

January 10, 2020

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

RE: ERIE AIR PARK TRACT E DRAINAGE REVIEW

Dear Engineering Division:

We have reviewed the Erie Air Park Tract E submittal received on December 2, 2019. The submittal included Minor Subdivision Binder including Phase III Drainage Report for Lot E-2 Erie Air Park Tract E dated October 11, 2019 and Construction Plans (Area Grading and Utility) dated November 8, 2019, by Nassar Development. A Planned Unit Development (PUD) Binder also included a Conceptual Site Plan dated November 8, 2019 by Nassar Development. We have the following comments to offer:

Phase III Drainage Report

1. On the signature page, provide the Town Acceptance statement and signature line per Town Standards for drainage reports.
2. There are several references in the text and on the Drainage Plan that say details of proposed site and building improvements will be submitted during the Site Plan Review process. While this may be true, a Phase III drainage report must include all information for proposed drainage improvements for the site. Refer to Town Standards and Specifications Section 100 for requirements for a Phase III Drainage Report and revise this report as necessary.
3. Since the proposed storm sewer system was not shown on the Drainage Plan, we could not correlate the sizing calculations to the Drainage Plan. Therefore, we did not review the culvert or channel/swale calculations or designs.
4. In Section I.A. and II.2., it is stated that the project site is located within Drainageway 2 South from the Erie Outfall Systems Plan (OSP) West of Coal Creek by Respec and WRC Engineering (2014). The site does not fall within the basin boundaries of the 2014 OSP as it is located on the east side of Coal Creek, not the west side. An OSP for the east side of Coal Creek was performed by Love and Associates in 2007 that includes this site. Verify that proposed drainage improvements are consistent with any proposed major drainageway improvements from that study.
5. In Section II.A.4., the text states that there are no ponds which may influence the local drainage. However, there is an existing onsite water quality pond that was built as part of the Erie Convair Hangar Complex to the east. Revise text to mention the water quality pond.



2480 W. 26th Street, Unit B225
Denver, Colorado 80211



Tel: +1 303-964-3333



hello@merrick.com
www.merrick.com

6. From existing contours on Drainage Map D1.01, a large majority of the site will drain to the northwest and not northeast to the existing water quality pond as indicated in the report text. Provide proposed grading and drainage improvements to drain the entire site to the water quality pond.
7. The text describing offsite drainage from Basins OS2 through OS5 states that the flow will be conveyed to the south side of Airport Drive and through the 24" CMP under Airport Drive. However, from the existing contours on Drainage Map D1.01, it appears that these offsite basins overland flow to the project site. Revise text to accurately describe the flow patterns. Also, show the 24" CMP on the Drainage Map.
8. On page 3, the text refers to Lot 2 Erie Air Park Subdivision Replat A within Basin C1. This is shown as Lot 1, not Lot 2, on the Drainage Map. Correct as needed.
9. Table 2 shows the WQCV water surface elevation at 5114. This elevation does not match the contours and grading for the pond as shown on Drainage Map D1.01. Clarify which elevation is correct and revise in the report and plans as necessary.
10. The Town Standards and Specifications have changed since the Erie Convair Hangar Complex Drainage Report (2009) was prepared. Verify that the assumptions for the subject property including imperviousness and runoff values are consistent with the latest Town Standards. Revise water quality pond as necessary to provide adequate storage and release rates.

Drainage Plan

11. Refer to Section 100 of the Town Standards and Specifications for what is required for drainage maps, especially proposed drainage patterns.
12. Per Town criteria, provide contours to 150 feet beyond the project site.
13. On Sheet D1.01, several contour labels along the west site boundary are covered by Basin boundary lines. Move contour labels so they are shown clearly.
14. The area of Basin OS1 on the plan (18.62 ac) does not match the value shown in the Runoff Summary table on Sheet D1.01 (10.453 ac). Revise the map and any runoff calculations with the correct area. Also, provide a drawing that shows the entire drainage area for Basins OS1 and C1.
15. The drainage basin boundaries for Basin B, B1, and B1-1 are unclear from the Drainage Plan. Clarify the boundaries.

Area Grading Plan

16. No proposed grading is shown on the plan. As stated in comment 6, the existing contours indicate that runoff from a significant portion of the site will drain to the northwest to an existing ditch and culvert, instead of to the existing water quality pond. Provide proposed grading and improvements (curbs, berms, swales, concrete pans) as needed to drain the entire site to the water quality pond as originally designed. In addition, since the pond was graded several years ago and may have silted in, cleaning out the pond will be required to reestablish the volume needed and to clean out the outlet structure.



Utility Construction Plan

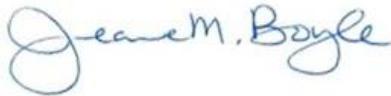
17. On Sheet C2.01, label the size and type of the existing storm sewer pipes. Also, show and label existing inlets, if available.

Conceptual Site Plan

18. On Sheet C1.01 (Conceptual Site Plan), Building G is shown to be intruding into the drainage easement and grading for the existing water quality pond located at the northeast corner of the site. Additionally, it appears Buildings J, H, and G are located over existing storm pipes along the east sides of the buildings. Buildings must not intrude into the drainage easement/water quality pond limits or bury storm pipes. Revise site plan as necessary.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Clare Steninger, PE



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

January 13, 2020

Hannah Hippely
Town of Erie
Planning & Development
P.O. Box 750
Erie, CO 80516

Location:
NW¼ SW¼ Section 31,
T1N, R68W of the 6th P.M.
40.005, -105.0532

**Subject: Erie Air Park Tract E-2
Minor Subdivision MS-001121-2019 and PUD Amendment PUD-001122-2019
Town of Erie, Weld County, CO; CGS Unique No. WE-20-0020**

Dear Hannah:

Colorado Geological Survey has reviewed the Erie Air Park Tract E-2 minor subdivision and PUD amendment referral. I understand the applicant proposes a five-building light industrial/hangar development on 10.34 acres located on the north side of Airport Drive, immediately west of Lot 2, Erie Air Park Subdivision Replat A.

The available referral documents include an Erie Air Park Tract E-2 Written Narrative (Nassar Development/Real Investments, LLC, November 8, 2019), a Mine Subsidence Assessment, Tract E-2, Erie Air Park Subdivision (Western Environment and Ecology, Inc., September 24, 2019), and other documents.

Subsidence. The southern and possibly eastern portions of the site, corresponding to the area of proposed Buildings L, J, and possibly H, are known to be undermined by room-and-pillar workings and worked out (all coal removed) areas of the Parkdale Mine at approximately 150-200 feet below the ground surface. Our understanding of the extent of undermining is based only on historic mine maps, which may be inaccurate and/or incomplete. Western Environment's 9/24/2019 Mine Subsidence Assessment is based on investigations for nearby properties, all in mines other than the Parkdale.

Based on strain analysis using data points for nearby sites over mines other than the Parkdale, Western recommends a maximum foundation length of 140 feet. The proposed buildings have footprints of >300 ft. x 100 ft. In the absence of a site- or at least Parkdale-specific subsurface investigation to characterize the depth, extent, and condition of mine workings, subsidence potential, and surface strain, CGS cannot recommend approval of the hangers as proposed on Tract E-2. **Based on the strain graph in Western's Tract E-2, Erie Air Park Subdivision mine subsidence assessment (Figure 7), the proposed buildings could be expected to experience severe damage as a result of strain due to subsidence.**

CGS recommends either smaller building footprints with individual length and width dimensions not exceeding 140 feet, or a site-specific subsidence hazard investigation to better characterize subsidence potential and to develop site-specific mitigation recommendations, including possibly longer foundation dimensions.

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.

MEMORANDUM

TO: Hannah Hippely

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

DATE: January 14, 2020

SUBJECT: Traffic Engineering Review – Erie Air Park Tract E-2 Minor Subdivision and PUD Amdt MS-001121-2019 & PUD-001122-2019
FHU # 95-190

I have reviewed the submittal materials provided for Erie Air Park Tract 2-E. I have examined these materials specifically from the perspective of traffic engineering and transportation planning but not general civil or utility engineering. Of particular interest are the Traffic Impact Analysis (LSC Transportation Consultants, 10/09/19) and the Final Road Construction Plans (Nassar Development, 11/08/19). I have the following comments:

Traffic Impact Analysis (TIA)

1. The trip generation analysis and the trip distribution assumptions are appropriate. In general, the traffic impacts are well represented for this development. I have some concerns with the recommendations, however.
2. The TIA indicates that traffic operations at SH 7/Airport Drive are currently at congested levels and are expected to remain so until the 2040 design year, when signalization of the intersection and widening of SH 7 (by others) is anticipated.
3. Signal warrants are not addressed in the TIA and a traffic signal is not included in the recommendations. Fair-share participation in funding a future signal should be anticipated.
4. Widening of SH 7 from two to four lanes is identified in the 2018 Erie Transportation Plan as a responsibility of CDOT and Boulder County. Timing of this improvement is uncertain.
5. A southbound right-turn lane is recommended on Airport Drive approaching SH 7. I concur with this recommendation.
6. The exiting auxiliary lanes are identified as deficient. The TIA recommends that these lanes be widened and lengthened “as appropriate over time”. The lanes are currently substandard – improvements are appropriate now.
7. The site traffic assignment indicate that this development will increase traffic at the SH 7/Airport Drive intersection by more than 20 percent over the existing counts. Because SH 7 is a State Highway, a new access permit will be needed.

Final Road Construction Plans (Plans)

8. Per the plans, adequate sight-distance along Airport Drive will be provided for the proposed site access driveway.
9. The plans do not show the intersection of SH 7/Airport Drive. The TIA recommends a southbound right-turn lane at this intersection. CDOT, or the issuing local authority, will expect to see this required improvement as part of the access permit application.

This constitutes my review of the current submittal for Erie Air Park Tract E-2. Please call if you have questions or if I can provide any additional information.

Hannah Hippely

From: Andy Ulmer
Sent: Friday, December 27, 2019 1:05 PM
To: Hannah Hippely
Subject: Development Referral Erie Air Park Tract E

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Hannah, the building department does not have any particular notes related to the minor subdivision & PUD at Erie Air Park Tract D

- 1) It was interesting that large equipment pads were not noted on the plans as they have been used to support CBD production at the other Nassar facility. CBD production seems likely given the paperwork and the other business out at 3000 Airport.
- 2) Mountain View Fire should review these documents as well.
- 3) Hazardous uses were mentioned in on submittal document. It is not at all clear that such a use will work in one of these building from a building code point-of-view without a great deal more information. Information about the building, the hazardous material, the amount of the material, etc.

Please let me know if there are any questions. Thank you, Andy



Andy Ulmer | Deputy Chief Building Official
Town of Erie | Planning & Development
645 Holbrook St | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2788 | Fax: 303-926-2704
www.erieco.gov/building | [Customer Self-Service Portal](#)

Erie, Colorado - the BEST place to raise a family!

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27 January 2020

Colonel Michael Lepper, USAF, Retired
President, Flight Business and Air Park HOA
3000 Airport Drive, Unit 312
Erie, CO 80516

Mr. Fred Starr
Director, Planning and Development Department
Town of Erie, Colorado

Dear Sir,

I would, at this time, implore the town to make the same kind of commitment to our Flight Business and Air Park as many of us have continued to make over the last decade.

I became an owner within the park about 7 years ago. At that time, the development had been in foreclosure, and I purchased my hangar from the bank. The common areas were in gross disrepair, the units were 40% occupied, the HOA management was left to the bank and a few concerned owners, and the property values were depressed.

In the intervening years, Nassar Development/Marketwise has bought the development, made massive infrastructure improvements, and continued to grow the park into the community-conscious, thriving business and air park that it is today. Property values have skyrocketed, we are 100% owned/occupied, we have a vibrant Board of Directors, and we have an outstanding relationship of mutual support with the airport.

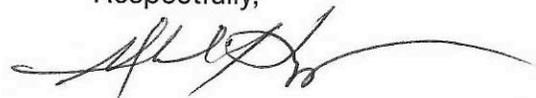
Sadly, our park has had to fend for itself during a period where other similar industrial/aviation developments around the country are incentivized with tax breaks and other business development catalysts. One only has to look at some of the most successful airports that surround major urban areas to see how they managed their growth and development. Centennial, CO... Scottsdale, AZ...Mesa Gateway, AZ...etc.

The idea of an industrial park is based upon the philosophy of integrating relatively different functions (production, services, relaxation and education...and aviation—to name a few) and garner the support of the resulting network for the benefit of all. This is precisely what we have done on a small scale in our park. However, given the support of the town, we have the potential to grow that success into an even more productive element of the Erie community.

As the HOA President, I ask you to assist us in this endeavor. Please support our continued development, aid us in our efforts to seamlessly integrate ourselves into the surrounding community, and help us to remove barriers that would unreasonably thwart our ability attract new businesses and private ownership within our association.

If you would like to discuss this matter, I can make myself available at any time. Please do not hesitate to contact me at 720-775-5730 or at mlepper@wildblue.net.

Respectfully,





Erie Municipal Airport
395 Airport Drive
Erie, CO 80516
303-664-0633
jason@vectorair.net

Hannah L. Hippely, AICP
Senior Planner - Town of Erie

Ms. Hippely,

I am writing this letter per your request to comment as Airport Manager on the proposed re-zoning and development of Flight Business and Air Park (Phase II), located at 2800 Airport Drive Erie, CO 80516, otherwise referred to as Tract E2. This is a second phase of a nearly completed development by Nassar Development, LLC called Flight Business and Air Park (Phase I), LLC located at 3000 Airport Drive which was re-zoned and developed into a mix of aircraft storage, light industrial and office space.

In 2014, David Nassar of Marketwise LLC and Nassar Development LLC, purchased 3000 Airport Drive. Previous investors and builders tried over many years to develop that particular parcel of land with no success. Mr. Nassar being a FAA licensed pilot combined with his passion for flying made his interest in this project and desire to see it succeed unique. He was determined to make the project successful for both the flying community and business users.

Nassar Development purchased 3000 airport drive and immediately made necessary life-saving repairs to the single building (units 300-312) built by the previous developer— installing all new drainage around the building and replacing the failed asphalt with new concrete. Nassar Developments construction of office space, light industrial and aircraft hangars has proven to be beneficial to both the Town and the Airport. Employment opportunities and property taxes to the town, fees and nearly 20,000 square feet of aircraft storage to the airport. Last year Flight Business Park I contributed nearly \$20,000 in additional fees to the airport. These fees are vital to the operation and maintenance of the airport. A portion of the new hangar space that was developed has attracted several corporate type aircraft. One larger corporate aircraft burns 10 times the fuel per hour that a general recreational airplane does and fuel sales are another source of operating revenue for the airport. I anticipate that Flight Business and AirPark II will generate approximately \$30,000 annually in airport fees. Nassar Development has agreed to design the eastern most buildings on the second phase site as flex space that will be able to be used as either hangar or light industrial space and I feel this is a positive opportunity for the airport. While there cannot be any guarantees, the prior development has proven that the airport has benefited while also safely serving the needs of the business owners and uses.

Based on the success of Flight Business and Airpark I feel it is appropriate as airport manager to support the next phase of this project. Obviously, the financial component and potential for more aircraft hangar space is beneficial to the airport. Mr. Nassar's passion for aviation and overall support for the airport in my opinion has been the key to the success of Flight Business and AirPark I and I am confident that Flight Park II development will integrate with the current occupied Flight Park I. The lessons learned during construction of phase one of the Flight Park development and the procedures implemented after construction will undoubtedly help make phase two's construction even more successful. Nassar Development's airport friendly approach combined with Mr. Nassar's personal willingness to allow Airport Management to provide input and ideas on procedures and protocols for safety cannot be overemphasized and is the reason I continue to support the future development on Tract E2.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Hurd', written over a horizontal line.

