



Department of Community Development

Planning and Building

The Town of Erie

645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
FAX (303) 926-2706

Memo

To: Heidi Majeric, Erie Land Co., LLC
From: Hannah Hippely, AICP
Date: June 4, 2020
Re: Planning Comments for Westerly PP-001038-2019
cc: Fred Starr, Deborah Bachelder

Community Development has reviewed your submittal for Westerly Preliminary Plat application for conformance with Municipal Code, Title 10.

CONDITIONS OF APPROVAL

1. A rezoning plat which will align the boundaries of the zone districts with the preliminary plat must be recorded prior to the preliminary plat approval being effective.
2. The applicant shall survey for active migratory birds prior to vegetation removal occurring between April 1 and August 31. Additionally, a clearance survey shall be performed prior to land disturbing activities to determine if Red Tail hawks are active in the noted nest, if so the State DOW recommendations for buffering any active nest shall be implemented.
3. Due to prairie dog colonies on the site, the potential for Burrowing Owls to live on site is present. Any land disturbance between March 15 and October 31 should ensure that Owls are not adversely affected. Owl surveys shall be conducted prior to land disturbing activities during this time and if Owls are found appropriate measures to protect the Owls shall be implemented.
4. Tree replacement is required in addition to other landscape requirements and tree removal and replacements must be clearly identified on final landscape plans. Each phase will require the final landscape plan to identify which trees are to be removed and show how they will be replaced.
5. Existing monitoring wells shall be abandoned through the CDPHE process prior to any final plat. Record of abandonment shall be provided to the Town.
6. Existing structures and facilities shall be removed as part of the first phase of development.
7. Any conflicting easements shall be vacated or relinquished and the title cleared prior to any final plat application coinciding with the easement area. The Final Plat application materials shall include a record of easement vacation or relinquishment.
8. Lots along the east side of the property which back to the permanent oil and gas pipeline easement and which are impacted by the 20 foot construction easement shall not be platted until the 20 foot temporary construction easement no longer impacts the lots and has been removed from the title.
9. All requirements listed in the referral from Parks and Open Space dated June 4, 2020 shall be met. All requirements of Parks and Open Space shall be included in the Landscape Plans provided as part of a Final Plat application. No Final Plat will be approved without Landscape Plans that have been accepted by the Town.
10. All requirements of the referral from Town Engineering dated June 3, 2020 shall be met. All requirements of Town Engineering shall be included in the Construction Plans provided as part of a Final Plat application. No Final Plat will be approved without Construction Plans that have been accepted by the Town.
11. Final plats shall meet all the technical requirements for a Final Plat as determined by the Town and shall be prepared at a scale which allows the survey data for lots and tracts to be shown on the lot and tract.

12. The recommendations of CGS shall be followed in the final platting and development of lots.
13. Final plats shall be reviewed by utility providers to ensure necessary easements for utilities are in place.

Memo

To: Hannah Hippely
From: David Pasic, P.E., Civil Engineer
Date: June 3, 2020
Subject: **Westerly Preliminary Plat**
CC: Wendi Palmer, Chad Schroeder, Tyler Burhenn

1st Referral Comments for Preliminary Plat

2. The Erie Highlands development and proposed Sunset development need to install the 16-inch water line in WCR5. However, if one or both of the developments do not install the water line, then Westerly will be responsible for the 16-inch water line installation. Reimbursements for the water line installation need to be worked out amongst the three developments.

Response: Understood.

Follow-Up: Comment shall remain in place as a reminder. In addition, it is recommended that any and all utility stubs proposed by the Westerly development be coordinated with the Erie Highlands development to be installed with the 16-inch main in WCR5 to avoid removal and replacement of new pavement.

6. Additionally, in the traffic study, several stop controlled intersections are shown with an operating level of service of F in 2040. Future mitigation alternatives will be discussed in the development agreement.

Response: Understood.

Comment to remain in place as a reminder for future discussion. No further response needed.

7. This development will be required to reimburse the St. Vrain Valley School District for its proportional share of the sanitary sewer outfall.

Response: Further conversation needed.

Follow-Up: This comment is triggered by an existing Development Agreement and shall be included in the language of the Development Agreement for the Westerly development during Final Plat as a requirement. Comment to remain in place as a reminder for future discussion. No further response needed.

8. This development will also be required to reimburse the Colliers Hill and Erie Highlands Metro Districts for portions of the Erie Parkway and WCR 5 intersection, drainage, and traffic signal improvements.

Response: Further conversation needed.

