



Erie Municipal Airport
395 Airport Drive
Erie, CO 80516
303.664.0633
877.629.8600

fly@vectorair.net
www.vectorair.net

April 17, 2019

Town of Erie
645 Holbrook Street
Erie, CO 80516

Attn: Audem Gonzales

RE: Parkdale Preliminary Plat, PUD Amdt, Site Plan, PP-01058-2019, PUDA-001059-019, SP-001060-2019

Dear Audem,

This project, due to the proximity to the runway at the Erie Municipal Airport, **REQUIRES** an Obstruction Evaluation/Airspace Analysis to be performed to confirm that the project, including the height of structures, does not interfere with airspace reserved for the safe operation of aircraft at the airport.

The FAA states that any person/organization who intends to sponsor any construction or alteration within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 ft must notify the Administrator of the FAA.

Please refer to FAA Form 7460-1 [FAA Form 7460-1 Notice of Proposed Construction or Alteration](#) and Form 7460-2 [FAA Form 7460-2, SUPPLEMENTAL NOTICE](#) for additional information.

In the event that any construction project requires construction equipment, i.e. cranes, pumps, etc., that exceeds the height of the construction project, the equipment must be flagged during the day and lighted if in place at night. In addition, the Airport Manager requires 48 hours prior notification of the installation of the equipment so that the appropriate NOTAMs (Notice to Airmen) can be put in place.

Regards,

A handwritten signature in black ink, appearing to read 'Jason Hurd', with a large, stylized loop at the end.

Jason Hurd
Airport manager
Erie Municipal Airport



2480 W. 26th Avenue, Unit B225
Denver, Colorado 80211
Tel: +1 303-964-3333
Fax: +1 303-964-3355

www.merrick.com

May 1, 2019

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

RE: REVIEW OF PARKDALE FILING No. 2 (PAIRED HOMES) RESUBMITTAL

Dear Engineering Division:

We have reviewed the Parkdale Filing No. 2 (Paired Homes) submittal (i.e., Replat of Tracts AE, AF, and AG of Parkdale Filing No. 1) received on April 2, 2019. The submittal included the Parkdale Filing No. 2 - Phase III Drainage Report/Letter, dated March 19, 2019, and the Parkdale Filing No. 2 Proposed Roadway and Utility Improvements construction plans, dated March 4, 2019. We have the following comments to offer:

Phase III Drainage Report

1. The Phase III Drainage Report for Filing No. 2 is a standalone document and should include excerpts from previous studies (i.e., Parkdale Phase III Drainage Report for the overall Parkdale site) that provides an overall understanding of the Filing No. 2 site and how runoff is planned to be managed both onsite and offsite. Information contained in responses to comments 2 and 3 are important information and should be included within the report text. Also, several comment responses (Comments 1, 3, and 4) state that detail information "will be included in the Parkdale Phase III Drainage Report". Relevant information and sizing calculations about tributary offsite runoff to the Filing No. 2 site and for drainage facilities that will accept runoff from the Filing No. 2 site (i.e., storm sewers and detention/water quality ponds) still needs to be included in this report as well. The referenced information can be excerpts from the other studies.
2. Referencing the Composite Runoff Factors analysis and the basin delineation sheet, the areas for Basins SP18 and SP38 do not match in the two documents. For example, Basin SP18 shows an area of 0.08 acres for the Composite Runoff Factors analysis while the basin delineation sheet shows an area of 4.28 acres. Revise to show consistency between documents.
3. The Town of Erie one-hour rainfall depth for the 2-year and 100-year events are 1.11 inches and 2.68 inches, respectively. Reviewing the Rational Method runoff calculations indicates that either the rainfall depths or the rainfall intensity used are incorrect. Document the rainfall depths used and the method used for determining the rainfall intensities and verify they match the Town's criteria.

4. Previous Comment No. 2 from January 15, 2019: Ensure the maximum Froude Number and freeboard requirements for grass-lined channels are met. The response to this comment indicated that the engineer needed to use 2% slopes for the grass-lined swales for the lots per the soils report recommendations and is unable to design a grass-lined swale with 2% slopes that meets the Froude Number requirement for Open Channels. In addition, they stated that due to the small tributary areas, these swales should not be held to the Froude Number and freeboard criteria.

We agree that the majority of grass-lined swales for the lots have relatively small tributary areas with less than about 2.5 cfs of runoff and depths less than 4 inches. Although, the majority of these swales exceed the maximum Froude Number of 0.8 and have supercritical flow. Supercritical flow is unstable and has a higher potential for erosion, therefore, the Froude Number must be reduced and freeboard must be provided. Since it is not desired to reduce the slopes, we recommend that these swales be lined with riprap or rock cobbles to reduce the Froude Number and velocities, and to protect the swales from erosion. Otherwise, regrade the site to reduce the slopes to meet the Froude Number requirement.

Increasing the depth by 50% from 4 inches to 6 inches minimum for all grass-lined swales for the lots will provide some freeboard to account for unstable flow and construction grading inaccuracies. In addition to providing riprap or cobbles (or regrading the site to reduce the slopes), revise the grading as needed to provide a minimum depth of 6 inches for all grass-lined swales for the lots. Examples of locations that currently have less than a depth of 6 inches includes, but is not limited to:

- Tract E, along south side, north of Lots 31 and 32: Depth = 1" - 3"±
- Block 1, along east side of Lot 39: Depth = 4"±
- Block 2, at south corners between Lots 2 and 3: Depth = 4" – 5"±
- Block 2, at southwest corner of Lot 20: Depth = 1"±
- Block 3, along west side of Lot 3: Depth = 4"±
- Block 3, along west side of Lot 5: Depth = 4"±
- Block 3, along west side of Lot 17: Depth = 5"±
- Block 3, Lot 19: FG = 13.2, FL = 12.8±, Depth = 4"±
- Block 3, Lot 21: FG = 13.7, FL = 13.3±, Depth = 4"±

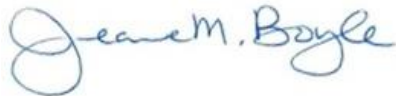
Parkdale Filing No. 2 Construction Plans

5. On Sheet 05, several proposed swales are shown directly outfalling to McGeal Place (three), the north end of Webber Circle (one), and the west side of Webber Circle (four). Sidewalk chases must be provided at all of these swale outfalls.
6. On Sheets 05, 06, and 07, numerous grass swales are shown. Label each swale and provide typical sections, including minimum depth, to match the report calculations.
7. On Sheets 05 and 07, in Block 2, Tract M and Block 3, Tract K, 6 inch deep by 2' wide concrete pans are proposed to connect the drainage between sections of the alleys. Also, it

appears that curbs are proposed at each end of these alleys, adjacent to the pans. The grading must be revised to reflect the depth of the pans and curbs. Details must be provided for the pans and curbs.

8. On Sheet 07, the existing contours along the east portion of the site shows contour intervals that do not make sense. For example, near the lower right portion of the sheet there is an existing contour of 5100 feet. Moving north along the east project boundary, the contours read 5100, 5100, 5101, 5102, 5102, 5102, 5103, 5104, 5104, etc. Why are there several contours with the same elevations? Revise to indicate the correct contour elevations.
9. On Sheet 07, the retaining wall & swale detail shows the wall height has a 4.5' maximum height. Per the plans, the maximum height of the wall will actually be about 6' high at the corner. Since the height exceeds 2.5', include a railing or fence on the detail.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Robert C. Moore, PE


















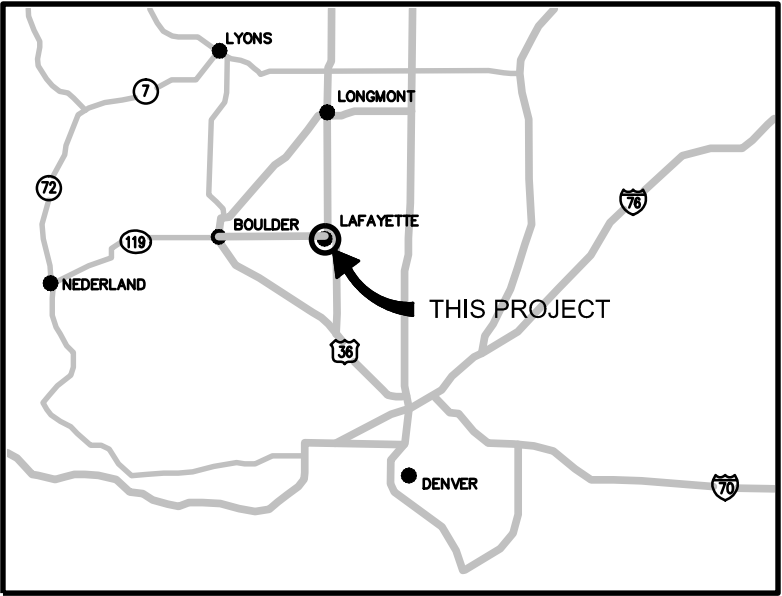
City of Lafayette

WATER REUSE PIPELINE

30% DESIGN - APRIL, 2016

LEGEND

EXISTING ITEMS	PROPOSED ITEMS
<div><div>— W —</div>WATER</div>	<div><div>— W — W — W —</div>REUSE PIPELINE</div>
<div><div>— S —</div>SANITARY SEWER AND MANHOLE</div>	<div><div>---</div>EASEMENT</div>
<div><div>— ST —</div>STORM SEWER</div>	<div><div></div>ASPHALT</div>
<div><div>— E —</div>ELECTRIC</div>	<div><div></div>CONCRETE</div>
<div><div>— G —</div>NATURAL GAS</div>	<div><div></div>ROADBASE</div>
<div><div>— T —</div>BURIED TELEPHONE</div>	<div><div></div>STAGING AREA</div>
<div><div>— FO —</div>FIBEROPTIC LINE</div>	<div><div></div>AIR RELIEF VAULT</div>
<div><div>— x — x —</div>FENCE</div>	
<div><div>---</div>PROPERTY LINE/ROW</div>	
<div><div>---</div>EASEMENT</div>	
<div><div></div>LIGHT POLE</div>	
<div><div>— UGE —</div>UNDERGROUND POWER</div>	
<div><div> OHU</div>OVERHEAD UTILITIES — POLE W/ GUY</div>	
<div><div> 5240</div>MAJOR CONTOUR</div>	
<div><div>---</div>MINOR CONTOUR</div>	
<div><div></div>ASPHALT</div>	
<div><div></div>DITCH/IRRIGATION</div>	
<div><div></div>OPEN WATER</div>	
<div><div></div>WATERS OF THE U.S.</div>	
<div><div></div>WETLANDS</div>	
<div><div></div>PRAIRIE DOG COLONY</div>	
<div><div></div>WETLANDS/DETENTION BASIN</div>	



VICINITY MAP

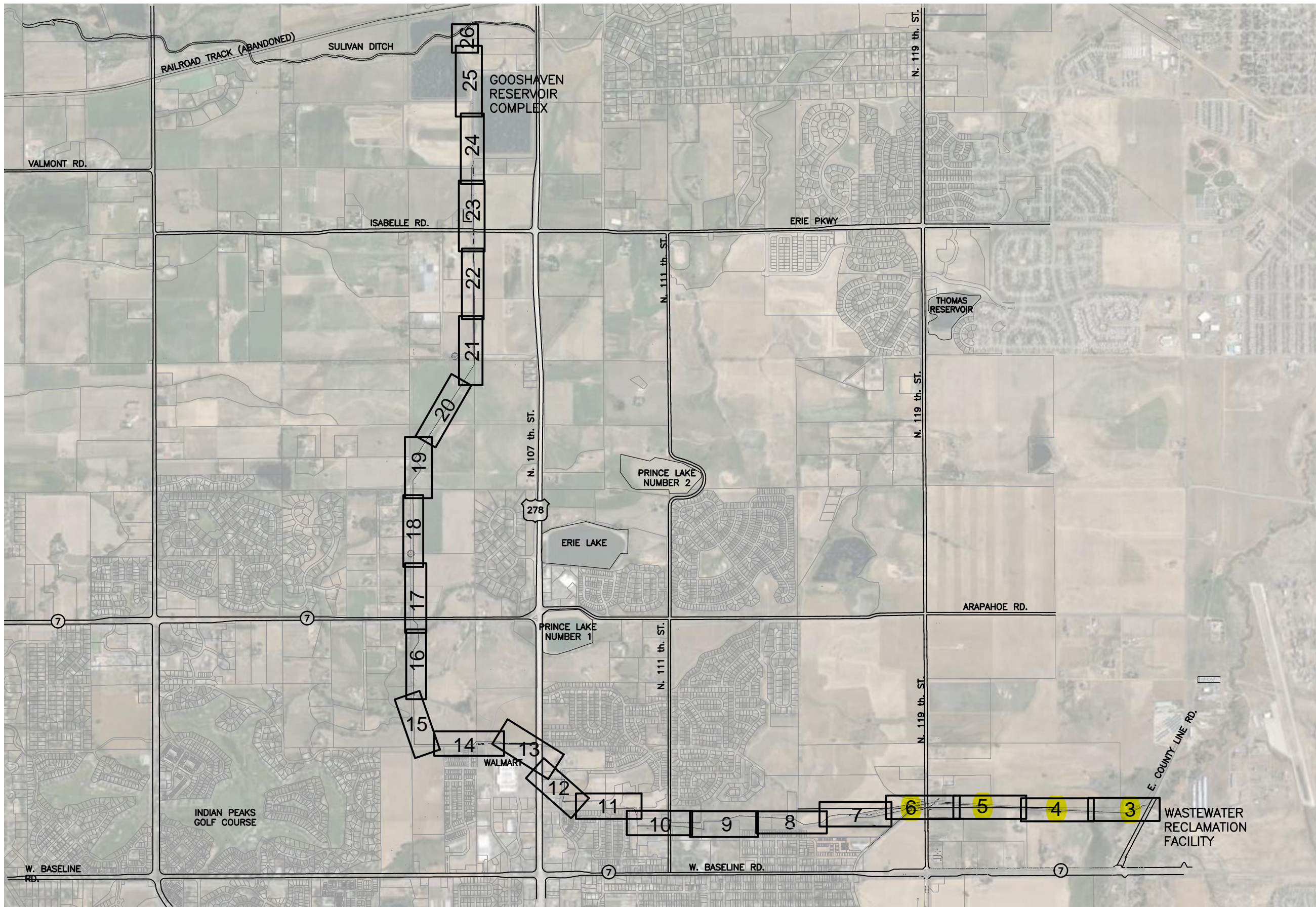
INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL PIPELINE AND SHEET LAYOUT
3	PLAN AND PROFILE STA. 0+00 TO 14+00
4	PLAN AND PROFILE STA. 14+00 TO 28+00
5	PLAN AND PROFILE STA. 28+00 TO 42+00
6	PLAN AND PROFILE STA. 42+00 TO 56+00
7	PLAN AND PROFILE STA. 56+00 TO 70+00
8	PLAN AND PROFILE STA. 70+00 TO 84+00
9	PLAN AND PROFILE STA. 84+00 TO 98+00
10	PLAN AND PROFILE STA. 84+00 TO 98+00
11	PLAN AND PROFILE STA. 112+00 TO 126+00
12	PLAN AND PROFILE STA. 126+00 TO 140+00
13	PLAN AND PROFILE STA. 140+00 TO 154+00
14	PLAN AND PROFILE STA. 154+00 TO 168+00
15	PLAN AND PROFILE STA. 168+00 TO 182+00
16	PLAN AND PROFILE STA. 182+00 TO 196+00
17	PLAN AND PROFILE STA. 196+00 TO 210+00
18	PLAN AND PROFILE STA. 210+00 TO 224+00
19	PLAN AND PROFILE STA. 224+00 TO 238+00
20	PLAN AND PROFILE STA. 238+00 TO 252+00
21	PLAN AND PROFILE STA. 252+00 TO 266+00
22	PLAN AND PROFILE STA. 266+00 TO 280+00
23	PLAN AND PROFILE STA. 280+00 TO 294+00
24	PLAN AND PROFILE STA. 294+00 TO 308+00
25	PLAN AND PROFILE STA. 308+00 TO 322+00
26	PLAN AND PROFILE STA. 322+00 TO 336+00