Jason Hurd – Erie Municipal Airport Manager

Hannah Hippely

From: Dan Hill <dhill@udfcd.org>
Sent: Thursday, December 05, 2019 2:02 PM
To: Development Referral
Cc: Jim Watt
Subject: MHFD Comments - Erie Air Park Tract E

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Hannah,

This is in response to the request for our comments concerning the Erie Air Park Tract E Minor Subdivision (MS-001121-2019) & PUD Amendment (PUD-001122-2019) projects. We appreciate the opportunity to review this proposal and have no comment, as this project is outside of our district boundaries. We do not need to receive any future submittals on this project.

Please feel free to contact me or Jim with any questions or concerns.

Thanks,

Dan Hill, P.E., CFM

Engineering Technologist | Watershed Services

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, Colorado 80211

Office: 303-455-6277 | **Direct:** 303-749-5427 | www.udfcd.org

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MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

December 10, 2019

Ms. Hannah Hippley
Town of Erie Community Development
P.O. Box 750
Erie, CO 80516

Dear Ms. Hippley:

I have reviewed the submitted material pertaining to the Erie Air Park Tract E PUD Amendment (MS-001121-2019 & PUD-001122-2019) in Erie. The Fire District does not object to the subdivision and subsequent development, provided the development is able to meet the requirements of the Fire District. All applicable codes as they pertain to water supply, fire hydrant locations and street designs must be met.

It did not appear that waterline and fire hydrants were shown for the new lots. Construction plans for the utilities, showing the location of fire hydrants, the size of water mains and available fire flows will need to be submitted to the Fire District for review and approval. It should be noted, the maximum spacing between fire hydrants on public streets and along fire apparatus access roads is 300 feet. A minimum fire flow of 2,500 g.p.m. shall be provided.

Fire apparatus roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and must have a surface that provides all-weather driving capabilities.

Plans for all buildings to be built within the subdivision need to be submitted to the Fire District prior to the beginning of construction. All applicable fire codes, as they pertain to buildings and construction, must be met for each individual pad site. Final site plans for individual pads will need to be provided to the Fire District for review and approval as development proceeds.

The Fire District reserves the right to make further comments as development proceeds. Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process, should you have any questions, please contact me at 303-772-0710 x 1121.

Sincerely,



LuAnn Penfold
Fire Prevention Specialist

lp12.07.19

ERIE AIR PARK TRACT E-2 *Replat D*

A REPLAT OF TRACT E-2, ERIE AIR PARK SUBDIVISION TRACT E MINOR SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.340 ACRES - 1 ~~COMMERCIAL~~ LOT
 MS-001121-2019

move up



VICINITY MAP
 SCALE: 1"=1000'

10.340 x 43560 = 450,410

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	<i>97</i> SF	10%
TRACTS	450,400 SF	100.00%
PUBLIC R.O.W.	0 SF	0%
TOTAL	450,400 SF	100.00%

~~PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE~~
 THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.
 DESIGNATED TOWN REPRESENTATIVE _____ *DELETE*

BOARD OF TRUSTEES APPROVAL CERTIFICATE *Replat D*
 THIS PLAT IS TO BE KNOWN AS ERIE AIR PARK TRACT E MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.
 MAYOR _____
 ATTEST _____ TOWN CLERK

TITLE VERIFICATION CERTIFICATE
 WE, LAND TITLE GUARANTY COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE LISTED IN THE TITLE INSURANCE PRODUCT _____
 LAND TITLE GUARANTY COMPANY
 BY: _____ (NAME OF AUTHORIZED OFFICIAL) _____ (DATE)
 TITLE: _____
 ATTEST: (IF CORPORATION)
 SECRETARY/TREASURER
 STATE OF COLORADO }
 COUNTY OF _____ } SS.
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____
 WITNESS MY HAND AND OFFICIAL SEAL _____ (SEAL)
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

~~CLERK AND RECORDER CERTIFICATE~~
 STATE OF COLORADO }
 COUNTY OF WELD } SS.
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____
 COUNTY CLERK AND RECORDER _____

Replat D

what easements are being dedicated by this plat? list in narrative and clearly show hereon

NOTES:
 ADD: Notice Note
 ADD: Basis of Bearing Statement
 ADD: Airport Influence Area note

move to left side under Dedication Statement

move to left column.

DEDICATION STATEMENT

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION, A PLAT RECORDED ON 03/22/19 AT RECEPTION NO. 4475348, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE AIR PARK TRACT E MINOR SUBDIVISION. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER SIGNATURE
 REAL INVESTMENTS, LLC

BY: _____ DAVID NASSAR _____ (DATE)

TITLE: _____

STATE OF COLORADO }
 COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____ (SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____



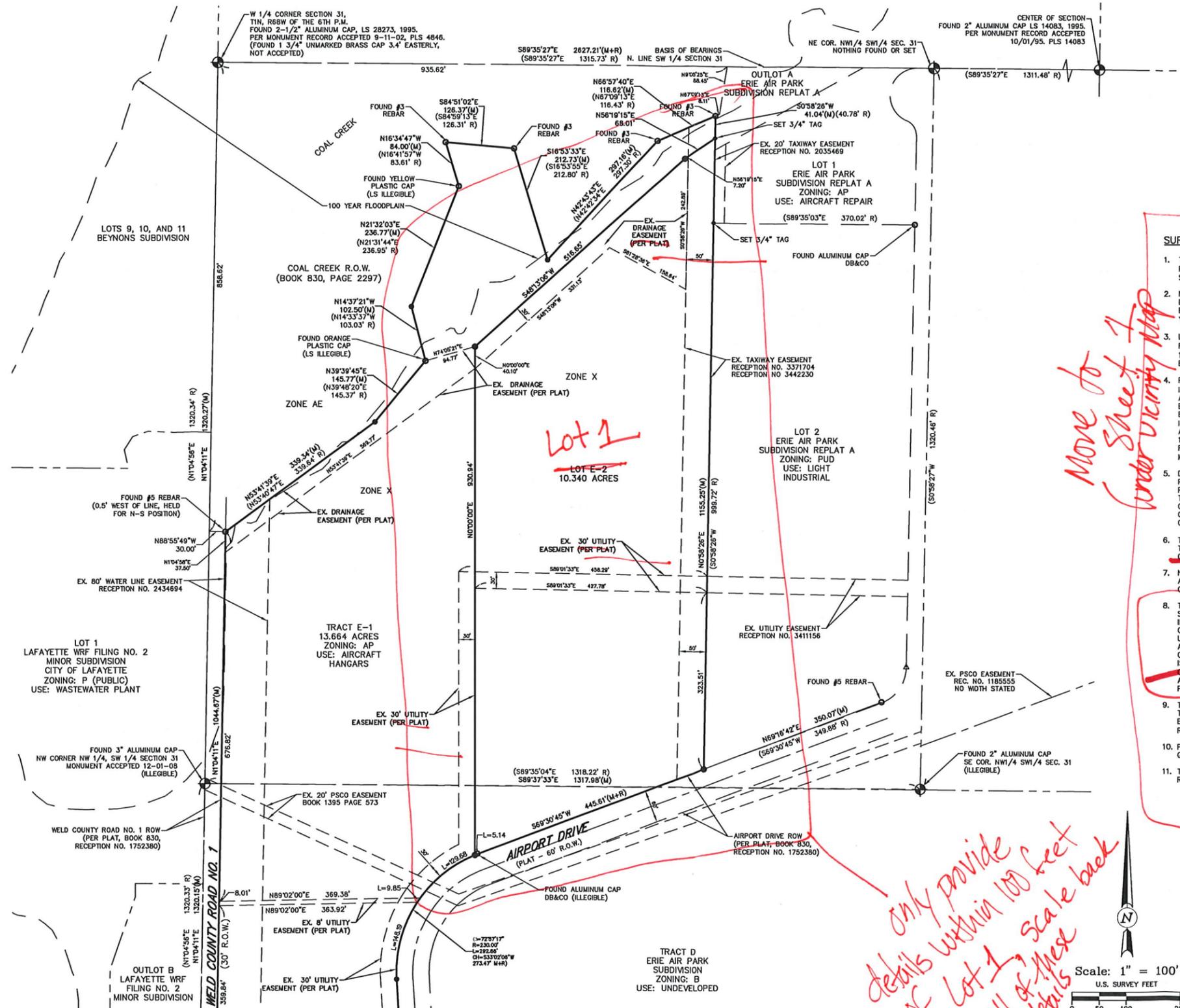
A. JOHN BURI
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 24302

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	AJB	Date	11/08/19	Scale	AS SHOWN	Drawing no.	17510C-2	Sheet	1
Drawn by	JAS	Revision		Description		Date		of	2
Checked by	AJB							Project no.	17510C

ERIE AIR PARK TRACT E-2 *Replat D*

A REPLAT OF TRACT E-2, ERIE AIR PARK SUBDIVISION TRACT E MINOR SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.340 ACRES - 1 ~~COMMERCIAL~~ LOT
 MS-001121-2019



LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASS PLS 24302 (P&C) (UNLESS NOTED)
- ⊕ SET NAIL AND 3/4" BRASS TAG STAMPED PLS 24302 (NAIL&TAG) AS NOTED
- FOUND MONUMENT AS NOTED
- (R) RECORD COURSE PER PLAT
- (M) MEASURED COURSE PER THIS SURVEY
- (S54°08'29"W 0.08')
- RECORD OR CALCULATED POSITION TO FOUND MONUMENT

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. CRS 13-80-104(3)(A)
3. LAND TITLE GUARANTY COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25152287-6 EFFECTIVE DATE 12/28/2018 AT 5:00 P.M. AND FCC25156942 EFFECTIVE DATE 12/28/2018 AT 5:00 P.M., WERE RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAT.
4. PORTIONS OF THE PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. APPROXIMATE SFHAS ARE SHOWN PER PRELIMINARY INSURANCE RATE MAPS (FIRMS) FOR THE COAL CREEK AND ROCK CREEK PHYSICAL MAP REVISION.
5. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
6. THE SOLE INTENTION AND PURPOSE OF THIS MINOR SUBDIVISION IS TO CREATE THREE (3) SEPARATE TRACTS OF LAND IN ORDER TO ENABLE THE SALE OF THE THREE TRACTS. NO OTHER RIGHTS ARE CONFERRED BY THE MINOR SUBDIVISION.
7. NO DEVELOPMENT RIGHTS ARE GRANTED BY THIS MINOR SUBDIVISION, AND NO DEVELOPMENT SHALL BE ALLOWED ON A TRACT CREATED HEREIN UNTIL THE REQUIREMENTS SET FORTH HEREIN ARE FULLY COMPLETED.
8. THE OWNERS UNDERSTAND AND AGREE THAT NO FURTHER DEVELOPMENT OR BUILDING OR IMPROVEMENTS SHALL BE ALLOWED ON THE LAND INCLUDED WITHIN THIS MINOR SUBDIVISION UNTIL THE FOLLOWING IMPROVEMENTS ARE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER, APPROVED BY THE TOWN OF ERIE, AND SCHEDULED FOR COMPLETION: DRAINAGE PLAN, AND PARKING AND ACCESS DRIVE PLAN. UNTIL SAID IMPROVEMENTS ARE COMPLETED BY THE OWNERS, OR THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND THE WORK HAS BEEN INSPECTED AND APPROVED BY THE TOWN, NO CERTIFICATE OF OCCUPANCY FOR ANY NEW BUILDING ON THE LAND INCLUDED WITHIN THE MINOR SUBDIVISION SHALL BE ISSUED. TO SECURE COMPLETION OF THESE IMPROVEMENTS, THE OWNERS AGREE TO POST A LETTER OF CREDIT OR CASH IN THE AMOUNT OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00), RENEWED ANNUALLY UNTIL IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE TOWN, PRIOR TO RECORDATION OF THIS MINOR SUBDIVISION.
9. THE RESTRICTIONS AND REQUIREMENTS SET FORTH ON THIS MINOR SUBDIVISION PLAT SHALL RUN WITH THE LAND INCLUDED WITHIN THE MINOR SUBDIVISION AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE OWNERS. ALL OBLIGATIONS AND RESPONSIBILITIES OF OWNERS HEREIN SHALL PASS TO EACH AND EVERY SUCCESSOR AND/OR ASSIGNS.
10. PRIOR TO THE SALE OF ANY TRACT, THE EXTERNAL BOUNDARIES SHALL BE MONUMENTED ON THE GROUND IN ACCORDANCE WITH COLORADO REVISED STATUTES C.R.S. 38-51-105.
11. THE SUBJECT PROPERTY IS INCLUDED IN AN AVIATION EASEMENT, RECORDED ON MAY 11, 1978 UNDER RECEPTION NO. 1753139.

*Move to
 Sheet 1
 under vicinity map*

update

*only provide
 details within 100 feet
 of Lot 1, scale back
 all of these
 details*

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80503
 (303) 444 - 3051

Designed by	AJB	Date	11/08/19	Scale	1"=100'	Drawing no.	17510C-2	Sheet	2
Drawn by	JAS	Revision						of	2
Checked by	AJB	Description						Project no.	17510C

Hannah Hippely

From: Warren Turner <tpccolorado@gmail.com>
Sent: Wednesday, December 04, 2019 9:34 AM
To: Development Referral
Subject: Minor Sub and PUD admit MS-001121-2019 and PUD-001122-2019

To whom it may concern,

My name is Warren Turner and I represent the Rocky Mountain Fuel Company. We recently received a flash drive in the mail with files pertaining to development and rezoning around the Erie Airport. Why are we being notified of this?

For your information the Rocky Mountain Fuel Company was recently dissolved and its remaining assets we placed in different holding companies underneath the same ownership ground. However, we were never really sure what the company owned, which is why we are seeking clarification on if this notification pertains to mineral rights or surface property.

Thank you and best regards,

Warren Turner

Hannah Hippely

From: United Power Plat Referral <platreferral@UnitedPower.com>
Sent: Monday, December 23, 2019 3:47 PM
To: Development Referral
Subject: Minor Subdivision & PUD Amdt MS-001121-2019 & PUD-001122-2019 - Erie Air Park Tract E

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Thank you for inviting United Power Inc., to review and comment on the Minor Subdivision & PUD Amdt MS-001121-2019 & PUD-001122-2019 - Erie Air Park Tract E. Unfortunately, after review, this project is out of United Power's territory and we will not be the service provider for electric.

Thank you,

Samantha

Right of Way Administrative Assistant
303-637-1324



500 Cooperative Way | Brighton, CO 80603
Powering Lives, Powering Change, Powering the Future - The Cooperative Way
www.unitedpower.com

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.



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774

Planning and Development

Planning

Memo

To: David Nasser, Real Investments, LLC
From: Hannah Hippely
Date: January 21, 2020
Re: PUD-001122-2019
cc: Deborah Bachelder, Fred Starr

Comments:

Community Development has reviewed your submittal for conformance with Municipal Code, Title 10. The application was reviewed at the January 16th, 2020 Development Review Team (DRT) meeting. Referral agency packets were sent out and the referral responses that have been received by the Town are being forwarded to you for review and response.

Comments were made by several Town Departments and referral agencies that need to be addressed prior to proceeding to public hearings. Please make the appropriate revisions to the application materials and provide a written response to address each of the written comments from staff and referral agencies.

