIZE: 1", UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 9 SHEET IR2.1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

VALVE CALLOUT

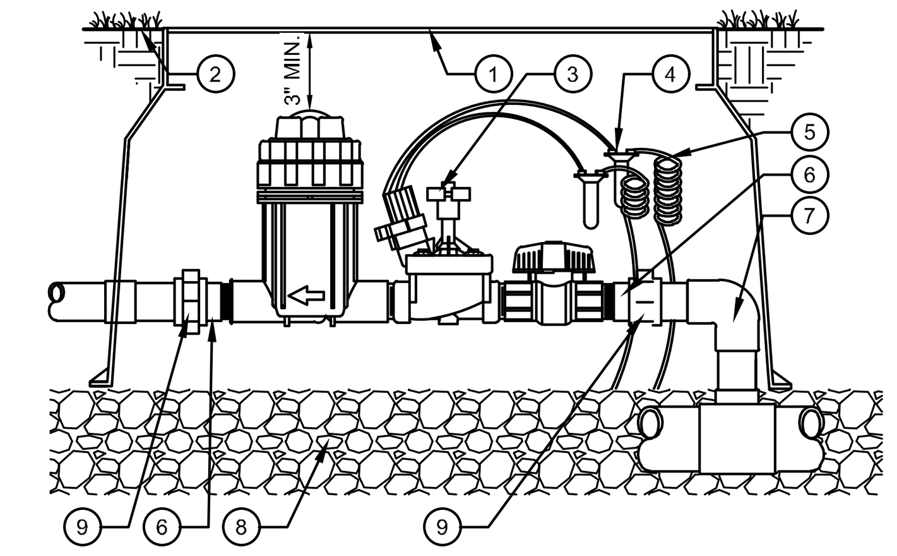


CRITICAL ANALYSIS

P.O.C. NUMBER: B	
Water Source Information:	Use dedicated irrigation tap and meter. See civil for tap and meter size and location.
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	10.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5 ft
Service Line Size:	3/4"
Length of Service Line:	20 ft
Pressure Available:	66 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	2.97 GPM
Flow Available at POC:	10.2 GPM
Residual Flow Available:	7.24 GPM
Critical Station:	B2
Design Pressure:	40 PSI
Friction Loss:	0.01 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.25 PSI
Pressure Req. at Critical Station:	42.3 PSI
Loss for Fittings:	0.14 PSI
Loss for Main Line:	1.38 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.1 PSI
Loss for Master Valve:	2.25 PSI
Loss for Water Meter:	0.5 PSI
Critical Station Pressure at POC:	57.6 PSI
Pressure Available:	66 PSI
Residual Pressure Available:	8.36 PSI

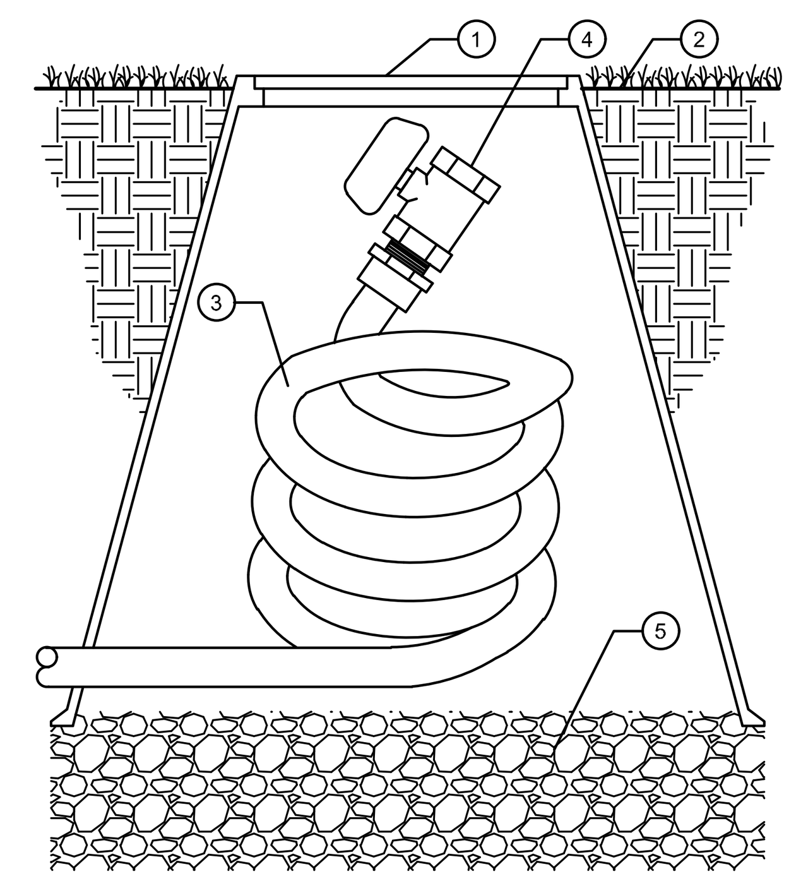


1 SPRAY/ROTATOR
N.T.S.



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

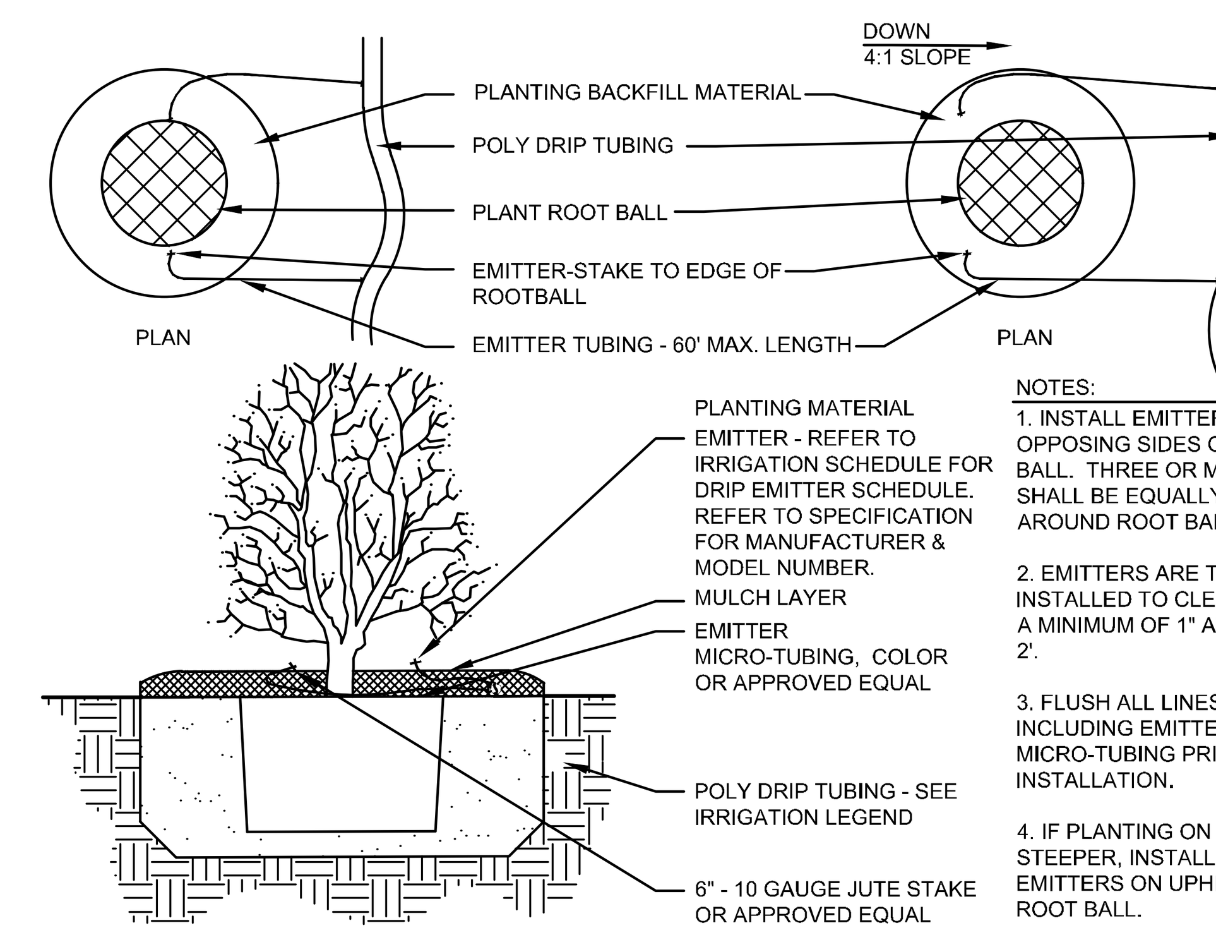
2 REMOTE DRIP CONTROL VALVE
N.T.S.