FOR PERMIT REVIEW
NOT FOR CONSTRUCTION



2420 Alcott St
Denver, CO 80211
T303.964.3333
F303.964.3355



FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

Number	Revision Description	By	Date

CITY OF LAFAYETTE
BOULDER COUNTY, CO

WATER REUSE PIPELINE
30% DESIGN

OVERALL PIPELINE
AND SHEET LAYOUT

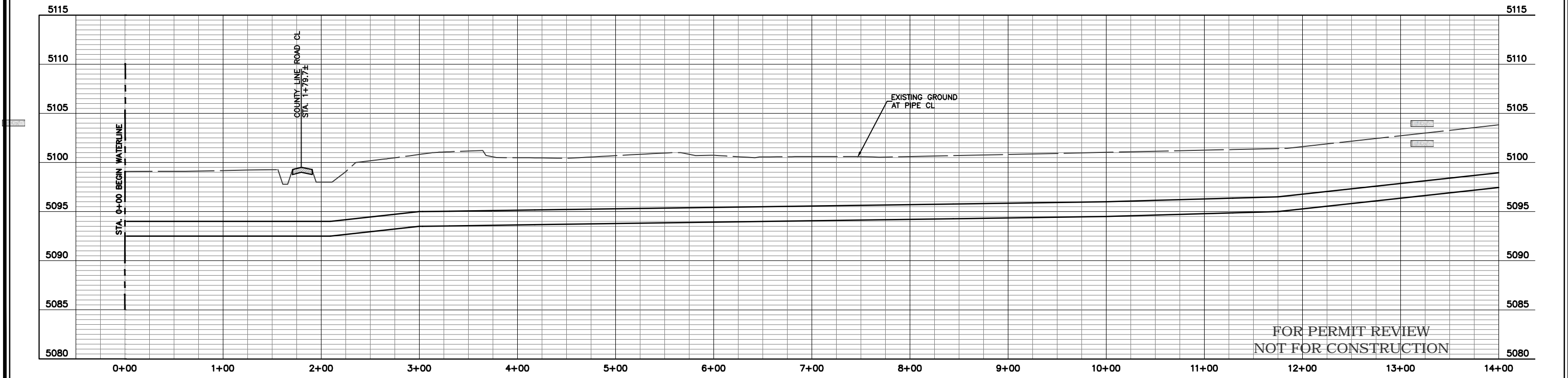
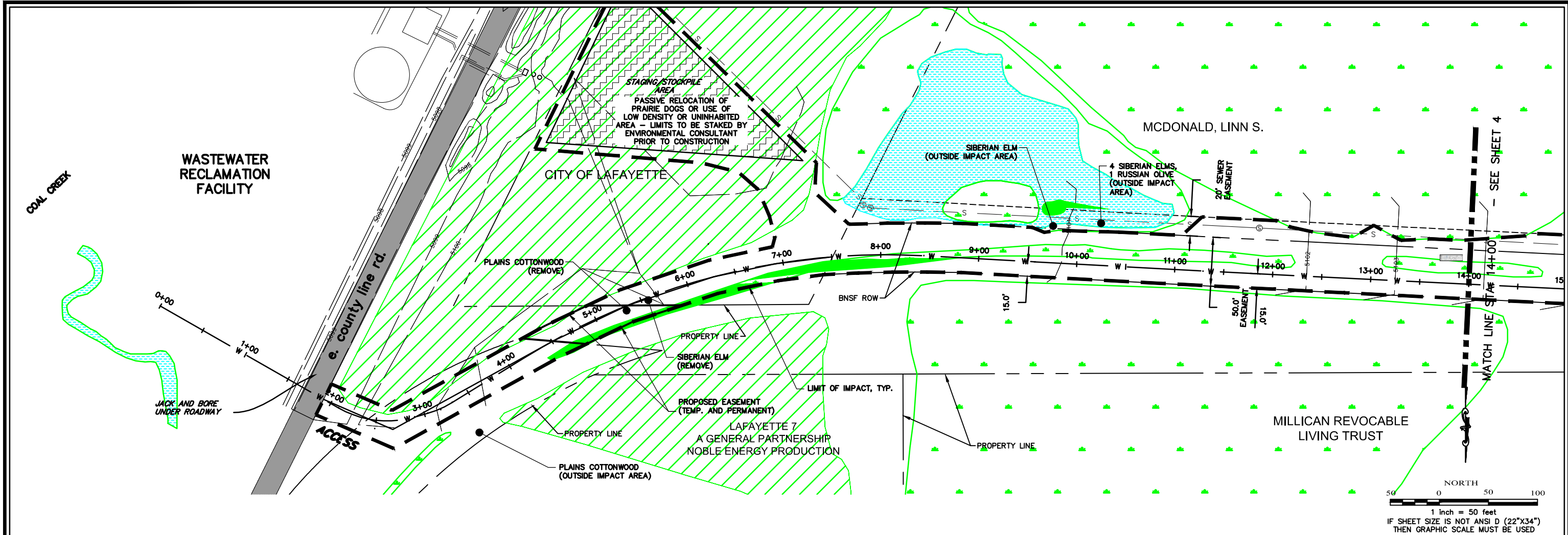


2420 Alcott St
Denver, CO 80211
T303.964.3333
F303.964.3365

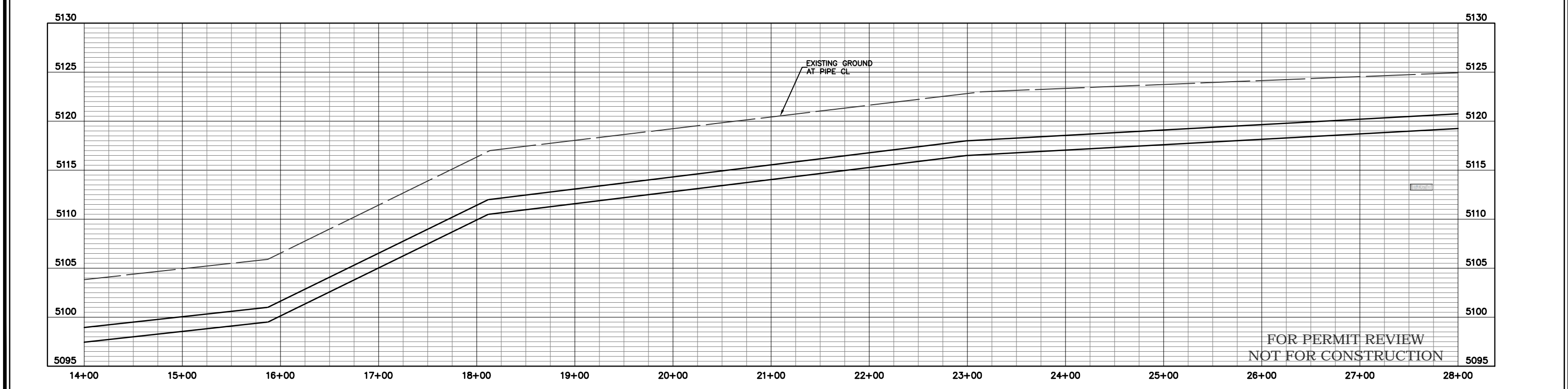
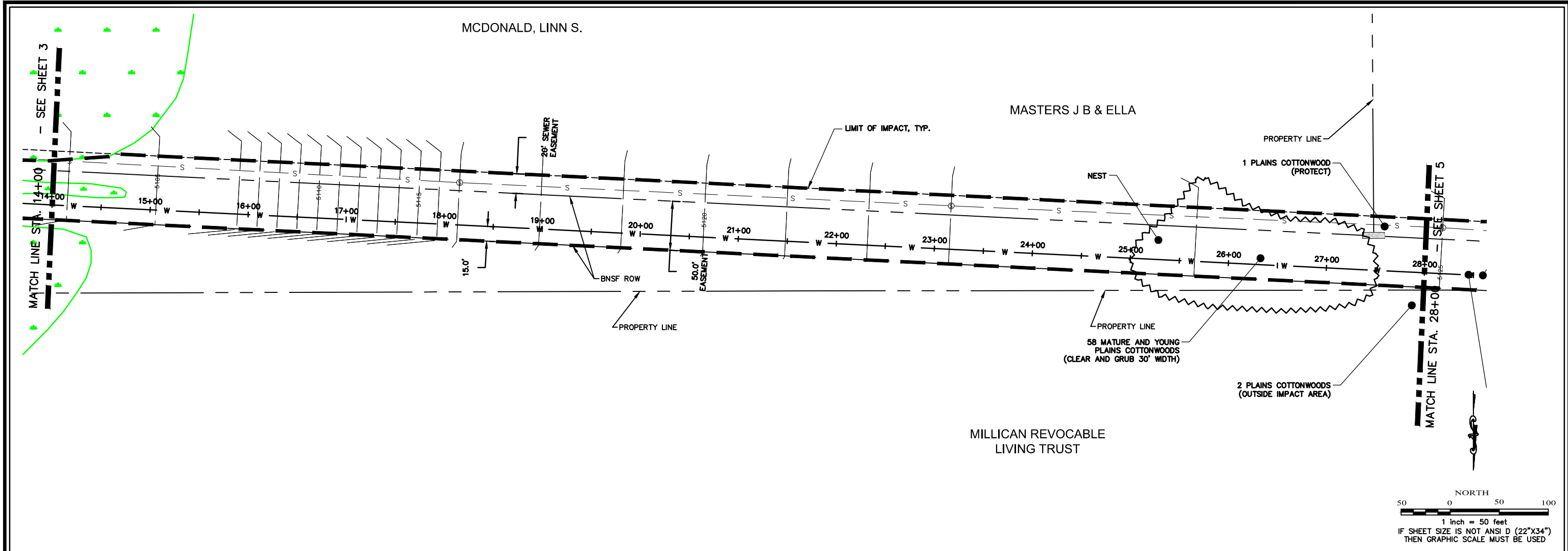
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DETAIL: WS
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DATE: APRIL, 2016