Process:

The next step for the application is revision and resubmittal.

PUD COMMENTS

1. General

- a. Any potential PUD approval is conditional upon the approval of the related minor subdivision application.
- b. While the UDC approval criteria could certainly permit some modifications to the uses allowed in the AP Zone, the scope of the changes is not supportable. Staff continues to consider what uses might be appropriate on this site and would like to discuss in person the list of proposed uses.

2. PUD Narrative

- a. As required in the user guide, the narrative should provide a project concept and purpose. The narrative provided does not focus on the PUD proposed but instead speaks to the anticipated building proposed on the property. For the zoning narrative the focus and discussion should be on the proposed concept and purpose of the zoning changes.
- b. As required in the user guide, the narrative should provide a detailed description of proposed variation(s) of the underlying zone district standards and requirements and the District Specific Standards noted above and the justification for such variations, this was not provided. While a proposed list of uses was included a detailed description of the proposed variations was not provided.

- i. Site development is regulated by the Site Plan process, and Note 1 is not a change that can be proposed as the PUD cannot amend site plan approval processes. Delete this note.
- ii. Note 3 references the building code as a way to describe allowed uses, this is not appropriate on a zoning document. Uses should be clearly described in the use table. Additionally this section of the building code does not list uses, rather it speaks to a building type with a hazardous occupancy.
- c. The narrative indicates that the expanded list of uses would attract users to the Erie Air Park. How do these additional uses benefit or support the airport and its operations? Will any of the development be reserved for airport related uses such as hangers?
 - i. It isn't clear how the second paragraph relates to public benefits provided by the PUD.
- d. The statement provided does not address the question, it merely restates the purpose of the PUD. Please describe what the expected level of development is on this site. Given the extensive and varies list of uses it is important that the proposed level of use be understood.
- f. Please review the comments from Town Engineering regarding proposed utilities. The Fire District that provides service in this area will certainly be impacted by additional development and potentially hazardous uses. The Fire District provided a referral response, please be sure to address their questions and concerns, particularly the lack of fire hydrants. These should be shown on the CDs which are part of the related minor subdivision application.

3. Sheet Review

- a. Review attached redlines and make corrections.
- b. Update the title to reflect the name of the lot and associated minor subdivision.
- c. Add a note to sheet 1 which states that the purpose of the PUD and the relationship of the PUD to the UDC.
- d. Label all boundary lines with bearings, distance, curve data and lot/block numbers as shown on the final plat.
- e. A scaled vicinity map that depicts the area around the proposal within a 1-mile radius, revise the provided map.
- f. A written legal description for subdivided property is necessary but should reflect the new legal which would be created upon the completion of the associated minor subdivision.
- g. Depict property lines and rights-of-way within 100' of the proposal. Said information for adjacent properties shall be screened back. The legal description of each parcel does not need to be identified, remove unwanted information. No parcel information was given south of Airport Drive.
- h. Land use and zone district information of all adjacent property is to be shown but, this has not been provided for the properties to the north. Please make edits to existing information as shown.
- i. All easements must be properly identified, referenced, and dimensioned.

REFERRAL AGENCIES

Below is a list of the referral agencies that provided comments related to the application(s).

- a. Engineering
- b. Building Division
- c. Merrick and Co.

- d. Colorado Geological Survey
- e. Mountain View Fire
- f. Felsburg, Holt & Ullevig
- g. Rocky Mountain Fuel Company
- h. Mile High Flood District
- i. United Power

RESUBMITTAL

Please submit the following to the Planning & Development:

Paper Copies:

- 1 copy of the new and updated materials bound and labeled for Planning to update the binder and application materials already submitted. Provide 11x17 plans for the notebook.
- 1 copy of the complete submittal in tabbed binders labeled for Public. Provide 11x17 plans in the notebook.

Digital Copies:

- A PDF format of the complete updated submittal materials on 1 USB flash drive with file names consistent with the Town's Users Guide. Please include a hyperlinked copy of the title work.
 1. Town of Erie (File)

Lot 1

ERIE AIR PARK TRACT E-2 PUD ZONING MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
AREA = 10.340 ACRES
PUD-001122-2019



ERIE | david@nassardevelopment.com | 303.775.8522
DENVER | zach@nassardevelopment.com | 303.775.8522

Consultant



Issue/Revisions Date No.

Project Information

TRACT E-2
ERIE AIR PARK
2800 AIRPORT DRIVE
ERIE, COLORADO

Sheet Information

Sheet Title:
COVER SHEET

PUD SUBMITTAL 11/08/2019
Sheet Number:

1 of 3

Nassar Project: 2019.xx

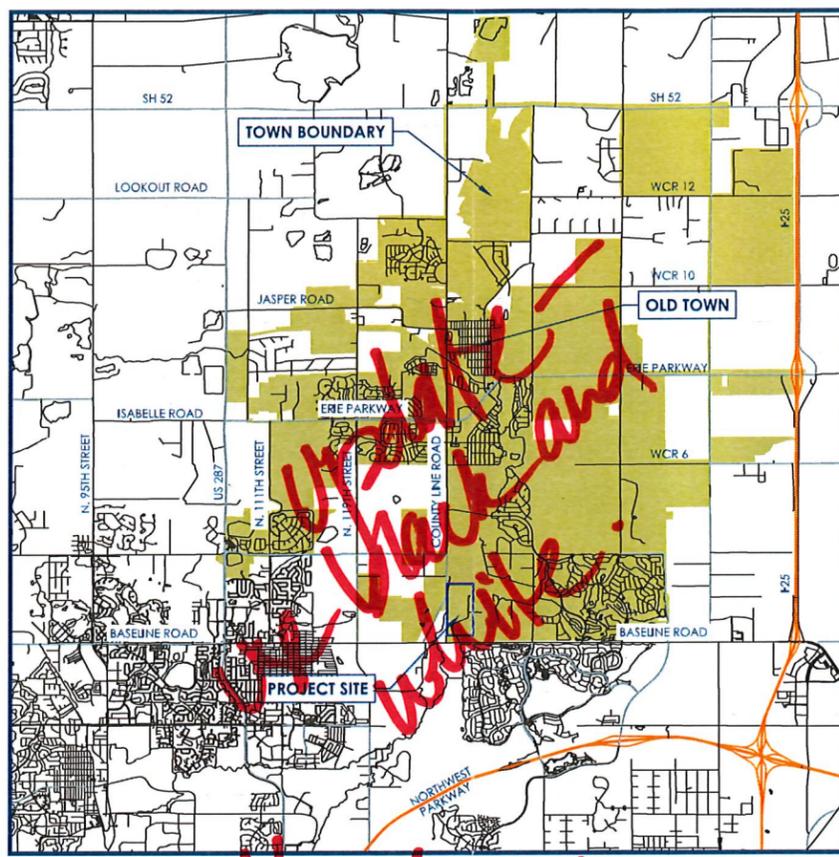
None of these belong on the zoning map.

GENERAL NOTES	
1.	THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCOTT, COX & ASSOCIATES, INC., DATED 04/20/18. PROJECT NO. 17510. REFERENCE THE ERIE AIRPARK TRACT E MINOR SUBDIVISION PLAN RECORDED 03/22/19 AT RECEPTION NO. 4475548.
2.	THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS 89°35'27" E. PER ERIE AIR PARK SUBDIVISION PLAN.
3.	LAND TITLE GUARANTY COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25152287-10 EFFECTIVE DATE 03/29/2019 AT 5:59 P.M. WAS RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAN.
4.	PORTIONS OF THE PROPERTY ARE WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE FLOOD ELEVATIONS DETERMINED, THE BASE FLOOD IS THE WATER-SURFACE ELEVATION OF THE 1% CHANCE FLOOD ZONE X (SHADED) AREAS OF 1% ANNUAL CHANCE FLOOD. APPROXIMATE SFHAS ARE SHOWN PER PRELIMINARY INSURANCE RATE MAPS (IRIS) FOR THE COAL CREEK AND ROCK CREEK PHYSICAL MAP REVISION.
5.	DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
6.	THE SUBJECT PROPERTY IS INCLUDED IN AN AVIATION EASEMENT, RECORDED ON MAY 11, 1978 UNDER RECEPTION NO. 1753139.

LEGAL DESCRIPTION
~~TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION, A PLAN RECORDED ON 03/22/19 AT RECEPTION NO. 4475548, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.~~

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	10.340 AC	100.00%
TRACTS	0.00 AC	0.00%
PUBLIC R.O.W.	0.00 AC	0.00%
TOTAL	10.340 AC	100.00%

CONTACT INFO	
APPLICANT/DEVELOPER	MR. DAVID NASSAR REAL INVESTMENTS, LLC 3000 AIRPORT DRIVE, UNIT 203 ERIE, CO 80516
ENGINEER	MR. DONALD P. ASH, P.E.
SURVEYOR	A. JOHN BURI, P.L.S. SCOTT, COX & ASSOCIATES, INC. 530 55TH STREET BOULDER, CO 80303 303.444.3051



1 LOCATION MAP
SCALE: 1" = 5000'

SHEET INDEX	
1	COVER SHEET
2	ZONING MAP
3	PUD ZONING INFORMATION

SURVEYOR'S CERTIFICATE

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

A. JOHN BURI, PLS
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24302

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRPERSON _____ DATE _____

BOARD OF TRUSTEES CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS "LOT E-2 ERIE AIRPARK TRACT E MINOR SUBDIVISION REPLAT A ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS.

I HEREBY CERTIFY THAT THIS ZONING MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

WELD COUNTY CLERK AND RECORDER _____

Update to reflect associated Minor Sub. and new legal

UP DATE and
VACUUM MAP

delete

Note:
1. Purpose of this PUD is to ~~amend~~ define the uses permitted on the property for all other purposes the UOC shall apply.

ERIE AIR PARK TRACT E-2 PUD ZONING MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 AREA = 10.340 ACRES
 PUD-001122-2019



ERIE | david@nassardevelopment.com
 303.775.8522
 DENVER | zach@nassardevelopment.com
 303.775.8522

Consultant



Issue/Revisions Date No.

Project Information

TRACT E-2
 ERIE AIR PARK
 2800 AIRPORT DRIVE
 ERIE, COLORADO

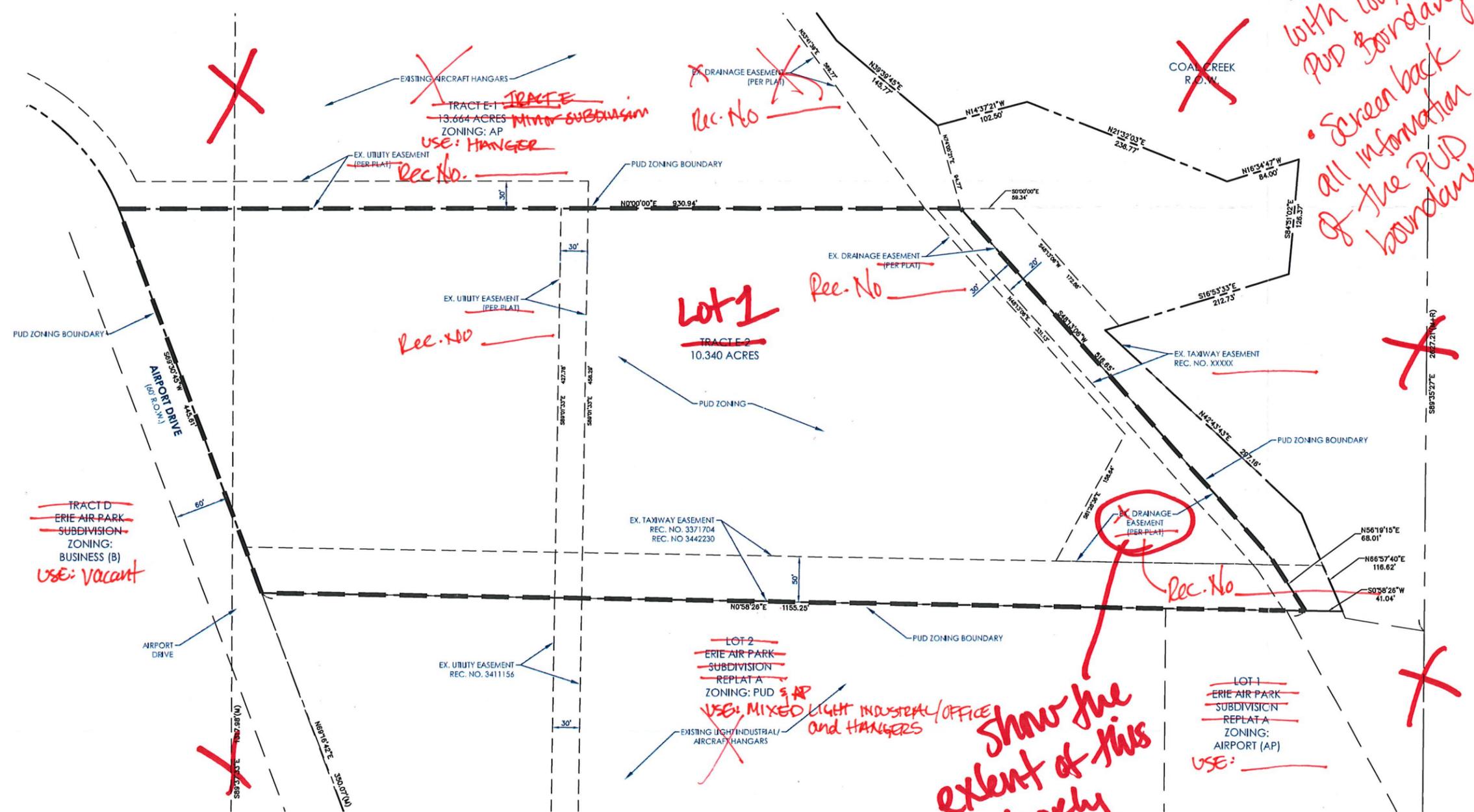
Sheet Information

Sheet Title:
 ZONING MAP

PUD SUBMITTAL 11/08/2019
 Sheet Number:

2 of 3

Nassar Project: 2019.xx



1 ZONING MAP
 SCALE: 1" = 60'

ERIE AIR PARK TRACT E-2 PUD ZONING MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
AREA = 10.340 ACRES
PUD-001122-2019



ERIE | david@nassardevelopment.com
303.775.8522

DENVER | zach@nassardevelopment.com
303.775.8522

Consultant

ZONING STANDARDS

CHAPTER 3 - USE REGULATIONS
THE FOLLOWING USES SHALL BE PERMITTED IN THE TRACT E-2 ERIE AIR PARK TRACT E MINOR SUBDIVISION PD ZONE DISTRICT AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

TABLE 3-1
TABLE OF PERMITTED USES

USE CATEGORY	USE TYPE	PD ZONE	USE STANDARDS
P = Permitted Use by Right		S = Special Review Use	
PUBLIC / INSTITUTIONAL USES			
Aviation	Airport and related uses	P	
	Helipad	P	
	Helistop	P	
Community Facilities	Community Center (Public)	P	
	Government Office	P	
	Neighborhood Recreation Center (Indoor/Outdoor)	P	
	Public Works Facility	S	
	Public Utility Services	S	
	Public Safety Station	S	
	Transit Center	P	
Cultural Facilities	Botanical garden	P	S
	Library	P	S
	Museum	S	S
Educational Use	College or University	S	S
	Commercial School	P	S
Human Health Services	Dental or Medical Office, Clinic, Lab	P	S
	Hospital	P	S
	Laboratory	P	S
	Substance Abuse Treatment Facility, Outpatient	S	S
	Urgent Care	P	S
Religious	Religious	S	S

