



**The Town of Erie**  
645 Holbrook St.  
P.O. Box 750  
Erie, CO 80516  
(303) 926-2773  
FAX (303) 926-2706

Department of Community Development  
Planning Division

## Memo

**To:** James Spehalski

**From:** Chris LaRue

**Date:** September 21, 2018

**Re:** FP-000825-2016 Vista Ridge Filing 14, Fifth Amendment Final Plat

**cc:** Todd Bjerkaas, Matt Wiederspahn, Darren Champion

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Town staff has reviewed the Minor Subdivision for conformance with Municipal Code, Title 10 and the PUD / Vista Ridge at the August 30, 2018 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant. Note that Engineering comments are being included under separate cover and will be forwarded to you once complete.

The next step for the Minor Subdivision application are revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Paper Copies:

- 3 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering, and the Public.
- 3 Copies: Updated written materials, 3-hole punched for notebooks. For distribution to: Planning, Engineering, and the Public.
- 3 Copies: Updated 11x17 plans tri-folded and 3 hole punched for notebooks. For distribution to: Planning, Engineering, and the Public.
- 2 Copies: Updated 24x36 plan sets, rolled. For distribution to: Planning and Engineering.
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- A PDF format of all of the submittal materials on 9 flash drives. The Town will provide the mailing envelope, address label and postage for delivery of the flash drives. The flash drives will be distributed to the following referral agencies:
  1. Town of Erie – internally distributed to: Planning & Engineering.
  2. CGS
  3. Merrick

4. FHU
5. Special District
6. United Power
7. Mountain View Fire

#### Neighborhood Meeting

The Minor Subdivision applications process requires the applicant to hold a neighborhood meeting. Details on the requirements of the neighborhood meeting can be found in MC 10.7.2 D. The applicant is responsible for scheduling and holding the meeting, mailing notices, posting the property with meeting notice signs, submitting to the Town a meeting summary and an affidavit of posting.

#### Tentative Hearing Schedule:

Based on staff comments, the applicant needs to modify some of the submittal documents. Staff finds the Minor Subdivision application is not ready to schedule a tentative hearing dates.

#### **Planning Comments**

Planning comments include previous comments in italics and new comments in standard type.

#### Minor Subdivision Plat

##### *1. General Comments*

- a. Please provide an overall circulation/routing and phasing plan for Lot 10. Recommendations from that plan will need to be incorporated in the plat.
- b. Please review the two attached examples of formatting for final plat. Reconfigure the format of the Vista Ridge Filing No. 14, Fifth Amendment Minor Subdivision to be consistent with the examples.
  - i. Ensure there is a one inch margin on all sheets.
- c. Update number of lots and number of tracts in the Title Block per the below comments.
- d. Provide a draft Shared Parking/Cross Access Agreement for the three Lots.

##### *2. Sheet 1 – Cover Sheet*

- a. Add an Acceptance Certificate for the entities listed under ownership and maintenance of Tracts.
  - i. See comment 3g on Sheet 2 regarding the addition of an access tract between Lot 10A and 10B.
- b. Title Block
  - i. Update the number of lots and tracts to the correct amount. It should be 3 lots and 1 tract per these comments.
  - ii. Remove the page numbers. Per the attached examples and user guide these should be located in the lower right corner.
- c. Land Summary Chart:
  - i. Add the Land Summary Chart to Sheet 1.
  - ii. Update the area and percent of total area columns to the correct amounts to reflect these comments.
- d. Tract Summary Chart:
  - i. This chart will need to be added given these comments.
- e. Acceptance Certificate:

- i. Add an Acceptance Certificate for the entities listed under ownership and maintenance of Tracts.
  - ii. Provide the official name of the Owners Association and the recorded Articles of Incorporation.
- f. Add the Planning and Development Approval Certificate.
  - i. The signature line should state "Planning and Development Director".
- g. Per comment # 1c, the formatting shall be adjusted.
  - i. Under the notes section, include the notice as part of the notes. There should be 10 notes.
  - ii. Add a sheet index.