This comment is triggered by an existing Development Agreement and shall be included in the language of the Development Agreement for the Westerly development during Final Plat as a requirement. Comment to remain in place as a reminder for future discussion. No further response needed.

2nd Referral Comments- Preliminary Development Plan

17. RD01 – RD09:

c. Per Section 161.02:

- vi. Stations and elevations of radius points flow line of curve shall be provided.

Response: Full intersection design has not been established. Full design will be conducted during final construction documents 002E

Follow-up: Follow Town Standards for Preliminary Construction Document Requirements (161.02.05). This is required.

Response: Stations and Elevations of all PCRs have been added to road plans.

Follow-Up: Please label slopes of flow line with Final Plat.

- d. The access off of Waterford shall be to collector standards. The access shall allow for two way traffic flow.

Response: Revised as requested.

Follow-up: Specify section for Waterford.

Response: Revised as requested.

Follow-up: I am not seeing a section identified for Waterford as it connects to Erie Parkway. Please identify with Final Plat for the Town's Review.

Referral Comments May 15, 2020 – Preliminary Development Plan

1. Please respond to redline comments as well as memo for future submittals.
2. Please Review and Address redlines for Preliminary Plat.
3. As a point of clarity, Westerly shall be responsible to for the full construction of the Median on WCR 5 as indicated on the Preliminary Development Plans. Westerly shall also pay cash-in-lieu for the future construction of the median on Erie Parkway. This comment was made in the previous submittal redline comments and not acknowledged in the response to comments.

Preliminary Utility Report Comments

4. Per Section 162.01.01, the water model is not required until the Final Utility Report to be included with Final Plat. This will be reviewed in more detail at that time.

Response: Understood.

Follow-Up: No further response needed at this time, but comment to remain in place for documentation purposes.

New Merrick Phase II Drainage Comments provided May 12, 2020

Phase II Drainage Report

Appendix C – Site Hydraulic Calculations

TOWN NOTE: The remainder of these comments may be addressed with the Phase III Drainage Report with Final Plat.

1. Include the Outlet Structure Design page that is part of the UD-Detention analysis in the next submittal as it was included in

previous submittals. This analysis will be reviewed when provided.

2. Verify that the pond grading (see Preliminary Grading Plan Sheet GP01) matches the detention pond sizing calculator. Our measurements show the areas at elevations below 5150 are significantly smaller on the grading plan sheet than what is shown in the calculator. This would mean that the pond is smaller than required. Correct the grading as necessary to provide the required volume.
3. Revise the Colliers Hill Culvert Capacity Calculation to analyze the hydraulic grade line (HGL) for the proposed pond release rate combined with the detained runoff from the Erie Highlands site and intercepted WCR 5 flows
4. In the StormCAD model and Pipe Summary, we have the following comments:
 - a. Include the inlets at DP 1 and DP 3B.
 - b. Flow to DP 6A and 6B are switched from what is shown in the Rational Method Calculations. Update pipe summary to show correct flows.
 - c. Several pipe lengths and/or diameters in the model do not match what is shown on the Utility plans. The following pipes were identified as mismatched, however all pipe sizes should be verified: 13, 97, 101, 115, 117-124, 139, 160, 238-240, 462, 624, 691, 692, 699, and 707. Update the model and/or plans to match. For Pipe 240, note that the equivalent 83" x 53" HERCP size is a 66" RCP, not 60" RCP.
 - d. Several flow values in the model do not match what is shown in the Rational Method Peak Runoff Calculations. Update the model flows to match the Runoff calculations.
 - e. The pond outlet pipe flow is less than the pond discharge shown on the Proposed Drainage Map. Update the StormCAD model accordingly.
 - f. Pipes 691 and 692 show a HGL above the ground elevation. The HGL for the major storm event peak flow shall be at least 1 foot below the elevation of the manhole cover (i.e., ground elevation), per Town of Erie 2019 Standards and Specifications Section 800, Page 800-21.
 - g. Show SDMH-107, SDMH-109, SDMH-118 and associated pipes on the utility plans.
 - h. For the pond outlet pipe system, it is not clear how the tailwater elevation was determined at the connection of the 83" x 53" HERCP to the 7' x 5' RCB (i.e., Outlet O- 3). Since the 7' x 5' RCB will be flowing full for the 100-year storm event, in order to represent actual conditions, the tailwater elevation (HGL) at the downstream end of the proposed 83" x 53" HERCP must be set to the top of the 7'x5' RCB for the

100-year storm event (elevation 5148.54 per the as-builts), which is about 0.6' higher than the current analysis.