Telecommunication Facilities
Utility Facilities

USE CATEGORY	USE TYPE	PD ZONE	USE STANDARDS
P = Permitted Use by Right		S = Special Review Use	
COMMERCIAL USES			
Food and Beverage Service	Bar/Tavern	P	
	Bar/Tavern (outdoor facilities)	P	3.2.C.9
	Restaurant	P	
	Restaurant, with drive through or drive-up service	P	3.2.C.4
	Restaurant, with outdoor seating area	P	3.2.C.9
Office	Office, Business or Professional	P	
	Recording or Broadcasting Studio	P	
Recreation/ Entertainment, Indoor	Commercial Amusement, Indoor	P	S
	Spa, Day Spa	S	S
Recreation/ Entertainment, Outdoor	Amusement Park	S	S
Retail Sales and Service	Convenience Store	P	3.2.C.8
	Funeral Parlor, Mortuary or Crematory	P	
	General Retail	P	
	Personal Service Establishment	P	
	Pharmacy	P	
	Pharmacy with drive through service	P	
	Repair Shop	P	3.2.C.4
Vehicles and Equipment	Towing and Storage Facility	S	
	Vehicle Sales and Rental	P	3.2.C.10
	Vehicle Service and Repair, Heavy	P	3.2.C.8.b
	Vehicle Service and Repair, Light	P	3.2.C.8.b

USE CATEGORY	USE TYPE	PD ZONE	USE STANDARDS
P = Permitted Use by Right		S = Special Review Use	
MANUFACTURING AND LIGHT INDUSTRIAL USES			
Industrial Service	Building Materials and Lumber Sales	P	
	Contractor's Shop or Storage Yard	P	3.2.D.2
	Heavy Equipment Sales, Service and Rental	P	
	Industrial, Heavy	S	
	Industrial, Light	P	
	Light Equipment Sales, Service and Rental	P	
	Research and Development Facility	P	
Manufacturing and Production	Heavy Manufacturing, General	S	
	Light Manufacturing, General	P	
Warehouse and Freight Movement	Freight or Truck Yard	S	
	Mini-warehouse/Self Storage	S	
	Wholesale Distribution Center	S	

NOTES:

1. THE CONSTRUCTION OF CERTAIN BUILDINGS MAY BE PHASED AND/OR OMITTED AS PART OF SPECIFIC TENANT IMPROVEMENT PROJECTS. PORTIONS OF THE PROPOSED BUILDINGS MAY BE EXCLUDED FROM CONSTRUCTION AND COULD BE REPLACED WITH OUTDOOR MECHANICAL YARDS, EQUIPMENT, STORAGE FACILITIES, AND PROCESSING EQUIPMENT.
2. CANNABIDIOL (CBD) MANUFACTURING AND/OR PRODUCTION FACILITIES ARE A PERMITTED USE UNDER THE "MANUFACTURING AND PRODUCTION - LIGHT MANUFACTURING, GENERAL" USE CATEGORY. THIS INCLUDES, WITHOUT LIMITATION, ALL PROCESS EQUIPMENT, AGRICULTURAL AREAS, MECHANICAL FACILITIES AND STORAGE AREAS, ALL OF WHICH CAN BE LOCATED EITHER INDOORS AND/OR OUTDOORS.
3. GROUP H USE AND OCCUPANCY, AS CLASSIFIED BY THE INTERNATIONAL BUILDING CODE (IBC), IS A PERMITTED USE CLASSIFICATION UNDER THE "MANUFACTURING AND PRODUCTION - LIGHT MANUFACTURING, GENERAL" USE CATEGORY.



Issue/Revisions Date No.

Project Information

TRACT E-2
ERIE AIR PARK
2800 AIRPORT DRIVE
ERIE, COLORADO

Sheet Information

Sheet Title:
PUD ZONING INFORMATION

PUD SUBMITTAL 11/08/2019
Sheet Number:

3 of 3

Nassar Project: 2019.xx

January 10, 2020

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

RE: ERIE AIR PARK TRACT E DRAINAGE REVIEW

Dear Engineering Division:

We have reviewed the Erie Air Park Tract E submittal received on December 2, 2019. The submittal included Minor Subdivision Binder including Phase III Drainage Report for Lot E-2 Erie Air Park Tract E dated October 11, 2019 and Construction Plans (Area Grading and Utility) dated November 8, 2019, by Nassar Development. A Planned Unit Development (PUD) Binder also included a Conceptual Site Plan dated November 8, 2019 by Nassar Development. We have the following comments to offer:

Phase III Drainage Report

1. On the signature page, provide the Town Acceptance statement and signature line per Town Standards for drainage reports.
2. There are several references in the text and on the Drainage Plan that say details of proposed site and building improvements will be submitted during the Site Plan Review process. While this may be true, a Phase III drainage report must include all information for proposed drainage improvements for the site. Refer to Town Standards and Specifications Section 100 for requirements for a Phase III Drainage Report and revise this report as necessary.
3. Since the proposed storm sewer system was not shown on the Drainage Plan, we could not correlate the sizing calculations to the Drainage Plan. Therefore, we did not review the culvert or channel/swale calculations or designs.
4. In Section I.A. and II.2., it is stated that the project site is located within Drainageway 2 South from the Erie Outfall Systems Plan (OSP) West of Coal Creek by Respec and WRC Engineering (2014). The site does not fall within the basin boundaries of the 2014 OSP as it is located on the east side of Coal Creek, not the west side. An OSP for the east side of Coal Creek was performed by Love and Associates in 2007 that includes this site. Verify that proposed drainage improvements are consistent with any proposed major drainageway improvements from that study.
5. In Section II.A.4., the text states that there are no ponds which may influence the local drainage. However, there is an existing onsite water quality pond that was built as part of the Erie Convair Hangar Complex to the east. Revise text to mention the water quality pond.



6. From existing contours on Drainage Map D1.01, a large majority of the site will drain to the northwest and not northeast to the existing water quality pond as indicated in the report text. Provide proposed grading and drainage improvements to drain the entire site to the water quality pond.
7. The text describing offsite drainage from Basins OS2 through OS5 states that the flow will be conveyed to the south side of Airport Drive and through the 24" CMP under Airport Drive. However, from the existing contours on Drainage Map D1.01, it appears that these offsite basins overland flow to the project site. Revise text to accurately describe the flow patterns. Also, show the 24" CMP on the Drainage Map.
8. On page 3, the text refers to Lot 2 Erie Air Park Subdivision Replat A within Basin C1. This is shown as Lot 1, not Lot 2, on the Drainage Map. Correct as needed.
9. Table 2 shows the WQCV water surface elevation at 5114. This elevation does not match the contours and grading for the pond as shown on Drainage Map D1.01. Clarify which elevation is correct and revise in the report and plans as necessary.
10. The Town Standards and Specifications have changed since the Erie Convair Hangar Complex Drainage Report (2009) was prepared. Verify that the assumptions for the subject property including imperviousness and runoff values are consistent with the latest Town Standards. Revise water quality pond as necessary to provide adequate storage and release rates.

Drainage Plan

11. Refer to Section 100 of the Town Standards and Specifications for what is required for drainage maps, especially proposed drainage patterns.
12. Per Town criteria, provide contours to 150 feet beyond the project site.
13. On Sheet D1.01, several contour labels along the west site boundary are covered by Basin boundary lines. Move contour labels so they are shown clearly.
14. The area of Basin OS1 on the plan (18.62 ac) does not match the value shown in the Runoff Summary table on Sheet D1.01 (10.453 ac). Revise the map and any runoff calculations with the correct area. Also, provide a drawing that shows the entire drainage area for Basins OS1 and C1.
15. The drainage basin boundaries for Basin B, B1, and B1-1 are unclear from the Drainage Plan. Clarify the boundaries.

Area Grading Plan

16. No proposed grading is shown on the plan. As stated in comment 6, the existing contours indicate that runoff from a significant portion of the site will drain to the northwest to an existing ditch and culvert, instead of to the existing water quality pond. Provide proposed grading and improvements (curbs, berms, swales, concrete pans) as needed to drain the entire site to the water quality pond as originally designed. In addition, since the pond was graded several years ago and may have silted in, cleaning out the pond will be required to reestablish the volume needed and to clean out the outlet structure.



Utility Construction Plan

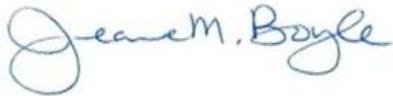
17. On Sheet C2.01, label the size and type of the existing storm sewer pipes. Also, show and label existing inlets, if available.

Conceptual Site Plan

18. On Sheet C1.01 (Conceptual Site Plan), Building G is shown to be intruding into the drainage easement and grading for the existing water quality pond located at the northeast corner of the site. Additionally, it appears Buildings J, H, and G are located over existing storm pipes along the east sides of the buildings. Buildings must not intrude into the drainage easement/water quality pond limits or bury storm pipes. Revise site plan as necessary.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Clare Steninger, PE



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

January 13, 2020

Hannah Hippely
Town of Erie
Planning & Development
P.O. Box 750
Erie, CO 80516

Location:
NW¼ SW¼ Section 31,
T1N, R68W of the 6th P.M.
40.005, -105.0532

**Subject: Erie Air Park Tract E-2
Minor Subdivision MS-001121-2019 and PUD Amendment PUD-001122-2019
Town of Erie, Weld County, CO; CGS Unique No. WE-20-0020**

Dear Hannah:

Colorado Geological Survey has reviewed the Erie Air Park Tract E-2 minor subdivision and PUD amendment referral. I understand the applicant proposes a five-building light industrial/hangar development on 10.34 acres located on the north side of Airport Drive, immediately west of Lot 2, Erie Air Park Subdivision Replat A.

The available referral documents include an Erie Air Park Tract E-2 Written Narrative (Nassar Development/Real Investments, LLC, November 8, 2019), a Mine Subsidence Assessment, Tract E-2, Erie Air Park Subdivision (Western Environment and Ecology, Inc., September 24, 2019), and other documents.

Subsidence. The southern and possibly eastern portions of the site, corresponding to the area of proposed Buildings L, J, and possibly H, are known to be undermined by room-and-pillar workings and worked out (all coal removed) areas of the Parkdale Mine at approximately 150-200 feet below the ground surface. Our understanding of the extent of undermining is based only on historic mine maps, which may be inaccurate and/or incomplete. Western Environment's 9/24/2019 Mine Subsidence Assessment is based on investigations for nearby properties, all in mines other than the Parkdale.

Based on strain analysis using data points for nearby sites over mines other than the Parkdale, Western recommends a maximum foundation length of 140 feet. The proposed buildings have footprints of >300 ft. x 100 ft. In the absence of a site- or at least Parkdale-specific subsurface investigation to characterize the depth, extent, and condition of mine workings, subsidence potential, and surface strain, CGS cannot recommend approval of the hangers as proposed on Tract E-2. **Based on the strain graph in Western's Tract E-2, Erie Air Park Subdivision mine subsidence assessment (Figure 7), the proposed buildings could be expected to experience severe damage as a result of strain due to subsidence.**

CGS recommends either smaller building footprints with individual length and width dimensions not exceeding 140 feet, or a site-specific subsidence hazard investigation to better characterize subsidence potential and to develop site-specific mitigation recommendations, including possibly longer foundation dimensions.

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".

MEMORANDUM

TO: Hannah Hippely

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

DATE: January 14, 2020

SUBJECT: Traffic Engineering Review – Erie Air Park Tract E-2 Minor Subdivision and PUD Amdt MS-001121-2019 & PUD-001122-2019
FHU # 95-190

I have reviewed the submittal materials provided for Erie Air Park Tract 2-E. I have examined these materials specifically from the perspective of traffic engineering and transportation planning but not general civil or utility engineering. Of particular interest are the Traffic Impact Analysis (LSC Transportation Consultants, 10/09/19) and the Final Road Construction Plans (Nassar Development, 11/08/19). I have the following comments:

Traffic Impact Analysis (TIA)

1. The trip generation analysis and the trip distribution assumptions are appropriate. In general, the traffic impacts are well represented for this development. I have some concerns with the recommendations, however.
2. The TIA indicates that traffic operations at SH 7/Airport Drive are currently at congested levels and are expected to remain so until the 2040 design year, when signalization of the intersection and widening of SH 7 (by others) is anticipated.
3. Signal warrants are not addressed in the TIA and a traffic signal is not included in the recommendations. Fair-share participation in funding a future signal should be anticipated.
4. Widening of SH 7 from two to four lanes is identified in the 2018 Erie Transportation Plan as a responsibility of CDOT and Boulder County. Timing of this improvement is uncertain.
5. A southbound right-turn lane is recommended on Airport Drive approaching SH 7. I concur with this recommendation.
6. The exiting auxiliary lanes are identified as deficient. The TIA recommends that these lanes be widened and lengthened “as appropriate over time”. The lanes are currently substandard – improvements are appropriate now.
7. The site traffic assignment indicate that this development will increase traffic at the SH 7/Airport Drive intersection by more than 20 percent over the existing counts. Because SH 7 is a State Highway, a new access permit will be needed.

Final Road Construction Plans (Plans)

8. Per the plans, adequate sight-distance along Airport Drive will be provided for the proposed site access driveway.
9. The plans do not show the intersection of SH 7/Airport Drive. The TIA recommends a southbound right-turn lane at this intersection. CDOT, or the issuing local authority, will expect to see this required improvement as part of the access permit application.

This constitutes my review of the current submittal for Erie Air Park Tract E-2. Please call if you have questions or if I can provide any additional information.

January 10, 2020

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

RE: ERIE AIR PARK TRACT E DRAINAGE REVIEW

Dear Engineering Division:

We have reviewed the Erie Air Park Tract E submittal received on December 2, 2019. The submittal included Minor Subdivision Binder including Phase III Drainage Report for Lot E-2 Erie Air Park Tract E dated October 11, 2019 and Construction Plans (Area Grading and Utility) dated November 8, 2019, by Nassar Development. A Planned Unit Development (PUD) Binder also included a Conceptual Site Plan dated November 8, 2019 by Nassar Development. We have the following comments to offer:

Phase III Drainage Report

1. On the signature page, provide the Town Acceptance statement and signature line per Town Standards for drainage reports.
2. There are several references in the text and on the Drainage Plan that say details of proposed site and building improvements will be submitted during the Site Plan Review process. While this may be true, a Phase III drainage report must include all information for proposed drainage improvements for the site. Refer to Town Standards and Specifications Section 100 for requirements for a Phase III Drainage Report and revise this report as necessary.
3. Since the proposed storm sewer system was not shown on the Drainage Plan, we could not correlate the sizing calculations to the Drainage Plan. Therefore, we did not review the culvert or channel/swale calculations or designs.
4. In Section I.A. and II.2., it is stated that the project site is located within Drainageway 2 South from the Erie Outfall Systems Plan (OSP) West of Coal Creek by Respec and WRC Engineering (2014). The site does not fall within the basin boundaries of the 2014 OSP as it is located on the east side of Coal Creek, not the west side. An OSP for the east side of Coal Creek was performed by Love and Associates in 2007 that includes this site. Verify that proposed drainage improvements are consistent with any proposed major drainageway improvements from that study.
5. In Section II.A.4., the text states that there are no ponds which may influence the local drainage. However, there is an existing onsite water quality pond that was built as part of the Erie Convair Hangar Complex to the east. Revise text to mention the water quality pond.



