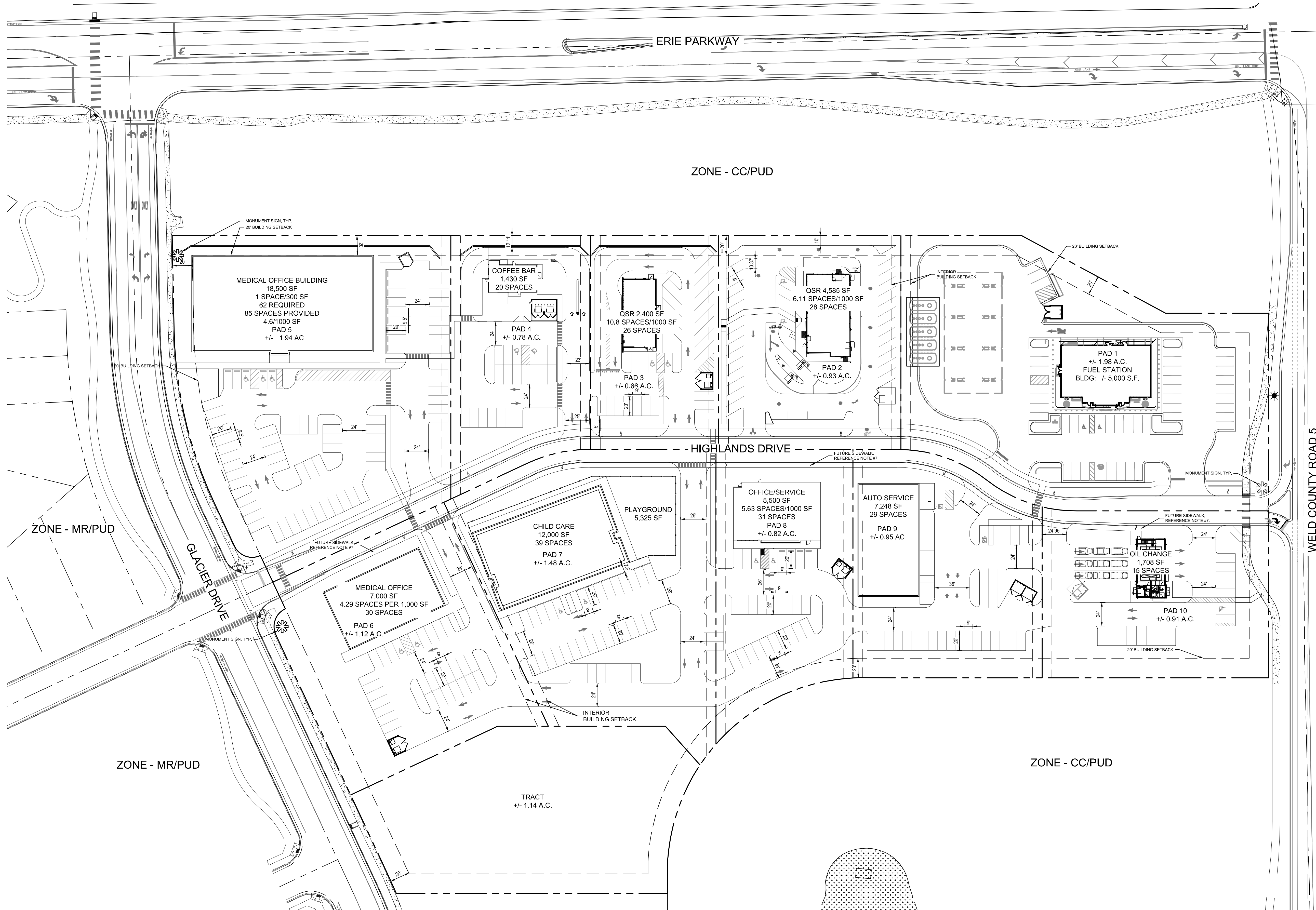




KEY MAP

SHEET INDEX

- 1. OVERALL SITE PLAN
- 2. CONCEPTUAL RENDERING
- 3. CONCEPTUAL LANDSCAPE PLAN
- 4. LIGHTING DETAIL SHEET
- 5. BUILDING MATERIALITY PLAN

ZONING DATA:

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

MAX BLDG. HT: 45' / 3 STORIES MAX

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

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:

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

SITE DATA:

PAD 1: +/- 1.98 AC FUEL STATION: +/- 5,000 SF 41 SPACES PROVIDED 8.2 SPACES/1000 SF	PAD 6: +/- 1.12 AC MOB: +/- 7,000 SF 31 SPACES PROVIDED 4.43 SPACES/1000 SF
PAD 2: +/- 0.93 AC QSR: +/- 4,585 SF 36 SPACES PROVIDED 7.85 SPACES/1000 SF	PAD 7: +/- 1.48 AC CHILD CARE: +/- 12,000 SF 37 SPACES PROVIDED 3.08 SPACES/1000 SF
PAD 3: +/- 0.66 AC QSR: +/- 2,400 SF 26 SPACES PROVIDED 10.8 SPACES/1000 SF	PAD 8: +/- 0.82 AC OFFICE/SERVICE: +/- 5,500 SF 31 SPACES PROVIDED 5.63 SPACES/1000 SF
PAD 4: +/- 0.78 AC COFFEE BAR: +/- 1,430 SF 20 SPACES PROVIDED 13.9 SPACES/1000 SF	PAD 9: +/- 0.95 AC AUTO SERVICE: +/- 7,248 SF 29 SPACES PROVIDED 4.00 SPACES/1000 SF
PAD 5: +/- 1.94 AC MOB: +/- 18,500 SF 75 SPACES PROVIDED 4.05 SPACES/1000 SF	PAD 10: +/- 0.91 AC OIL CHANGE: +/- 1,708 SF 15 SPACES PROVIDED 8.78 SPACES/1000 SF



ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

OVERALL SITE PLAN

04.17.2025



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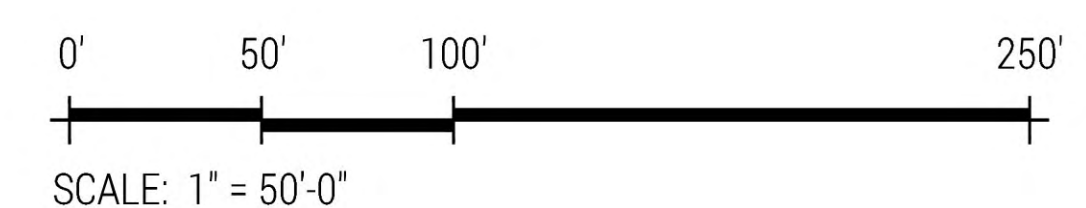
ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

CONCEPTUAL RENDERING

04.17.2025

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

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

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

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN

ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX

ENTRY PLANTINGS
ENTRY PLANTINGS

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

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

LANDSCAPE REQUIREMENTS

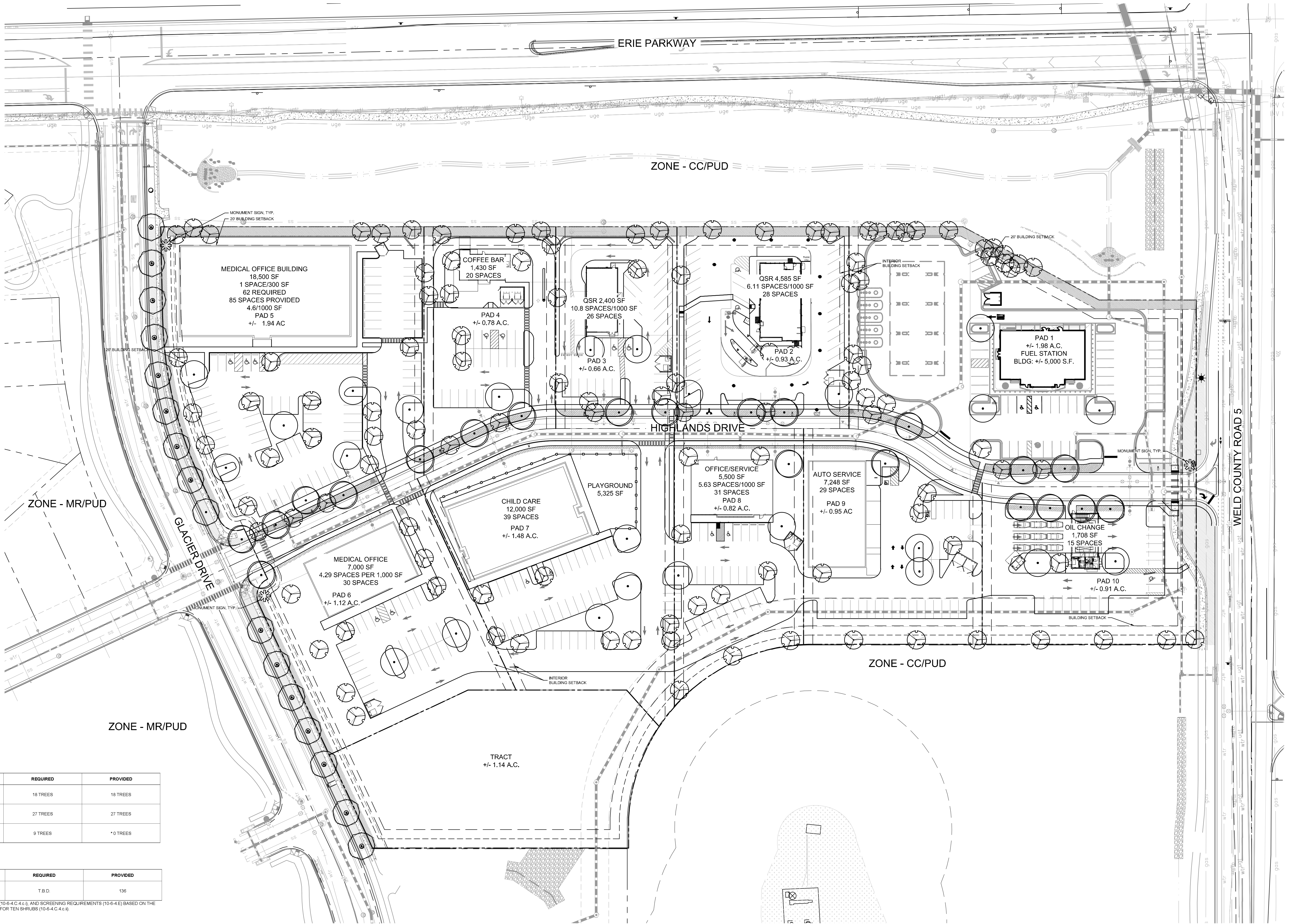
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.1.a	RIGHT-OF-WAY (GLACIER DRIVE)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	722 LF / 40 LF	18 TREES	18 TREES
10-6-4.C.1.a	(HIGHLANDS DR.) TREE LAWN	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	1060 LF / 40 LF	27 TREES	27 TREES
10-6-4.C.1.a	RIGHT-OF-WAY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

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

LANDSCAPE REQUIREMENTS

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

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



ERIE PARKWAY AND WCR5

CONCEPTUAL LANDSCAPE PLAN

EVERGREEN DEVELOPMENT

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04.17.2025



PLANT_SCHEDULE

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA



BIGTOOTH MAPLE

<u>EVERGREEN TREES</u>	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA



WHITE FIR

ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
GAMBEL OAK	QUERCUS GAMBELII

UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'



NORTHERN CATALPA



KENTUCKY COFFEETREE



RED OAK

DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM



LEADPLANT

EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'



RUSSIAN SAGE



DWARF NINEBARK



BUFFALO JUNIPER

ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'



COMPACT OREGON GRAPE

MULCH
3/4"-2" FOOTHILLS RIVER ROCK
WITH WOOD MULCH RING AROUND ALL
PLANT MATERIAL. SEE PLANTING NOTES &
DETAILS



BLONDE AMBITION BLUE GRAMA

SOD/SEED	
RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD
SEE PLANTING NOTES & DETAILS	



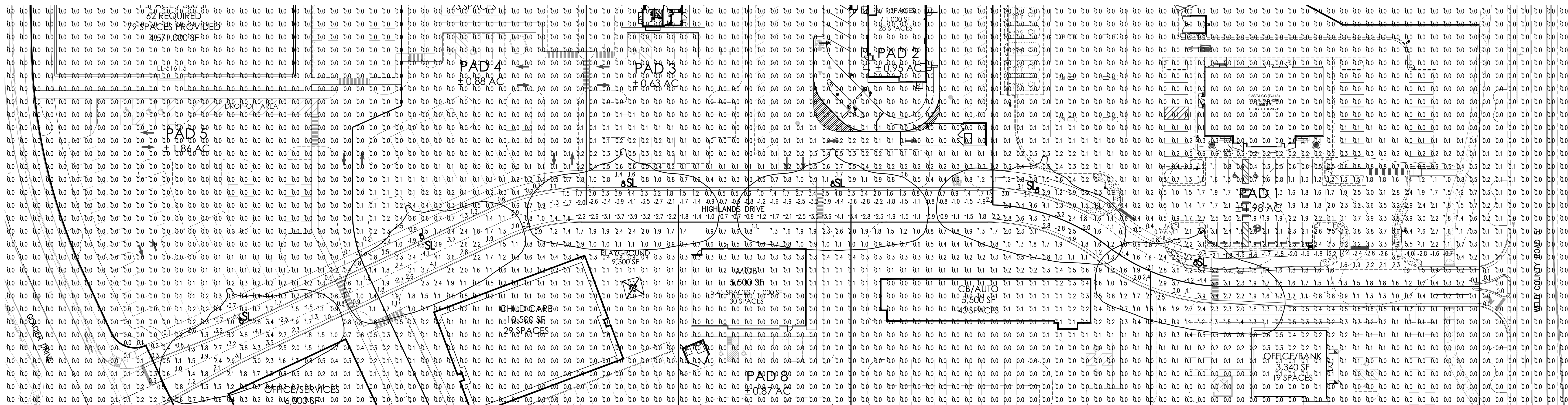
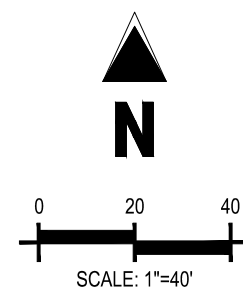
KARL FORESTER FEATHER REED
GRASS



DALLAS BLUES SWITCHGRASS

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



PHOTOMETRIC SITE PLAN

SCALE: 1"=40'-0"

UCL2

ARCHITECTURAL AREA/SITE

DATE: _____ TYPE: _____ LOCATION: _____

TYPE: _____ LOCATION: _____

DATE: _____ TYPE: _____ LOCATION: _____

UNIVERSE®

SPECIFICATIONS

CONSTRUCTION

- All housing components are die cast aluminum 3003, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a fan coil, optional fans are tempered glass
- Internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrocoat applied, thermally cured, triglycidyl ether/epoxy (TGE) polyester powdercoat
- Optical bench finish is match the luminaire housing

LED OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TR optics, gasket and heat pipe
- Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather proof seal around each individual LED
- Features individual LED optical control based on high performance TR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 9 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

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

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 3000Amps using the industry standard 2500uSec wave and surge rating of 372V
- Drivers are UL recognized with an inrush current maximum of 200 Amps maximum at 230VAC
- 100% life dimming range. Time will be needed for low voltage <10V dimming control

CONTROLS

- Express controller shall slip over a 4700mm DIA. pole with the luminaire or arm slipping over the adapter to a total of 4.0' (1.2m) to the overall height. Adapter shall be provided independently rotatable 350° and have a quick access cover with an integral lens and lenspad
- Photocell adapter shall include an internal timer lock receptacle. Photocell by others
- Express adapter shall require an auxiliary 20V volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°. Adapter shall have a socket that accepts incandescent to 60W MR16s up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1956 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY

- 5 year warranty

ORDERING GUIDE

CATALOG # _____

Housing	LED Quantity	Lumen Output	CCT/CRI	Distribution	Finish
UCL2 - Universal Large 26"	72x 72x180	390 450mA Kosmos Crossover 235 320mA 10000 Lumens 480 700mA Kosmos Crossover 500 700mA 10000 Lumens	AMB 4000K 95CRI 3407 3000K 90CRI 4807 3000K 90CRI 5007 3000K 90CRI	1 Type 1 2 Type 1 6 Type 4 8 Type 4 10 Type V 12 Type V 14 Type V 16 Type V 18 Type V 20 Type V 22 Type V 24 Type V 26 Type V 28 Type V 30 Type V 32 Type V 34 Type V 36 Type V 38 Type V 40 Type V 42 Type V 44 Type V 46 Type V 48 Type V 50 Type V 52 Type V 54 Type V 56 Type V 58 Type V 60 Type V 62 Type V 64 Type V 66 Type V 68 Type V 70 Type V 72 Type V 74 Type V 76 Type V 78 Type V 80 Type V 82 Type V 84 Type V 86 Type V 88 Type V 90 Type V 92 Type V 94 Type V 96 Type V 98 Type V 100 Type V 102 Type V 104 Type V 106 Type V 108 Type V 110 Type V 112 Type V 114 Type V 116 Type V 118 Type V 120 Type V 122 Type V 124 Type V 126 Type V 128 Type V 130 Type V 132 Type V 134 Type V 136 Type V 138 Type V 140 Type V 142 Type V 144 Type V 146 Type V 148 Type V 150 Type V 152 Type V 154 Type V 156 Type V 158 Type V 160 Type V 162 Type V 164 Type V 166 Type V 168 Type V 170 Type V 172 Type V 174 Type V 176 Type V 178 Type V 180 Type V 182 Type V 184 Type V 186 Type V 188 Type V 190 Type V 192 Type V 194 Type V 196 Type V 198 Type V 200 Type V 202 Type V 204 Type V 206 Type V 208 Type V 210 Type V 212 Type V 214 Type V 216 Type V 218 Type V 220 Type V 222 Type V 224 Type V 226 Type V 228 Type V 230 Type V 232 Type V 234 Type V 236 Type V 238 Type V 240 Type V 242 Type V 244 Type V 246 Type V 248 Type V 250 Type V 252 Type V 254 Type V 256 Type V 258 Type V 260 Type V 262 Type V 264 Type V 266 Type V 268 Type V 270 Type V 272 Type V 274 Type V 276 Type V 278 Type V 280 Type V 282 Type V 284 Type V 286 Type V 288 Type V 290 Type V 292 Type V 294 Type V 296 Type V 298 Type V 300 Type V 302 Type V 304 Type V 306 Type V 308 Type V 310 Type V 312 Type V 314 Type V 316 Type V 318 Type V 320 Type V 322 Type V 324 Type V 326 Type V 328 Type V 330 Type V 332 Type V 334 Type V 336 Type V 338 Type V 340 Type V 342 Type V 344 Type V 346 Type V 348 Type V 350 Type V 352 Type V 354 Type V 356 Type V 358 Type V 360 Type V 362 Type V 364 Type V 366 Type V 368 Type V 370 Type V 372 Type V 374 Type V 376 Type V 378 Type V 380 Type V 382 Type V 384 Type V 386 Type V 388 Type V 390 Type V 392 Type V 394 Type V 396 Type V 398 Type V 400 Type V 402 Type V 404 Type V 406 Type V 408 Type V 410 Type V 412 Type V 414 Type V 416 Type V 418 Type V 420 Type V 422 Type V 424 Type V 426 Type V 428 Type V 430 Type V 432 Type V 434 Type V 436 Type V 438 Type V 440 Type V 442 Type V 444 Type V 446 Type V 448 Type V 450 Type V 452 Type V 454 Type V 456 Type V 458 Type V 460 Type V 462 Type V 464 Type V 466 Type V 468 Type V 470 Type V 472 Type V 474 Type V 476 Type V 478 Type V 480 Type V 482 Type V 484 Type V 486 Type V 488 Type V 490 Type V 492 Type V 494 Type V 496 Type V 498 Type V 500 Type V 502 Type V 504 Type V 506 Type V 508 Type V 510 Type V 512 Type V 514 Type V 516 Type V 518 Type V 520 Type V 522 Type V 524 Type V 526 Type V 528 Type V 530 Type V 532 Type V 534 Type V 536 Type V 538 Type V 540 Type V 542 Type V 544 Type V 546 Type V 548 Type V 550 Type V 552 Type V 554 Type V 556 Type V 558 Type V 560 Type V 562 Type V 564 Type V 566 Type V 568 Type V 570 Type V 572 Type V 574 Type V 576 Type V 578 Type V 580 Type V 582 Type V 584 Type V 586 Type V 588 Type V 590 Type V 592 Type V 594 Type V 596 Type V 598 Type V 600 Type V 602 Type V 604 Type V 606 Type V 608 Type V 610 Type V 612 Type V 614 Type V 616 Type V 618 Type V 620 Type V 622 Type V 624 Type V 626 Type V 628 Type V 630 Type V 632 Type V 634 Type V 636 Type V 638 Type V 640 Type V 642 Type V 644 Type V 646 Type V 648 Type V 650 Type V 652 Type V 654 Type V 656 Type V 658 Type V 660 Type V 662 Type V 664 Type V 666 Type V 668 Type V 670 Type V 672 Type V 674 Type V 676 Type V 678 Type V 680 Type V 682 Type V 684 Type V 686 Type V 688 Type V 690 Type V 692 Type V 694 Type V 696 Type V 698 Type V 700 Type V 702 Type V 704 Type V 706 Type V 708 Type V 710 Type V 712 Type V 714 Type V 716 Type V 718 Type V 720 Type V 722 Type V 724 Type V 726 Type V 728 Type V 730 Type V 732 Type V 734 Type V 736 Type V 738 Type V 740 Type V 742 Type V 744 Type V 746 Type V 748 Type V 750 Type V 752 Type V 754 Type V 756 Type V 758 Type V 760 Type V 762 Type V 764 Type V 766 Type V 768 Type V 770 Type V 772 Type V 774 Type V 776 Type V 778 Type V 780 Type V 782 Type V 784 Type V 786 Type V 788 Type V 790 Type V 792 Type V 794 Type V 796 Type V 798 Type V 800 Type V 802 Type V 804 Type V 806 Type V 808 Type V 810 Type V 812 Type V	

RSSA Series Poles

ROUND STRAIGHT STEEL

DATE _____

LOCATION _____

TYPE **POLE** PROJECT _____

CATALOG # _____

SPECIFICATIONS

CONSTRUCTION

- Shaft: One-piece straight steel with round cross section. Minimum yield of 46,000 psi (ASTM-A500, Grade C). Longitudinal weld seam to appear flush in shaft wall. Steel base plate with axial bolt circle-side welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable. Tension and post-top configurations also available
- Hand hole: Rectangular 360 steel hand hole frame 1/2" (38" x 4.38" opening). Mounting provisions for grounding lag located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
 - Anchor bolt part numbers: 3/4" x 30" x 3 – TAB-30-M38
1 x 3/4" x 4 – TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

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

currentlighting.com/led

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Page 1 of 1
Part 11015
AAL-RSS-A-Poles, spec.

[illegible]

NOTES:

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

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

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

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

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

LUMINAIRE SCHEDULE

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

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

POLE SCHEDULE	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

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

CALCULATION SUMMARY

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

Galloway

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

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ENFORCED AND PROSECUTED.



EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

[illegible]

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

PHOTOMETRIC PLAN AND DETAILS

PP-1.0



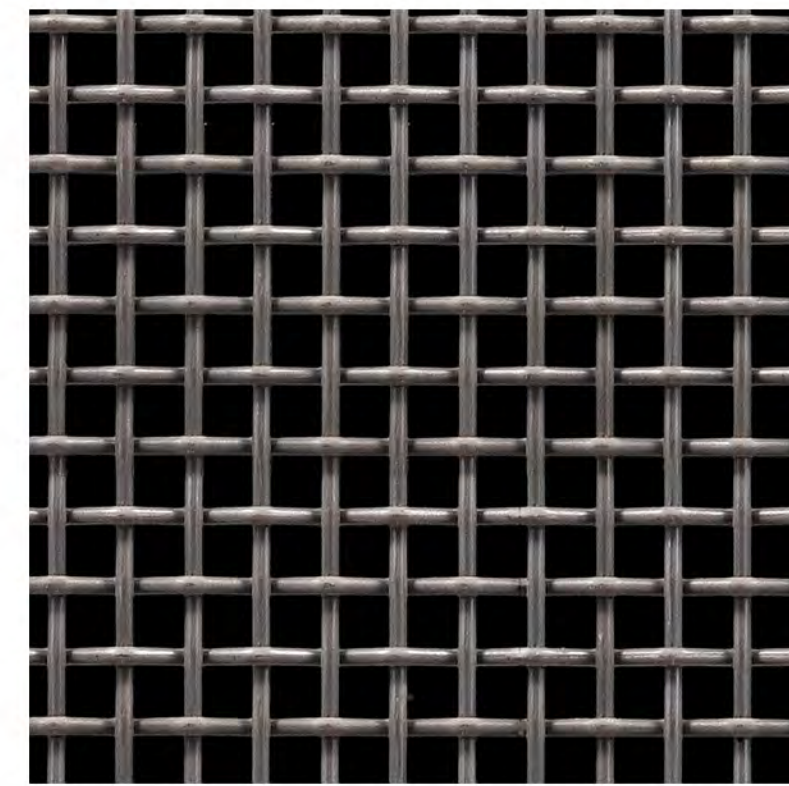
BERRIDGE METAL
"SHASTA WHITE"



BERRIDGE METAL
"CHARCOAL GRAY"



BERRIDGE METAL
BERRIDGE "CITYSCAPE"



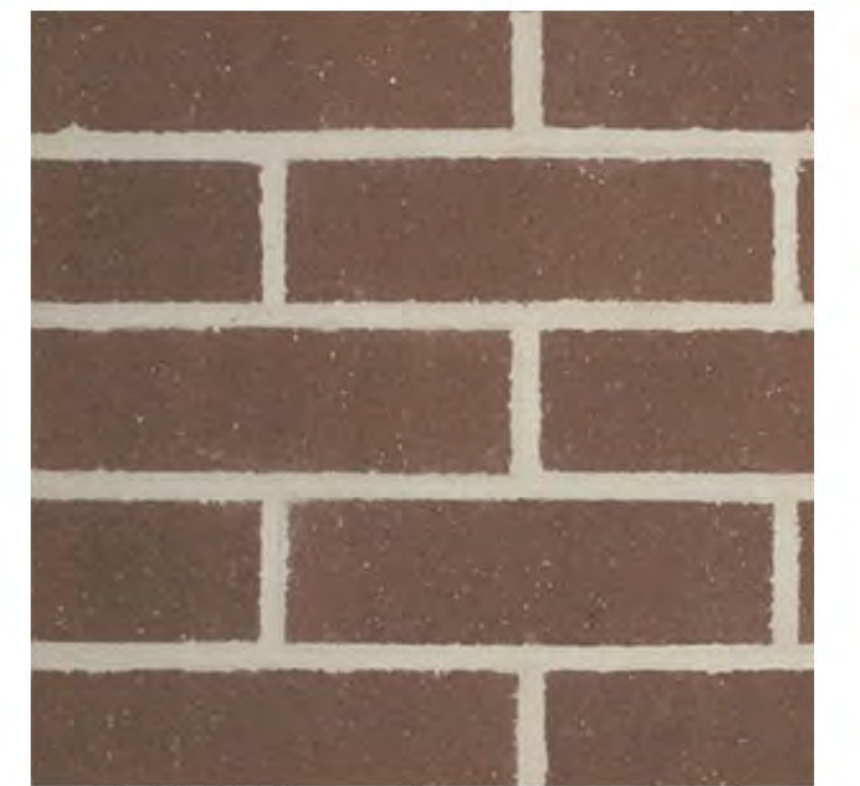
McNICHOLS/OR SIMILAR
WIRE MESH



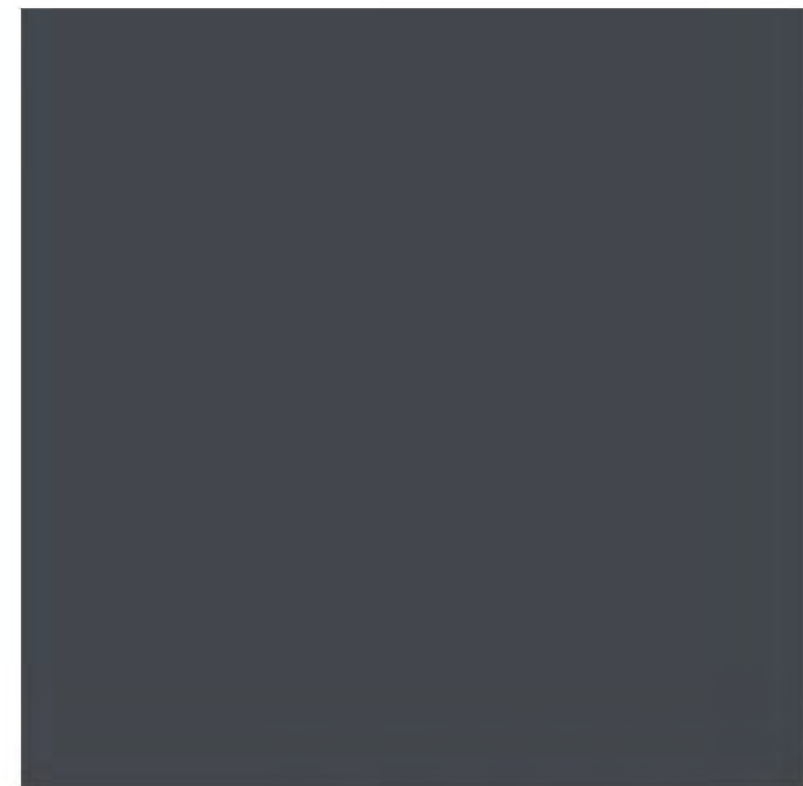
BRICK
SUMMIT "ONYX"



BRICK
SUMMIT "ALASKAN"



BRICK
SUMMIT "CEDAR RIDGE"



METAL/PAINT
SW 7076 "CYBERSPACE"



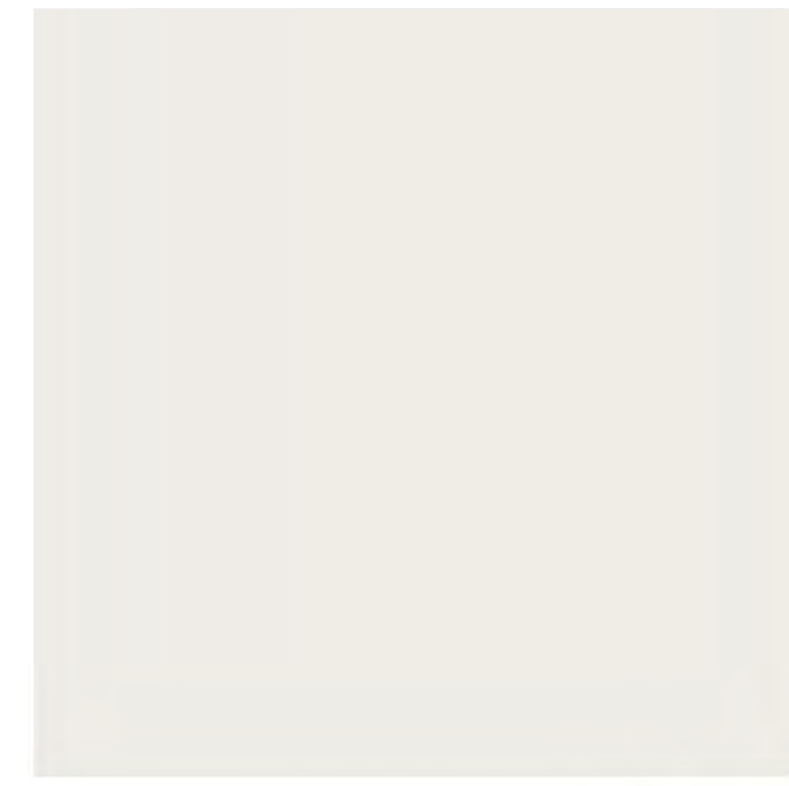
EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT
SW 7016 "MINDFUL GRAY"



EIFS/PAINT
SW 7019 "GAUNTLET GRAY"



EIFS/PAINT
SW 7005 "PURE WHITE"



EIFS/PAINT
SW 7069 "IRON ORE"



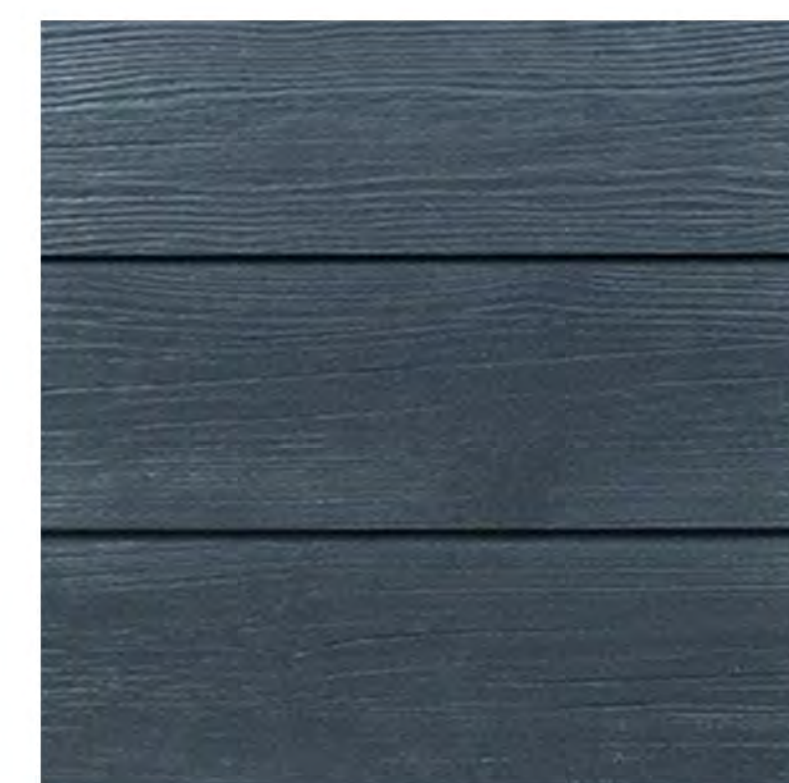
PRECAST CONCRETE CAP
"NATURAL GRAY"



NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"



NICHIHA
VINTAGEWOOD SERIES
"POPLAR"



NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"



NICHIHA
VINTAGEWOOD SERIES
"CEDAR"



NICHIHA
VINTAGEWOOD SERIES
"BARK"



NICHIHA
VINTAGEWOOD SERIES
"ASH"

NOTE:

Masonry, fiber cement and metals shall be used as primary materials.

