



Hello,

Thank you for inviting United Power, Inc. and giving the opportunity to review and comment on the Westerly Preliminary Plat and the Westerly P.U.D. After review of the information, please see below our utility requirements:

- **General** - 8' to 10' wide utility easements along rear of all lots, sides of lots abutting roads, and across tracts. This allows United Power to install electric facilities in a continuous manner for our loop feed which provides reliability.
- **Tracts/Open Space/Parks** - 8' to 10' wide utility easements along perimeter of tracts, along perimeter of tracts abutting roads, and through tracts between lots. United Power prefers blanket utility use within tracts be dedicated as this gives us the opportunity to set above ground equipment, if needed and coordinated with the developer.
- **Streetlights** – When streetlight locations are identified, we need a 5' wide utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc.

**As a Reminder:** No permanent structures are acceptable within the utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power would consider any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

United Power would like to work with the developer early in the construction process on getting an electric design prepared so that we can request any additional easements needed and can be dedicated on the plat rather than obtaining via separate document. The developer can visit <https://www.unitedpower.com/construction> and submit an application along with CAD data.

We look forward to safely and efficiently providing reliable electric power and outstanding service to future members.

Thank you,

Samantha Riblett  
United Power, Inc  
Right of Way Administrative Assistant  
Main 303-659-0551 | D 303-637-1324

**The Farmers Reservoir and Irrigation Company**  
**80 South 27<sup>th</sup> Avenue**  
**Brighton, CO 80601**  
**303-659-7373**

**TO:** Town of Erie

**DATE:** January 21, 2020

**EMAILED TO:** Hannah Hippely

**APPLICANT:** Erie Land Company

**RE:** Planned Unit Development

**CASE #:** PP-001038-2019

**DEAR** Ms. Hippely:

I wish to submit the following information regarding the above referenced project.

  X   The concerns of Farmers Reservoir and Irrigation Company are in the area of encroachment to the Right of Way of the canal. FRICO requires a minimum of 25' on each side of the canal for a maintenance road plus the distance to the toe of the ditch embankment. The boundaries of the Right of Way must be agreed upon.

  X   Drainage is another concern that must be addressed as FRICO does not allow any developed storm flow into our canals. This will apply if any development happens.

  X   FRICO does not allow the drip line of trees to be within FRICO's ROW.

  X   No construction of any structure can be put on our ROW. No use of any sort including pedestrian or vehicle on our ROW is approved.

       Please send drainage study and additional information regarding your project so that we may complete our review and that review criteria can be sent to you, if applicable.

       FRICO does not accept retention ponds adjacent to our facilities, however, we may grant a variance with submittal of application and engineering deposit for review of drainage plan and other documents.

       Canal road may not be used for access without approval and executed agreement.

  X   FRICO will require a license agreement **-Crossing of the Community Canal under Erie Parkway, any crossing of the canal will need a license agreement.**

  X   FRICO will require an access permit **-Crossing of the Community Canal under Erie Parkway, any crossing of the canal will need a license agreement.**

  X   FRICO will require a seepage agreement

  X   FRICO will require an easement agreement **-for the east half of Sec 21, T1N, R68W**

       FRICO No comments on application/proposal

  X   We request to comment again.

The applicant        has or   X   has not completed a Project Review Application and submitted a deposit for review fees with the Ditch Company. In addition to the above comments, FRICO's comments are limited to this set of plans.

Please email Scott Edgar, FRICO General Manager or Eve Craven should you have any questions.

Sincerely,

\_\_\_\_\_  
**Scott Edgar**

[Scott@farmersres.com](mailto:Scott@farmersres.com)

FRICO, General Manager



**Eve Craven**

[Eve@farmersres.com](mailto:Eve@farmersres.com)

FRICO, Projects Coordinator



5303 Spine Road, Suite 202 Boulder, Colorado 80301  
Telephone: 303.443.6151 www.vrlaw.com

January 20, 2020

Hannah Hippely  
Community Development Dept.  
P.O. Box 750  
Erie, CO 80516  
developmentreferral@erieco.gov

Re: Erie Land Company, LLC – Preliminary Plat and PUD Rezoning  
(PP-001038-2019 and PUD-001039-2019)

Dear Chris:

You asked for comments regarding the Preliminary Plat and Planned Unit Development Rezoning for Erie Land Company, LLC (the Westerly and Dearmin properties, referred to collectively as the “Property”) by January 21. This letter provides our comments.

The Town should assure that the Property has been included into both the Northern Colorado Water Conservancy District (“NCWCD”) and its Municipal Subdistrict prior to providing any water service. The title commitments and other materials provided by the Applicant do not indicate that the Property is so included; however, our research in the Weld County Assessor’s database suggests that the Property may be included in NCWCD. The Town should contact NCWCD to confirm whether the Property is included in both the boundaries of NCWCD and its Municipal Subdistrict before providing water service to the Property.

Based on our research in the Weld County Assessor’s database, it appears that the Property is not currently included in the Left Hand Water District. However, the Town should confirm that is the case, and if the Town or Left Hand Water District confirm that the Property is in fact in the District, then the Property should be excluded from that District prior to the Town’s provision of water service.

January 20, 2020

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The Town should not provide sanitary sewer service to the property until it provides water service to the property. This is necessary for the Town to properly account for the sanitary sewer return flows to the Town's wastewater and reuse systems.

It should also be determined whether there are any appurtenant decreed surface water rights that should be conveyed to the Town. If so, the Applicant should comply with Town Municipal Code Section 8-1-9 regarding dedication of water rights.

Finally, all non-tributary ground water rights should be dedicated to the Town. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP



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Andrea A. Kehrl, Esq.

cc: Todd Fessenden



# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

January 16, 2020

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

**Location:**  
W½ Section 21,  
T1N, R68W of the 6<sup>th</sup> P.M.  
40.0369, -105.0132

**Subject: Westerly Preliminary Plat PP-001038-2019 – Resubmittal**  
**Town of Erie, Weld County, CO; CGS Unique No. WE-19-0046\_2**

Dear Hannah:

Colorado Geological Survey has reviewed the Westerly preliminary plat resubmittal. I understand the applicant currently proposes 548 lots and 62 tracts on approximately 268 acres located southeast of Erie Parkway and Weld County Road 5. The available referral documents include a set of 31 preliminary plat sheets (Matrix Design Group, November 27, 2019), and the same geotechnical and mine subsidence hazard investigations previously reviewed by CGS (4/5/2019):

- Geotechnical Due Diligence Study, Dearmin Parcel, Southeast of Erie Parkway and Weld County Road 5, Erie, Colorado (A.G. Wassenaar, Inc., April 23, 2018), and
- Mine Subsidence Investigation, Dearmin/Swink Property, 420.58 Acres in Section 21, Township 1 North, Range 68 West, Weld County, Colorado (Western Environment and Ecology, Inc. [WEE], December 15, 2018),

**Historic coal mines, subsidence hazard, and maximum foundation length restriction.** It is not clear from the current submittal documents that the proposed development is consistent with Western Environment's subsidence hazard mitigation recommendation of 154 feet maximum allowable foundation length within the >0% strain line limits in the northwestern portion of the Westerly property.

**CGS recommends that the town require confirmation and documentation from the applicant that buildings, including commercial and multi-family structures, on currently proposed lots within Western's Boulder Valley Mine >0% strain line (Figure 2) will not exceed 154 feet in length or width.**

Individual lots are not currently proposed within the southwestern portion of the Westerly property, where Western recommends a maximum allowable foundation length of 98 feet within the Columbine Mine >0% strain line. Additional review will be needed prior to platting of individual lots within this area of the Westerly property.

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

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist

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



## MEMORANDUM

**TO:** Hannah Hippely  
**FROM:** Charles M. Buck, P.E., PTOE  
**DATE:** January 15, 2020  
**SUBJECT:** Review of Preliminary Plat  
Westerly  
PP-001038-2019  
FHU # 95-190

I have reviewed the submittal materials provided for Westerly. This site is located along the south side of Erie Parkway between Weld County Roads 5 and 7. A flash drive, containing the submittal documents and drawings, was provided. Of these, the Preliminary Plat, dated 11/27/2019, the *Westerly Master Traffic Impact Study*, dated 11/15/2019, and the *Response to Comments* letter, 11/27/19 are of particular interest from a traffic engineering and transportation planning perspective. Matrix Design Group prepared all these items.

In reviewing the *Response to Comments* letter against the *Master Traffic Impact Study* and *Preliminary Plat*, I have determined that my previous comments related to these documents (referral response dated 08/01/19) have been adequately addressed. I have no further comments on this submittal. Please call if you have any questions.



BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE NORTH END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "1S 23501" AND MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLLOGY FOR THE WEST ONE-QUARTER CORNER OF SECTION 21 AND "PLS 26606" AND IS ASSUMED TO BEAR NORTH 00°00'31" EAST A DISTANCE OF 2654.72 FEET.

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;  
THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER SECTION 21;  
THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 414.50 FEET;  
THENCE SOUTH 89°43'56" WEST, A DISTANCE OF 430.01 FEET;  
THENCE SOUTH 17°55'57" WEST, A DISTANCE OF 118.45 FEET TO A 380.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 72°15'01" WEST;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 63°57'41", AN ARC DISTANCE OF 424.21 FEET TO A 720.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 8°17'21" EAST;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 7°33'56", AN ARC DISTANCE OF 95.07 FEET;  
THENCE SOUTH 15°51'17" EAST, A DISTANCE OF 110.00 FEET TO A 610.03 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 15°51'20" EAST;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 31°16'36", AN ARC DISTANCE OF 333.00 FEET;  
THENCE SOUTH 42°52'05" WEST, A DISTANCE OF 524.23 FEET TO A 2,251.04 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 06°20'32" WEST;  
THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°26'49", AN ARC DISTANCE OF 253.29 FEET;  
THENCE NORTH 89°53'40" WEST, A DISTANCE OF 111.61 FEET TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER AT RECEPTION NO. 2978817.  
THENCE NORTHERLY AND WESTERLY, COINCIDENT WITH SAID EXTERIOR BOUNDARY, THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST, A DISTANCE OF 143.39 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;  
THENCE NORTH 00°00'31" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE POINT OF BEGINNING;  
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,829,009 SQUARE FEET (225.64300 ACRES), MORE OR LESS.

