



January 27, 2017

**Todd Bjerkaas**

645 Holbrook St.  
P.O. Box 750  
Erie, CO 80516

**Re: Flatiron Meadows Planning Area C Preliminary Plat, Amendment No. 2  
Comment Response Letter**

Dear Mr. Bjerkaas,

We have reviewed the City's comments for the Preliminary Plat Amendment No. 2 Review dated January 18, 2017. Below you will find our responses to the comments. Enclosed with this letter are the required resubmittal documents as outlined in the comment letter.

If you need any additional materials or have any questions with the provided information, please feel free to contact me at [bkm@calibre.us.com](mailto:bkm@calibre.us.com) or (303) 339-5406.

Sincerely,

**CALIBRE ENGINEERING, INC.**

*Brian Moss*

Brian Moss, P.E.

Project Manager

**FLATIRON MEADOWS – PLANNING AREA C  
PRELIMINARY PLAT REVIEW RESPONSE**

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Listed below are responses to the comments dated January 18, 2017.

## Planning Division

### Preliminary Plat

1. General Comments
  - a. Revise the Title Block's acres, lots, and tracts to reflect changes to drawings.  
*Response: The Title Block has been updated.*
  - b. Update backgrounds for adjacent filings.  
*Response: Backgrounds for adjacent filings have been updated in the plans.*
  - c. Provide an exhibit detailing the open space areas that qualify for the Town's dedication requirements. Show a bold outline around the open space tracts. Within the tracts, provide different hatches for portions of the tract that don't qualify as open space (i.e. O&G setbacks, slopes exceeding 5:1, detention greater than 5' in depth, etc.) versus portions of the tracts that do qualify.  
*Response: An Open Space Plan has been added to the plat. Please see sheet 6 for details.*
  - d. See redlines for reference, additional comments, and technical corrections.  
*Response: The plan redlines have been addressed as necessary.*
2. Sheet T1 – Cover
  - a. Update the OPEN SPACE SUMMARY CHART per revisions to the preliminary plat.  
*Response: The open space summary chart has been updated and moved to sheet 6.*
3. Sheet LU1 – Land Use
  - a. The Existing Land Use Map does not match the approved Preliminary Plat, Amendment No. 1. The multi-family and pocket park hatch at the southwest corner of Erie Parkway and Flatiron Meadows Boulevard is still shown.  
*Response: The Existing Land Use Map has been modified to reflect the approved Preliminary Plat, Amendment No. 1.*
  - b. As 111<sup>th</sup> Street is a part of this amendment, the dashed line extents of the plat amendment are properly shown in the Proposed Land Use Map. Please revise the limits to match in the Existing Land Use Map.  
*Response: The limits of the Existing Land Use Map have been revised to show 111<sup>th</sup> Street.*
4. Sheet PH1 – Phasing Plan
  - a. Some lots are missing number labels. Please add.  
*Response: This has been corrected.*
5. Sheet TR1 – Trail Plan
  - a. Trails are not shown at all through-block connections and ends of all cul-de-sacs. Some connections may be limited by grading restraints. While a trail along the back sides of lots west of the tributary may not be feasible, some rear of lot connections can be made. See redlines and add connections.  
*Response: Requested trail connections have been added.*
  - b. Move the north tributary crossing further to the north. This will limit the amount of time that local trail users are on the regional spine trail.  
*Response: This tributary crossing hasn't been moved north due to safety concerns with a crossing at the drop structure. The crossing to the south is coordinated with the grade control structure and aligned with the sidewalk on the south side of Front Range Lane.*

**FLATIRON MEADOWS – PLANNING AREA C**  
**PRELIMINARY PLAT REVIEW RESPONSE**

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- c. Move the tributary crossing at the Pocket Park further to the north to align with the Pocket Park in Filing 8 and to limit the time people using local trails are on the Spine Trail.  
*Response: The tributary crossing has been moved to align with the grade control structure and aligned with the Filing 8 local trail.*
6. Sheet OU2 – Overall Utility Plan
  - a. The water line at the southern end of Road 1 that connects back to N. 111<sup>th</sup> Street is located in a tract 20' in width. Public utilities are to be located in a minimum 30' wide tract/easement.  
*Response: The water line and easement have been removed. The lots have been shifted west, and the water line now continues east of the cul-de-sac. The water and sanitary sewer lines are located in a 30' easement.*
  - b. The sewer line at the southern cul-de-sac of Road 1 that connects around to future development to the south is located in an easement 20' in width. Public utilities are to be located in a minimum 30' wide easement.  
*Response: The sewer line is now in a 30' wide easement.*
  - c. This same easement is partially located in the wetlands. Relocate easement outside of wetlands.  
*Response: The easement has been shifted west with the lot shift to obtain more clearance from the wetlands.*
7. Sheets GR1 and GR2 – Grading Plans
  - a. *Note: Town comments were revised to reflected the revised grading plan submitted on January 10, 2017.* There is proposed fill in the 10' range on the north side of the subdivision and at the Road 5 bulb adjacent to open space. Naturalize any proposed grading along the open space corridor.  
*Response: Grades have been naturalized in the open space and do not exceed 5:1 slopes.*
  - b. At Block 8, Lots 1-5, the adjacent Dam Breach elevation is the 45' contour which appears to go into the rear of lots. Adjustments may be needed to push the dam breach/grading outs of affected lots.  
*Response: The dam breach elevations change with the channel. The elevations shown at the section line are static and do not reflect the elevation at all points of a lot. The Dam Breach water surface has been modeled and compared to the final grading plan. We have verified that all points of the lot are above the Dam Breach water surface.*
  - c. Adjust grades to accommodate cul-de-sac and mid-block trails and the pocket park.  
*Response: Grades have been adjusted to accommodate trails and the pocket park.*
  - d. Note when calculating dedicated open space, the development also shall not receive credit for those areas that exceed slopes of 5:1 and heights of 5'.  
*Response: Acknowledged.*
  - e. The grading adjacent to N. 111<sup>th</sup> St. north of Prince Lake No. 2 does not appear to match the dam breach grading shown in the regional drainage improvements. Also, the alignment of N. 111<sup>th</sup> St. is located in the 100 year floodplain limits and dam breach limits.  
*Response: The grading conflict has been corrected and the 100-year floodplain and dam breach limits are outside of the 111<sup>th</sup> alignment.*
  - f. Contours do not coincide with the extents/limits of the flood plain and dam breach.  
*Response: The water surfaces limits have been updated to reflect the current grading.*

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**PRELIMINARY PLAT REVIEW RESPONSE**

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8. Sheet SP1 – Site Plan 1
  - a. The grayscaled line on this sheet shows the limits of the Lots and Open Space from the approved Preliminary Plat No. 1 for comparison. Lot 5, Block 8 encroaches too far past the previous plat limits and further narrows the narrowest portion of the open space corridor. Delete Lot 5 or adjust to the south and west to match previous preliminary plat. Please delete  
*Response: This row of lots has been adjusted to minimum lot sizes and the knuckle has been removed to gain open space east of lot 5.*
  - b. Tract E is called out as the Pocket Park. It extends out into the flood plain, dam breach, and drainage easement limits. Adjust boundaries of Tract E to be located outside of the 150' drainage easement limits.  
*Response: The boundary of Tract E has been adjusted to be outside of the drainage easement.*
9. Sheets SP2 & SP3 – Site Plan 2 & 3
  - a. Lot 1, Block 1 is a flag lot and prohibited by the UDC. The lot must meet the minimum lot width requirements (80') at the front setback line (25' into the lot). Lot 1 doesn't achieve its minimum 80' width until ~120' into the lot from the cul-de-sac ROW. You may be able to adjust the bulb/curvature of the cul-de-sac to increase the street frontage of Lot 1 and as a result the setback line is in the wider portion of the lot. You also may be able to modify the side lots lines of Lots 2-5 to gain some width for Lot 1.  
*Response: The configuration of the cul-de-sac and lots have been revised per Town redlines.*
  - b. Old Comment: Delete Tract G and extend adjacent lots to back to each other. If the applicant desires a feature/terminus at Road 4's intersection with Razorback lane, a small tract could be preserved and landscaped. Otherwise, staff's opinion is that Tract E's small size and lack of programming/design will be a maintenance burden on the HOA and a source of complaints by adjacent property owners/residents. 1/18 update: Per Comment 8.a above, the layout of lots in this area may change. Maintenance concern still valid.  
*Response: The open space tract is highly desired by the home builder. They would prefer to keep the tract between the lots.*

## Parks

### Comments for Preliminary Plat:

1. T1: Tree lawn standard is 6.5' minimum for 60' ROW local road, and 8' minimum width is preferred for 80' ROW collector.  
*Response: The typical sections have been updated to match Town standards.*
2. TR1: Crosswalks are recommended where Roads 2 and 4 intersect with N. 111th St.  
*Response: Acknowledged. A signage and striping plan will be submitted with the final plat.*
3. TR1: Show trail and tributary crossing connecting pocket park and spine trail per the layout shown on L.10.  
*Response: Trail connections and tributary crossings have been added to the plan per Town comments. The trail from the Pocket Park will cross the tributary further south and connect to the Spine trail by Filing 8.*
4. GR2: Provide retaining wall detail with basic design intent. Can be added to landscape details.  
*Response: Retaining wall details will be added with the final plat and final grading plans.*

## Colorado Geological Survey

### Comments from 9/6/2016:

CGS previously (June 14, 2016) discussed several potential concerns within the Amendment No. 2 area, including soft/loose, low density, low strength, settlement-prone soils, very shallow groundwater, and erosion along slopes above the Prince Tributary drainage.

1. **Soft/loose, wet, settlement-prone soils.** Calibre states in their Comment Response Letter (page 11) that grading will be outside of the wetlands, an interceptor drain and underdrain system will be constructed, and further investigation will be made in the final plat stage. CGS remains concerned about soft/loose, wet, low density, low strength, settlement-prone soils described by CTL|Thompson within all or nearly all of the Amendment No. 2 area. Significant dewatering will be needed to allow excavation of the underdrain and sewer utility trench, and extensive wet, settlement-prone soils will need to be removed or stabilized to develop the Amendment No. 2 area. As CTL states on page 11 of their Preliminary Geotechnical Investigation (October 13, 2015), “Additional investigation may reveal that the water cannot be controlled feasibly, and it may be determined that some areas are not economically practical for construction.” **CGS would like to review the results of the planned additional investigation prior to Amendment No. 2 final plat approval.**

*Response: Please reference attached ‘Response to CGS’ Comment Letter’ dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

2. **Extremely shallow groundwater.** Calibre states that an interceptor drain will be installed along the western and southern edges of the property, and an underdrain system will be constructed below the sanitary sewer mainline. If designed, constructed, and maintained correctly, the interceptor drains and underdrain system *may* satisfactorily address CGS’s shallow groundwater concerns, but **CTL should review Calibre’s plan for mitigating shallow groundwater to confirm that the systems will function as intended before basements are determined to be feasible, if basements are planned.**

*Response: Basements are planned in this area. The underdrain and interceptor drain systems will be designed per CTL’s design recommendations. Please reference attached ‘Response to CGS’ Comment Letter’ dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

3. **Prince Tributary West Branch flood zone, erosion, and setback.** Calibre states that changes have been made to the grading plan, and all proposed lots are now outside of flood zone limits. Sheet GR2, Grading Plan, shows a 4’ retaining wall behind approximately Lots 5 and 6, Block 7. CGS remains concerned about erosion and scour along constructed slopes within or adjacent to the flood zone, especially behind Lots 5, 8, and 9, Block 3, and Lots 1 and 4, Block 7 (depending on the location and length of the retaining wall called out on Sheet GR2). CGS continues to recommend that the applicant evaluate the need for retaining walls or slope armoring such as riprap to stabilize the slopes below these lots and reduce the risk of erosion, slumping, and localized slope failure.