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

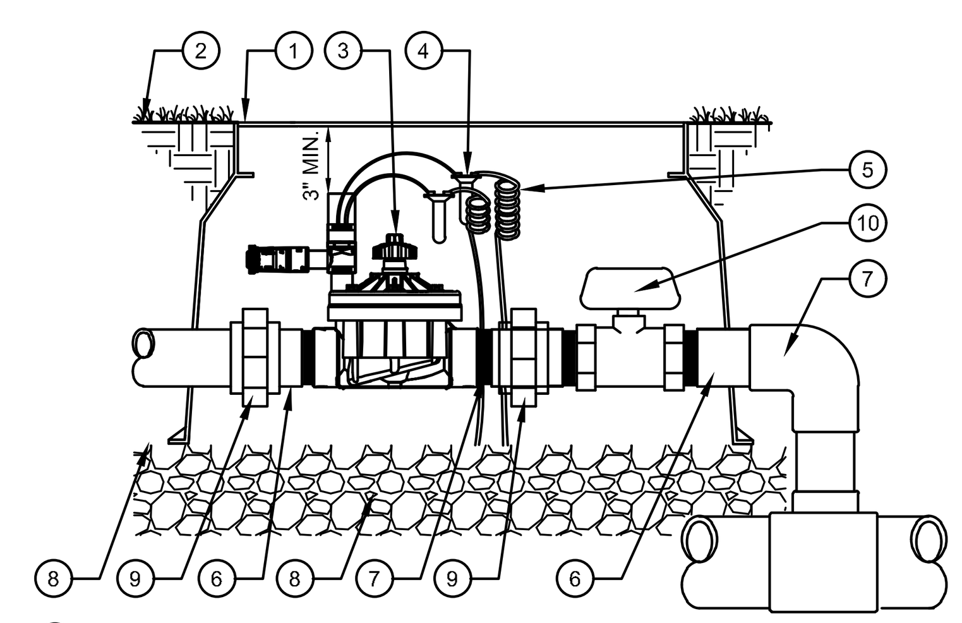
NOTE: KINKED PINCHED, OR OTHERWISE DAMAGED POLYPIPE WILL NOT BE ACCEPTED.

3 MANUAL FLUSH DRAIN VALVE
N.T.S.



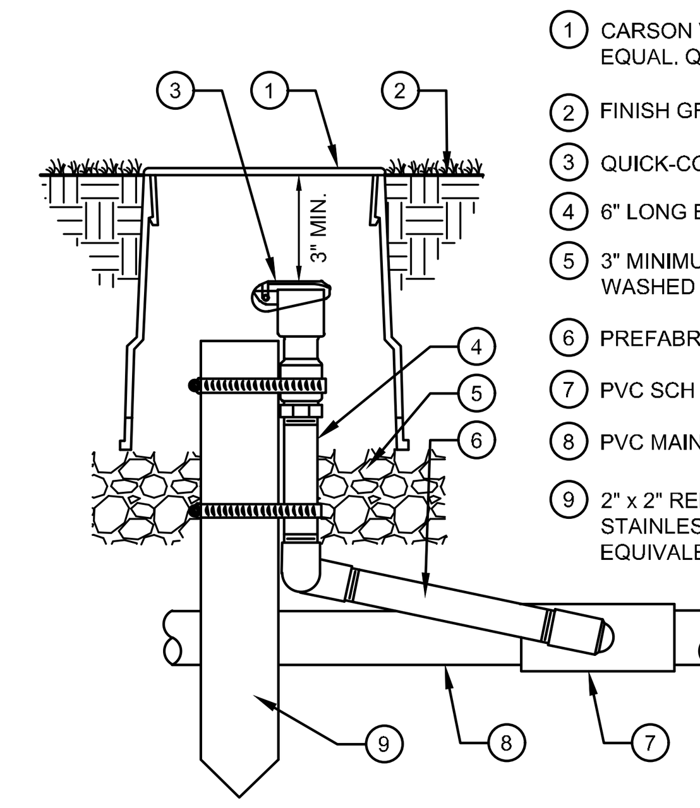
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.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

4 DRIP EMITTERS LAYOUT
N.T.S.



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

5 REMOTE CONTROL VALVE
N.T.S.



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

6 QUICK COUPLER
N.T.S.

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

NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

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

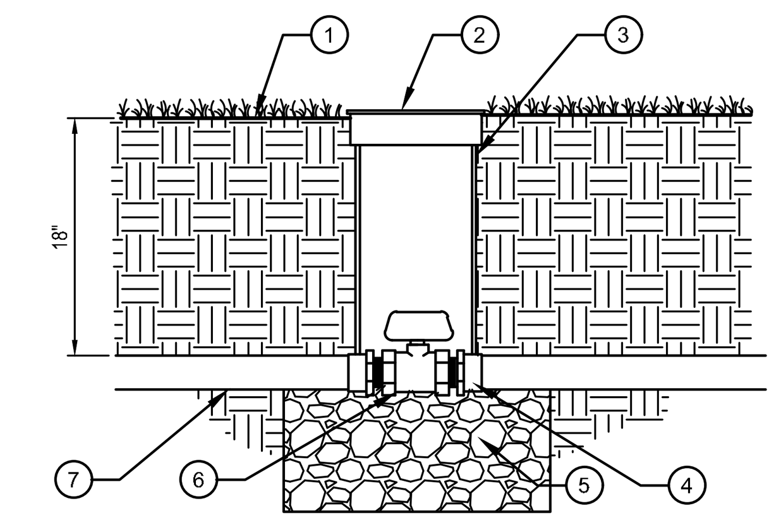
Project No:	EDI095
Drawn By:	EDN
Checked By:	JAR
Date:	03/03/2025