5. In the inlet capacity calculations, we have the following comments:
 - a. It was stated in the comment response letter that there is no Basin 92. However, there is an Inlet 92, located in the outlet system from the pond. It is not clear how this inlet was located or sized. Provide hydrologic and inlet capacity calculations for Inlet 92. Include a sub-basin on the Proposed Drainage Map as necessary.
 - b. The quantity of Type R inlets shown on several inlet worksheets does not match what is shown on the utility plans. This includes, but is not limited, to the following inlets: 12B, 12C, 24A, 23A, 23B, 24B, 22B, 34, 37A, 66, 70, 72, and 76. The number of inlets at other design points was not reviewed. The quantity of all inlets should be verified by the designer.
 - c. The following previous comment was found not to be addressed for Peach Ave, Hawthorne Ave, Chestnut Ave. The allowable spread is still shown as the full distance from the face of curb to crown for the initial storm event. For the initial storm event, per Town of Erie 2019 Standards and Specifications Section 800, Table 800-7, collector streets must leave at least a 10-foot driving lane clear of water and arterial streets must leave two 10-foot driving lanes clear of water – one lane in each direction. In locations where the street is separated by a raised median, the median cannot be included in the drive lane width. Refine the inlet designs to provide for the required driving lane(s).
 - d. The longitudinal slopes at DP 12A and 12B do not match the slopes shown on the grading and/or roadway plans. Verify that the longitudinal slopes used in all the inlet capacity calculations match the slopes shown on the grading and/or roadway plans. Revise as needed.
 - e. Based on the grading and roadway profiles, the inlet at DP 12C, is not located in a sump condition. Update the worksheet to reflect the “on grade” condition.

Proposed Drainage Maps

1. Show Basins 100, 101, and 102 delineations separate from Sub-basins 7, 16 and 65, respectively. Additionally, show the delineations between Basins 84 and 76 as well as between 67 and 68.
2. Several basins that were split between the last submittal and this submittal are shown incorrectly as a single basin. Delineate and label all basins (i.e. delineate basins 6A AND 6B).
3. It was stated in the comment response that Basins 88 and 39 have

been redelineated. Show the redelineation on the drainage map and adjust acreages and imperviousnesses accordingly.

4. Show the percent imperviousness at Basin 76.
5. The inlets at DP 8 and 10 do not appear to be at the true low point. This must be corrected.

Preliminary Development Plan

1. On the Utility Plan Sheets, there are several inlet labels that do not match either the inlet calculations or the inlet symbol size that is shown (i.e. The inlet capacity calculations at DP 91 use a 15' long Type R inlet but is labeled as a 10' Type R Inlet on the plans). Review all labels and symbol sizes and update to match the inlet capacity calculations. See also Comment 7b, above.
2. On Sheet UT01, clarify how the proposed 83" x 53" HERCP pond outlet pipe will be connected to the existing 7'x5' RCB. Provide a detailed layout for this connection. Also, indicate that the existing 48" RCP will also need to be removed to install the HERCP.
3. The total detention volume shown on UT01 does not match what is shown on the Proposed Drainage Map or Grading Plan. Additionally, the volume shown is less than what is required according to the detention calculations. Update all plans to match and revise pond grading as necessary to achieve the required volume.
4. On the Grading Plans, the Legend indicates that the contours are at 1' intervals, however, 2' intervals are shown. Update the legend to match what is shown.
5. On the Grading Plans, proposed contours shall tie into the existing contours. This is not done for several contours on the south and east sides of the project.

Westerly Reimbursement Obligations

1. This development will be required to reimburse the St. Vrain Valley School District for its proportional share of the sanitary sewer outfall, Weld County Road 5 Improvements, and Erie Parkway improvements
2. This development.t will be required to reimburse the Town to tie in to Coal Creek Interceptor
3. This development will be required to reimburse the Town to tie in to the NWRf interceptor.



Internal Memo

To: Hannah Hippely, Planning - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: June 4, 2020

Subject: Westerly - Preliminary Plat – PP-001038-2019

Cc: Patrick Hammer, Parks and Recreation Director

Luke Bolinger, Community Partnership and Special Projects Manager

Parks & Open Space Division staff have reviewed the subject plans and offer the following comments. Addressing these comments will be a condition of approval of the Preliminary/Final Plat as outlined below. A Final Accepted Landscape Plan is required for Final Plat approval.

CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT:

1. As a condition of preliminary plat approval, an open space tract that fulfills the entire dedication amount for the number of lots approved as part of the preliminary plat shall be created with the first final plat effectuating the preliminary plat.
2. Restoration of the open space tract shall commence upon recordation of the first final plat as per the approved restoration plan. The restoration plan shall include a timeline associated with the restoration activities. The document shall include a plan for managing the installation of the potential future water line providing best management practices for reducing impacts on the soils during construction and additional post pipeline construction restoration measures.
3. The Town will require ownership of the open space tract to be transferred to the Town only upon completion of the approved restoration plan and after final acceptance.

AT THE TIME OF FINAL PLAT, THE FOLLOWING COMMENTS ARE REQUIRED TO BE ADDRESSED:

General Comments

- Included in the first final plat application, an open space restoration plan shall be provided. This plan shall be drafted by a qualified individual specializing in land restoration such as a restoration ecologist. The plan shall be reviewed and approved by the Town prior to approval of a final plat. The restoration plan must follow Section 1000 of the Town of Erie Standards and Specifications, including a temporary irrigation system/water at the cost of the Developer.
- Per Section 1000 of the Town of Erie Standards and Specifications; Section 1035.02.02; Signage: The contractor is responsible for providing and installing barriers as required to protect seeded areas from pedestrian and vehicular damage; provide signage and barricades as needed.

- The Developer/Contractor shall be responsible for any damage caused to the open space until final acceptance. The barrier and signage shall be shown on the landscape plans submitted with the first final plat.
- *Previous comment not addressed* – Improvements will need to be made to “Tract BC” future Town of Erie open space. These will include prairie dog removal, establishment of native grasses, weed control, and temporary irrigation covering the entire tract. *Additional direction shall be included within the required restoration plan.*
- The Town is currently evaluating median designs and required locations with the assistance of a consultant. Additional discussion with the applicant will be required once this study has been completed.
- As acknowledged by the applicant, medians located within the Westerly community will be maintained by the HOA/District. Medians located on Erie Parkway, and County Road 5 (if required) are likely to be maintained by the Town of Erie.

Landscape Comments

Sheet L0.0

- Remove note 15 from TOWN OF ERIE NOTES: LANDSCAPE-GENERAL as it is not applicable.

Sheet L0.4

- *Previous comment partially addressed* - Provide adequate radii where the 8' local trail connectors meet the spine trail to allow maintenance vehicles to turn. Please consider the turning radius of maintenance vehicles within the design provided, and increase radius in excess of Town of Erie Detail P27 if necessary. *While the response from the applicant is noted, no detail could be located on Page L3.2. Town staff will work with the applicant on the future design of the local connectors.*

Sheet L3.0

- Wayside surfacing is to be a 6" concrete pad to allow for surface mounting of the benches. Please update the Walden 11 bench detail to reflect the following:
 - o Recycled plastic finish – cedar color
 - o Frame color – black
 - o Surface mount

Irrigation Comments:

- The temporary irrigation system for Tract BC is to be identified within the irrigation plans and cover the entire Tract that is to be restored. No Final Plat will be approved without landscape plans that have been accepted by the Town. Currently, the restoration plans are not acceptable as submitted. *Additional direction may be included within the required restoration plan.*

DEVELOPMENT AGREEMENT POINTS:

1. The future Town of Erie open space shall be ready for transfer to the Town within the timeframe defined in the approved restoration plan.
2. The Developer shall hire, at their expense, a qualified restoration ecologist to supervise and certify the restoration of the disturbed area as per the approved restoration plan.
3. The future Town of Erie open space, will be eligible for inspection when the entire open space restoration has been completed. Requests for partial initial and final acceptance punch walks will not be permitted. Developer shall contact the Town of Erie Parks Division to request initial/final acceptance punch walks after all open space restoration work has been fully completed per

Section 1000 of the Town of Erie Standards and Specifications. Restoration of the disturbed area shall be subject to a two year warranty period (minimum) and initial/final acceptance for the entire disturbed area.