*Response: Channel/slope stabilization will be reviewed with a geotechnical engineer with the final construction plans. Please reference attached ‘Response to CGS’ Comment Letter’ dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

### Comments from 12/13/2016:

Colorado Geological Survey has reviewed CTL|Thompson’s Supplemental Preliminary Geotechnical Investigation, Dewatering and Settlement/Consolidation Analysis results (October

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PRELIMINARY PLAT REVIEW RESPONSE**

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25, 2016), submitted in response to concerns discussed in previous CGS review letters (June 14 and August 17, 2016).

4. **Soft/loose, wet, settlement-prone soils.** CTL calculates three to six inches of consolidation in response to dewatering, and 90-120 days for 90% of that settlement to occur once dewatering commences. This is a significant amount of settlement. The applicant should be aware that consolidation in response to dewatering won't begin until interceptor/underdrains are functioning, and construction of gradient-sensitive utilities, foundations, and utility connections may need to be delayed until most (90%) consolidation in response to fill placement and dewatering has occurred.

*Response: Please reference attached 'Response to CGS' Comment Letter' dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

5. **Extremely shallow groundwater.** CGS recognizes and appreciates the applicant's efforts to mitigate the shallow groundwater condition on this site. We understand that the applicant is considering several options that would allow basement construction, including an interceptor drain along the western and southern edges of the property, and/or importing fill to raise grades and raising basement floor elevations. Regardless of which strategy is implemented, an underdrain system is needed and Calibre has confirmed (email 12/6/2016) that an underdrain system will be constructed below the sanitary sewer mainline. Individual foundation perimeter drains will gravity discharge to the underdrain system.

- a) Planned basement floor elevations, interceptor drain invert elevations, and cut and fill thicknesses on drawings provided by Calibre, indicate that either plan (interceptor drains or fill placement) should work to provide an adequate separation distance between planned basement floor elevations and CTL's *observed* water levels. However, water levels typically rise, post-development, and if CTL is not confident that groundwater levels can be lowered to and permanently maintained at least three feet below planned basement floor levels, then **areas and specific lots where basements may not be feasible should be identified and noted on the plat.**

*Response: Please reference attached 'Response to CGS' Comment Letter' dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

- b) Plans provided by Calibre indicate that the interceptor drains (and underdrain system?) will discharge to the sanitary sewer system, but this is typically not allowed. The town should request verification that the sanitation district serving Flatiron Meadows is willing to accept these flows, whose volume is unknown and will fluctuate seasonally, as wastewater.

*Response: Please reference attached 'Response to CGS' Comment Letter' dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

- c) An interceptor (if constructed) and underdrain maintenance/servicing plan should be developed to ensure that thorough, accurate information is available to the entity responsible for maintaining the groundwater collection systems, in perpetuity. The same entity responsible for the stormwater collection or sanitary sewer system should be responsible for the underdrain system, and **preferably not individual homeowners or the HOA.** The expertise required to oversee proper inspection, maintenance and repair of an underdrain system, especially a pumped (non-gravity outfall) system, exceeds the capabilities of the typical HOA board and HOA management company. A **groundwater collection (interceptor drain and underdrain) system operations manual should be developed and should include, at a minimum:**

- a description of why the system was constructed, and how it works,

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- an as-built map of the system, clearly indicating the location, *relative to surface features*, of every inlet, conduit, collection and discharge point, well or sump pit, pump, and all other components of the system,
- details regarding what type & capacity of pump(s) is/are installed, wherever the system discharges to anything other than a gravity outfall,
- clear instructions on how (and whom to call) to inspect, maintain and repair the system,
- clear instructions on how to identify malfunctions, and whom to call in the event of malfunction or failure,
- an inventory of all system components and a description of how to estimate (and therefore levy assessments and budget for) expenses associated with inspection, maintenance and repairs of the system.

*Response: Please reference attached 'Response to CGS' Comment Letter' dated January 26, 2017 provided by CTL Thompson for official CTL Thompson responses.*

## **Xcel Energy**

1. PSCo assumes Note 6 referencing a gas line on the Overall Utility Plan (Sheet OU1) is not owned by PSCo

*Response: Acknowledged. This is an Anadarko oil and gas line and easement.*

2. The rear-lot "connector" easement is missing between Lots 7 and 8 in Block 6

*Response: The easement between these lots has been deleted and there is a continuous easement that goes across the rear lot lines.*

3. PSCo acknowledges its dedication language will not be added to the plat; however, requests the following language or plat note still be placed on the preliminary and final plats for the subdivision: *Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

*Response: The Town has requested that similar notes not be added to the plats. If the Town agrees to the language it will be added to the plats.*

4. Please be aware PSCo owns and operates two (2) existing high pressure natural gas transmission pipelines and associated land rights along the northerly property line, and requests they be shown on the plans and plat. The property owner/developer/contractor must continue working with **Cheryl Diedrich**, Senior Right-of-Way Agent at [cheryl.diedrich@xcelenergy.com](mailto:cheryl.diedrich@xcelenergy.com) or 303-571-3116, for development plan review and execution of a License Agreement.

*Response: Acknowledged. The easement and two high pressure gas lines are shown on the plat. The license agreement for future utility and roadway crossings of the gas lines will be coordinated with the final plat and construction plans.*

## **Mountain View Fire Protection District**

No comment.

**FLATIRON MEADOWS – PLANNING AREA C  
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## **OSTAB**

### **Open Space and The Natural Areas Inventory**

1. Identify the tracts throughout the entire development that will meet all the requirements in the UDC for dedicated open space. At a minimum, provide the required acreage, and the total acreage and qualified acreage in each tract;  
*Response: An Open Space Plan has been added to the plat. Please see sheet 6 for details.*
2. Include most of the NAI sites in the open space dedication;  
*Response: These have been included in the open space dedication.*
3. Revise the 3 reports submitted by ERC so that they include all areas in this application;  
*Response: The letters dated April 25, 2014 have been accepted by the Town. New reports are not needed.*
4. Resolve the error on Landscape Plan sheet L10 that has a portion of the Pocket Park (Tract E) as open space.  
*Response: The shading and dashed line show limits of work. Tract E (Pocket Park) limits have been revised out the drainage easement.*

### **Spine Trail**

Recommendation: None.

### **Neighborhood Trails**

Recommendations:

1. Correct the differences between sheet TR1, which as 2 east-west neighborhood trails that connect to the Spine Trail, and the Landscape Plan, which have 3 such trails. See discussion section above for details;  
*Response: Trail connections and tributary crossings have been added to the plan per Town comments. The Landscape Plan reflects these changes.*
2. Ensure that the downward slope at the western end of both neighborhood trails meets ADA standards.  
*Response: All trails meet ADA standards.*

## **Anadarko**

1. Ownership of the Oil and Gas Interests: KMOGO is the owner of valid oil and gas leases, which underlies the properties.  
*Response: Acknowledged.*
2. There is Clear Statutory Authority and Direction for the Town to Take Into Account the Rights of Mineral Interest Owners in Its Consideration of Applications for Development: The State of Colorado recognizes the important rights of mineral owners and lessees in C.R.S. § 30-28-133(10) which states and acknowledges that both the mineral estate and the surface estate are interests in land and that the two interests are “separate and distinct.” The subsection specifically recognizes that the owners of subsurface mineral interests and their lessees have “the same rights and privileges as surface owners.”  
*Response: Acknowledged.*
3. Owners of Split Estates Must Exercise Their Rights in a Way that Gives Due Regard to the Rights of the Other: Colorado law provides that the mineral owner has the right of reasonable access to and use of the surface estate to extract minerals and that the mineral estate owner and the surface estate owner are to give due regard to the rights of the other and reasonably accommodate each other’s rights. The mineral interests of KMOGO have significant value and consequently they are concerned that the approval by the Town of a final application for development and the subsequent build-out of the

**FLATIRON MEADOWS – PLANNING AREA C  
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Leased Lands will impair the ability of the Company to develop their oil and gas interests.

*Response: We will continue to work with KMOGO to ensure the terms of the SUA are met.*

4. KMOGO Objects to the Application: KMOGO has extensive mineral and oil and gas interests throughout the State of Colorado and have successfully worked with many parties who wish to develop the surface estate in order to assure the compatible development of the surface estate and the oil and gas estate. In order to protect their mineral interests and private property rights, KMOGO objects to the subject Final Plat applications for failure of the Applicant to conform to the Surface Use Agreement that was executed on January 5th, 2007, and recorded on January 25th, 2007 with the Boulder County Clerk and Recorder at reception number 2832176. KMOGO requests that the Town make any approval of the application conditioned upon the Applicants conformance to the referenced Surface Use Agreement.

*Response: We will continue to work with KMOGO to ensure the terms of the SUA are met.*



January 27, 2017

**Todd Bjerkaas**

645 Holbrook St.  
P.O. Box 750  
Erie, CO 80516

**Re: Flatiron Meadows Planning Area C Preliminary Plat, Amendment No. 2  
Landscape Plans Comment Response Letter**

Dear Mr. Bjerkaas,

We have reviewed the City's comments for the Preliminary Plat Amendment No. 2 Review dated January 18, 2017. Below you will find our responses to the comments for the Landscape Plans. Enclosed with this letter are the required resubmittal documents as outlined in the comment letter.

If you need any additional materials or have any questions with the provided information, please feel free to contact me at [bkm@calibre.us.com](mailto:bkm@calibre.us.com) or (303) 339-5406.

Sincerely,

**CALIBRE ENGINEERING, INC.**

*Brian Moss*

Brian Moss, P.E.

Project Manager

**FLATIRON MEADOWS – PLANNING AREA C  
PRELIMINARY PLAT REVIEW RESPONSE**

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Listed below are responses to the comments dated January 18, 2017.