IRRIGATION NOTES & DETAILS

IR2.0

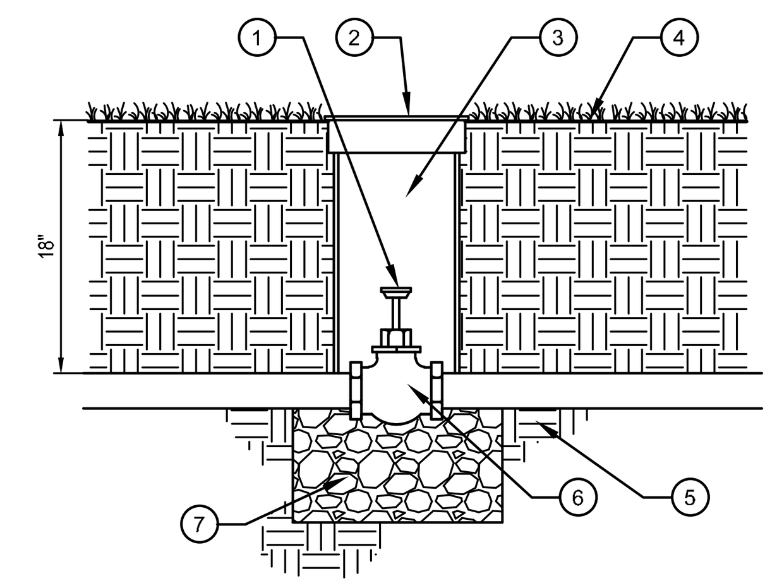
ERIE HIGHLANDS FILING NO.17

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



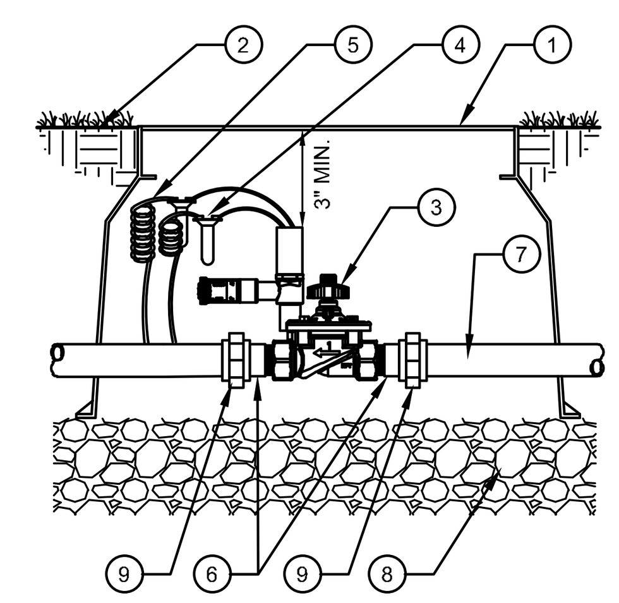
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED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

1 BALL VALVE
N.T.S.



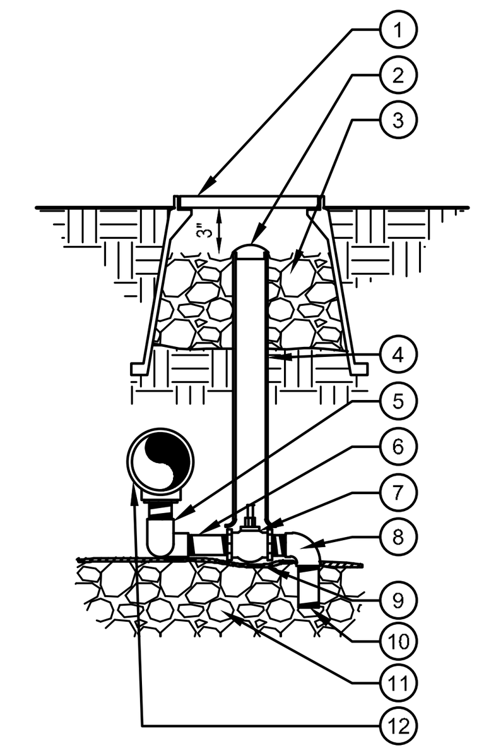
1. KEY HEAD PER HEAD
2. CARSON VALVE BOX OR APPROVED EQUAL.
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

2 GATE VALVE
N.T.S.



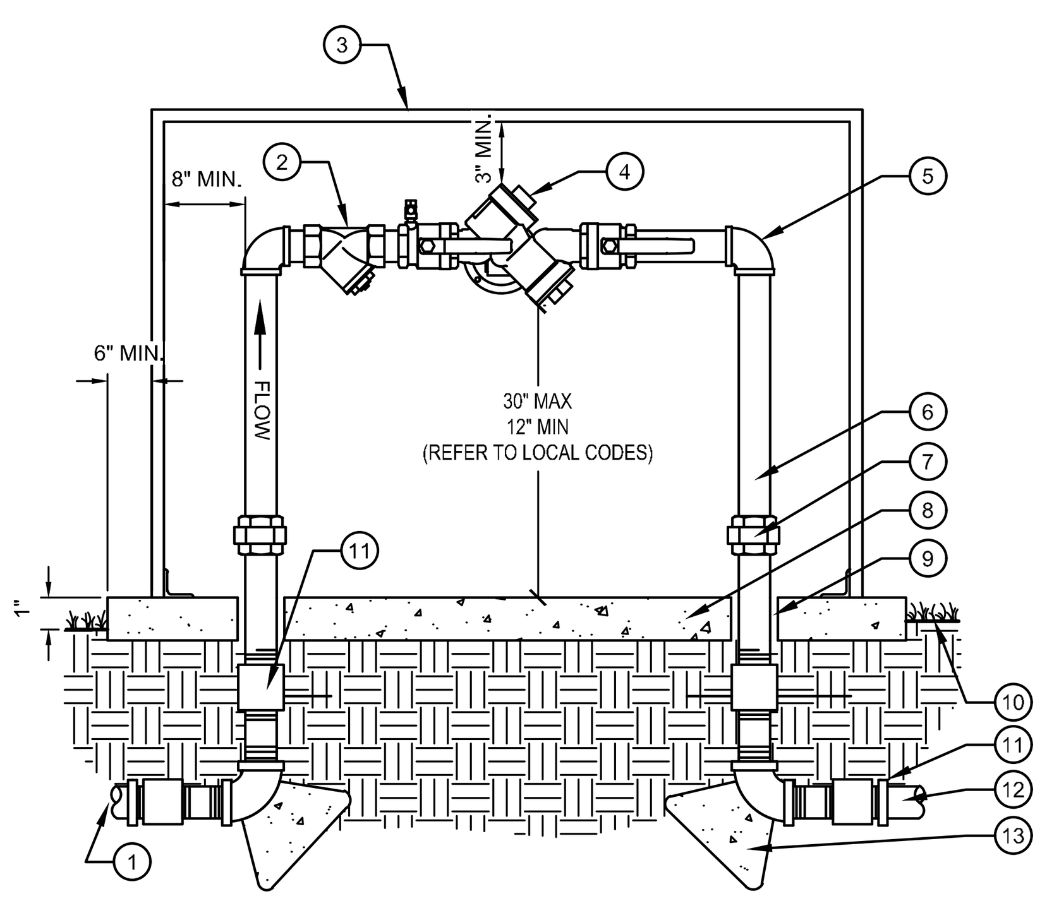
1. CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAINLINE PIPE & FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

3 MASTER VALVE
N.T.S.



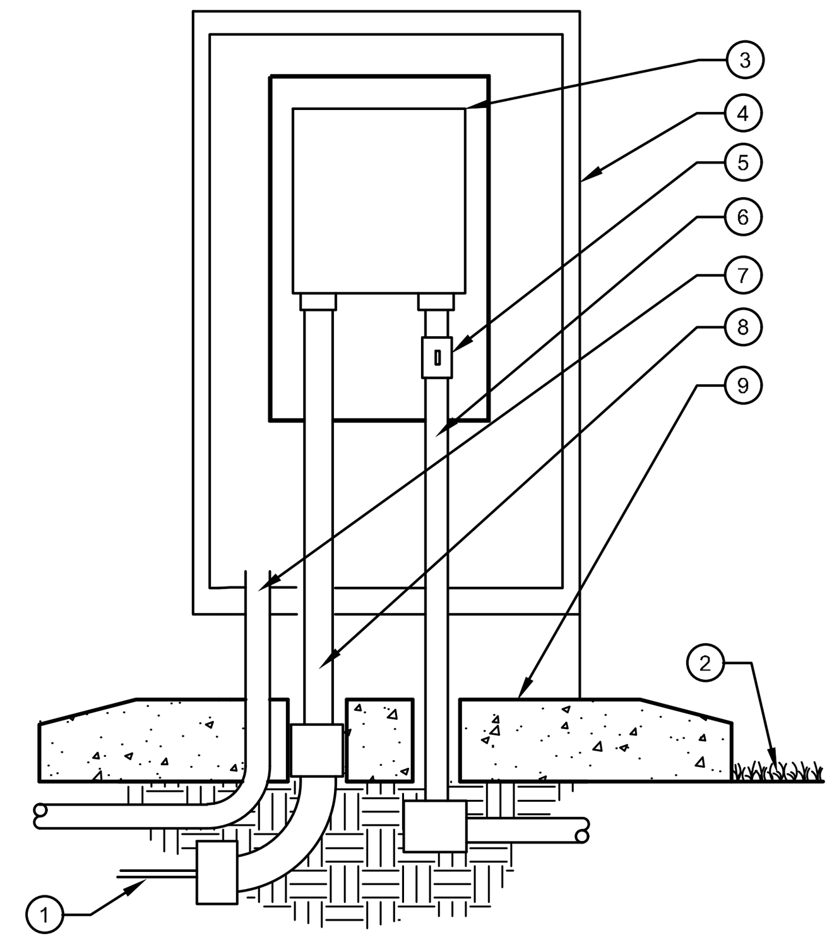
1. CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2) 3/4"xCL PVC NIPPLE SCH. 80 (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES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