The use of EIFS shall be limited to an accent material.

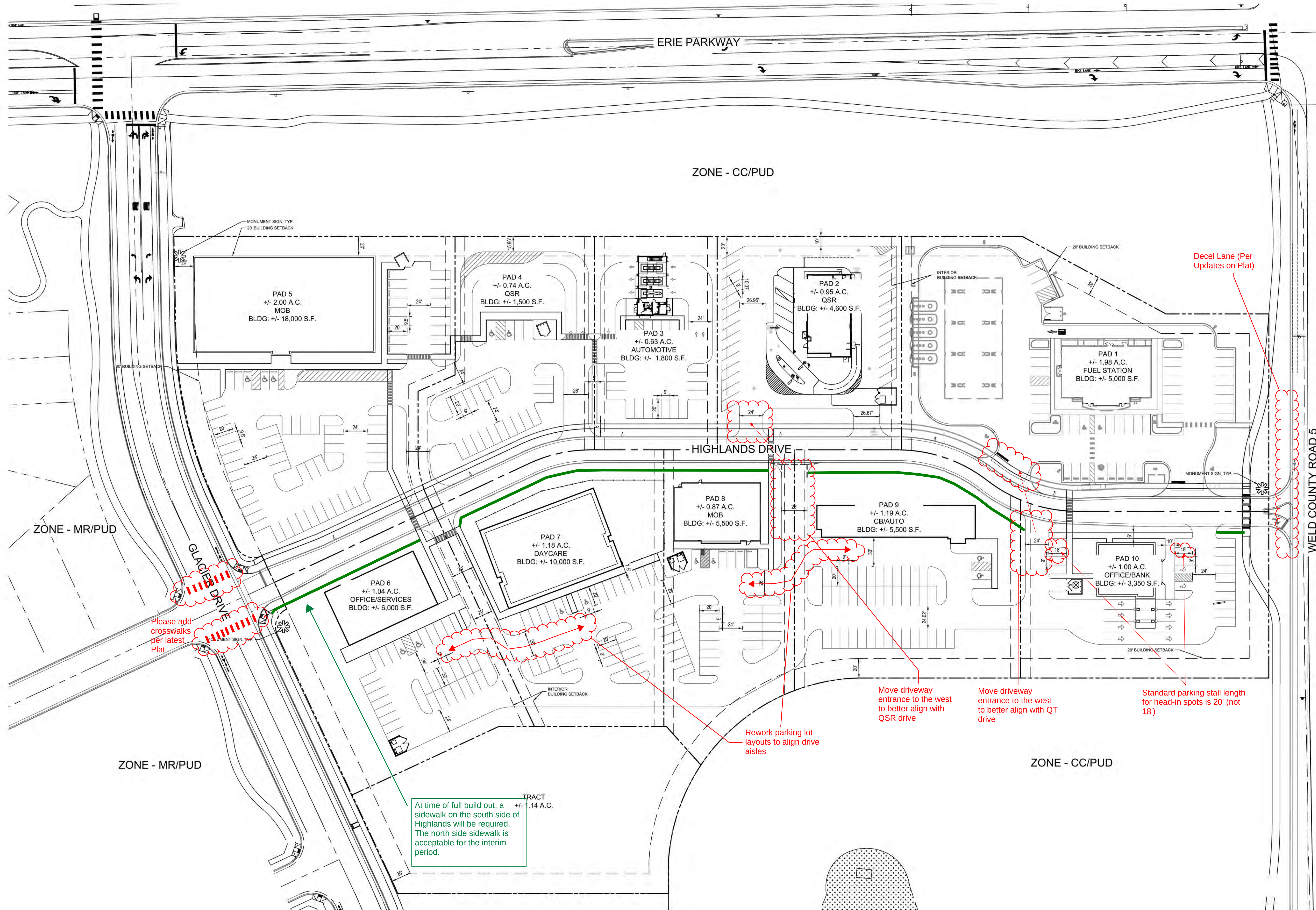
BUILDING MATERIALITY PLAN

04/17/2025

Erie Highlands

Erie, Colorado





KEY MAP

SHEET INDEX

1. OVERALL SITE PLAN
2. CONCEPTUAL RENDERING
3. CONCEPTUAL LANDSCAPE PLAN
4. LIGHTING DETAIL SHEET
5. BUILDING MATERIALITY PLAN

ZONING DATA:

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

MAX BLDG. HT: 45' / 3 STORIES MAX

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

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:

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

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

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

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

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



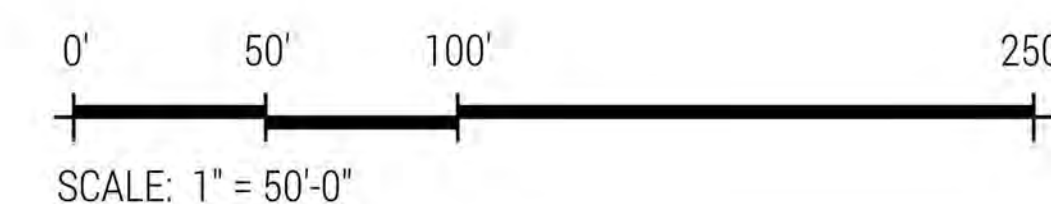
ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

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OVERALL SITE PLAN

01.16.2025



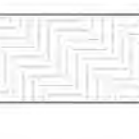


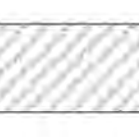
- 

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

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

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

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
- 

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN
- 

ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX
- 

ENTRY PLANTINGS
ENTRY PLANTINGS
- 

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

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

LANDSCAPE REQUIREMENTS

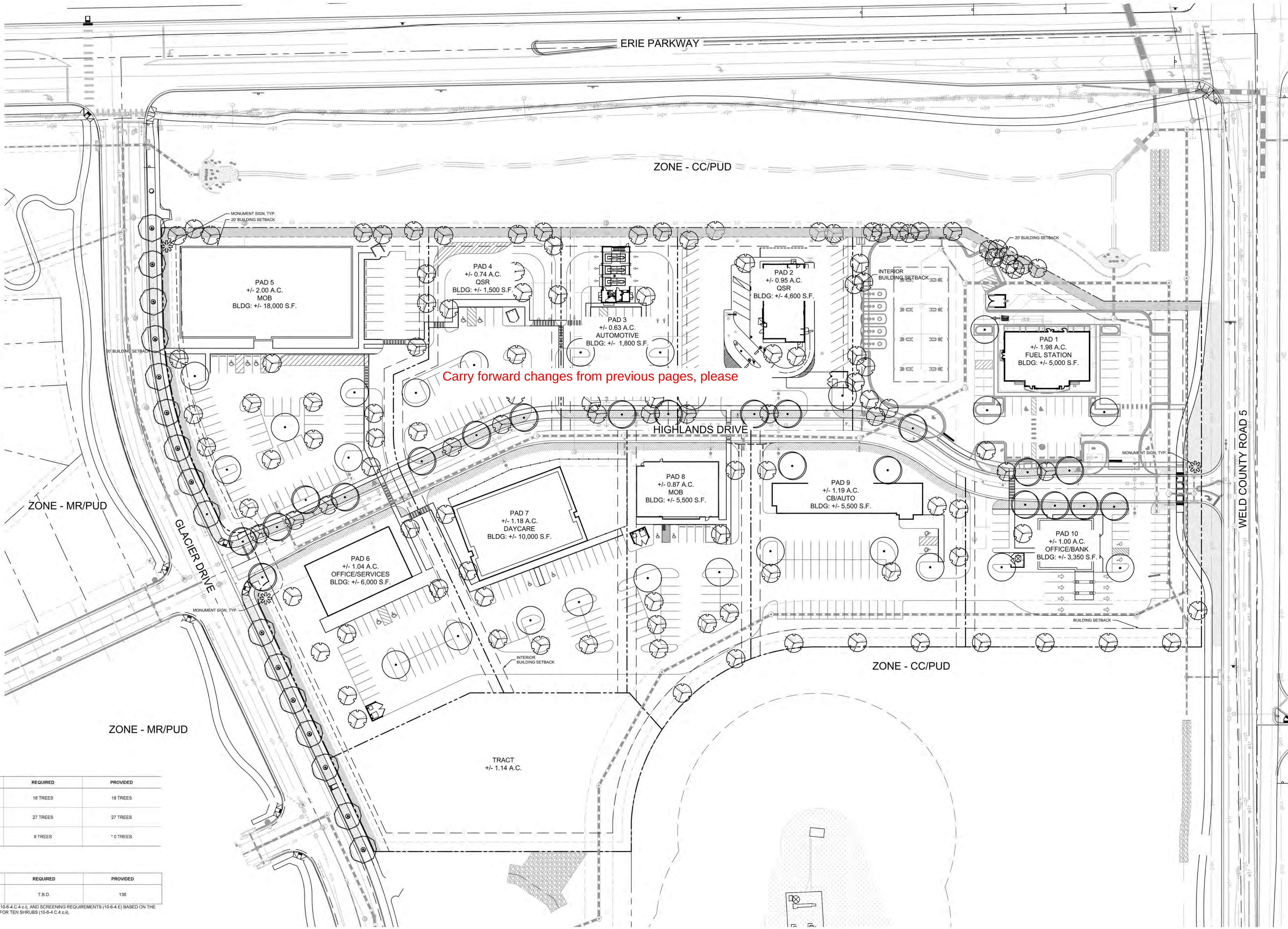
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-6-4.C.1.a	RIGHT-OF-WAY (GLACIER DRIVE)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	722 LF / 40 LF	18 TREES	18 TREES
10-6-4.C.1.a	(HIGHLANDS DR.) TREE LAWN	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	1090 LF / 40 LF	27 TREES	27 TREES
10-6-4.C.1.a	RIGHT-OF-WAY (WELD COUNTY ROAD 5)	1 DECIDUOUS OR ORNAMENTAL TREE / 40 LF	372 LF / 40 LF	9 TREES	* 0 TREES

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

LANDSCAPE REQUIREMENTS

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

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



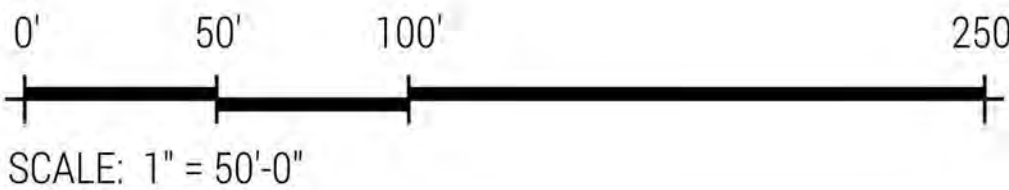
ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

CONCEPTUAL LANDSCAPE PLAN

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01.16.2025



RECOMMENDED LANDSCAPE PALETTE

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA

EVERGREEN TREES	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA

ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
GALLERY PEAR	PYRUS GALLERYANA
GAMBEL OAK	QUERCUS GAMBELII

Please replace with a different ornamental species

UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'

DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM

EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'

ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'

MULCH
3/4"-2" FOOTHILLS RIVER ROCK
WITH WOOD MULCH RING AROUND ALL
PLANT MATERIAL, SEE PLANTING NOTES &
DETAILS

SOD/SEED	FESCUE SOD
RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	



BIGTOOTH MAPLE



NORTHERN CATALPA



KENTUCKY COFFEETREE



RED OAK



WHITE FIR



AUSTRIAN PINE



GAMBEL OAK



SPARTAN JUNIPER



LEADPLANT



RUSSIAN SAGE



DWARF NINEBARK



BUFFALO JUNIPER



COMPACT OREGON GRAPE



BLONDE AMBITION BLUE GRAMA



KARL FORESTER FEATHER REED GRASS



DALLAS BLUES SWITCHGRASS



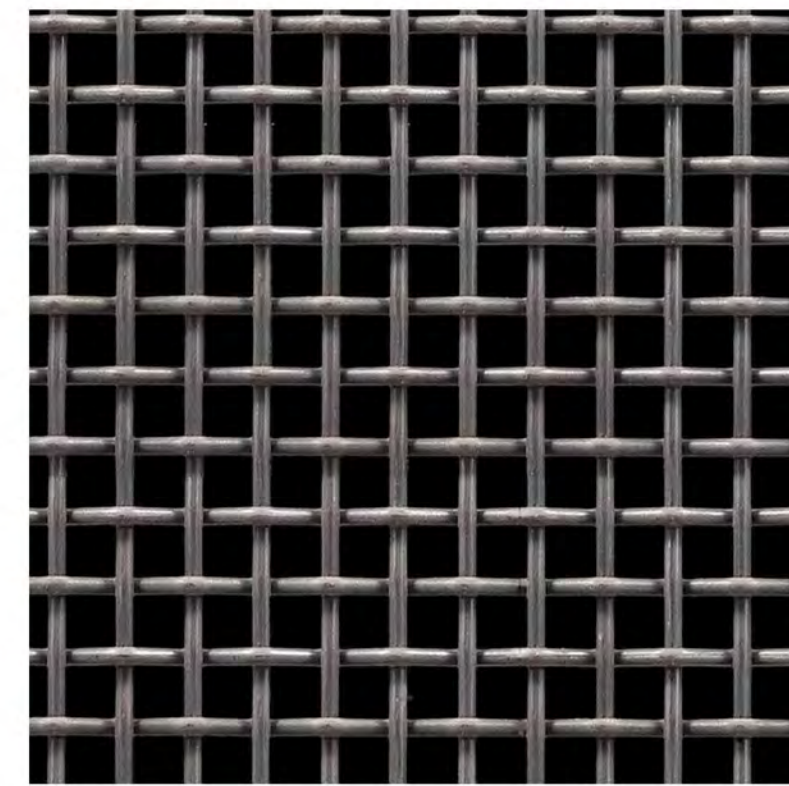
BERRIDGE METAL
"SHASTA WHITE"



BERRIDGE METAL
"CHARCOAL GRAY"



BERRIDGE METAL
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR
WIRE MESH

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



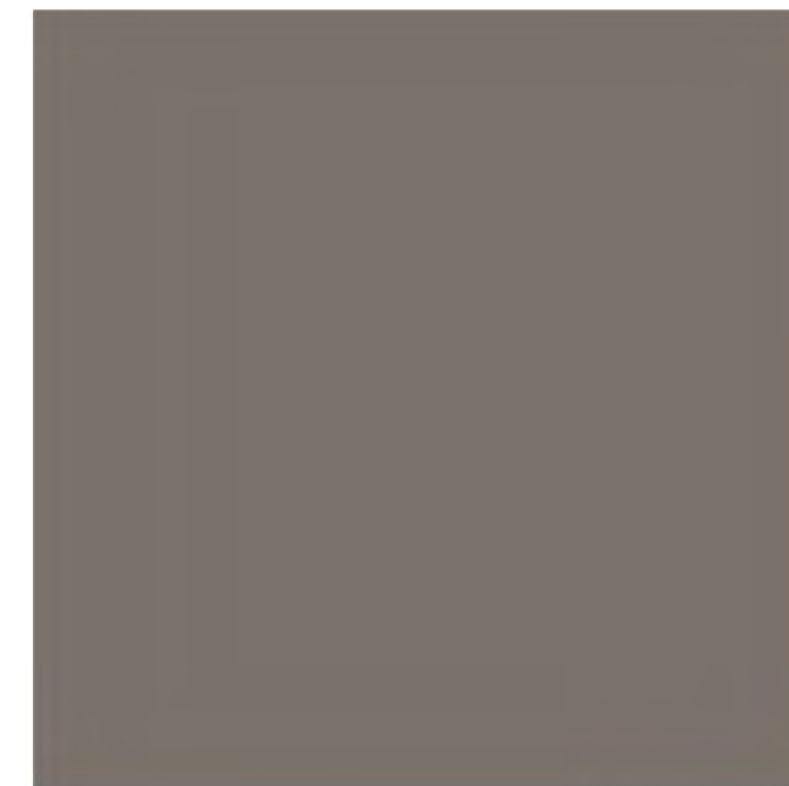
METAL/PAINT
SW 7076 "CYBERSPACE"



EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT
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EIFS/PAINT
SW 7019 "GAUNTLET GRAY"



EIFS/PAINT
SW 7005 "PURE WHITE"



EIFS/PAINT
SW 7069 "IRON ORE"



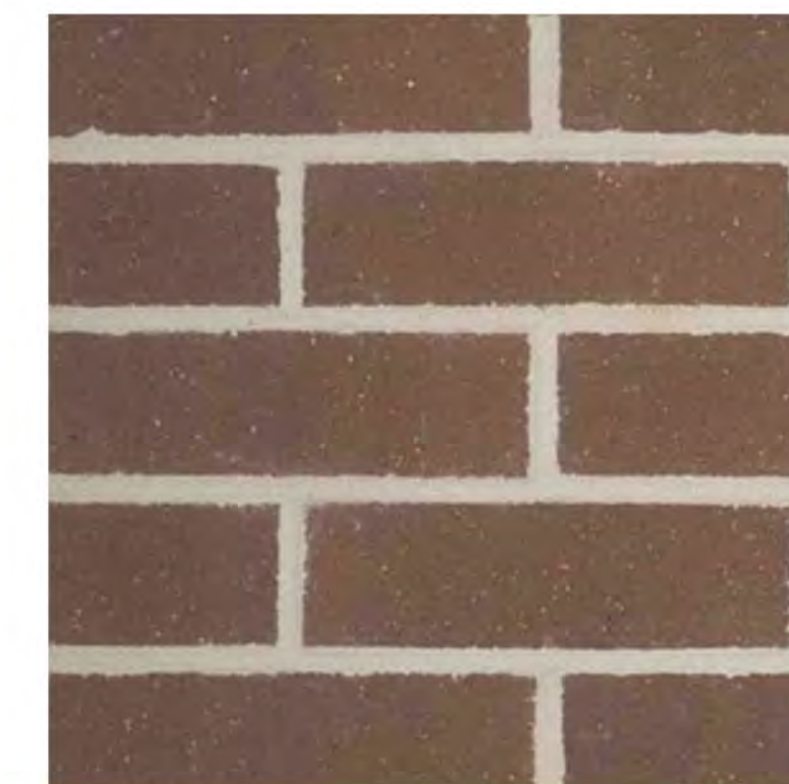
PRECAST CONCRETE CAP
"NATURAL GRAY"



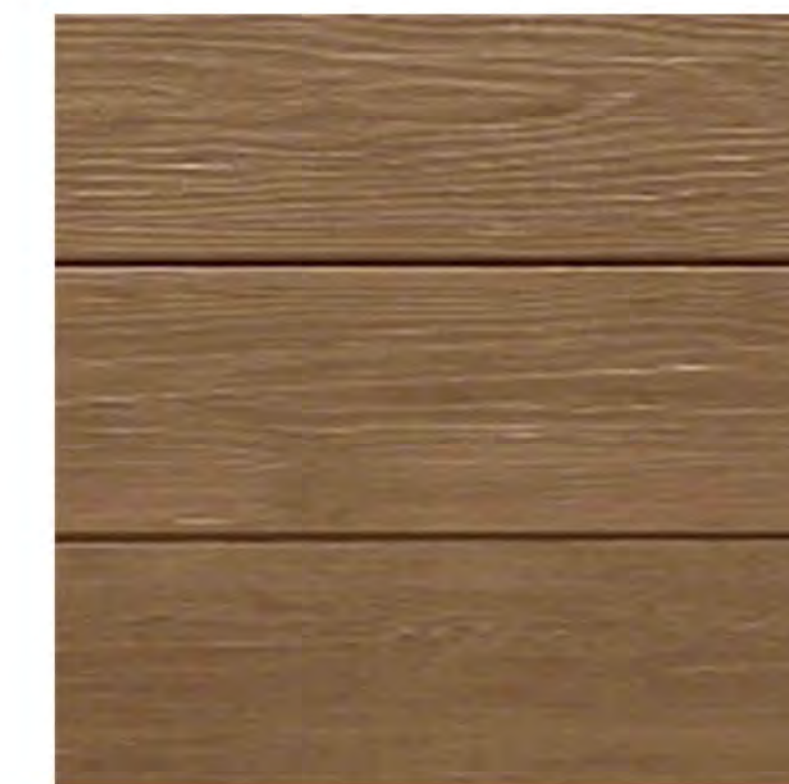
BRICK
SUMMIT "ONYX"



BRICK
SUMMIT "ALASKAN"



BRICK
SUMMIT "CEDAR RIDGE"



NICHIHA
VINTAGEWOOD SERIES
"CEDAR"



NICHIHA
VINTAGEWOOD SERIES
"BARK"



NICHIHA
VINTAGEWOOD SERIES
"ASH"

April 18, 2025

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

Dear Harry Brennan,

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

Complete Comment responses are typed in *blue* below.

Planning Comments:

Overall Site Plan Comments:

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

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Evergreen

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

Response: Noted. Discussions will be needed during individual site plan reviews. The Overall Site Plan is still conceptual, and all end users have not been identified.

10. Landscaping (and otherwise maintenance – by the metro district? Any plan for business association? Our preference would be to not have it lot by lot.

Response: Noted. Evergreen is planning to address this in a COREA that will detail maintenance responsibilities.

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

Response: Noted. Discussions will be needed during individual site plan reviews. The Overall Site Plan is still conceptual, and all end users have not been identified. Opportunities to consolidate are yet to be identified.

Landscape Palette

1. Please replace with different ornamental species

Response: Comment has been addressed.

Photometric Detail

1. Please carry forward lighting design aesthetic form light poles in Erie Highlands

Response: Comment has been addressed, and the photometric plan has been updated to reflect the fixture approved for Erie Highlands.

Building Materiality Plan

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

Response: Comment has been addressed. The Building Materiality Plan has been updated with additional colors for the cementitious fiber material, a note stating "Masonry, fiber cement and materials shall be used as primary materials. The use of EFIS shall be limited to an accent material" has been added.

Outside Agency Comments:

Western Midstream Comments:

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The following are comments pertinent to this Notice:

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

Response: Noted.

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

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

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

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

United Power: Satisfy all requirements

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

Response: Noted.

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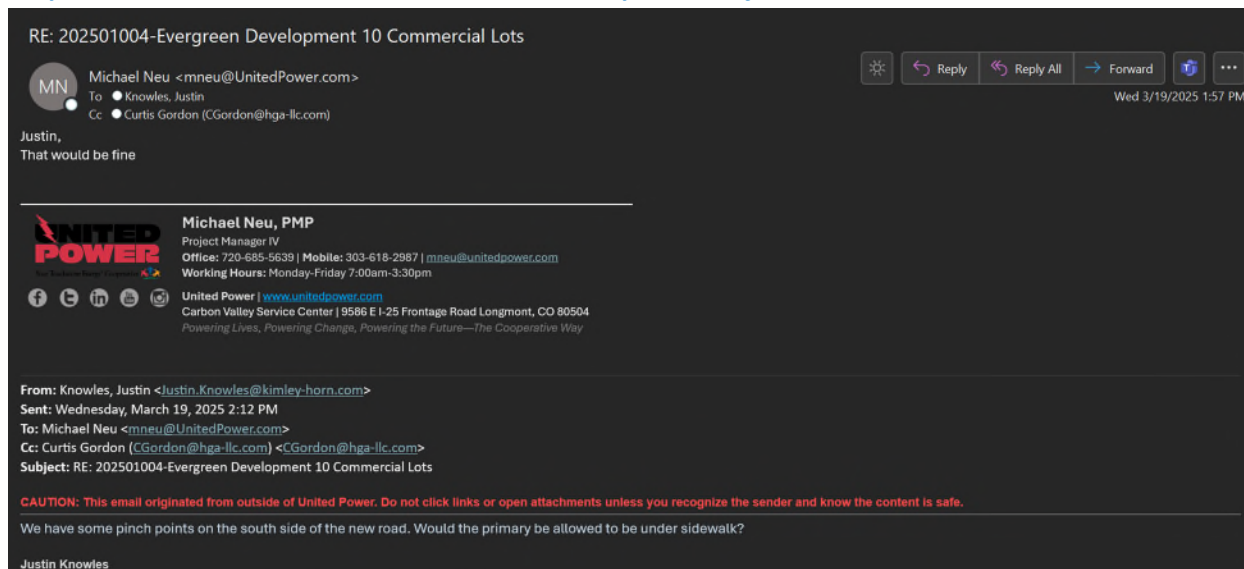


Evergreen

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

1. Easement and underground electric facilities utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks.

Response: Noted. Please see attached email correspondence from United Power.



2. No permanent structures are acceptable within the dry utility easements. United Power considers any structure that impedes the access, maintenance and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.

Response: Noted.

3. Deep rooting vegetation or trees shall not be planted above underground lines or within utility easements. Landscaping that has shallow roots, such as bushes, shrubs, and grasses are allowed. The trunk/base of a tree (s) should be a minimum of 5' away from the underground electric line.

Response: Noted.

4. Any landscaping should be a minimum clearance distance of 10-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe to pass if needed.

Response: Noted.

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

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

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Evergreen

- a. For commercial lots, United Power requires 8'-10' wide dry utility easement around the perimeter of each lot.

Response: Noted; 10' wide dry utility easement is provided.

Mountain View Fire Rescue:

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

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

Hydrant locations to meet fire flow requirements to be provided.

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

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

Sincerely



Jenn Roldan

Evergreen - Sr. Development Manager

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evgre.com

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Evergreen

Jennifer Roldan

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

Justin,
That would be fine



Michael Neu, PMP

Project Manager IV

Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com

Working Hours: Monday-Friday 7:00am-3:30pm

United Power | www.unitedpower.com

Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504

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

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

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

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

Justin Knowles

Kimley-Horn | 11800 Ridge Parkway Suite 200, Broomfield, CO 80021

Direct: 720-642-8650 | Mobile: 720-443-0543

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Upcoming PTO – 3/24 to 3/25

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

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

Thanks,



Michael Neu, PMP

Project Manager IV

Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com

Working Hours: Monday-Friday 7:00am-3:30pm

United Power | www.unitedpower.com

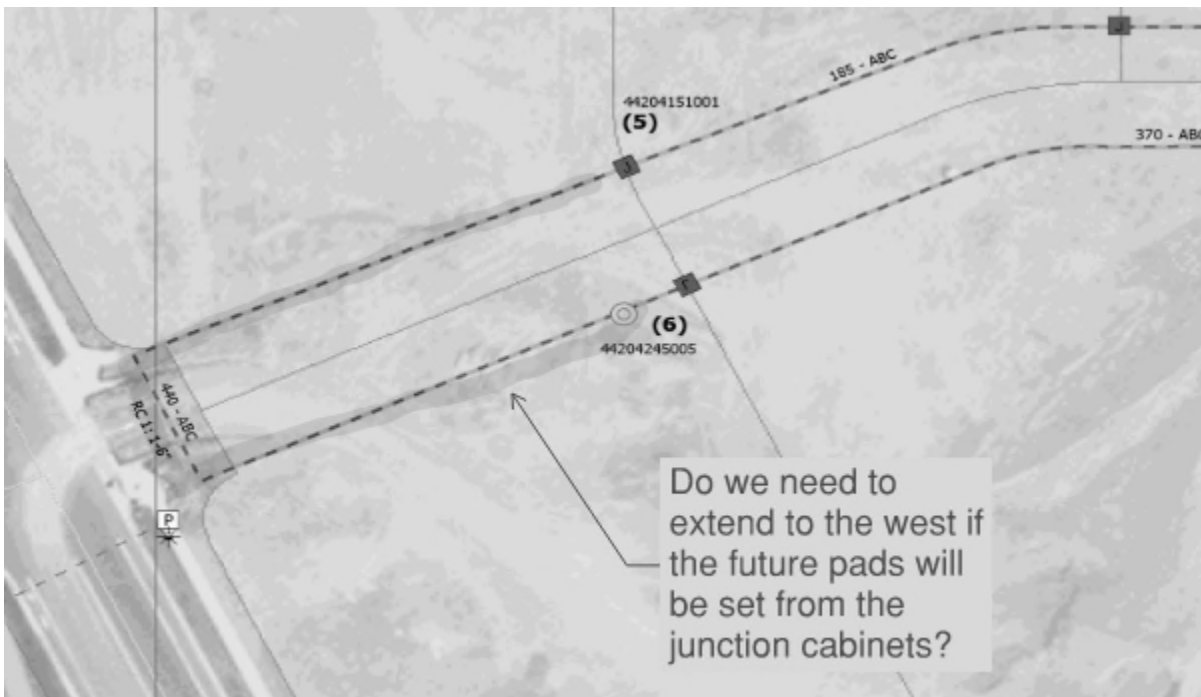
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504

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

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

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

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



Justin Knowles

Kimley-Horn | 11800 Ridge Parkway Suite 200, Broomfield, CO 80021

Direct: 720-642-8650 | Mobile: 720-443-0543

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Upcoming PTO – 3/24 to 3/25

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

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

Justin,

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

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

Thank you,



Michael Neu, PMP

Project Manager IV

Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com

Working Hours: Monday-Friday 7:00am-3:30pm



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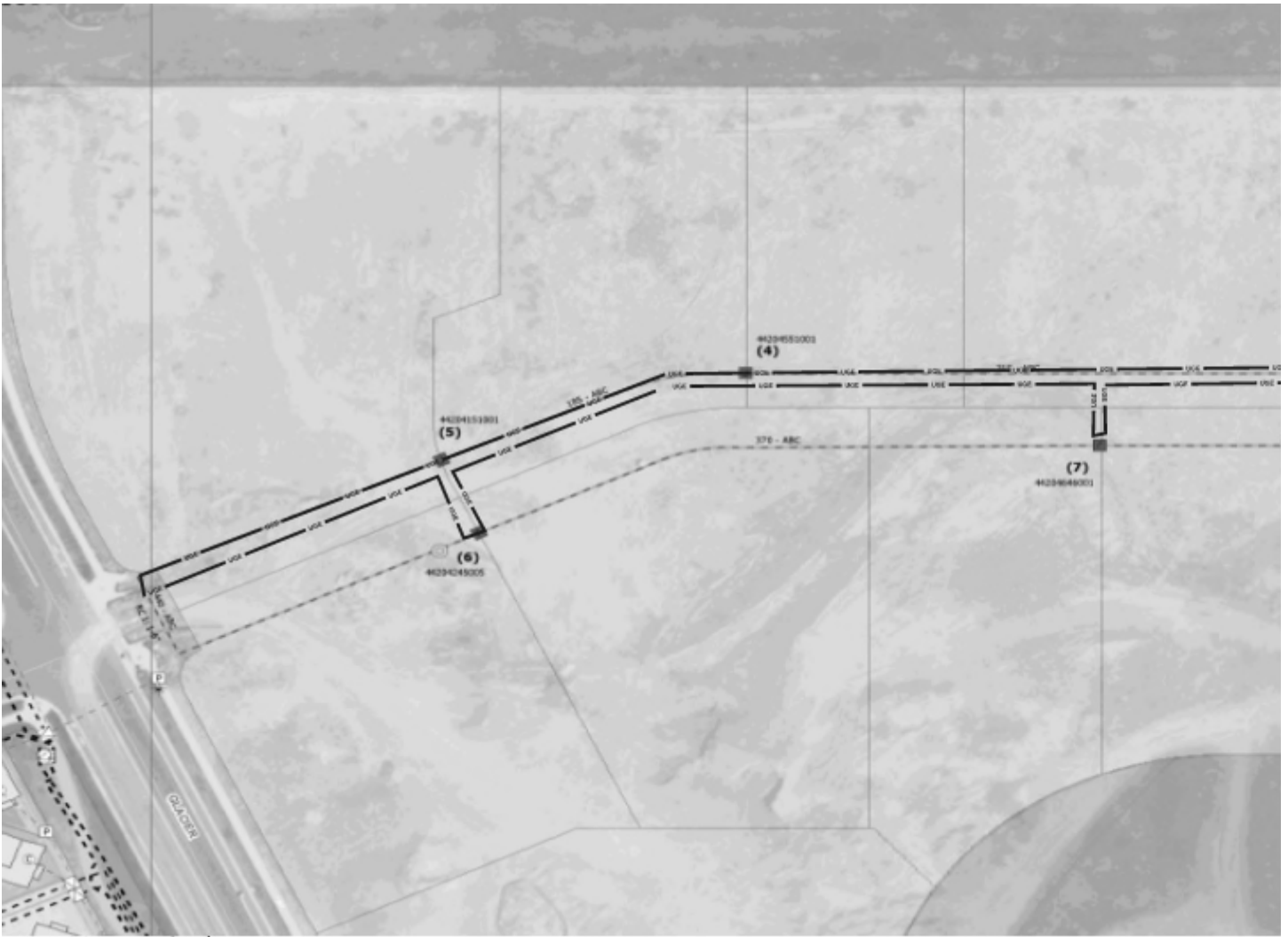
Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504

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

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

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

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



Thanks,

Justin Knowles

Kimley-Horn | 11800 Ridge Parkway Suite 200, Broomfield, CO 80021

Direct: 720-642-8650 | Mobile: 720-443-0543

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

Upcoming PTO – 3/24 to 3/25

From: Michael Neu <mneu@UnitedPower.com>

Sent: Thursday, March 6, 2025 11:16 AM

To: Knowles, Justin <Justin.Knowles@kimley-horn.com>

Cc: Curtis Gordon (CGordon@hga-llc.com) <CGordon@hga-llc.com>

Subject: RE: 202501004-Evergreen Development 10 Commercial Lots

Justin,

Here is the re-design and Cost Breakdown.