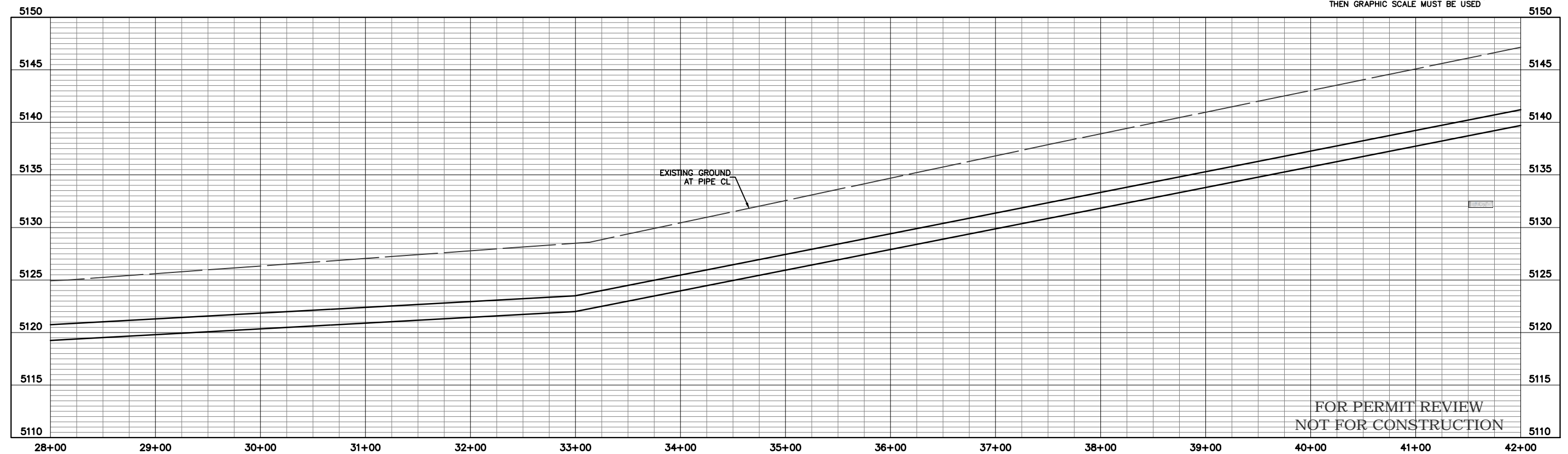
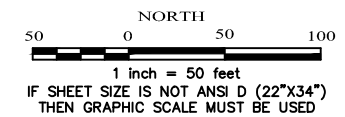
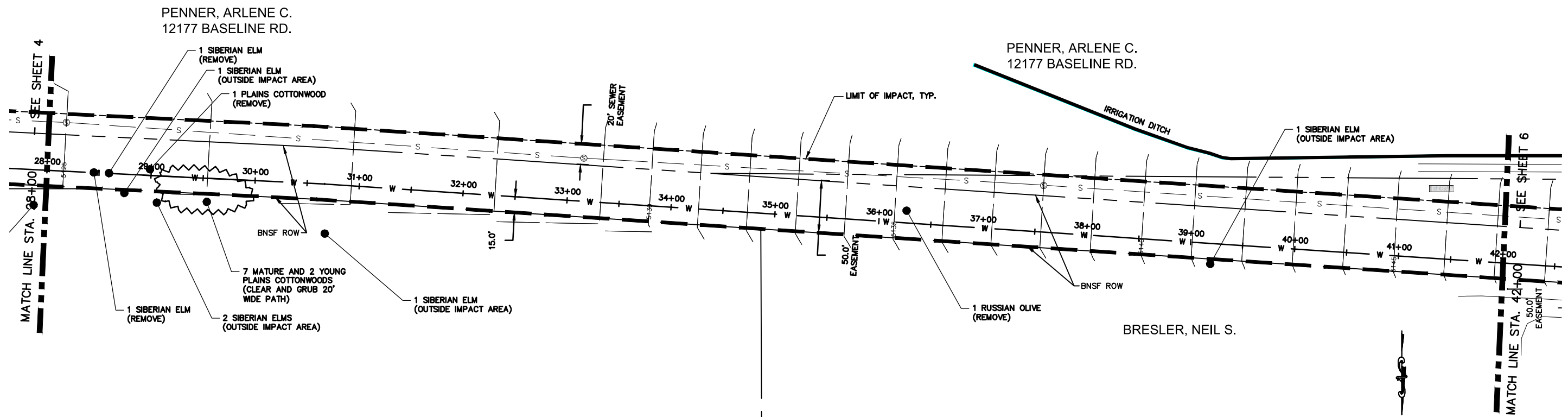
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Drawing Number:
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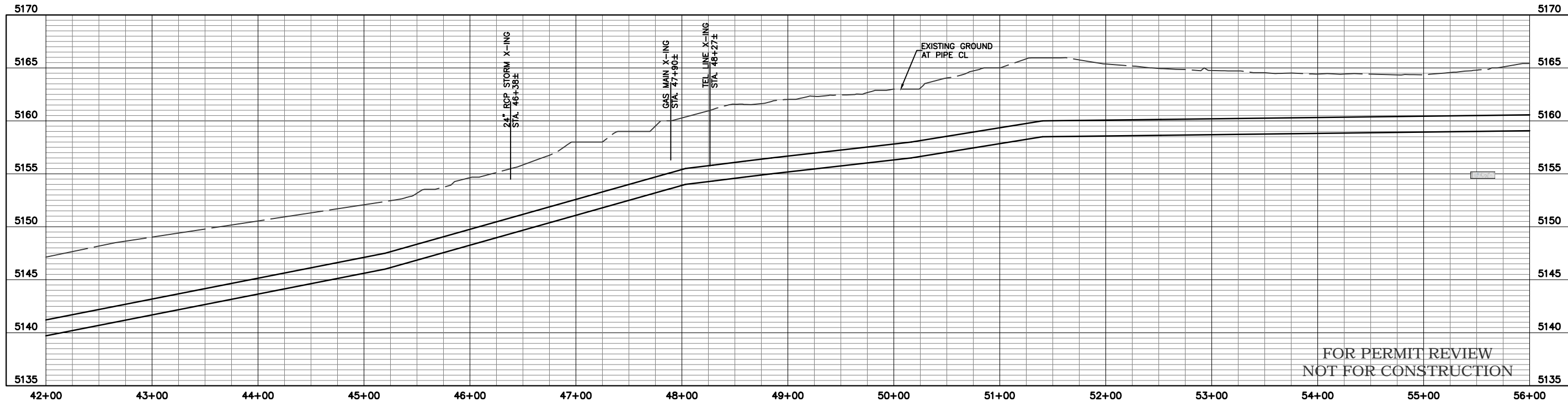
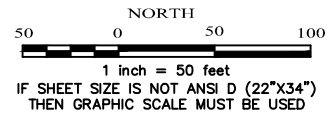
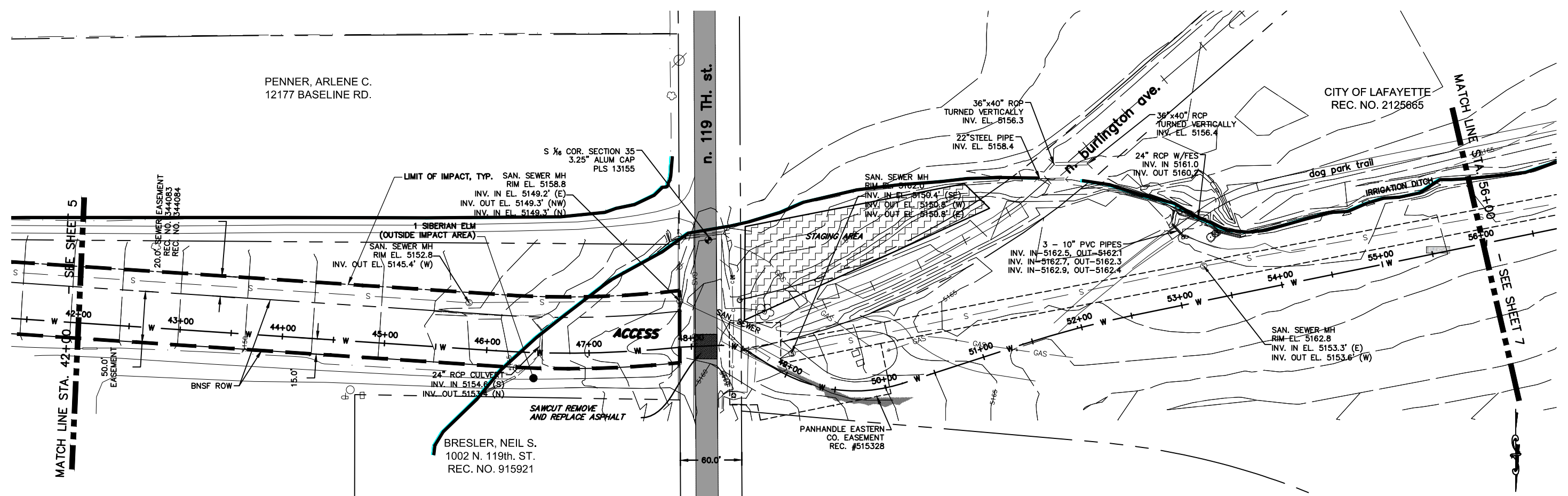
Number	Revision Description	By	Date	CITY OF LAFAYETTE BOULDER COUNTY, CO	WATER REUSE PIPELINE 30% DESIGN	PLAN AND PROFILE STA. 0+00 TO 14+00	 MERRICK & COMPANY McLaughlin Water Engineers A DIVISION OF MERRICK & COMPANY	2420 Alcott St Denver, CO 80211 T303.964.3333 F303.964.3355	DESIGN: AKA, ASG DETAIL: WS CHECK: RJM DATE: APRIL, 2016	PROJECT NUMBER 65418322	Drawing Number: 3
7	Re-locate Staging Area outside 100-yr floodplain	AKA	4/29/16								





Number	Revision Description	By	Date	CITY OF LAFAYETTE BOULDER COUNTY, CO		WATER REUSE PIPELINE 30% DESIGN		PLAN AND PROFILE STA. 28+00 TO 42+00		<div>  <div> 2420 Alcott St Denver, CO 80211 T303.964.3333 F303.964.3355 </div> </div>	DESIGN: AKA, ASG DETAIL: WS CHECK: RJM DATE: APRIL, 2016	PROJECT NUMBER 65418322	Drawing Number: 5

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FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

Number	Revision Description	By	Date

CITY OF LAFAYETTE
BOULDER COUNTY, CO

WATER REUSE PIPELINE
30% DESIGN

PLAN AND PROFILE
STA. 42+00 TO 56+00

 McLaughlin Water Engineers A DIVISION OF MERRICK & COMPANY	2420 Alcott St. Denver, CO 80211 T303.964.3333 F303.964.3355	DESIGN: AKA, ASG DETAIL: WS CHECK: RJM DATE: APRIL, 2016	PROJECT NUMBER 65418322	Drawing Number: 6
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5500 South Quebec Street
Greenwood Village, CO 80111
Phone: 303-740-4000
Fax: 303-740-4002
www.cobank.com

October 21, 2019

Town of Erie – Planning
P.O. Box 750
Erie, CO 80516-0750

RE: Applicant/Developer: OEO LLC
Project Description: PUD Amendment for Alley Loaded Single Family Detached
& Paired Homes
Legal Description: A portion of Section 36, Township 1 North, Range 69 West of
6th P.M., County of Boulder, State of Colorado

(CoBank Res ID 39370-0-0 30% Mineral Interest in S2SW & S2NWSW, LESS
RR R/W OF 3 ACRES, 36-1N-69W)

To Whom It May Concern:

We are in receipt of the Notice of Public Hearing, to be held November 6, 2019 regarding
the referenced project proposal.

Our records indicate that CoBank, FCB (successor in interest to U.S. AgBank, FCB;
Farm Credit Bank of Wichita; Federal Land Bank of Wichita) owns an undivided 30%
interest in the minerals and associated mineral rights in the S2SW & S2NWSW, LESS
RR R/W OF 3 ACRES, 36-1N-69W, Boulder County, Colorado. This mineral interest is
currently subject to producing Oil and Gas Leases.

This letter is to advise that the Bank has no objection to the proposed application, as
long as such does not impede the Bank's ability to develop its mineral estate and as
long as the current lease holder and/or well operator does not object.

Please let me know if you have any questions. I can be reached at 316-261-9752 or
nmorford@cobank.com.

Thank you,



Nancy Morford
Director, Minerals



Internal Memo

To: Audem Gonzales, Planning & Development - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: January 17, 2020

Subject: Parkdale – Preliminary Plat 2, PUD Amdt 2 & Site Plan 2

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:

General Comments:

- At each trail intersection, there shall be a flared end to assist maintenance vehicles, pedestrians and cyclists in navigating the turn. Update trail connections as necessary per the attached Detail P27.
- Add the P25 spine trail design detail that is attached below. Please use the typical section that is shown at the top of Detail P25.
- There appears to be a conflict with the following requirement at the intersection of Road A and 119th Street: trees are not to be located within 55 ft. from the point of curb return at road intersections where a stop sign is present.
- Reduce the number of local trail connections to the spine trail that are currently shown on the plan.
- Based on the overall linear footage of Filing 1 & 3, an additional wayside would be required as part of this filing per 1084.05 of the Town of Erie Standards and Specifications. However, staff are requesting that the additional wayside is installed towards the west end of Parkdale Filing 1 due to spacing considerations.
- Waysides will include 6 ft. benches mounted on a concrete pad, number of seating elements will be based on projected trail use.
- Minimum side clearance from the edge of the spine trail shall be 8 ft., this requirement includes trees and planting beds. This allows the Town to maintain the trail and a mow strip on either side.
- To help avoid washouts during large storm events, crusher fines are located on the uphill side of the trail, and are to be installed adjacent to native grasses.
- Shoulders adjacent to the spine trail should be a minimum of a 6 ft. width at a 6:1 grade.
- Increase the local trail width connections to 8 ft. per 1084.02.A of the Town of Erie Standards & Specifications. The local trail width is to equal the width of the spine trail to which it connects.
- Provide grade contour elevations adjacent to the spine trail.

- Add the following note to identify the color of the crusher fines to be used on the spine trail: "CRUSHER FINES TO BE GREY 3/8" BREEZE MATERIAL FROM ALBERT FREI & SONS OR APPROVED EQUAL."
- Medians/Roundabout shown within this filing are to be shown as the responsibility of Parkdale Metro District/HOA.
- Trail stop signage is required at either end of the spine trail and immediately before a street crossing.

Landscape Comments:

Sheet L4

- Provide a maintenance vehicle curb ramp off 119th Street to allow for maintenance vehicles to access/exit.
- Additional discussion with the applicant may be required regarding improvements to the trail street crossing on 119th Street.
- Reduce the sod area located in the north portion of Tract A and immediately adjacent to the spine trail. Replace with shortgrass native grass seed within the first 10-15 ft. of the crusher fines.
- Move the fence column and open rail fence 8 ft. to the south and away from the edge of the spine trail.
- Incorrect mulch symbol has been used for the crusher fines portion of the spine trail. Identify crusher fines using the correct symbol.