### 3. *Sheet 2 – Plat*

- a. The overall extent shall be reduced. The plat only needs to depict Lot 10 and the existing subdivision lot lines or metes and bounds property lines and rights-of-way within 100' of the proposal. Said information for adjacent properties shall be screened back.
  - i. See sheet C1.1 of the construction plan set. This sheet is the appropriate scale and scope for the plat.
- b. Adjust the scale to a standard engineering scale.
- c. Delete the Land Summary Chart. This should be on the cover page.
- d. Make sure all easements contain recording information.
- e. Remove the owner information from surrounding properties.
- f. Re-number the lots as Lots 10, 11, and 12. Lot 10 should be the .92 acre lot, Lot 11 should be the .99 acre lot, and Lot 12 should be the 5.4 acre lot.
  - i. The construction plan lot sizes and the plat lot sizes are different. Double check the lot sizes and overall measurements and update all plans accordingly.
- g. The 30 foot utility easement between Lot 10A and Lot 10B shall become a tract and also be designated as a private drive and access. Update the title block and charts as necessary.
  - i. Why is there is a 4.9 foot space between Lot 10A and the 30 foot easement? This space should be eliminated.
- h. Show a public access easement on the lots adjacent to Tract A and the private access road to the east for the extents of sidewalks. This should be added to the notes section as well.
  - i. A public access easement on the private drive for the extent of sidewalks is required.
  - ii. Seven foot tree lawns shall be provided along sidewalks.
- i. Detail A shall provide a graphic and written scale. It appears to be 1:20 scale.
  - i. This area is supposed to contain a plaza with amenities for pedestrians. Please coordinate the design and amenities for this plaza with the Brakes Plus site plan applicants. A larger easement may need to be depicted.
  - ii. Please provide the recording information for this easement on the plat.
  - iii. What is the purpose of the 7.5 feet Roadway Improvement Easement? Depict the recording information for the easement.
- j. Show utility easements on lots at the utility stub locations where meters will be located for individual sites.

- i. Coordinate the meter easement location for Lot 10 with the Brakes Plus site plan.
- k. Provide the dimensions for Tract A. Tract A should be scaled back since it is not part of this plat.

Construction Plan Set

4. General Comments

- a. Update the construction plans to reflect all the comments.
- b. The construction drawing titles and labels should be changed to reference this proposed 5<sup>th</sup> Amendment and not the 2<sup>nd</sup> Amendment.
- c. References to “Deputy Director of Public Works” should be changed to “Town Engineer”.
- d. The reference to “Future Residential” should be changed to “Residential” on the key map.
- e. Depict the sidewalks along the private drive (Tract A), the private drive to the east, and the proposed north/south tract.
- f. All sidewalks shall be detached with a seven foot tree lawn.

Since review is a cumulative process and dependent on various criteria, we reserve the right to provide further comment(s) and request additional information upon receipt of this requested information. Please do not hesitate to contact me at 303.926.2776 for further clarification or with any questions.

Sincerely,

Christopher C. LaRue  
Senior Planner



Memo

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To: Chris LaRue  
From: Matt Wiederspahn, P.E., Development Engineering Supervisor  
Date: September 19, 2018  
Subject: **Vista Ridge Filing 14, 2<sup>nd</sup> Amendment, Lot 10 Minor Subdivision**  
CC: Russell Pennington  
Wendi Palmer  
Chad Schroeder

---

**Comments for Phase III Drainage Study:**

1. Please see the attached comments from the Town's Drainage Review consultant.

**Comments for Final Utility Study:**

1. A Utility Conformance Letter was not provided.
2. In the original Utility Study, all of Lot 10 was to sewer to the sewer main in Marketplace Drive. Only a service for lot 10A is provided to that line. No discussion is provided on how the rest of lot 10 will sewer.
3. There will be multiple fire services and hydrants on the proposed water line so it will need to be looped.

**Comments for Construction Drawings:**

1. On the cover sheet in the Town Acceptance block, please change Deputy Director of Public Works to Town Engineer.
2. On sheet C1.1:
  - a. There are two lots labeled 10B.
  - b. A fire line is not provided to lots 10A or 10B.
  - c. A water service is not provide to lot 10B.
  - d. The water service for lot 10A needs to be moved outside the drive access and have a meter pit.
  - e. A valve is needed on the water main at the fire hydrant.
  - f. Sidewalks need to be added along the entirety of the Marketplace Drive and the north/south Private Drive.
3. On sheet C2.1, erosion protection is needed at north end of the private drive.
4. Sheet C9.0 needs to be removed. A separate building permit will be required for the sign.

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

August 21, 2018

Chris LaRue  
Community Development  
Town of Erie  
P.O. Box 750  
Erie, CO 80516

**Location:**  
S½ SW¼ Section 33,  
T1N, R68W, 6<sup>th</sup> P.M.  
40.0024, -105.0125

**Subject: Lot 10, Vista Ridge Filing 14, 2<sup>nd</sup> Amendment – Minor Subdivision MS-000990-2018**  
**Town of Erie, Weld County, CO; CGS Unique No. WE-19-0001**

Dear Chris:

Colorado Geological Survey has reviewed the Lot 10, Vista Ridge Filing 14, 2<sup>nd</sup> Amendment minor subdivision referral. I understand the applicant proposes to subdivide Lot 10, 7.3 acres, creating two additional lots of 0.92 acre (Lot 10A) and 0.99 acre (Lot 10B). The available referral documents include a Geotechnical Engineering Study (Kumar & Associates, October 12, 2015).