4 MANUAL DRAIN VALVE
N.T.S.



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

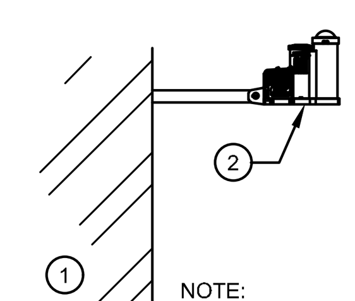
5 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.



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

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

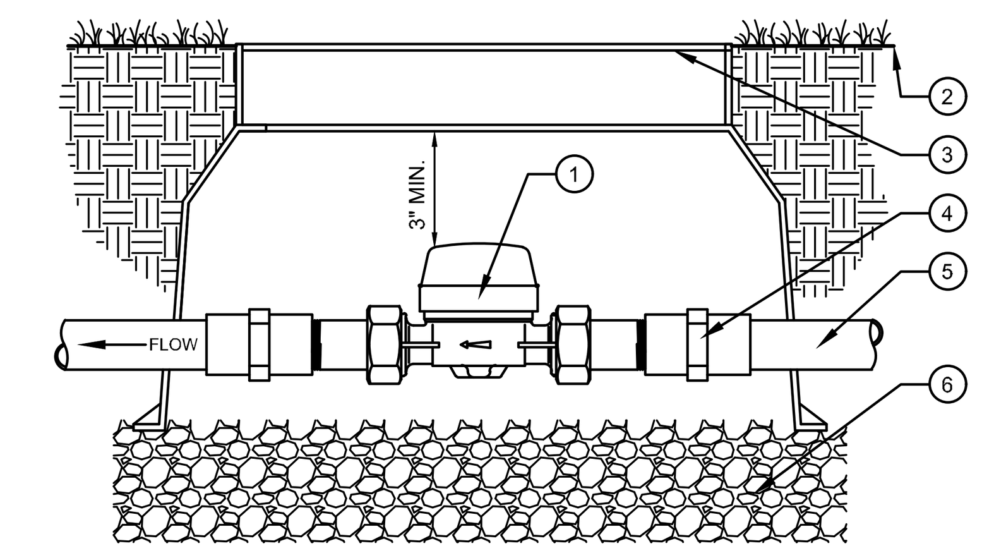
6 PEDESTAL MOUNT CONTROLLER
N.T.S.



NOTE:
MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

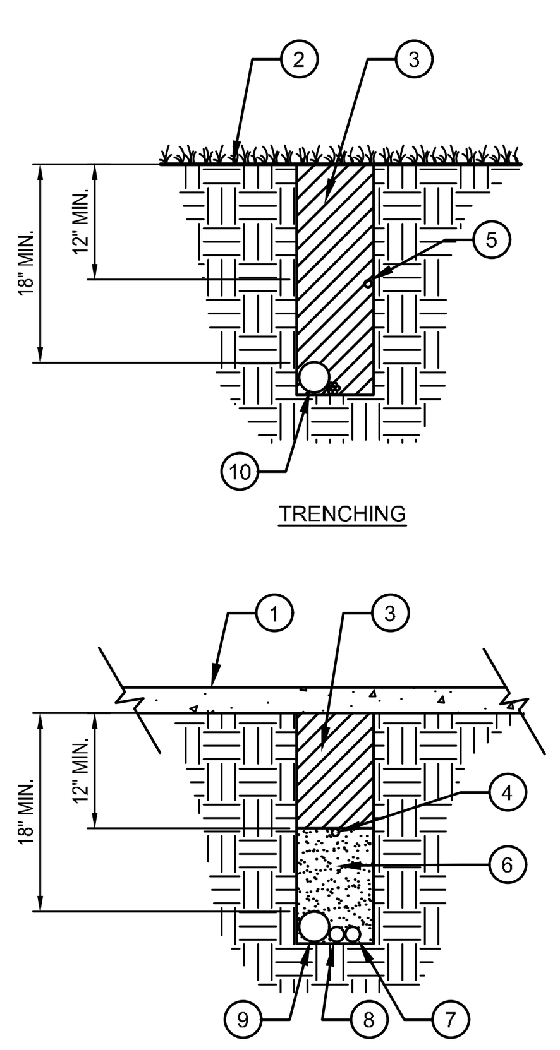
1. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