LOW DENSITY (LR) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21;  
THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET;  
THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;  
THENCE SOUTH 00°24'06" EAST A DISTANCE OF 230.92 FEET;  
THENCE SOUTH 48°32'14" WEST A DISTANCE OF 182.44 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 41°27'42" EAST;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;  
THENCE SOUTH 00°27'32" WEST A DISTANCE OF 32.42 FEET TO A 507.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°44'28" WEST;  
THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;  
THENCE SOUTH 71°41'16" WEST A DISTANCE OF 38.58 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;  
THENCE SOUTH 18°18'44" EAST A DISTANCE OF 67.50 FEET;  
THENCE NORTH 71°41'16" EAST A DISTANCE OF 78.58 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;  
THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;  
THENCE SOUTH 70°03'17" EAST A DISTANCE OF 144.50 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;  
THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 88°31'21" EAST;  
THENCE NORTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET;  
THENCE SOUTH 71°45'45" EAST A DISTANCE OF 61.10 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;  
THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;  
THENCE NORTH 89°16'38" EAST A DISTANCE OF 46.45 FEET;  
THENCE SOUTH 13°58'51" WEST A DISTANCE OF 72.68 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;  
THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;  
THENCE EASTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17" AN ARC DISTANCE OF 312.11 FEET TO A 15.00 FOOT COMPOUND CURVE;  
THENCE NORTHERLY, COINCIDENT WITH SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 84°07'44" AND ARC DISTANCE OF 22.02 FEET;  
THENCE NORTH 21°00'43" WEST A DISTANCE OF 41.78 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°59'33" WEST;  
THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.10 FEET;  
THENCE SOUTH 89°38'19" WEST A DISTANCE OF 173.31 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;  
THENCE SOUTH 00°43'22" EAST A DISTANCE OF 14.42 FEET;  
THENCE SOUTH 89°16'38" WEST A DISTANCE OF 30.00 FEET;  
THENCE NORTH 00°21'41" WEST A DISTANCE OF 159.90 FEET;  
THENCE NORTH 89°38'19" EAST A DISTANCE OF 162.65 FEET;  
THENCE NORTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;  
THENCE NORTH 00°03'27" WEST A DISTANCE OF 239.97 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;  
THENCE NORTH 00°21'43" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;  
THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 985.11 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;  
THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,649.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF SECTION 21;  
THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A

WESTERLY - P.U.D. OVERLAY DISTRICT  
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH  
PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

212.71 ACRES  
PUD-001039-2019



VICINITY MAP

SCALE: 1" = 2,000'-0"

LOW DENSITY (LR) LEGAL DESCRIPTION (CONTINUED):

DISTANCE OF 414.50 FEET;  
THENCE SOUTH 89°43'56" WEST, A DISTANCE OF 430.01 FEET;  
THENCE SOUTH 17°55'57" WEST, A DISTANCE OF 118.45 FEET TO A 380.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 72°15'01" WEST;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 63°57'41" AN ARC DISTANCE OF 424.21 FEET TO A 720.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 08°17'22" EAST;  
THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°33'56" AN ARC DISTANCE OF 95.07 FEET;  
THENCE SOUTH 15°51'17" EAST A DISTANCE OF 110.00 FEET TO A 610.03 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 15°51'20" EAST;  
THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 31°16'36" AN ARC DISTANCE OF 333.00 FEET;  
THENCE SOUTH 42°52'05" WEST A DISTANCE OF 524.23 FEET TO A 2,251.04 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 06°20'32" WEST;  
THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°26'49" AN ARC DISTANCE OF 253.29 FEET;  
THENCE SOUTH 89°53'40" WEST A DISTANCE OF 111.61 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;  
THENCE COINCIDENT WITH SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST A DISTANCE OF 143.39 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 229.57 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;  
THENCE NORTH 00°00'31" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 A DISTANCE OF 2,654.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING;  
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,319,026 SQUARE FEET (213.93541 ACRES), MORE OR LESS.

NEIGHBORHOOD MIXED-USE (NMMU) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 766.34 FEET;  
THENCE SOUTH 00°21'43" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;  
THENCE SOUTH 00°03'27" EAST A DISTANCE OF 239.97 FEET;  
THENCE SOUTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;  
THENCE SOUTH 00°21'41" EAST A DISTANCE OF 159.89 FEET;  
THENCE NORTH 89°16'38" EAST A DISTANCE OF 29.37 FEET;

SURVEYOR'S CERTIFICATION:

I, ROBERT L. MEADOWS, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR EACH PUD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

ROBERT L. MEADOWS, JR., PLS  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 34977  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

PLANNING COMMISSION CERTIFICATION

THIS PUD PLANNING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "WESTERLY PUD ZONING MAP" AND IS APPROVED AND ACCEPTED BY THE ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO HELD ON \_\_\_\_\_, 20 \_\_\_\_.

MAYOR \_\_\_\_\_  
ATTEST \_\_\_\_\_ TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF WELD ) ss

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D. AND WAS RECORDED AT

RECEPTION NUMBER \_\_\_\_\_

WELD COUNTY CLERK AND RECORDER \_\_\_\_\_

SHEET INDEX

- 1.....COVER
- 2.....ZONING LEGAL DESCRIPTION
- 3..... PUD PLAN & DIMENSIONAL STANDARDS
- 4..... PUD OVERLAY STANDARDS

PUD NOTES:

1. THIS PUD ZONING MAP MODIFIES STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PUD, THE PUD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PUD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE.
2. ACCESSORY STRUCTURES ARE NOT PERMITTED ON ALLEY/REAR LOADED HOMES.



APPLICANT/DEVELOPER:  
ERIE LAND COMPANY, LLC  
1225 17TH STREET, SUITE 2420  
DENVER, CO - 80202  
303-887-8075

SOUTHERN LAND  
COMPANY

Southern Land Company, LLC  
1550 W. McEwen Drive, Suite 200 - Franklin, Tennessee 37067  
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com

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Matrix  
DESIGN GROUP

WESTERLY  
PLANNED UNIT DEVELOPMENT ZONING MAP

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

REVISIONS:

1	06.11.2019
2	
3	11.18.2019
4	
5	
6	

DATE: 02.26.2019

PROJECT #: PUD 001039-2019

COVER  
SHEET

SHEET NO.

1 OF 3



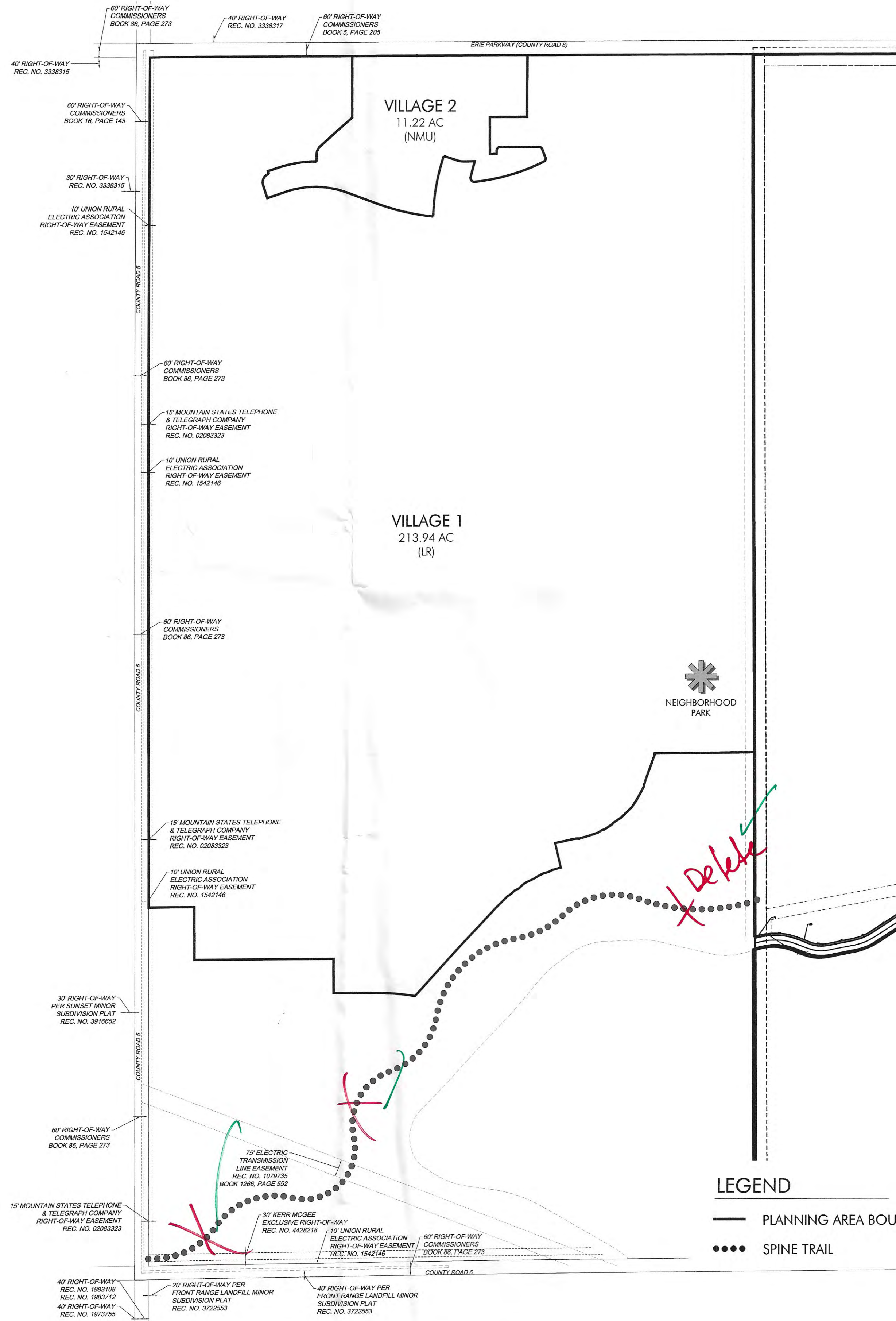
# WESTERLY - P.U.D. OVERLAY DISTRICT

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH

PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

212.71 ACRES

PUD-001039-2019



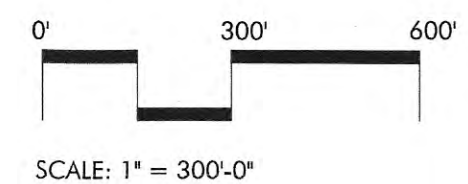
PARKS AND OPEN SPACE DEDICATIONS		
TYPE	REQUIREMENT	REQUIRED (AC)
POCKET PARKS	0.5 AC / 1,000 residents	1.37
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	8.24
COMMUNITY PARKS	5 AC / 1,000 residents	13.73
OPEN SPACE	17 AC / 1,000 residents	46.47
1. Anticipated requirements based on an estimated total unit count of 950 Units @ 2.89 residents per household for an anticipated total of 2,746 residents.		
2. Parks and Open Space Dedications will be made by phase with the appropriate Final Plats.		

TABLE ONE		
VILLAGE		PRODUCT TYPE PERMITTED
LR	VILLAGE 1	SF-FRONT SF-ALLEY DUPLEX-ALLEY TOWNHOME-ALLEY
NMU	VILLAGE 2	LIVE WORK COMM.

DIMENSIONAL STANDARDS SUMMARY CHART							
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
HOUSING TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
LIVE WORK	20'	1,000	PRIN. - 5'	8'	5'	PRIN. - 1.5'	
	28' CORNER LOTS		ACC. - NA			ACC. - NA	
SINGLE FAMILY FRONT LOAD	45'	4,500	PRIN. - 15'	8'	5'	PRIN. - 15'	
	48' CORNER LOTS		ACC. - 25'			ACC. - 5'	
SINGLE FAMILY ALLEY LOAD	34'	3,000	PRIN. - 10'	8'	5'	PRIN. - 1.5'	PRIN. - 35' ACC. 25'
	37' CORNER LOTS		ACC. - NA			ACC. - NA	
DUPLEX ALLEY LOAD	24'	1,700	PRIN. - 10'	8'	5'	PRIN. - 1.5'	
	27' CORNER LOTS		ACC. - NA			ACC. - NA	
TOWNHOME ALLEY LOAD	20'	1,200	PRIN. - 10'	8'	5'	PRIN. - 1.5'	
	28'		ACC. - NA			ACC. - NA	
1. ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.							
2. MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.							
3. FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2 FEET FOR ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS.							
4. SIDE AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET FOR WINDOW WELLS. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.							
5. REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT OF UP TO 6 FEET FOR A COVERED PATIO OR DECK (NOT ENCLOSED), FOR SINGLE FAMILY FRONT LOAD HOMES.							
6. FOR SINGLE FAMILY FRONT LOAD HOMES IN ANY AREA WHERE PARKING IS INTENDED TO BE PERMITTED OUTDOORS IN A DRIVEWAY BETWEEN A GARAGE AND THE RIGHT-OF-WAY LINE, A MINIMUM SETBACK OF 20 FEET BETWEEN THE GARAGE AND THE RIGHT-OF-WAY LINE SHALL BE REQUIRED TO PREVENT VEHICLES PARKED IN THE DRIVEWAY FROM EXTENDING BEYOND THE RIGHT-OF-WAY LINE.							
7. ROOFS OVER PORCHES, STAIRWAYS, LANDINGS, TERRACES, OR OTHER EXTERIOR APPROACHES TO PEDESTRIAN DOORWAYS MAY PROJECT UP TO 5 FEET INTO A FRONT OR REAR SETBACK.							
8. UTILITY EASEMENTS MAY BE MORE RESTRICTIVE THAN MINIMUM SETBACKS, THE GREATER OF THE MINIMUM SETBACK OR THE UTILITY EASEMENT SHALL GOVERN.							