## Planning Division

### Preliminary Landscape Plans:

1. General Comments
  - a. Update bases per the preliminary plat comments above.  
*Response: Base files have been updated per comments.*
  - b. Add curb ramps at trail access points per previous comments.  
*Response: Curb ramps have been added at trail access points.*
  - c. The preliminary pocket park design does not appear to be accommodated by the proposed grades. Rough grading of the park is required with preliminary plat. The proposed grades to make this park functional may necessitate fill in this area and affect the limits of the floodplain and dam breach.  
*Response: Preliminary grading for the pocket park has been provided.*
  - d. Label the trail tributary crossings with the type of crossing (prefab pedestrian bridges spanning base flows as identified in the applicant's response memo).  
*Response: The crossing type will most likely be prefab pedestrian bridges. This will be identified on the plans with final grading.*

## Parks

### Comments for Landscape Plan:

1. Update title information to reflect 8 Tracts  
*Response: The Title Block has been updated.*
2. Show L.18 on key map.  
*Response: The sheet has been added to the Keymap.*
3. Provide an overall landscape plan that also includes fence, columns and signage. The enlarged overall plan should include everything on one sheet for reference.  
*Response: Sheet L.19 has been added as an Overall Landscape Plan.*
4. On all landscape sheets show and label easements, utilities/inlets, street lights, etc. to ensure no conflicts with tree placement.  
*Response: Inlets and Street Lights have been added to the Legend.*
5. Label sight triangles  
*Response: Sight Triangles have been labelled.*
6. Ensure that street trees meet TOE requirements. If evergreens are to be counted as street trees along N. 111th they must be at least 20' from back of walk. Also 30' minimum spacing is required between large evergreen trees.  
*Response: The majority of the trees are within 20' of the back of walk. The 7 trees that are outside of the 20' (see sheet L.7) are placed near the fence to serve as a backdrop for the lower shrubs placed in front of them.*
7. Add 4 street trees in ROW outside easement where Road 1 intersects Tract F.  
*Response: 3 trees were added. There was a utility conflict for the 4<sup>th</sup> one.*
8. Pocket Park:
  - a) Add curb ramp for street access since there is a trail access point.  
*Response: Curb ramp has been added.*
  - b) Label quantity of bike racks proposed  
*Response: There is 1 bike rack to serve 4 bikes. It is labelled on the plan.*
  - c) Provide additional shrubs, perennials and grasses to meet the additional landscaping (double) requirement for List D.

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*Response: Shrubs have been added to meet the requirement.*

- d) Ensure the crushed granite walks meet soft/primitive trail standards and detail. Metal edging is recommended to simplify maintenance.

*Response: Detail has been added to sheet D.2.*

9. Renumber the “Park” sheet as L.18, and fix scale.

*Response: The sheet has been renamed and the scale has been fixed.*

10. Clarify on the plans where each of the 2 native seed mixes will be used. Currently only 1 hatch is shown.

*Response: This will be finalized in the Final Plat once the design is complete. Refer to seeding specifications on sheet D.1*

11. Clarify which of the two seeding applications (drilled / hydroseeded) will be used, and if both: where?

*Response: This will be finalized in the Final Plat once the design is complete. Refer to seeding specifications on sheet D.1*

# COLORADO GEOLOGICAL SURVEY

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



Karen Berry  
State Geologist

February 7, 2017

Todd Bjerkaas  
Community Development Services  
Town of Erie  
P.O. Box 750  
Erie, CO 80516

**Location:**  
W $\frac{1}{2}$  SW $\frac{1}{4}$  Sec. 23 and W $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 26,  
T1N, R69W, of the 6<sup>th</sup> P.M.  
40.0298, -105.0923

**Subject: Flatiron Meadows Preliminary Plat, Amendment No. 2**  
**Town of Erie, Boulder County, CO; CGS Unique No. BO-16-0012 4**

Dear Todd:

Colorado Geological Survey has reviewed the Flatiron Meadows Planning Area C Preliminary Plat, Amendment No. 2 Comment Response Letter (Calibre, January 27, 2017), CTL/Thompson's Response to CGS' Comment Letter (February 1, 2017), and a set of 13 preliminary plat sheets (Hines/Calibre, January 27, 2017), submitted in response to concerns discussed in previous CGS review letters (June 14, August 17, and December 13, 2016).

**Soft/loose, wet, settlement-prone soils.** CTL states, "... we are working with the design team to specify construction sequencing processes to allow consolidation to occur within the estimated time frame with low risk of damaging sensitive improvements, Utility installation will be delayed to allow consolidation to occur after grading is complete and subsurface drains are activated, No sensitive utilities or improvements will be constructed before consolidation is allowed to occur." If correctly implemented, this satisfactorily addresses CGS's concerns regarding settlement.

**Extremely shallow groundwater.** We understand that some fill placement is planned, but that interceptor drains and underdrains will still be needed to effectively lower groundwater to at least three feet below basement floor levels. CTL expresses confidence that "interceptor drains and underdrains can lower the shallow groundwater, provided they are designed, constructed and maintained properly."

CTL states that additional work is being conducted for Planning Area C with respect to current grading plans and subsurface drainage systems. CGS would like to review this when available.

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,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.  
Engineering Geologist



February 7, 2017

**VIA E-MAIL**

Town of Erie – Community Development Service  
Todd Bjerkaas - Planner  
645 Holbrook  
Erie, CO 80516  
[tbjerkaas@erieco.gov](mailto:tbjerkaas@erieco.gov)

**KERR-McGEE OIL & GAS ONSHORE LP OBJECTION WITHDRAWAL**

Re: Flatiron Meadows Preliminary Plat, Amendment No. 2  
HT Flatirons LP – Surface Owner or “Applicant”  
Township 1 North, Range 69 West  
Section 23: a portion of the S/2  
Boulder County, Colorado

Mr. Bjerkaas:

Anadarko Petroleum Corporation (“APC”) filed an objection letter on behalf of its subsidiary Kerr-McGee Oil & Gas Onshore LP (“KMG”) dated August 16, 2016 with the Town of Erie (“Town”). KMG is the owner of valid oil and gas leases underlying all or parts of Section 23, Township 1 North, Range 69 West (“Leased Lands”), for which the Town is reviewing a Land Use Application for Flatiron Meadows Preliminary Plat, Amendment No. 2.

Since submitting the letter, KMG has had the opportunity to discuss the matter with the Applicant and review the enclosed Preliminary Plat, dated 1/27/2017. Therefore, APC wishes to withdraw the objection concerning the Preliminary Plat, Amendment No. 2. Please note that although APC and KMG do not object to this process, we continue to assert our rights to make reasonable use of the surface of the property to develop the oil and gas leasehold.

Please contact me at 720-929-3013 if you have any questions or comments about this matter.

Sincerely,  
ANADARKO PETROLEUM CORPORATION

A handwritten signature in black ink, appearing to read "Paul Ratliff".

Paul Ratliff  
Landman

Enclosed: Flatiron Meadows Preliminary Plat, Amendment No. 2, 2017-1-27

cc: Jeff Fiske, Lead Counsel  
Ron Olsen  
Justin Shoulders

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
59.525 ACRES - 79 LOTS - 9 TRACTS  
PP-14-00015

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, BOTH IN TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 88°23'44" EAST, 5247.78 FEET AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE SOUTH 02°33'24" EAST, 721.40 FEET TO A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 111TH STREET AND BEING THE POINT OF BEGINNING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 335.00 FEET;

THENCE SOUTHEASTERLY, 143.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'24" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY, 95.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°10'22" TO A POINT; THENCE SOUTH 50°21'59" EAST, 68.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHEASTERLY, 47.15 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'24" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 315.00 FEET; THENCE SOUTHEASTERLY, 168.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'07" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 105.00 FEET;

THENCE NORTHEASTERLY, 134.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°20'42" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY, 60.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'57" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 130.00 FEET;

THENCE NORTHEASTERLY, 56.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'48" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY, 69.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°03'19" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 105.00 FEET;

THENCE NORTHEASTERLY, 119.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°56'47" TO A POINT; THENCE NORTH 46°51'05" EAST, 37.85 FEET TO A POINT; THENCE SOUTH 00°10'24" WEST, 583.88 FEET TO A POINT;

THENCE SOUTH 89°49'36" EAST, 110.00 FEET TO A POINT; THENCE SOUTH 00°10'24" WEST, 568.00 FEET TO A POINT; THENCE NORTH 89°49'36" WEST, 125.00 FEET TO A POINT; THENCE SOUTH 00°10'24" WEST, 325.00 FEET TO A POINT;

THENCE SOUTH 89°49'36" EAST, 125.00 FEET TO A POINT; THENCE SOUTH 00°10'24" WEST, 37.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET;

THENCE SOUTHEASTERLY, 235.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'00" TO A POINT; THENCE SOUTH 31°36'24" WEST, 110.00 FEET TO A POINT; THENCE SOUTH 15°46'21" EAST, 27.09 FEET TO A POINT;

THENCE SOUTH 63°09'06" EAST, 88.94 FEET TO A POINT; THENCE SOUTH 00°10'24" WEST, 150.00 FEET TO A POINT; THENCE SOUTH 03°31'11" WEST, 80.01 FEET TO A POINT;

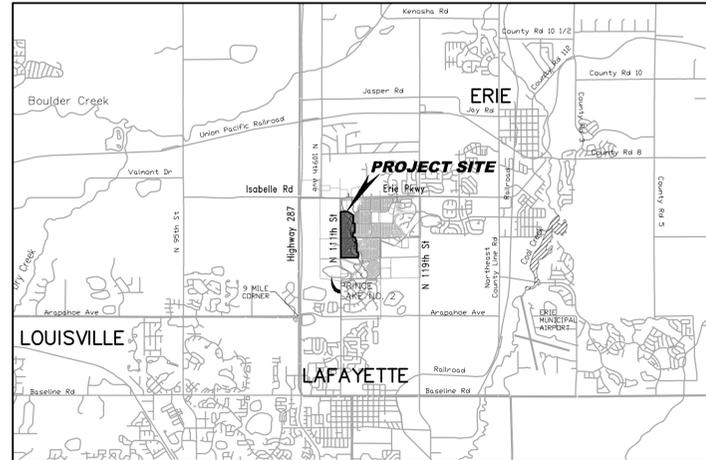
THENCE SOUTH 11°55'03" EAST, 111.15 FEET TO A POINT; THENCE SOUTH 31°00'57" EAST, 111.15 FEET TO A POINT; THENCE SOUTH 50°06'52" EAST, 111.92 FEET TO A POINT;

THENCE SOUTH 84°38'59" EAST, 84.37 FEET TO THE BEGINNING OF A NONTANGENT CURVE HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHEASTERLY, 48.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°10'37" TO A POINT; THENCE SOUTH 00°10'24" WEST, 238.25 FEET TO A POINT;

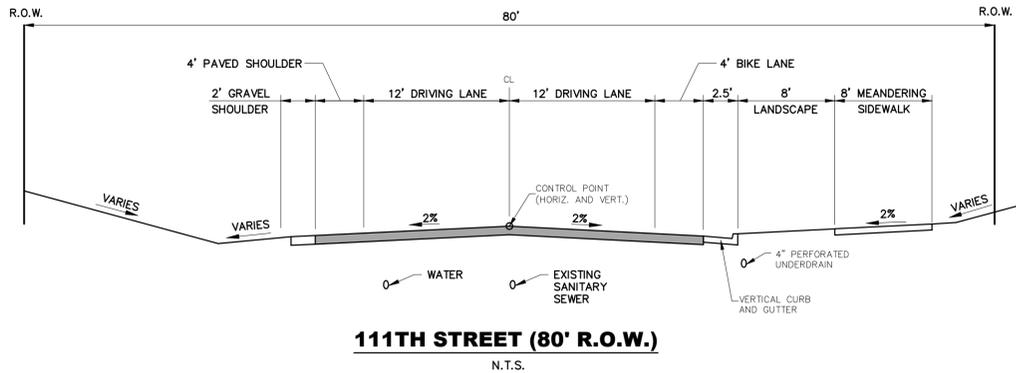
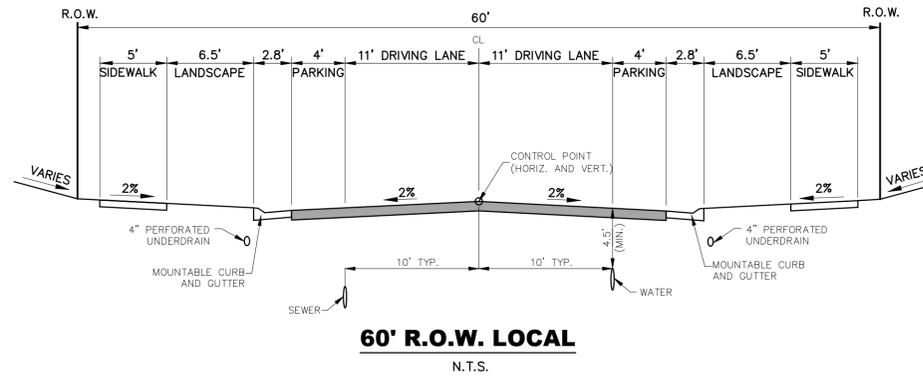
THENCE NORTH 89°49'36" WEST, 1287.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH 111TH STREET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°16'33" WEST, 1093.19 FEET TO A POINT;
2. NORTH 00°10'24" WEST, 1926.07 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,592,898 SQUARE FEET OR 59.53 ACRES, MORE OR LESS.



