

SITE PLAN REVIEW Completeness Checklist

For: Site Plan – Planning Commission; Site Plan – Administrative; Site Plan Minor Amendment; Site Plan Major Amendment

NOTE: FOR DETAILED PROCEDURES, REFER TO CHAPTER 7 OF THE UNIFIED DEVELOPMENT CODE

Project Number: __SP2024-00004

Project Name: ____ MVFR Meadow Sweet - Station #15. FLATIRON MEADOWS

Submittal Requirements

All submittals shall be sent to the Planning Division electronically. To request an upload link, please submit your request to <u>planningapplication@erieco.gov</u>. Please contact the Planning Technician at 303-926-2770 if you have any questions. **Applications will not be accepted for review unless all information is submitted.**

- [X] Completed Land Use Application (signed and notarized) Land Use Application
- [X] Application fee (See Land Use Application for fees)
- [X] Written narrative
- [X] Proof of ownership
- [X] ALTA/ACSM Land Title Survey
- [N/A] Notarized letter of authorization from the landowner(s)
- [O] Copies of any special agreements (if applicable) (shared access agreement with neighboring parcels)
- [O] Full scale copy of the recorded final plat for which the Site Plan is proposed
- [X] Site Plan exhibits:
 - [X] Cover Sheet
 - [X] Landscape Plan
 - [N/A] Irrigation Plan (OK to provide later per CL)
 - [X] Utility Plan
 - [X] Erosion and Sediment Control Plan
 - [X] Grading/Drainage Plan
 - [X] Photometric Plan
 - [X] Building Elevations
 - [X] Site in Context to Adjacent Uses
- [?] Additional graphic aids *may be* requested

- [X] Development Reports/Studies/Plans:
 - [X] Phase III Drainage Report and Plan
 - [X] Stormwater Management Plan
 - [X] Final Grading Plan
 - [X] Civil Construction Plan Set (For applications with proposed public roads improvements)
 - [X] Final Utility Construction Plan and Utility Report
 - [X] Civil Construction Plan Set (For applications with proposed public utility improvement)
 - [X] Final Landscape Construction Plans (For applications requiring parks, open space or trails)
 - [?] Geological Report (Geotechnical Study Provided)
 - [X] Traffic Impact Study, conformance letter, or narrative
- [?] Any additional information or referral documents as required by the Planning & Development Director, in order to thoroughly review the impacts of the proposed development.

Referral Agencies for:

SP2024-00004, SRU2024-00001, SUB2024-00003/Mountain View Fire Rescue Station #15, Meadow Sweet Ln. Today's Date: 8/9/2024 DRT Date: 9/12/2024

Staff has determined that the Mountain View Fire Rescue Station #15, Meadow Sweet Ln./Minor Subdivision, Site Plan, & Special Review Use submittals are sufficiently complete to send out for initial referral comments to the following:

- Town of Erie Planning/project Planner, Engineering/project Engineer, Stormwater, Parks (include Luke B, Kathy Kron), Building (send only to Ed, Joel, & Dale), Economic Development (send only to Julian, Stephanie, & Jack), GIS, Energy & Environmental Specialist (David Frank), Police Department (Chief Mathis/Cmdr Haefele)
- 2. Mountain View Fire Protection District
- 3. Send to All Oil and Gas
- 4. Ehrhart Land Surveying, LLC
- 5. Merrick & Company
- 6. Fox Tuttle
- 7. CDOT (Region 4 everything except SH 7)
- 8. RTD
- 9. Public Service Company of Colorado (Xcel Energy)
- 10. Comcast Residential & Commercial.
- 11. Century Link Communications.
- 12. Flatiron Meadows HOA
- 13. Orchard Glen Filings 1 & 2 HOA

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES

LEGAL DESCRIPTION

TRACT G, FLATIRONS MEADOWS SUBDIVISION - MASTER PLAT, COUNTY OF BOULDER, STATE OF COLORADO

BASIS AND BEARING

BEARINGS ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, AS MEASURED FROM THE CENTER CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 23, BEING N88°27'32"E FOR A DISTANCE OF 2620.67'

GENERAL NOTES

1, ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS" BY THE TOWN OF ERIE. COPIES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF ERIE WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES

2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN OF ERIE ENGINEERING STAFF PRIOF TO THE START OF CONSTRUCTION. ATTENDANCE SHALL BE IN ALIGNMENT WITH SECTION 100 OF THE STANDARDS AND SPECIFICATIONS. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.