Sheet L8

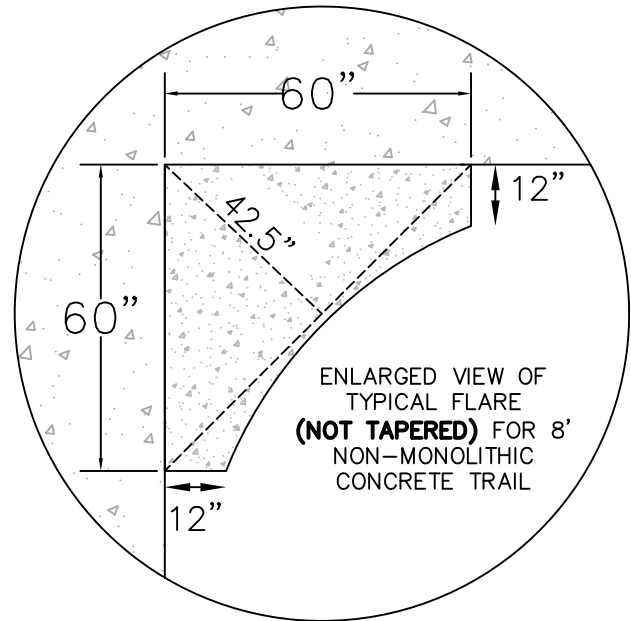
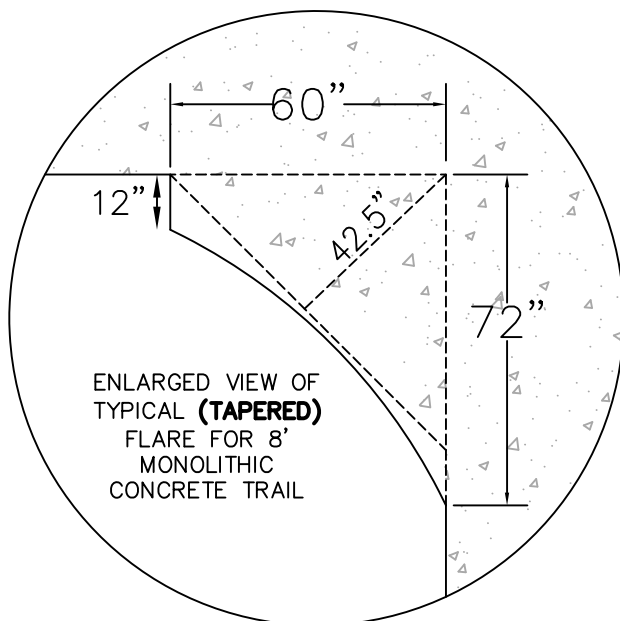
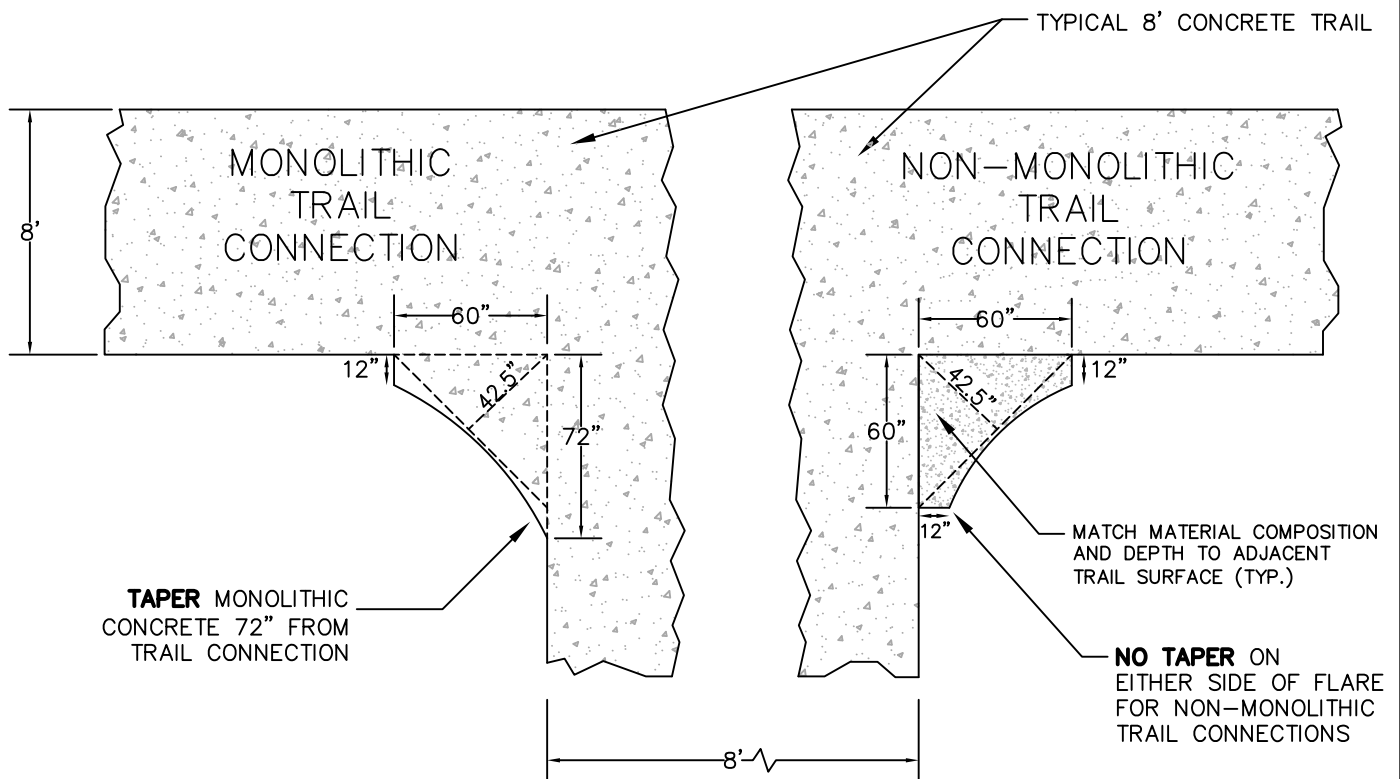
- Center the SW10A style curb ramp to the spine trail where it connects.
- Reduce the sod area located in Tract H and immediately adjacent to the spine trail. Replace with shortgrass native grass seed within the first 10-15 ft. of the crusher fines.
- Add trail stop signs to either side of Road F at the point where the spine trail crosses.

Sheet L6 & L8

- Provide adequate side clearance to the steps and handrails located adjacent to the spine trail.

Irrigation Comments:

- An irrigation design was not received as part of this submittal. Please provide irrigation design prior to final plat for review.

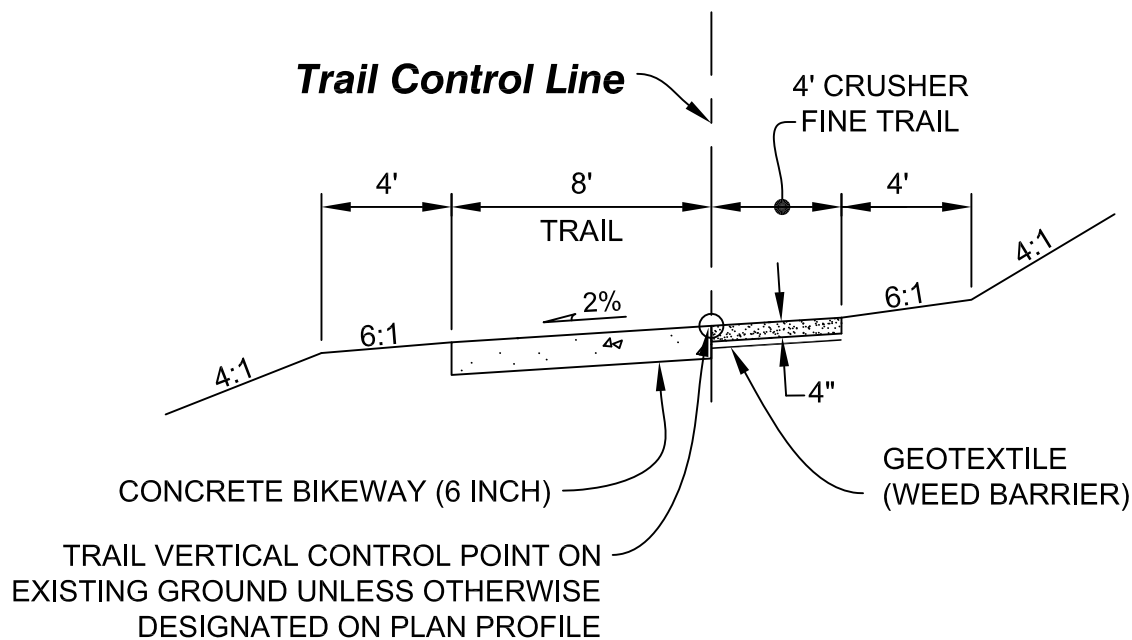


NOTES:

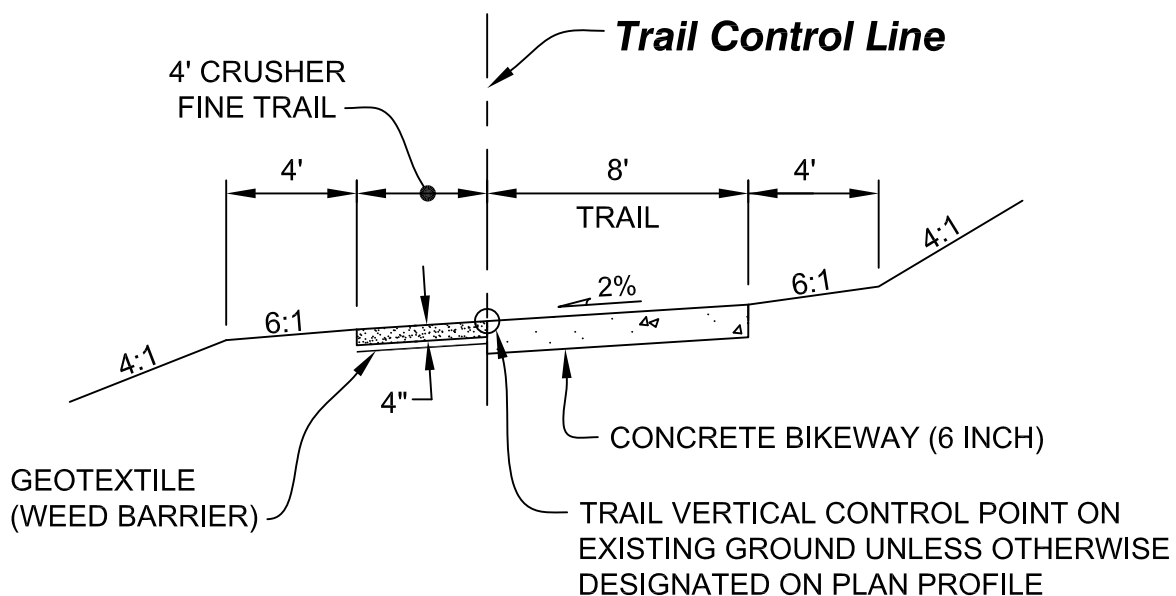
1. TRAIL CONNECTIONS THAT DO NOT MEET AT A 90 DEGREE ANGLE WILL BE FITTED IN THE FIELD AND APPROVED BY THE PARKS MANAGER OR DESIGNEE.
2. TRAIL CONNECTIONS LESS THAN 8FT SHALL BE REQUIRED TO HAVE A 3FT FLARE PLACED AT EACH TRAIL INTERSECTION.
3. TRAIL CONNECTIONS 8FT OR MORE SHALL BE REQUIRED TO HAVE A 5FT FLARE PLACED AT EACH TRAIL INTERSECTION.



TYPICAL SECTION - CRUSHER FINES LOCATED ON UPHILL SIDE



TYPICAL SECTION - CRUSHER FINES LOCATED ON DOWNHILL SIDE





Internal Memo

To: Audem Gonzales, Planning & Development - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: April 23, 2020

Subject: Parkdale 2 - Preliminary Plat - PP-001058-2019

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:

General Comments:

- *Comment partially addressed* - Reduce the number of local trail connections to the spine trail that are currently shown on the plan.
- Eight feet wide trail connections should be added back through Tracts A, C, and E, and connect through Tract B to allow resident access to the spine trail. Provide adequate trail flares per earlier referral comments.
- Trail connections shall be the responsibility of Parkdale Metro District/HOA and be defined in a future maintenance agreement.
- *Comment partially addressed* - Based on the overall linear footage of Filing 1 & 3, an additional wayside would be required as part of this filing per 1084.05 of the Town of Erie Standards and Specifications. However, staff are requesting that the additional wayside is installed towards the west end of Parkdale Filing 1 due to spacing considerations. *Provide an exhibit for the west end of Filing 1 that identifies the location of the additional wayside.*
- Remove the tract that has been created in the center of the roundabout. Maintenance responsibilities of the roundabout will be defined in a future maintenance agreement.

Landscape Comments:

Sheet L4

- *Comment partially addressed* - Provide a maintenance vehicle curb ramp off 119th Street to allow for maintenance vehicles to access/exit.
- Provide a maintenance vehicle access point off the southwest corner of the spine trail and local trail intersection located adjacent to 119th Street.
- Additional discussion with the applicant may be required regarding improvements to the trail street crossing on 119th Street.

Irrigation Comments:

- Staff acknowledge that the irrigation plans will be provided with the Final Plat for review.



Internal Memo

To: Audem Gonzales, Planning & Development - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: June 5, 2020

Subject: Parkdale 2 - Preliminary Plat - PP-001058-2019

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:

CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT:

- 1) At the time of Final Plat, the following comments are required to be addressed.

General Comments:

- Parks Response - A mistake was made to the following comment
"Eight feet wide trail connections should be added back through Tracts A, C, and E, and connect through Tract B to allow resident access to the spine trail. Provide adequate trail flares per earlier referral comments."
Correction: Remove the trail connection previously requested to be added to Tract A and add an eight foot wide trail connection through Tract G.

Landscape Comments:

Sheet L4

- Please address accordingly:
Provide a maintenance vehicle access point off the southwest corner of the spine trail and local trail intersection located adjacent to 119th Street. Parks Response - It appears the maintenance vehicle has been designed off the west corner of the intersection instead of the southwest corner as previously requested. Due to safety concerns, the access ramp needs to be designed off the southwest corner.



Internal Memo

To: Audem Gonzales, Planning & Development - Senior Planner

From: Luke Bolinger, Community Partnership & Special Projects Manager

Date: December 22, 2020

Subject: Parkdale 2 - Preliminary Plat - PP-001058-2019 – 4th Submittal

Cc: Patrick Hammer, Parks & Recreation Director

According to our records, the applicant has not addressed the staff comments provided on June 5th, 2020. In addition to new comments, those have been provided.

Parks & Open Space Division staff have reviewed the subject plans and offer the following comments:

- The following comment will be addressed within the development agreement. An amount of \$28,677, acceptable by the Town, will be required to be paid by the applicant, and deposited into the Town's tree impact fund. This amount is identified in the Native Tree and Vegetation Survey provided by the applicant:
 - o Per 10.6.2.C.6.a of the UDC - If a property cannot physically meet the tree replacement requirement then at the Town's discretion, a fee-in-lieu payment may be considered by the Town. Final approval shall be with the entity identified for final approval of the application. The fee-in-lieu payment will be equal to the Town's tree impact fee and the fee-in-lieu received will be deposited by the Town into that impact fee fund.

SUMMARY

Sheet #	Calliper Inches	Mitigation Inches	Mitigation \$\$ Value
1	445	61.9	\$ 8,624
2	401	38.6	\$ 5,163
3	751	106	\$ 14,890
Totals	1597	206.5	\$ 28,677

Mitigation Inches adjusted for condition only.
Mitigation dollar value adjusted for Species, Location and Condition.

CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT:

- 1) At the time of Final Plat, the following comments are required to be addressed.

General Comments:

- Parks Response - A mistake was made to the following comment:

“Eight feet wide trail connections should be added back through Tracts A, C, and E, and connect through Tract B to allow resident access to the spine trail. Provide adequate trail flares per earlier referral comments.”

Correction: Remove the trail connection previously requested to be added to Tract A and add an eight-foot-wide trail connection through Tract G.

Landscape Comments:

Sheet L4

- Please address accordingly:
Provide a maintenance vehicle access point off the southwest corner of the spine trail and local trail intersection located adjacent to 119th Street. Parks Response - It appears the maintenance vehicle has been designed off the west corner of the intersection instead of the southwest corner as previously requested. Due to safety concerns, the access ramp needs to be designed off the southwest corner.