## LEGEND

- PLANNING AREA BOUNDARY
- SPINE TRAIL



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Matrix  
DESIGN GROUP

## WESTERLY

### PLANNED UNIT DEVELOPMENT ZONING MAP

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

#### REVISIONS:

1	06.11.2019
2	11.18.2019
3	
4	
5	
6	

DATE: 02.26.2019

PROJECT #: PUD 001039-2019

PUD  
OVERLAY  
MAP

SHEET NO.

2 OF 3



# WESTERLY - P.U.D. OVERLAY DISTRICT

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH

PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

212.71 ACRES

PUD-001039-2019

## SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS

These standards presented here are intended to replace certain requirements in Section 10.6.7 F, Additional Standards for Single Family-Detached Units, any standards not addressed in this PUD will comply with the Municipal Code.

### 1. Architectural Variety and Character

#### a. General Purpose

The purposes of these architectural variety and character standards are to:

- Encourage creativity in design and the use of masonry materials on the primary/facade of single-family detached dwelling units that results in attractive, long-lasting neighborhoods; and
- Discourage the use of "cookie cutter" development patterns for new single-family development.

#### b. Applicability

These standards shall apply to all uses classified as "single family detached dwelling unit" by Chapter 3, for all new lots, in subdivisions created under this UDC with the following exceptions:

- Single-family detached dwelling units in Minor Subdivisions;
- The "Architectural Character" standards in Subsection 6.7.E.1.d shall not apply to single-family detached dwelling units in the Rural Residential (RR), Estate Residential (ER) and Suburban Residential (SR) zone districts.

#### c. Architectural Variety

- Design Standards
  - No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
  - No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
  - A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.
- Tracking
  - It shall be the responsibility of the developer to provide to the Town a plat sheet tracking document that maintains a record of home model variety for every development parcel. The developer shall demonstrate compliance with this Section prior to issuance of a building permit.
  - It shall be the responsibility of the developer to disclose these architectural variety standards to potential homebuyers. Failure on the part of the developer to disclose these requirements shall not be grounds for relief from these architectural variety standards as applied to any individual home.

#### d. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

- Design Standards:
  - Each Elevation shall include a minimum of two windows (or one window and one door) per floor and there shall be at least one opening (window or door) per quadrant of the elevation so that long stretches of wall are broken up by fenestration.
  - Each front and rear elevation shall include more than one wall plane, except where a single wall plane is an essential element of the architectural style (eg. Farmhouse or Foursquare). Articulation that adds shadow and visual interest is encouraged. The wall plane change shall be proportional to the building elevation, have a depth of at least 12 inches, be at least a full story in height, and be at least 6 feet wide. Recessed planes shall be recognizable as part of the elevation being enhanced.
  - A variety of roof forms shall be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style. (e.g. Mansard)
  - The main roof shall extend beyond the primary façade by a minimum of one foot.
  - An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "enhanced elevation" which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide three the following additional design enhancements. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.

- Window(s) of sufficient size and appropriate scale to add character to the elevation.
- A change in wall plane as defined in subsection 1.a.i.B above.
- A porch, patio, or deck that is covered.
- The use of architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters, additional siding materials, etc. which in combination create an enhanced architectural style.
- The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical an appropriate and should continue to a natural transition point. To achieve the enhancement the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials may include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other

decorative siding treatment.

F. Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4" x 4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8" x 8" minimum finished.

#### i. Tracking

A. It shall be the responsibility of the developer to submit construction drawings of the elevations for each model of single-family detached home proposed to be used within the plat. The Town shall review and confirm that the model meets the requirements above before a building permit may be issued.

#### ii. Materials

A. All exterior materials shall be of high quality, used in applications and treated appropriately to provide and attractive and long lasting appearance.  
B. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as the inside corner of a projection wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

### 2. Orientation of Dwellings to the Street

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit located on the elevation of the dwelling unit facing the front lot line of the property, on or within 8 feet of the most forward plane of the living space within the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, the pedestrian doorway may be located facing any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or park-like common open area, the minimum width of the common area shall be 30' as measured from the edge of the porch to the edge of the porch on the opposite side of the common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a pedestrian walk in the park that connects to a street.

### 3. Garages

These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.

#### a. Front Load Garages:

- Except for garages oriented to alleys and auto-court product, all single-family homes shall provide garages that are recessed a minimum of 8'-0" from the front porch or facade of the home for front loaded lots 70' or greater in width and 2'-0" for front loaded lots 45' or greater in width. The width of a front-loaded garage shall not exceed 65% of the width of the front elevation.

#### b. Side Load Garages:

- Single family corner lot homes with a side load garage must have the garage set back a minimum of 31' from the front porch or facade.

#### c. Alley Load Garages:

- Garages must be accessed from the alley when located on a lot with an alley.

#### d. Three or More Car Garage Orientation:

- The third bay of any three bay or more garage shall either:
  - Have a different orientation from the first two; or
  - Shall be recessed behind the first two by at least two feet when having the same orientation; or
  - Shall be tandem to the first two.

#### e. Width/Facade Ratio:

- The width of front loaded garages shall not exceed 65% of the width of the front elevation.

### 4. Front Stoop - Discuss

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be 3 feet in width from the side of the front door. Covered platforms that exceed 3 feet in width from the side of the front door shall be considered a front porch.

### 5. Front Porches - Discuss

For model plans with a front porch, the front porch shall be a minimum size of 60 square feet, and a minimum depth of with a minimum depth of 6 feet as measured from the face of the house to the inside face of the porch rail.

## SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS

These standards presented here are intended to replace certain requirements in Section 10.6.7 F, Additional Standards for Multi-Family Residential, any standards not addressed in this PUD will comply with the Municipal Code.

### Architectural Character - Section 10.6.7 F.1.d.ii(B)

A. The Architectural character of attached homes shall have the option of creating the appearance of individual expressions of each unit, rather than attempting to give each building the appearance of a large single-family home.

### Architectural Character - Section 10.6.7 F.1.e.ii(B)

(2). Within each townhome row or cluster, individual dwelling units shall be differentiated through 2 or more of the following methods, unless uniformity of architecture of individual units is an essential element of the architectural style (e.g. colonial):

- Use of distinct color variation between individual dwelling units;
- Use of distinct variations in materials between individual dwelling units;
- Use of distinct variations in architectural style or features, such as a porch or similar feature, between individual dwelling units;
- Use of distinct variations in roof form,
- Variation in garage orientations; or
- A variation in the plane of the front facade to provide a minimum 3 foot variation between individual dwelling units.

SOUTHERN LAND  
COMPANY

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Matrix  
DESIGN GROUP

WESTERLY  
PLANNED UNIT DEVELOPMENT ZONING MAP

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

#### REVISIONS:

1	06.11.2019
2	11.18.2019
3	
4	
5	
6	

DATE: 02.26.2019

PROJECT #: PUD 001039-2019

PUD OVERLAY  
STANDARDS

SHEET NO.

3 OF 3

APPLICANT/DEVELOPER:  
ERIE LAND COMPANY, LLC  
1225 17TH STREET, SUITE 2420  
DENVER, CO - 80202  
303-887-8075





## MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

March 12, 2019

Ms. Hannah Hippely  
Town of Erie  
645 Holbrook Street  
Erie, CO 80516

Dear Ms. Hippely:

I have reviewed the submitted material pertaining to the Preliminary Plat for the Westerly Project (Case Number: PP-001038-2019 & PUD-001039-2019) and shall make the following comments:

- Fire apparatus access appears to be satisfactory as shown on the plans submitted. Fire apparatus roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds).
- Hydrant spacing appears satisfactory as shown on the plans. A minimum fire flow of 1,000 gallons per minute, measured at a residual pressure of 20 pounds per square inch, is required for one- and two-family dwellings not exceeding 3,600 gross square feet. Larger residences require a minimum fire flow of 1,500 gallons per minute and may require more depending on the building size and type of construction.

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

Sincerely,

LuAnn Penfold  
Fire Prevention Specialist

cc: project file

lp03.09.19

**The Farmers Reservoir and Irrigation Company**  
**80 South 27<sup>th</sup> Avenue**  
**Brighton, CO 80601**  
**303-659-7373**

**TO:** Town of Erie

**DATE:** April 2, 2019

**EMAILED TO:** Hannah Hippely

**APPLICANT:** Erie Land Company

**RE:** Preliminary Plat & Planned Unit Development

**CASE #:** PP-001038 & PUD-001039-2019

**DEAR** Ms. Hippely:

I wish to submit the following information regarding the above referenced project.

  X   The concerns of Farmers Reservoir and Irrigation Company are in the area of encroachment to the Right of Way of the canal. FRICO requires a minimum of 25' on each side of the canal for a maintenance road plus the distance to the toe of the ditch embankment. The boundaries of the Right of Way must be agreed upon.

  X   Drainage is another concern that must be addressed as FRICO does not allow any developed storm flow into our canals. This will apply if any development happens.

       Property concerns need to be resolved.

  X   No construction of any structure can be put on our ROW. No use of any sort including pedestrian or vehicle on our ROW is approved.

       Please send drainage study and additional information regarding your project so that we may complete our review and that review criteria can be sent to you, if applicable.

       FRICO does not accept retention ponds adjacent to our facilities, however, we may grant a variance with submittal of application and engineering deposit for review of drainage plan and other documents.

       Canal road may not be used for access without approval and executed agreement.

       FRICO will require a license agreement

       FRICO will require an access permit

  X   FRICO will require a seepage agreement

       FRICO No comments on application/proposal

  X   We request to comment again.

The applicant        has or   X   has not completed a Project Review Application and submitted a deposit for review fees with the Ditch Company. In addition to the above comments, FRICO's comments are limited to this set of plans.

Please email Scott Edgar, FRICO General Manager or Eve Craven should you have any questions.

