



TOWN OF ERIE

Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

RECEIVED
SEP 26 2017
BY: _____

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:	1121 Telleen Ave - Outdoor Storage	
FILE NO:	SRU-000933-2017	DATE SUBMITTED: 9/26/17
		FEES PAID: 400

PROJECT/BUSINESS NAME: 1121 Telleen Avenue Outdoor Storage

PROJECT ADDRESS: 1121 Telleen Avenue, Erie, CO.

PROJECT DESCRIPTION: Construction of an outdoor storage area with the dimensions 65 feet x 25 feet. The area will be used for the storage of wood used in making crates.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Erie Industrial Empire Venture Subdivision, Block 2

Filing #: _____ Lot #: 1 Block #: 2 Section: 13 Township: 1 North Range: 69 West

OWNER (attach separate sheets if multiple)

Name/Company: Erie Holdings, LLC
Contact Person: Ryan Carlson
Address: PO Box 247
City/State/Zip: Eastlake, CO 80614-0247
Phone: 303-457-2966 Fax: _____
E-mail: ryancarlson@carlsonland.net

AUTHORIZED REPRESENTATIVE

Company/Firm: Ware Malcomb
Contact Person: David Nighswonger
Address: 990 S. Broadway, Suite 230
City/State/Zip: Denver, CO 80209
Phone: 303-689-1511 Fax: _____
E-mail: dnighswonger@waremalcomb.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: _____
Address: _____
City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: _____
Address: _____
City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: Light Industrial
Proposed Zoning: _____
Gross Acreage: 1.40

Gross Site Density (du/ac): _____
Lots/Units Proposed: _____
Gross Floor Area: _____

SERVICE PROVIDERS

Electric: Xcel
Metro District: _____
Water (if other than Town): _____

Gas: Xcel
Fire District: Mountain View Fire Protection District
Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

CK # 2059
400

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input checked="" type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<input type="checkbox"/> SERVICE PLAN	\$ 10,000.00

All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____

Date: 9-25-17

Owner: _____

Date: _____

Applicant: _____

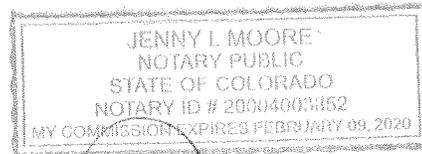
Date: 9-25-17

STATE OF COLORADO)

County of Adams) ss.

The foregoing instrument was acknowledged before me this 26th day of September, 2017, by Ryan L. Carlson.

My commission expires: 02/09/2020
Witness my hand and official seal.



Jenny L. Moore
Notary Public

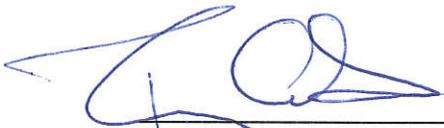
Erie Holdings, LLC

Town of Erie
Planning Department
645 Holbrook Street
Erie, Co. 80516

To Whom it May concern,

Erie Holdings, LLC as owner of the property at 1149 Telleen Avenue, gives its consent to representatives of Ware Malcomb to process the application for a Special Use Permit at the subject property.

Erie Holdings, LLC (Owner)



Manager

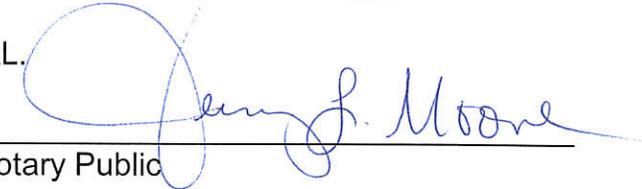
10-27-17
Date

STATE OF COLORADO)
)SS.
COUNTY OF ADAMS)

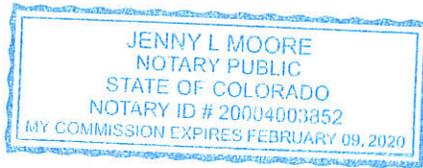
The foregoing instrument was acknowledged before me this 27th day of October, 2017, by Ryan Carlson.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:
02/09/2020



Notary Public



SEAL

Written Narrative

The property located at 1121 Telleen Avenue is zoned Light Industrial and contains a one-story metal building that is currently vacant. The property is surrounded by a lumber retailer to the east, a storage company on the west, residential properties to the south and open space to the north. The owner of the property, Erie Holdings, LLC. is working with a potential tenant, Crating Technologies, that would occupy the entire building and the southern 60% of the property. Erie Holdings, LLC will continue to look for another tenant for the north 40% of the property.

All mineral rights for 1121 Telleen Avenue are owned by Erie Holdings, LLC who currently leases those rights to Crestone Peak Resources. No evidence of mineral excavation was detected while conducting field work on October 11, 2017.

An unrecorded lease agreement exist between the Town of Erie, a Municipal Corporation (granter) and Verizon Way, Basking ridge, New Jersey 07920 (grantee) to erect, operate and maintain certain communication equipment along with an access easement and a utility easement on the subject property now owned by Erie Holdings, LLC. As shown on the site plan

Crating Technologies builds custom wooden crates for a variety of products. The materials used to build the crates are stored outside and the current property doesn't have an existing secured area to store materials. The Special Review Use application would allow for the construction of an outdoor secured storage area, 1,625 square feet in area, with the dimensions of 65' x 25'. The storage area will be centrally located on the site and will have 8' high masonry walls that will screen the stored materials from the adjacent properties.

The proposed storage area will allow a new company to move to the Town of Erie and would support the Town's Comprehensive Master Plan guiding principle of Overall Economic Vitality through providing quality employment opportunities for Erie residents.

The site has a Verizon cell tower facility. The Verizon facility is served by a utility easement along the site's west property line and an access easement down the center of the site. Both easements are shown on the enclosed site plan. The proposed outdoor storage area will not interfere with the easements and operation of the Verizon facility.

Management/Operational Plan

Crating Technologies builds custom shipping crates for a variety of products and companies. The company currently operates from two facilities, located in Commerce City and Longmont. The company will be combining all their operations to the building at 1121 Telleen Avenue and will be closing the Commerce City and Longmont facilities.

The company has 19 full-time employees. Company operating hours are Monday-Thursday 7:30 am to 4:00 pm, and Fridays 7:30 am to 1:30 pm.

Traffic to and from the property will primarily be generated from employees arriving and leaving work, and delivery trucks. The company has very few walk-in customers. The finished crates are delivered to their customers' facilities. The company has four delivery trucks that leave in the morning. Two of the trucks return at the end of the business day and two of the delivery trucks generally return mid-day to be loaded for deliveries in the afternoon. One truck will deliver lumber to the company every two to three months. The lumber will be stored in the proposed outdoor storage facility.

Building of the crates occurs within the building. The finished crates are stored inside the building until they are delivered to the customers. Outdoor storage is needed for the lumber the company uses to build the crates. Employees will park in the existing parking lot towards the front of property. The parking lot is sufficient to accommodate all of the employees' vehicles. The asphalt lot on the east side of the property will be primarily utilized for loading of the delivery trucks, and unloading of lumber.



WARE MALCOMB

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December 4, 2017

Ms. Hannah Hippely, AICP
Town of Erie Planning
645 Holbrook
Erie, Colorado 80516

Re: 1121 Telleen Avenue - Alternative Surface Request

Dear Ms. Hippely;

We respectfully request that the Town of Erie approve the use of recycled asphalt for the surface of the proposed outdoor storage area in lieu of hot-mix asphalt or concrete. The existing surface of the area where the proposed outdoor storage will be located is recycled asphalt. The outdoor storage area is over 300 feet from Telleen Avenue and the surface type will not be visible from Telleen Avenue. The benefit of the recycled asphalt is the permeability of the material. Storm water will drain through the material thereby not increasing the runoff from the lot. The recycled asphalt will be driven on by fork lifts and not trucks or cars, thus eliminating the chance that the recycled asphalt will be tracked onto Telleen Avenue by vehicular tires. The recycled asphalt will be a minimum of 6" thick and will be able to stand up to the loads of the material that will be located in the outdoor storage facility.

Sincerely,

Ware Malcomb

A handwritten signature in blue ink that reads "David Nighswonger".

David Nighswonger, PE

Sr. Project Manager

On behalf of Erie Holdings, LLC.