Additional referral comments provided 12-22-2020

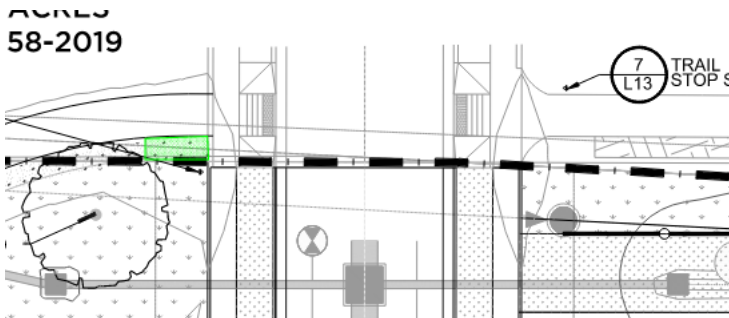
Sheet L4

- There are several issues with the current vehicle trail access off 119th St., these include trail alignment, street light placement, and a tree placed over the ramp on the landscape plans.
- Provide alternate sketch options for the ramp access off 119th St. Staff would like to see the ramp access remain at a 90 degree offset to 119th St., but the spine trail must have a direct access from the curb ramp. Staff will work with the applicant and Engineering to review the sketch options and find an acceptable solution.



Sheet L8

- Stop the crusher fines approximately 15-20' prior to the curb ramp. Change the area highlighted in green to short grass native to match the east side of the road.





Internal Memo

To: Audem Gonzales, Planning & Development - Senior Planner
From: Luke Bolinger, Community Partnership & Special Projects Manager
Darren Champion, Parks & Open Space Project Coordinator
Date: April 27, 2021
Subject: **Parkdale 2 - Preliminary Plat - PP-001058-2019 – 6th Submittal**
Cc: Patrick Hammer, Parks & Recreation Director

Staff have reviewed the subject plans and offer the following comments:

1. The following comment will be addressed within the development agreement. An amount of \$28,677, acceptable by the Town, will be required to be paid by the applicant, and deposited into the Town's tree impact fund. This amount is identified in the Native Tree and Vegetation Survey provided by the applicant:
 - 1.1. Per 10.6.2.C.6.a of the UDC - If a property cannot physically meet the tree replacement requirement then at the Town's discretion, a fee-in-lieu payment may be considered by the Town. Final approval shall be with the entity identified for final approval of the application. The fee-in-lieu payment will be equal to the Town's tree impact fee and the fee-in-lieu received will be deposited by the Town into that impact fee fund.

SUMMARY

Sheet #	Caliper Inches	Mitigation Inches	Mitigation \$\$ Value
1	445	61.9	\$ 8,624
2	401	38.6	\$ 5,163
3	751	106	\$ 14,890
Totals	1597	206.5	\$ 28,677

Mitigation inches adjusted for condition only.
Mitigation dollar value adjusted for Species, Location and Condition.

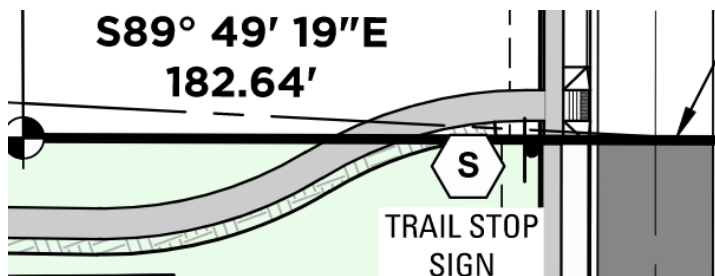
- 1.1.1. **Applicant** - A spreadsheet has been added to the plans showing that 181 new 2" caliper trees have been proposed in opens space tracts. This will result in 362 caliper inches, exceeding the number of 206.5 mitigation inches needed for replacement per the tree survey.
 - 1.1.2. **Response** - Noted.

CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT:

At the time of Final Plat, the following comments are required to be addressed:

General Comments:

1. Parks Response - A mistake was made to the following comment:
 - 1.1. "Eight feet wide trail connections should be added back through Tracts A, C, and E, and connect through Tract B to allow resident access to the spine trail. Provide adequate trail flares per earlier referral comments."
 - 1.2. *Correction:* Remove the trail connection previously requested to be added to Tract A and add an eight-foot-wide trail connection through Tract G.
 - 1.2.1. **Applicant - The trail connection has been removed from tract A and added to tract G.**
 - 1.2.2. **Response - Noted.**
2. The Town of Erie has eliminated dual use spine trails from all future developments due to a philosophy shift in ongoing maintenance and operations considerations. Please change the spine trail configuration from 8' concrete and 4' crusher fines to 10' concrete with no crusher fines. This change can be completed as part of the Final Plat process.
 - 2.1. Local connectors to the spine trail from the south can remain at a width of 8'.
 - 2.2. Increase the width of the 8' SW10A ramp shown below at Long Lane to 10'.



Landscape Comments:

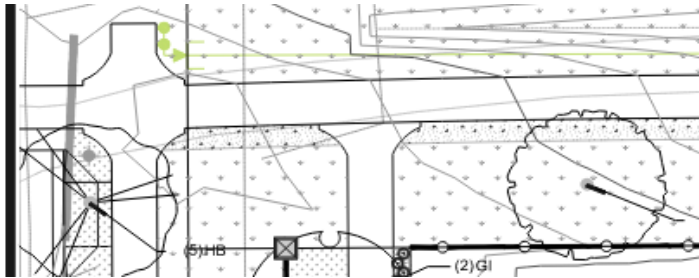
Sheet L2

3. The incorrect native seed mixture is shown. Replace with the Table 2 Shortgrass Prairie Native Seed Mixture that can be found on Page 1000-25 of the Town of Erie Standards and Specifications. The standards and specifications can be found at the following link:
<https://www.erieco.gov/DocumentCenter/View/10043/Section-1000---2021-Parks-Construction?bidId=>

Sheet L4

4. Provide a maintenance vehicle access point off the southwest corner of the spine trail and local trail intersection located adjacent to 119th Street. Parks Response - It appears the maintenance vehicle has been designed off the west corner of the intersection instead of the southwest corner as previously requested. Due to safety concerns, the access ramp needs to be designed off the southwest corner.
 - 4.1. **Applicant - The access ramp has been moved.**

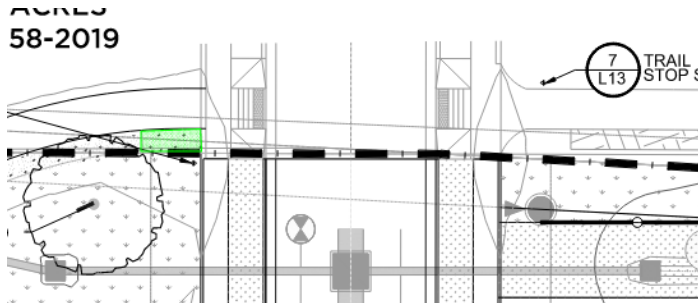
- 4.2. **Response** - Noted.
5. There are several issues with the current vehicle trail access off 119th St., these include trail alignment, street light placement, and a tree placed over the ramp on the landscape plans.
- 5.1. Provide alternate sketch options for the ramp access off 119th St. Staff would like to see the ramp access remain at a 90 degree offset to 119th St., but the spine trail must have a direct access from the curb ramp. Staff will work with the applicant and Engineering to review the sketch options and find an acceptable solution.



- 5.2. **Applicant** - The access ramp has been moved.
- 5.3. **Response** - Noted.

Sheet L8

6. Stop the crusher fines approximately 15-20' prior to the curb ramp. Change the area highlighted in green to short grass native to match the east side of the road.



- 6.1. **Applicant** - The crusher fines hatch has been revised.
- 6.2. **Response** - Please remove all crusher fines references from the plan set per comment #2.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

May 8, 2019

Audem Gonzales
Planning & Development
Town of Erie
P.O. Box 750
Erie, CO 80516

Location:
SW $\frac{1}{4}$ Section 36,
T1N, R69W of the 6th P.M.
40.0032, -105.0731

Subject: Parkdale II
Preliminary Plat PP-001058-2019, PUD Amendment PUDA-001059-019, and Site Plan SP-001060-2019
Town of Erie, Boulder County, CO; CGS Unique No. BO-19-0005

Dear Mr. Gonzales:

Colorado Geological Survey has reviewed the Parkdale II preliminary plat, PUD amendment, and site plan referral. I understand the applicant proposes 204 residential lots on approximately 34 acres located on the east side of N. 119th Street, approximately 630 to 1300 feet north of E. Baseline Road. The referral documents include a Supplemental Preliminary Geotechnical Investigation, Parkdale - Southwest Portion, Northeast of Baseline Road and 119th Street (CTL/Thompson, March 18, 2019), and other documents.

Low subsidence hazard. Mapped workings of the Simpson (East), Gladstone, and Excelsior Mines are located immediately west and south of the Parkdale II property, at depths of greater than 200 feet below the ground surface. Dames & Moore (Boulder County Subsidence Investigation, May 1986) characterizes the subsidence hazard associated with these mines as "low." CGS therefore believes that the Parkdale II site is not exposed to a mine subsidence hazard that requires mitigation.

CTL/Thompson's 3/18/2019 geotechnical recommendations are valid and should be strictly adhered to.

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

Sincerely,

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

Jill Carlson, C.E.G.
Engineering Geologist

From: [Gridinskaya, Marina](#)
To: [Development Referral](#)
Cc: [Gridinskaya, Marina](#)
Subject: Development referral
Date: Monday, April 15, 2019 3:52:08 PM
Attachments: [image001.png](#)

Hello,

I am a Field engineer for CTL and I received a flash drive from you with new development docs in Erie (N 119th st & E Baseline Rd.) for the review.

As per our records it might be a few conflicts along N 119th St as it has to be widened.

Please give my contact information to the developers , so we could meet before all constructions start.

Please let me know if you need any additional information from me,

Thank you,

Marina Gridinskaya

Local Network Engineer II

Network Services Engineering

Office: 720-578-3712

Mobile: 720-999-5578

Marina.Gridinskaya1@CenturyLink.com



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

Planning & Development Planning

Memo

To: Matt Janke – OEO, LLC
From: Audem Gonzales, Planner
Date: November 19, 2019
Re: PP-001058-2019: Parkdale Preliminary Plat No. 2
SP-001060-2019: Parkdale Site Plan No. 3
PUDA-001059-2019: Parkdale Planned Unit Development Amendment No. 2
cc: Fred Starr, Chad Schroeder, Joe Smith, Darren Champion

Town staff has reviewed the PP-001058-2019: Parkdale Preliminary Plat No. 2, SP-001060-2019: Parkdale Site Plan No. 3, PUDA-001059-2019: Parkdale Planned Unit Development Amendment No. 2 applications for conformance with Municipal Code, Title 10 at the November 7, 2019 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the PP-001058-2019: Parkdale Preliminary Plat No. 2, SP-001060-2019: Parkdale Site Plan No. 3, PUDA-001059-2019: Parkdale Planned Unit Development Amendment No. 2 applications is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Paper Copies:

- 3 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering and Parks
- 2 Copies: Updated written materials, 3-hole punched for notebooks. For distribution to: Planning and Public.
- 2 Copies: Updated 11x17 plans tri-folded and 3-hole punched for notebooks. For distribution to: Planning and Public.
- 3 Copies: Updated 24x36 plan sets, rolled. For distribution to: Planning, Engineering and Parks
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- TBD. Engineering comments have not been received at this time.

Planning Comments

GNEERAL

1. Submit floorplans for the duplex buildings separate from the Site Plan document.
2. The Site Plan will not go before the PC until the Final Plat is submitted and under review. The PUD and Preliminary Plat shall go to the PC and BOT first, followed by the Final Plat and Site Plan.

PUD – PLANNED UNIT DEVELOPMENT AMENDMENT

3. PUDs are allowed when they provide for higher design. The duplex buildings will need to include enhanced elevation language (Site Plan has enhancement language on the elevation sheets). Also, the PUD states the requirements are for Village 7 but then calls out some sections as only for SFD units which means the duplexes are subject to remaining sections. I think a staff meeting to discuss this PUD Amendment is a good idea to flush out elements to be included in this PUD Amendment.

SITE PLAN

C1 of 18

4. Each sheet shall be labeled as “1 of 18” “2 of 18” etc. The sheet index assigns pages to each sheet but the actual sheet shall be labeled correctly.
5. Update the approval certificate to read as “Director of Planning and Development”
6. Parking should be included in the Site Data Summary Chart.

Sheet L3 of 18

7. Label setbacks as “front” “rear” “side to abutting street” and “side to interior lot”
8. The “side to abutting street” setback is 10 feet. The plan shows 9 feet. Amend.
9. Show the different utility easements on this page. Some easements are 10 feet in width. The setback is shown at 9 feet? Buildings are not allowed within any easement.
10. Label the concrete landings that are in front of the doors facing the street.
11. Label the green court/streetscape dimension as a range. 30 feet - ??????.

Elevations

12. These sheets state enhancements are options but the PUD does not include enhancement language. See comment #2.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-926-2778 for further clarification or to schedule a meeting to discuss the comments.

From: [Mike Spears](#)
To: [Audem Gonzales](#); [Michael McGill](#)
Cc: [Darren Champion](#); [David Brehm](#)
Subject: Erie Parkdale Filing 3 Park Comments
Date: Monday, November 4, 2019 8:59:47 AM
Attachments: [image001.jpg](#)

Good morning Audem and Mike,

We have reviewed the Parkdale Filing 3 documents and concluded there are no comments from parks. Please let me know if you have questions or if there is a need for further clarification.

Thanks,

Mike Spears
Landscape Designer

plan west new logo gotham outlines



Planning | Site Design | Landscape Architecture | Entitlements
767 Santa Fe Drive
Denver, CO 80204
ph: 303-741-1411
mspears@planwest.com
www.planwest.com

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Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: February 4, 2020
Subject: **Parkdale No. 2 Preliminary Plat**
CC: Joe Smith
Wendi Palmer
David Pasic
Tyler Burhenn

Previous Comments

1. Address the attached Drainage Report comments from Merrick dated May 7, 2019.
Response: Response: Merrick comments have been addressed separately.
Staff will have further drainage comments during the Final Plat review.
2. The necessary N. 119th Street ROW needed for the $\frac{3}{4}$ intersection will need to be obtained prior to Final Plat approval.
Response: Noted. Documents have been prepared for discussions with the Waneka property owners.
Comment stands, no further response needed at this time.
3. Provide a $\frac{3}{4}$ "Pork Chop" median island at the N. 119th Street intersection with Road A to prevent left turns south onto N. 119th Street from Road A.
Response: The pork chop median is currently shown as being stripped. The interim intersection has a large offset to the west. Building a "pork chop" long enough to prevent left turn would extend the median out into the ultimate through lane. The developer does not object to constructing the median but would like to discuss it further with staff before implementing into the construction plans. We will look at this in more detail with future submittals.
Install standard flexible traffic delineators around the striped pork chop median outline. Provide layout and delineator details for approval with the Final Plat plans.
4. Dedicated ROW needs to be provided through the Block 10, Lot 11 (existing farmstead property) for future tie in to Loveland Place and Coal Creek Boulevard intersection in Filing 1.