7 WEATHER SENSOR
N.T.S.



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

8 WATER METER
N.T.S.



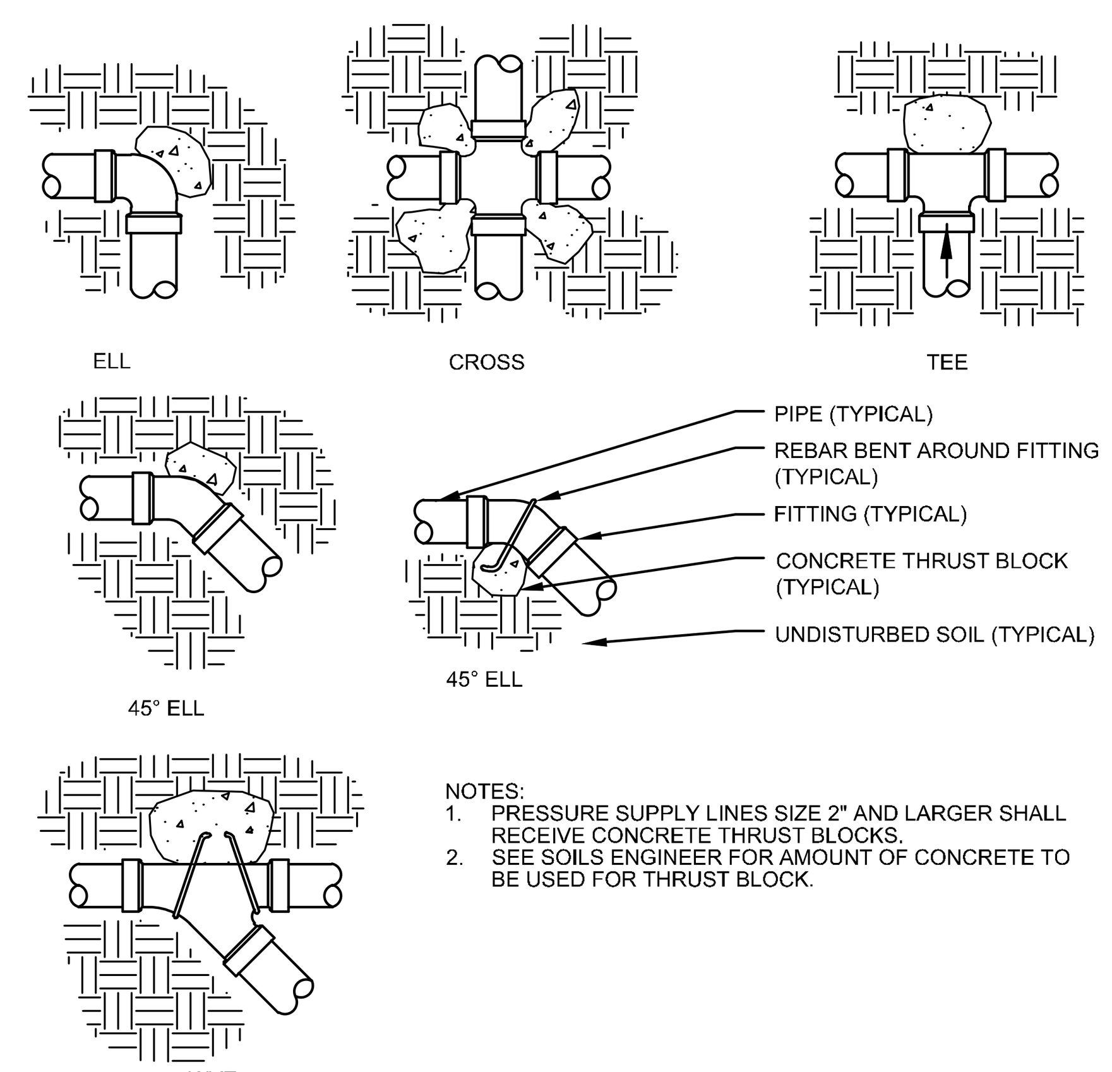
TRENCHING

SLEEVING

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

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

9 PIPE & SLEEVE INSTALLATION
N.T.S.



ELL — CROSS — TEE — 45° ELL — 45° ELL — WYE

PIPE (TYPICAL)
REBAR BENT AROUND FITTING (TYPICAL)
FITTING (TYPICAL)
CONCRETE THRUST BLOCK (TYPICAL)
UNDISTURBED SOIL (TYPICAL)

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

10 THRUST BLOCKING
N.T.S.

GENERAL IRRIGATION NOTES

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

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NOT FOR CONSTRUCTION

EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

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

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

IRRIGATION NOTES & DETAILS

IR2.1

3,

ALDRIDGE TRANSPORTATION CONSULTANTS, LLC
Advanced Transportation Planning and Traffic Engineering

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

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

December 31, 2024

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

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

Dear Ms. Vester:

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

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

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

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

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

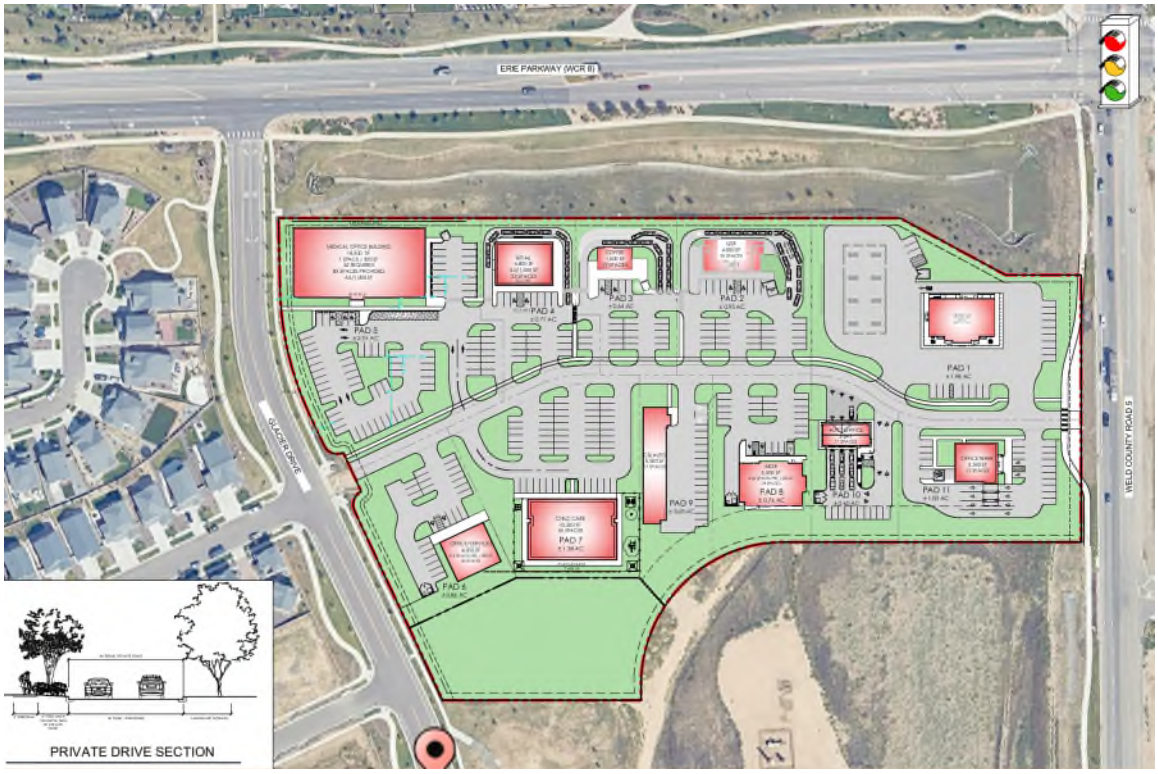


Figure 1 Location and Site Plan

TRIP GENERATION AND DISTRIBUTION

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

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

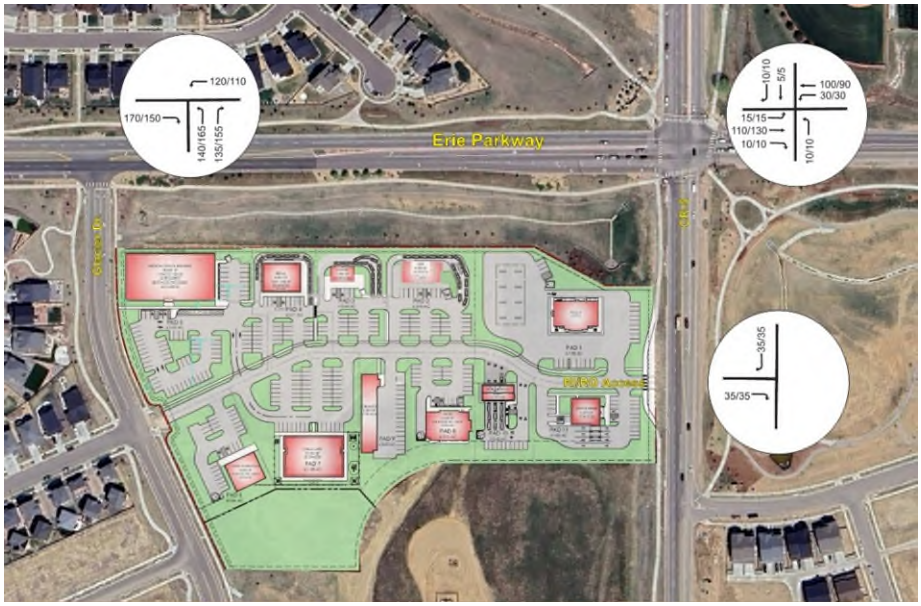
The trip generation rates and values for the revised commercial development are from the ***ITE Trip Generation Manual, 11th Edition.*** Note that the trips have been factored for an internal trip