CC: Ryan Carlson, Erie Holdings, LLC



December 4, 2017

Town of Erie Planning Commission
645 Holbrook
Erie, Colorado 80516

Re: 1121 Telleen Avenue - Alternative Equivalent Compliance Request

Dear Planning Commission Members;

Please accept this request for a ruling of alternative compliance in the matter of screening requirements per Municipal Code (MC) 10.6.4.G.8 & 10 for the proposed outdoor storage at 1121 Telleen Avenue.

MC 10.6.4.G.8.a states that the perimeter of the fence or wall must be landscaped with a 7-foot strip containing a minimum of 1 tree for every 150 square of lot area. The lot area for 1121 Telleen Avenue is 123,969 square feet. The number of trees that would have to be provided under the MC is 826 trees. The outdoor storage area is 65 feet by 25 feet. It is not feasible to install 826 trees in a 7-foot strip around the outdoor storage area. The landscape plan for the proposed storage area calls for three Ponderosa Pine trees on the north side of the storage area that will substantially screen the outdoor storage wall from the users of the regional trail immediately north of the lot when the trees reach mature size. Screening the other three sides of the outdoor storage area with landscaping is not practical nor necessary given the particulars of the site and location of the storage area. The south side of the storage area lies adjacent to an access easement for the Verizon cell tower site located immediately west of the storage area. Landscaping in the Verizon easement would interfere with Verizon's access to their facility. The proposed storage area is screened from view from the property to the west by the equipment building for the Verizon cell tower. Also, landscaping on the west side of the outdoor storage area would take up space needed for the parking of equipment by Verizon. The proposed outdoor storage area is adjacent to an asphalt drive on the east. Also, the properties to the east contain buildings that are either storage building or buildings that don't have any windows or view of the proposed outdoor storage area.

MC 10.6.4.G.10.c.ii requires a minimum 15-foot wide planting area composed of screening landscaping around the perimeter of the site when the site is adjacent to non-residential districts or street right-of-ways. The existing building is 20-feet off of the west property line. Installing a 15-foot planting area along the west property line would significantly impact access to the west side of the building. There is also a 5' wide Verizon utility easement along the west side of the property. Landscaping along the north property line wouldn't provide screening from the regional trail given that the north side of the property is approximately 15' lower than the proposed outdoor storage. The property to the east contains a storage building and a building with no windows on the west side. So, there is no need for screening along the east property line. The proposed landscape plans for the project landscapes the frontage of the lot along Telleen Avenue. Currently, the site contains two driveways off of Telleen Avenue. The property owner has agreed to remove the west driveway and landscape the entire area between the existing building and the Telleen



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BRANDING | CIVIL ENGINEERING

Avenue right-of-way. The building is approximately 55 feet from the Telleen Avenue right-of-way. The area east of the east driveway is also being landscaped with a 15-foot wide planting area. The proposed landscape plan landscapes and beautifies the front of the lot to a level greater than what is required by the MC.

The proposed landscape plan meets the intent of the Municipal Code to screen and beautify those areas of the property and proposed improvements visible to the public.

Sincerely,

Ware Malcomb

A handwritten signature in blue ink that reads "David Nighswonger".

David Nighswonger, PE

Sr. Project Manager

On behalf of Erie Holdings, LLC.

CC: Ryan Carlson, Erie Holdings, LLC

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BRANDING | CIVIL ENGINEERING

Drainage Compliance Letter

Mr. Chad Schroeder
Development Engineer
Town of Erie
645 Holbrook Street
Erie, Colorado 80516

RE: 1121 Telleen Avenue

Mr. Schroeder;

The property owner of 1121 Telleen Avenue is applying for a Special Use Review Permit for an outdoor storage area on the property. The property is platted as Lot 1, Erie Industrial Empire Venture Subdivision, Lot 2. The lot is 60,983 square feet, or 1.4 acres. The site is currently occupied by a 11,364 square foot one-story metal building and an asphalt parking lot of approximately 30,000 square feet.

The lot currently doesn't have storm water detention or water quality. The southern one-quarter of the lot generally drains to the southeast and discharges directly to Telleen Avenue. The northern three-quarters of the lot drains northeast and drains to the open space regional trail corridor to the north. The general direction of drainage is shown on the site plan included with the Special Review Use application.

The proposed outdoor storage area will be located in the center of the property, just north of the existing building. The exterior dimensions of the storage area are 65' x 25', approximately 1,625 square feet. The surface of the area is currently gravel and is proposed to be paved with asphalt. The increase in impervious area will be approximately 2.7% of the entire site.

The area north of the storage area is unpaved. The increase in storm water runoff from the new pavements for the storage area will be absorbed by the pervious northern part of the lot without any noticeable impacts to offsite properties. Therefore, detention and water quality will not be necessary.

Sincerely,

Ware Malcomb

Tom Jansen, PE
Principal



LOT 1, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
EXISTING CONDITIONS



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION:

LOT 1, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

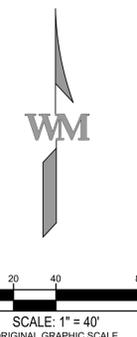
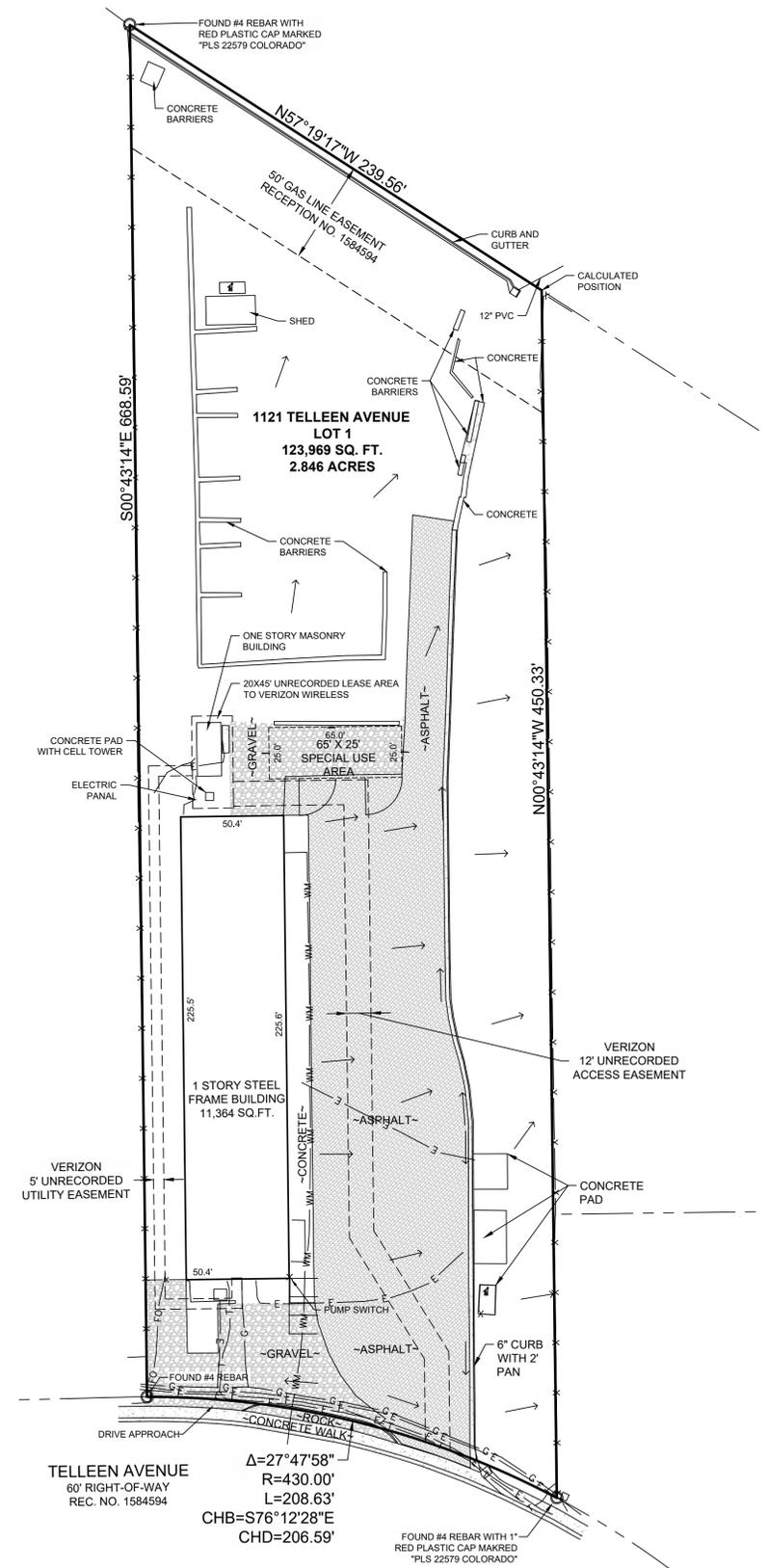
NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08013C0441J, MAP REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN LIMITS.
- LOT MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- THE 12' ACCESS EASEMENT, 5' UTILITY EASEMENT AND THE 20' BY 45' LEASE ARE SET FORTH IN THE UNRECORDED LEASE AGREEMENT DATED JANUARY 19TH, 2007, BETWEEN THE TOWN OF ERIE AND VERIZON WIRELESS.