6. From existing contours on Drainage Map D1.01, a large majority of the site will drain to the northwest and not northeast to the existing water quality pond as indicated in the report text. Provide proposed grading and drainage improvements to drain the entire site to the water quality pond.
7. The text describing offsite drainage from Basins OS2 through OS5 states that the flow will be conveyed to the south side of Airport Drive and through the 24" CMP under Airport Drive. However, from the existing contours on Drainage Map D1.01, it appears that these offsite basins overland flow to the project site. Revise text to accurately describe the flow patterns. Also, show the 24" CMP on the Drainage Map.
8. On page 3, the text refers to Lot 2 Erie Air Park Subdivision Replat A within Basin C1. This is shown as Lot 1, not Lot 2, on the Drainage Map. Correct as needed.
9. Table 2 shows the WQCV water surface elevation at 5114. This elevation does not match the contours and grading for the pond as shown on Drainage Map D1.01. Clarify which elevation is correct and revise in the report and plans as necessary.
10. The Town Standards and Specifications have changed since the Erie Convair Hangar Complex Drainage Report (2009) was prepared. Verify that the assumptions for the subject property including imperviousness and runoff values are consistent with the latest Town Standards. Revise water quality pond as necessary to provide adequate storage and release rates.

Drainage Plan

11. Refer to Section 100 of the Town Standards and Specifications for what is required for drainage maps, especially proposed drainage patterns.
12. Per Town criteria, provide contours to 150 feet beyond the project site.
13. On Sheet D1.01, several contour labels along the west site boundary are covered by Basin boundary lines. Move contour labels so they are shown clearly.
14. The area of Basin OS1 on the plan (18.62 ac) does not match the value shown in the Runoff Summary table on Sheet D1.01 (10.453 ac). Revise the map and any runoff calculations with the correct area. Also, provide a drawing that shows the entire drainage area for Basins OS1 and C1.
15. The drainage basin boundaries for Basin B, B1, and B1-1 are unclear from the Drainage Plan. Clarify the boundaries.

Area Grading Plan

16. No proposed grading is shown on the plan. As stated in comment 6, the existing contours indicate that runoff from a significant portion of the site will drain to the northwest to an existing ditch and culvert, instead of to the existing water quality pond. Provide proposed grading and improvements (curbs, berms, swales, concrete pans) as needed to drain the entire site to the water quality pond as originally designed. In addition, since the pond was graded several years ago and may have silted in, cleaning out the pond will be required to reestablish the volume needed and to clean out the outlet structure.



Utility Construction Plan

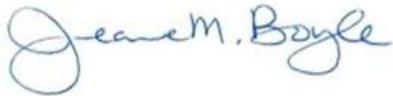
17. On Sheet C2.01, label the size and type of the existing storm sewer pipes. Also, show and label existing inlets, if available.

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18. On Sheet C1.01 (Conceptual Site Plan), Building G is shown to be intruding into the drainage easement and grading for the existing water quality pond located at the northeast corner of the site. Additionally, it appears Buildings J, H, and G are located over existing storm pipes along the east sides of the buildings. Buildings must not intrude into the drainage easement/water quality pond limits or bury storm pipes. Revise site plan as necessary.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Clare Steninger, PE



Hannah Hippely

From: Andy Ulmer
Sent: Friday, December 27, 2019 1:05 PM
To: Hannah Hippely
Subject: Development Referral Erie Air Park Tract E

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Hannah, the building department does not have any particular notes related to the minor subdivision & PUD at Erie Air Park Tract D

- 1) It was interesting that large equipment pads were not noted on the plans as they have been used to support CBD production at the other Nassar facility. CBD production seems likely given the paperwork and the other business out at 3000 Airport.
- 2) Mountain View Fire should review these documents as well.
- 3) Hazardous uses were mentioned in on submittal document. It is not at all clear that such a use will work in one of these building from a building code point-of-view without a great deal more information. Information about the building, the hazardous material, the amount of the material, etc.

Please let me know if there are any questions. Thank you, Andy



Andy Ulmer | Deputy Chief Building Official
Town of Erie | Planning & Development
645 Holbrook St | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2788 | Fax: 303-926-2704
www.erieco.gov/building | [Customer Self-Service Portal](#)

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Hannah Hippely

From: Dan Hill <dhill@udfcd.org>
Sent: Thursday, December 05, 2019 2:02 PM
To: Development Referral
Cc: Jim Watt
Subject: MHFD Comments - Erie Air Park Tract E

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Hannah,

This is in response to the request for our comments concerning the Erie Air Park Tract E Minor Subdivision (MS-001121-2019) & PUD Amendment (PUD-001122-2019) projects. We appreciate the opportunity to review this proposal and have no comment, as this project is outside of our district boundaries. We do not need to receive any future submittals on this project.

Please feel free to contact me or Jim with any questions or concerns.

Thanks,

Dan Hill, P.E., CFM

Engineering Technologist | Watershed Services

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, Colorado 80211

Office: 303-455-6277 | **Direct:** 303-749-5427 | www.udfcd.org

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People, Property, and our Environment*





MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

December 10, 2019

Ms. Hannah Hippley
Town of Erie Community Development
P.O. Box 750
Erie, CO 80516

Dear Ms. Hippley:

I have reviewed the submitted material pertaining to the Erie Air Park Tract E PUD Amendment (MS-001121-2019 & PUD-001122-2019) in Erie. The Fire District does not object to the subdivision and subsequent development, provided the development is able to meet the requirements of the Fire District. All applicable codes as they pertain to water supply, fire hydrant locations and street designs must be met.

It did not appear that waterline and fire hydrants were shown for the new lots. Construction plans for the utilities, showing the location of fire hydrants, the size of water mains and available fire flows will need to be submitted to the Fire District for review and approval. It should be noted, the maximum spacing between fire hydrants on public streets and along fire apparatus access roads is 300 feet. A minimum fire flow of 2,500 g.p.m. shall be provided.

Fire apparatus roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and must have a surface that provides all-weather driving capabilities.

Plans for all buildings to be built within the subdivision need to be submitted to the Fire District prior to the beginning of construction. All applicable fire codes, as they pertain to buildings and construction, must be met for each individual pad site. Final site plans for individual pads will need to be provided to the Fire District for review and approval as development proceeds.

The Fire District reserves the right to make further comments as development proceeds. Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process, should you have any questions, please contact me at 303-772-0710 x 1121.

Sincerely,



LuAnn Penfold
Fire Prevention Specialist

lp12.07.19

Hannah Hippely

From: Warren Turner <tpccolorado@gmail.com>
Sent: Wednesday, December 04, 2019 9:34 AM
To: Development Referral
Subject: Minor Sub and PUD admit MS-001121-2019 and PUD-001122-2019

To whom it may concern,

My name is Warren Turner and I represent the Rocky Mountain Fuel Company. We recently received a flash drive in the mail with files pertaining to development and rezoning around the Erie Airport. Why are we being notified of this?

For your information the Rocky Mountain Fuel Company was recently dissolved and its remaining assets we placed in different holding companies underneath the same ownership ground. However, we were never really sure what the company owned, which is why we are seeking clarification on if this notification pertains to mineral rights or surface property.

Thank you and best regards,

Warren Turner

Hannah Hippely

From: United Power Plat Referral <platreferral@UnitedPower.com>
Sent: Monday, December 23, 2019 3:47 PM
To: Development Referral
Subject: Minor Subdivision & PUD Amdt MS-001121-2019 & PUD-001122-2019 - Erie Air Park Tract E

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Thank you for inviting United Power Inc., to review and comment on the Minor Subdivision & PUD Amdt MS-001121-2019 & PUD-001122-2019 - Erie Air Park Tract E. Unfortunately, after review, this project is out of United Power's territory and we will not be the service provider for electric.

Thank you,

Samantha

Right of Way Administrative Assistant
303-637-1324



500 Cooperative Way | Brighton, CO 80603
Powering Lives, Powering Change, Powering the Future - The Cooperative Way
www.unitedpower.com

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LOT 1 ERIE AIR PARK REPLAT D PUD ZONING MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
AREA = 10.340 ACRES
PUD-001122-2019



ERIE | david@nassardevelopment.com
303.775.8522

DENVER | zach@nassardevelopment.com
303.775.8522

Consultant



Issue/Revisions Date No.

Project Information

LOT 1
ERIE AIR PARK REPLAT D
2800 AIRPORT DRIVE
ERIE, COLORADO

Sheet Information

Sheet Title:
COVER SHEET

PUD SUBMITTAL 06/05/2020
Sheet Number:

1 of 2

Nassar Project: 2019.xx

There is no need to list the uses already permitted in the AP if changes are not being made

It says SW 1/4 on the plat. Correct either the plat or the PUD.

Add numbers.

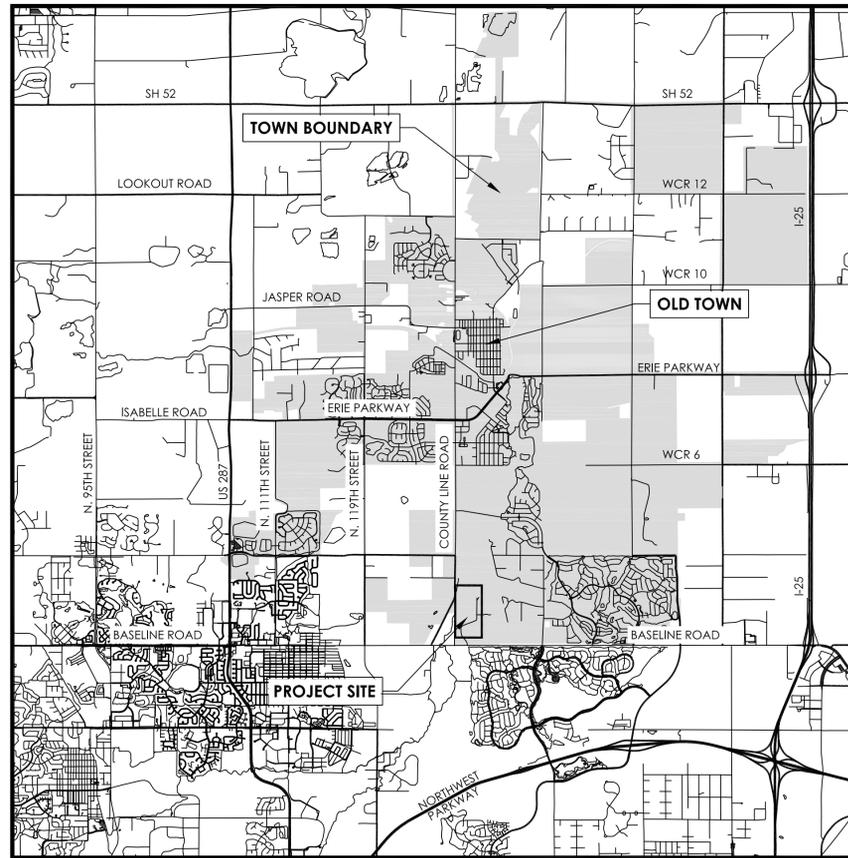
Add a note stating: "In the event there is any discrepancy between the code and this PUD, the PUD shall control. Any provisions that are not specifically addressed in the approved PUD shall comply with the code."

ZONING STANDARDS

CHAPTER 3 - USE REGULATIONS
THE FOLLOWING USES SHALL BE PERMITTED IN THE LOT 1 ERIE AIR PARK REPLAT D PUD ZONE DISTRICT AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

TABLE 3-1
TABLE OF PERMITTED USES

USE CATEGORY	USE TYPE	PD ZONE	USE STANDARDS
P = Permitted Use by Right S = Special Review Use			
PUBLIC / INSTITUTIONAL USES			
Aviation	Airport and related uses	P	
	Helipad	P	
	Helistop	P	
Human Health Services	Laboratory	P	SRU
Tele-communication Facilities	Alternate Tower Structure & Base Station	P	
	Towers	S	
Utility Facilities	Utility Facility, Major	S	
	Utility Facility, Minor	P	
	Utility, Town-Owned	P	
COMMERCIAL USES			
Agricultural	Agricultural Processing	P	
Food and Beverage Service	Accessory Use Tasting Room with limited number of occupancy	P	
	Commercial Kitchen	P	
Office	Office, Business or Professional	P	
Parking	Parking Lot	P	
Recreation/Entertainment, Indoor	Commercial Amusement, Indoor	S	
	Shooting Range, Indoor	S	
Retail Sales and Service	General Retail	P	
	Repair Shop	P	3.2.C.4
Vehicles and Equipment	Vehicle Service and Repair, Heavy	P	3.2.C.8.b
	Vehicle Service and Repair, Light	P	3.2.C.8.b
MANUFACTURING AND LIGHT INDUSTRIAL USES			
Industrial Service	Building Materials and Lumber Sales	P	
	Contractor's Shop, Interior Only	P	
	Contractor's Shop with Exterior Storage or Storage Yard	S	3.2.D.2
	Industrial, light	P	
	Light Equipment Sales, Service and Rental	P	
	Research and Development Facility	S	
Manufacturing and Production	Light Manufacturing, General	P	
Warehouse and Freight Movement	Mini-warehouse/Self Storage	S	
	Wholesale Distribution Center	S	



1 VICINITY MAP
SCALE: 1" = 5000'

SHEET INDEX	
1	COVER SHEET
2	ZONING MAP

Need more information. The town may not want these uses.

Light industrial was allowed in the previous PUD and would be ok here too. R & D is already allowed by SRU, and should be deleted. Light equipment sales & service are normally not permitted.

No of these are normally allowed.

Agricultural processing not a use in the UDC. Tasting Room and Commercial Kitchen not listed as uses in the UDC.

This isn't currently allowed in the AP. What are the thoughts to allow this? Shooting Ranges are not allowed anywhere in Town and should be removed.

Not allowed in AP, but was allowed in the other PUD.

None of this is allowed in AP. What are the thoughts to allow this?

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

October 19, 2020

Chris LaRue
Town of Erie
Planning & Development
developmentreferral@erieco.gov

Location:
NW¼ SW¼ Section 31,
T1N, R68W of the 6th P.M.
40.005, -105.0532

**Subject: Erie Air Park Tract E (Replat D)
Minor Subdivision MS-001121-2019 and PUD Amendment PUD-001122-2019
Town of Erie, Weld County, CO; CGS Unique No. WE-20-0020-2**

Dear Chris:

Colorado Geological Survey has reviewed the Erie Air Park Tract E minor subdivision and PUD amendment resubmittal.

The available referral documents include a Lot 1 Erie Air Park Replat D Written Narrative (Nassar Development/Real Investments, LLC, September 4, 2020), a Preliminary Subsurface Exploration Program, Erie Air Park Tract E, Lot E-2 (Ground Engineering Job No. 19-0040, November 29, 2018), PUD and Minor Subdivision Comment Response Letters (June 11, 2020 and September 3, 2020), and other documents. CGS previously reviewed a Mine Subsidence Assessment, Tract E-2, Erie Air Park Subdivision (Western Environment and Ecology, Inc., September 24, 2019).

Subsidence. Ground Engineering recognizes that the site is undermined but does not adequately address the mine subsidence hazard. CGS agrees with Ground that soluble minerals such as gypsum and limestone are not present and that there is a low risk of dissolution-related subsidence. However, this is unrelated to the mine subsidence problem.

The applicant states in the PUD and Minor Subdivision Comment Response Letters, "The site-specific Geotechnical Report has been attached to this submittal. As we have with other projects, we will work with our Structural Engineer, Geotechnical Engineer and Mining Subsidence consultant to provide building separation and other designs that will be able to meet the specific geotechnical and geological requirements."