Sincerely,

\_\_\_\_\_  
**Scott Edgar**

[Scott@farmersres.com](mailto:Scott@farmersres.com)

FRICO, General Manager



**Eve Craven**

[Eve@farmersres.com](mailto:Eve@farmersres.com)

FRICO, Projects Coordinator

## MEMORANDUM

**TO:** Hannah Hippely  
**FROM:** Charles M. Buck, P.E., PTOE  
**DATE:** April 4, 2019  
**SUBJECT:** Review of Preliminary Plat and Planned Unit Development  
Westerly  
PP-001038-2019 & PUD-1001039-2019  
FHU # 95-190

I have reviewed the submittal materials provided for Westerly. This site is located along the south side of Erie Parkway between Weld County Roads 5 and 7. A flash drive, containing numerous documents and drawings, was provided. Of these, the Preliminary Plat, dated 02/04/2019, and the Westerly Traffic Impact Study, dated February 2019, both prepared by Matrix Design Group, are of particular interest from a traffic engineering and transportation planning perspective.

Per the Preliminary Plat Narrative, Westerly is the westernmost 266 acres of the combined development concept previously referred to as Dearmin/Swink. Per the PP Narrative, this is a primarily residential development, consisting of about 525 lots, with 35,000 square feet of commercial uses. Access would be via Erie Parkway and CR 5. Additional future access to CR 7 would be through the Swink property. The accesses as proposed are in general conformance with Town of Erie standards and with the recent *Erie Parkway Corridor Study* and *Erie Transportation Plan*. My comments are as follows:

### **TIS**

There are two traffic impact studies contained in the submittal materials: one for Westerly and one for Dearmin/Swink. Aside from the titles, both reports appear nearly identical. My review focuses on the Westerly Traffic Impact Study (TIS). This report evaluates the existing conditions within the study area, provides a phased approach considering near term (2027) and long range (2040) conditions. The DRCOG FOCUS 2 regional travel demand model, the *Erie Parkway Corridor Study*, and the *Erie Transportation Plan* are referenced as a basis for future traffic projections. In general, I agree with the assumptions, methods, analysis results, and findings of this report. As such, it should serve as a "Master Traffic Impact Study", against which future site-specific traffic analyses or update compliance letters can be measured. Relative to this, I have the following comments (also see attached redlines):

1. The TIS covers both Westerly and Swink. As the submittal covers only the Westerly portion, it would have been helpful to see the traffic impacts specific to Westerly broken out.
2. The Preliminary Plat Narrative mentions 525 residential lots, while the PUD Narrative mentions 946 lots. The TIS is based on 1,175 lots total within Dearmin/Swink, but the trip generation table shows 1,167 dwelling units. Also, the narrative and TIS do not agree on the size of the commercial development (35,000 square feet vs. 21,800 square feet). It is expected that future reports will update the land use assumptions.



3. The project phasing includes four phases for Dearmin (Westerly) and one phase for Swink. Updated traffic reports or letters will be needed as each phase or filing comes in for approvals.
4. Figure 5 shows a site plan concept. This figure shows an additional access to WCR 5 that was not analyzed in the TIS (see Figure 11).
5. Figure 11 shows daily site volumes. I have marked, in green, the internal roads that would function as collectors. This comment also applies to the Preliminary Plat. I do not object to homes fronting these roadways along segments where the traffic volumes are below the 1,000 ADT threshold.
6. Figures 12 and 14 show intersection geometry and LOS. For future reports/analyses, please show LOS for each affected movement at the STOP sign-controlled intersections. At intersections #2, #4, and #6, the restriction to 3/4-movement should be considered if safety or operational concerns arise in the future. Specific recommendations should be included in subsequent analyses.
7. Figure 14 shows unacceptable operations (LOS F) at intersections # 1, #5, and #8. The TIS should identify potential improvement options for these intersections.
8. Page 28 summarizes the future roadway improvements that will be needed. I agree with these improvements. But what about the site-related improvements? Future reports/updates will need to address auxiliary turn lanes (accel/decel) and traffic control at the site accesses.

### **Preliminary Plat**

My comments on the Preliminary Plat are as follows (also see attached redlines):

9. Sheet 5 of 16 – The access on WCR 5 (Norwood) is not included in the TIS (see comment # 4 above). This is shown as a local road. Please maintain the hierarchy of streets; collector status is needed for street access to arterials.
10. Sheet 5 of 16 - How is Shoshone/Tejon intended to function? Is this a one-way couplet? Landscaping plans for the center median areas will need to consider appropriate sight distance criteria.
11. Sheet 6 of 16 - The intersection of Shoshone/Tejon is an unusual configuration. Future studies will need to address traffic control and sight distance at this intersection.
12. Sheet 6 of 16 – Both Norwood (assuming it connects to WCR 5) and Maya are functionally collector roadways. Use Town of Erie collector cross-sections.
13. Sheet 7 of 16 – See above comment regarding Maya.
14. Sheet 8 of 16 – See above comments # 10 and #13.
15. Sheets 10, 11, and 12 – Hawthorne/Jason is appropriately shown as a collector roadway. I do not object to homes fronting this roadway as long as the traffic volumes are within the 1,000 ADT threshold.

Please call if you have any questions or need additional information on the above comments.

Attachments

? NOT analysed? → ~~int #10~~

POTENTIAL FUTURE ACCESS  
BY OTHERS (ROAD C)