OWNER AND APPLICANT - RYAN CARLSON
ERIE HOLDINGS, LLC
PO BOX 247
EASTLAKE, CO 80614-0247
(303) 457-2966

ENGINEER AND SURVEYOR - WARE MALCOMB
990 SOUTH BROADWAY SUIT 230
DENVER, CO 80209
(303) 561-3333

LEGEND	
—	SITE BOUNDARY
- - - -	EASEMENT LINE
—	LOT LINE
- x - x - x -	SECTION LINE
(M)	AS-MEASURED COURSE
(R)	RECORDED COURSE
○	FOUND MONUMENT AS DESCRIBED
AC	AIR CONDITIONING UNIT
⊕	POWER POLE
⊕	ELECTRIC METER
⊕	TRANSFORMER
FOV1	FIBER OPTICS VAULT
FO	FIBER OPTICS PEDESTAL
⊕	GAS METER
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	FIRE DIRECT CONNECT
⊕	WATER VALVE
⊕	STORM MANHOLE
⊕	SANITARY MANHOLE
⊕	BALLARD
⊕	GUARD POST
⊕	LIGHT POLE
⊕	TELEPHONE PEDESTAL
⊕	FUEL TANK
⊕	WATER CONNECTION
⊕	ELECTRIC CONNECTION
→	DIRECTION OF DRAINAGE FLOW



990 south broadway
suite 230
denver, co 80209
p 303.561.3333

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LAND SURVEYING | waremalcomb.com

EXISTING CONDITIONS

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO.	DCS17-4070
PA/PM:	TS
DRAWN:	KEB
DATE:	09/18/2017
SCALE:	1" = NA

1121 TELLEEN SPECIAL EXISTING CONDITIONS

A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, COLORADO

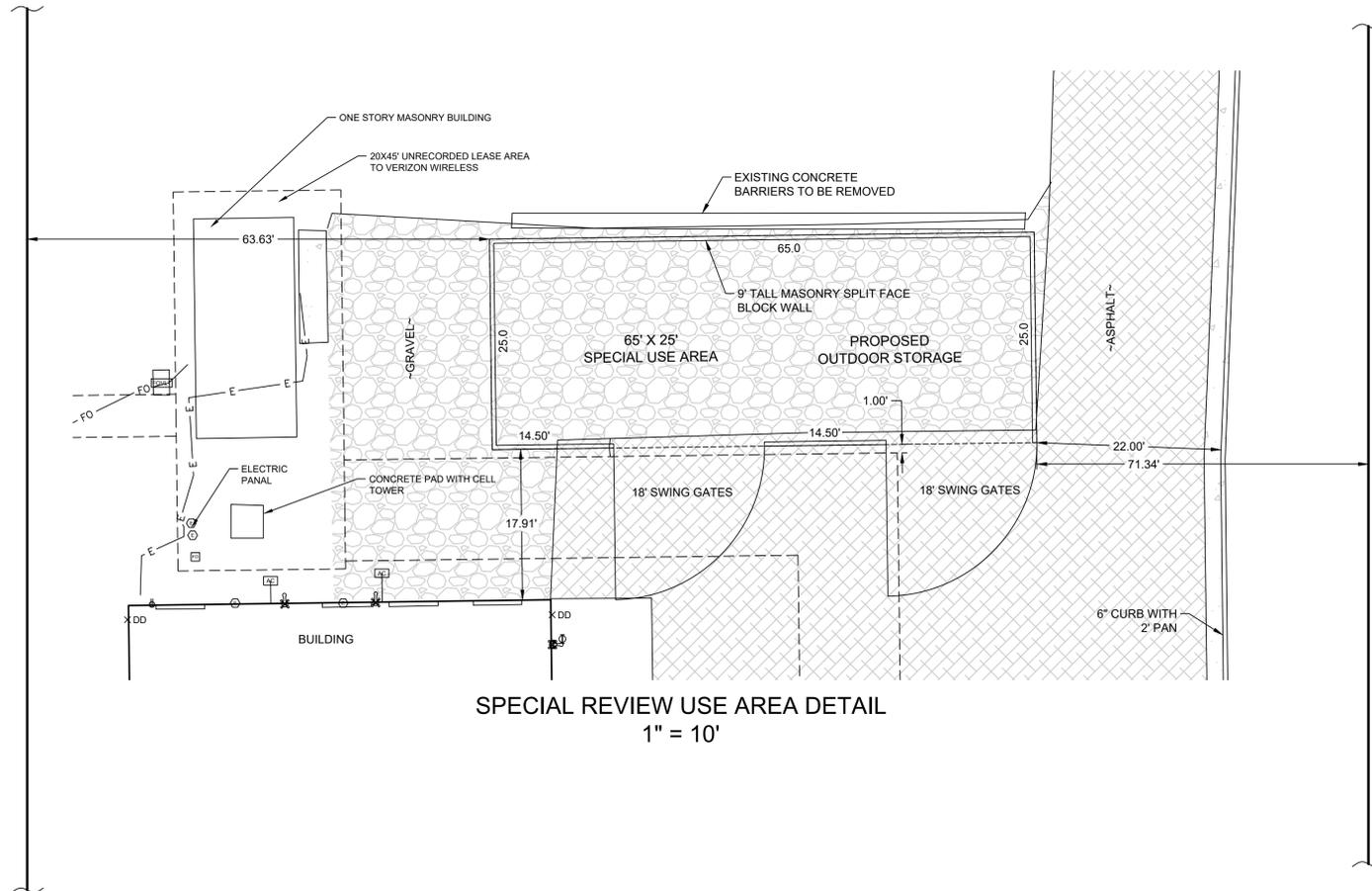
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1