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

Thank you,



Michael Neu, PMP

Project Manager IV

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Carbon Valley Service Center | 9586 E I-25 Frontage Road Longmont, CO 80504

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

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

Justin,

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

Additionally, I have attached the cost breakdown.

Thank you,



Michael Neu, PMP

Project Manager IV

Office: 720-685-5639 | **Mobile:** 303-618-2987 | mneu@unitedpower.com**Working Hours:** Monday-Friday 7:00am-3:30pm**United Power** | www.unitedpower.com

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

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May 22, 2025

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

Dear Harry Brennan,

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

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

April 23, 2025 Planning Comments:

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

Comments within Notes Section

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

Weld County Road 5

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

Pad 1 – No comment received

Pad 2

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

Pad 3

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

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

Pad 4

5. This submittal adds another curb cut which we are trying to avoid.

Response: Comment has been addressed. The curb cut on Pad 4 has been removed.

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

Pad 5

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

Response: Comment has been addressed. The trash enclosure has been adjusted and is now set back 20' from the property line.

7. First submittal showed a connection here.

Response: Comment has been addressed – please refer to the updated Overall Site Plan that now depicts a connection point between Pad 5 and Pad 4.

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

Pad 6 – No comment received

Pad 7

8. Building is shown encroaching in setback

Response: Comment has been addressed. The building has been shifted and is no longer encroaching into interior building setbacks.

Pad 8

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

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

Pad 9

10. Generally a 5' accessory structure setback applies to trash enclosure

Response: Noted. Overall Site Plan has been updated with a new layout for Pad 9, Please refer to updated plans.



11. Building shown encroaching into the setback.

Response: Noted. Overall Site Plan has been updated with new building location within Pad 9. Please refer to updated plans.

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

Pad 10

12. Exit Only due to proximity to intersection.

Response: Overall site plan update no longer proposes a curb cut in this location and has reduced from 2 curb cuts to 1 curb cut on pad 10. The location of the proposed curb cut on Pad 10 is setback further away from the intersection at Highlands and CR5 to avoid any vehicle/pedestrian conflicts. Please see the revised Overall site plan.

13. This submittal adds another curb cut which we are trying to avoid.

Response: Comment has been addressed. Please see prior response and revised Overall Site Plan.

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

Landscape Conceptual Rendering (pg. 2 of 6)

14. This is symbolic, but please show more significant landscaping (denser Plantings) to reflect this Enhanced Landscaping area

Response: Comment has been addressed. Please see the revised Conceptual Landscape Rendering

15. Carry forward changes from first page

Response: Comment has been addressed. Please see the revised Conceptual Landscape Rendering

Landscape Conceptual Plan (pg. 3 of 6)

16. This is symbolic, but please show more significant landscaping (denser Plantings) to reflect this Enhanced Landscaping area

Response: Comment has been addressed. Please see the revised Conceptual Landscape Plan

17. Carry forward changes from first page

Response: Comment has been addressed. Please see the revised Conceptual Landscape Plan



Landscape Palette (pg. 4 of 6) – No comment received

Photometric Detail (pg. 5 of 6)– No comment received

Please note: The Photometric Plan has been updated to reflect Street lights along Highlands Dr. to be installed by future users. This update matches the most recent updates in the CD set.

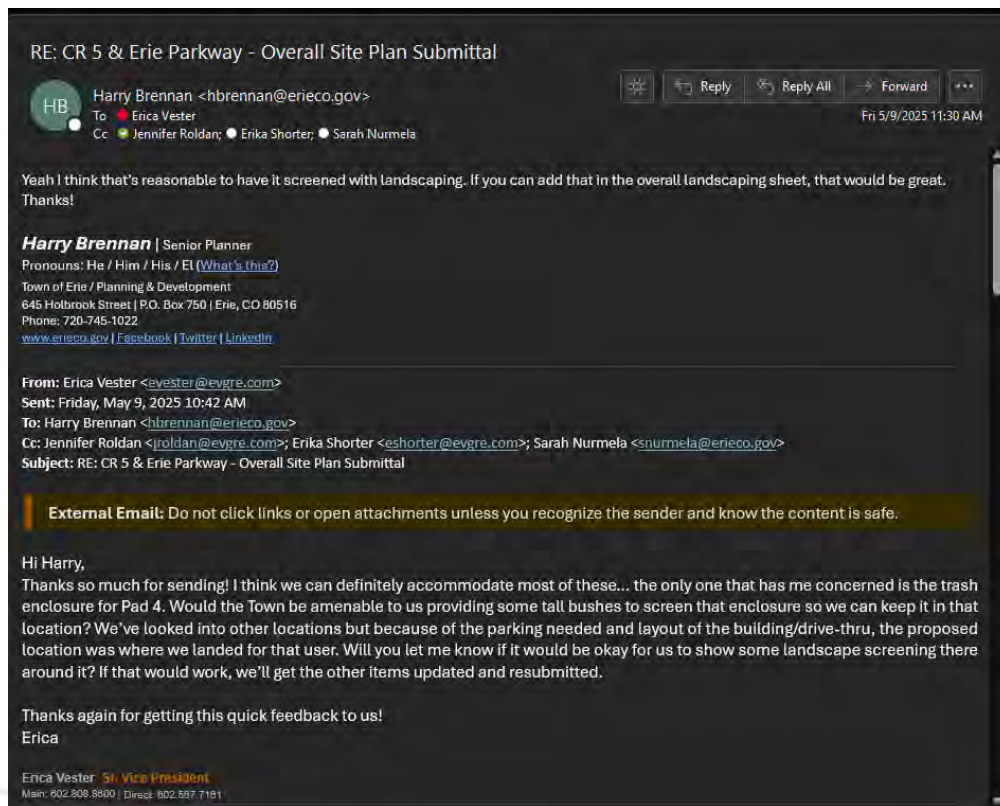
Building Materiality Plan (Pg 6 of 6) – No comment received

May 9, 2025 Planning Comments (by Pad):

Pad 4

1. Please relocate to a less visible location if feasible.

Response: Comment has been acknowledged and addressed. Per the email conversation between Erica Vester and Harry Brennan on May 9 we have updated the Concept Landscaping Rendering and Concept Landscape plans to include additional landscape screening round the proposed trash enclosure due to the infeasibility of relocating based on end user parking needs and layout of their building/drive thru. (Please see the attached email)



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Evergreen

Pad 5

2. Small encroachment on setback here

Response: Comment has been addressed. The building has been adjusted and is no longer encroaching the setback. Please see the revised plans.

Pad 6

3. Make sure the sidewalk connects here

Response: Comment has been addressed. The sidewalk now connects to the existing sidewalk. Please see the revised plans.

Pad 9

4. Please relocate to be less visible from Highlands Dr.

Response: Comment has been addressed. The trash enclosure has been relocated to the west side of the building and set back further from Highlands Dr. Please see the revised plans.

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

Sincerely



Jenn Roldan

Evergreen - Sr. Development Manager

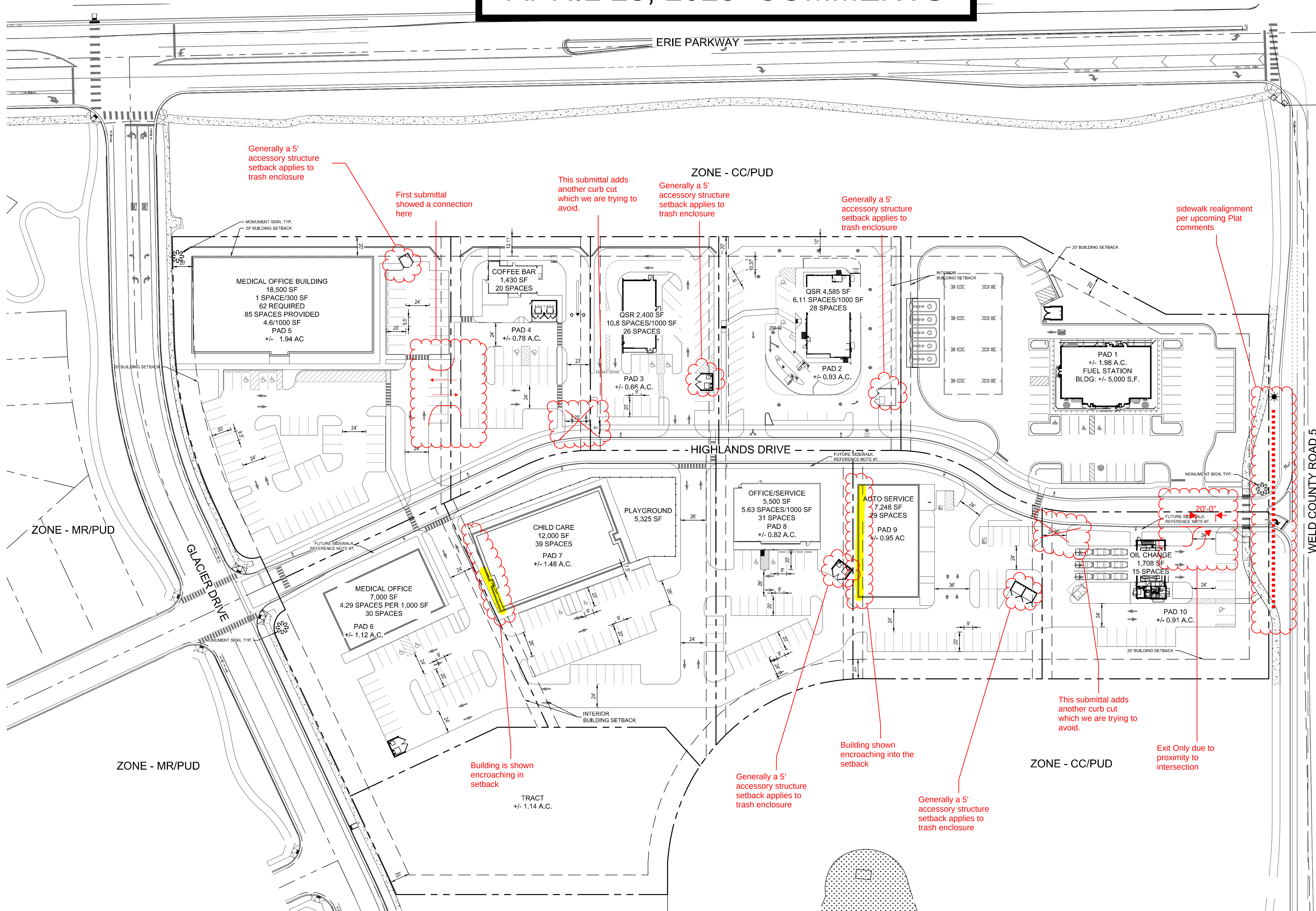
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APRIL 23, 2025 COMMENTS



KEY MAP

SHEET INDEX

- OVERALL SITE PLAN
- CONCEPTUAL RENDERING
- CONCEPTUAL LANDSCAPE PLAN
- LIGHTING DETAIL SHEET
- BUILDING MATERIALITY PLAN

ZONING DATA:

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

MAX BLDG. HT: 45' / 3 STORIES MAX

BUILDING SETBACKS:

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

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:

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

SITE DATA:

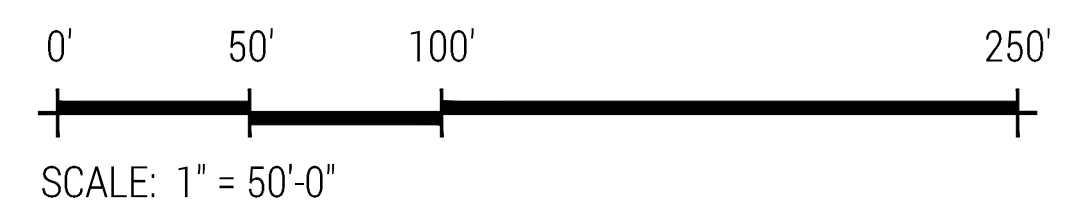
PAD 1: +/- 1.98 AC FUEL STATION: +/- 5,000 SF 41 SPACES PROVIDED 8.2 SPACES/1000 SF	PAD 6: +/- 1.12 AC MOB: +/- 7,000 SF 31 SPACES PROVIDED 4.43 SPACES/1000 SF
PAD 2: +/- 0.93 AC QSR: +/- 4,585 SF 36 SPACES PROVIDED 7.85 SPACES/1000 SF	PAD 7: +/- 1.48 AC CHILD CARE: +/- 12,000 SF 37 SPACES PROVIDED 3.08 SPACES/1000 SF
PAD 3: +/- 0.66 AC QSR: +/- 2,400 SF 26 SPACES PROVIDED 10.8 SPACES/1000 SF	PAD 8: +/- 0.82 AC OFFICE/SERVICE: +/- 5,500 SF 31 SPACES PROVIDED 5.63 SPACES/1000 SF
PAD 4: +/- 0.78 AC COFFEE BAR: +/- 1,430 SF 20 SPACES PROVIDED 13.9 SPACES/1000 SF	PAD 9: +/- 0.95 AC AUTO SERVICE: +/- 7,248 SF 29 SPACES PROVIDED 4.00 SPACES/1000 SF
PAD 5: +/- 1.94 AC MOB: +/- 18,500 SF 75 SPACES PROVIDED 4.05 SPACES/1000 SF	PAD 10: +/- 0.91 AC OIL CHANGE: +/- 1,708 SF 15 SPACES PROVIDED 8.78 SPACES/1000 SF

ERIE PARKWAY AND WCR5

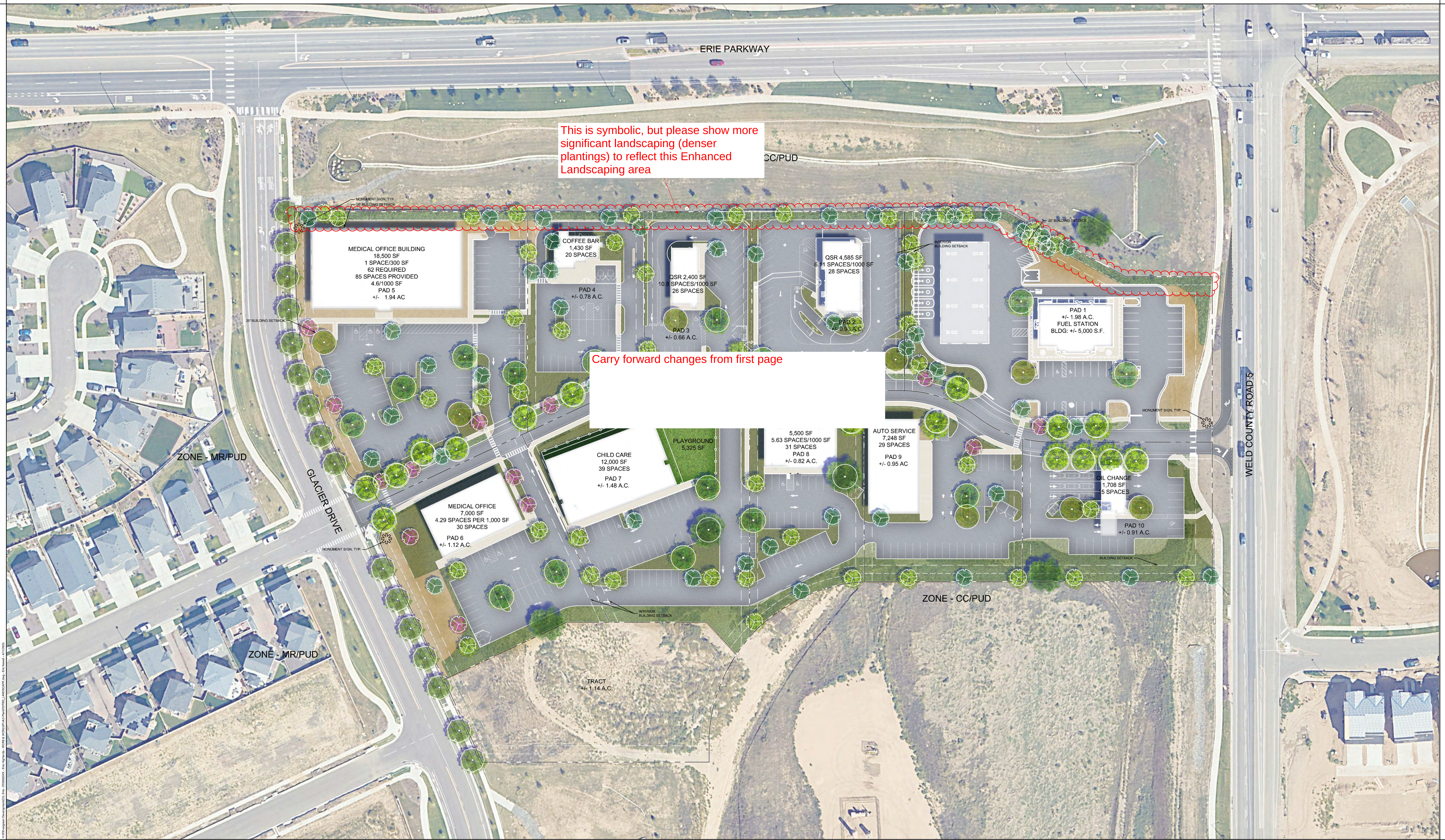
EVERGREEN DEVELOPMENT

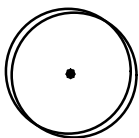
OVERALL SITE PLAN

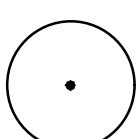
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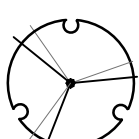