VICINITY MAP  
1" = 250'



**OWNER/DEVELOPER:**  
HT FLATIRON LP  
1515 WYNKOOP STREET, SUITE 800  
DENVER, CO 80202  
CONTACT: DAVE KLEBBA

**TOWN OF ERIE :**  
645 HOLBROOK ST., P.O. BOX 750  
ERIE, COLORADO 80516  
(303) 926-2700  
CONTACT: MATT WIEDERSPAHN

**ENGINEER/SURVEYOR:**  
CALIBRE ENGINEERING, INC.  
9090 SOUTH RIDGELINE BLVD., SUITE 105  
HIGHLANDS RANCH, CO 80129  
(303) 730-0434  
CONTACT: TODD A. JOHNSON

SHEET INDEX		
SHEET NUMBER	SHEET	DESCRIPTION
1	T1	TITLE SHEET
2	LU1	LAND USE
3	PH1	PHASING PLAN
4	EC1	EXISTING CONDITIONS
5	TR1	TRAIL PLAN
6	OS1	OPEN SPACE PLAN
7	OU1	OVERALL UTILITY PLAN
8	OU2	OVERALL UTILITY PLAN
9	GR1	GRADING PLAN
10	GR2	GRADING PLAN
11	SP1	OVERALL SITE PLAN
12	SP2	SITE PLAN
13	SP3	SITE PLAN

## GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT AMENDMENT IS TO RECONFIGURE SINGLE FAMILY LOTS.
2. THE PROJECT AREA IS 59.525 ACRES AND CONSISTS OF 79 LOTS AND 8 TRACTS.
3. ALL POCKET PARKS, THAT ARE REQUIRED FOR TOWN DEDICATION STANDARDS, SHALL HAVE A PUBLIC ACCESS EASEMENT.
4. ALL SR PUD OVERLAY LOTS SHALL MEET THE ARCHITECTURAL CHARACTER STANDARDS OF SECTION 6.7.E.
5. AN 8' UTILITY EASEMENT WILL OCCUR ALONG FRONT AND REAR PROPERTY LINES ON INDIVIDUAL LOTS AND AN 8' UTILITY EASEMENT WILL BE DEDICATED ALONG THE PERIMETER OF ALL TRACTS.

## FLOODPLAIN INFORMATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (AREAS OF 100-YEAR FLOOD) ACCORDING TO FEMA FIRM MAP NO. 08013C0439J AND 08013C0437J DATED DECEMBER 18, 2012. A CLOMR APPLICATION WAS APPROVED IN MAY 2008 TO REVISE THE 100-YEAR FLOODPLAIN TO REMOVE ALL LOTS FROM THE 100-YEAR FLOODPLAIN. NO LOTS WILL BE FINAL PLATTED IN THE FLOODPLAIN PRIOR TO ISSUANCE OF LOMR.

## PROJECT BENCHMARK:

TOP OF 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED 1999 LS NO. 29414 AT THE INTERSECTION OF ISABELLE ROAD (AKA COUNTY ROAD NO. 52) AND NORTH 111TH STREET (AKA COUNTY ROAD NO. 9) BEING THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

NAVD 88 DATUM = 5104.20

## PROJECT BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED 1999 LS NO. 29414, ON THE EAST WITH A 3 1/4" ALUMINUM CAP ILLEGIBLE.

BEARING IS ASSUMED TO BEAR: NORTH 88°23'44" EAST

TRACT SUMMARY CHART				
TRACT	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	26.751	OPEN SPACE/PUBLIC ACCESS ESMT	TOWN OF ERIE	HOMEOWNERS ASSOCIATION
TRACT B	1.188	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	0.090	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	1.606	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	0.808	POCKET PARK	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F	0.509	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G	0.353	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT H	0.520	OPEN SPACE/PUBLIC ACCESS ESMT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I	0.224	FUTURE DEVELOPMENT	OWNER	OWNER

LAND USE SUMMARY		
TYPE	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	20.325	34.15
TRACTS	32.048	53.84
PUBLIC ROW	7.152	12.02
TOTALS	59.525	100.00

OPEN SPACE SUMMARY CHART		
AREA (AC.)	APPROVED PRELIMINARY PLAT	PRELIMINARY PLAT, AMENDMENT NO. 2
REQUIRED	41.90	38.61
ACTUAL	70.19	44.64

PATH: P:\WORTH FLATIRON\CADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61T1.DWG  
PLOTTED BY: Loraine Aiff PLOT DATE: 2/6/2017 3:06 PM  
XREFS: Vicinity Map Road Centerlines, Flatiron Meadows - Vicinity Map, 61TB

DATE	REVISION DESCRIPTION



Drawing Name	61T1.dwg
Job Number	HINES:PA C
Prepared For	HT FLATIRON LP
Designer	LMA
Drafter	LMA
Checked	BKM

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9090 South Ridgeline Boulevard, Suite 105  
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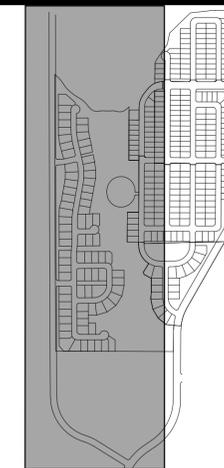
**FLATIRON MEADOWS**  
PRELIMINARY PLAT  
**TITLE SHEET**

Sheet	1 of 13
Date	JANUARY 27, 2017



# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015

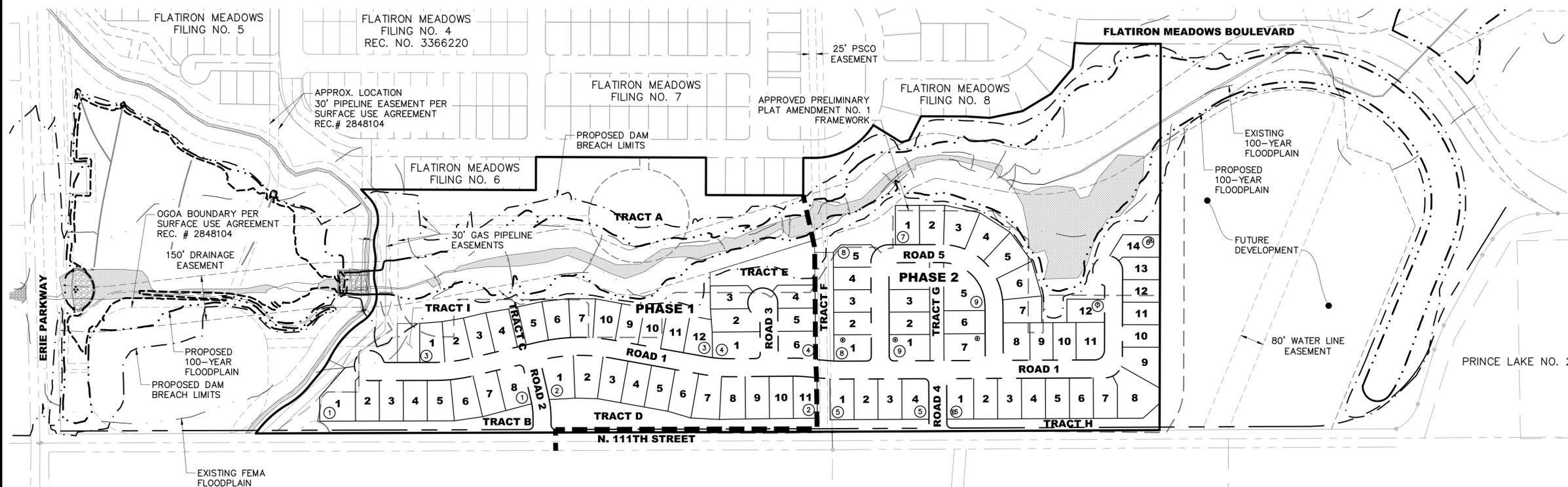


### KEYMAP NOTES:

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS
2. PHASING LIMITS ARE CONCEPTUAL AND SUBJECT TO CHANGE

### LEGEND

- RIGHT OF WAY
- SECTION LINE
- LOT LINE
- PHASE BOUNDARY
- EASEMENT LINE
- PROPOSED 100 YR FLOODPLAIN
- EXISTING FEMA FLOODPLAIN
- LIMITS OF DAM BREACH
- EXISTING WETLANDS



UNCC  
 CALL BEFORE  
 YOU DIG  
**811**  
 OR  
**1-800-922-1987**

Utility Notification  
 Center of Colorado  
 Administrative Office 303-232-1991  
 16361 Table Mountain Parkway  
 Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,  
 GRADE OR EXCAVATE FOR THE MARKING OF  
 UNDERGROUND MEMBER UTILITIES.

CALIBRE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

PATH: P:\WORTH\FLATIRON\CADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61PH1.DWG  
 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/6/2017 3:07 PM  
 XREFS: 110PJT, W-Water Surface, 61ANNO, W-wetlands boundary, 41BASE, 42BASE, 60KeyMap, 61KMPH, 61TB, 90BASE, 51BASE, 52BASE, 120BASE, 10EMA, 60BASE.