The site is not undermined, does not contain steep slopes, is located outside of any mapped FEMA flood hazard zones, and is not exposed to any geologic hazards that would preclude the slight increase in density as proposed.

Kumar provides a good description of subsurface conditions and soil and bedrock engineering properties, and makes appropriate recommendations for mitigating the risk of structural damage associated with the site's **highly expansive clay soils, uncontrolled fill, and highly expansive claystone bedrock**. Recommendations include placing a minimum 10 ft thick layer of properly placed and compacted, low-expansive structural fill below spread footing foundations (13 ft layer below floor slabs), and/or drilled pier foundations with structurally-supported floor systems. CGS agrees that slab-on-grade floors should not be used unless sub-excavation is (or was) performed to a depth of at least ten feet below footing subgrade (page 17). Kumar's grading and surface drainage, subsurface drainage (including individual perimeter foundation drain systems, pages 20-21), concrete, and pavement recommendations are valid.

CGS has previously observed that some areas of the site have been graded. It is not clear whether the overexcavation recommended by Kumar was completed. Even after ground modifications (if implemented) and grading are complete, it is possible that some of the overexcavated and replaced fill will be moderate or higher swelling and some lots may require drilled pier foundations to resist uplift. Additional investigations, consisting of drilling, sampling, lab testing and analysis, will be needed on each lot, once development plans and building locations have been identified, to verify that swell potential values have been reduced to acceptable levels before shallow foundations and slab-on-grade floors are determined to be feasible.

Provided Kumar's geotechnical recommendations are incorporated into site development plans and correctly implemented, **CGS has no objection to approval of the minor subdivision as proposed.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.

August 16, 2018

Town of Erie, Engineering Division  
P.O. Box 750  
645 Holbrook Street  
Erie, Colorado 80516



2480 W. 26<sup>th</sup> Avenue, Unit B225  
Denver, Colorado 80211  
Tel: +1 303-964-3333  
Fax: +1 303-964-3355

[www.merrick.com](http://www.merrick.com)

**RE: VISTA RIDGE FILING 14 SUBMITTAL**

Dear Engineering Division:

We have reviewed the Vista Ridge Filing 14, 2<sup>nd</sup> Amendment submittal received on July 20, 2018. The submittal included the Drainage Compliance Letter for Lot 10, prepared by Galloway & Company, dated June 4, 2018. We have the following comments to offer:

**Compliance Letter**

***Drainage Compliance Letter***

1. Provide a general location and property description as defined in the 2018 Town Standards and Specifications Section 100.
2. Reference applicable major drainageway planning studies, flood hazard area delineation reports and flood insurance rate maps.
3. Discuss and clarify which parts of the outfall to the pond (such as the riprap, forebay and trickle channel) will be constructed within the scope of this project. Provide additional calculations in the appendices as needed for all design components.
4. Discuss whether or not there is any offsite runoff. If so, identify and account for any offsite runoff onto the site for the final and interim conditions.
5. Confirm the date of the Phase III Drainage Study for Vista Ridge Commercial. The text of the letter does not agree with the dates shown on the reference calculations.
6. Confirm the total acreage of Lot 10. The text of the letter does not agree with the calculations, the site plan or construction sheets C1.1 or C2.1. Update as needed.
7. Confirm the proposed 5- and 100-year composite runoff coefficients for Lot 10. The text of the second paragraph in the letter does not agree with paragraph six of the letter, the calculations or the site plan. Update as needed.
8. Per the Vista Ridge Master Drainage Plan, the overall percent imperviousness for Lot 10 is 77%. This Compliance Letter proposes to use a percent imperviousness of 85% for each drainage basin in Lot 10. This must be reduced to 80% maximum so the overall percent imperviousness of Lot 10 with the detention pond drainage basin will be about 77%. Another option would be to redesign the detention pond to provide the storage capacity required for a higher overall percent imperviousness.
9. It is noted that both the Compliance Letter and the approved Phase III Drainage Study for Vista Ridge Commercial Report used a previous version of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual (USDCM) for hydrologic calculations.