Response: Per discussion with Town staff a ROW reservation will be shown on the final plat. The linework can now be seen on the preliminary. It has been labeled "ROW reservation with Final Plat."

A plat note will be required stating the ROW connection requirements. The dedicated ROW needs to be 70 feet for a Residential Collector.

5. Provide traffic analysis to see if "Road C" should become a Collector or Residential Collector with the future linkage into the Loveland Place road.

Response: The traffic study has been updated with an analysis of this area. Traffic generated by the residential uses does not push the street in to Collector status. Traffic from the commercial development is shown being routed through commercial parcels. A collector street would need to be extended through the Masters property and connect to Overland Place. This Collector street would handle commercial generated traffic as it exits the northeast corner of the commercial parcel and heads towards Coal Creek Blvd.

"Road C" will be right on the verge of Collector status in future years and will effectively act as a Collector Road. Design the road as a Residential Collector. This will not preclude houses from fronting onto Road C.

6. Provide a roundabout turning movement diagram for potential truck traffic coming out of the future commercial area heading to N.119th Street. Make adjustments to the roundabout as needed for 18-wheel semi trucks.

Response: A standalone turning analysis has been provided with these responses. A WB-50 was used in the analysis and does clear in all movements. The original intent was for this to be a smaller residential "traffic circle." If needed KT Engineering can evaluate increasing the inscribed circle diameter during final plat construction plans. Would the Town be receptive to attaching the sidewalk around the roundabout? This would allow for the size to be increased while keeping the dedicated ROW similar to what is currently shown.

Explore moving the sidewalks to the edge of the ROW to provide additional roundabout radius. Staff does not support an attached sidewalk on the roundabout. Add in a short stub connection on the roundabout to the future commercial area. Provide enough stub so that when installed, the roundabout will not need to be shut down. However, continue to include the sidewalk around the back of stub to complete the sidewalk connection. A painted line will be needed to delineate the edge of the roundabout and the stub.

7. The existing farmstead home will need to be hooked up to Town water and sanitary service lines.

Response: The Penner's understand this. A water and sewer service are shown on the preliminary development plans extending from the Tract AB alley.

Details on the timing for the connections to Town utilities will be made in the development agreement.

Additional Comments:

1. Provide an acceleration lane in the eastern built-out portion of 119th Street instead of leaving it as an unused wide shoulder.
2. What is the reason for the 70-foot wide ROW for Local Road D?

Erosion Control Comments:

1. Apply for a Grading and Stormwater Quality permit prior to any land disturbing activities.
Response: The application for a grading and stormwater quality permit will be completed prior to any land disturbing activities.
Permit required prior to preconstruction meeting. No further action required at this time.
2. Prior to approval for the Grading and Stormwater Quality Permit, the ECP and control measures need to be presented in phases: initial, interim, and final.
Response: The erosion control plan will be broken up into initial, interim and final phases in the final plat construction plans. A SWMP will also be provided at that time.
Plans will be reviewed during Final Plat review. No further action required at this time.
3. Include a narrative in ECP that describes the phases of construction and the control measures that will be implemented during each phase.
Response: A narrative describing the phases of construction and control measures will be included with the SWMP submitted with the final plat.
Narrative will be reviewed during Final Plat review. No further action required at this time.
6. Include all drainage and water quality features including discharge points to MS4 and permanent features.
Response: Narrative for dust and particulate control will be provided with the SWMP report submitted with the final plat.
Narrative will be reviewed during Final Plat review. No further action required at this time.
7. Include narrative for dust or particulate control.
Response: Narrative for dust and particulate control will be provided with the SWMP report submitted with the final plat.
Narrative will be reviewed during Final Plat review. No further action required at this time.

8. Include haul roads.

Response: Due to the small size of the site haul roads are not anticipated. Grading sequencing will be investigated further in the final plat construction plans.

Grading sequencing will be reviewed during Final Plat review. No further action required at this time.

9. Include detail/specifications for all control measures used.

Response: Details and specifications for erosion control measures will be included in the final plat construction plans.

Details and specifications will be reviewed during Final Plat review. No further action required at this time.



Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: December 23, 2020
Subject: **Parkdale No. 2 Preliminary Plat**
CC: David Pasic
Wendi Palmer
Tyler Burhenn
Zachery Ahinga

Previous Comments

1. Address the attached Drainage Report comments from Merrick dated May 7, 2019.

Response1: Response: Merrick comments have been addressed separately.

Staff will have further drainage comments during the Final Plat review.

Response2: Noted

Attached are Drainage Report comments from Merrick dated April 17, 2020, which will need to be addressed in the Final Plat plans.

Response3: Merrick comments will be addressed in Final Plat submittals.

Address the additional Merrick comments in the Final Plat Phase III drainage report.

3. Provide a $\frac{3}{4}$ "Pork Chop" median island at the N. 119th Street intersection with Road A to prevent left turns south onto N. 119th Street from Road A.

Response1: The pork chop median is currently shown as being stripped. The interim intersection has a large offset to the west. Building a "pork chop" long enough to prevent left turn would extend the median out into the ultimate through lane. The developer does not object to constructing the median but would like to discuss it further with staff before implementing into the construction plans. We will look at this in more detail with future submittals.

Install standard flexible traffic delineators around the striped pork chop median outline. Provide layout and delineator details for approval with the Final Plat plans.

Response2: Flexible traffic delineators have been called out on sheet C3 of the preliminary development plans. Additional details will be added to the final construction plans.

Provide delineator details for approval with Final Plat plans.

Response3: Delineator details will be provided with Final Plat plans.

Comment stands, no further response required at this time.

7. The existing farmstead home will need to be hooked up to Town water and sanitary service lines.

Response1: The Penner's understand this. A water and sewer service are shown on the preliminary development plans extending from the Tract AB alley.

Details on the timing for the connections to Town utilities will be made in the development agreement.

Response2: Noted

Comment stands, no further response needed at this time.

Response3: Comment is acknowledged.

Service line connections for Town water and sanitary sewer will need to be shown on Final Plat plans.

Additional Comments1

1. Dedicate an additional 10 feet of ROW for SH7 where the flagpole part of the property with the driveway abuts SH7.

Response1: An additional 10' of ROW is shown on the preliminary plat as "to be dedicated with Final Plat."

Comment stands, no further response needed at this time.

Additional Comments2

1. Ensure that the City of Lafayette SH7 and 119th Street intersection project syncs up with the current plans for the "Road A" and 119th Street intersection plans. The Parkdale plans need to show the built out intersection layout for SH7 and 119th Street intersection.

Response: The proposed improvements shown for 119th street have changed since the previous submittal. The developer has been coordinating with the City Lafayette on the improvements they are planning at the intersection of 119th Street and Highway 7. The Parkdale improvements have been re-designed to tie into what Lafayette is proposing. Lafayette is also in the process of acquiring ROW along 119th Street that is needed to construct their improvements. The preliminary development plan sheet C3 shows the ROW as it will exist after the Lafayette acquisitions. Parkdale will need grading and utility easements in addition to the ROW Lafayette is acquiring. These easements have been shown on sheet C3. Notes have been added to plan view and in the note section specifying that the easements need to be acquired prior to submitting the final plat.

Easements and final 119th Street improvements will be reviewed during Final Plat.

2. Additional transition details at the north and south boundary of the eastern widening of 119th Street will need to be provided with the Final Plat plans to ensure proper drainage and integration with existing area offsite.

Response: Noted. The Final Plat plans will show additional details at all tie in points.

Additional comment via email Response: The MS4 base design standards worksheet has also been added to the drainage report. No other changes have been made to the report.

Details to be reviewed during Final Plat.

New Comments

1. The Penner Place roadway, sidewalks, and utilities (water and sanitary sewer) shall be built out all the way to the east property line abutting the Masters property. The Nolan Lane roadway stub along with sidewalks and utilities (water and sanitary sewer) also need to be built out to the south property line.
2. The existing Penner residence driveway shall tie into Penner Place. The existing driveway from the Penner residence (which will be remaining) to SH7 shall be removed and the SH7 access decommissioned and ditchline restored.



Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: April 29, 2021
Subject: **Parkdale No. 2 Preliminary Plat**
CC: David Pasic
Wendi Palmer
Tyler Burhenn
Zachery Ahinga

Previous Comments

1. Dedicate an additional 10 feet of ROW for SH7 where the flagpole part of the property with the driveway abuts SH7.
Response1: An additional 10' of ROW is shown on the preliminary plat as "to be dedicated with Final Plat."
Comment stands, no further response needed at this time.
1. Ensure that the City of Lafayette SH7 and 119th Street intersection project syncs up with the current plans for the "Road A" and 119th Street intersection plans. The Parkdale plans need to show the built out intersection layout for SH7 and 119th Street intersection.
Response: The proposed improvements shown for 119th street have changed since the previous submittal. The developer has been coordinating with the City Lafayette on the improvements they are planning at the intersection of 119th Street and Highway 7. The Parkdale improvements have been re-designed to tie into what Lafayette is proposing. Lafayette is also in the process of acquiring ROW along 119th Street that is needed to construct their improvements. The preliminary development plan sheet C3 shows the ROW as it will exist after the Lafayette acquisitions. Parkdale will need grading and utility easements in addition to the ROW Lafayette is acquiring. These easements have been shown on sheet C3. Notes have been added to plan view and in the note section specifying that the easements need to be acquired prior to submitting the final plat.
Easements and final 119th Street improvements will be reviewed during Final Plat.

2. Additional transition details at the north and south boundary of the eastern widening of 119th Street will need to be provided with the Final Plat plans to ensure proper drainage and integration with existing area offsite.

Response: Noted. The Final Plat plans will show additional details at all tie in points.

Details to be reviewed during Final Plat.

New Comments

2. The existing Penner residence driveway shall tie into Penner Place. The existing driveway from the Penner residence (which will be remaining) to SH7 shall be removed and the SH7 access decommissioned and ditchline restored.

Response: A curb cut at the location of the Penner's existing driveway has now been shown on the north side of Penner Drive. The developer is in negotiations with Arlene Penner to purchase the "driveway Tract AS." Arlene has requested that the existing driveway remain until Parkdale Filing 4 (Masters Property) is developed and her property can be exited through Parkdale Filing No. 4, on to Coal Creek Blvd, and then on to Highway 7. Once this roadway through Masters is constructed her existing driveway will be abandoned and the Highway 7 roadside ditch will be restored.

The Town does not want an additional access cut into the curb for the Penner's to continue to use their existing driveway south of Penner Drive. Once the Parkdale No. 2 roads are open for public use, then the Penner's need to start using them for access to their property and their existing driveway needs to be decommissioned and restored. If the Penner's would continue to use their existing access to SH7, then anyone could use this access off Penner Drive. Note, the existing driveway would only need to be decommissioned and restored to where the Sally Hendricks Rev Trust property accesses the driveway in Tract AS. The driveway in Tract AS may remain from the Hendricks access to the SH7 intersection. These details will be outlined in the Development Agreement.



Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: June 24, 2019
Subject: **Parkdale No. 2 Preliminary Plat**
CC: Joe Smith
Wendi Palmer
David Pasic
Tyler Burhenn

Comments

1. Address the attached Drainage Report comments from Merrick dated May 7, 2019.
2. The necessary N. 119th Street ROW needed for the $\frac{3}{4}$ intersection will need to be obtained prior to Final Plat approval.
3. Provide a $\frac{3}{4}$ "Pork Chop" median island at the N. 119th Street intersection with Road A to prevent left turns south onto N. 119th Street from Road A.
4. Dedicated ROW needs to be provided through the Block 10, Lot 11 (existing farmstead property) for future tie in to Loveland Place and Coal Creek Boulevard intersection in Filing 1.
5. Provide traffic analysis to see if "Road C" should become a Collector or Residential Collector with the future linkage into the Loveland Place road.
6. Provide a roundabout turning movement diagram for potential truck traffic coming out of the future commercial area heading to N.119th Street. Make adjustments to the roundabout as needed for 18-wheel semi trucks.
7. The existing farmstead home will need to be hooked up to Town water and sanitary service lines.

Erosion Control Comments:

1. Apply for a Grading and Stormwater Quality permit prior to any land disturbing activities.
2. Prior to approval for the Grading and Stormwater Quality Permit, the ECP and control measures need to be presented in phases: initial, interim, and final.
3. Include a narrative in ECP that describes the phases of construction and the control measures that will be implemented during each phase.
4. Include limits of construction and total disturbed area.
5. Include Storage and Staging Area.
 - a. If the following activities are not occurring in the SSA, the location should be noted on the ECP:

- i. Loading and unloading operations
 - ii. Outdoor storage of construction site materials, building materials, fertilizers, and chemicals
 - iii. Bulk storage of materials
 - iv. Locations of vehicle and equipment maintenance and fueling
- 6. Include all drainage and water quality features including discharge points to MS4 and permanent features.
- 7. Include narrative for dust or particulate control.
- 8. Include haul roads.
- 9. Include detail/specifications for all control measures used.



Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: December 23, 2020
Subject: **Parkdale No. 2 Preliminary Plat**
CC: David Pasic
Wendi Palmer
Tyler Burhenn
Zachery Ahinga

Previous Comments

1. Address the attached Drainage Report comments from Merrick dated May 7, 2019.

Response1: Response: Merrick comments have been addressed separately.

Staff will have further drainage comments during the Final Plat review.

Response2: Noted

Attached are Drainage Report comments from Merrick dated April 17, 2020, which will need to be addressed in the Final Plat plans.

Response3: Merrick comments will be addressed in Final Plat submittals.

Address the additional Merrick comments in the Final Plat Phase III drainage report.

3. Provide a $\frac{3}{4}$ "Pork Chop" median island at the N. 119th Street intersection with Road A to prevent left turns south onto N. 119th Street from Road A.

Response1: The pork chop median is currently shown as being stripped. The interim intersection has a large offset to the west. Building a "pork chop" long enough to prevent left turn would extend the median out into the ultimate through lane. The developer does not object to constructing the median but would like to discuss it further with staff before implementing into the construction plans. We will look at this in more detail with future submittals.

Install standard flexible traffic delineators around the striped pork chop median outline. Provide layout and delineator details for approval with the Final Plat plans.

Response2: Flexible traffic delineators have been called out on sheet C3 of the preliminary development plans. Additional details will be added to the final construction plans.

Provide delineator details for approval with Final Plat plans.