DATE	REVISION DESCRIPTION



Drawing Name 61PH1.dwg		
Job Number HINES:PA C		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



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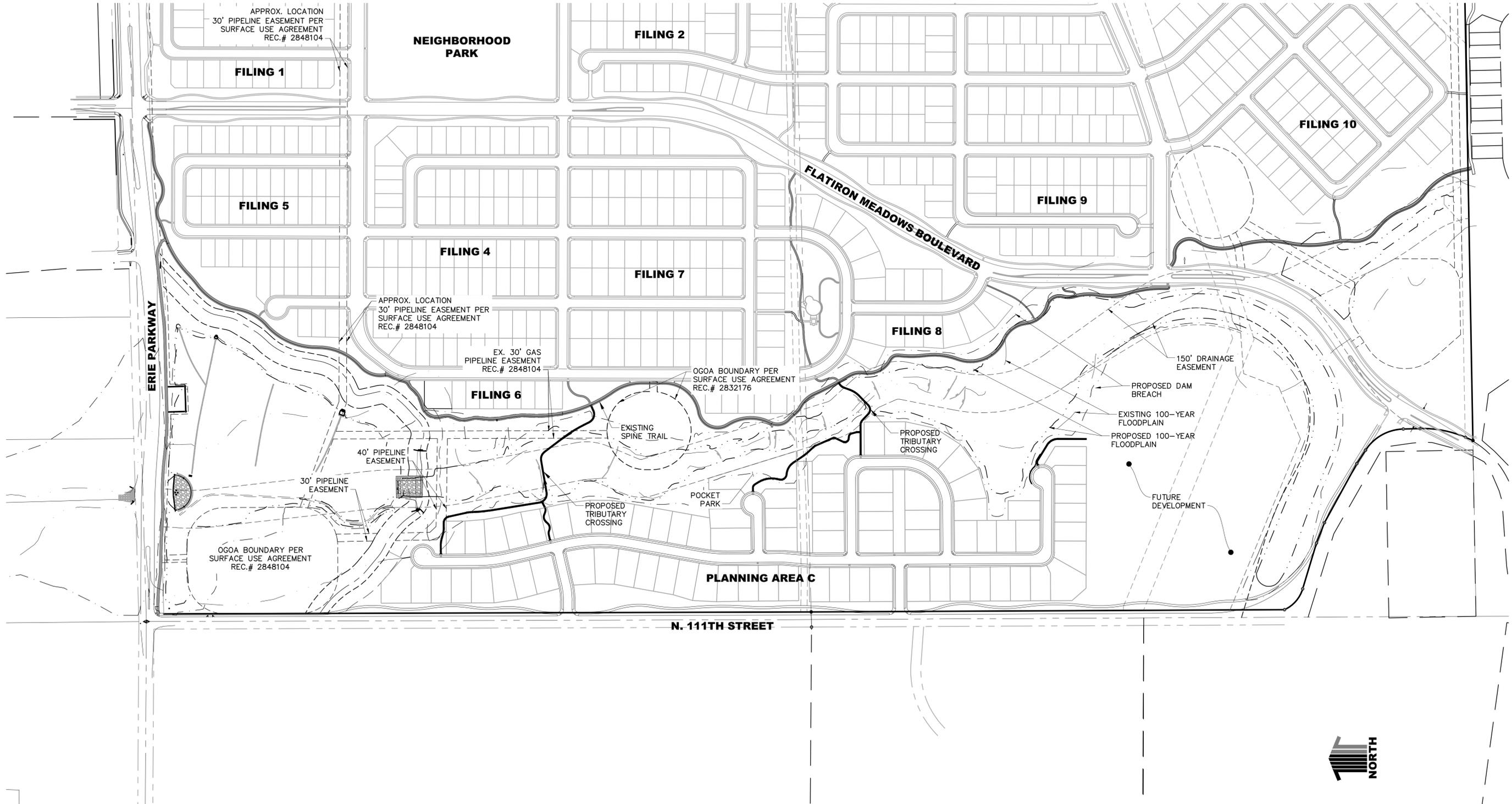
**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
 PHASING PLAN

Sheet	3
<b>PH1</b>	of 13
Date	JANUARY 27, 2017



# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015



PATH: P:\WORTH\FLATIRON\CADD\CIVIL\61 PHASE 6 PRELIMINARY PLAN & PLAT\61TR1.DWG  
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DATE	REVISION	DESCRIPTION



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Prepared For HT FLATIRON LP		Designer LMA	Drafter LMA
		Checked BKM	

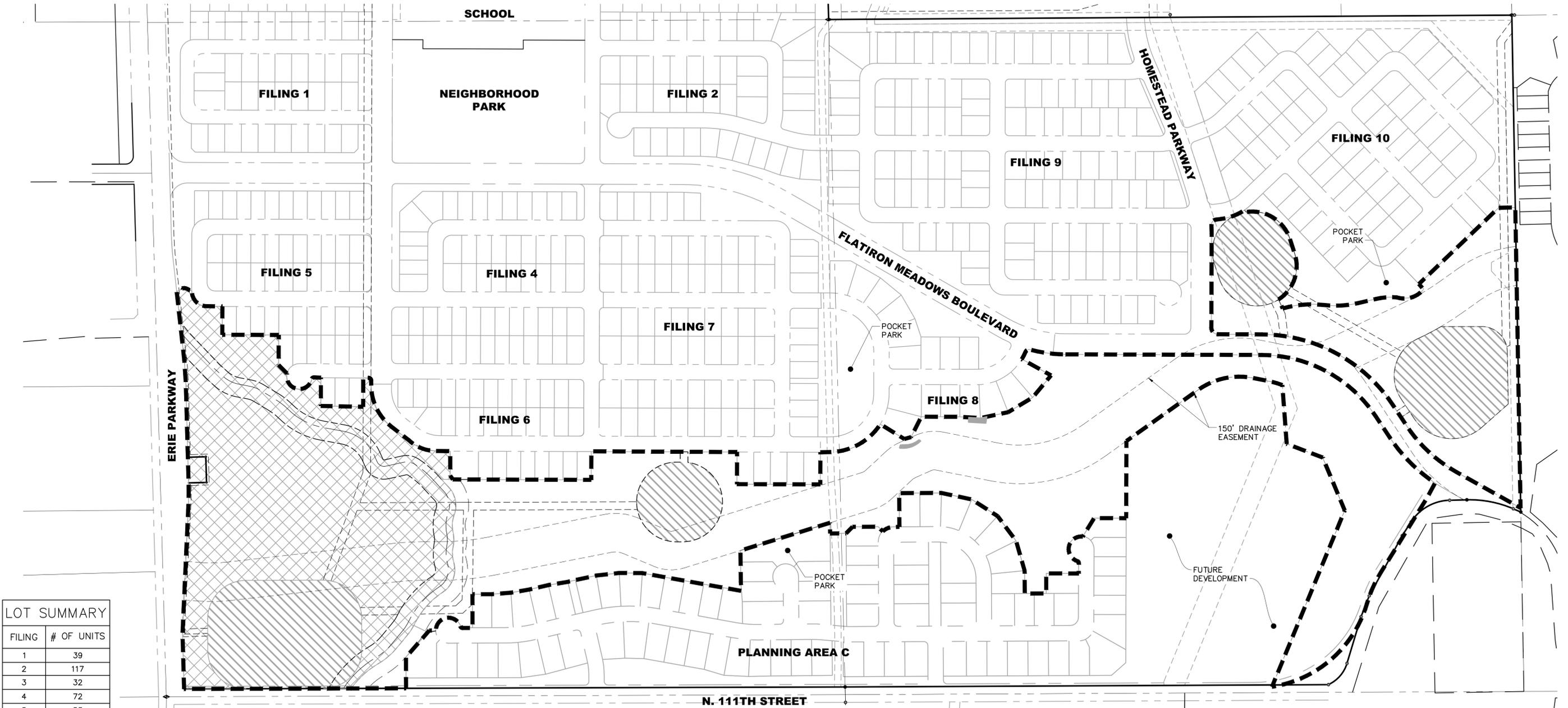
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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
**TRAIL PLAN**

Sheet	5
<b>TR1</b>	of 13
Date	JANUARY 27, 2017

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
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 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015



### LOT SUMMARY

FILING	# OF UNITS
1	39
2	117
3	32
4	72
5	53
6	19
7	81
8	17
9	117
10	65
PA-C	80
PA-H	122
<b>TOTAL</b>	<b>814</b>

### OPEN SPACE DEDICATION CALCULATION:

$$17.0 \text{ AC} * \frac{\text{\# OF UNITS}}{1000} * \frac{\text{(P/DU)}}{1000} = \text{AREA TO BE DEDICATED}$$

$$17 * 814 * 2.79 / 1000 = 38.61 \text{ ACRES}$$

OPEN SPACE	
	AREA (AC.)
TOTAL	79.17
OIL & GAS SETBACK	13.01
DETENTION	21.46
SLOPES EXCEEDING 5:1	0.06
QUALIFYING OPEN SPACE	44.64

### LEGEND:

- OIL & GAS SETBACK
- DETENTION > 5' DEPTH
- SLOPES EXCEEDING 5:1
- OPEN SPACE BOUNDARY



PATH: P:\WORTH\FLATIRON\CADD\CIVIL\1\PHASE 6 PRELIMINARY PLAN & PLAT\61OS1.DWG  
 PLOTTED BY: LORRAINE ALFEE PLOT DATE: 2/6/2017 3:09 PM  
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DATE	REVISION DESCRIPTION



Drawing Name	61OS1.dwg
Job Number	HINES:PA C
Prepared For	HT FLATIRON LP
Designer	LMA
Drafter	LMA
Checked	BKM



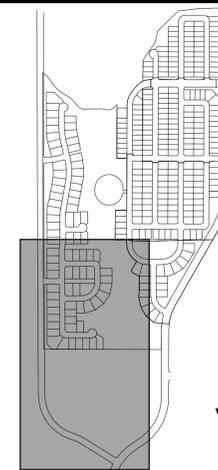
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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
**OPEN SPACE PLAN**



# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

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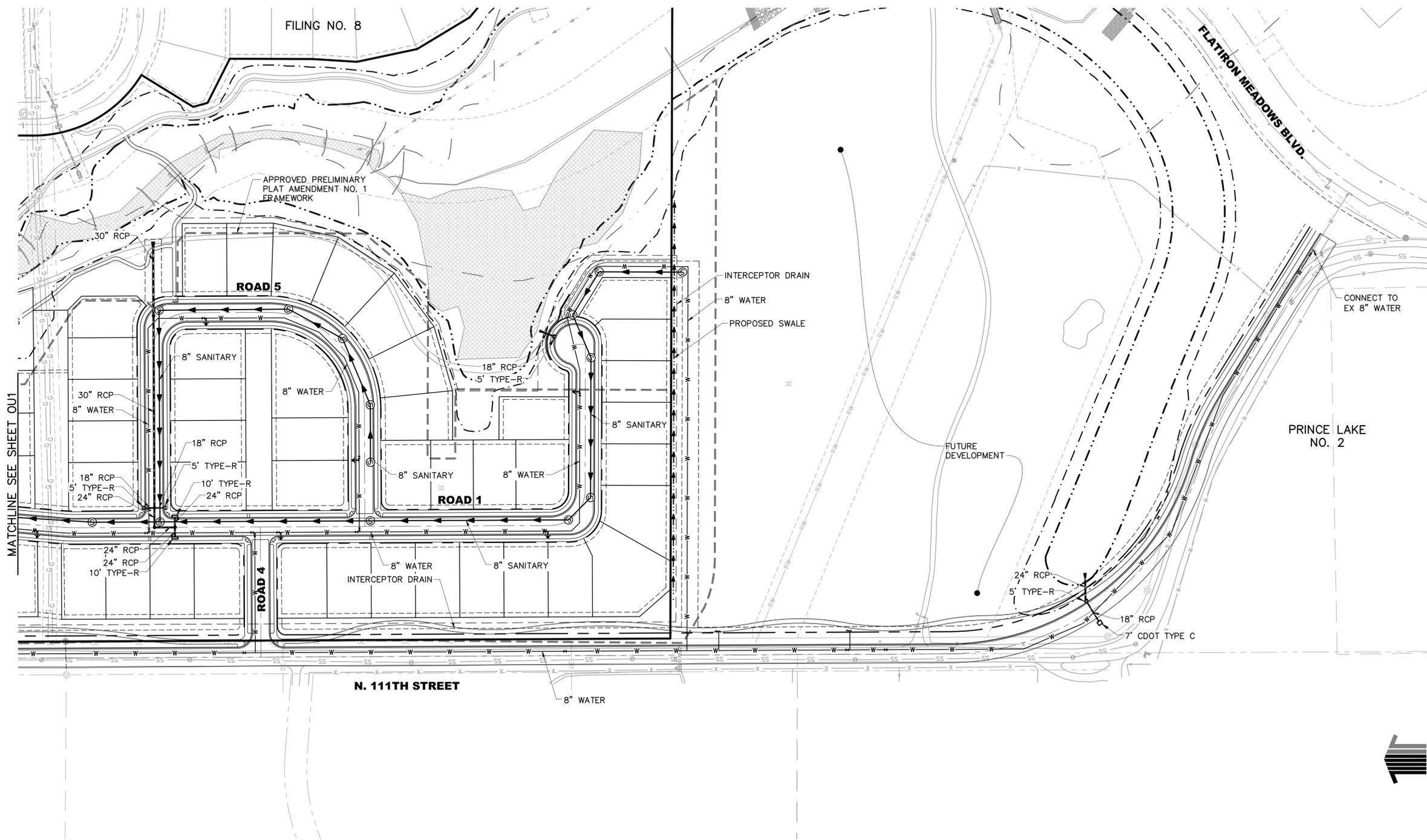


### KEYMAP NOTES:

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.