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

Trip Generation Worksheet

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

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

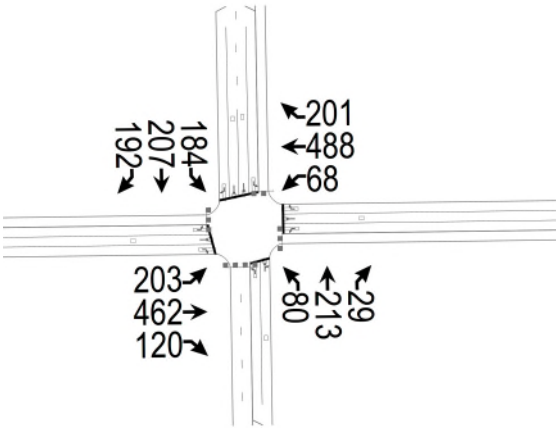


TRAFFIC IMPACT

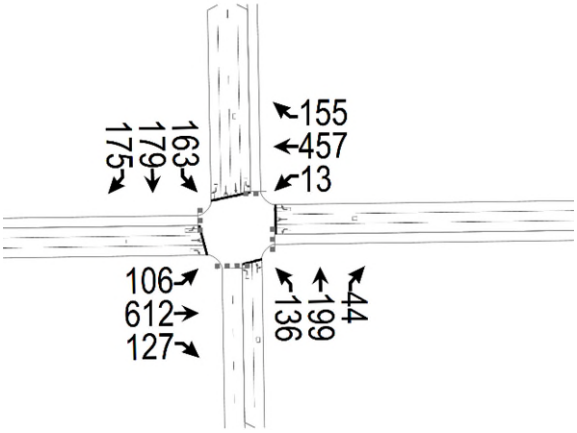
The Synchro v.11 traffic operations model was used to analyze the level of service (LOS) characteristics at Erie Parkway/CR-5, Glacier Dr./Erie Parkway, and the right in/right out movement access on CR-5 with the new September 2024 AM and PM peak hour counts at Erie Pkwy/CR-5 and the site generated trips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

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

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



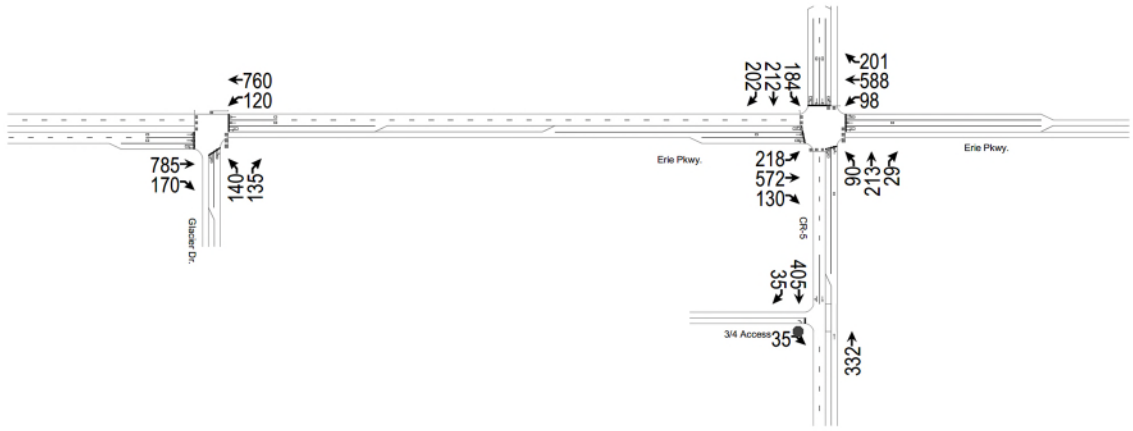
2024 AM Peak Hour



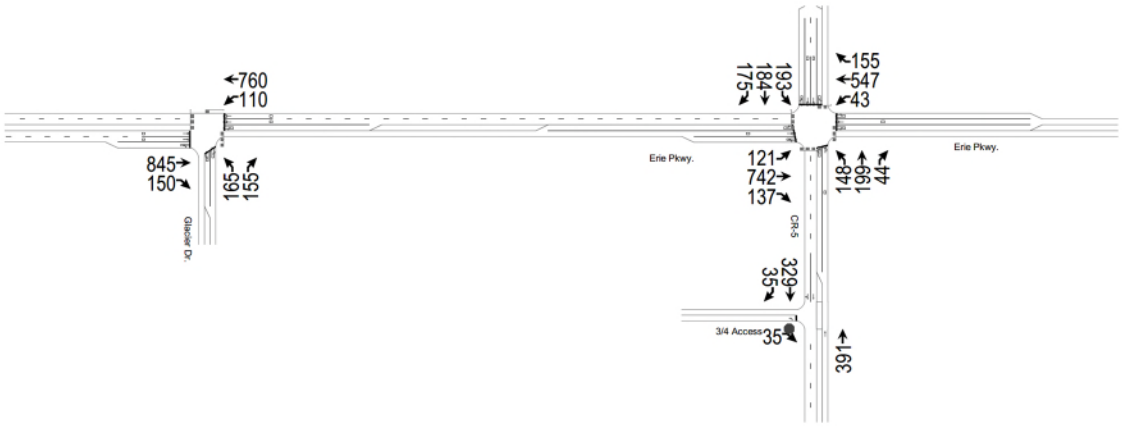
2024 PM Peak Hour

[1] Highway Capacity Manual 2010 page 19-40

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



2026 AM Peak Hour Total



2026 PM Peak Hour Total

Table 1 - Intersection LOS/Delay (secs) Summary

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

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

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

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

Right-turn Deceleration Lane

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS & RECOMMENDATIONS

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

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

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

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

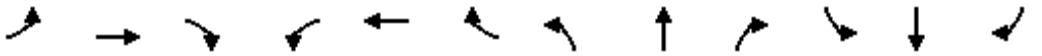
4) At the intersection of Glacier Dr., and the private street entrance to the commercial area shall be two-way stop sign controlled initially and then converted to all-way stop sign control if warranted by crash experience or by the 8-hour volume warrant.

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

Respectfully submitted,
Aldridge Transportation Consultants, LLC

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

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



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

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

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

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

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

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

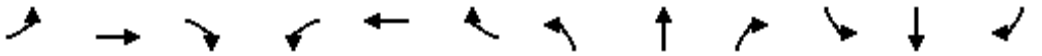
Intersection	
Int Delay, s/veh	0.4

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

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

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

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



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

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

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

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

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	9.3	69.7				79.0	15.8
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	15.5	54.5				74.5	26.5
Max Q Clear Time (g_c+I1), s	3.8	11.4				8.2	10.5
Green Ext Time (p_c), s	0.2	7.2				6.2	0.8

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

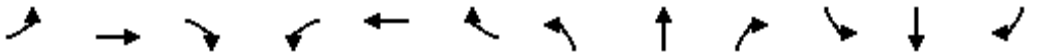
Intersection	
Int Delay, s/veh	0.4

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

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

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

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



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

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

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

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

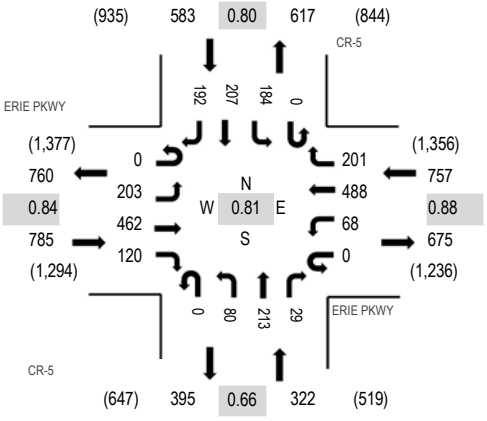
Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	9.3	69.7				79.0	17.3
Change Period (Y+Rc), s	4.5	4.5				4.5	4.5
Max Green Setting (Gmax), s	15.5	54.5				74.5	26.5
Max Q Clear Time (g_c+I1), s	13.8	12.8				8.6	11.9
Green Ext Time (p_c), s	0.2	7.7				6.2	0.9