By "other projects," the applicant may be referring to the adjacent Erie Convair Hangar A project. The mine subsidence hazard was discussed in CGS's 2015 reviews of the Erie Convair Hangar A special review use and site plan amendment, and was resolved as follows (CGS, October 13, 2015):

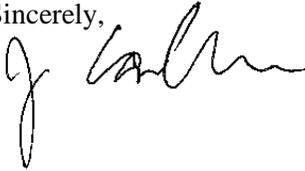
In our original Erie Convair Hangar A review letter (June 10, 2015), CGS recommended either a site-specific subsidence investigation to characterize the subsidence hazard on this site or, in accordance with the recommendations in Western Environment's Mine Subsidence Assessment (April 22, 2015), limiting foundation lengths to less than 140 feet. The applicant has elected to divide the planned hanger buildings into smaller structures, with individual foundation systems and a six-inch gap between each structure composing the overall hanger building. I confirmed with Greg Sherman of Western Environment that this design is consistent with his recommendations.

Chris LaRue
October 19, 2020
Page 2 of 2

In the absence of a specific commitment by the applicant to adhere to the segmented design agreed to in 2015 and discussed above, or other specific mitigation strategy developed by a qualified design professional, CGS continues to recommend either smaller building footprints with individual length and width dimensions not exceeding 140 feet, or a site-specific subsidence hazard investigation to better characterize subsidence potential and to develop site-specific mitigation recommendations, including possibly longer foundation dimensions.

Thank you for the continued 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,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke.

Jill Carlson, C.E.G.
Engineering Geologist

Chris LaRue

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Thursday, October 1, 2020 11:36 AM
To: Development Referral
Subject: MS-001121-2019 & PUD-001122-2019

It does not appear that comments from our letter dated 12-10-19 have been addressed. Fire hydrant locations, waterline and sizes still need to be shown relationship to the roads.

Thank you,

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
303-772-0710 x1121 | lpenfold@mvfpd.org | www.mvfpd.org





Memo

To: Chris LaRue
From: Chad Schroeder, P.E., CFM, Development Engineering Supervisor
Date: November 3, 2020
Subject: **Airpark Track RePlat D MS and PUD Comments**
CC: David Pasic
Wendi Palmer
Tyler Burhenn

Previous Comments:

3. See attached Drainage Report Comments from Merrick dated January 10, 2020.

Comment:

See the following sections for response to the Merrick comments.

Phase III Drainage Report

2. There are several references in the text and on the Drainage Plan that say details of proposed site and building improvements will be submitted during the Site Plan Review process. While this may be true, a Phase III drainage report must include all information for proposed drainage improvements for the site. Refer to Town Standards and Specifications Section 100 for requirements for a Phase III Drainage Report and revise this report as necessary.

Comment:

We met with Staff on February 24, 2020 to review the drainage comments. Currently, the final development plans for Tract E-2 are unknown. Therefore, it would be premature to complete final design on proposed improvements based on unknown plans. For purposes of this Minor Subdivision submittal, a Phase III Drainage Report was provided which analyzes all of the existing drainage improvements. This included all of the relevant culverts, swales and water quality ponds. A subsequent Phase III Drainage Report would be submitted concurrent with the SIP phase of the project, as required by the Town. That that time, final design of the proposed drainage improvements would be provided. Staff seemed agreeable to this approach. The drainage report has been revised in anticipation of future SIP submittals.

The drainage report needs to show how the onsite drainage will be routed to the pond and that the pond is adequately sized. When the SIPs come in for each building, then drainage conformance reports can be provided showing adherence to the minor subdivision drainage report for the specific drainage structures on each site.

3. Since the proposed storm sewer system was not shown on the Drainage Plan, we could not correlate the sizing calculations to the Drainage Plan. Therefore, we did not review the culvert or channel/swale calculations or designs.

Comment:

See comment response above. Drainage calculations were provided for the existing improvements. Culvert and/or channel/swale calculations were provided as required.

The proposed storm sewer system needs to be designed, aligned, and modeled accordingly for the entire minor subdivision.

4. In Section I.A. and II.2., it is stated that the project site is located within Drainageway 2 South from the Erie Outfall Systems Plan (OSP) West of Coal Creek by Respec and WRC Engineering (2014). The site does not fall within the basin boundaries of the 2014 OSP as it is located on the east side of Coal Creek, not the west side. An OSP for the east side of Coal Creek was performed by Love and Associates in 2007 that includes this site. Verify that proposed drainage improvements are consistent with any proposed major drainageway improvements from that study.

Comment:

Noted. We could not find the 2007 Love OSP in any of the available resources. Kindly provide the required OSP and we can reference it in the report.

The Town will provide a copy of the 2007 Love OSP.

6. From existing contours on Drainage Map D1.01, a large majority of the site will drain to the northwest and not northeast to the existing water quality pond as indicated in the report text. Provide proposed grading and drainage improvements to drain the entire site to the water quality pond.

Comment:

See comment response above. The existing drainage patterns will be maintained until time of development.

Staff seemed agreeable to this approach. The drainage report has been revised in anticipation of future SIP submittals.

See Comment #2 response.

11. Refer to Section 100 of the Town Standards and Specifications for what is required for drainage maps, especially proposed drainage patterns.

Comment:

See comment response above for the proposed drainage improvements.

See Comment #2 response.

Area Grading Plan

16. No proposed grading is shown on the plan. As stated in comment 6, the existing contours indicate that runoff from a significant portion of the site will drain to the northwest to an existing ditch and culvert, instead of to the existing water quality pond. Provide proposed grading and improvements (curbs, berms, swales, concrete pans) as needed to drain the entire site to the water quality pond as originally designed. In addition, since the pond was graded several years ago and may have silted in, cleaning

out the pond will be required to reestablish the volume needed and to clean out the outlet structure.

Comment:

See comment response above. The existing drainage patterns will be maintained until time of development.

Staff seemed agreeable to this approach. The drainage report has been revised in anticipation of future SIP submittals.

The capacity of the existing water quality pond was surveyed in 2018. The pond volume calculations have been included with the updated drainage report. The pond has been maintained by the applicant and the HOA on a regular basis. The pond was cleaned out after the major storm event in 2013 and again after a major storm event in 2019.

See Comment #2 response.

Conceptual Site Plan

18. On Sheet C1.01 (Conceptual Site Plan), Building G is shown to be intruding into the drainage easement and grading for the existing water quality pond located at the northeast corner of the site. Additionally, it appears Buildings J, H, and G are located over existing storm pipes along the east sides of the buildings. Buildings must not intrude into the drainage easement/water quality pond limits or bury storm pipes. Revise site plan as necessary.

Comment:

See comment response above for the proposed drainage improvements.

The size and location of Building G is subject to change and has been removed from the drainage easement as required.

The existing storm sewer lines in conflict with Buildings J, H and G is to be relocated as part of the subsequent SIP submittal. The buildings in this area have been located outside of any drainage easements.

Should you have any questions or comments concerning this letter kindly give us a call.

See Comment #3 response.

4. The Town will require the Tract E-2 and new future development in the area to be served by the Town's sanitary sewer system.
 - a. Either a connection can be made by the installation of the proposed South Coal Creek Sewer trunk line in Airport Drive to the area of the airplane taxiway bridge over Coal Creek. The Parkdale development will install the north segment of the South Coal Creek Sewer trunk line from the connection point near the Vista Parkway bridge over Coal Creek to the airplane taxiway bridge. From airplane taxiway bridge, Parkdale will branch off under Coal Creek to install their connecting sanitary trunk line.
 - b. Otherwise, a shorter connection from Tract E-2 can be proposed under Coal Creek to connect to the Parkdale trunk line.

Comment:

We are proposing to accomplish the required sanitary sewer connection via Option B noted above and presented by Staff. The PUD Narrative, MS Narrative and the Engineering Plans have been revised accordingly.

The Town of Erie sanitary sewer mains are not located adjacent to the subject property. A future 15” sanitary sewer main extension is anticipated to be constructed as part of the Parkdale development. This proposed sanitary sewer main extension is to be constructed along the north side of Coal Creek, north of the subject property. The project proposes to extend a new 8” sanitary sewer main north, underneath of Coal Creek, and connecting to the proposed Parkdale 15” sanitary sewer main. Should the Parkdale main not be constructed, then the subject property would be provided wastewater services through an individual sewage disposal system (ISDS) in accordance with Weld County Standards.

The Town prefers Option A and requests the applicant provide a cost estimate for Option A. As discussed with the applicant’s representatives in separate meetings, the Airport Drive alignment also contains an asbestos concrete water line that needs to be replaced which the Town has budgeted for. The Town wants to work with the applicant on a possible cost sharing agreement for Option A before approving the Option B alignment.

5. A utility study needs to be provided showing the integration and flows of the sanitary and water lines with Town’s networks.

Comment:

A Utility Report has been included with this submittal.

Additional Utility Report Comments will be provided by Merrick shortly.

6. The exact future uses in Tract E is unknown at this time, but the potential proposed uses could generate significant traffic. The Town is concerned about the need for a signal at SH7 and Airport Drive. If a signal is warranted, the SH7 Access Control Plan would need to be modified to account for the signal. The Town will condition future uses off Airport Drive to evaluate the need for a signal at SH7.

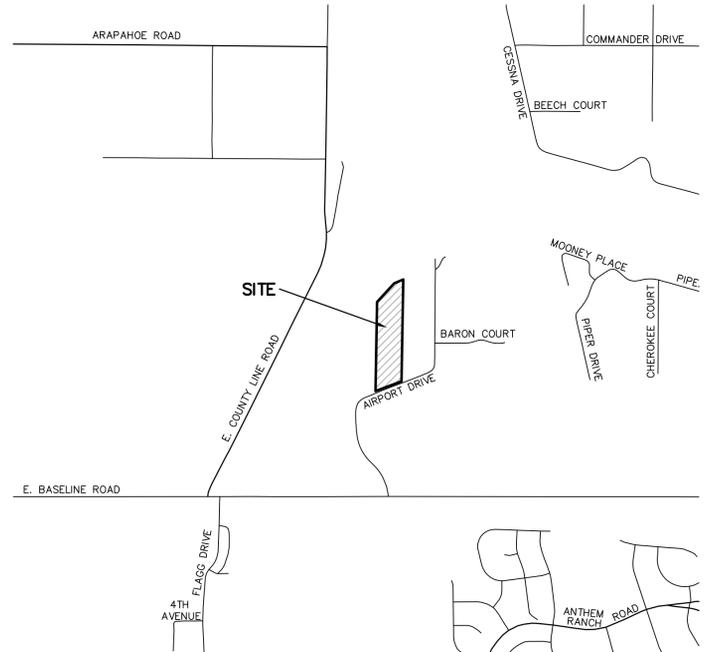
Comment:

We met with Staff on February 24, 2020 to review the traffic concerns with our Traffic Engineer. We have acknowledged that there has been concerns about the level of service at this intersection. As noted in the TIS, we have proposed to construct a southbound, right turn lane, at the intersection of Airport Drive and SH7. The proposed improvements have been shown on the revised Roadway Engineering Plans attached to this submittal. This will help to alleviate the LOS delays that occur at the intersection. We have also adjusted the proposed PUD uses to minimize truck traffic and will continue to work with Staff and our tenants to minimize truck traffic in and out of the development.

As noted in our meeting, the Traffic Engineer has stated that we do not meet the warrants required by CDOT for a fully signalized intersection. The LOS delays that are experienced at the intersection are mainly due to the overcapacity volume of traffic on SH7, and not the minimal traffic associated with Airport Drive. Any additional work at the SH7 intersection

ERIE AIR PARK REPLAT D

A REPLAT OF TRACT E-2, ERIE AIR PARK SUBDIVISION TRACT E MINOR SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.340 ACRES - 1 LOT
 MS-001121-2019



VICINITY MAP
 SCALE: 1"=1000'

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	450,400 SF	100.00%
TRACTS	0 SF	0%
PUBLIC R.O.W.	0 SF	0%
TOTAL	450,400 SF	100.00%

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- LAND TITLE GUARANTY COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25152287-10 EFFECTIVE DATE 03/21/20 AT 5:00 P.M. WAS RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAT.
- PORTIONS OF THE PROPERTY LIE WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE =BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD IS THE WATER-SURFACE ELEVATION OF THE 1% CHANCE FLOOD. ZONE X (SHADED) =AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. APPROXIMATE SFHAS ARE SHOWN PER PRELIMINARY INSURANCE RATE MAPS (FIRMS) FOR THE COAL CREEK AND ROCK CREEK PHYSICAL MAP REVISION.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.

LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP
STAMPED SCOTT COX ASS PLS 24302 (P&C) (UNLESS NOTED)
- SET NAIL AND 3/4" BRASS TAG
STAMPED PLS 24302 (NAIL&TAG) AS NOTED
- FOUND MONUMENT AS NOTED
- RECORD COURSE PER PLAT
- MEASURED COURSE PER THIS SURVEY
- RECORD OR CALCULATED POSITION TO FOUND MONUMENT

DEDICATION STATEMENT

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION, A PLAT RECORDED ON 03/22/19 AT RECEPTION NO. 4475348, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE AIR PARK REPLAT D, THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

The easements noted hereon are dedicated to the Town of Erie, Colorado for public uses and purposes as noted hereon.

OWNER SIGNATURE
 REAL INVESTMENTS, LLC

BY: DAVID NASSAR (DATE)

TITLE:

STATE OF COLORADO)
 COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

 (SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE

Title documents will need to be a minimum of 30 days from approval.

WE, LAND TITLE GUARANTY COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE LISTED IN THE TITLE INSURANCE PRODUCT _____

LAND TITLE GUARANTY COMPANY

BY: _____ (NAME OF AUTHORIZED OFFICIAL) (DATE)

TITLE:

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO)
 COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

 (SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS ERIE AIR PARK REPLAT D IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20__.

MAYOR _____

ATTEST _____ TOWN CLERK

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.