3. THE TOWN OF ERIE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY F THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTE IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT, REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY

4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORSII CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN OF ERIE SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.

ITEM	SQ. FT.	% OF SITE
GROSS SITE AREA	67,864	100
HARDSCAPE AREA		
BUILDING AREA	11,811	18.4%
PARKING/ROADS	18,156	26.8%
TRAILS AND SIDEWALKS	1,769	0.04%
PATIOS	1,754	0.04%
TOTAL	33,490	49.3
LANDSCAPE AREA		
PROPOSED PLANTED AREA	33,665	49.6
EXISTING VEGETATION	0	0
TOTAL	33,665	49.6
ITEM	DESCRIPTION	
BUILDING		
STORIES	2	
EXISTING USE	NONE - VACANT LAND	
PROPOSED USE	11,811	
TOTAL	11	,811
PARKIING		\sim
TOTAL STANDARD REQUIRED (1/1000 sq. ft. FFA)		12
TOTAL ACCESSIBLE REQUIRED PER TABLE 6.6-6		1 (
TOTAL BICYCLE PARKING REQUIRED	1	
STANDARD PROVIDED		12
ACCESSIBLE PROVIDED		1
BICYCLE PARKING PROVIDED		1

The Town has adopted the 2021 IEC and 2023 NEC; So there is a requirement for EV and EV ready ⁻ parking spaces. The Building Department will be able to tell us what this requirement is.

FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TRACT G

SPECIAL REVIEW USE SITE PLAN (SP2024-00004; SRU2024-00001





VICINITY MAP 1" = 1000'

SH	IEET INDEX	SPR - SITE PLAN SUBMISSION #1	SPR - SITE PLAN SUBMISSION #2
01	COVER SHEET	×	
02	SITE PLAN	x	_
03	EROSION AND SEDIMENT CONTROL PLAN	x	
04	EROSION AND SEDIMENT CONTROL DETAILS	x	
05	GRADING AND DRAINAGE PLAN	x	
06	UTILITY PLAN	x	
07	OFFSITE IMPROVEMENTS	x	
08	LANDSCAPE PLAN	x	0.00
09	LANDSCAPE NOTES	×	
10	LANDSCAPE DETAILS	x	
11	IRRIGATION PLAN		
12	IRRIGATION NOTES		
13	IRRIGATION DETAILS		
14	PHOTOMETRIC PLAN	x	
15	PHOTOMETRIC DETAILS	x	
16	BUILDING ELEVATIONS	x	
17	BUILDING ELEVATIONS	x	
18	ARCHITECTURAL SITE DETAILS	x	

This just goes to TC with the SRU, so we'll need to update the approval certificate

And process wise we can before or after the plat



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

PROJECT TEAM

OWNER:	MOUNTAIN VIEW FIRE RESCUE 3561 N STAGECOACH ROAD LONGMONT, CO 80504 ATTENTION: (303) 772-0710
	(303) //2-0/10
ENGINEER:	STRATEGIC SITE DESIGNS, LLC 88 INVERNESS CIRCLE EAST, SUITE B101 ENGLEWOOD, CO 80112 ATTENTION: CHRISTOPHER PERDUE (720) 206-6931
ARCHITECT:	OZ ARCHITECTURE 3003 LARIMER ST DENVER, CO 80205 ATTENTION: ERIC BECKER, LEED A.P. (303) 861-5704
GEOTECH:	KUMAR AND ASSOCIATES, INC 800 STOCKTON AVENUE, #4 FORT COLLINS, CO 80524 ATTENTION: JACOB A HANSON (970) 416-9045
LANDSCAPE ARCHITECT:	STACKLOT,, LLC 5639 S CURTICE STREET LITTLETON, CO 80120 ATTENTION: STEVE WEINS (303) 883-2735