***Commercial Lot 10 – Drainage Plan***

1. Identify all existing easements.

***Commercial Lot 10 – Hydrologic Computations***

1. Provide peak flow calculations for historic conditions.

***Commercial Lot 10 – Swale Sizing Computations***

1. Swales shall have a minimum freeboard of 1 foot.
2. The Froude number shall be less than 0.8 for grass-lined channels/swales. Update channel sizing as needed or increase the roughness to reduce the Froude number, such as by lining the channel with riprap.
3. Provide energy dissipation such as riprap at the swale outfalls to the pond. Include sizing calculations.
4. Provide curb and gutter and cross-pan capacity calculations for the proposed roadway. Discuss in the report.

***Commercial Lot 10 – Pipe Sizing Computations***

1. The construction plans indicate that RCP storm sewer pipe will be used. Update the sizing calculations to use the correct “n value” for RCP, not PVC pipe.
2. Confirm the length and inverts of Pipe 1 (36”). The calculations do not match Sheet C5.1.
3. Show the hydraulic grade line elevations on the storm sewer profiles.
4. Describe how the tailwater conditions for the HGL analysis at the pond outfall was determined. It must be at or above the 5-year pond water-surface elevation. Provide an excerpt from the pond design report that shows the proposed water surface elevations.

***Filing 14 2<sup>nd</sup> Amendment – Hydrologic Computations***

1. N/A

***Filing 14 2<sup>nd</sup> Amendment – Drainage Plan***

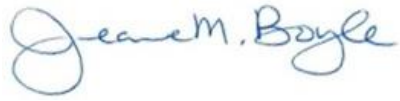
1. N/A

**Construction Plans: Vista Commercial West – Lot 10**

1. On Sheet C2.1: Provide the longitudinal slope and top width of the roadside ditch for Section A-A.
2. On Sheet C2.1: Verify the direction of flow arrow shown on the plan located near the drainage swale section B-B.
3. All: Clarify which improvements will be made during this project versus what has been previously constructed.



Sincerely,  
**Merrick & Company**

A handwritten signature in blue ink that reads "Jeanne M. Boyle". The signature is fluid and cursive, with the first name "Jeanne" and last name "Boyle" clearly legible.

Jeanne M. Boyle, PE, CFM

A handwritten signature in black ink that reads "Theresa M. Ring". The signature is cursive, with the first name "Theresa" and last name "Ring" clearly legible. A vertical line is positioned to the right of the signature.

Theresa Ring, EI

## MEMORANDUM

**TO:** Chris LaRue

**FROM:** Charles M. Buck, P.E., PTOE

**DATE:** August 15, 2018

**SUBJECT:** Review of Minor Subdivision  
Vista Ridge Lot 10, Filing 14  
MS-000990-2018  
FHU # 95-190

I have reviewed the submittal materials provided for Vista Ridge Lot 10, Filing 14. The site is located northeast of the State Highway 7/Mountain View Boulevard intersection. A flash drive, containing numerous documents and drawings was provided. I have examined these materials relative to traffic engineering and transportation planning but not general civil or utility engineering. I have the following comments:

- The proposed project will construct site access to Marketplace Drive and prepare Lot 10A for commercial/retail pads. No specific development or land is proposed (other than the general commercial/retail designation). The remainder of Lot 10 would be developed at some point in the future.
- The *Vista Ridge Commercial Traffic Impact Study*, Kimley Horn May 26, 2016, was included in the submittal materials. This report, which has been previously reviewed and accepted, assumed commercial/retail uses on the Lot 10 site.

Because the development envisioned for Lot 10A is consistent with the assumptions of the Kimley Horn study, this project complies with the findings and recommendations. I have no concerns or objections with this submittal.

The above comments constitute my review of the materials provided Vista Ridge Lot 10, Filing 14. Please call if you have any questions or need additional information.

## Chris LaRue

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**From:** Lisa Jacoby <ljacoby@sdmsi.com>  
**Sent:** Thursday, July 26, 2018 9:40 AM  
**To:** Development Referral; James Spehalski; Chris LaRue; Andy Chaikovsky (achaikovsky@comcast.net)  
**Cc:** Lisa Johnson  
**Subject:** Vista Ridge Filing No. 14, 5th Amendment, a Replat of Lot 10, Filing 14, 2nd Amendment (MS-00990-20018) - System Development Fee Notice

To all it may concern – I am in receipt of the Town of Erie referral relating to Filing 14, 5<sup>th</sup> Amendment (a Replat of Lot 10, Filing 14, 2<sup>nd</sup> Amendment) (MS-000990-20018)

This email shall serve as notice that imposed upon the platted properties is a System Development Fee in the amount of \$14,744.55 per gross acre (for 2018). The System Development Fee schedule related to this referral is attached.