ERIE PKWY

\*A

\*B

\*D

\*F

WCR 5

\*E

WCR 7

WCR 6

DETENTION

POND

SCHOOL SITE

NEIGHBORHOOD  
PARK

OPEN SPACE  
AREA

OPEN SPACE  
AREA

## LEGEND



SITE ACCESS

E

NAME OF ACCESS

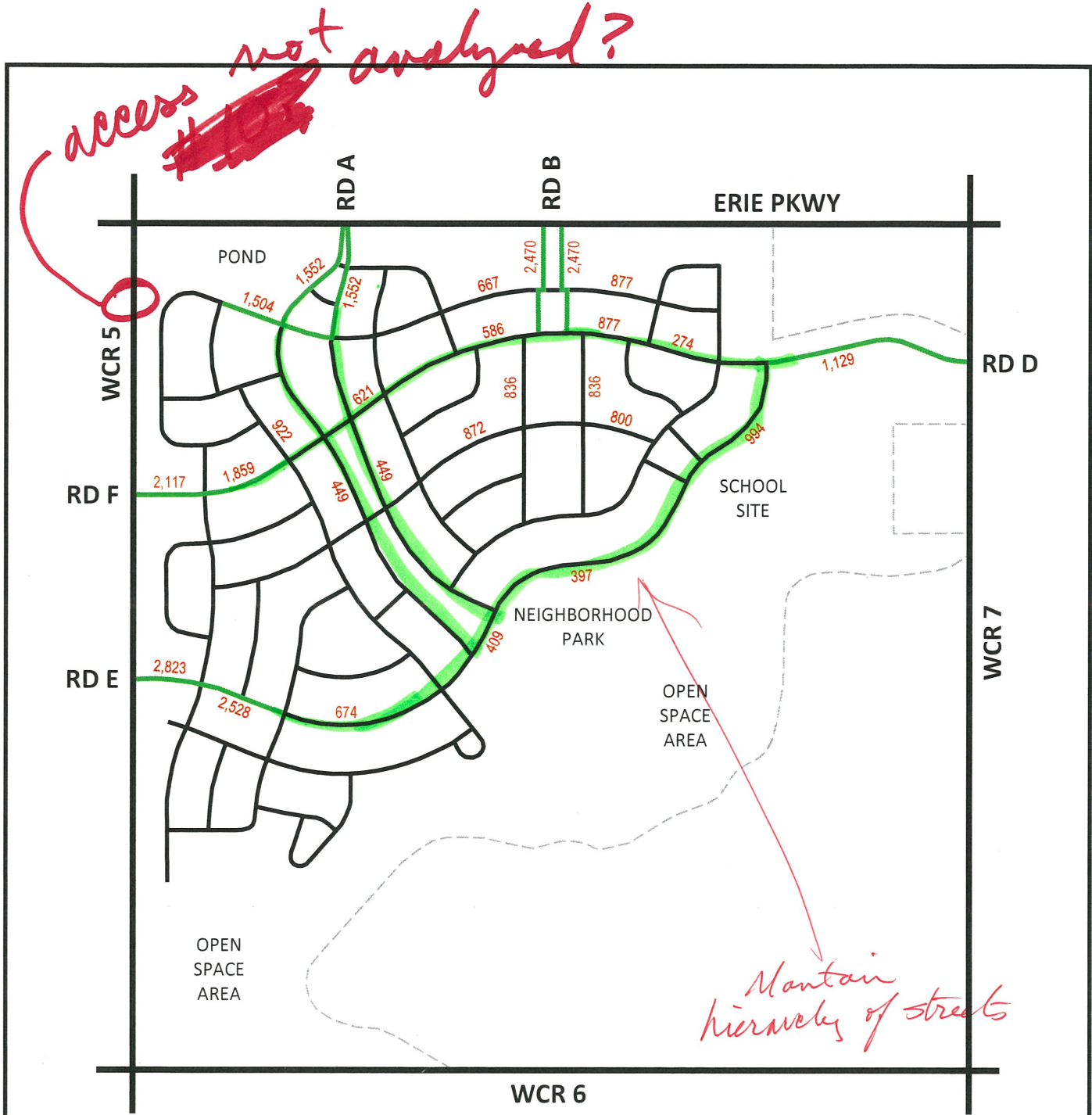


**Matrix**  
DESIGN GROUP

**WESTERLY  
TRAFFIC IMPACT STUDY**

**Figure 5  
SITE PLAN**

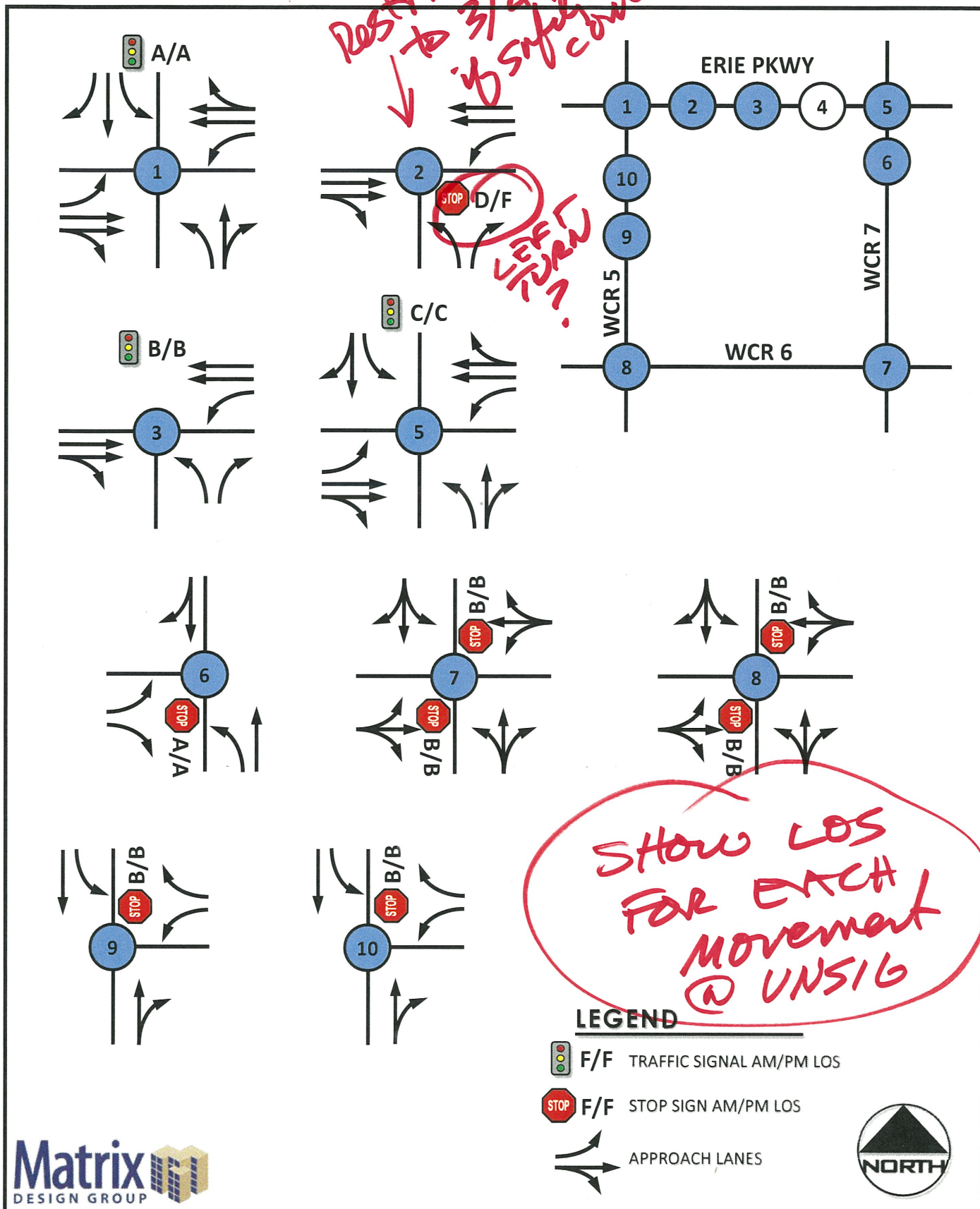


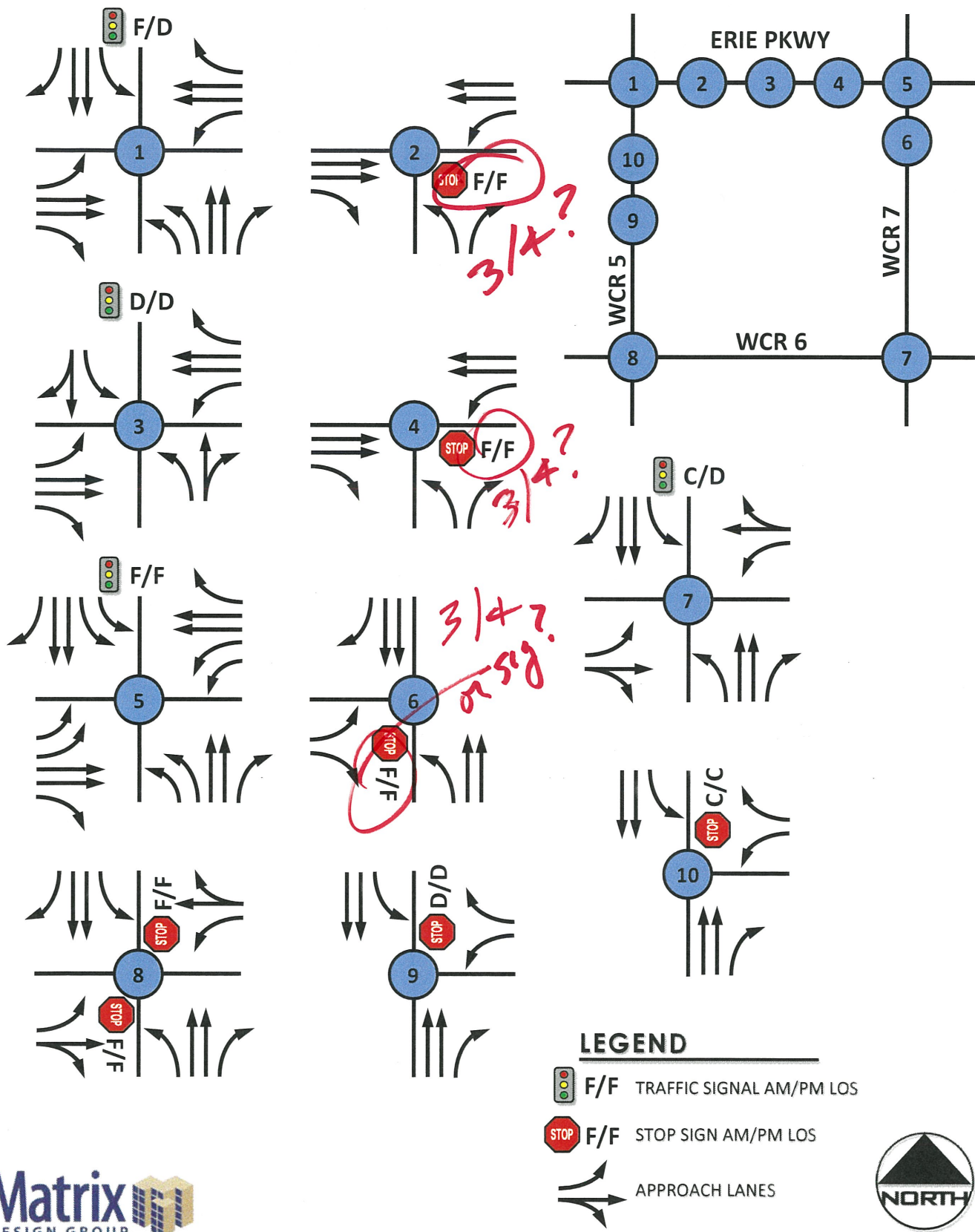


### LEGEND

- |                     |                                |
|---------------------|--------------------------------|
| — EXTERIOR ROADS    | 800 BUILDOUT ADT               |
| — INTERIOR ROADS    | — STREETS >1,000 ADT THRESHOLD |
| - - - SITE BOUNDARY | ALL OTHER STREETS ≤ 300 ADT    |









## Conclusions

The Town of Erie recently completed two plans that are applicable to the Westerly Development. The first is the *Erie Parkway Corridor Study*. This study was completed in 2017 and was intended to identify multimodal transportation improvements to enhance mobility and safety along the entire length of Erie Parkway. The second is the *Erie Transportation Plan*. This plan was completed in January of 2018 and represents an update to the 2008 Transportation Plan. The latest plan provides guidance on how to strategically plan for and accommodate Erie's expected growth over the next 20 plus years. Based on this traffic impact study, the Westerly Development is in compliance with both plans.

The *Erie Transportation Plan* contains an Implementation Section that shows how the transition from the existing to the future arterial roadway network will occur. The key projects from the *Erie Transportation Plan* that apply to the Westerly Development are listed below:

- Short-Term (2017 – 2021)
  - Signalize the Erie Parkway/WCR 7 intersection
- Mid-Term (2022 – 2030)
  - Signalize the WCR 7/WCR 6 intersection
- Long-Term (2031 – 2040)
  - Widen Erie Parkway to four lanes with an 18 foot raised median
  - Widen WCR 5 to four lanes with an 18 foot raised median
  - Widen WCR 7 south of Erie Parkway to four lanes with an 18 foot raised median
  - Pave WCR 6

Based on this traffic impact study, Erie Parkway will have to be widened to 4 lanes by 2027. With this change, the 2027 roadway network has adequate capacity to accommodate the travel demand associated with the build-out of the Westerly Development. The other Long-Term projects listed above (widened both WCR 5 and WCR 7 and pave WCR 6) can remain in the 2031 to 2040 timeframe.

It appears that it is the Town's policy to require adjacent development to design and construct adjacent roadways. Development Agreements will define the responsibilities of the Developer, limits of future improvements, and the timing of when infrastructure will be constructed.

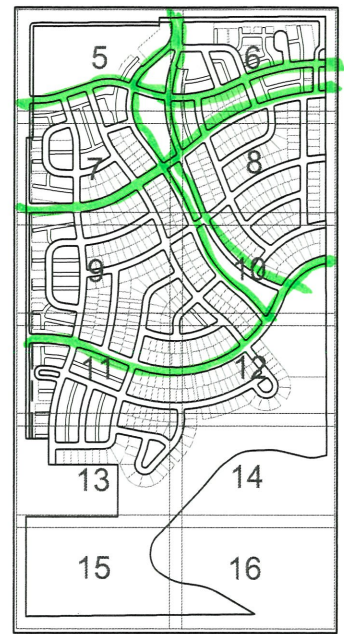
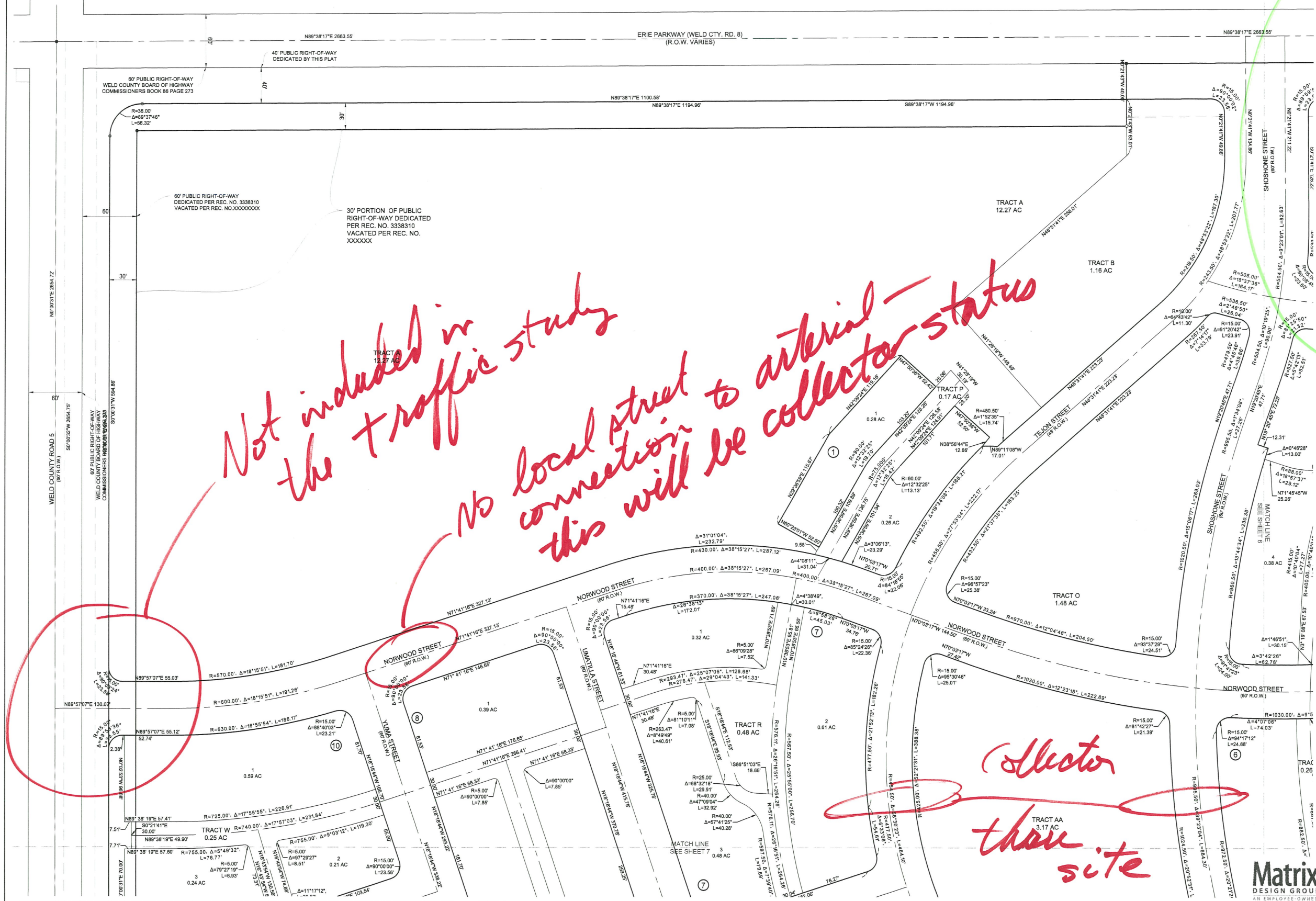
→ OK. BUT what about site related improvements? • Traffic control @ access  
• turn lane improvements  
• LOS F @ some locations  
what could improve?