4. The HOA shall maintain all landscape islands within Town right of way, a Maintenance Agreement between the Town and the developer documenting this responsibility shall be entered into prior to final acceptance of the landscape/irrigation plans.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

May 21, 2020

Town of Erie Community Development Services
645 Holbrook / PO Box 750
Erie, CO 80516

Attn: Hannah Hippely

RE: * AMENDED RESPONSE *
Westerly – Preliminary Plat - 4th referral, Case # PP-001038-2019

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the blanket utility easements over the tracts for **Westerly**, as well as the necessary utility easements for natural gas facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



TO: Town of Erie
Darren Champion

FROM: Plan West Inc.
David Brehm – dbrehm@planwest.com

RE: Westerly – Parks-Related Review
1st Review April 19, 2019
2nd submittal August 8, 2019
3rd submittal December 20, 2019
4th submittal March 24, 2020

Date: 4th Review – May 7, 2020

ATTACHMENTS: None

Below are the Parks-related review comments for the submittal dated 3/24/20

3rd Review Summary:

We reviewed the 2nd submittal responses. We found the plans to be thorough, clear, and all referral comments were addressed by the applicant. The plans substantially address the Town of Erie's requirements for parks. Pocket park designs meet requirements given additional detail is provided at Final Plat. Below is our only question regarding the park design.

3rd Review

SHEET L2.1

Question:

- Do the stairs restrict accessible access? See attached.

4th Review: The stairs remain as part of the design. The applicant's comment response commits to reviewing the need for the stairs with the City staff with the Final Landscape Design.

We have no other comments.

End of Comments



Right of Way & Permits

1123 West 3rd Avenue
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Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 13, 2020

Town of Erie Community Development Services
645 Holbrook / PO Box 750
Erie, CO 80516

Attn: Hannah Hippely

RE: Westerly – Preliminary Plat - 4th referral, Case # PP-001038-2019

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined that **conflicts remain** with the above captioned project in that:

1. none of the tracts show that they are available for utility use either by plat note or by the tract table
2. there are no 10' perimeter platted utility easements as requested within the tracts
3. none of the platted utility easements for natural gas (minimum 6') and power (minimum 8-10') are labeled their width and type, which should be done at least once per block
4. the 10' wide utility easements along Erie Parkway/WCR 8 should be dedicated on the plat, not by separate document

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



May 12, 2020

Town of Erie Planning & Development – Planning Division
645 Holbrook St – P.O. Box 750
Erie, CO 80516

Attn: Hannah Hippely

Re: PP-001038-2019 – Preliminary Plat Westerly / Dreamer

Dear Hannah,

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Preliminary Plat Westerly / Dreamer. After review of the information, we have the following comments:

- I found that the tracks did not have all the dry utility easements United Power needs in order to provide reliable electric facility installation. I found some tracts did not have utility easements around the perimeter and some tracts had utility easements, but they did not continue through the tracts. In order to save time, minimize the amount of equipment needed, and be more cost effective for the developer, we need the following easements in place on all tracts:
 - United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If a blanket utility easement is not possible, we request at least an 8' to 10' wide dry utility easements along perimeter of tracts, along perimeter of tracts abutting roads, and through tracts between lots.
- Dry utility easements for lots - If you would like United Power to provide front lot distribution, we will need a 15 - 20' wide dry utility easements on all front lots. Most prefer to separate gas and electric and have rear lot distribution for electric installation. For rear lot distribution, we will need at least an 8' to 10' wide dry utility easements on all rear lots. These utility easements will also need to be on sides of lots abutting roads, and across tracts.
- Streetlights – When streetlight locations are identified in a subdivision, we need a 5' wide dry 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.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry 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 considers 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.

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

Thank you,

A handwritten signature in black ink, appearing to read "Samantha Riblett". The signature is fluid and cursive, with the first name "Samantha" written in a larger, more prominent script than the last name "Riblett".

Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

May 12, 2020

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

Location:
W½ Section 21,
T1N, R68W of the 6th P.M.
40.0369, -105.0132

Subject: Westerly Preliminary Plat PP-001038-2019 – Resubmittal #2
Town of Erie, Weld County, CO; CGS Unique No. WE-19-0046-3

Dear Hannah:

Colorado Geological Survey has reviewed the Westerly preliminary plat 2nd resubmittal. The available referral documents include a set of 31 preliminary plat sheets (Matrix Design Group, revised March 20, 2020), 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), and a “Zero Percent Strain Line” map (Matrix, March 2020).

The applicant states (Response to Comments, Westerly Preliminary Plat, Matrix, April 3, 2020) that Western’s subsidence hazard-related foundation length restrictions are being adhered to, and that no buildings are proposed which would exceed the recommended maximum foundation length. **This satisfactorily addresses CGS’s concerns, and we appreciate the clarification.**

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", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist

Hannah Hippely

From: Charles.Buck <Charles.Buck@FHUENG.COM>
Sent: Monday, May 04, 2020 2:46 PM
To: Development Referral
Cc: Hannah Hippely
Subject: Erie Land Company PP FHU Referral 050420

Hannah:

No concerns with this submittal.