System Development Fees may be paid prior to issuance of building permit, but are due no later than issuance of building permit. Please make payment to: Vista Ridge Metropolitan District; 141 Union Blvd., Suite 100, Lakewood, CO 80228.

Feel free to contact me with any questions.

Regards,

*Lisa A. Jacoby, District Manager  
Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1837  
Office: 303-987-0835  
Direct: 720-214-3966  
Cell: 720-350-0849  
Fax: 303-987-2032  
Ljacoby@sdmsi.com*

System Development Fee Schedule / Summary

Filing No. 14, Fifth Amendment Minor Subdivision

(a Replat of Lot 10, Filing 14, Second Amendment Minor Subdivision)

Gross Area **7.311** acres  
2018 System Development Fee Rate \$14,774.55 per acre  
**Gross System Development Fee \$ 108,016.74**

	Acres	Prorata %	Fee
Lot 10	5.400	73.8714%	\$79,793.48
Lot 10A	0.920	12.5855%	\$13,594.45
Lot 10B	0.990	13.5431%	\$14,628.81
	<u>7.310</u>	<u>100.0000%</u>	<u>\$108,016.74</u>

First National Bank

## Chris LaRue

---

**From:** Gina Lujan <glujan@unitedpower.com>  
**Sent:** Monday, July 23, 2018 11:03 AM  
**To:** Development Referral  
**Subject:** Project Name: Lot 10, Vista Ridge Flg 14, 2nd Amdt

*Hello,*

*Thank you for inviting United Power to review Lot 10, Vista Ridge Flg 14, 2<sup>nd</sup> Amdt. We appreciate the Utility Easement dedication.*

*Thank you,  
Gina*

*Gina Lujan  
Right of Way Specialist  
Office: 303-637-1268  
Hours: M – F 8:00-4:30*



*500 Cooperative Way  
Brighton CO 80603  
Fax: 303-637-1344*

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you received this message in error, please contact the sender and delete the message. Any disclosure, copying, review reproduction, or distribution in relation to any of the contents of this information is strictly prohibited.

**Chris LaRue**

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**From:** LuAnn Penfold <lpenfold1101@gmail.com>  
**Sent:** Wednesday, July 18, 2018 2:13 PM  
**To:** Development Referral  
**Subject:** MS-000990-20018

We have no objection to the Minor Subdivision amendment for Lot 10 - Vista Ridge Filing 14. A final site plan and building construction plans shall be submitted to and approved by the Fire District prior to the issuance of any building permits. Thank you for including us in the planning process.

LuAnn Penfold  
Mountain View Fire Rescue



**The Town of Erie**  
645 Holbrook St.  
P.O. Box 750  
Erie, CO 80516  
(303) 926-2773  
FAX (303) 926-2706

## Memo

**To:** James Spehalski

**From:** Chris LaRue

**Date:** January 21, 2019

**Re:** FP-000825-2016 Vista Ridge Filing 14, Fifth Amendment Final Plat

**cc:** Matt Wiederspahn, Darren Champion

---

Town staff has reviewed the Minor Subdivision for conformance with Municipal Code, Title 10 and the PUD / Vista Ridge at the January 10, 2019 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the Minor Subdivision application are revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

### Paper Copies:

- 3 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering, and the Public.
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  1. Town of Erie – internally distributed to: Planning & Engineering.
  2. Merrick

### Neighborhood Meeting

The Minor Subdivision applications process requires the applicant to hold a neighborhood meeting. Details on the requirements of the neighborhood meeting can be found in MC 10.7.2 D. The meeting is also required per Section 10.7.7.F.5 (Non-Residential and Mixed Use Parcels). The applicant is responsible for scheduling and holding the meeting, mailing notices, posting the property with meeting notice signs, submitting to the Town a meeting summary and an affidavit of posting.

### Tentative Hearing Schedule:

Based on staff comments, the applicant needs to modify some of the submittal documents and provide the final signed DA. Staff finds the Minor Subdivision application is not ready to schedule a tentative hearing dates.

### Planning Comments

Planning comments include previous comments in italics and new comments in standard type.