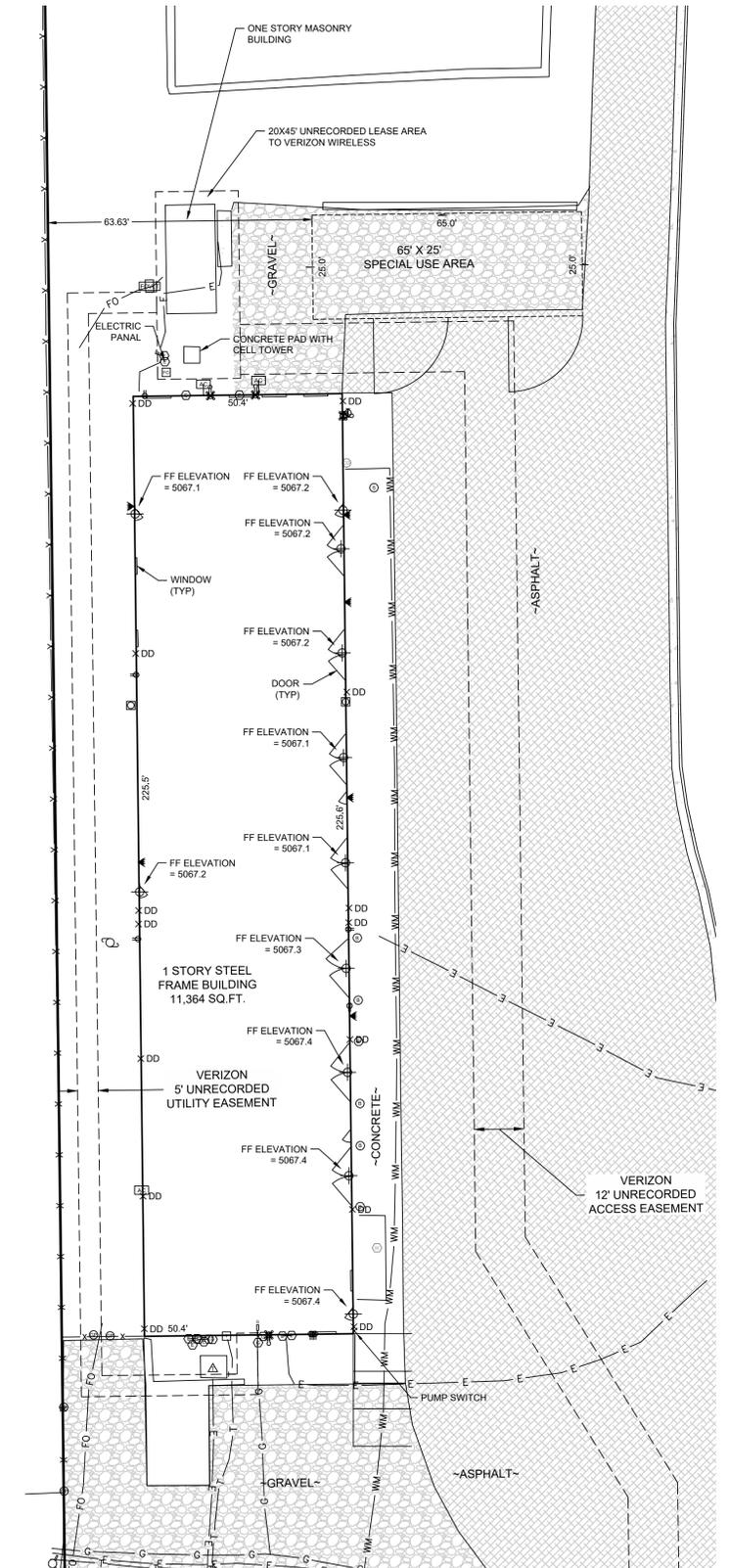
Sheet 1 of 2

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 EXISTING CONDITIONS



SPECIAL REVIEW USE AREA DETAIL
 1" = 10'



SPECIAL REVIEW USE AREA DETAIL
 1" = 20'

990 south broadway
 suite 230
 denver, co 80209
 p 303.561.3333

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EXISTING CONDITIONS

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO. DCS17-4070
 PA/PM: TS
 DRAWN: KEB
 DATE: 09/18/2017
 SCALE: 1" = NA

1121 TELLEN EXISTING CONDITIONS

A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN,
 TOWN OF ERIE, COUNTY OF WELD, COLORADO

SHEET

2

Sheet 2 of 2

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

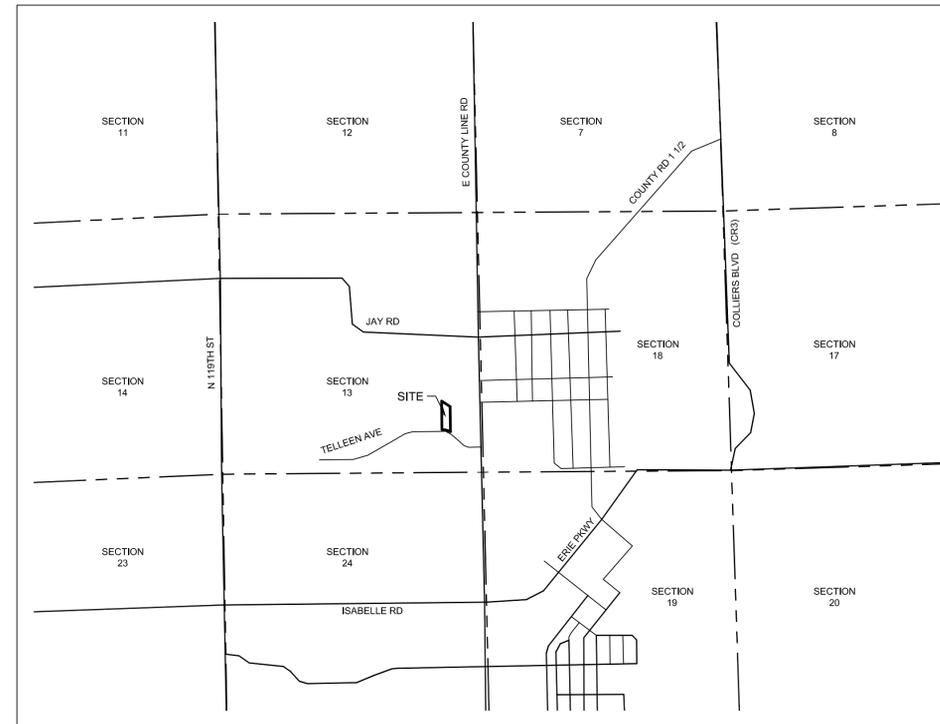
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 SPECIAL REVIEW USE SRU-000933-2017

LEGAL DESCRIPTION:

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; LOCATED IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

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- ALL CONTRACTORS ARE REQUIRED TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE TOWN OF ERIE FOR ALL WORK WITHIN CITY RIGHT-OF-WAY.
- WATER AND SANITARY SERVICE LINES ARE SHOWN AS THEY ARE CURRENTLY UNDERSTOOD TO BE LOCATED. SERVICES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



VICINITY MAP
 1" = 2000'

LEGEND

- SITE BOUNDARY
- - - - - EASEMENT LINE
- LOT LINE
- X - X - SECTION LINE
- SILT FENCE
- WM — WM — WATER MAIN
- SS — SS — SANITARY LINE
- G — G — GAS LINE
- E — E — ELECTRIC LINE
- T — T — TELEPHONE LINE
- (M) AS-MEASURED COURSE
- (R) RECORDED COURSE
- FOUND MONUMENT AS DESCRIBED
- AC AIR CONDITIONING UNIT
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⚡ TRANSFORMER
- FOVLT FIBER OPTICS VAULT
- PO FIBER OPTICS PEDESTAL
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ FIRE DIRECT CONNECT
- ⊕ WATER VALVE
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ BALLARD
- ⊕ GUARD POST
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FUEL TANK
- ⊕ WATER CONNECTION
- ⊕ ELECTRIC CONNECTION
- DIRECTION OF DRAINAGE FLOW
- STOP SIGN

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE PLAN
- SHEET 3 - NOTES AND DETAILS
- SHEET 4 - OUTDOOR STORAGE PLAN AND DETAIL
- SHEET 5 - LANDSCAPE PLAN