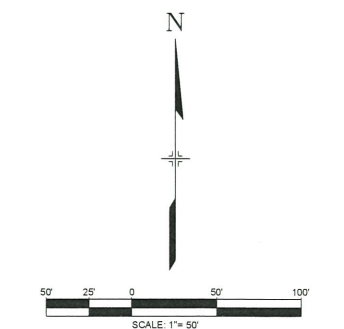
# WESTERLY - PRELIMINARY PLAT

A PORTION OF THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO 268.11 ACRES - 525 LOTS / 62 TRACTS  
PP-001038-2019

collector



- LEGEND**
- FOUND MONUMENT (AS NOTED ON PAGE 2)
  - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" PLS 34977
  - 23.23 LOT / TRACT NAME AND AREA
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  - RIGHT-OF-WAY LINE
  - ROAD CENTERLINE
  - LOT LINE
  - ADJACENT BOUNDARY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - RIGHT-OF-WAY SETBACK LINE
  - WELL SITE EASEMENT

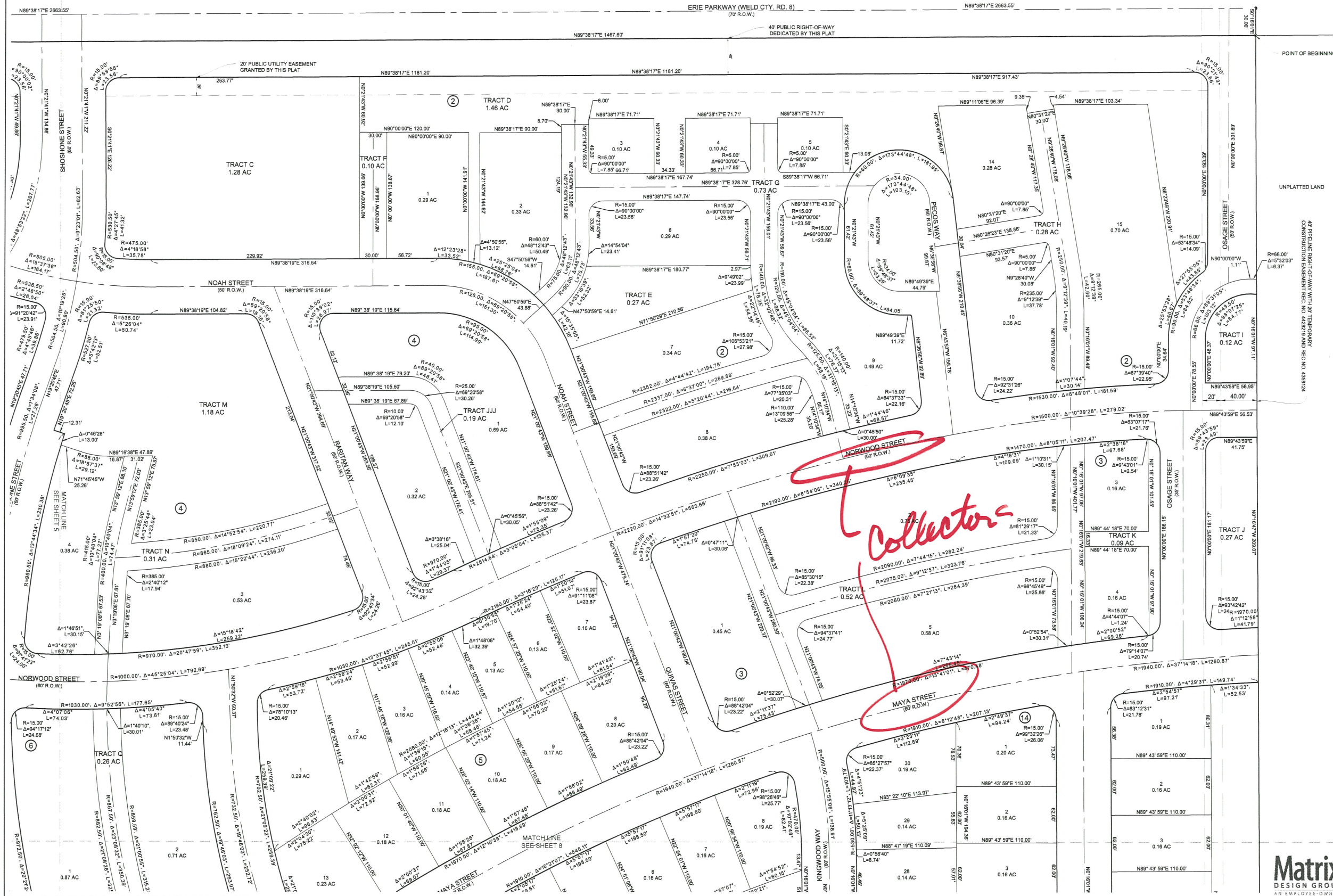


SHEET 5 OF 16  
DATE: 2019-02-04  
SURVEYOR  
MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO 80202  
(303) 572-0200  
CONTACT: BOB MEADOWS  
bob\_meadows@matrixdesigngroup.com



# WESTERLY - PRELIMINARY PLAT

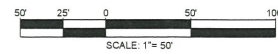
A PORTION OF THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO 268.11 ACRES - 525 LOTS / 62 TRACTS  
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SHEET 6 OF 16

DATE: 2019-02-04

SURVEYOR

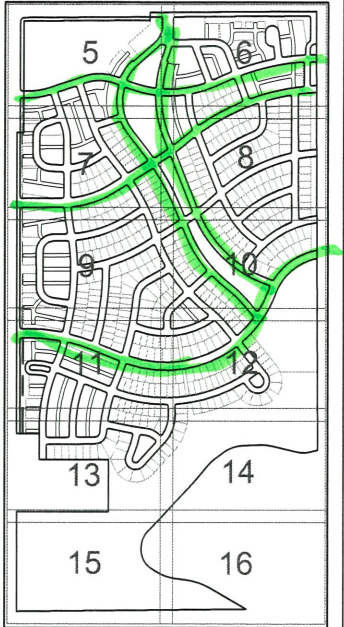
MATRIX DESIGN GROUP  
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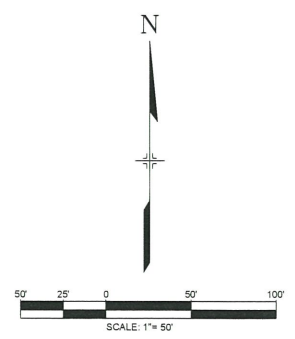


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SHEET 7 OF 16  
DATE: 2019-02-01

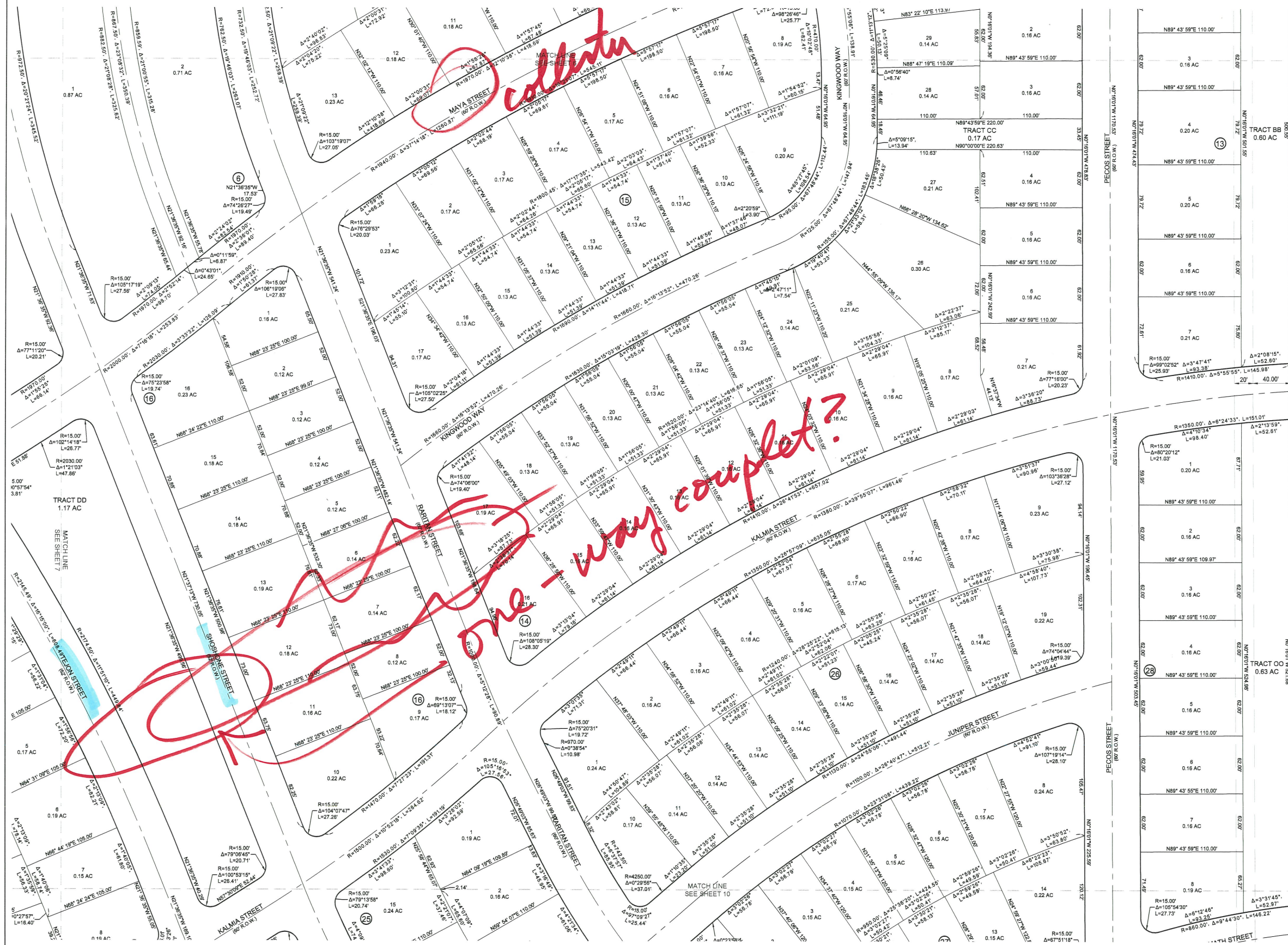
**SURVEYOR**  
MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: BOB MEADOWS  
bob\_meadows@matrixdesigngroup.com





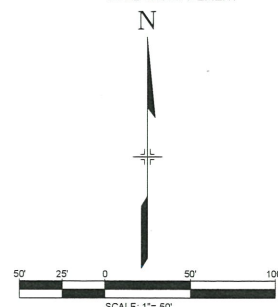
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SHEET 8 OF 16