### Minor Subdivision Plat

1. *Sheet 1 – Cover Sheet*
  - a. Change all years from “2018” to “2019”.
  - b. *Add the Planning and Development Approval Certificate.*
    - i. *The signature line should state “Planning and Development Director”.*
    - ii. Change the “Community Development and Public Works Approval Certificate” to “Planning and Development Approval Certificate”.
  - c. Notes:
    - i. Add a note stating a 35 foot public access and utility easement is granted for egress/ingress.
    - ii. Another note shall be added stating that access for Lots 10A and 11 shall only be permitted onto the shared access easement.
2. *Sheet 2 – Plat*
  - a. *Make sure all easements contain recording information.*
    - i. The shared access easement will need to be recorded and the recording information placed on the plat.
  - b. Re-number lot 10 as Lot 10A and update all plans accordingly.
  - c. Please explain the purpose of the adjoiner accesses and provide copies of the referenced document.
  - d. Detail A :
    - i. *This area is supposed to contain a plaza with amenities for pedestrians. Please coordinate the design and amenities for this plaza with the Brakes Plus site plan applicants. A larger easement may need to be depicted.*
      1. Please double check the easement to make sure it is large enough for the plaza.
    - ii. *Please provide the recording information for this easement on the plat.*
      1. The recording information still needs to be placed on the plat for the wall and plaza area.
    - iii. *What is the purpose of the 7.5 feet Roadway Improvement Easement? Depict the recording information for the easement.*



1. The recording information needs to be placed on the plat.

### Construction Plan Set

#### 3. General Comments

- a. *Depict the sidewalks along the private drive (Tract A), the private drive to the east, and the proposed north/south tract.*
  - i. Sidewalks need to be depicted along the entirety of Marketplace Drive and the north/south private drive.
- b. All sidewalks shall be detached with a seven foot tree lawn.

### Development Agreement

Prior to scheduling the Final Plat for the Town Board of Trustees, the Town will draft the Development Agreement and send you a copy for review. Please provide the applicable exhibits that will be incorporated into the development agreement including a Public Improvement Schedule (Exhibit B), Phasing Map (Exhibit D), Vertical Curb Exhibit (Exhibit E), and a Fencing and Landscape Maintenance Map (Exhibit F).

I have asked for this Development Agreement to be placed higher on the DA priority list so we can provide a draft DA to you sooner. We will require the final applicant signed DA prior to scheduling for Planning Commission and Board of Trustees hearings.

Since review is a cumulative process and dependent on various criteria, we reserve the right to provide further comment(s) and request additional information upon receipt of this requested information. Please do not hesitate to contact me at 303.926.2776 for further clarification or with any questions.

Sincerely,

Christopher C. LaRue  
Senior Planner



Memo

---

To: Chris LaRue  
From: Matt Wiederspahn, P.E., Development Engineering Supervisor  
Date: January 9, 2019  
Subject: **Vista Ridge Filing 14, 2<sup>nd</sup> Amendment, Lot 10 Minor Subdivision**  
CC: Russell Pennington  
Wendi Palmer  
Chad Schroeder

---

**Comments for Phase III Drainage Study:**

1. Please see the attached comments from the Town's Drainage Review consultant.

**Previous Comments for Construction Drawings:**

1. On sheet C1.1:
  - a. Sidewalks need to be added along the entirety of the Marketplace Drive and the north/south Private Drive.  
**Response: Per the meeting with the Town on 10/15/18, sidewalks will be added to this application along the private drive to the east only within Lot 12. Sidewalks for the remaining portions will be shown on the separate site plans for Lots 10 and 11 prepared by others.**  
This was not how Staff remembers the discussion. The sidewalk along the entire length of Marketplace Drive and the Private Drive abutting King Soopers will need to be installed with these improvements.

**New Comments for Construction Drawings:**

1. On sheet C6.1:
  - a. There are several vertical deflections or changes in directions without bends. Town standards require that changes in direction of waterline pipe shall require bends or high deflection couplings in all instances and that axial deflection at the joints shall not be allowed.
  - b. An ARV is needed at the lowering at sta3+52.12.

January 8, 2019

Town of Erie, Engineering Division  
P.O. Box 750  
645 Holbrook Street  
Erie, Colorado 80516



2480 W. 26<sup>th</sup> Avenue, Unit B225  
Denver, Colorado 80211  
Tel: +1 303-964-3333  
Fax: +1 303-964-3355

[www.merrick.com](http://www.merrick.com)

**RE: VISTA RIDGE FILING 14, 5<sup>th</sup> AMENDMENT SUBMITTAL**

Dear Engineering Division:

We have reviewed the Vista Ridge Filing 14, 5<sup>th</sup> Amendment submittal received in November 2018. The submittal included the Drainage Compliance Letter, revised November 9, 2018 and Vista Ridge Commercial West (Vista Ridge Filing No. 14, 5<sup>th</sup> Amendment) Construction Drawings, dated November 9, 2018, prepared by Galloway & Company. We have the following comments to offer:

**Compliance Letter**

***Drainage Compliance Letter***

1. Provide relevant excerpts of the geotechnical report prepared by Kumar and Associates and the drainage study prepared by Hurst & Associates that was cited in the letter.
2. It is stated that an "updated soils report has been performed for this site since" the Kumar and Associates report because material was imported into the site. Provide excerpts and a reference for the report and discuss it in the text of the letter.
3. Include a *Reference* section for all cited documentation.