Thanks,
Charles



CHARLES M. BUCK, PE, PTOE

Senior Transportation Engineer

303.721.1440 x 8927

6300 S Syracuse Way, Suite 600, Centennial, CO 80111

charles.buck@fhueng.com

www.fhueng.com

May 12, 2020

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 April 10, 2020. The submittal included the Phase II Drainage Report for Westerly (March 20, 2020) and the Westerly Preliminary Development Plan, dated March 20, 2020 by Matrix Design Group. A comment response letter by Matrix Design Group, dated April 3, 2020, was also provided. We have the following comments to offer:

Phase II Drainage Report

Report

1. Correct the misspelling of Westerly on the report cover.
2. The Engineer's Certification must be signed and sealed.
3. Update the report to reflect the changes in pond volume and discharge rate as needed.
4. In Section V.B., provide more details about the as-built condition of the existing 7' x 5' RCB and clarify how the proposed 83" x 53" HERCP elliptical pipe will be connected to the existing drainage system. Per the as-built drawing dated May 18, 2017 by Hurst & Associates from the Colliers Hill Erie Parkway Construction Set for Sheet 17 – Intrasite Stormline 1, a box base manhole was constructed at the upstream end of the 7' x 5' RCB and a 48" RCP was extended to the east from the box base manhole and connected to the existing 48" CMP across WCR 5. A 42" RCP was also extended to the south from the box base manhole. The outlet pipe from the proposed Erie Highlands Pond EP5 is planned to connect to the 42" RCP.
5. The Proposed Drainage Map shows that the proposed inlet on the west side of WCR 5, just south of Erie Parkway (Inlet 92) is planned to be connected to the pond outlet pipe system. Per the Erie Highlands Filing 14 Construction Plans, dated October 29, 2019, by CORE Consultants, this 15' Type R inlet is proposed to be connected to the Erie Highlands drainage system. Coordinate the design for this inlet with the Erie Highlands development.
6. The existing 7' x 5' RCB across Erie Parkway has a limited capacity that cannot be exceeded. Per the 2007 Erie and Adjacent Areas Outfall System Planning study by Love & Associates, the 100-year release rate from Regional Pond 1103 for the Westerly tributary area was planned to be 251 cfs as shown on Sheet 39. This study was recently updated in 2020 by Merrick & Company but has not yet been adopted. Per the January 2020 Town of Erie East of Coal Creek Outfall Systems Plan, the planned 100-year release rate for Outfall 950 - Reach 7 Detention D-1



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Denver, Colorado 80211



Tel: +1 303-964-3333



hello@merrick.com
www.merrick.com

is 290 cfs which was based on the Westerly Phase II Drainage Report, dated December 2019. 290 cfs is the maximum allowed 100-year release rate from the Westerly site so the combined peak flow with the detained runoff from the Erie Highlands site and intercepted WCR 5 flows will not exceed the culvert capacity. On the Proposed Drainage Map, the 100-year pond release rate is currently shown as 364 cfs, but must be reduced to a maximum of 290 cfs.

Appendix B – Site Hydrologic Calculations

7. Sub-basins 49 and 91 have a negative area in the “Weighted “C” Calculations – Imperviousness.” All areas must be positive.
8. Update the total area of Sub-basin 3 in the “Weighted C Runoff Calculations” to match the Proposed Drainage Map.
9. Update the C(5) parameter used in the Time of Concentration calculation for Sub-basin 26A to match what was calculated in the “Weighted C Runoff Calculations.”