AGENCY CONTACTS

WATER DISTRICT:

SEWER DISTRICT:

FIRE DISTRICT:

TOWN OF ERIE 645 HOLBROOK STREET ERIE, CO 80516 303-926-2700 TOWN OF ERIE 645 HOLBROOK STREET ERIE, CO 80516 303-926-2700 MOUNTAIN VIEW FIRE RESCUE 3561 N STAGECOACH ROAD

LONGMONT, CO 80504 ATTENTION: (303) 772-0710

SITE	E PLAN APPRO	AL CERTIFICATE	
THIS SITE PLAN HAS BEEN RI WITH AF		FOUND TO BE COMP VN OF ERIE REGULA	
Planning Commission Chair May Date	yor	Date	Public Hearing
The undersigned as the owner or o behalf of himself/herself, their heirs described hereon in accordance wi	, successors, an	d assigns to develop a	nd maintain the property
Unified Development Code and Mu			
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	inicipal Code.	, 20	
(owner signature) Acknowledged before me this	inicipal Code.		
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PEDESTRIAN AHEAD CROSSING			JOB NO. 2321 SCALE 1" =	DC

2 of 18



Please label with the new parcel nomenclature f plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

VERTICAL CURB

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SIGNAGE

WATER VALVE

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WATER METER

TRANSFORMER

SANITARY SEWER LINE

LIMITS OF CONSTRUCTION

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SANITARY SEWER

UNDERGROUND GAS

FOUND AS DESCRIBED

WATER VALVE/COVER

COMMUNICATION VAULT

ELECTRIC VAULT

ELECTRIC PEDESTAL

SANITARY MANHOLE

MANHOLE (UNIDENTIFIED)

TELEPHONE PEDESTAL

DRAINAGE ARROW

WATER MANHOLE

BOLLARD

LIGHT POLE

COMMUNICATION PEDESTAL

UNDERGROUND ELECTRIC

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FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

Please label with the new parcel nomenclature from the

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1" = 30'

JUN 28, 2024

5 of 18

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W	WATER MANHOLE
(MH)	MANHOLE (UNIDENTIFIED)
	BOLLARD
0	TELEPHONE PEDESTAL



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FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

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E	ELECTRIC VAULT
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(SS)	SANITARY MANHOLE
, w :	WATER MANHOLE
(MH)	MANHOLE (UNIDENTIFIED)
٥	BOLLARD
	TELEPHONE PEDESTAL
100	LIGHT POLE







TRACT (plat -	label with the new parcel nomenclature from the ON MEADOWS FILING NO.14 MINOR /ISION	CONTACT INFORMATION 88 INVERNESS CIRCLE EAST, SUITE B-101 ENGLEWOOD, CO 80112	C (720) 206-6931 IS CPERDUE@STRATEGICSITEDESIGNS.COM ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
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JOB NO.