***Commercial Lot 10 – Drainage Plan***

No comments

***Commercial Lot 10 – Hydrologic Computations***

No comments

***Commercial Lot 10 – Swale Sizing Computations***

4. The capacity of the grass-lined channel/swales were analyzed using a roughness value of 0.05. The velocity and Froude number must also be analyzed using a roughness value of 0.032 per UDFCD criteria. If the Froude number is greater than 0.8 for grass-lined channels/swales using the 0.032 roughness value, the channel/swales should be lined with riprap or the section should be redesigned to lower the Froude number.

***Commercial Lot 10 – Curb & Gutter/Cross Pan Sizing Computations***

5. For the gutter/street capacity calculations, a Manning's n of 0.016 shall be used for asphalt road with concrete curb and gutter.

6. Calculations show a road cross slope of 3% and gutter cross slope of 8% but Sheet C1.2 shows a cross slope of 2%. Update calculations to reflect Sheet C1.2 for both gutter and road cross slope.

***Commercial Lot 10 – Rip Rap Sizing Computations***

7. Revise the minimum riprap depth to be  $2 \cdot d_{50}$  for the riprap size used (i.e. if the riprap is Type L (9"), then the depth shall be 1.5').

***Commercial Lot 10 – Pipe Sizing Computations***

No comments.

***Filing 14 2<sup>nd</sup> Amendment – Hydrologic Computations***

No comments.

***Filing 14 2<sup>nd</sup> Amendment – Drainage Plan***

No comments.

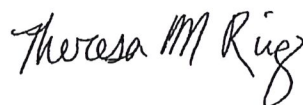
**Construction Plans: Vista Commercial West – Vista Ridge Filing No. 14, 5<sup>th</sup> Amendment**

8. On Sheet C5.1: A forebay shall be provided at the 42" storm sewer outfall into the pond. See UDFCD USDCM Volume 3 for requirements.
9. On Sheet C5.2: Provide a detail of the riprap rundown that goes into the pond at the end of the swales.
10. Provide calculations and a detail for the proposed trickle channel.

Sincerely,  
**Merrick & Company**



Jeanne M. Boyle, PE, CFM



Theresa Ring, EI



## MEMORANDUM

**TO:** Chris LaRue

**FROM:** Charles M. Buck, P.E., PTOE

**DATE:** January 04, 2019

**SUBJECT:** Review of Minor Subdivision  
Lot 10, Vista Ridge Filing 14 2<sup>nd</sup> Amendment  
MS-000990-2018  
FHU # 95-190

I have reviewed the submittal materials provided for Lot 10, Vista Ridge Filing 14. The site is located northeast of the State Highway 7/Mountain View Boulevard intersection. A flash drive, containing numerous documents and drawings was provided. I have examined these materials relative to traffic engineering and transportation planning but not general civil or utility engineering.

I have reviewed prior submittal materials for this site, per my referral responses dated 08/15/2018 and 09/17/2018. I have identified no traffic related concerns with this current submittal. Please call if you have any questions or need additional information.

**From:** [Gina Lujan](#)  
**To:** [Development Referral](#)  
**Subject:** Minor Subdivision - MS-000990-20018 Lot 10 Vista Ridge Flg 14, 2nd Amdt.  
**Date:** Thursday, November 29, 2018 7:57:01 AM  
**Attachments:** [image001.jpg](#)

---

*Good morning,*

*Thank you for inviting United Power to review Lot 10, Vista Ridge Flg 14, 2<sup>nd</sup> Amdt. Thank you for the dedication of utility easements. United Power looks forward to providing you utility service.*

*Regards,  
Gina*

*Gina Lujan  
Right of Way Specialist  
Office: 303-637-1268  
Hours: M – F 7:00-3:30*



*500 Cooperative Way  
Brighton CO 80603  
Fax: 303-637-1344*

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**The Town of Erie**  
645 Holbrook St.  
P.O. Box 750  
Erie, CO 80516  
(303) 926-2773  
FAX (303) 926-2706

Department of Community Development  
Planning Division

## Memo

**To:** James Spehalski

**From:** Chris LaRue

**Date:** March 27, 2019

**Re:** FP-000990-2018 Vista Ridge Filing 14, Fifth Amendment Final Plat

**cc:** Chad Schroeder, Joe Smith, Fred Starr, Darren Champion, Deborah Bachelder

---

Town staff has reviewed the Vista Ridge Filing 14, 5<sup>th</sup> Amendment Minor Subdivision for conformance with Municipal Code, Title 10 and the PUD / Vista Ridge at the March 21, 2019 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

The Final Plat resubmittal shall contain:

- An updated PDF of the plat as required below in the comments.
- Comment response.
- Signed DA document. Currently Town staff is working on preparing the DA.