OWNER AND APPLICANT - RYAN CARLSON
 ERIE HOLDINGS, LLC
 PO BOX 247
 EASTLAKE, CO 80614-0247
 (303) 457-2966

ENGINEER AND SURVEYOR - WARE MALCOMB
 990 SOUTH BROADWAY SUIT 230
 DENVER, CO 80209
 (303) 561-3333

990 south broadway
 suite 230
 denver, co 80209
 p 303.561.3333

WARE MALCOMB
 LAND SURVEYING | waremalcomb.com

COVER SHEET

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	12/8/2017	CITY COMMENTS			

JOB NO. DCS17-4070
 PA/PM: TS
 DRAWN: KEB
 DATE: 12/01/2017
 SCALE: 1" = NA

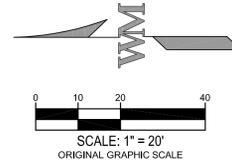
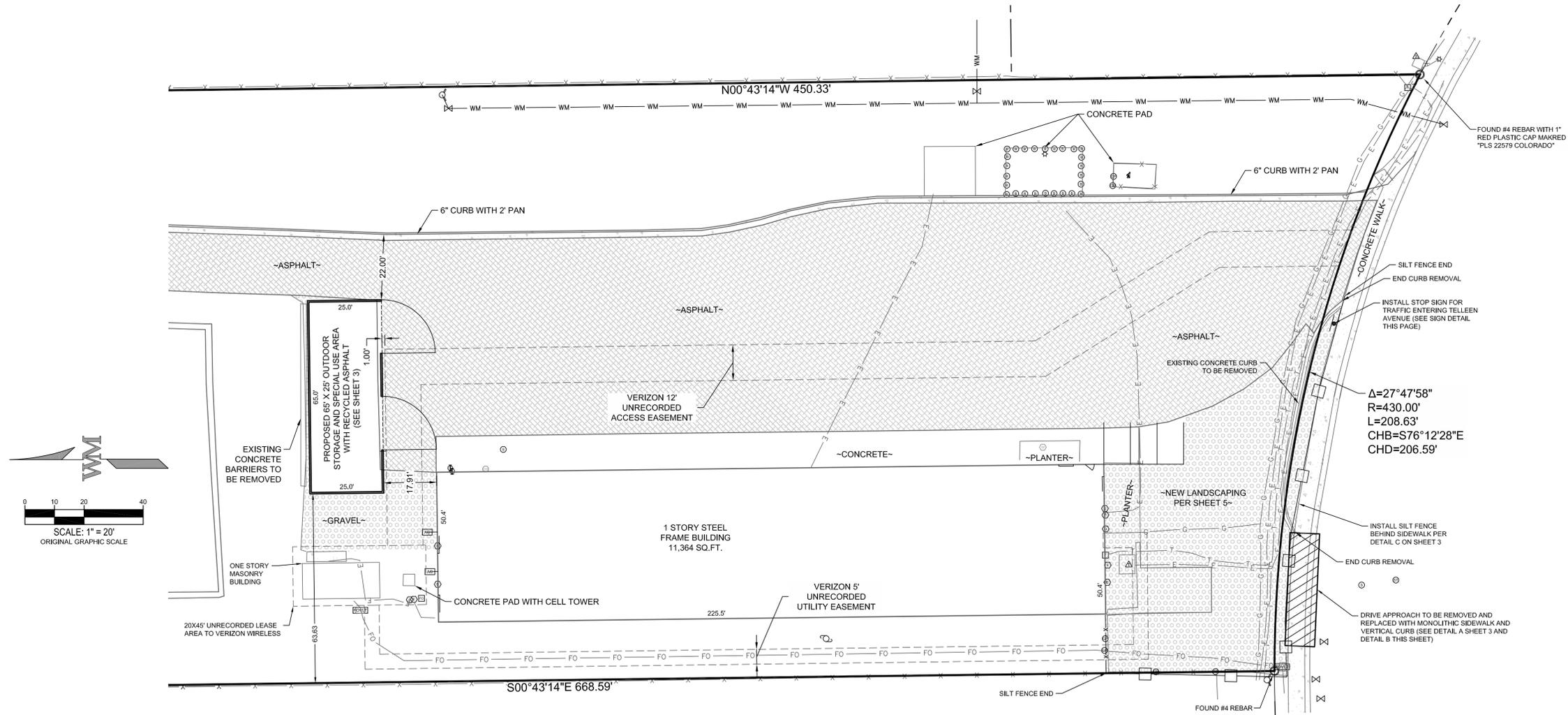
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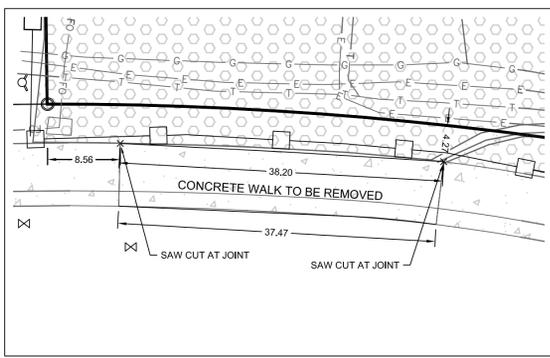
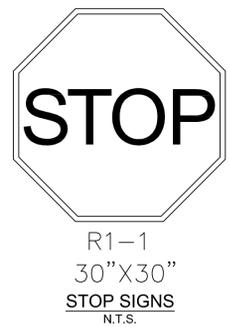
Sheet 1 of 5

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 SPECIAL REVIEW USE SRU-000933-2017



$\Delta=27^{\circ}47'58''$
 $R=430.00'$
 $L=208.63'$
 $CHB=S76^{\circ}12'28''E$
 $CHD=206.59'$



DETAIL B
 (SCALE 1" = 10')

990 south broadway
 suite 230
 denver, co 80209
 p 303.561.3333

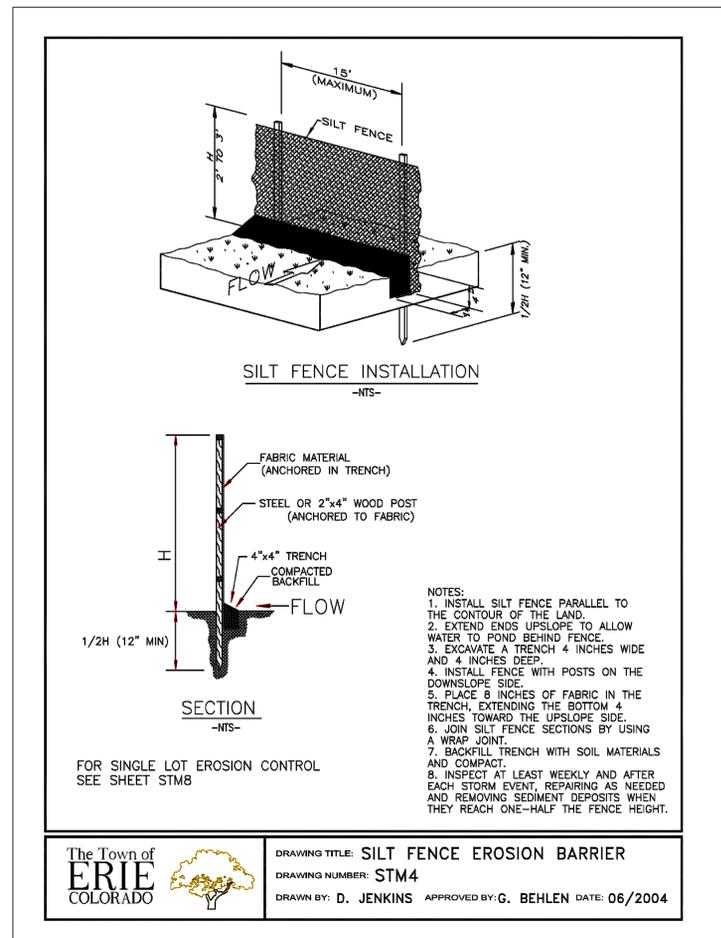
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SITE PLAN			SITE PLAN		
NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	12/8/2017	CITY COMMENTS			

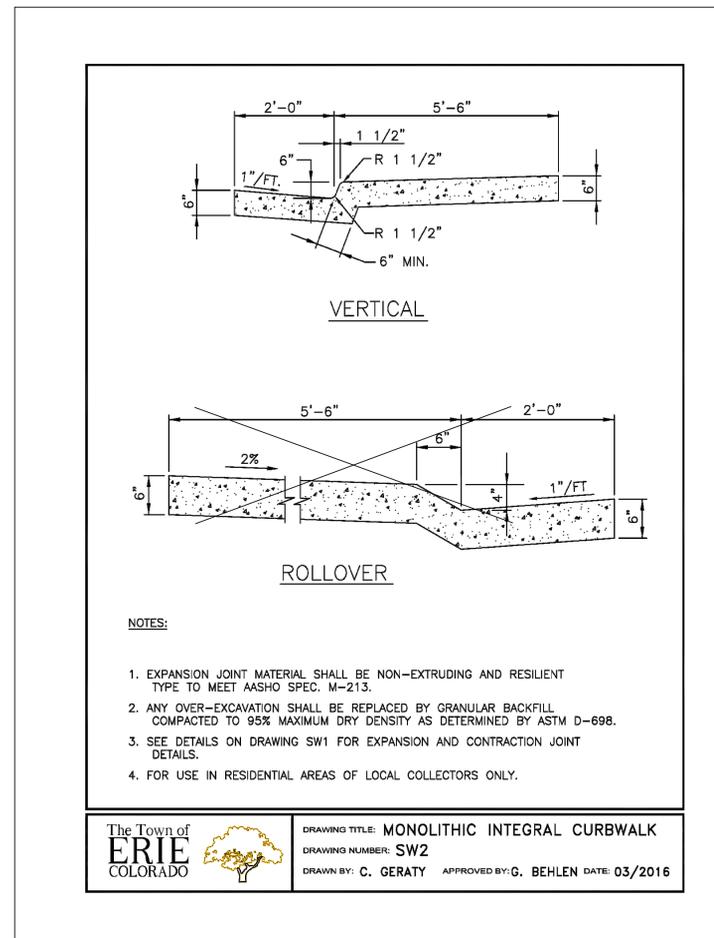
JOB NO. DCS17-4070
 PA/PM: TS
 DRAWN: KEB
 DATE: 12/01/2017
 SCALE: 1" = NA