### LEGEND

WATER MAIN	— W — W —
SANITARY SEWER MAIN	— S — S —
STORM DRAINAGE MAIN	— D — D —
STORM DRAINAGE INLET	⊠
FIRE HYDRANT	▲
WATER VALVE	⊕
EXISTING STORM DRAINAGE	— D — D —
EXISTING SANITARY SEWER	— SS — SS —
EXISTING WATER MAIN	— W — W —
EXISTING GAS	— G — G —
EXISTING TELEPHONE	— T — T —
EXISTING ELECTRIC	— E — E —
EXISTING FIBER OPTIC	— FO — FO —
EXISTING OVERHEAD ELECTRIC	— OE — OE —
EXISTING RAW WATER	— RW — RW —
EXISTING FLOODPLAIN	— F — F —
PROPOSED FLOODPLAIN	— F — F —
PROPOSED DAM BREACH	— DB — DB —
INTERCEPTOR DRAIN	— ID — ID —
SWALE	— SW — SW —
EXISTING WETLANDS	⊠



UNCC  
 CALL BEFORE  
 YOU DIG  
**811**  
 OR  
**1-800-922-1987**

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 16361 Table Mountain Parkway  
 Golden, Co. 80403

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PATH: P:\WORTH\FLATIRON\ADD\GVL161 PHASE 6 PRELIMINARY PLAN & PLAT\61OU1.DWG  
 PLOTTED BY: LORRAINE ALFF PLOT DATE: 2/6/2017 3:10 PM  
 XREFS: 120PLOT\_42BASE, 60WELT, W.Water Surface, 52PLOT\_51PLOT\_90PLOT\_120BASE, 110PLOT\_10W.Water Surface, 52PLOT\_51PLOT\_90PLOT\_120BASE, 10EUT\_36PLOT\_52BASE, 51BASE, 10EPM, 60PPN, 36PPN, 10EPM, 60PPN, 36PPN, 61KMOU, 61TB, 60PLOT\_60BASE, 60KEYMAP

DATE	REVISION DESCRIPTION



Drawing Name 61OU1.dwg	0 50 100 200 1 inch = 100 ft. Horizontal		
Job Number HINES:PA C	Designer LMA	Drafter LMA	Checked BKM
Prepared For HT FLATIRON LP			

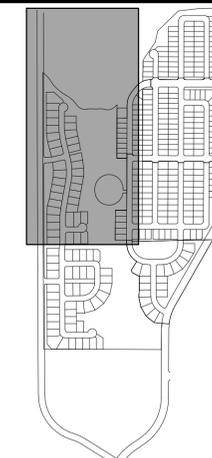
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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
**OVERALL UTILITY PLAN**

Sheet	8
<b>OU2</b>	of 13
Date	JANUARY 27, 2017

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
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 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015



### KEYMAP NOTES:

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.
2. SLOPE GRADING DOES NOT EXCEED 4:1 UNLESS NOTED.

### LEGEND

- 5130 --- EXISTING MAJOR CONTOURS
- --- EXISTING MINOR CONTOURS
- - - - - EXISTING FLOODPLAIN
- 5130 --- PROPOSED MAJOR CONTOURS
- --- PROPOSED MINOR CONTOURS
- - - - - PROPOSED FLOODPLAIN
- - - - - PROPOSED DAM BREACH
- --- PROPERTY BOUNDARY

- (97/W) LOT NUMBER  
W LOT TYPE
- A FRONT-DRAIN LOT
- B SPLIT-DRAIN LOT
- T TRANSITIONAL LOT
- W WALKOUT LOT
- G GARDEN LEVEL LOT
- HP= HIGH POINT
- LP= LOW POINT

- EXISTING WETLANDS
- SWALE

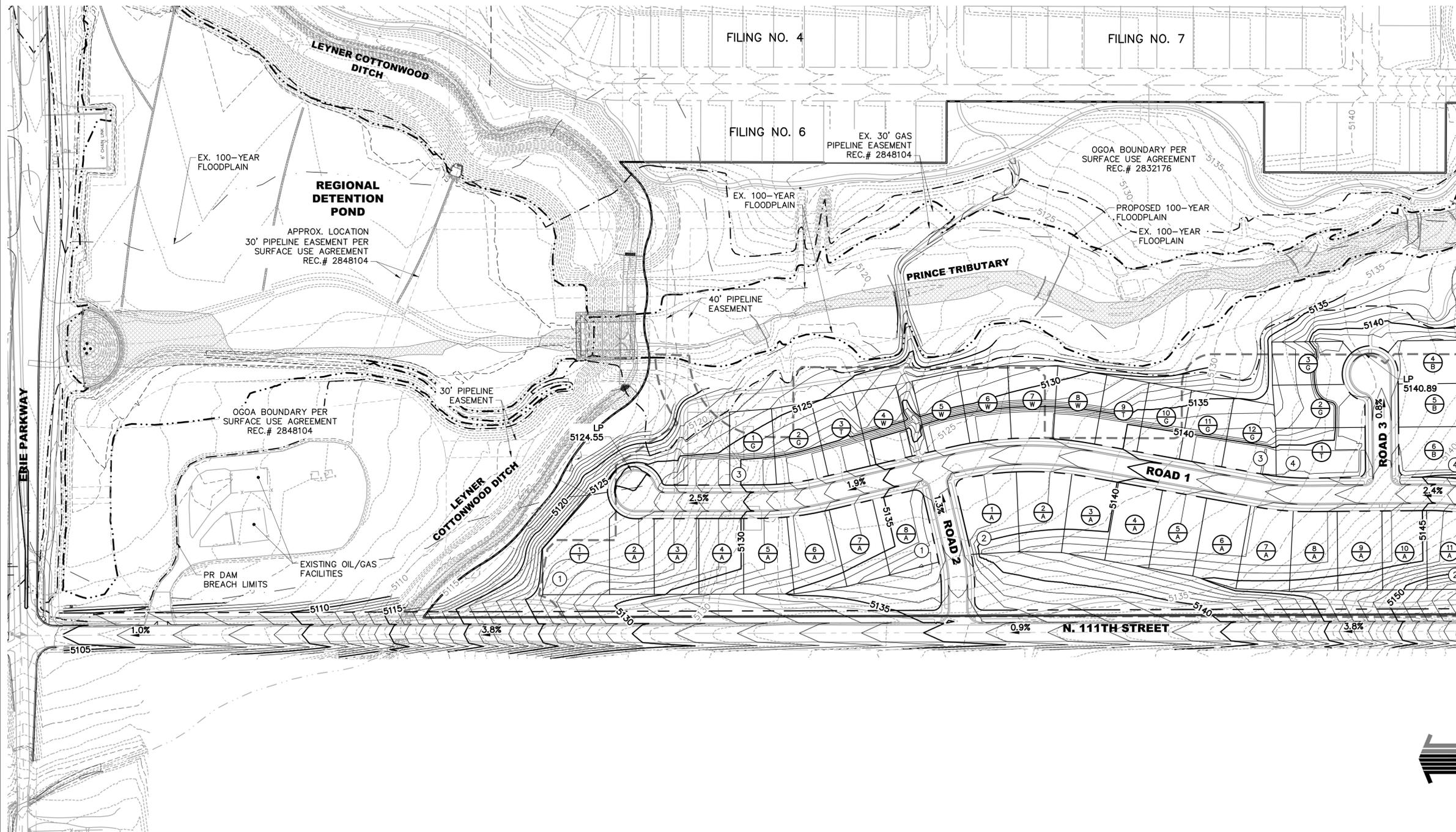


UNCC  
 CALL BEFORE  
 YOU DIG  
**811**  
 OR  
**1-800-922-1987**

Utility Notification  
 Center of Colorado  
 Administrative Office 303-232-1991  
 16361 Table Mountain Parkway  
 Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,  
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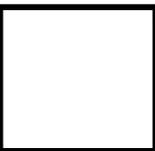


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DATE	REVISION DESCRIPTION



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Job Number HINES:PA C		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



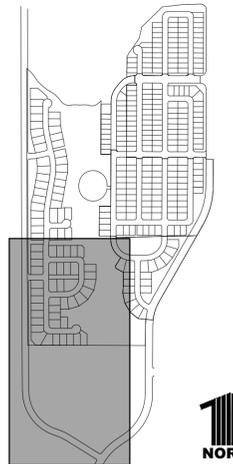
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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
 GRADING PLAN

Sheet	9
<b>GR1</b>	of 13
Date	JANUARY 27, 2017

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015



**KEYMAP NOTES:**

1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.
2. SLOPE GRADING DOES NOT EXCEED 4:1 UNLESS NOTED.