Response3: Delineator details will be provided with Final Plat plans.

Comment stands, no further response required at this time.

7. The existing farmstead home will need to be hooked up to Town water and sanitary service lines.

Response1: The Penner's understand this. A water and sewer service are shown on the preliminary development plans extending from the Tract AB alley.

Details on the timing for the connections to Town utilities will be made in the development agreement.

Response2: Noted

Comment stands, no further response needed at this time.

Response3: Comment is acknowledged.

Service line connections for Town water and sanitary sewer will need to be shown on Final Plat plans.

Additional Comments

1. Dedicate an additional 10 feet of ROW for SH7 where the flagpole part of the property with the driveway abuts SH7.

Response1: An additional 10' of ROW is shown on the preliminary plat as "to be dedicated with Final Plat."

Comment stands, no further response needed at this time.

New Comments

1. Ensure that the City of Lafayette SH7 and 119th Street intersection project syncs up with the current plans for the "Road A" and 119th Street intersection plans. The Parkdale plans need to show the built out intersection layout for SH7 and 119th Street intersection.
2. Additional transition details at the north and south boundary of the eastern widening of 119th Street will need to be provided with the Final Plat plans to ensure proper drainage and integration with existing area offsite.



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

Planning & Development Planning

Memo

To: Matt Janke – OEO, LLC
From: Audem Gonzales, Planner
Date: May 28, 2019
Re: PP-001058-2019: Parkdale Preliminary Plat No. 2
SP-001060-2019: Parkdale Site Plan No. 3
PUDA-001059-2019: Parkdale Planned Unit Development Amendment No. 2
cc: Fred Starr, Chad Schroeder, Joe Smith, Darren Champion

Town staff has reviewed the PP-001058-2019: Parkdale Preliminary Plat No. 2, SP-001060-2019: Parkdale Site Plan No. 3, PUDA-001059-2019: Parkdale Planned Unit Development Amendment No. 2 applications for conformance with Municipal Code, Title 10 at the May 9, 2019 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the PP-001058-2019: Parkdale Preliminary Plat No. 2, SP-001060-2019: Parkdale Site Plan No. 3, PUDA-001059-2019: Parkdale Planned Unit Development Amendment No. 2 applications is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Paper Copies:

- 3 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering and Parks
- 2 Copies: Updated written materials, 3-hole punched for notebooks. For distribution to: Planning and Public.
- 2 Copies: Updated 11x17 plans tri-folded and 3-hole punched for notebooks. For distribution to: Planning and Public.
- 3 Copies: Updated 24x36 plan sets, rolled. For distribution to: Planning, Engineering and Parks
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- TBD. Not all agency comments have been received at this time. Staff knows some will require digital copies on USBs. Staff will forward any comments received after this memo and request any additional USB. Below are referral agencies that will require a USB at this time:
 1. Town of Erie - Planning
 2. Town of Erie - Engineering
 3. Xcel Energy
 4. Plan West

Neighborhood Meeting

The Preliminary Plat and Site Plan applications require the applicant to hold a neighborhood meeting. Details on the requirements of the neighborhood meeting can be found in MC10.7.2 D. The applicant is responsible for scheduling and holding the meeting, mailing notices, posting the property with meeting notice signs, submitting to the Town a meeting summary and an affidavit of posting. Please contact Planning staff with any questions on the Neighborhood Meeting process.

Planning Comments

PUD – PLANNED UNIT DEVELOPMENT AMENDMENT

General comments were made for the PUD Amendment No. 1 based off the PUD Amendment No. 2 document. Those same comments apply to this review. New comments are as follows:

Sheet 3

Village 7 Single Family Detached

1. The UCD already states that alley loaded single-family detached homes shall front onto a park like common open area. There is no need to write the proposed language in the PUD. Remove this provision.
2. 1.ii. states dwellings may be oriented towards the street/courtyard. All proposed units in this village front onto garden courts or public streets. Why is this provision listed in the PUD? Remove.
3. 2.i. should read as “all garages shall face the alley”
4. 3.i. Remove the definition of a porch and stoop. A PUD cannot re-define elements already defined in Code. What can be said instead is “A stoop may or may not be uncovered”.
5. 3.ii. Staff is considering all front porches for these homes to be stoop areas vs. porches. Proposed language specifically calling these areas out as being stoops and not porches.
6. Staff would like to see some enhanced elevation language for home facades along streets, trails, garden courts, etc. The elevations provided show long expanses of windowless facades and lack of materials.
7. PUDs cannot alter building height allowances. The base zoning max height is constant at 35 feet for LR. Amend the dimensional standards chart. Are any units above 35 feet? We exclude stairwell towers from the maximum height allowance.

Village 7 – Single Family Attached

8. The elevations and floorplans for the duplex buildings were not included in the application package. Please provide elevations for review.

PRELIMINARY PLAT

General

9. Per Section 10.6.14.C., Oil and gas wells and production facilities shall be abandoned and reclaimed before approval of a Final Plat. A letter of confirmation from the State shall be

submitted to the Town regarding the completion of the abandonment and reclamation process in accordance with State law and COGCC regulations. Recorded documentation of abandonment of easements associated with the well shall be submitted to the Town.

The confirmation letter shall be submitted to staff with the Final Plat submittal.

10. The plat states the well head is plugged and abandoned but the narrative states it is currently in the process. Which is accurate?
11. Access to Lot 1, Block 10 shall be required from Road C. Engineering staff will be providing a formal comment on this.

SHEET 1

12. The Cover Sheet lists Tract B and I as Public Open Space. Since Sketch Plan it was decided this will not be dedicated to the Town. This area will be privately owned and maintained. The Spine Trail within these tracts will be Town maintained. Update the Open Space acreage in the Parks and Open Space Summary Chart.
13. Summary Chart – Label Parkdale 1 and 2 as PP Parkdale No. 1 and No. 2. So this is not confused with final plat filings.
14. Tract B should have a blanket public access easement across the tract. Why is this tract excluded in the notes?
15. Should Tract J have a blanket utility easement across it? Storm pipes are located within this tract.

SHEET 2

16. Label future ROW dedications as “ROW to be dedicated on the Final Plat”
17. Parkdale Filing 1 is platting the 60 foot ROW for 119th Street. That should be referenced on this plat vs. prescriptive easement.
18. Per the User Guide or Preliminary Plats, 9.k. requires that existing subdivision lot lines shall be depicted within 100’ of the proposal. Parkdale Filing No. 1 will be approved and recorded before Filing No. 2 and 3 are. Filing No. 1 information (ROW and lots) shall be shown within 100 feet of the PP No. 2 boundary.

SHEET 3

19. The proposed Lafayette easement is overlapping proposed utility easements along 119th and Road F. Per the comment from Xcel, gas and electric easements shall not overlap wet utility easements. The same goes for Road F utility easements. Staff will reach out to Xcel specifically about these locations.
20. Tract O is less than 30 feet in width on the east side. Garden courts shall be a minimum of 30 feet in width when homes front onto them.
21. Staff suggests separating Pocket Park tract O and the garden court. The garden court area is not part of the Pocket Park area calculation. How was the park area calculated?

SHEET 4

22. All of Lot 1, Block 10 shall be shown on one sheet.
23. Lot 1, Block 10 shall include a Tract or future ROW dedication area across the lot extending to the eastern boundary. Staff discussed this with the applicant before. A future connection point to the east shall be shown on the PP and created with the FP.

CONSTRUCTION PLANS

24. The Penner retained lot is proposed to remain on well and COL sewer. This property is required to hook onto Town water and sewer. Town of Erie Engineering staff will be providing a comment on this requirement.
25. Change the shredded cedar mulch symbol on the lot typical. It reads as a deck with the vertical striping.

26. ROW trees shall be shown for the duplex buildings and not the single-family homes. Each owner of the single-family home will be responsible for installing a tree in the ROW in front of their home. Remove all single-family home ROW trees from the plans.
27. Remove the fence from the middle of Road E shown on Sheet L1.
28. The 8 foot wide east-west sidewalk through the development should be extended through Tract J and be built up to the west property line of Lot 1, Block 10. Future development of this lot could connect into the Parkdale community via this sidewalk.
29. Fencing Plan – Per Section 10.6.4.H.9.viii, the maximum length of continuous, unbroken, and uninterrupted fence plane shall be 150 feet. This is not met in the fencing proposal, especially along the southern and eastern boundary. This Code section gives options for breaking up the fence plane. Please address this Code provision.
30. Fencing Plan – Per Section 10.6.4.H.9.v, no more than 75 percent of any street frontage shall be occupied by the fence or wall. This provision does not look to be met along 119th Street. Please address the Code provision. Section 10.6.4.H.9.vi provides opening requirements to help address continuous fences and walls.
31. Fencing Plan- The west property line of Lot 1, Block 10 has a “privacy fence” labeled on a split rail fence symbol. Please clarify.
32. Can trees be added to the southernmost tract on Sheet L9 to help create a buffer to future development to the south? Sheet L7 incorporates more of a buffer.

SITE PLAN

Sheet 1: Cover Sheet

33. The title of the Site Plan should be “Parkdale Filing No. 3”
34. The legal description should be for example: “Lots 1-7, Block 3, Parkdale Filing No. 3”. Use the legal description anticipated with the Final Plat as the Site Plan goes into effect after the Final Plat is approved and recorded.
35. Remove the following sheets from the Site Plan Document: C3-C10, L1, L4-L11, L13-L16, IRI.0, IRI.1, IRI.2, IRI.3, IRI.4, IRI.5, IRI.6, IR2.1, and IR2.2.

The goal is to only include information that is pertinent to the actual residential lot and not the commons areas of the subdivision.

36. Update the street address table.
37. Update the sheet index per the following comments and remove sheets from the SP document.
38. Update the Site Data Summary Chart to only reflect the duplex buildings and duplex lots.

Sheet C2

39. Remove the street cross sections as these are found on the PP construction plans.
40. Update the lot type summary table to only be for the duplexes.
41. On the site plan for this sheet, fade out the lots and areas not subject to this SP or include darker boundaries on the lots that are subject to the SP. Make it clear which lots are being reviewed with this application.

Sheet L2

42. Amend the sheet to only include landscaping on the duplex lots. No landscaping information outside of the individual lot should be included on this sheet.

Sheet L3

43. Again, note which lots are subject to SP on this sheet. The lot typicals don't show all lots and fence configurations so this sheet is needed in the SP document.

Sheet L12

44. This is the most important sheet in the SP document. All building model footprints shall be represented on this sheet to verify setbacks and lot layout. Lot typicals shall include optional

bump outs and wrap around porches. Information outside of the lot shall be shaded back or include a note "not subject to SP" or "for reference only... etc etc.". Make it clear that we are only reviewing and approving what is shown on the lot typical.

45. The side yard landscape symbol of parallel lines does not work. It looks like decking. Please amend.

46. All setbacks shall be shown on the lot typical. This sheet is going to be the graphic that goes before the Planning Commission.

Sheet P1

47. Only include the photometrics for the lots subject to the Site Plan or make it clear with line weights and shading which lots are being reviewed.

48. The lot lines should be bolded vs. the building footprint.

49. Update quantities in table to reflect only the fixtures associated with the duplex lots.

Sheet P2

50. Remove street lighting. Those details will only be associated with the PP and FP and not the SP for duplexes.

ARCHITECTURE

51. Remove single-family detached homes from the SP sheets. (note: The elevations show masonry on the front façade that does not meet the minimum requirements found in the UDC. Please look at code for minimum allowances). This will come up during architectural review.

52. The duplex buildings are not found in the digital plan set or hard copy. Only sheet A1 is included which is a colored rendering. This rendering shall be submitted as a separate document outside of the SP sheet. Please submit duplex architecture for review. Only the elevations should be included in the SP document. Floorplans should be submitted as a separate document. The final mylars for the SP will only include lot typicals and elevations.

NARRATIVE

53. Several changes have been requested with the application. Please update the narrative to reflect the simplified Site Plan application.

APPLICATION

54. Update the application sheet for the Site Plan. Less units are subject to SP review now.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-926-2778 for further clarification or to schedule a meeting to discuss the comments.

April 17, 2020

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

RE: REVIEW OF PARKDALE FILING NO. 3 SUBMITTAL

Dear Engineering Division:

We have reviewed the Parkdale Filing No. 3 resubmittal received on April 15, 2020. The submittal included the Parkdale Filing No. 3 Phase II Drainage Report revised September 12, 2019, by KT Engineering and Parkdale Preliminary Development Plan No. 2 by KT Engineering, revised February 25, 2020. We have the following comments to offer:

Phase II Drainage Report

Report

1. The previous submittal of the drainage report for Filing No. 3 was a Phase III report. However, the cover for this updated report states it is only a Phase II report. Was this intended? Revise as needed.
2. The Engineer's Certification must be stamped and signed.

Appendix C – Hydraulic Calculations:

3. The following comments are related to the Storm Sewer HGL Analysis and Profile:
 - a. Provide a plan view schematic to show how the different storm sewer lines connect to each other. It is confusing since the Node IDs do not match the design point numbering system on the Proposed Drainage Map.
 - b. Provide the results tables for nodes and conduits that include the design flow, pipe capacity, velocities, HGLs, etc.
 - c. Show the tabular hydraulic analysis results on all of the storm sewer profiles since the grid does not show through the profiles and elevations cannot be read. for the 2-year storm event and on all branches for the 100-year storm event.
 - d. Provide a legend on the profiles to differentiate between the EGL, HGLs, and other lines on the profiles.
 - e. At many nodes, the 100-year HGL appears to be less than 1-foot below the rim elevation. Per Town Criteria, the HGL for the major storm event (100-year) peak flow shall be at least 1-foot below the elevation of manhole covers, inlet grates, and the flowline at inlet curb openings. Revise storm pipe designs to lower the HGL at these nodes or a variance must be requested from the City.



2480 W. 26th Street, Unit B225
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4. On the Proposed Drainage Map, it appears that there is an offsite tributary area located north of the site that is tributary to Swale A3. Define and analyze this offsite tributary area and include it in the sizing of Swale A and the downstream storm sewer system. Revise Section IV.A of the report to acknowledge that offsite runoff has been accounted for.

Drainage Plan Drawings:

5. Label existing and proposed contours on both the Regional Drainage Map and the Proposed Drainage Map.

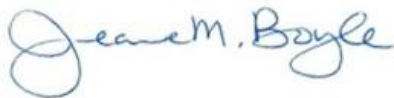
Parkdale Preliminary Development Plan No. 2

6. When construction plans are provided, include storm sewer plan and profile sheets.
7. When construction plans are provided, include typical cross section details for the swales.
8. When construction plans are provided, include sidewalk chases where swales route runoff across sidewalks to route the flow to the street.