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 SPECIAL REVIEW USE SRU-000933-2017



DETAIL C



DETAIL A

GENERAL NOTES - CONSTRUCTION:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS" BY THE TOWN OF ERIE. COPIES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF ERIE WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN OF ERIE ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE SHALL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN OF ERIE SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTYFOUR (24) HOURS IN ADVANCE.
4. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
5. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN OF ERIE ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
6. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OF ERIE OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN OF ERIE ENGINEERING STAFF, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
7. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITIONS. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
10. ALL CONCRETE SHALL BE A MINIMUM OF CLASS 8, IN CONFORMANCE WITH CDOT STANDARDS.
11. ALL CONCRETE EDGES MUST BE ROUNDED TO A FOURTH (1/4) INCH RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
12. ONE HALF (1/2) INCH EXPANSION JOINTS SHALL BE INSTALLED AT ALL CURB RETURNS, CURB CUTS AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED PER THE TOWNS STANDARDS AND SPECIFICATIONS.

NOTES AND DETAILS

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	12/8/2017	CITY COMMENTS			

JOB NO.	DCS17-4070
PA/PM:	TS
DRAWN:	KEB
DATE:	12/01/2017
SCALE:	1" = NA

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

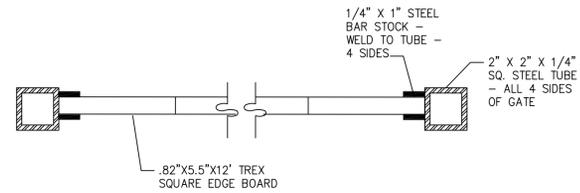
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 SPECIAL REVIEW USE SRU-000833-2017



TREX 1" SQUARE EDGE BOARD, GRAVEL PATH

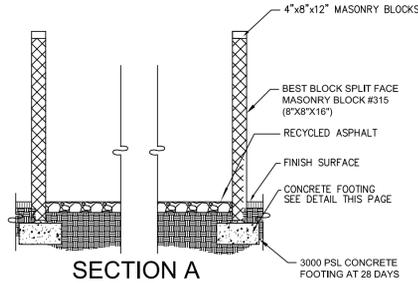


BEST BLOCK SPLIT FACE MASONRY BLOCK #315

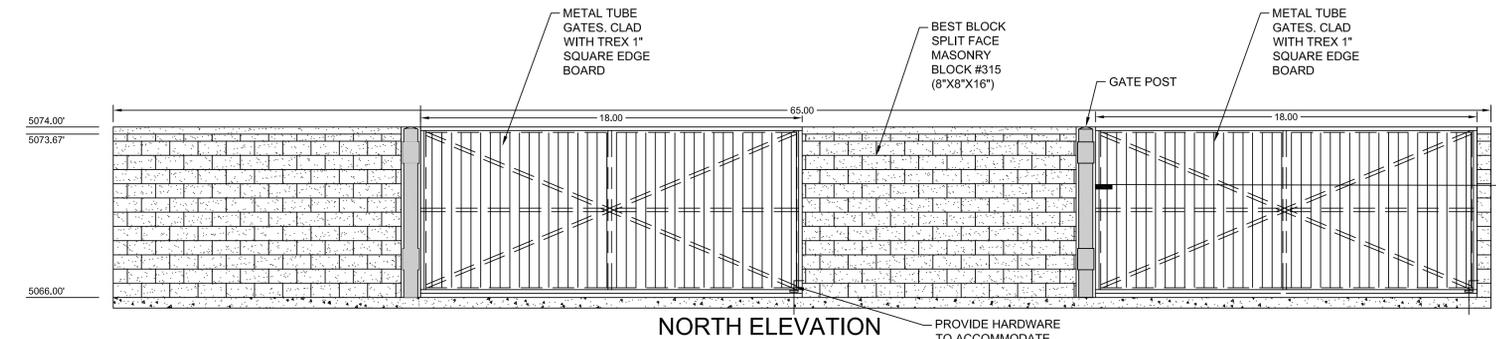


SECTION B
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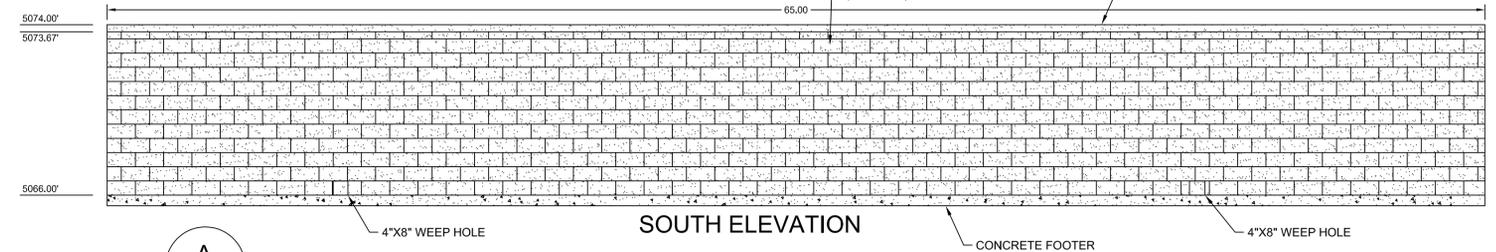
CONCRETE FOOTER DETAIL
(N.T.S.)



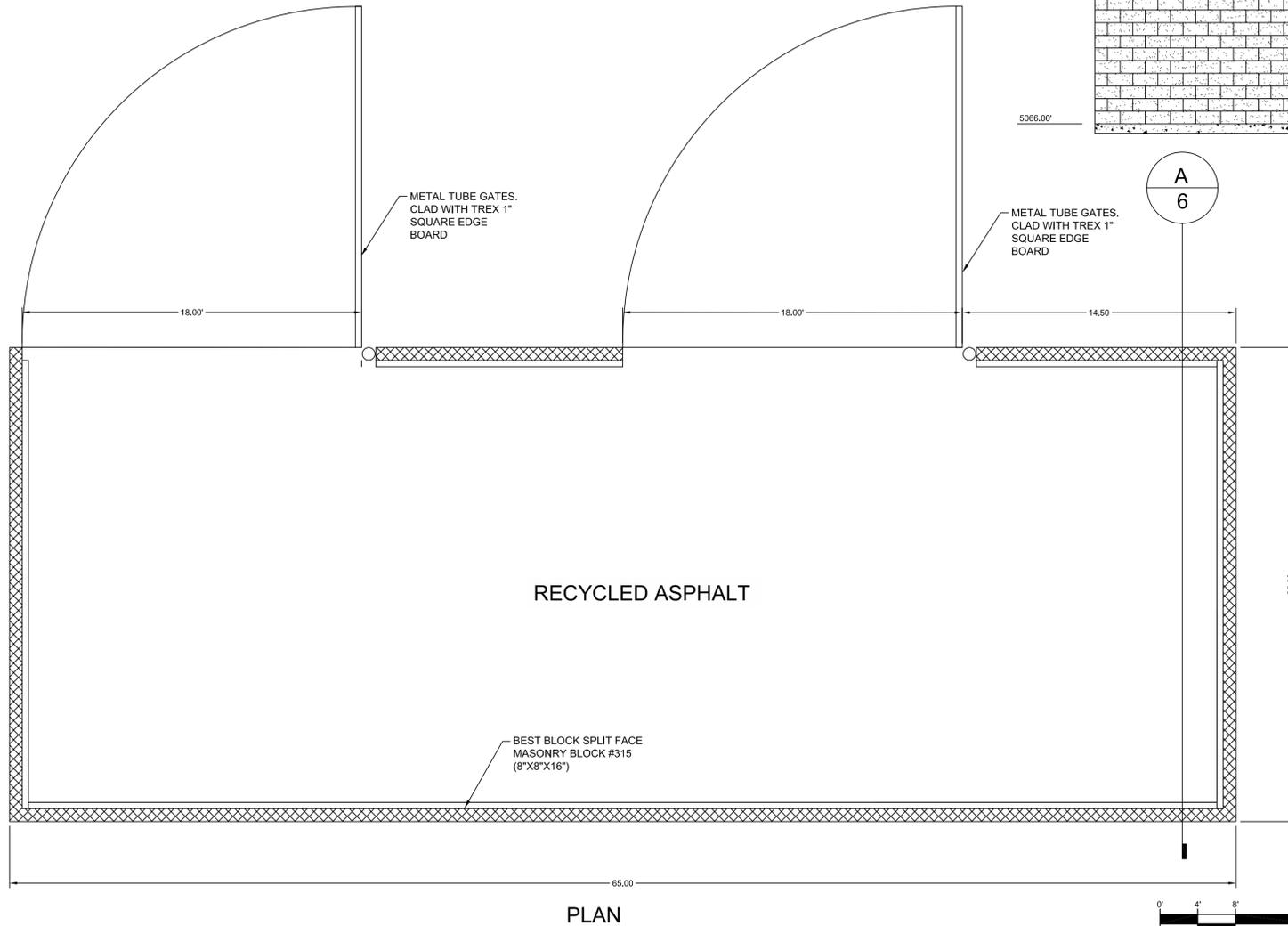
SECTION A
(N.T.S.)