A. JOHN BURI

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 24302

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

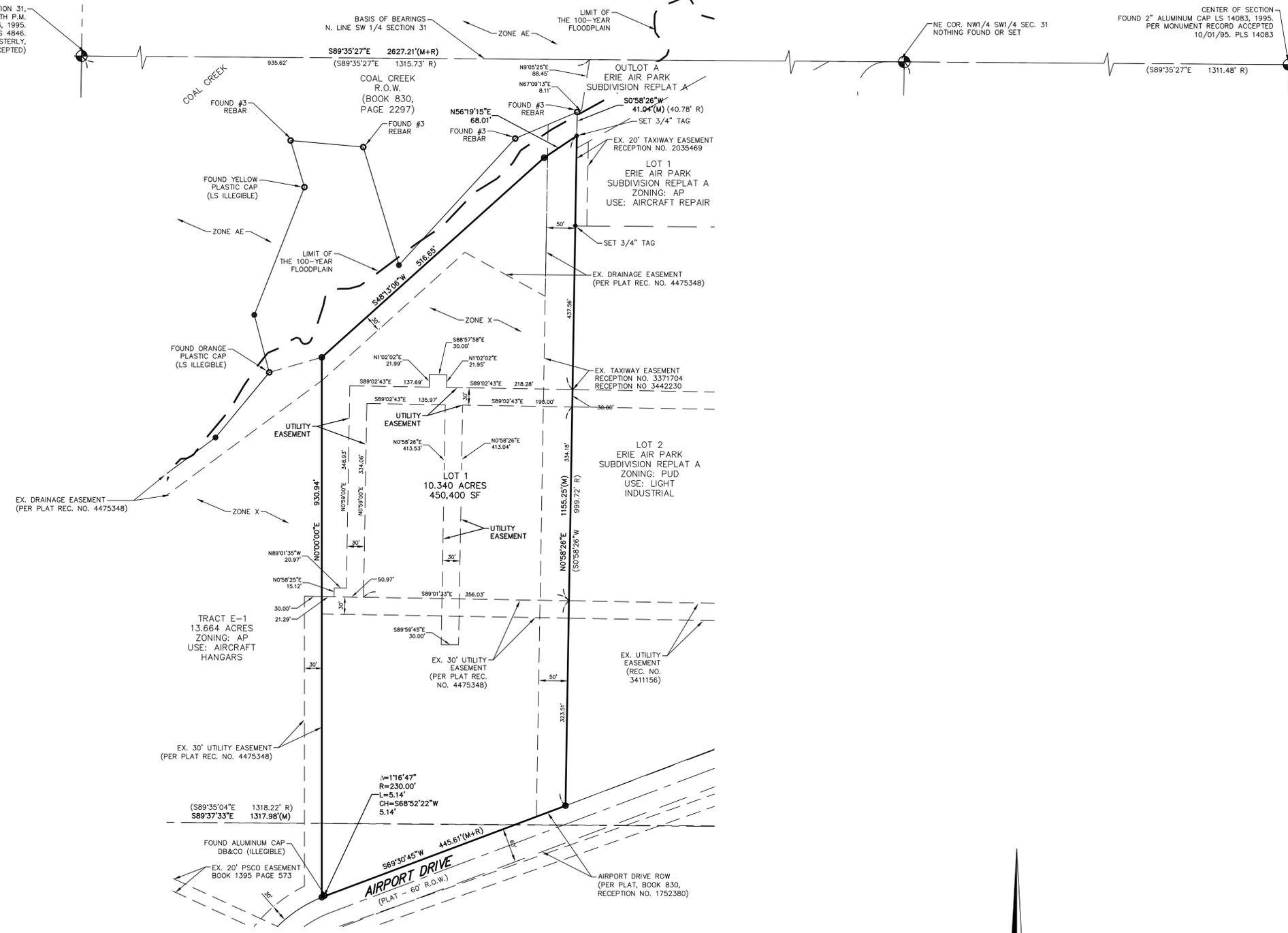
Designed by	AJB	Date	11/08/19	Scale	AS SHOWN	Drawing no.	17510C-2	Sheet	1
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	06/05/20	Project no.	17510C
Checked by	AJB	Revision	2	Description	TOWN COMMENTS	Date	01/08/21		

ERIE AIR PARK REPLAT D

A REPLAT OF TRACT E-2, ERIE AIR PARK SUBDIVISION TRACT E MINOR SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.340 ACRES - 1 LOT
 MS-001121-2019

W 1/4 CORNER SECTION 31,
 TIN, REBW OF THE 6TH P.M.
 FOUND 2-1/2" ALUMINUM CAP, LS 28273, 1995.
 PER MONUMENT RECORD ACCEPTED 9-11-02, PLS 4846.
 (FOUND 1 3/4" UNMARKED BRASS CAP 3.4' EASTERLY,
 NOT ACCEPTED)

CENTER OF SECTION
 FOUND 2" ALUMINUM CAP LS 14083, 1995.
 PER MONUMENT RECORD ACCEPTED
 10/01/95, PLS 14083



Scale: 1" = 100'
 U.S. SURVEY FEET

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	AJB	Date	11/08/19	Scale	AS SHOWN	Drawing no.	17510C-2	Sheet	2
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	06/05/20	Project no.	17510C
Checked by	AJB	Revision	2	Description	TOWN COMMENTS	Date	01/08/21	Project no.	17510C

LOT 1 ERIE AIR PARK REPLAT D PD ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
AREA = 10.340 ACRES
PUD-001122-2019



ERIE | david@nassardevelopment.com
303.775.8522

DENVER | zach@nassardevelopment.com
303.775.8522

Consultant



Issue/Revisions Date No.

Project Information

LOT 1
ERIE AIR PARK REPLAT D
2800 AIRPORT DRIVE
ERIE, COLORADO

Sheet Information

Sheet Title:
COVER SHEET

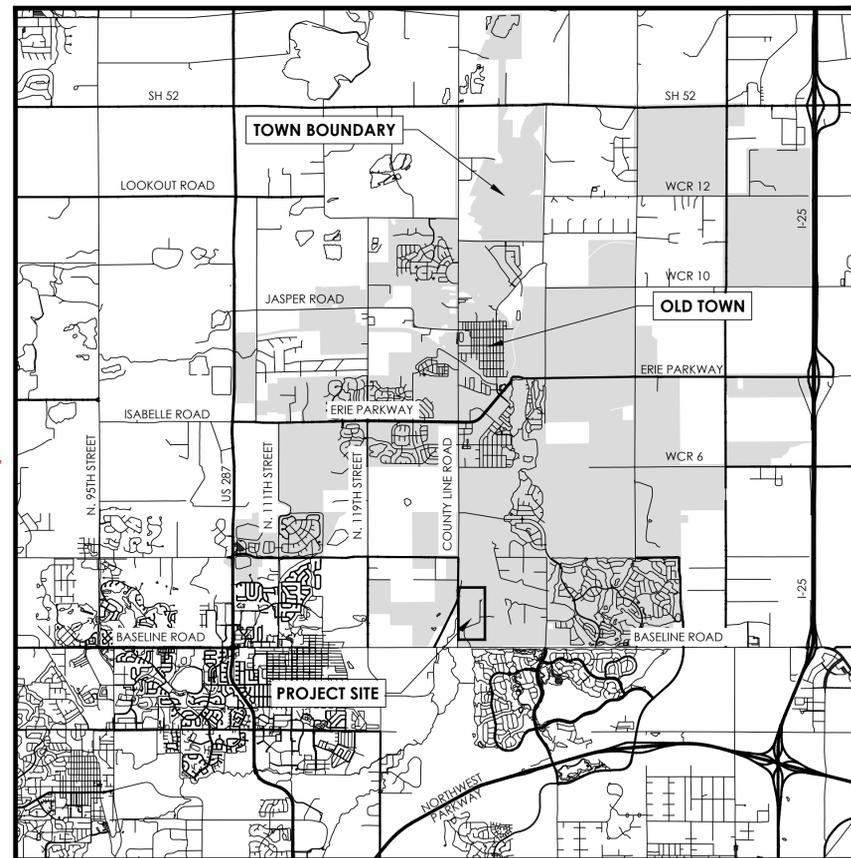
PD SUBMITTAL 01/08/2021
Sheet Number:

1 of 2

Nassar Project: 2019.xx

NOTES	
1.	THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN ON THE FINAL PLAT AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
2.	THIS PD ZONING MAP MODIFIES THE USES SET FORTH IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE (UDC) AS PROVIDED FOR IN SECTION 10.3.1.
3.	THE TABLE OF PERMITTED USES IN THE UDC FOR THE UNDERLYING ZONE DISTRICT(S) SHALL GOVERN THE PROPERTY UNLESS OTHERWISE ALTERED OR MODIFIED BY THIS PD.
4.	IN THE EVENT THAT THERE IS ANY DISCREPANCY BETWEEN THE UDC AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE UDC.

USE STANDARDS	
PERMITTED USES BY RIGHT	
THE FOLLOWING USES SHALL BE PERMITTED IN THE LOT 1 ERIE AIR PARK REPLAT D PD ZONE DISTRICT AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.	
<ul style="list-style-type: none"> • AVIATION MUSEUM • REPAIR SHOP • CONTRACTOR'S SHOP, INTERIOR ONLY • INDUSTRIAL, LIGHT • LIGHT EQUIPMENT SALES, SERVICE AND RENTAL • LIGHT MANUFACTURING, GENERAL 	
SPECIAL REVIEW USE	
THE FOLLOWING USES, AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE, SHALL BE REVIEWED PURSUANT TO THE SPECIAL REVIEW USE PROCESS AND APPROVAL CRITERIA:	
<ul style="list-style-type: none"> • MUSEUM • COMMERCIAL AMUSEMENT, INDOOR • CONTRACTOR'S SHOP WITH EXTERIOR STORAGE OR STORAGE YARD • MINI-WAREHOUSE/SELF STORAGE 	



SHEET INDEX	
1	COVER SHEET
2	ZONING MAP

This description needs describe the lot now, not what it will be. "Erie Airpark Tract E Minor Subdivision"

LEGAL DESCRIPTION
LOT 1, ERIE AIR PARK REPLAT D, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE
I, A. JOHN BURL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.
A. JOHN BURL, PLS FOR AND ON BEHALF OF SCOTT, COX & ASSOCIATES, INC. COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24302

BOARD OF TRUSTEES CERTIFICATE
THIS PD ZONING MAP IS TO BE KNOWN AS "LOT 1 ERIE AIRPARK REPLAT D PD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.
MAYOR _____
ATTEST: _____
TOWN CLERK _____

CLERK & RECORDER CERTIFICATE
STATE OF COLORADO } COUNTY OF WELD } I HEREBY CERTIFY THAT THIS PD ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____
WELD COUNTY CLERK AND RECORDER _____

Add an additional note stating this PUD is only to add use standards.....

All uses permitted in AP zone district are permitted within this PD. In addition.....

In instances where this PD does not cover specific development provisions, the UDC shall govern utilizing the AP zoning district.

This description needs describe the lot now, not what it will be. "Erie Airpark Tract E Minor Subdivision"

"A"

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

February 15, 2021

Chris LaRue
Town of Erie
Planning & Development
developmentreferral@erieco.gov

Location:
NW¼ SW¼ Section 31,
T1N, R68W of the 6th P.M.
40.005, -105.0532

**Subject: Erie Air Park Tract E (Replat D)
Minor Subdivision MS-001121-2019 and PUD Amendment PUD-001122-2019
Town of Erie, Weld County, CO; CGS Unique No. WE-20-0020-3**

Dear Chris:

Colorado Geological Survey has reviewed the Erie Air Park Tract E minor subdivision and PUD amendment resubmittal. CGS provided review comments on the original Erie Air Park Tract E-2 (MS-001121-2019 and PUD-001122-2019) referral on January 13, 2020, and a previous Erie Air Park Tract E (Replat D) resubmittal on October 19, 2020.

I could not find any response to our 10/19/2020 review comments in the current referral documents. Our previous comments were based on the following documents, and remain valid:

- Preliminary Subsurface Exploration Program, Erie Air Park Tract E, Lot E-2 (Ground Engineering Job No. 19-0040, November 29, 2018),
- Mine Subsidence Assessment, Tract E-2, Erie Air Park Subdivision (Western Environment and Ecology, Inc., September 24, 2019).

Mine subsidence. The southern and eastern portions of the site are known to be undermined by room-and-pillar workings and worked out (all coal removed) areas of the Parkdale Mine at approximately 150-200 feet below the ground surface. Our understanding of the extent of undermining is based only on historic mine maps, which may be inaccurate and/or incomplete. Western Environment's 9/24/2019 Mine Subsidence Assessment is based on investigations for nearby properties, all in mines other than the Parkdale. No site-specific subsidence hazard investigation has been conducted to verify the accuracy of the historic Parkdale Mine map, and to characterize the depth, extent, and condition of mine workings, subsidence potential, and surface strain.

Based on strain analysis using data points for nearby sites over mines other than the Parkdale, Western Environment recommends a maximum foundation length of 140 feet over the undermined area shown on Western's Figure 3.

The applicant states in the 6/11/2020 and 9/3/2020 PUD and Minor Subdivision Comment Response Letters, "As we have with other projects, we will work with our Structural Engineer, Geotechnical Engineer and Mining Subsidence consultant to provide building separation and other designs that will be able to meet the specific geotechnical and geological requirements."

By “other projects,” the applicant may be referring to the adjacent Erie Convair Hangar A project. The mine subsidence hazard was discussed in CGS’s 2015 reviews of the Erie Convair Hangar A special review use and site plan amendment, and was resolved as follows (CGS, October 13, 2015):

In our original Erie Convair Hanger A review letter (June 10, 2015), CGS recommended either a site-specific subsidence investigation to characterize the subsidence hazard on this site or, in accordance with the recommendations in Western Environment’s Mine Subsidence Assessment (April 22, 2015), limiting foundation lengths to less than 140 feet. The applicant has elected to divide the planned hanger buildings into smaller structures, with individual foundation systems and a six-inch gap between each structure composing the overall hanger building. I confirmed with Greg Sherman of Western Environment that this design is consistent with his recommendations.

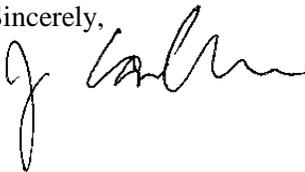
In the absence of a specific commitment by the applicant, and acceptable to the Town, to (1) limit building foundations to length and width dimensions not exceeding 140 feet, or (2) adhere to the segmented design agreed to in 2015 and discussed above, or (3) adhere to other specific mitigation strategy(s) developed by a qualified design professional, and due to uncertainty regarding the extent of mine workings beneath the site, CGS suggests the following plat note:

Portions of Erie Air Park Replat D are undermined. To reduce risk of subsidence-related damage, no building or building segment may exceed 140 feet in length or width.

The mine subsidence hazard and mitigation recommendations are described in Mine Subsidence Assessment, Tract E-2, Erie Air Park Subdivision (Western Environment and Ecology, Inc., September 24, 2019). This report is on file with the Town of Erie Planning and Development Department, Files. MS-001121-2019 and PUD-001122-2019.

Thank you for the continued 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



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
clarue@erieco.gov

Planning & Development Planning

Memo

To: Don Ash

From: Chris LaRue, Senior Planner

Date: July 12, 2021

Re: MS-001121-2019 & PUD-001122-2019 Lot 1 Erie Airpark Minor Subdivision and PD

cc: Fred Starr; Deborah Bachelder; David Pasic; Chad Schroeder; Luke Bolinger; Darren Champion

Town staff has reviewed the applications for the Erie Air Park Minor Subdivision Plat and PD, for conformance with Municipal Code, Title 10 at the July 1, 2021 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 application is revision and resubmittal for another referral and Development Review Team review. This second referral review will take approximately four weeks to complete. 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.

Digital Copies:

- One Digital Copy of written response and all resubmittal documents. Please contact Melinda Helmer (mhelmer@erieco.gov) to obtain a link to upload your resubmittal. Digital copies will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning, Engineering (includes FHU & Merrick comments), Stormwater, Parks (including Plan West), Building, and GIS (Addressing)

- The following agencies provided comments that do not require a response:
 1. CGS
 2. Ehrhart Surveying

Planning Comments

Final Plat

1. Please refer to redlines for specific comments on the plat document (**attached**). There are only two typos to correct.