### Referral Comments:

- The following referral comments were received:
  1. Town of Erie – Engineering comments will be forwarded when complete.
  2. Merrick – Update the plans/information as noted.

### Planning Comments

Planning comments include previous comments in italics and new comments in standard type.

### Minor Subdivision Plat

#### *1. Sheet 1 – Cover Sheet*

- a. Planning and Development Approval Certificate.
  - i. The certificate is on the document twice. Delete the first one, and relocate the second one in its place.
  - ii. In the opening statement change the “Community Development

Director and Public Works Director” to “Planning and Development Director”.

2. *Sheet 2 – Plat*

- a. *Make sure all easements contain recording information.*
  - i. *The shared access easement will need to be recorded and the recording information placed on the plat.*
  - ii. Applicant response stated this in process and would be placed on the mylar prior to plat recording. This is acceptable.
- b. Detail A :
  - i. *Please provide the recording information for this easement on the plat.*
    - 1. *The recording information still needs to be placed on the plat for the wall and plaza area.*
    - 2. Applicant response stated this in process and would be placed on the mylar prior to plat recording. This is acceptable.
  - ii. *What is the purpose of the 7.5 feet Roadway Improvement Easement? Depict the recording information for the easement.*
    - 1. *The recording information needs to be placed on the plat.*
    - 2. A response was not provided regarding this concern, however, based on the previous responses staff assumes this in process and would be placed on the mylar prior to plat recording? Please confirm.

Construction Plan Set

3. *General Comments*

- a. *Depict the sidewalks along the private drive (Tract A), the private drive to the east, and the proposed north/south tract.*
  - i. *Sidewalks need to be depicted along the entirety of Marketplace Drive and the north/south private drive.*
  - ii. During our DRT meeting it was reiterated the sidewalks need to be shown on the plans for all frontages and included in the DA. A separate agreement could be created with you and the proposed individual lot owners regarding the sidewalk installation.

Development Agreement

Currently Town staff is working on preparing the Development Agreement. Once the draft is finalized it will be forwarded to you for review. We will require the final applicant signed DA prior to scheduling for Planning Commission and Board of Trustees hearings.

Since review is a cumulative process and dependent on various criteria, we reserve the right to provide further comment(s) and request additional information upon receipt of the requested information. Please contact me at 303.926.2776 for further clarification or with any questions.

Sincerely,

Christopher C. LaRue  
Senior Planner



March 12, 2019

Town of Erie, Engineering Division  
P.O. Box 750  
645 Holbrook Street  
Erie, Colorado 80516



2480 W. 26<sup>th</sup> Avenue, Unit B225  
Denver, Colorado 80211  
Tel: +1 303-964-3333  
Fax: +1 303-964-3355

[www.merrick.com](http://www.merrick.com)

**RE: VISTA RIDGE FILING 14, 5<sup>th</sup> AMENDMENT SUBMITTAL**

Dear Engineering Division:

We have reviewed the Vista Ridge Filing 14, 5<sup>th</sup> Amendment submittal received in February 2019. The submittal included the Drainage Compliance Letter, revised January 30, 2019 and Vista Ridge Commercial West (Vista Ridge Filing No. 14, 5<sup>th</sup> Amendment) Construction Drawings, dated November 9, 2018, prepared by Galloway & Company. We have the following comments to offer:

**Compliance Letter**

***Drainage Compliance Letter***

No comments.

***Commercial Lot 10 – Swale Sizing Computations***

1. It is noted that the capacity of the grass-lined channel/swales were analyzed using a roughness value of 0.032 per UDFCD criteria and that the “Swale geometry was revised to ensure Froude number remains below 0.8.” However, the slope on the Swale Calculations do not reflect what is shown on Sheet C2.1 at Section A-A. Correct the calculations to match the construction drawings. Add riprap if necessary to lower the Froude number.

**Construction Plans: Vista Commercial West – Vista Ridge Filing No. 14, 5<sup>th</sup> Amendment**

2. On Sheet C5.2, provide the depth in the trickle channel detail.

Please let us know if you have any questions.

Sincerely,  
**Merrick & Company**

Jeanne M. Boyle, PE, CFM

Theresa Ring, EI