NORTH ELEVATION

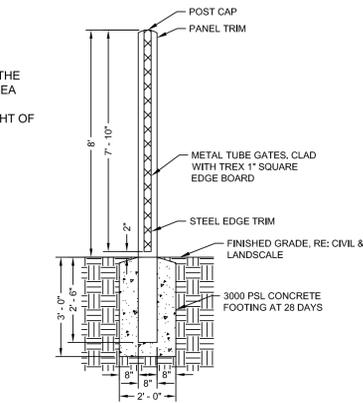


SOUTH ELEVATION

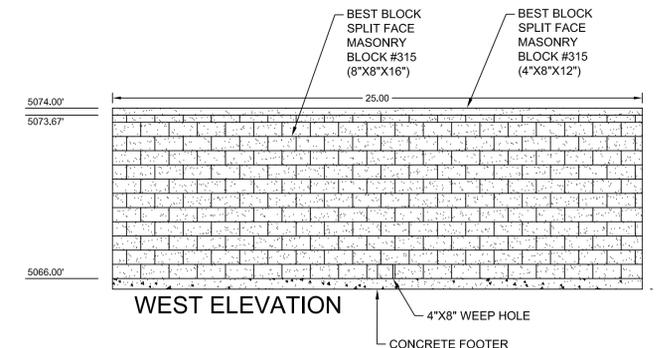


PLAN

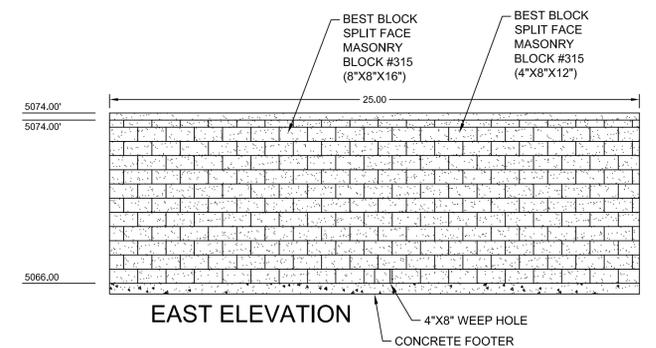
NOTE: MATERIALS STORED IN THE OUTDOOR STORAGE AREA SHALL NOT BE STORED HIGHER THAN THE HEIGHT OF THE SCREENING WALL



SWINGING GATE POST FOUNDATION DETAIL
N.T.S.



WEST ELEVATION



EAST ELEVATION



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PROPOSED OUTDOOR STORAGE PLAN AND DETAIL

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	12/8/2017	CITY COMMENTS			

JOB NO. DCS17-4070
 PA/PM: TS
 DRAWN: KEB
 DATE: 12/01/2017
 SCALE: 1" = 4'

SHEET

4

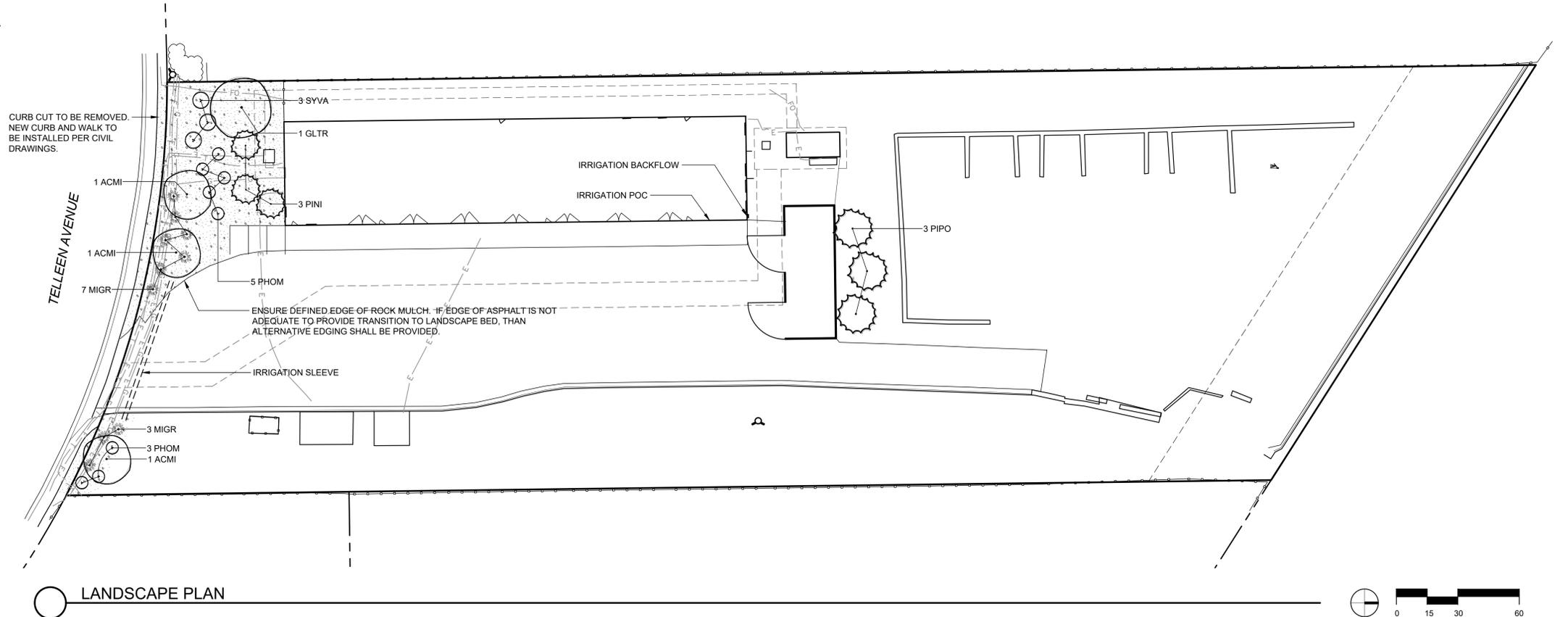
Sheet 4 of 5

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SPECIAL REVIEW USE SRU-000933-2017

GENERAL NOTES

- ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
- THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
- THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL WARRANT THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
- DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G. P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
- GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
- SCREEN ALL UTILITY BOXES WITH APPROPRIATE PLANT MATERIAL FROM THE TOWN OF ERIE APPROVED LIST. PROPOSED UTILITY BOXES ARE NOT SHOWN ON PLANS AND WILL THEREFORE NEED TO BE SCREENED BY LANDSCAPE CONTRACTOR IN THE FIELD.
- LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IS RESPONSIBLE FOR ALL SITE INSPECTIONS.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. IRRIGATION UNDER THE ACCESS DRIVEWAY IS TO BE SLEEVED PER ATTACHED TOWN OF ERIE DETAIL.
- IRRIGATION SERVICE SHALL TIE INTO BUILDING DOMESTIC SERVICE LINE AFTER THE METER WITHIN THE MECHANICAL ROOM WITH SHUTOFF AND DRAIN FOR WINTERIZATION. BACKFLOW SHALL BE INSTALLED DIRECTLY OUTSIDE MECHANICAL ROOM ADJACENT TO BUILDING FACADE.