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

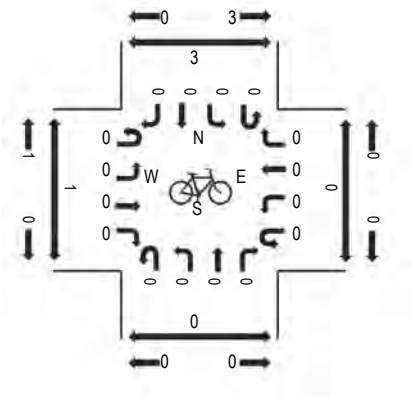
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

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

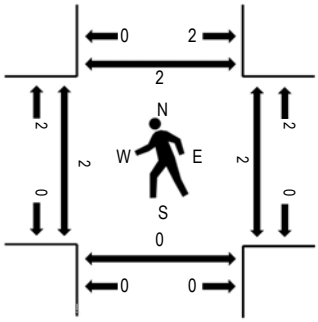
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

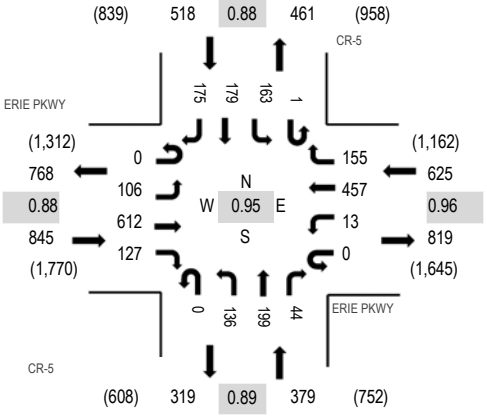
Traffic Counts - Motorized Vehicles

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

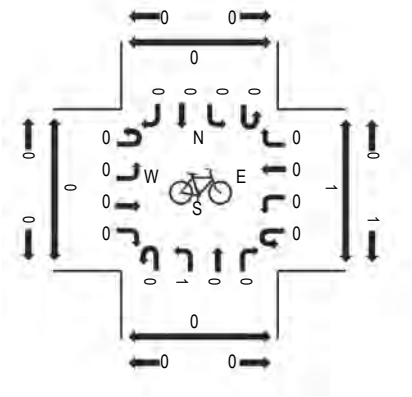
(303) 216-2439
www.alltrafficdata.net

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

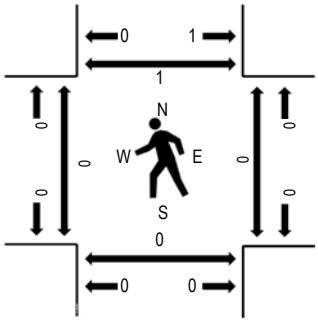
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

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

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

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

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

Table 2-A: Mode Split and Vehicle Occupancy Estimates

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

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

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

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

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

Table 5-A: Computations Summary

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

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

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

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

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

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

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

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

[6]Person-Trips

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

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

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

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

Table 2-P: Mode Split and Vehicle Occupancy Estimates

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

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

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

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

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

Table 5-P: Computations Summary

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

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

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

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

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

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

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

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

[6]Person-Trips

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

Traffic Signal Warrant Analysis
Summary Worksheet

70%

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

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

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

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

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

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

Analysis based on PROJECTED volume data.

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

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

Warrant Analysis Conducted By:

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

Warrant 1: Eight - Hour Vehicular Volume 70%

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

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

Satisfied? No

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

Satisfied? Yes

Condition C: Combination of A & B at 56%

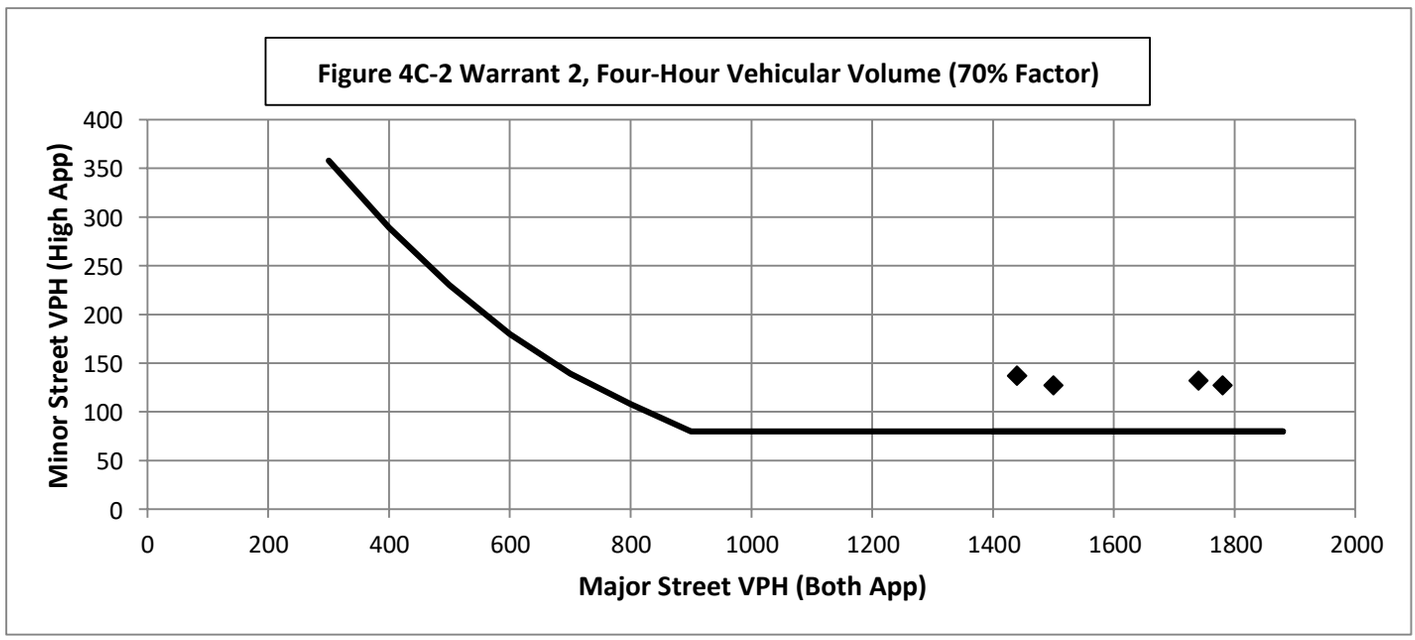
Satisfied? Yes

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

Warrant 2: Four-Hour Volume 70%

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

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



Warrant 3: Peak Hour Volume 70%

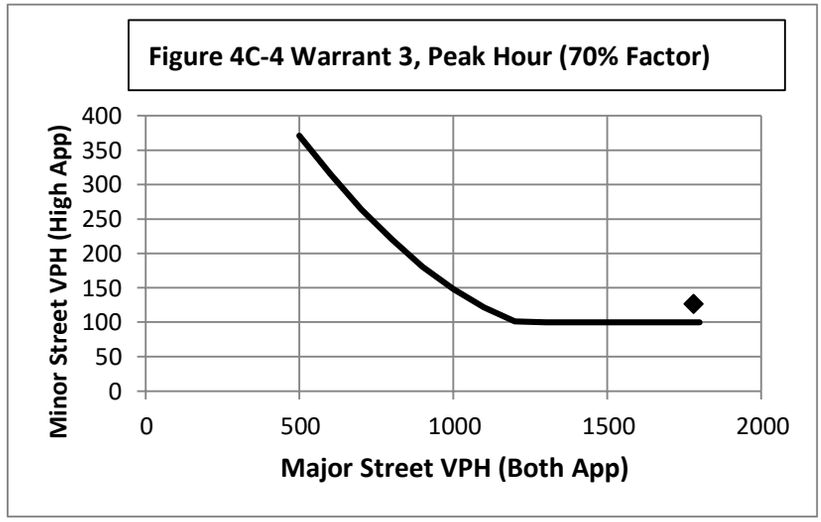
Warrant Evaluated? Yes **Warrant Satisfied? Yes** **Manually Set To: Yes**