Please let us know if you have any questions.

Sincerely,

Merrick & Company



Jeanne M. Boyle, PE, CFM



Clare L. Steninger, PE





MOUNTAIN VIEW FIRE RESCUE

3561 North Stagecoach Road, Unit 200 • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

April 24, 2019

Ms. Audem Gonzales
Town of Erie Community Development
P.O. Box 750
Erie, CO 80516

Dear Ms. Gonzales:

I have reviewed the submitted material pertaining to the Site Plan and Preliminary Plat for the Parkdale Filing 3, located at in Erie (Case Number: SP-001060-2019, and PP-001058-2019). Based on my review, I have the following comments:

- Access appears to be satisfactory as indicated on the plans. Fire apparatus access roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and must have a surface that provides all-weather driving capabilities. All access roads will need to be constructed and approved before building permits are issued.
- Fire hydrants need to be spaced along the local roads and not at the end of the alley type drives (tracts). It appears hydrants may be provided at the end of the tract for water quality purposes and not useful for fire operations. Hydrants provided along the local roads should be spaced no more than 600 feet apart.

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

lp04.17.19

MEMORANDUM

TO: Audem Gonzales

FROM: Charles M. Buck, P.E., PTOE

DATE: April 25, 2019

SUBJECT: Traffic Engineering Review – Parkdale Paired Homes
Preliminary Plat, PUD Amendment, and Site Plan
PP-001058-2019, PUDA-001059-2019 and SP-001060-2019
FHU # 95-190

I have reviewed the materials provided for Parkdale. The materials were provided on a flash drive which included numerous documents and drawings. The materials address a portion of Parkdale, located along the east side of 119th Street. Access would be via Collector Road A. This site would include 96 duplexes and 107 single family units. These residential uses are generally consistent with the land uses identified in previous submittals.

My review has focused on the Traffic Impact Analysis, LSC Transportation Consultants Inc. December 13, 2018, the Site Plan, KT Engineering, January 7, 2019, and the Preliminary Development Plan, KT Engineering, February 8, 2019. I have examined these materials specifically from the perspective of traffic engineering and transportation planning but not general civil or utility engineering.

Traffic Impact Analysis

- We have reviewed this report previously. The report considers the entire Parkdale development, and provides a signal progression analysis for SH 7. It identifies the main access point for this particular site (located on 119th Street) as 3/4-movement (unsignalized), with the potential for full-movement (signalized), pending future redevelopment of adjacent parcels south of the site. I concur with this assessment.

Site Plan

- Sheet C2 of the Parkdale Filing No. 3 Site Plan provides typical cross sections for site roadways. The Collector with Raised Median (Road A) matches Town of Erie standards. The Local Street (Roads B, C, and F) generally meets Town standards, except the dimension from the outside edge of sidewalk to the ROW line is 0.5 feet, instead of 1.0 foot per standards. The Local Street with 70-foot ROW is not in the Town's standards; however, it does meet general dimensional requirements for local roadways, such as lane, parking, and sidewalk widths.
- The intersection signing, striping, and median concept as shown at the 119th Street/Road A intersection will not enforce 3/4-movement. If operational or safety concerns should arise in the future, it may be necessary to install a raised "pork chop" or other median treatment to restrict outbound left-turns when 119th Street is improved to arterial standards.

Preliminary Development Plan

- Comments (above) related to the Site Plan also apply to Sheet C2 of this plan set.

This constitutes my review of the materials provided for Parkdale. Please call if you have questions or if I can provide any additional information.

May 7, 2019

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

RE: REVIEW OF PARKDALE FILING NO. 3 RESUBMITTAL

Dear Engineering Division:

We have reviewed the Parkdale Filing No. 3 resubmittal received on April 8, 2019. The submittal included the Parkdale Filing No. 3 Phase III Drainage Report and Parkdale Preliminary Development Plan No. 2 by KT Engineering, dated February 8, 2019. We have the following comments to offer:

Phase III Drainage Report

Report

1. Section A - Location: Paragraph 2, include $\frac{1}{4}$ Section within the project location, per Town of Erie Engineering Standards & Specifications Section 100, Part 162.
2. Section III, Part B – Hydrological Criteria: Include the one-hour rainfall depth used for the 2-Year and 100-Year storm events.
3. There is no discussion in the report text that explains what happens to runoff leaving the site. The drainage plans show a proposed storm pipe will connect to a stubbed-out pipe in Parkdale Filing No. 1 where flow enters a culvert and channel. Provide discussion of where this pipe flow and surface runoff is directed. If the runoff is detained in a downstream detention pond or water quality pond, provide information about the pond and provide excerpts from the pond design report that verifies that the pond was designed to accommodate the Parkdale Filing No. 3 development. Also include excerpts from the Parkdale Filing No. 1 drainage report that shows the downstream storm sewers, culverts, and channels were designed to accommodate fully-developed runoff from the Parkdale Filing No. 3 development.

Appendix C – Hydraulic Calculations:

4. Verify that the starting water surface elevation used at the downstream end of the storm sewer is at or above the hydraulic grade line (HGL) analyzed for Parkdale Filing No. 1 at the same location.
5. Storm Sewer Profile: The HGL shown on the Hydraflow Storm Sewer profile varies up and down instead of showing a steady incline in the upstream direction. Verify that the HGL is analyzed correctly in the Hydraflow program.
6. Storm Sewer HGL Analysis and Profile: Include the HGL analysis for the 2-year flow rates and provide the results on the storm sewer profile.



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Denver, Colorado 80211



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www.merrick.com

7. Include swale sizing calculations for all swales. Ensure the Froude Number does not exceed 0.80 for grass-lined swales. Verify that the required freeboard is provided.

Drainage Plan Drawings:

8. Label the drainage plan drawings as “Existing” and “Proposed” and change them to be “Sheet 1 of 2” and “Sheet 2 of 2”. Include a summary table for the Existing Runoff on the Existing Drainage Plan.

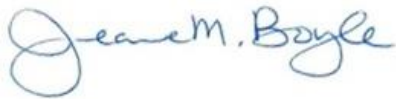
Parkdale Preliminary Development Plan No. 2

9. Sheets C5 through C8: Extend existing contours beyond the perimeter of the proposed grading to show that proposed grades tie into existing grades.
10. When construction plans are provided, include storm sewer plan and profile sheets.
11. When construction plans are provided, include typical cross section details for the swales.
12. When construction plans are provided, include sidewalk chases where swales route runoff across sidewalks to route the flow to the street.

Please let us know if you have any questions.

Sincerely,

Merrick & Company



Jeanne M. Boyle, PE, CFM



Robert C. Moore, PE



From: Darren Champion
Sent: Tuesday, February 16, 2021 7:04 PM
To: Audem Gonzales
Subject: Parkdale Preliminary Plat - PP-001058-2019 - Parks and Rec Comments

Hi Audem,

Parks has reviewed this application and has no conflicts with our interests at this time. We will review the irrigation plans when these are provided at the time of Final Plat.

Thanks,



Darren Champion *CPSI* | Parks and Open Space Project Coordinator

Town of Erie | Parks & Recreation Department

150 Bonnell Avenue | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2886 | Cell: 303-591-1280 | Fax: 303-665-9420

www.erieco.gov/parksandrec | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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PARKDALE PRELIMINARY PLAT NO. 2

LOCATED IN SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
33.956 ACRES - 204 LOTS / 45 TRACTS
PP-001058-2019

TERENCE R. BUSS
14653600017
BOULDER COUNTY

ZONING: AGRICULTURE (A)
ERIE LAND USE: LOW DENSITY
RESIDENTIAL (LDR)

NEIL S. BRESLER
14653600016
BOULDER COUNTY

ZONING: AGRICULTURE (A)
ERIE LAND USE: LOW DENSITY RESIDENTIAL (LDR)

JOSEPH DRIVE

PARKDALE FILING NO.
ZONED: LR (PUD OVER)
ERIE LAND USE: LOW
DENSITY RESIDENTIAL

S89° 49' 19"E
182.64'

NE COR. SW 1/4, SW 1/4 SEC 36
FOUND 1.5" ALUMINUM CAP, RLS 4846,
PER MON. REC. DATED 6-22-02

FOUND 1.5 ALUM.
CAP, PLS 4846
NOT ACCEPTED

N89° 49' 19"W 1319.99' B.S.C.

TRACT I

BLOCK 19

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TO: Town of Erie
Darren Champion
Audem Gonzales

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

DATE: 6 May 2019

Parkdale – Parks-Related Review

Below are the Parks-related review comments for the submittal dated 1/9/2019.

GENERAL COMMENTS

1. Clearly denote property line on all plan sheets.
2. Show visibility triangles to Town of Erie Standards and Specifications, see section 1064.02-D.
3. Label all easements and setbacks, Sheets L4-L9.
4. Mulch hatches, Sheets L4-L9, are illegible in shrub beds. Review for clarity.
5. Fix the linetype & label in the Legend, Sheets L4-L9, for the “Privacy Fence.” It is inconsistent with the Fencing Plan, Sheet L3.
6. Fix hatches in the Legends, Sheets L2 & L4-L9, to be consistent with plans.
7. Include a Biodiversity table for trees in accordance with section 1062 of Town of Erie Standards and Specifications.
8. Specify the color of Crusher Fines proposed, consistent with Town of Erie Standards in section 1062.
9. Propose rock mulch consistent with Town of Erie Standards, see section 1062.
10. Upright junipers, tall grasses and other tall plantings have been located adjacent to driveways and garages where they may impede the visibility of cars. Consider alternative plantings in these areas.
11. Euonymus fortunei ‘Colorata’ is aggressive in landscape beds with other plants, consider alternatives.
12. Calamagrostis brachytricha and Pennisetum alopecuroides ‘Red Head’ are not commonly used in this region, consider alternatives.

SHEET L4

1. There is a utility easement label pointing to a turf area on this sheet.
2. Consider relocating trees at the Community Garden component to avoid shading the beds.
3. Revise the seed hatch shown overlapping crusher portion of regional trail at northern edge of property.

SHEET L5

1. Include an ADA accessible route and access ramp from the main entry drive along Road A to the pocket park.

SHEET L6

1. Provide a larger separation between grills and landscape/trees.
2. Revise the seed hatch shown overlapping crusher portion of regional trail at northern edge of property.

SHEET L7

1. Landscape bed at pocket park does not appear to accommodate swale shown in grading on Sheet L11.

SHEET L8

1. Revise the seed and turf hatches shown overlapping the concrete and crusher portions of the regional trail at northern edge of property.
2. Provide landscape to property line north of Tract J.

SHEET L10

1. Shift the ADA access ramp to the playground just slightly to the east. It appears to be in conflict with the fall zone of the stand-n-spin. Ensure all fall zones are clear and that no easements pass through the play area.
2. The following comments are in reference to the Town of Erie's Pocket Park Design Standards in section 1074 of the code.
 - a. From List A – show all plant material provided to meet requirement on this sheet.
 - b. From List A – only two trash receptacles are shown on plans, table lists three. (Only two are required).
 - c. From List B – Community Gardens are not an option shown in List B, please select a park component congruent with the list.
 - d. From List C – Cornhole is not a park component mentioned in List C, however the Town will accept the detail shown in the plans as an equivalent.
 - e. From List C - Boulders shown in the "Open Turf Sculpted Play Berm" do not meet the intent of the amenity. We suggest the boulders be relocated to the perimeter of the berm area.
 - f. From List D – 1 extra bench is listed but not shown on plans.

End of Comments



Right of Way & Permits

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

November 4, 2019

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

Attn: Audem Gonzales

Re: Parkdale II – 2nd referral
Case #s PP-001058-2019 / PUDA-001059-019 / SP-001060-2019

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral for **Parkdale II** and acknowledges the comment response and changes made to the plat.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new 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: Joe Smith

cc: Anne Best Johnson, Savannah Benedick-Welch

From: Amy Murdick, Water Resources Engineer

Date: May 7, 2019

Subject: Parkdale Filing Preliminary Site Plan – Engineering Comments

The Preliminary Site Plans and Drainage Report was reviewed for compliance with the Town of Erie Standards and Specifications for Design and Construction. The following items need to be addressed by the designer:

Drainage Report

- Provide a figure with all of the proposed pipes and drainage structures labeled to match the supporting calculations.
- Emergency overflow channels are required at all sump inlets in case they become clogged (Standards and Specifications Section 815.03). Show locations in plan view.
- Ensure that all minimum pipe velocities are not below 2 feet per second during the minor storm event.
- Indicate any locations of cross street flow to ensure compliance.
- There are culverts indicated on the Preliminary Site Plans. Provide culvert calculations and locations on a figure in the drainage report for review.

Preliminary Site Plan

- Detail for Collector with Raised Median on Sheet C2 should have 4' bike lanes and 11' drive lanes per Town of Erie Standard Details.
- 119th Street Interim Section (Minor Arterial) on sheet C3 needs to have the proposed pathway within the 30' landscape buffer and it shall meander per Town of Erie Standard Details.
- Show existing and proposed rights-of-way on plans.
- Provide all utility sizes for both existing and proposed utilities in order to complete a utility review.
- Provide plan and profile drawings for roads and sewers to verify design.
- Show locations of all existing and proposed utilities and structures, including catch basins on Landscape Plans to verify spacing. A 10-foot minimum buffer is required between tree trunks and all Town utility lines, fire hydrants and storm sewer structures.

Road Design

- On Sheet C3, the right turn deceleration lane and taper length shall be 370' on 119th Street (minor arterial) per Section 521.03.09 of the Town of Erie Standards and Specifications.

- Local roads B and C as well as local roads D and E are spaced less than 150' apart as measured from intersection centerline to intersection centerline. Review intersection spacing for both local roads and collectors in Section 524.00 of the Town of Erie Standards and Specifications.
- Provide underdrains in all landscaped medians and under landscaping next to curbs per Section 539.03 of the Town of Erie Standards and Specifications.
- Provide information on design speed, street grades, curb radii and traffic control devices to verify compliance design requirements.



Right of Way & Permits

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May 7, 2019

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

Attn: Audem Gonzales

RE: Parkdale II, Case #s PP-001058-2019 / PUDA-001059-019 / SP-001060-2019

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. While 5-foot wide utility easements are sufficient for natural gas facilities, a minimum of 8-feet is necessary to accommodate electric distribution facilities. If gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement. Additionally, it is desired that the perimeter of the tracts that border the rights-of-ways are increased to 10-feet wide in order to accommodate all dry utility connections throughout the development.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to:

<https://www.xcelenergy.com/start, stop, transfer/installing and connecting service/>).

The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

Donna George
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