SOIL ANALYSIS

SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES AND SHRUBS, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, AND BRICK.

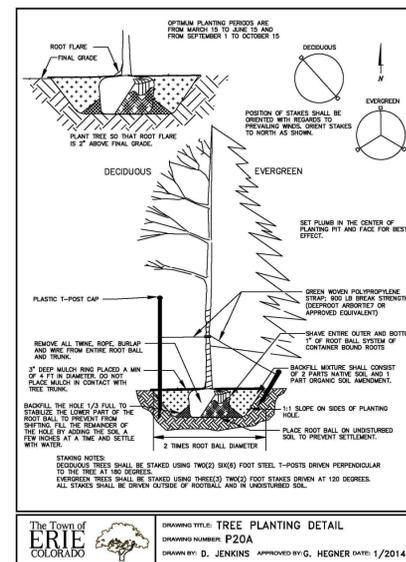
- DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS
 - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) PERCENT, AND PLANT AVAILABLE NUTRIENTS
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
 - ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO DEPTH OF 18"
 - ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR NATIVE SOIL

PLANT SCHEDULE

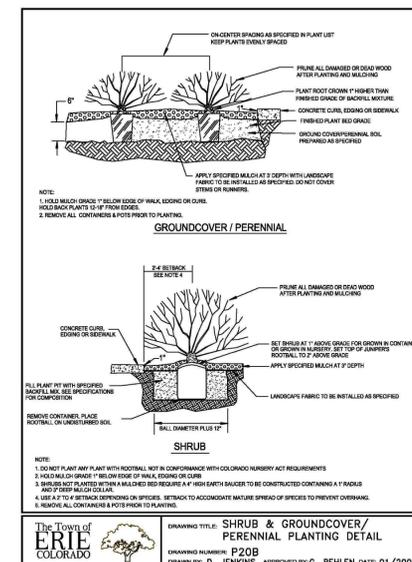
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ACMI	3	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	B & B	2'CAL	
GLTR	1	GLEDTISIA INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2'CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PINI	3	PINUS NIGRA	AUSTRIAN PINE	B & B		6-8'
PIPO	3	PINUS PONDEROSA	PONDEROSA PINE	B & B		6-8'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
PHOM	8	PHYSOCARPUS OPUULIFOLIUS 'MONIO'	DIABLO NINEBARK	5 GAL		
SYVA	3	SYRINGA VULGARIS ALBA	COMMON WHITE LILAC	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
MIGR	10	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		

LEGEND

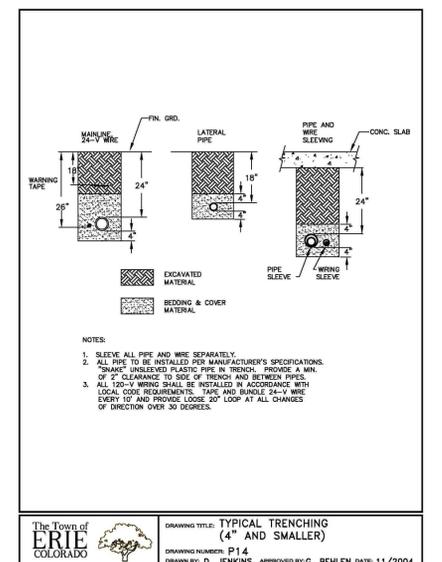
SYMBOL	DESCRIPTION
(Circle with horizontal lines)	DECIDUOUS SHADE TREE
(Circle with vertical lines)	EVERGREEN TREE
(Circle with diagonal lines)	DECIDUOUS SHRUBS
(Circle with horizontal lines and dots)	EVERGREEN SHRUBS
(Circle with vertical lines and dots)	ORNAMENTAL GRASS
(Circle with irregular pattern)	ROCK MULCH



1 TREE PLANTING DETAIL
NTS P20A



2 SHRUB & GROUNDCOVER PLANTING
NTS P20B



2 IRRIGATION TRENCHING
NTS P14



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LANDSCAPE PLAN

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	12/8/2017	CITY COMMENTS			
2	12/19/2017	CITY COMMENTS			

JOB NO. 1722
PA/PM: TK
DRAWN: CM
DATE: 12/01/2017
SCALE: AS SHOWN

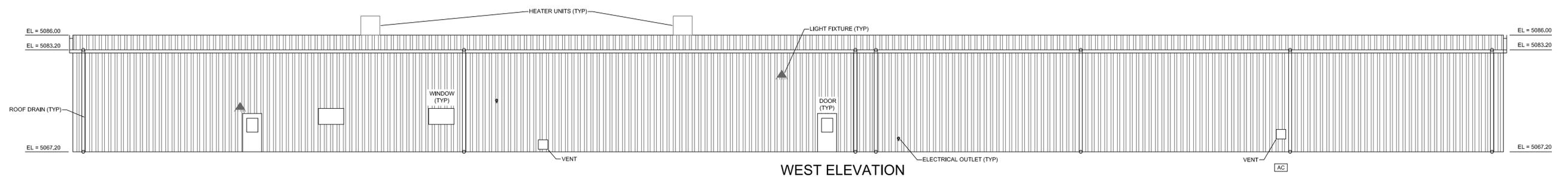
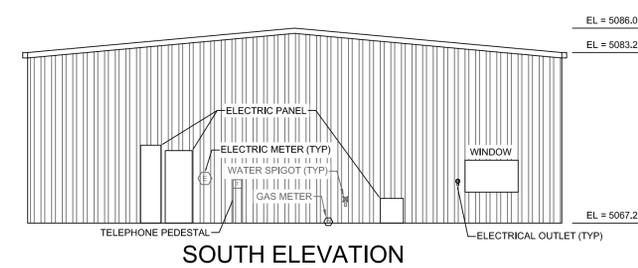
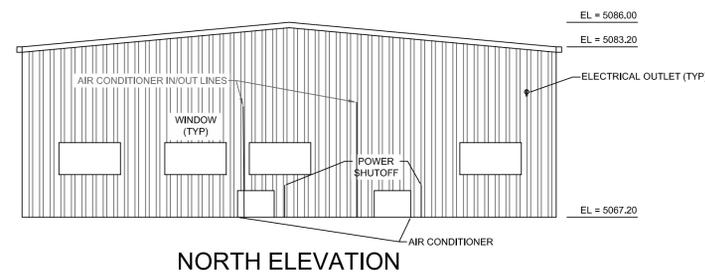
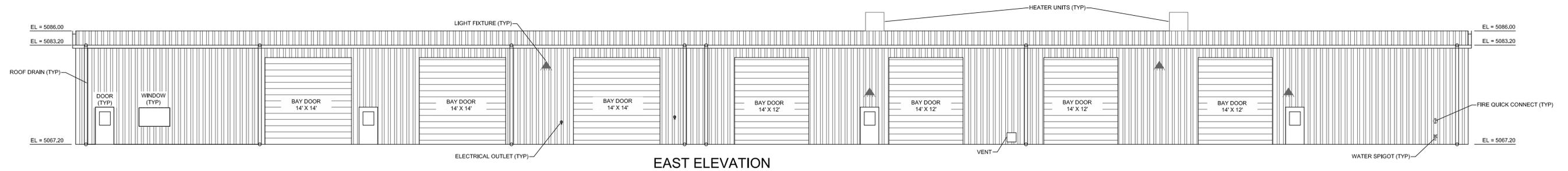
SHEET

5

Sheet 5 of 5

LOT 1, BLOCK 2, ERIE INDUSTRIAL EMPIRE VENTURE SUBDIVISION - BLOCK 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 MAIN BUILDING EXHIBIT



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MAIN BUILDING DETAIL

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	12/8/2017	CITY COMMENTS			

JOB NO. DCS17-4070
 PA/PM: TS
 DRAWN: KEB
 DATE: 09/18/2017
 SCALE: 1" = 8"