DATE: 2019-02-01

## SURVEYOR

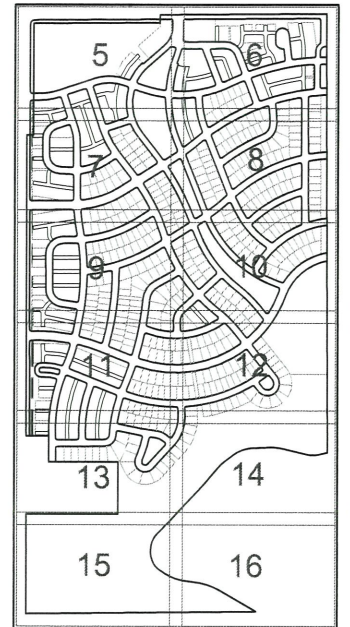
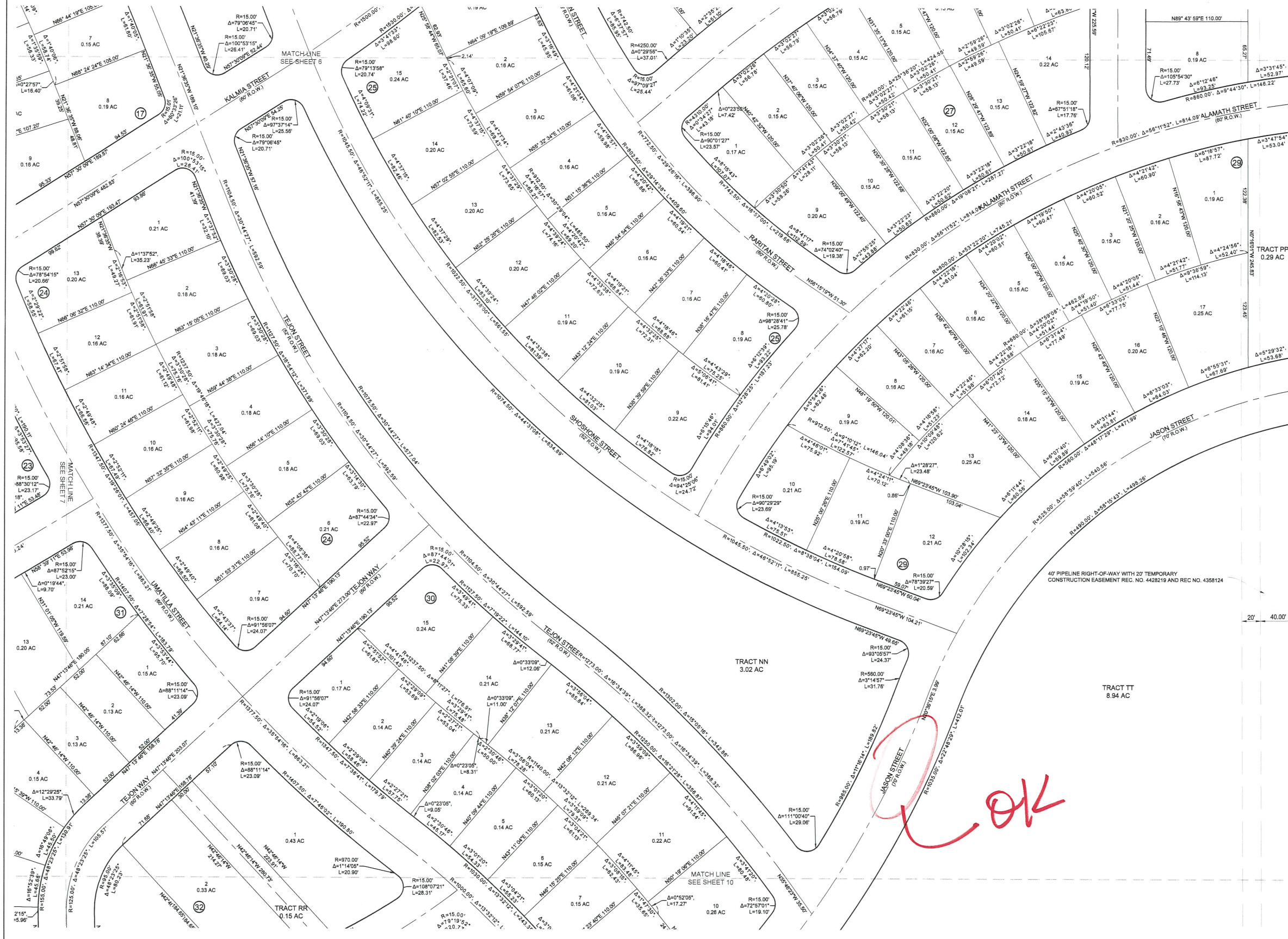
MATRIX DESIGN GROUP  
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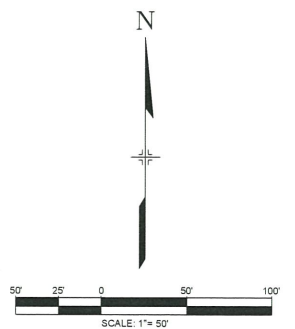
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SHEET 10 OF 16

DATE: 2019-02-01

SURVEYOR

MATRIX DESIGN GROUP  
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DENVER, CO. 80202  
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CONTACT: BOB MEADOWS  
bob\_meadows@matrixdesigngroup.com

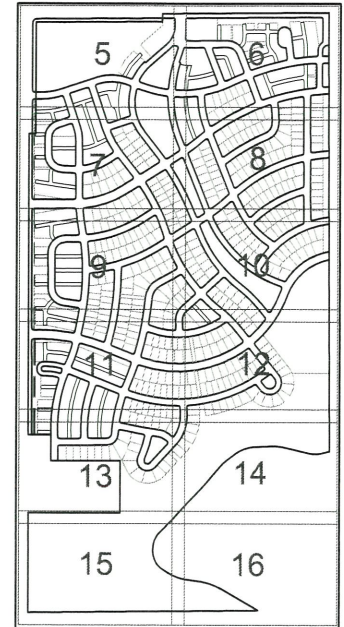
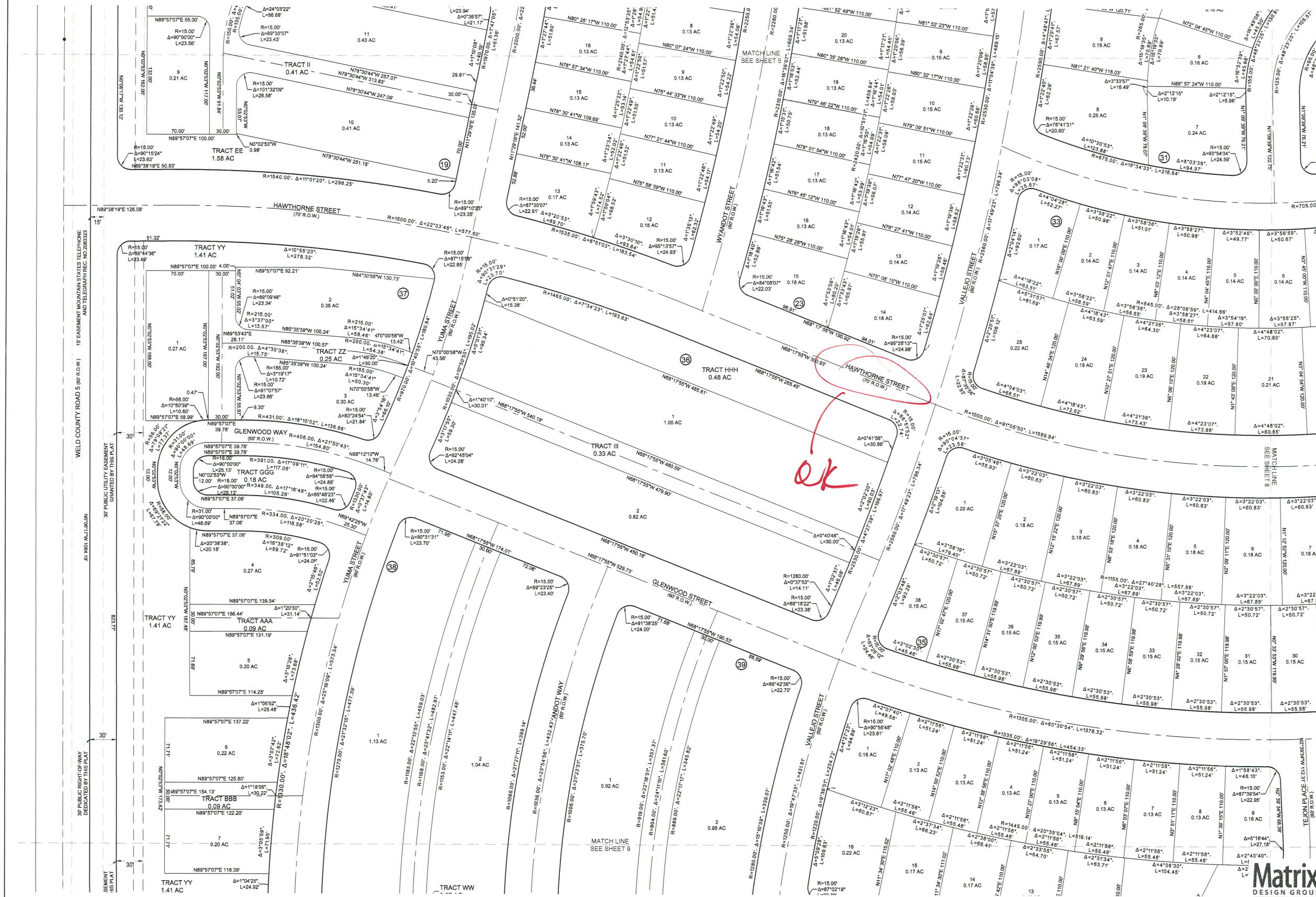
**Matrix**  
DESIGN GROUP  
AN EMPLOYEE-OWNED COMPANY

ERIE LAND COMPANY LLC  
(NOT A PART)