**LEGEND**

- 5130 --- EXISTING MAJOR CONTOURS
- --- EXISTING MINOR CONTOURS
- --- EXISTING FLOODPLAIN
- 5130 --- PROPOSED MAJOR CONTOURS
- --- PROPOSED MINOR CONTOURS
- --- PROPOSED FLOODPLAIN
- --- PROPOSED DAM BREACH
- --- PROPERTY BOUNDARY

- (97) LOT NUMBER
- (W) LOT TYPE
- A FRONT-DRAIN LOT
- B SPLIT-DRAIN LOT
- T TRANSITIONAL LOT
- W WALKOUT LOT
- G GARDEN LEVEL LOT
- HP= HIGH POINT
- LP= LOW POINT

- EXISTING WETLANDS [Cross-hatched pattern]
- SWALE [Dashed line]

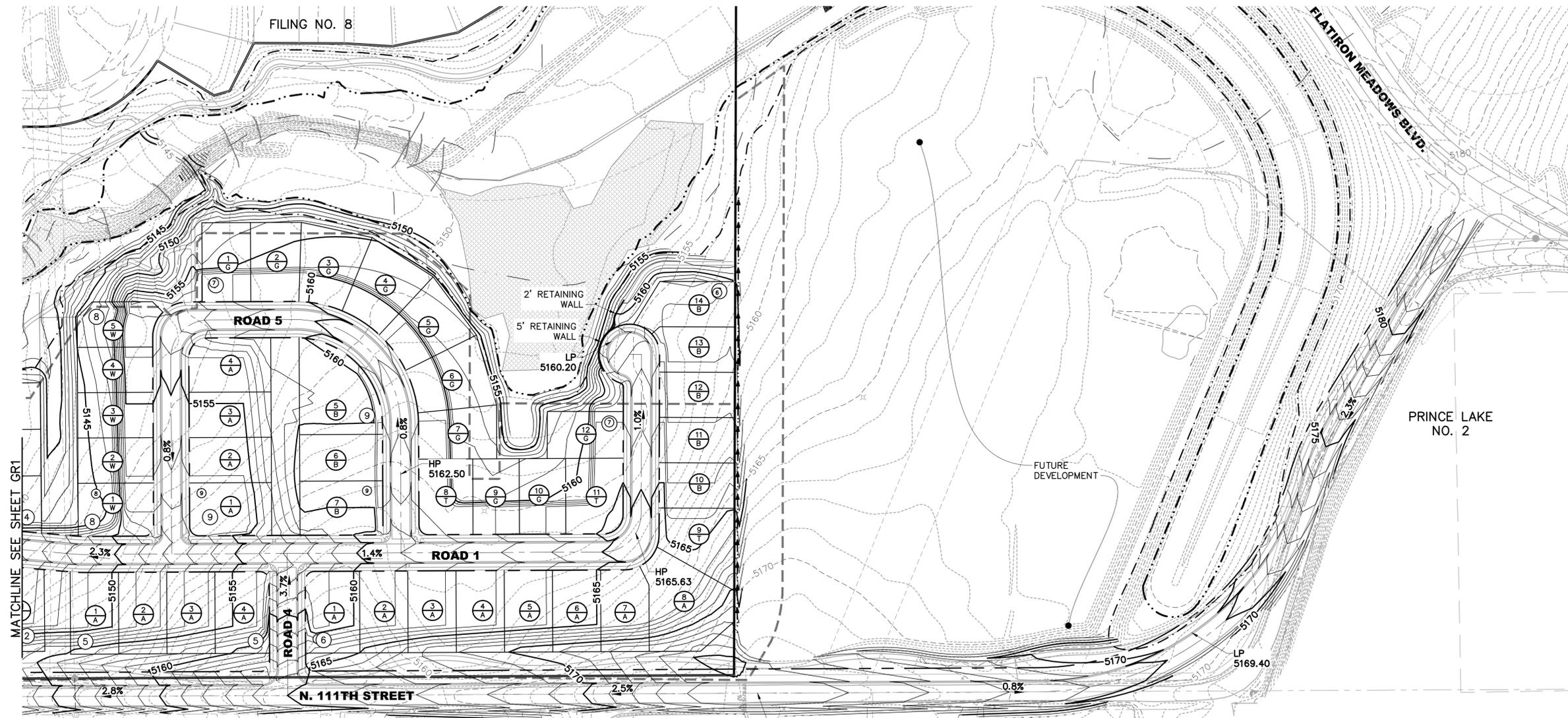


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**811**  
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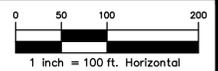


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DATE	REVISION	DESCRIPTION



Drawing Name 61GR1.dwg		
Job Number HINES:PA C		
Prepared For HT FLATIRON LP		
Designer LMA	Drafter LMA	Checked BKM



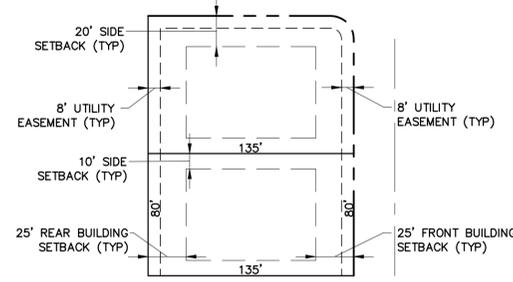
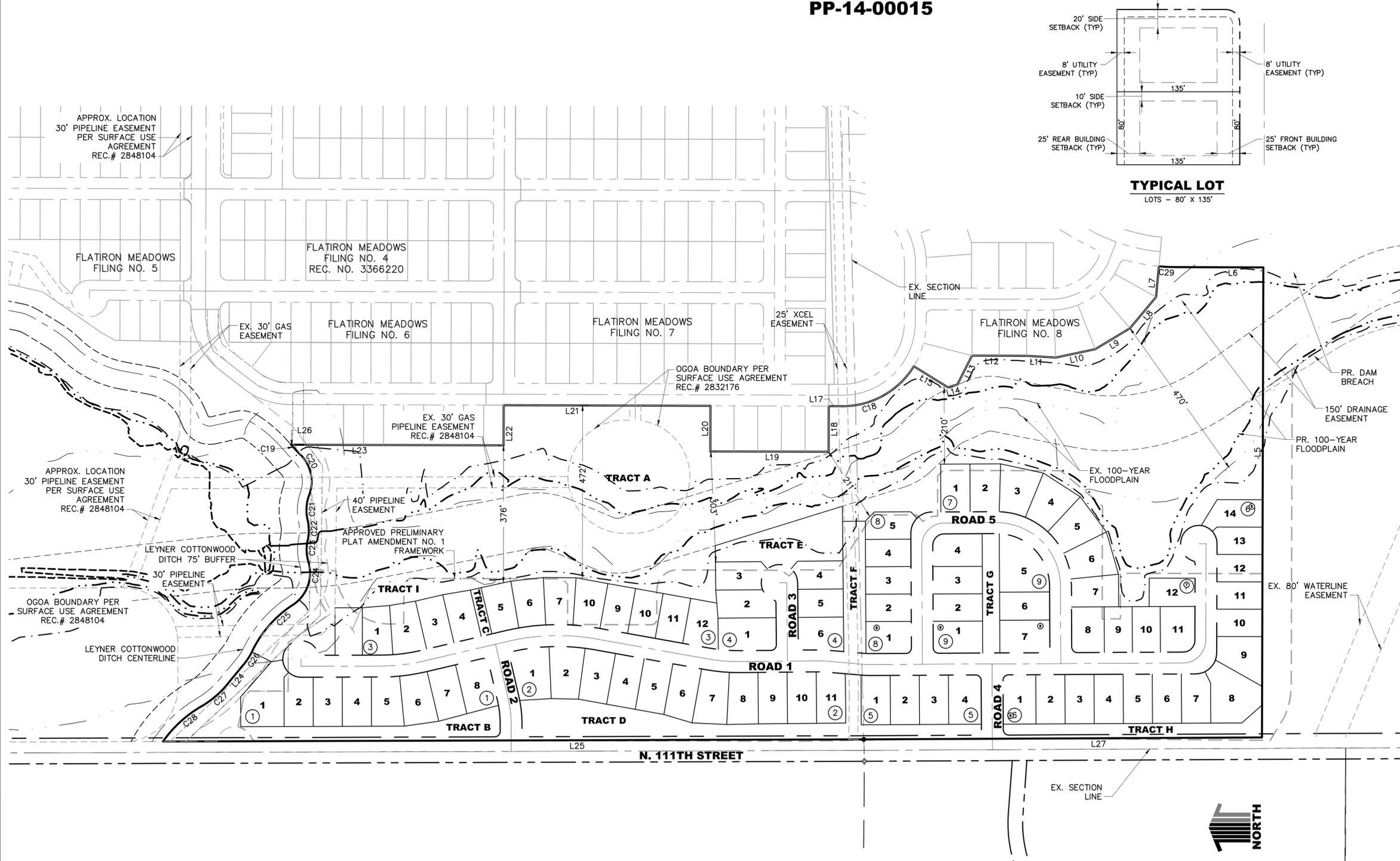
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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
 GRADING PLAN

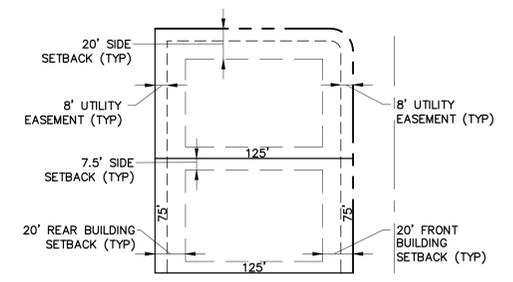
Sheet	10
<b>GR2</b>	of 13
Date	JANUARY 27, 2017

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015



**TYPICAL LOT**  
 LOTS - 80' X 135'



**TYPICAL LOT**  
 LOTS - 75' X 125'

LINE TABLE		
TAG	LENGTH	DIRECTION
L5	1287.71'	S89°49'36"E
L6	238.25'	N00°10'24"E
L7	84.37'	N84°38'59"W
L8	111.92'	N50°06'52"W
L9	111.15'	N31°00'57"W
L10	111.15'	N11°55'03"W
L11	80.01'	N03°31'11"E
L12	150.00'	N00°10'24"E
L13	88.94'	N63°09'06"W
L14	27.09'	N15°46'21"W
L15	110.00'	N31°36'24"E
L17	37.00'	N00°10'24"E
L18	125.00'	N89°49'36"W
L19	309.91'	N00°10'24"E
L20	125.00'	S89°49'36"E
L21	568.00'	N00°10'24"E
L22	110.00'	N89°49'36"W
L23	583.88'	N00°10'24"E
L24	68.04'	N50°21'59"W
L25	1925.44'	N00°10'24"W
L26	9.37'	S47°59'06"W
L27	1093.82'	S00°16'33"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C18	235.10'	230.00'	58°34'00"
C19	37.86'	720.00'	3°00'45"
C20	119.02'	105.00'	64°56'47"
C21	69.23'	120.00'	33°03'19"
C22	56.56'	130.00'	24°55'48"
C23	60.07'	120.00'	28°40'57"
C24	134.41'	105.00'	73°20'42"
C25	168.79'	315.00'	30°42'07"
C26	47.15'	200.00'	13°30'24"
C27	95.06'	270.00'	20°10'22"
C28	143.29'	335.00'	24°30'24"
C29	48.79'	540.00'	5°10'37"

PATH: P:\WORTH\FLATIRON\CADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\61SP1.DWG  
 PLOTTED BY: LORRAINE ALFE PLOT DATE: 2/6/2017 3:11 PM  
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DATE	REVISION DESCRIPTION