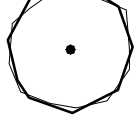
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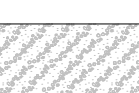
RIGHT OF WAY TREES (REF.: SECTION 10-6-4.C.1)
1 TREE PER 40 LF OF R.O.W.
- 

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

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

EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN

- 

EXISTING LANDSCAPE TO REMAIN
EXISTING LANDSCAPE TO REMAIN
- 

ROCK MULCH / SHRUB MIX
ROCK MULCH / SHRUB MIX
- 

ENTRY PLANTINGS
ENTRY PLANTINGS
- 

ENHANCED SCREENING
ENHANCED SCREENING ABUTTING RESIDENTIAL USE

NOTES:

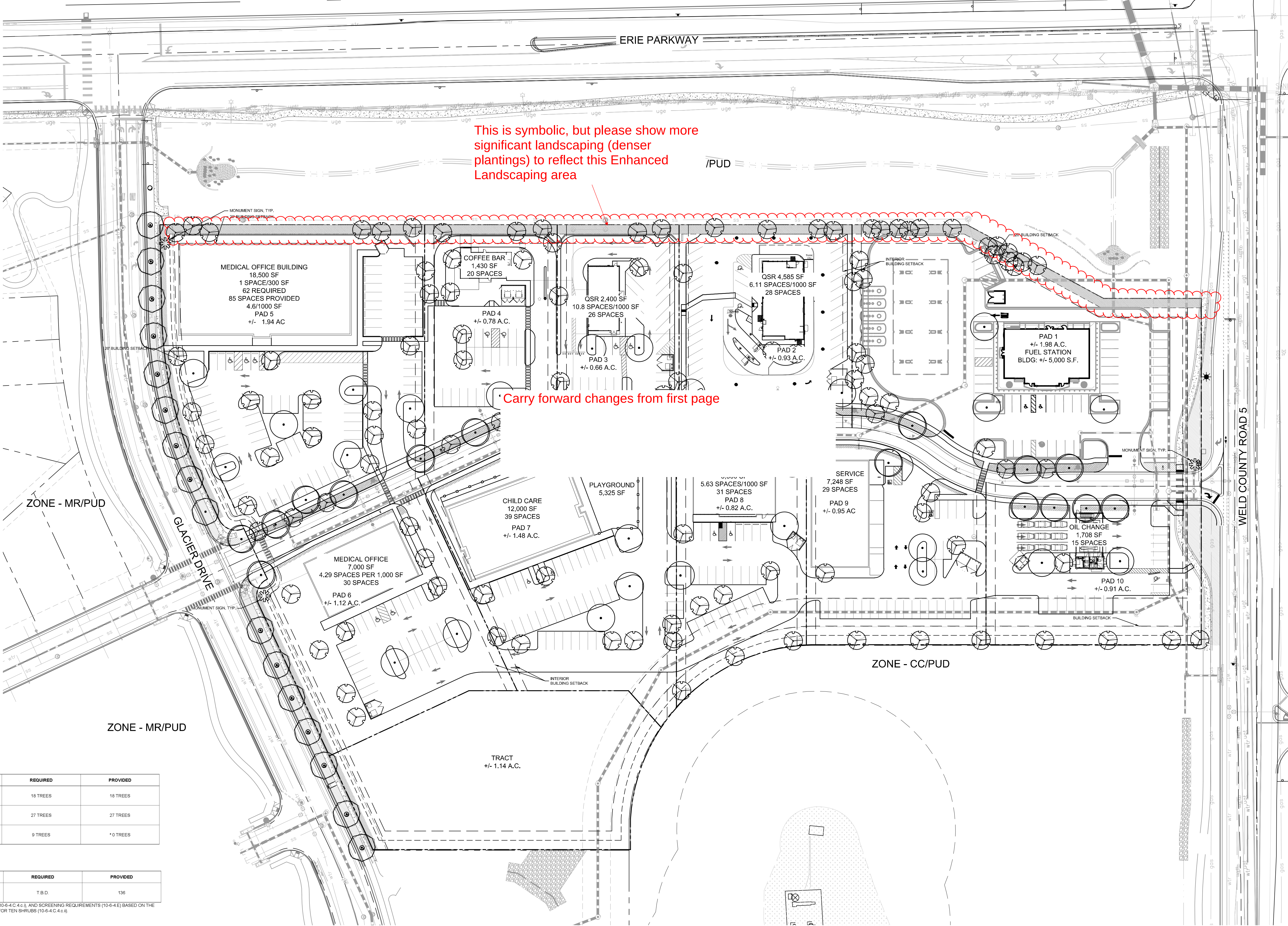
1. PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF ONE TREE FOR TEN SHRUBS, PENDING TOWN APPROVAL.
2. PLANS ARE PER THE TOWN OF ERIE UNIFIED DEVELOPMENT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

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

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

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

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



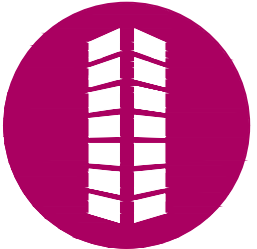
ERIE PARKWAY AND WCR5

CONCEPTUAL LANDSCAPE PLAN

EVERGREEN DEVELOPMENT

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04.17.2025



PLANT_SCHEDULE

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
BIGTOOTH MAPLE	ACER GRANDIDENTATUM
AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM
NORTHERN CATALPA	CATALPA SPECIOSA
GINKGO	GINKGO BILOBA
SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
EXCLAMATION! LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM
SWAMP WHITE OAK	QUERCUS BICOLOR
RED OAK	QUERCUS RUBRA



BIGTOOTH MAPLE



NORTHERN CATALPA



KENTUCKY COFFEETREE



RED OAK

EVERGREEN TREES	
WHITE FIR	ABIES CONCOLOR
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
PINYON PINE	PINUS EDULIS
AUSTRIAN PINE	PINUS NIGRA
PONDEROSA PINE	PINUS PONDEROSA
ORNAMENTAL TREES	
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'
CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
GAMBEL OAK	QUERCUS GAMBELII
UPRIGHT JUNIPERS	
SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'



WHITE FIR



AUSTRIAN PINE



GAMBEL OAK



SPARTAN JUNIPER

DECIDUOUS SHRUBS	
LEADPLANT	AMORPHA CANESCENS
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'
PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
SUNNY KNOCK OUT YELLOW ROSE	ROSA X 'RADSUNNY' TM



LEADPLANT



RUSSIAN SAGE



DWARF NINEBARK



BUFFALO JUNIPER

EVERGREEN SHRUBS	
BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'
MOPS MUGO PINE	PINUS MUGO 'MOPS'



COMPACT OREGON GRAPE



BLONDE AMBITION BLUE GRAMA



KARL FORESTER FEATHER REED GRASS



DALLAS BLUES SWITCHGRASS

ORNAMENTAL GRASSES	
BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DALLAS BLUES SWITCH GRASS	PANICUM VIRGATUM 'DALLAS BLUES'

MULCH	
3/4"-2" FOOTHILLS RIVER ROCK	3/4"-2" FOOTHILLS RIVER ROCK
WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	

SOD/SEED	
RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD
SEE PLANTING NOTES & DETAILS	



ERIE PARKWAY AND WCR5

EVERGREEN DEVELOPMENT

LANDSCAPE PALETTE

04.17.2025



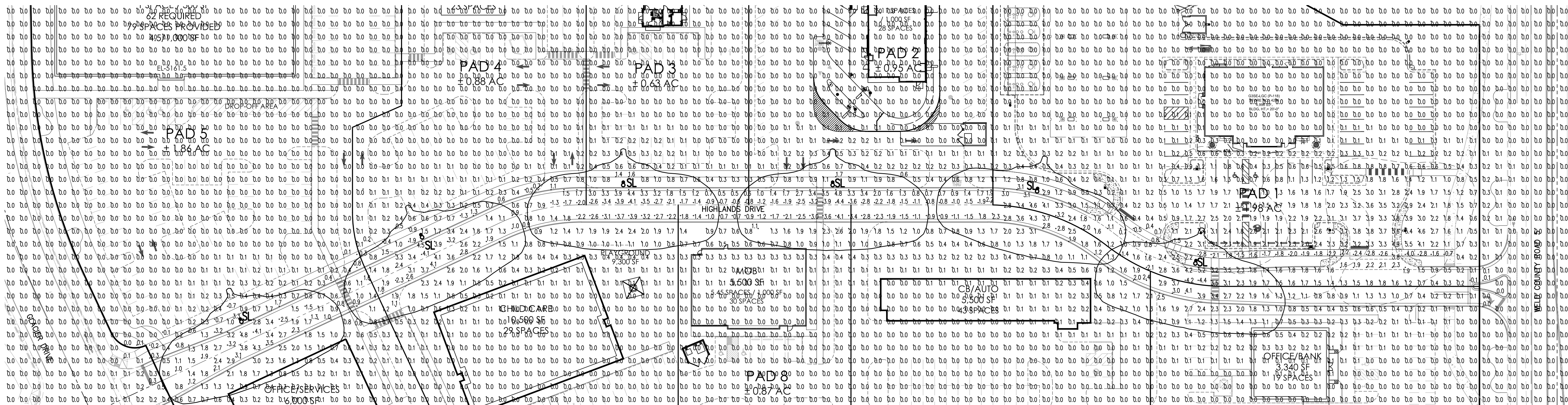
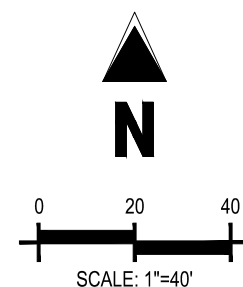
SCALE: 1" = 50'-0"



\\Galloway\projects\2025\04172025\ERIE PARKWAY AND WCR5\LANDSCAPE\palette.pptx - 4/17/2025

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



PHOTOMETRIC SITE PLAN

SCALE: 1"=40'-0"

UCL2

ARCHITECTURAL AREA/SITE

DATE: _____ LOCATION: _____

TYPE: SL PROJECT: _____

CATALOG # _____

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5V distributors
- 3000K, 4000K, 5000K CCT
- 0-50V dimming ready
- Integral Supra-Sensor 10% in parallel, 20K in series
- UgroGrip Kits
- Utilizes StrikeOps for precise distributions, maximum fixture spacing and inherent backstop.

26.75" (675 mm)

30" (760 mm)

UCL-26.75-30" (675 mm)

	WEIGHT	DIA.
UCL2	50 lb / 22.7 kg	136 in.

SPECIFICATIONS

CONSTRUCTION

- All housing components are die cast aluminum 3003, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a full lens, optional lenses are tempered glass
- Internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrocoat applied, thermally cured, triglycidyl ether/epoxy (TGE) polyester powdercoat
- Optical bench finish is match the luminaire housing

LED OPTICS

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

INSTALLATION

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

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 5000Amps using the industry standard 2500uS wave and surge rating of 372V
- Drivers are UL recognized with an inrush current maximum of 200 Amps maximum at 230VAC
- 100% life dimming range. Time will be forced for low voltage <10V dimming control

Standard lens, Back Up, Green (SLS)

Surge Dimming Lens (S)

Pin Point Lens (S)

CONTROLS

- Express controller shall slip over a 4700mm DIA. pole with the luminaire or arm slipping over the adapter to a total of 4.0' (1240 mm) to the overall height. Adapter shall be provided, independently rotatable 350° and have a quick access cover with an integral lens and lenspad
- Photocell adapter shall include an internal tilt lock receptacle. Photocell by others
- Express adapter shall require an auxiliary 20V supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15-45°. Adapter shall have a socket that accepts incandescent to 60W MR16s up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1956 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY

- 5 year warranty

UCL2

ARCHITECTURAL AREA/SITE

DATE: _____ LOCATION: _____

TYPE: SL PROJECT: _____

CATALOG # _____

ORDERING GUIDE

Example: UCL2 WND-BU-FR-36L-420-47-2-CL-RL-WRSC-SLA2-DIA-2MM

HOUSING

HOUSING	LED QUANTITY	Lumen Output	CCT/CRI	Distribution	Finish
UCL2 - Standard Lens Type 2	26 - 77148	390 4500K MonoColor Crossover 235 3200K, 5000 Lumens	AMB 4000 3500K 90 CRI 367 3000K, 90 CRI	1 Type 1 2 Type 2	BLK Black Glass Smooth SLT Black Matte Textured
WIND - Universal Medium with Luminaire Window	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	6 Diffuse 7 Diffuse	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
SR - Universal Medium with Luminaire Side Shield	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
VSL - Universal Medium with Luminaire Vertical Slot	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
LLM - Universal Medium with Luminaire Plug	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
Optional Internal Lens					WHB White Glass Smooth WMT White Glass Matte Textured
BU Blue RD Red GRN Green Clear					
House Side					
AMB Angled Hood					
RL Recessed Hood					
SLB Selected Hood					

UCL2

HOUSING	LED QUANTITY	Lumen Output	CCT/CRI	Distribution	Finish
UCL2 - Standard Lens Type 2	26 - 77148	390 4500K MonoColor Crossover 235 3200K, 5000 Lumens	AMB 4000 3500K 90 CRI 367 3000K, 90 CRI	1 Type 1 2 Type 2	BLK Black Glass Smooth SLT Black Matte Textured
WIND - Universal Medium with Luminaire Window	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	6 Diffuse 7 Diffuse	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
SR - Universal Medium with Luminaire Side Shield	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
VSL - Universal Medium with Luminaire Vertical Slot	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
LLM - Universal Medium with Luminaire Plug	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
Optional Internal Lens					WHB White Glass Smooth WMT White Glass Matte Textured
BU Blue RD Red GRN Green Clear					
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RL Recessed Hood					
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UCL2

HOUSING	LED QUANTITY	Lumen Output	CCT/CRI	Distribution	Finish
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WIND - Universal Medium with Luminaire Window	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	6 Diffuse 7 Diffuse	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
SR - Universal Medium with Luminaire Side Shield	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
VSL - Universal Medium with Luminaire Vertical Slot	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	400 7000A MonoColor Crossover	SW Type V Dashed Type V Wides	DBL Dark Bronze Glass Smooth DST Dark Bronze Matte Textured
LLM - Universal Medium with Luminaire Plug	400 7000A MonoColor Crossover	400			

RSSA Series Poles

ROUND STRAIGHT STEEL

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

SPECIFICATIONS

CONSTRUCTION

- Shaft: One-piece straight steel with round cross section. Minimum yield of 46,000 psi (ASTM-A500, Grade C). Longitudinal weld seam to appear flush in shaft wall. Steel base plate with axial bolt circle-side welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable. Tension and post-top configurations also available
- Hand hole: Rectangular 360 steel hand hole frame 1/2" (38" x 4.38" opening). Mounting provisions for grounding lag located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
 - Anchor bolt part numbers: 3/4" x 30" x 3 – TAB-30-M38
1 x 3/4" x 4 – TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

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

BASE COVER

BASE DETAIL

TENSION

POLE CAP

currentlighting.com/led

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All values are design or typical values and may vary under different conditions.