Appendix C – Site Hydraulic Calculations

10. Include the Outlet Structure Design page that is part of the UD-Detention analysis in the next submittal as it was included in previous submittals. This analysis will be reviewed when provided.
11. Verify that the pond grading (see Preliminary Grading Plan Sheet GP01) matches the detention pond sizing calculator. Our measurements show the areas at elevations below 5150 are significantly smaller on the grading plan sheet than what is shown in the calculator. This would mean that the pond is smaller than required. Correct the grading as necessary to provide the required volume.
12. Revise the Colliers Hill Culvert Capacity Calculation to analyze the hydraulic grade line (HGL) for the proposed pond release rate combined with the detained runoff from the Erie Highlands site and intercepted WCR 5 flows
13. In the StormCAD model and Pipe Summary, we have the following comments:
 - a. Include the inlets at DP 1 and DP 3B.
 - b. Flow to DP 6A and 6B are switched from what is shown in the Rational Method Calculations. Update pipe summary to show correct flows.
 - c. Several pipe lengths and/or diameters in the model do not match what is shown on the Utility plans. The following pipes were identified as mismatched, however all pipe sizes should be verified: 13, 97, 101, 115, 117-124, 139, 160, 238-240, 462, 624, 691, 692, 699, and 707. Update the model and/or plans to match. For Pipe 240, note that the equivalent 83” x 53” HERCP size is a 66” RCP, not 60” RCP.
 - d. Several flow values in the model do not match what is shown in the Rational Method Peak Runoff Calculations. Update the model flows to match the Runoff calculations.
 - e. The pond outlet pipe flow is less than the pond discharge shown on the Proposed Drainage Map. Update the StormCAD model accordingly.
 - f. Pipes 691 and 692 show a HGL above the ground elevation. The HGL for the major storm event peak flow shall be at least 1 foot below the elevation of the manhole cover (i.e., ground elevation), per Town of Erie 2019 Standards and Specifications Section 800, Page 800-21.



- g. Show SDMH-107, SDMH-109, SDMH-118 and associated pipes on the utility plans.
- h. For the pond outlet pipe system, it is not clear how the tailwater elevation was determined at the connection of the 83" x 53" HERCP to the 7' x 5' RCB (i.e., Outlet O-3). Since the 7' x 5' RCB will be flowing full for the 100-year storm event, in order to represent actual conditions, the tailwater elevation (HGL) at the downstream end of the proposed 83" x 53" HERCP must be set to the top of the 7'x5' RCB for the 100-year storm event (elevation 5148.54 per the as-builts), which is about 0.6' higher than the current analysis.

14. In the inlet capacity calculations, we have the following comments:

- a. It was stated in the comment response letter that there is no Basin 92. However, there is an Inlet 92, located in the outlet system from the pond. It is not clear how this inlet was located or sized. Provide hydrologic and inlet capacity calculations for Inlet 92. Include a sub-basin on the Proposed Drainage Map as necessary.
- b. The quantity of Type R inlets shown on several inlet worksheets does not match what is shown on the utility plans. This includes, but is not limited, to the following inlets: 12B, 12C, 24A, 23A, 23B, 24B, 22B, 34, 37A, 66, 70, 72, and 76. The number of inlets at other design points was not reviewed. The quantity of all inlets should be verified by the designer.
- c. The following previous comment was found not to be addressed for Peach Ave, Hawthorne Ave, Chestnut Ave. The allowable spread is still shown as the full distance from the face of curb to crown for the initial storm event. For the initial storm event, per Town of Erie 2019 Standards and Specifications Section 800, Table 800-7, collector streets must leave at least a 10-foot driving lane clear of water and arterial streets must leave two 10-foot driving lanes clear of water – one lane in each direction. In locations where the street is separated by a raised median, the median cannot be included in the drive lane width. Refine the inlet designs to provide for the required driving lane(s).
- d. The longitudinal slopes at DP 12A and 12B do not match the slopes shown on the grading and/or roadway plans. Verify that the longitudinal slopes used in all the inlet capacity calculations match the slopes shown on the grading and/or roadway plans. Revise as needed.
- e. Based on the grading and roadway profiles, the inlet at DP 12C, is not located in a sump condition. Update the worksheet to reflect the "on grade" condition.

Proposed Drainage Maps

- 1. Show Basins 100, 101, and 102 delineations separate from Sub-basins 7, 16 and 65, respectively. Additionally, show the delineations between Basins 84 and 76 as well as between 67 and 68.
- 2. Several basins that were split between the last submittal and this submittal are shown incorrectly as a single basin. Delineate and label all basins (i.e. delineate basins 6A AND 6B).
- 3. It was stated in the comment response that Basins 88 and 39 have been redelineated. Show the redelineation on the drainage map and adjust acreages and imperviousnesses accordingly.
- 4. Show the percent imperviousness at Basin 76.
- 5. The inlets at DP 8 and 10 do not appear to be at the true low point. This must be corrected.

