



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2778
agonzales@erieco.gov

Planning & Development Planning

Memo

To: Tony Ollila, GYS Development, LLC

From: Audem Gonzales, Planner

Date: June 12, 2019

Re: SP-001019-2018; Lot 7, The Right Move Subdivision Replat A, Erie Business Park & Storage Site Plan

SRU- 001020-2018; Lot 7, The Right Move Subdivision Replat A, Erie Business Park & Storage Special Review Use

MPA-001021-2018; Lot 7, The Right Move Subdivision Replat A, Erie Business Park & Storage Minor Plat Amendment

cc: Christopher Jensen, Fred Starr, Joe Smith, Chad Schroeder, Ben Pratt

Comments:

Town staff has reviewed the SP-001019-2018 – Site Plan, SRU- 001020-2018 – Special Review Use, and MPA-001021-2018 – Minor Plat Amendment applications for conformance with Municipal Code, Title 10 at the June 6, 2019 Development Review Team meeting. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the applications is revision and resubmittal of the documents for a last review before public hearings are scheduled. This will be a quick check to assure plans are complete before we schedule the public hearing.

Paper Copies:

- 2 Copies: Updated written materials, 3-hole punched for notebooks. For distribution to: Planning and Public.
- 2 Copies: Updated 11x17 plans tri-folded and 3-hole punched for notebooks. For distribution to: Planning and Public
- 2 Copies: Updated 24x36 plan sets, rolled. For distribution to: Planning and Engineering

Digital Copies:

- A PDF format of all of the submittal materials on 2 flash drives. The flash drives will be distributed to the following referral agencies:
 1. Town of Erie – Planning
 2. Town of Erie – Engineering

Planning Comments

MINOR PLAT AMENDMENT

Sheet 2

1. See staff's redlines on removing wording and strain line.

SITE PLAN/SPECIAL REVIEW PLAN SET

Sheet 1 – Title Sheet

2. The title of the document shall include “Lot 7” after 1st Amendment. “1st Amendment, Lot 7”.

Sheet 2 – Site Plan

3. Should a one way sign be placed just south of the Porte Cochere? To alert people before they enter they have to go all the way around.

Sheet 4

4. The updated plans now show the underground detention area extended underneath the Porte Cochere. The structure cannot be built over this underground feature. The PC also cannot be built within the utility easement. The easement can exclude the Porte Cochere area once the detention area is scaled back. Amend the easement line around the structure.

Sheet 6 – Landscape Planting Plan

5. Remove trees from the Site Plan as shown on the redlined document. They are proposed over utility main lines or within close proximity. Every 1 required tree shall be replaced with 10 shrubs. Include a note on the landscape sheet stating the substitution counts. For example: “1 required parking island tree substituted with 10 shrubs”. The other trees outside of the parking island are not required to be substituted with shrubs, therefore no note is needed (site tree counts are met even with the reduction of trees). Staff suggests including shrubs at these locations but they are not required.
6. Staff has found a conflicting section in Code regarding the required loading area screen fence along County Line Road. Staff required a screen fence per Section 10.6.4.G.4. Code Section 10.6.2.D.2.d requires that all fencing facing County Line Road be a maximum of 4 feet in height and split rail or picket. By doing this, the fence would no longer be a screening fence. These requirements lean towards loading areas being placed behind the building and not along street frontages. An Alternative Equivalent Compliance request will need to be applied for to allow landscaping to substitute as the screening element at this location. Staff tried to reduce the amount of AEC requests, especially when not needed, but it turns out it would need to be applied for at this location after all.

NARRATIVE

7. The narrative shall be updated to include any new Minor Modification or AEC requests.

July 2, 2019

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

RE: ERIE BUSINESS PARK AND STORAGE RESUBMITTAL

Dear Engineering Division:

We have reviewed the Erie Business Park and Storage submittal received on July 1, 2019. The submittal included the Phase III Drainage Report for Right Move Subdivision Replat A, 1st Amendment, dated June 2019, and the Erie Business Park & Storage Construction Plans, dated June 27, 2019 by Rick Engineering Company. We have the following comment to offer:

Phase III Drainage Report

1. No additional comments.

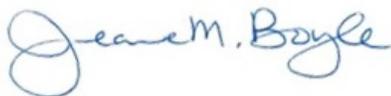
Construction Plans

2. Please add a note to the construction plans to state that proposed Storm Inlet 6 shall have a 'Close Mesh Grate' due to the inlet being adjacent to potential bike and pedestrian traffic.

Merrick and Company does not require this to resubmitted for our review.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Josh M. Evans, PE





Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., Development Engineer
Date: June 24, 2019
Subject: **Erie Business Park & Storage Site Plan**
CC: Joe Smith
Wendi Palmer
David Pasic
Tyler Burhenn

Comments for Drainage Study:

1. Adequately address the attached Drainage Report comments from Merrick dated March 19, 2019.

Response: See comment responses below.

Adequately address the attached Drainage Report comments from Merrick dated June 4, 2019.

Response Comments for Site Plan:

1. Final Construction Plans are needed for the County Line Road access improvements and the sewer and water line relocations.

Response1: Per FHU comments, the decal lane will not be required. More detailed construction plans are included with this submittal.

- Provide a more robust Right-In / Right-Out “porkchop” island that discourages left turns at the proposed access with County Line Road.

Response2: The future ultimate layout shows the more robust pork chop but the pork chop shown will be temporary per discussions with the Town.

Widen the temporary pork chop median design to provide more deterrence for left-in or left-out turns. Include applicable signage that identifies the new access as Right-In Right-Out only.

Comments for Site Plan:

1. Label all storm sewer infrastructure as Private on each sheet where shown.

Response: “Private” label added.

All storm lines need to be labeled as “Private”. The 18-inch storm line to the detention pond is not.

Audem Gonzales

From: Darren Champion
Sent: Wednesday, June 19, 2019 4:24 PM
To: Audem Gonzales
Cc: Farrell Buller; Michael McGill; Parks Admin
Subject: Development Referral - Erie Business Park & Storage, Site Plan - Parks and Rec Comments

Hi Audem,

We have reviewed this application and find no conflicts with our interests.

Thanks,



Darren Champion *CPSI* | Parks and Open Space Project Coordinator
Town of Erie | Parks & Recreation Department
150 Bonnell Avenue | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2886 | Cell: 303-591-1280 | Fax: 303-665-9420
www.erieco.gov/parksandrec | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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