2. A development agreement (DA) will be required. Staff previously sent the templates for the DA and Exhibit B, but just in case, you can find these documents here:

DA: <https://erieco.gov/DocumentCenter/View/13800/DA-no-phasing?bidId=>

Exhibit B: <https://erieco.gov/DocumentCenter/View/13250/2020-6-30-Exhibit-B-Template-from-Engineering?bidId=>

INFORMATIONAL COMMENTS

The following comments are informational in nature and do not require a response at this time:

1. Review Process: The next resubmittal will be a shortened review time period consisting of approximately 4 weeks. In all likelihood we will be able to reduce the time down even more since all the remaining comments consist of engineering responses and DA review.
2. Prior to scheduling the Plat and PD for a public hearing before the Planning Commission and Board of Trustees another round of review will be required to address these comments. After the completion of the next round review staff will assess the viability of scheduling for hearing or requiring another review.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-926-2776 or clarue@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

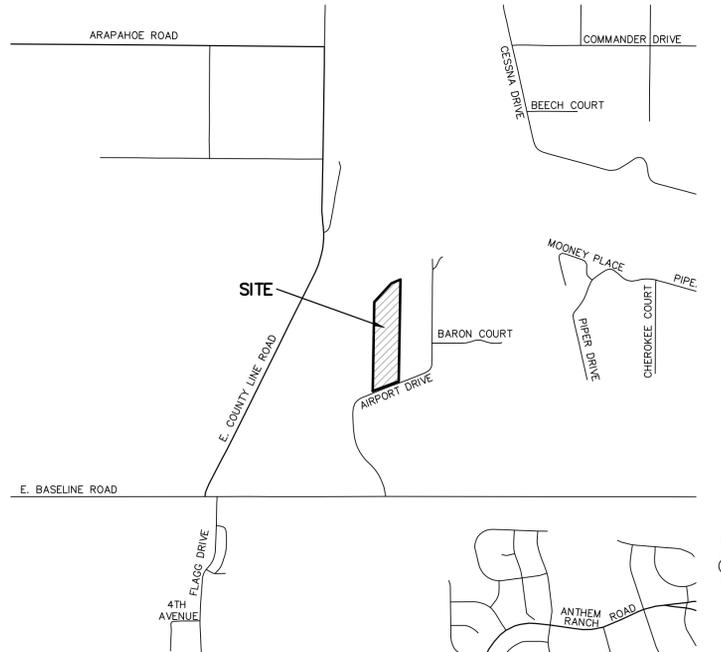
Christopher C. LaRue
Senior Planner

ATTACHMENTS:

1. Redlines: Planning (Plat)
2. Engineering (which includes Stormwater, Merrick & FHU)

ERIE AIR PARK REPLAT D

A REPLAT OF TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 31
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 10.340 ACRES - 1 LOT
 MS-001121-2019



VICINITY MAP
 SCALE: 1"=1000'

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
LOTS	450,400 SF	100.00%
TRACTS	0 SF	0%
PUBLIC R.O.W.	0 SF	0%
TOTAL	450,400 SF	100.00%

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- LAND TITLE GUARANTY COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. FCC25152287-10 EFFECTIVE DATE 03/21/20 AT 5:00 P.M. WAS RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS PLAT.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 08013C0443K, MAP REVISED AUGUST 15, 2019, IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X (SHADED) BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
- PORTIONS OF ERIE AIR PARK REPLAT D ARE UNDERMINED. TO REDUCE RISK OF SUBSIDENCE-RELATED DAMAGE, NO BUILDING OR BUILDING SEGMENT MAY EXCEED 140 FEET IN LENGTH OR WIDTH.

THE MINE SUBSIDENCE HAZARD AND MITIGATION RECOMMENDATIONS ARE DESCRIBED IN MINE SUBSIDENCE ASSESSMENT, TRACT E-2, ERIE AIR PARK SUBDIVISION (WESTERN ENVIRONMENT AND ECOLOGY, INC., SEPTEMBER 24, 2019). THIS REPORT IS ON FILE WITH THE TOWN OF ERIE PLANNING AND DEVELOPMENT DEPARTMENT, FILES. MS-001121-2019 AND PUD-001122-2019.

DEDICATION STATEMENT

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION, A PLAT RECORDED ON 03/22/19 AT RECEPTION NO. 4475348, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE AIR PARK REPLAT D. THE EASEMENTS NOTED HEREON ARE DEDICATED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

Remove extra ""

OWNER SIGNATURE
 REAL INVESTMENTS, LLC

BY: _____ (DATE)
 DAVID NASSAR

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

 (SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTY COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE LISTED IN THE TITLE INSURANCE PRODUCT _____

LAND TITLE GUARANTY COMPANY

BY: _____ (DATE)
 (NAME OF AUTHORIZED OFFICIAL)

TITLE: _____

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

 (SEAL)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- ⊕ SET NAIL AND 3/4" BRASS TAG STAMPED PLS 24302 (NAIL&TAG) AS NOTED
- FOUND MONUMENT AS NOTED
- (R) RECORD COURSE PER PLAT
- (M) MEASURED COURSE PER THIS SURVEY
- (S54°08'29"W 0.08')
- RECORD OR CALCULATED POSITION TO FOUND MONUMENT

BOARD OF TRUSTEES APPROVAL CERTIFICATE Add "at"

THIS PLAT IS TO BE KNOWN AS ERIE AIR PARK REPLAT D IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____ 20__.

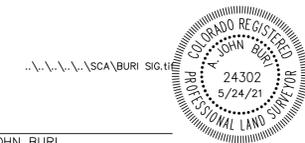
 MAYOR

ATTEST _____
 TOWN CLERK

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.



A. JOHN BURI

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 24302

		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051							
Designed by	AJB	Date	11/08/19	Scale	AS SHOWN	Drawing no.	17510C-2	Sheet	1
Drawn by	JAS	Revision	2	Description	TOWN COMMENTS	Date	01/08/21	Project no.	17510C
Checked by	AJB	Revision	3	Description	TOWN COMMENTS	Date	05/21/21	Project no.	17510C



Memo

To: Chris LaRue
From: Chad Schroeder, P.E., CFM, Development Engineering Supervisor
Date: July 9, 2021
Subject: **Airpark Track RePlat D MS and PUD Comments**
CC: David Pasic
Wendi Palmer
Tyler Burhenn
Zachary Ahinga

Previous Comments:

4. The Town will require the Tract E-2 and new future development in the area to be served by the Town's sanitary sewer system.
 - a. Either a connection can be made by the installation of the proposed South Coal Creek Sewer trunk line in Airport Drive to the area of the airplane taxiway bridge over Coal Creek. The Parkdale development will install the north segment of the South Coal Creek Sewer trunk line from the connection point near the Vista Parkway bridge over Coal Creek to the airplane taxiway bridge. From airplane taxiway bridge, Parkdale will branch off under Coal Creek to install their connecting sanitary trunk line.
 - b. Otherwise, a shorter connection from Tract E-2 can be proposed under Coal Creek to connect to the Parkdale trunk line.

Comment1:

We are proposing to accomplish the required sanitary sewer connection via Option B noted above and presented by Staff. The PUD Narrative, MS Narrative and the Engineering Plans have been revised accordingly.

The Town of Erie sanitary sewer mains are not located adjacent to the subject property. A future 15" sanitary sewer main extension is anticipated to be constructed as part of the Parkdale development. This proposed sanitary sewer main extension is to be constructed along the north side of Coal Creek, north of the subject property. The project proposes to extend a new 8" sanitary sewer main north, underneath of Coal Creek, and connecting to the proposed Parkdale 15" sanitary sewer main.

Should the Parkdale main not be constructed, then the subject property would be provided wastewater services through an individual sewage disposal system (ISDS) in accordance with Weld County Standards.

The Town prefers Option A and requests the applicant provide a cost estimate for Option A. As discussed with the applicant's representatives in separate meetings, the Airport Drive alignment also contains an asbestos concrete water

line that needs to be replaced which the Town has budgeted for. The Town wants to work with the applicant on a possible cost sharing agreement for Option A before approving the Option B alignment.

Comment2:

The plans have been revised to reflect discussions we have had with Staff and will proposed the Option A route. We will continue to work with Staff on possible cost sharing agreements.

Staff concurs. Please provide cost estimate of the Airport Drive water line replacement from Barron Court to where the water line turns east to go under Coal Creek.

Comment3:

The comment has been addressed.

The route for the sanitary sewer line has been addressed. But we still need to finalize the reimbursement agreement amount and timing. This can be handled in the Development Agreement.

5. The exact future uses in Tract E is unknown at this time, but the potential proposed uses could generate significant traffic. The Town is concerned about the need for a signal at SH7 and Airport Drive. If a signal is warranted, the SH7 Access Control Plan would need to be modified to account for the signal. The Town will condition future uses off Airport Drive to evaluate the need for a signal at SH7.

Comment1:

We met with Staff on February 24, 2020 to review the traffic concerns with our Traffic Engineer. We have acknowledged that there has been concerns about the level of service at this intersection. As noted in the TIS, we have proposed to construct a southbound, right turn lane, at the intersection of Airport Drive and SH7. The proposed improvements have been shown on the revised Roadway Engineering Plans attached to this submittal. This will help to alleviate the LOS delays that occur at the intersection. We have also adjusted the proposed PUD uses to minimize truck traffic and will continue to work with Staff and our tenants to minimize truck traffic in and out of the development.

As noted in our meeting, the Traffic Engineer has stated that we do not meet the warrants required by CDOT for a fully signalized intersection. The LOS delays that are experienced at the intersection are mainly due to the overcapacity volume of traffic on SH7, and not the minimal traffic associated with Airport Drive. Any additional work at the SH7 intersection to alleviate the LOS delays would necessitate a widening of SH7 to four lanes, auxiliary acceleration and deceleration lanes, left turn lane, drainage improvements, construction of a box culvert at the major drainageway, and additional ROW dedications. The severe magnitude of the anticipated transportation improvements is well outside the scope of this project.

Our Traffic Engineer can provide additional discussions regarding the signal warrants if required.

The variety of trips generated from the proposed uses needs to be updated. Provide updated traffic count ranges based upon the range of uses that are proposed to be approved for the site.

Comment2:

We met with Staff on November 11, 2020 to discuss the proposed uses and traffic impacts. The PD zoning has been revised and has eliminated the higher trip generating uses. The uses proposed for the site matches the TIS trip generation values. No further updates of the TIS will be required.

Staff notes that although a traffic signal at Airport Drive and SH7 is not warranted at this time, future build out of the Erie Airpark will eventually warrant a signal.

Comment3:

The comment has been addressed.

No further response needed. Staff reiterates traffic volumes will be evaluated with every new use added along Airport Drive. Eventually a signal will be required at Airport Drive and SH7. This will require the future applicant to have the signal paid for, designed, and installed which also requires having the SH7 Access Control Plan modified and obtaining a CDOT Access Permit.

6. CDOT will need to approve the Airport Drive SH7 auxiliary lane improvements.

Comment1:

Noted. See previous response.

CDOT Region 1 will need to grant a new Access Permit for the expanded Airport Drive access with SH7. The Access Permit needs to be provided prior to going to the Town Board of Trustees for approval. The CDOT Notice to Proceed needs to be provided prior to the project's preconstruction meeting.

Comment2:

We will continue to work with Staff on the timing of this permit.

No further comment needed at this time. Prior to any development approval, the updated CDOT Access Permit will need to be provided and the NTP provided prior to any preconstruction meeting.

Comment3:

The comment has been addressed.

Comment stands, no further response needed at this time.

7. Any work in the Coal Creek floodplain will require the necessary USACOE permits and/or Town of Erie floodplain development permits.

Comment1:

Noted. See previous response.

If the Option B sanitary sewer alignment is the ultimate alignment, then these permits will be required prior to Board of Trustees approval.

Comment2:

Noted. See previous response regarding Option A. Some of this work will also be in the floodplain, but not the regulatory wetlands. We will continue to work with Staff on the timing of this permit.

The mouth of the drainage swale/ravine that is to be used for outflows from the detention pond into Coal Creek is experiencing significant erosion – see aerial photos below. Review the current situation and provide the necessary stabilization measures to address the problem and prevent future erosion.



Comment1:

As you are aware, this section of Coal Creek was heavily damaged during the flooding event of 2013. The steep banks left after the flood have yet to be repaired, which has obviously been undermined and somewhat affected by our site drainage. We would be willing to discuss repair options as part of the broader repair project, or something more isolated in order to stabilize the offsite drainage. Any repair must be sensitive to permitting constraints.

Further discussions are needed to determine what actions are needed with development of these lots.

UTILITY COMMENTS

Water

3. Provide a hydraulic model (XML file) for system connections. The Town will provide hydraulic model results at the proposed connection points for comparison.

Comment: The file has been included with this submittal.

The Town will have Merrick review and provide the applicant the findings.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



June 29, 2021

Karen Berry
State Geologist

Chris LaRue
Town of Erie | Planning & Development
DevelopmentReferral@erieco.gov

Location:
NW¼ SW¼ Section 31,
T1N, R68W of the 6th P.M.
40.005, -105.0532

**Subject: Erie Air Park Tract E
Minor Subdivision MS-001121-2019 and PUD Amendment PUD-001122-2019
Town of Erie, Weld County, CO; CGS Unique No. WE-20-0020-4**

Dear Chris:

Colorado Geological Survey has reviewed the Erie Air Park Tract E minor subdivision and PUD amendment resubmittal. CGS provided review comments on the original Erie Air Park Tract E-2 (MS-001121-2019 and PUD-001122-2019) referral on January 13, 2020, and previous Erie Air Park Tract E resubmittals on October 19, 2020 and February 15, 2021.

The Erie Air Park Replat D plat (Scott, Cox & Associates, Inc., May 21, 2021) contains as survey note 7 the suggested text regarding mine subsidence hazard mitigation and the relevant report. This satisfactorily addresses CGS's concerns.

Thank you for the continued 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,

A handwritten signature in black ink, appearing to read 'Jill Carlson', is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist

Chris LaRue

From: John Ehrhart <john@coloradols.com>
Sent: Sunday, June 27, 2021 10:54 AM
To: Melinda Helmer
Cc: Chris LaRue
Subject: Re: Referral Review - Erie Airpark Minor Sub/PUD
Attachments: Plat-Erie Air Park Tract E MS - 1.pdf; Plat-Erie Air park Tract E MS-2.pdf

Melinda

No further comments on this, but I discovered that there are 2 plats recorded for the same reference plat here, 6 days apart. All of the signatures were done twice, and they appear to be essentially the same - I wonder how that happened? Both recorded plats are attached for reference.

Best,
John

John P. Ehrhart, PLS
Ehrhart Land Surveying, LLC
Mapping the Future Together
303-828-3340

On Tue, Jun 1, 2021 at 12:06 PM Melinda Helmer <mhelmer@erieco.gov> wrote:

Good Afternoon,

Please find the link for referral documents on the above noted project:

<https://erieco.sharefile.com/d-s25c0b6e11cde482b85239cda12af6e1c>

Referral comments are due back by June 29, 2021. Staff DRT is scheduled for July 1, 2021.

Please let me know if you have any questions.

Regards,

to alleviate the LOS delays would necessitate a widening of SH7 to four lanes, auxiliary acceleration and deceleration lanes, left turn lane, drainage improvements, construction of a box culvert at the major drainageway, and additional ROW dedications. The severe magnitude of the anticipated transportation improvements is well outside the scope of this project.

Our Traffic Engineer can provide additional discussions regarding the signal warrants if required.

The variety of trips generated from the proposed uses needs to be updated. Provide updated traffic count ranges based upon the range of uses that are proposed to be approved for the site.

7. CDOT will need to approve the Airport Drive SH7 auxiliary lane improvements.

Comment: Noted. See previous response.

CDOT Region 1 will need to grant a new Access Permit for the expanded Airport Drive access with SH7. The Access Permit needs to be provided prior to going to the Town Board of Trustees for approval. The CDOT Notice to Proceed needs to be provided prior to the project's preconstruction meeting.

8. Any work in the Coal Creek floodplain will require the necessary USACOE permits and/or Town of Erie floodplain development permits.

Comment: Noted. See previous response.

If the Option B sanitary sewer alignment is the ultimate alignment, then these permits will be required prior to Board of Trustees approval.

New Comments:

9. See attached Erosion Comments from dated November 2, 2020.