Condition justifying use of warrant:

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

Manually Set Peak Hour? No

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



Warrant 4: Pedestrian Volume 70%

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

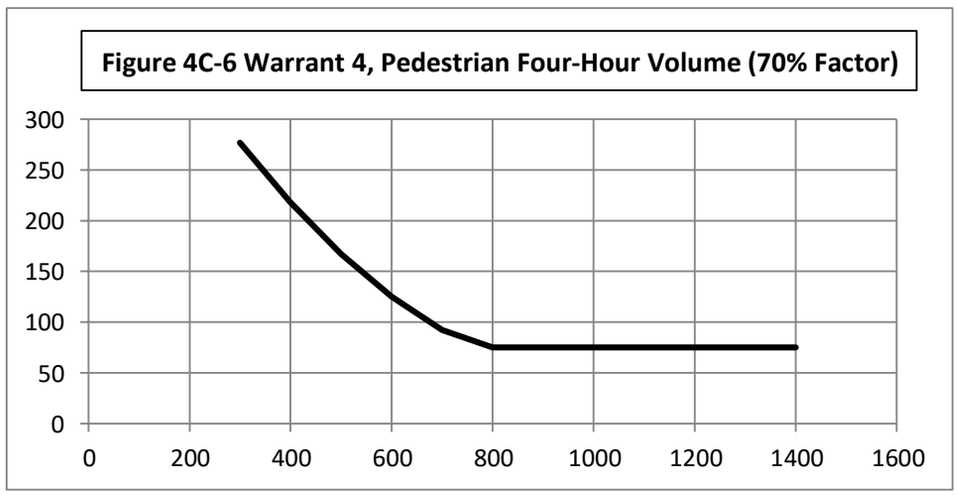
Criterion A: Four Hour

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

Manually Set Major Rd Vol? No

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

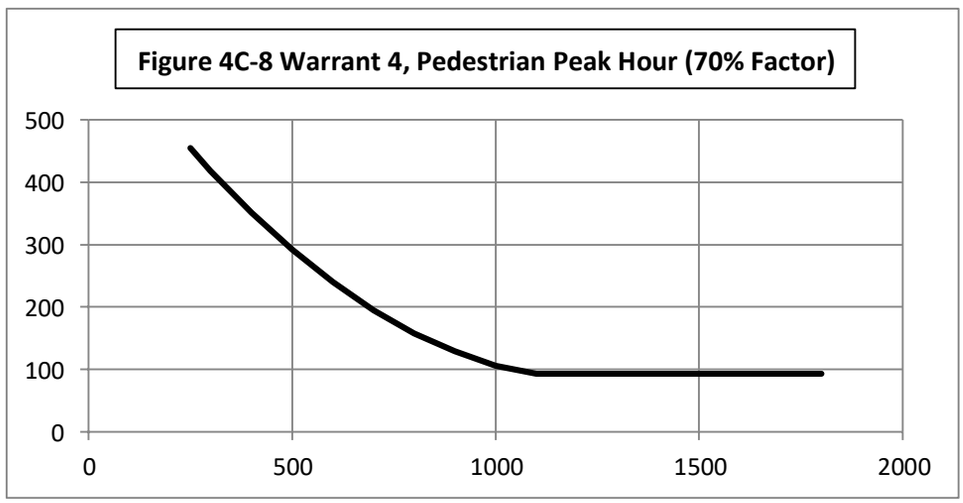
Criterion A Satisfied?



Criterion B: Peak Hour

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

Criterion B Satisfied?



Warrant 5: School Crossing 70%

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

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

Warrant 6: Coordinated Signal System 70%

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

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

Warrant 7: Crash Experience 70%

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

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

Warrant 8: Roadway Network 70%

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

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

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

Warrant 9: Intersection Near a Grade Crossing 70%

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

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

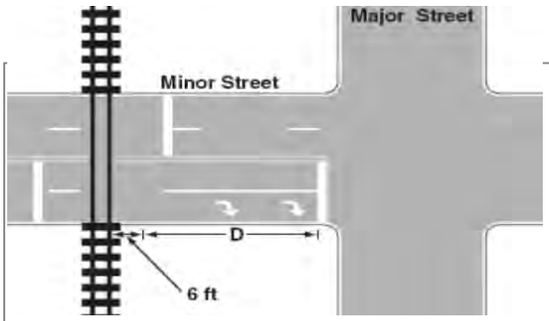
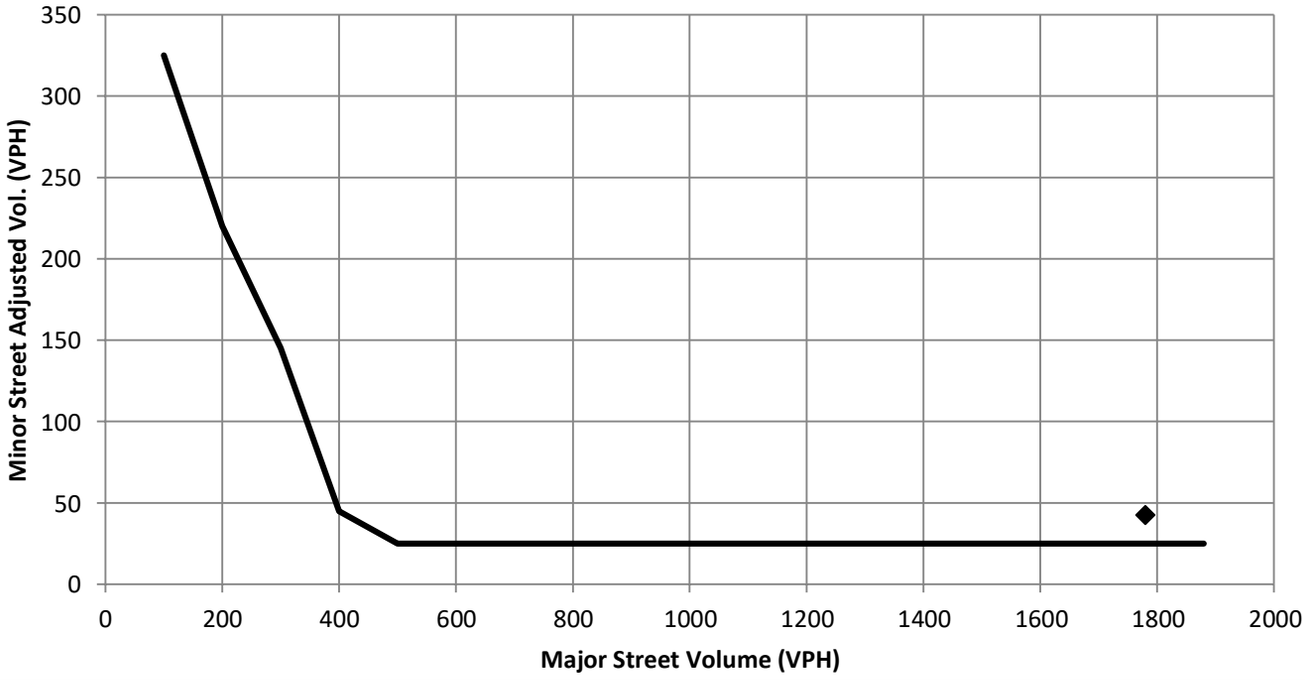


Figure 4C-10 Warrant 9, Intersection Near a grade Crossing (Two or More Approach Lanes at the Track Crossing)



Conclusions/Comments:

Updated: 12/6/2017