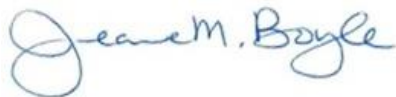


Preliminary Development Plan

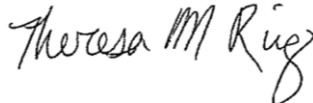
1. On the Utility Plan Sheets, there are several inlet labels that do not match either the inlet calculations or the inlet symbol size that is shown (i.e. The inlet capacity calculations at DP 91 use a 15' long Type R inlet but is labeled as a 10' Type R Inlet on the plans). Review all labels and symbol sizes and update to match the inlet capacity calculations. See also Comment 7b, above.
2. On Sheet UT01, clarify how the proposed 83" x 53" HERCP pond outlet pipe will be connected to the existing 7'x5' RCB. Provide a detailed layout for this connection. Also, indicate that the existing 48" RCP will also need to be removed to install the HERCP.
3. The total detention volume shown on UT01 does not match what is shown on the Proposed Drainage Map or Grading Plan. Additionally, the volume shown is less than what is required according to the detention calculations. Update all plans to match and revise pond grading as necessary to achieve the required volume.
4. On the Grading Plans, the Legend indicates that the contours are at 1' intervals, however, 2' intervals are shown. Update the legend to match what is shown.
5. On the Grading Plans, proposed contours shall tie into the existing contours. This is not done for several contours on the south and east sides of the project.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Theresa Ring, PE





DEPARTMENT OF PLANNING SERVICES

1555 N. 17th Ave

Greeley, CO 80631

Website: www.weldgov.com

Email: jflesher@weldgov.com

Phone: (970) 400-3552

Fax: (970) 304-6498

Via Email

August 5, 2019

Hannah Hippely, Town Planner
Town of Erie
PO Box 750
Erie, CO 80516

Subject: Dearmin-Westerly Preliminary Plat

Dear Hannah:

The Weld County Department of Planning Services has reviewed this request and has the following comments for your consideration:

The Existing Zoning Map does not give the zoning for surrounding unincorporated properties. They are all zoned Agricultural (A).

Sheet 3 indicates a street named "Wollow Way" that is "Willow Way" on other sheets.

There is a Cranberry Street that turns into Raspberry Street and another Cranberry Street to the east. Cranberry and Raspberry were probably inadvertently switched. Cranberry Circle may need to be changed as well.

There appears to be an issue with the sheet key.

Buyers should be notified of Use by Special Review 1USR18-14-0017 directly south of the subject property which contains a mineral resource development facility. There is also a Use by Special Review (USR-638) for a salvage yard directly west across WCR 5.

General comments:

There is no County commitment to upgrade County roads and bridges to accommodate municipal developments.

The present zoning of adjacent and surrounding unincorporated properties are predominantly Agricultural. Owners of property in the area of this proposal should be made aware that agricultural uses, even when done in a manner consistent with good agricultural practices, may generate impacts such as noise, dust, flies, odors, aerial spraying, and slow-moving equipment on County roadways. It is important for future residents to note that adjacent properties may be in unincorporated Weld County and that Weld County has adopted a Right-to-Farm Statement and recommends it be placed on all plats adjacent to unincorporated areas:

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Weld County has also adopted a Right to Extract Mineral Resources Statement:

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and persons moving into these areas must recognize the various impacts associated with this development. Oftentimes, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

Thank you for the opportunity to comment on this proposal. This response addresses general requirements, concerns, or issues and is intended to assist in your community's decision-making process regarding this land use proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

July 16, 2019

Ms. Hannah Hippley
Erie Planning & Development
P.O. box 750
Erie, CO 80516-0750

Dear Ms. Hippley:

I have reviewed the submitted plans pertaining to the preliminary plat for the Westerly Development located at the southeast corner of Erie Parkway and Weld County Road 5 (Case Number: PP-001038-2019). The Fire District does not object to the proposed plan and subsequent development, provided the development is able to meet the requirements of the Fire District. All applicable codes must be met as they pertain to water supply, fire hydrant locations and fire department access. Based on my review, I have the following comments:

- Overall fire access appears to be satisfactory, however some roads provide less than a 20-foot drive lane required for a fire apparatus access road. As long as the "collector" streets noted that provide less than 20 feet in width do not front buildings, this will be acceptable. Any roadway fronting buildings must provide a minimum clear unobstructed width of 20 feet. The width may not be obstructed by landscaping on raised medians.
- Fire hydrants must be spaced along apparatus access roads so that they are not more than 600 feet apart. The scale did not appear to be correct on the electronic plans provided.
- Construction plans for the utilities showing the location of fire hydrants, the size of water mains and available fire flows must be submitted to the Fire District for review and approval prior to beginning 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

lp07.11.19

The Farmers Reservoir and Irrigation Company
80 South 27th 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

FRICO, General Manager



Eve Craven

Eve@farmersres.com

FRICO, Projects Coordinator