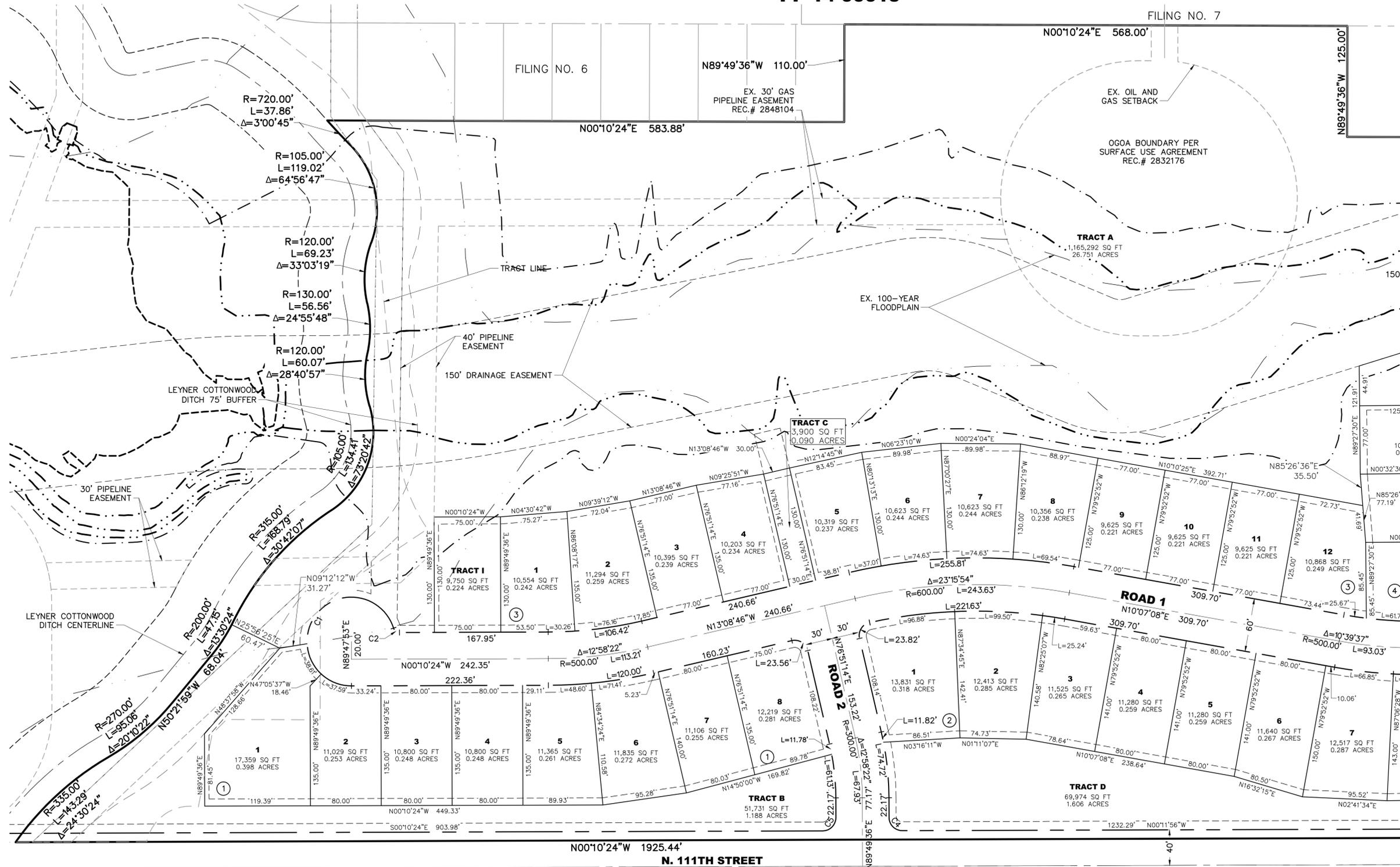
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Prepared For HT FLATIRON LP		Designer LMA	Drafter IJL
		Checked BKM	

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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
 OVERALL SITE PLAN

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
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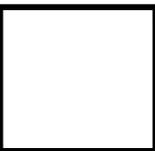
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	220.48'	50.00'	252°38'52"
C2	8.88'	7.00'	72°38'52"
C4	23.56'	15.00'	90°00'00"
C5	23.45'	15.00'	89°33'29"

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DATE	REVISION DESCRIPTION



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Prepared For HT FLATIRON LP		
Designer LMA	Drafter IJL	Checked BKM



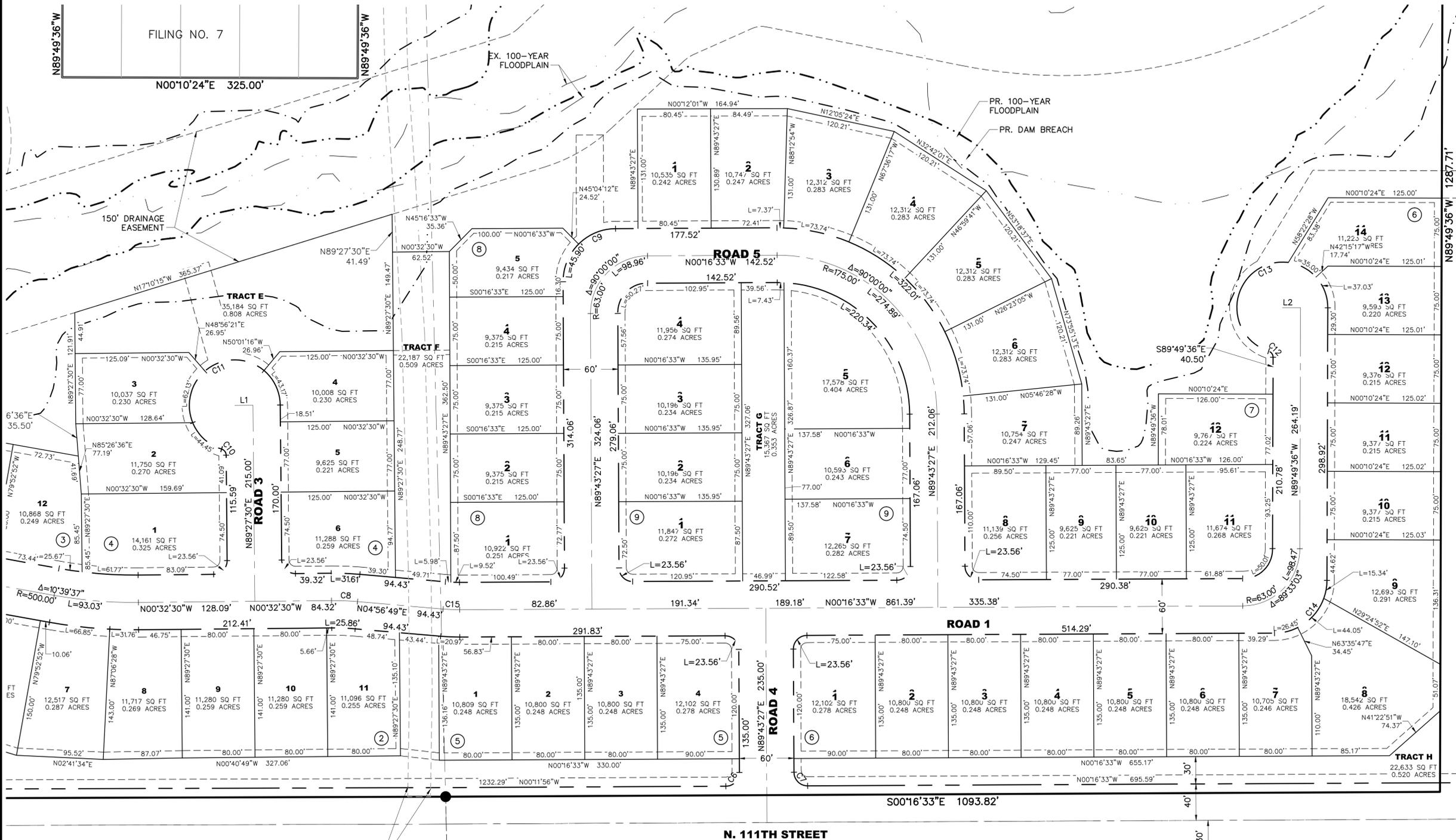
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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
**SITE PLAN**

Sheet	12
<b>SP2</b>	of 13
Date	JANUARY 27, 2017

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 59.525 ACRES - 79 LOTS - 9 TRACTS  
 PP-14-00015



CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C6	23.56'	15.00'	90°00'00"
C7	23.56'	15.00'	90°00'00"
C8	28.74'	300.00'	5°29'19"
C9	91.11'	58.00'	90°00'00"
C10	8.88'	7.00'	72°38'52"
C11	220.47'	50.00'	252°38'31"
C12	8.88'	7.00'	72°38'52"
C13	220.48'	50.00'	252°38'52"
C14	90.65'	58.00'	89°33'03"
C15	18.23'	200.00'	5°13'22"

LINE TABLE		
TAG	LENGTH	DIRECTION
L1	20.00'	N00°32'30"W
L2	20.00'	N00°10'24"E

PATH: P:\WORTH\FLATIRON\CADD\161\PHASE 6 PRELIMINARY PLAN & PLAT\161SP1.DWG  
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DATE	REVISION	DESCRIPTION



Drawing Name 61SP1.dwg		0 30 60 120	
Job Number HINES:PA C		1 inch = 60 ft. Horizontal	
Prepared For HT FLATIRON LP	Designer LMA	Drafter IJL	Checked BKM

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**FLATIRON MEADOWS**  
 PRELIMINARY PLAT  
 SITE PLAN

Sheet	13
of	13
Date	JANUARY 27, 2017



## Town of Erie Open Space and Trails Advisory Board

---

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)  
To: Todd Bjerkaas, Senior Planner, Community Development  
Date: February 15, 2017

**Subject: Flatiron Meadows, Preliminary Plat, Amendment No. 2**

Date of Application Documents:

1. Preliminary Plat – January 27 12, 2017;
2. Comment Response Letter – January 27 12, 2017.

Location: South of Erie Parkway between N. 111<sup>th</sup> Street and Orchard Glen, north of Arapahoe Ridge.

OSTAB has reviewed the package materials, compared them to Town planning documents, and has prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this project.

**Open Space and the Natural Areas Inventory (NAI):**

Discussion: A new sheet, Open Space Plan (sheet 6 of 13), provides the information that we previously requested; "Identify the tracts throughout the entire development that will meet all the requirements in the UDC for dedicated open space. At a minimum, provide the required acreage, and the total acreage and qualified acreage in each tract". This sheet shows the dedicated open space in this application, Filing 10, and a future filing that will be immediately south of this application. After subtracting acreage that does not meet the requirements in the Town's Unified Development Code (UDC), the qualifying open space is 44.62, above the required 38.61 acres. We thank you for providing this information in an easily understood format.

Tract A, the dedicated open space, contains NAI Site #90: Lateral, "This site contains the southern end of the Leyner Cottonwood Ditch and a creek shelter belt", 21 acres, medium quality.

We did notice that 2 small sections in this application, as well as a much larger percentage in Filing 10 and the above described future filing, are less than the 300 feet required by the UDC. We believe the narrowest section in this application is roughly 215 feet. We are concerned that corridors less than 300' feet wide will restrict the movement of wildlife.

Recommendations:

1. Expand the width of all dedicated open space areas to a minimum of 300 feet.

**Spine Trail:**

Discussion: A Spine Trail in the eastern portion of Tract A was previously approved in Filings 6, 7 and 8; see sheet TR1 for details. No additional Spine Trails within this application are being considered.

Recommendations: None

**Neighborhood Trails:**

Discussion: This application has relocated the 2 trails that cross the tributary/dedicated open space area as recommended by this Board and the Town Planning Department. The grading has been revised so that mid-block trails, cul-de-sac trails, and the western portion of the 2 trails that cross the tributary/dedicated open space are now ADA compliant.

Recommendations: None

-----

Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

**Open Space and Trails Advisory Board**

Bob Braudes  
Phil Brink  
Dawn Fraser  
Monica Kash  
Nicole Littman  
Ken Martin (Chair)  
Joe Martinez