Page 1 of 1
Form 10/15/24
AAL_RSS-A-Poles_spec

RSSA Series Poles

ROUND STRAIGHT STEEL

DATE: _____	LOCATION: _____
TYPE: _____	PROJECT: _____
CATALOG #: _____	

ORDERING INFORMATION

Example: RSSA20-60R-1A-DBS

Base	Height	Finish	Thickness	Mounting	Finish	Options
RSSA Round Straight Steel Pole A16	Height page 3 Ordering method	Reference page 3 Ordering method	Thickness page 3 Ordering method	Mounting page 3 Ordering method	Finish page 3 Ordering method	Options page 3 Ordering method
	25	50	A - .03" Wall B - .035" Wall C - .050" Wall	1. 1x Two Features at 90° 2. Two Features at 90° 3. Three Features at 90° 4. Four Features at 90° 5A. Trench (2" x 3" x 0.5") 6. Trench (2" x 3" x 0.5") OT Open Top (pre-drilled pole cap)	RLT Black Matte Treatment RT Black Matte Treatment DBS Dark Bronze Matte (ordered) DBS Dark Bronze Gloss Smooth GT Graphite Matte Textured LT Light Gray Matte Textured LSB Light Gray Gloss Smooth PSB Platinum Silver Textured WHT White Matte Textured WHB White Gloss Smooth WSP White Gloss Textured COP Custom Color	GH1 20 Amp GFCI Receptacle and Cover EHH Extra Handhole COB1 1" Coating COB2 2" Coating MSB Midsize Luminaire Bracket LMB 1/2" Mounting Bracket LAL Line Anchor Bolt LX LAL Chertoff RSC Round Steel Cover

Accessories (Order Separately)

- ☐ VM2000 Field-installed 2nd mode vibration dampener - 0.8
- ☐ VM2010 Field-installed 2nd mode vibration dampener - 0.1
- ☐ VM2020 Field-installed 2nd mode vibration dampener - 0.8
- ☐ VM2030 Field-installed 2nd mode vibration dampener - 20.8
- ☐ VM2035 Field-installed 2nd mode vibration dampener - 25.8

- Custom colors available. See number preferences
- Specify option location using lettering found on page 3 (Option Orientation)
- There will be a steel threaded mark on the side of the pole with the factory installed VM2

MOUNTING ORIENTATION

1 Standard technique installation

2L

3L

4L

Current®

currentlighting.com/al

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If all other are design or layout errors, please email: current@currentlighting.com

Page 2 of 5

Rev 10/05/15

ALL_RSS-A-Poles_spec_004

NOTES:

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

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

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

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

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

LUMINAIRE SCHEDULE

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

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

POLE SCHEDULE

POLE SCHEDULE					
MOUNTING	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
SL		6	25'-0"	RSSA25-508-1-BLS-RBC	AAL 5" ROUND STRAIGHT STEEL POLE, BLACK

CALCULATION SUMMARY

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

Galloway

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

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ENFORCED AND PROSECUTED.



EVERGREEN DEVELOPMENT
ERIE HIGHLANDS
FILING 17
SITE PLAN

TOWN OF ERIE, COLORADO

[illegible]

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

PHOTOMETRIC PLAN AND DETAILS

PP-1.0



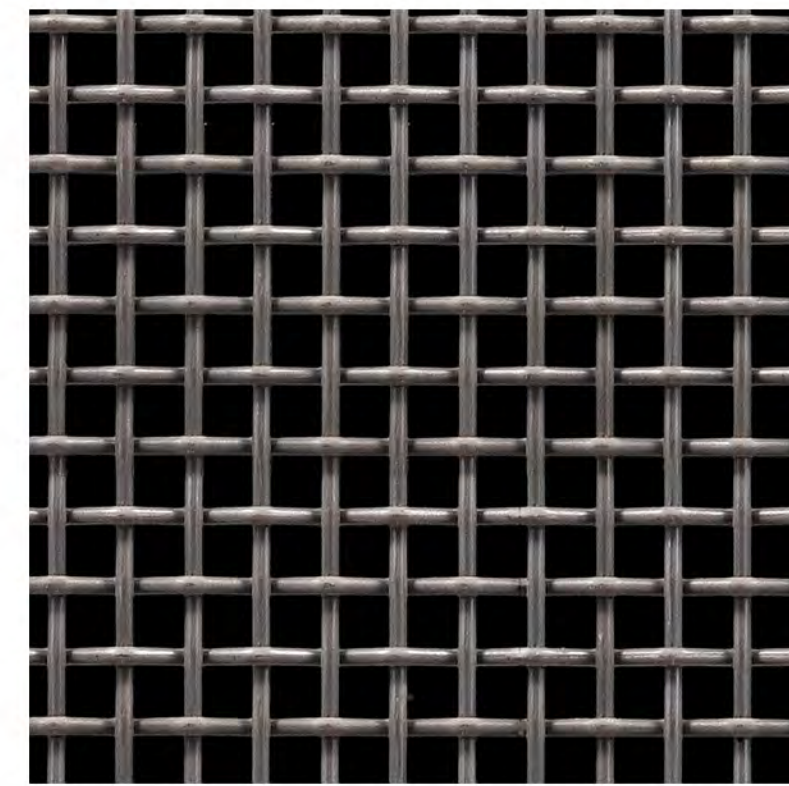
BERRIDGE METAL
"SHASTA WHITE"



BERRIDGE METAL
"CHARCOAL GRAY"



BERRIDGE METAL
BERRIDGE "CITYSCAPE"



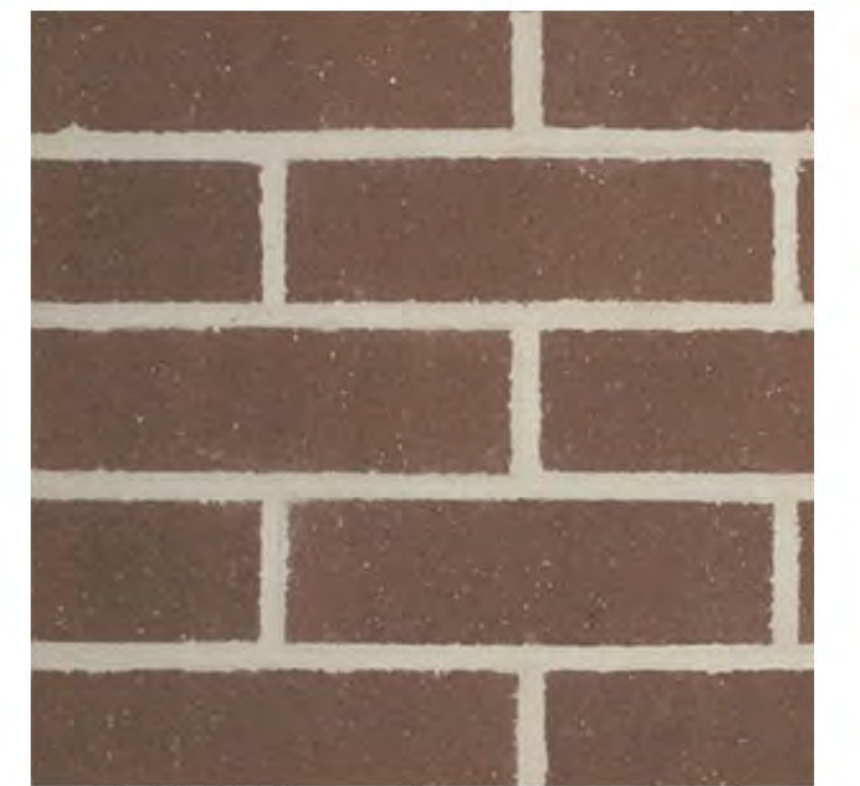
McNICHOLS/OR SIMILAR
WIRE MESH



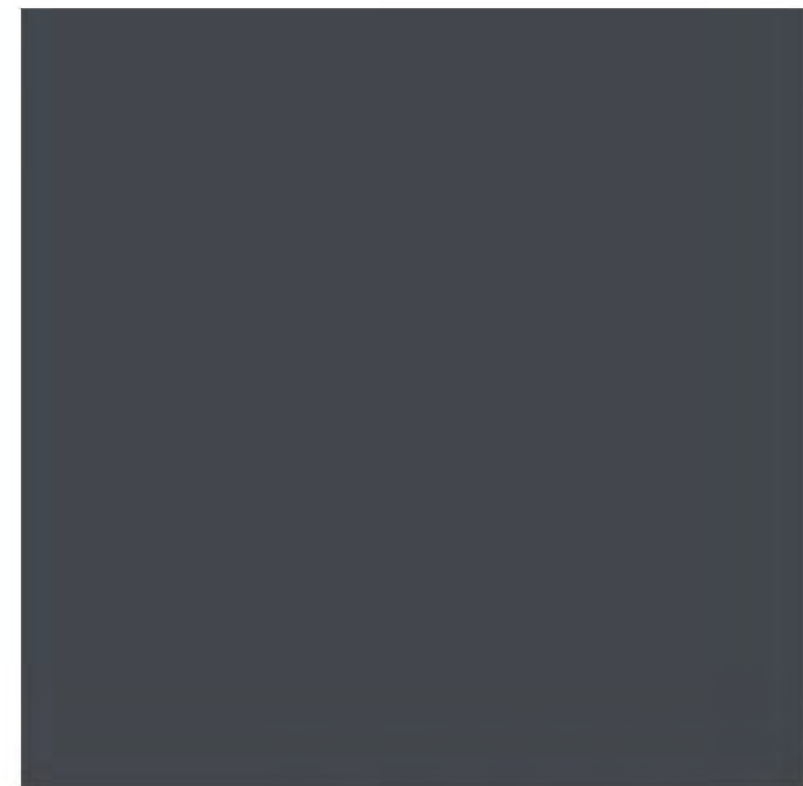
BRICK
SUMMIT "ONYX"



BRICK
SUMMIT "ALASKAN"



BRICK
SUMMIT "CEDAR RIDGE"



METAL/PAINT
SW 7076 "CYBERSPACE"



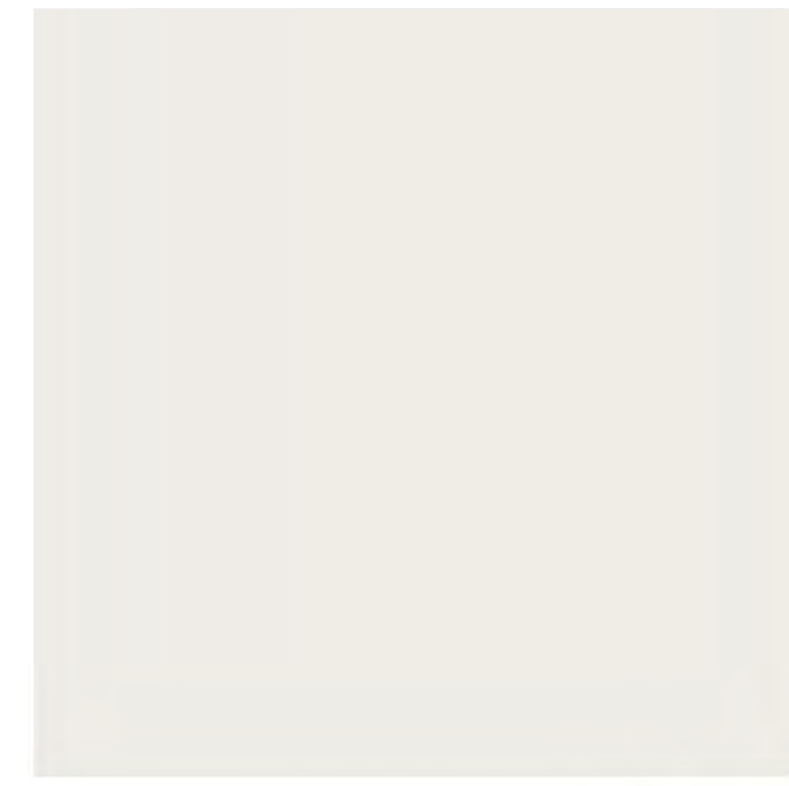
EIFS/PAINT
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT
SW 7016 "MINDFUL GRAY"



EIFS/PAINT
SW 7019 "GAUNTLET GRAY"



EIFS/PAINT
SW 7005 "PURE WHITE"



EIFS/PAINT
SW 7069 "IRON ORE"



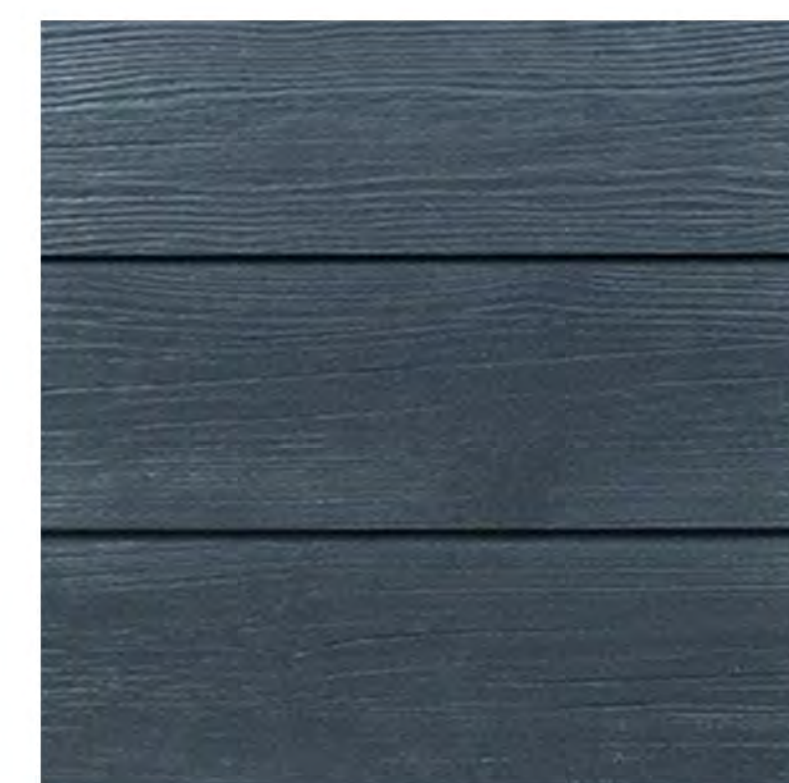
PRECAST CONCRETE CAP
"NATURAL GRAY"



NICHIHA
VINTAGEWOOD SERIES
"SPRUCE"



NICHIHA
VINTAGEWOOD SERIES
"POPLAR"



NICHIHA
VINTAGEWOOD SERIES
"BLACKWOOD"



NICHIHA
VINTAGEWOOD SERIES
"CEDAR"



NICHIHA
VINTAGEWOOD SERIES
"BARK"



NICHIHA
VINTAGEWOOD SERIES
"ASH"

NOTE:

Masonry, fiber cement and metals shall be used as primary materials.

The use of EIFS shall be limited to an accent material.