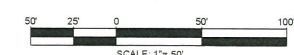


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SHEET 11 OF 16

DATE: 2019-02-01

**SURVEYOR**

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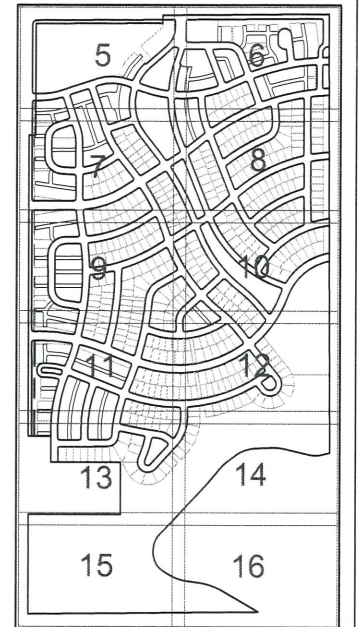
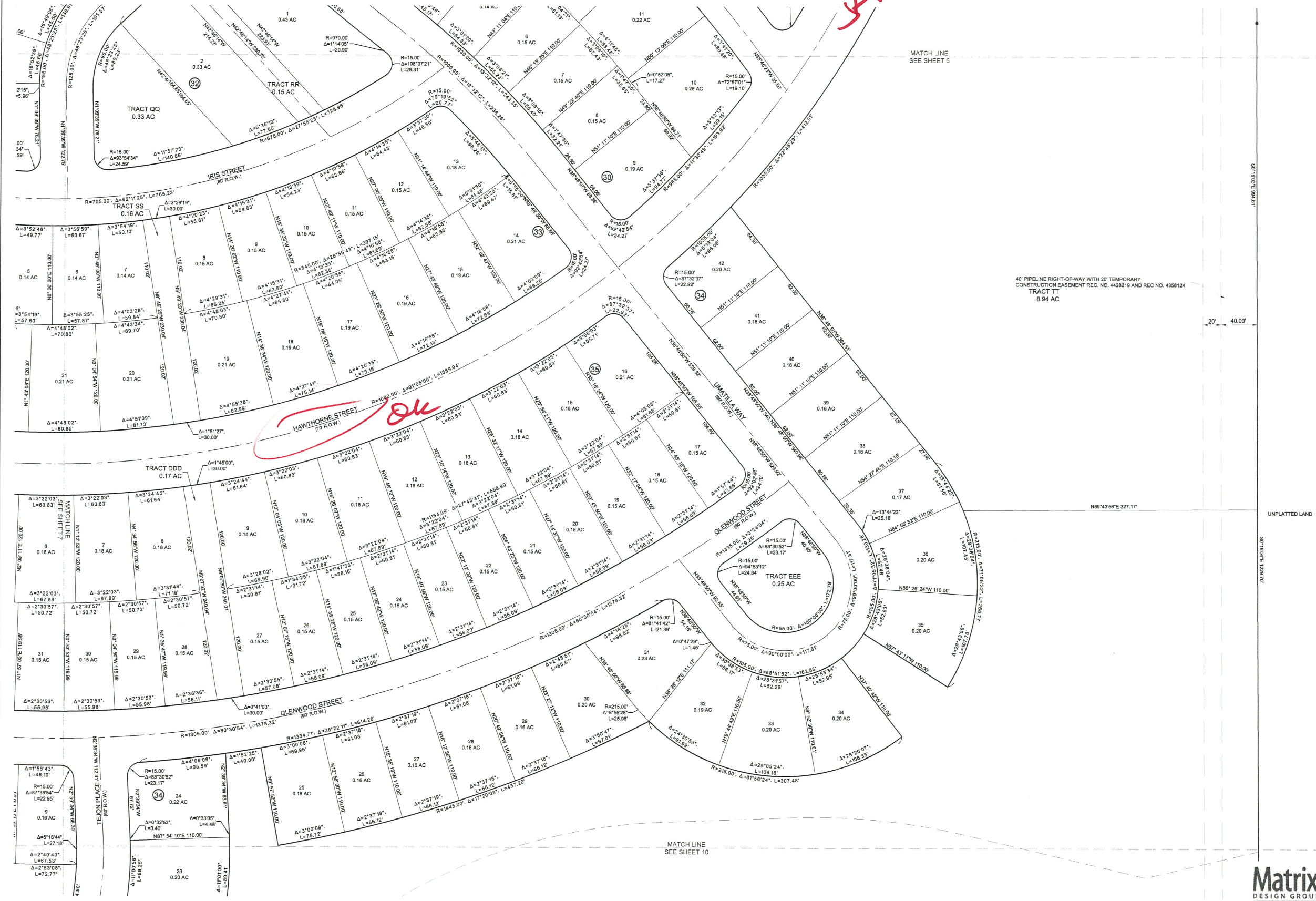




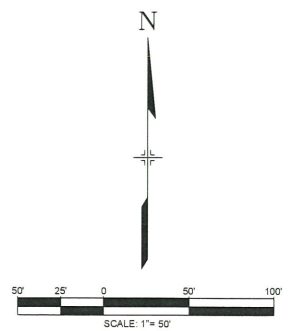
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*AS NOTED*



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SHEET 12 OF 16

DATE: 2019-02-01

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bob\_meadows@matrixdesigngroup.com



# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

April 5, 2019

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

**Location:**  
W½ Section 21,  
T1N, R68W of the 6<sup>th</sup> P.M.  
40.0369, -105.0132

**Subject: Westerly Preliminary Plat PP-001038-2019 and Planned Unit Development PUD-001039-2019  
Town of Erie, Weld County, CO; CGS Unique No. WE-19-0046**

Dear Hannah:

Colorado Geological Survey has reviewed the Westerly preliminary plat and PUD referral. I understand the applicant proposes a mixed-use development with 946 homes on approximately 267 acres located southeast of Erie Parkway and Weld County Road 5. The available referral documents include:

- Set of 126 preliminary plat sheets (Matrix Design Group, February 4, 2019),
- Set of ten PUD drawings (Matrix/PCS Group, Inc., February 26, 2019),
- Mine Subsidence Investigation, Dearmin/Swink Property, 420.58 Acres in Section 21, Township 1 North, Range 68 West, Weld County, Colorado (Western Environment and Ecology, Inc. [WEE], December 15, 2018),
- Geotechnical Due Diligence Study, Dearmin Parcel, Southeast of Erie Parkway and Weld County Road 5, Erie, Colorado (A.G. Wassenaar, Inc., April 23, 2018), and
- other documents

**Historic coal mines, subsidence hazard, and maximum foundation length restrictions.** Western Environment's subsidence hazard characterization and mitigation recommendations are valid. WEE's calculated maximum allowable foundation length restrictions of 154 feet within the >0% strain line limits in the northwestern portion of the Westerly property, 98 feet in the southwestern portion of the Westerly property, and 93 feet in the eastern portion of the adjacent Swink property should be strictly enforced and adhered to unless additional investigation is conducted to more accurately characterize the condition of mine workings and the site-specific subsidence hazard. Alternatively, the applicant may wish to discuss alternative mitigation strategies such as strain isolation trenches with their subsidence hazard consultant.

- The 154 ft. foundation length restriction may require relocation of the pool and rec center as currently proposed within Tract O.
- Commercial development within Villages 1 and 3 will need to adhere to the 154 ft. maximum allowable foundation length restriction.
- Proposed "G2" townhome and single family detached types C, B, A, and P building footprints (E is not shown on the PUD drawings) within proposed Village 8 appear to exceed WEE's maximum allowable foundation length restriction of 98 feet within the >0% strain area above the Columbine Mine.

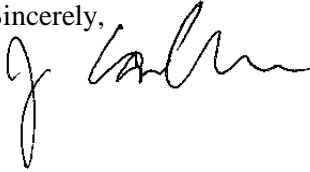
**CGS cannot recommend approval of the plat and PUD until proposed foundation lengths within the Village 1, 2, 3, and 8 areas corresponding to the >0% strain areas as shown on WEE's Figures 2 and 6**

**are confirmed or, within proposed Village 8, corrected to be in compliance with WEE's recommendations, or additional investigation and subsidence hazard analysis are conducted, or alternative mitigation is proposed.**

**Geotechnical constraints.** Wassenaar's Geotechnical Due Diligence Study provides a good description of subsurface conditions and potential development constraints, which include expansive soils and bedrock, layers and lenses of low strength lignite, and shallow groundwater. Wassenaar makes appropriate *preliminary* geotechnical recommendations, but additional, site specific investigation, lab testing and analysis will be needed, once specific development and grading plans are known, for use in delineating overexcavation depths and extents, and design of subgrade preparation, foundations, floor systems, subsurface drainage, pavements, etc.

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', with a stylized, flowing script.

Jill Carlson, C.E.G.  
Engineering Geologist

April 9, 2019

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

**RE: ERIE LAND COMPANY - WESTERLY SUBMITTAL**

Dear Engineering Division:

We have reviewed the Erie Land Company – Westerly submittal received on March 4, 2019. The submittal included the Phase II Drainage Report for Westerly, and Proposed Drainage Maps, dated December 2018, and the Westerly Preliminary Development Plan, dated January 2019 by Matrix Design Group. We have the following comments to offer:

**Phase II Drainage Report for Westerly**

***Report***

1. This is a Phase II drainage report. The report content and calculations must provide all the information as indicated by the outline provided in the Town of Erie Engineering Standards and Specifications, Section 100, Part 162.00.
2. Major Drainageways Section: Provide capacity sizing calculations for the 7'x5' box culvert to verify the box culvert has capacity for the proposed site runoff.
3. Hydrological Criteria Section: Revise rainfall depths to reflect those shown in the Town of Erie Engineering Standards and Specifications, Section 800, Table 800-2, updated in 2019.
4. Hydraulic Criteria Section: Provide information for the downstream offsite drainage system and show that downstream storm systems can handle the proposed outflow from the site.
5. Hydraulic Criteria Section: Include analysis for the Initial Storm that the drainage system will be designed for in the Storm Sewers portion of the report.
6. Hydraulic Criteria Section: For the detention pond, provide the detention pond 100-year discharge flow rate.
7. Compliance with Standards and Reference Section: The report references the UDFCD Criteria Manuals 1 and 2 with a date of 2017. Update to show Volume I revised in August of 2018, Volume 2 revised in September 2017. Also, reference Town of Erie Standards and Specifications to the latest update of 2019, not 2018.
8. Reference the Erie Outfall Systems Planning Preliminary Design Town of Erie and Weld County dated December 2007 (OSP).
9. The OSP shows that the pond outlet pipe is planned to cross WCR 8 diagonally to a grass-lined channel. The grass-lined channel was designed and constructed by the Colliers Hill



2480 W. 26<sup>th</sup> Street, Unit B225  
Denver, Colorado 80211



Tel: +1 303-964-3333



hello@merrick.com  
www.merrick.com



development. Per the OSP, the pond outlet pipe must be shown to outfall to the Colliers Hill channel as planned. Include discussion in the report regarding compliance to the intent of the OSP and discuss any requested variances, if needed.

### **Appendix B – Site Hydrologic Calculations**

10. Composite Developed Basin – Weighted “C” Calculations: It is difficult to verify the weighted runoff coefficients since there is no soils breakdown for each basin. Provide greater clarity as to the percentage of each type of soil within each basin.
11. Detention Basin Stage Storage Table: Update the “Optional User Override 1-Hr Precipitation” portion of this sheet to reflect rainfall depths found in the Town of Erie Engineering Standards and Specifications, Section 800, Table 800-2. Also, provide the output page that shows the pond sizing results for each storm event.
12. Rational Method Peak Runoff: Update rainfall depth for calculations.

### **Proposed Drainage Maps**

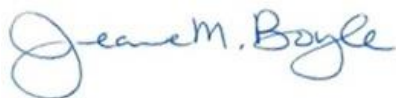
13. The basin boundaries on the south and east side of the site should be checked to verify they are drawn correctly. It appears that some of the back lots will drain offsite instead of to the streets.
14. Add the proposed storm pipes to the legend.
15. Sheet PRDR01: The summary table for the 2-year and 100-year runoff (Basins 14 and 26) shows flow rates that do not match the peak runoff calculations. Revise to reflect calculations.

### **Westerly Preliminary Development Plan**

16. Overall Utility Plan: Add a legend to define various utilities.
17. Preliminary Utility Plan (UT01): Upper right portion of the sheet has a leader stating, “Exist RCP to Remain”. Mapping does not show this existing pipe. Revise to show pipe.
18. Preliminary Grading Plans (GP01): Proposed contour elevations are matching to different existing contour elevations. For example, along Weld County Road 8, proposed contour 5154 ties to existing contour 5150. This discrepancy is also seen on GP03, GP05, and GP06. Revise to show proposed contours matching to existing contours of the same elevation.

Please let us know if you have any questions.

Sincerely,  
**Merrick & Company**



Jeanne M. Boyle, PE, CFM



Robert C. Moore, PE