BUILDING MATERIALITY PLAN

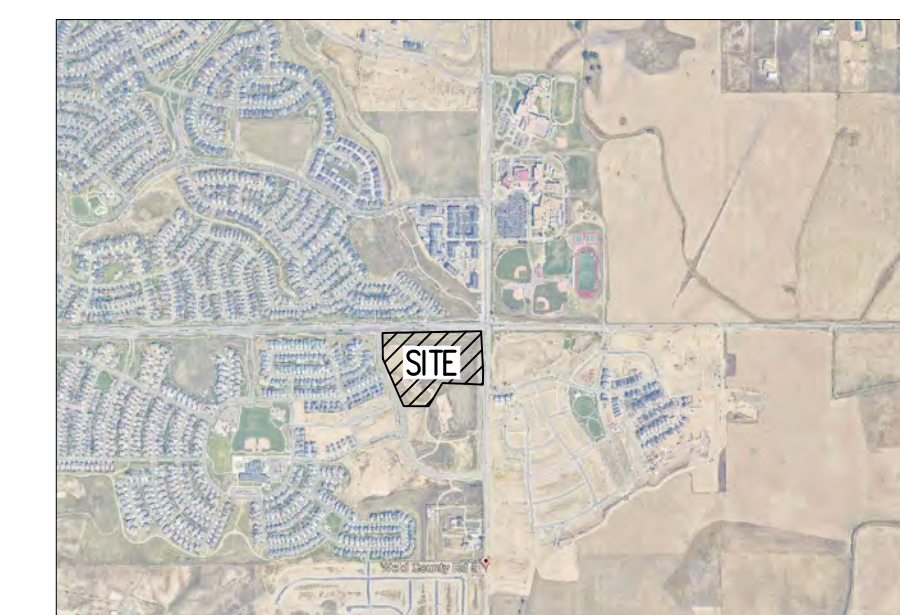
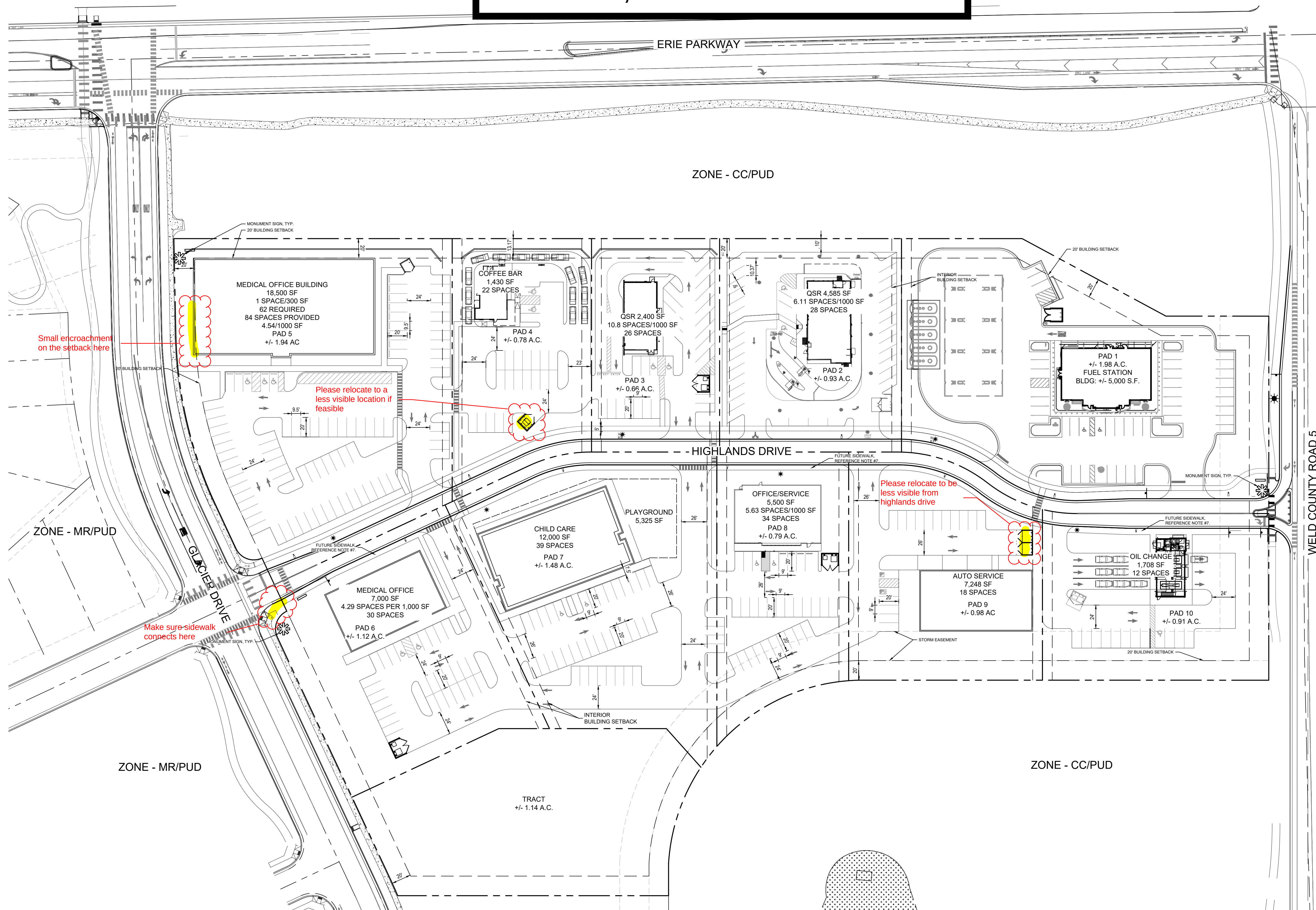
04/17/2025

Erie Highlands

Erie, Colorado



MAY 9, 2025 COMMENTS



KEY MAP

SHEET INDEX

1. OVERALL SITE PLAN
2. CONCEPTUAL RENDERING
3. CONCEPTUAL LANDSCAPE PLAN
4. LIGHTING DETAIL SHEET
5. BUILDING MATERIALITY PLAN

ZONING DATA:

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

MAX BLDG. HT: 45' / 3 STORIES MAX

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

PARKING: REFERENCE CC STANDARDS AND ESTABLISHED PUD

NOTES:

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

SITE DATA:

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

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

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

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

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

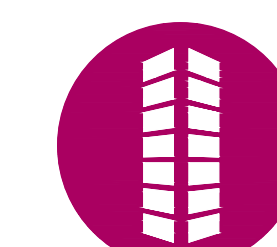
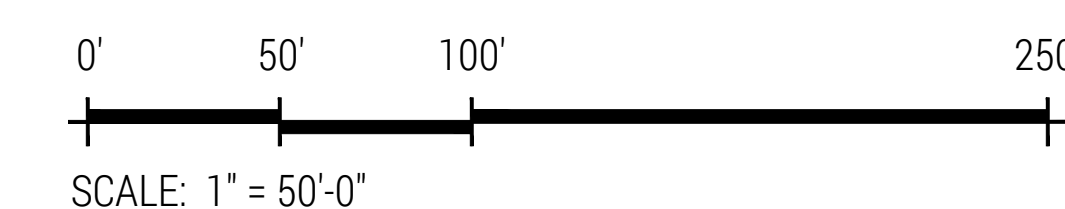
PAD 8: +/- 0.79 AC
OFFICE/SERVICE: +/- 5,500 SF
34 SPACES PROVIDED
6.16 SPACES/1000 SF

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

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

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

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





WesternMidstream.com

February 10, 2025

VIA E-MAIL

Town of Erie Planning & Development
Harry Brennan
645 Holbrook St.
Erie, CO 80516
developmentreferral@erieco.gov

**NOTICE OF RIGHT-OF-WAY GRANTS OWNED BY WES DJ GATHERING LLC AND ASSOCIATED
SAFETY REQUIREMENTS:**

Re: Erie Highlands F17 Site Plan
EVERGREEN-CR 5 & ERIE PARKWAY LLC – Property Owner
Township 1 North, Range 68 West, 6th P.M.
Section 20: NENE
Weld County, Colorado

Town of Erie Planning & Development:

This letter is being sent by WES DJ Gathering LLC (“WES”) to inform you WES is the owner of valid easements and pipelines located in of Section 20, Township 1 North, Range 68 West for which the Town of Erie (“Town”) is reviewing the Erie Highlands F17 Site Plan. WES is submitting this comment timely, in accordance with the Town’s procedural requirements.

The following are comments pertinent to this Notice:

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

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

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

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

Please contact me at 970-598-4246 if you have any questions or comments about this matter.

Sincerely,
WES DJ GATHERING LLC

Clay Young
Senior Landman

cc: Sherry Bursey, Senior Counsel
Jayson L. VanShura
Paul Gerrish
Kelly Reyos

55E1EE28V

Right-of-Way Grant

KNOW ALL MEN BY THESE PRESENTS , that Daniel R. Horst

2240 WCR #5

of the Post Office of Erie in the State of Colorado 80516, hereinafter referred to as "Grantor" (whether one or more), in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, to Grantor in hand paid, receipt of which is hereby acknowledged, hereby grant and convey unto K N Front Range Gathering Company, A Colorado Corporation, having an office at 12055 W. 2nd Place; Lakewood, Colorado, 80228, its successors and assigns, hereafter referred to as "Grantee," a Right-of-Way to lay, construct, maintain, lower, inspect, repair, replace, relocate, change the size of, operate, and remove a pipe line together with the rights for drips, pipe line markers, valves, launchers, receivers, cathodic equipment, test leads, and all appurtenances convenient for the maintenance and operation of said line and for the transportation of oil, gas or other substances therein, under, on, over and through the premises hereafter described, and the Grantee is granted the right of ingress and egress, to, on, from and over the following described premises for the purposes aforementioned in the County of WELD in the State of Colorado, to-wit:

Township 1 North, Range 68 West

Section 20: that part of the E $\frac{1}{2}$ NE $\frac{1}{4}$ as shown on Exhibit "A"
attached hereto.

Exhibit B is included as part of this Deed.

TO HAVE AND TO HOLD said easements, rights, and Right-of-Way unto the said K N Front Range Gathering Company, its successors and assigns.

All pipe installed hereunder shall be buried a minimum of 42 inches. Grantor shall not construct or place anything over or so close to any pipe line or other facility of Grantee as will be likely to interfere with Grantee's surveillance of or access thereto by use of equipment or means customarily employed in the surveillance of or maintenance of said pipe line nor intentionally cause the original cover over said pipe line to be reduced below whichever is the greater of a minimum cover of thirty (30') inches or below the minimum cover required at any time by any applicable pipe line safety code. All damage to growing crops, drainage tile and fences of Grantor occasioned by the construction or repair of any of the facilities herein authorized to be maintained and operated by Grantee shall be paid by Grantee after the damage is done. The Right-of-Way granted herein shall be fifty (50') feet in width. for construction purposes and shall revert to 30 (30') feet in width after installation. In addition, this is a single line grant for the sole and exclusive purpose of construction and installation of a ten (10") inch pipe line.

This Grant shall be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto, and all rights herein granted, or any of them separately, may be released or assigned in whole or in part. It is understood that this Grant cannot be changed in any way except in writing, signed by the Grantor and a duly authorized agent of the Grantee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 14th
day of April, A.D., 1993.

Daniel R Horst
Daniel R. Horst

CO-ROW-20400-003

ACKNOWLEDGEMENT FOR HUSBAND AND WIFE

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____, day of _____ 19____,
by _____ and _____
his wife.

My Commission expires: _____ NOTARY PUBLIC

ACKNOWLEDGEMENT FOR SINGLE PERSON

STATE OF COLORADO)
) ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me this 20th, day of April, 1993
by Daniel R. Horst.

My Commission Expires
August 02, 1994

My Commission expires: _____

Quane L Haley
NOTARY PUBLIC

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____, day of _____ 19____,
by _____,
of _____, a _____
corporation, on behalf of the corporation.

My Commission expires: _____

NOTARY PUBLIC

LINE NO. _____

Right-of-Way Grant

FROM _____

TO _____

K N FRONT RANGE GATHERING CO.

STATE OF COLORADO

COUNTY OF _____ SS.

This instrument was filed for record on the _____ day of _____ 19____, at _____ o'clock __ M., and duly recorded in Book _____ page _____ of the records of this office.

_____ COUNTY CLERK

By: _____ DEPUTY CLERK

NUMBER _____

B 1381 REC 02331355 05/03/93 13:15 \$20.00 4/004
F 0951 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

EXHIBIT B

Grantor reserves the right to use and enjoy said premises provided that Grantor shall not construct or maintain the whole or any part of any structure on said strip of land, or in any manner impair or interfere with the present or prospective exercise of any of the rights herein granted. Where said land is under cultivation, said pipelines shall be laid so that the tops thereof are at least thirty-six inches (36") beneath the surface of the ground. Grantee agrees that it will restore the premises to as near their original condition as practicable when construction is completed. At a later date, Grantor may relocate said pipeline at its own expense to a location which meets the specifications and requirements of the Grantee, but in the event that Grantor employs contractors or subcontractors other than Grantee's employees or contractors, Grantor will indemnify and hold Grantee harmless from any damages or liability caused by its construction operations during said relocation.

WHEN RECORDED RETURN TO:
KN Front Range Gathering Company
635 North 7th Avenue
Brighton, Colorado 80601

m 4 PB
20.00 ± 0.180
m

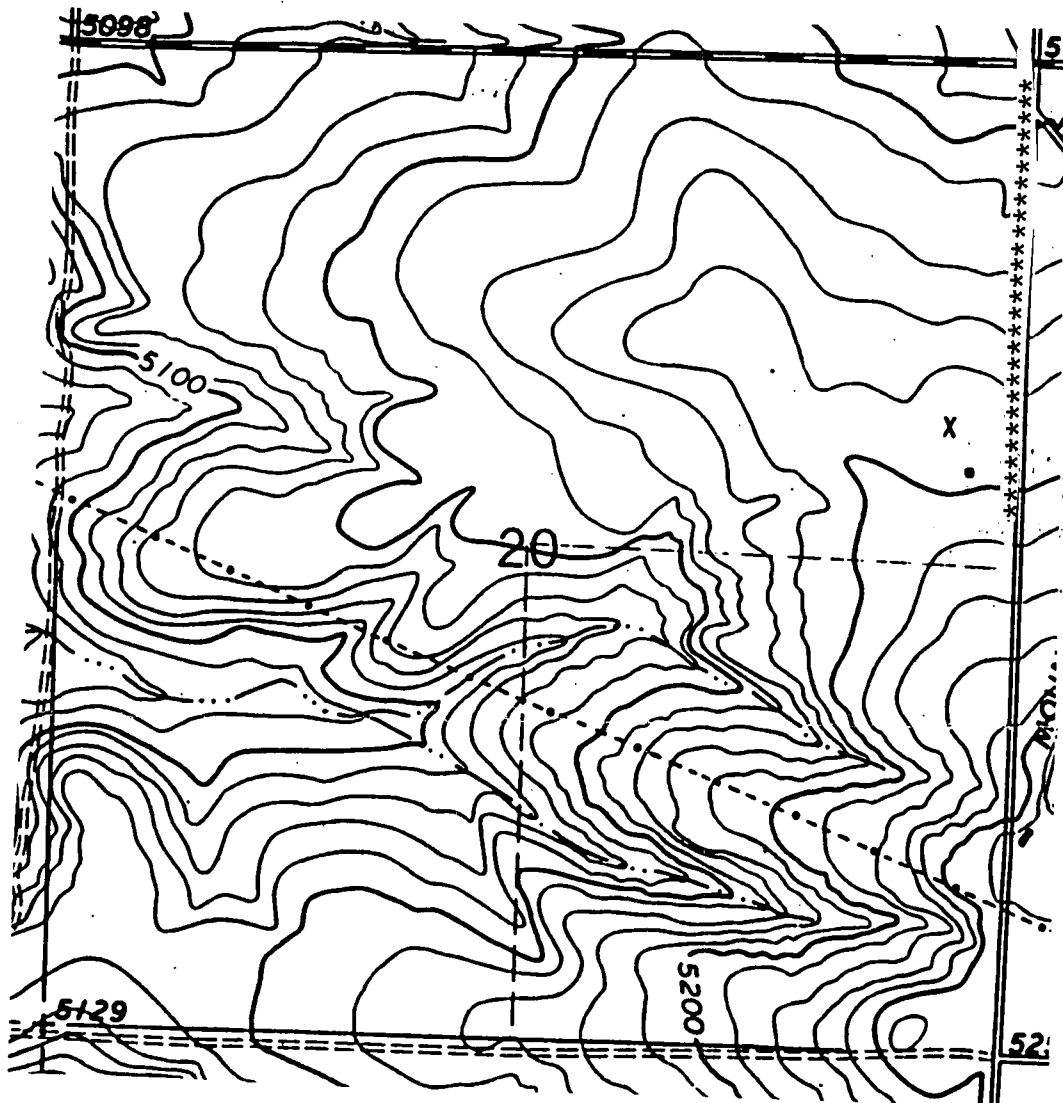
KN Front Range
inside

B 1381 REC 02331355 05/03/93 13:15 \$20.00 3/004
F 0950 MARY ANN GUERSTEIN CLERK & RECORDER, EL D CO, CO

Exhibit "A"

Township 1 North, Range 68 West
Section 20

PROPOSED ROUTE OF RIGHT-OF-WAY GRANT-*****





February 18, 2025

Town of Erie | Planning & Development
645 Holbrook Street
Erie, CO 80516

Re: SP2025-00002, Erie Highlands F17 Site Plan

Dear Harry,

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Site Plan for Erie Highlands Filing No. 17. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- Please confirm if these pads will be pads only or individual lots.
- United Power has electrical distribution in the area that may need to be upgraded depending on the requirements of the site. Please note that any cost associated with this would be at the expense of the applicant.

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

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

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

- United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric.
 - For commercial lots, United Power requires 8'-10' wide dry utility easement around the perimeter of each lot.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Zayda L. Vargas

Zayda L. Vargas

United Power, Inc.

Plat Referral and Joint Use Specialist

O: 303-637-1389 | Email: platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 10, 2025

Town of Erie Community Development Services
645 Holbrook / PO Box 750
Erie, CO 80516

Attn: Harry Brennan

Re: Erie Highlands F17 Site Plan, Case # SP2025-00002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Erie Highlands F17**. Please be aware PSCo owns and operates existing natural gas distribution facilities along a portion of Glacier Drive. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to any of the existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: Michelle Kelly <mkelly@mvfpd.org>
Sent: Wednesday, February 12, 2025 12:01 PM
To: Development Referral
Subject: 1st Referral Review - SP2025-00002. Erie Highlands F17 Site Plan

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Verify interior turn radii for emergency response to interior access lots off Highlands drive. Hydrant locations to meet fire flow requirements to be provided.
Please reach out if you have questions.

Michelle Kelly, Deputy Fire Marshal

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
720-881-6527 | mkelly@mvfpd.org | www.mvfpd.org



From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Tuesday, February 18, 2025 2:22 PM
To: Development Referral
Subject: RE - sp2025-00002 Erie Highlands Filing 17

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Harry,

RTD comments,

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements that may be required by the RTD for any work on or around our facilities and property.

Thank you,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