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MDC

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2321-001

1" = 10'

JUN 28, 2024

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Site Triangle l ch Erie Parkway SD • FO sod _____ G FO Native Seed Native Seed? FO - FO 1 eo Stl. Edging - typ. 1 wo am. 1 wo -DODODO Cobble 5 db - typ. 0000 11 1 4 kf .. W. Cobble - typ. - typ. OWNER: MILY TRUST HILLS LN) 80516 U -Stl. Edging - typ. o ap mg Native Seed C Existing Tree WSite Triangle Meadow Street Lane to be removed Existing Tree - to remain - typ. -1 cp Existing Landscape o remain - tvp. LANDSCAPE PLAN



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

AME	% OF TOTAL	PLS PER ACRE
GRACILIS	25%	1.8 LBS.
S CRYPTANDRU	JS 20%	0.20 LBS.
CURTIPENDUL	A 20%	6.3 LBS.
M SMITHII	15%	8.2 LBS.
DACTYLOIDES	10%	10.7 LBS.
PICATA	1%	0.60 LBS.
RIGIDA	1%	0.01 LBS.
RTISTATA	1%	0.5 LBS.
LUMNIFERA	1%	0.1 LBS.
JREA	1%	0.3 LBS.
U	1%	0.4 LBS.

Please consider a lower	く
water need variety of grass	く
(unless this is matching the	2
existing sod)	く
mmm	ノ

6%)
F. = 5 TREES REQUIRED
= 7 TREES REQUIRED
D 2 NEW = 7 TREES
F = 5 TREES REQUIRED
ND 3 NEW = 6 TREES
00 SF OF REQUIRED OPEN SPACE = 11 TREES REQUIRED
) SF OF REQUIRED OPEN SPACE = 68 SHRUBS REQUIRED
5 STALLS - 13 STALLS PROVIDED = 1 TREE REQUIRED
PARKING STALL = 13 SHRUBS REQUIRED

STATEGIC SITE DESIGNS STATEGIC SITE DESIGNS CONTACT INFORMATION B& INVERNESS CIRCLE EAST, SUITE B-101 B& INVERNESS CIRCLE EAST, SUITE B-101 B& INVERNESS CIRCLE EAST, SUITE B-101 ENGLEWOOD, CO 80112 (720) 206-6931 (720) 206-691 (720) 206-691 (7						
MOUNTAIN VIEW FIDE DESCUE STATION #15	IAIN	SPECIAL REVIEW USE				
REVISIONS	Description					
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PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES SPECIAL REVIEW USE SITE PLAN SP2024-00004; SRU2024-00001 mmmm

LANDSCAPE NOTES:

- 1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- 4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- 6. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR HE DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- 8. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- 9. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- 10. COMMERCIAL GRADE TO INCH BY 4" POWDER COATED STEEL EDGING W/ ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- 12. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 13. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 14. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- 15. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- 16. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- 17. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- 18. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
- 19. INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- 20. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 21. PLANTS SHALL EXCEED THE MINIMUM SIZES PER "ASNS" STANDARDS AND NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS.
- 22. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
- 23. PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUNDCOVER BEDS, ANNUAL BEDS, AND TREE RINGS.
- 24. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- 25. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS APPROVED BY THE CITY OF GREELEY PLANNING DEPARTMENT SHALL BE
- 26. WHERE DISSIMILAR MATERIAL BUT ONE ANOTHER, STEEL EDGING SHALL BE USED TO SEPARATE THE MATERIALS.
- 27. ALL NATIVE SEED AREAS SHALL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF NATIVE TURF.
- 28. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE AND REPLACEMENT OF DEAD LANDSCAPE MATERIAL AFTER THE ONE YEAR WARRANTY PERIOD PROVIDED BY GENERAL CONTRACTOR HAS EXPIRED.

FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TRACT G

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.			
SHADE T	REES								
\frown	2	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B&B			
$\langle \rangle$	7 ch COMMON HACKBERRY		COMMON HACKBERRY						
(+)	3	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B&B			
	2	no	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL.	B&B			
\checkmark	3	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B&B			
ORNAME	INTAL T	TREES							
\square	2	ср	CHANTICLEER PEAR PYRUS CALLERYANA		1 1/2" CAL.	B & B			
9	1	SC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1 1/2" CAL.	B&B			
EVERGR	EEN TF	REES							
	3	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B			
	4	ар	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B			
SHRUBS									
~ ~ ~	3	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.			
0 0 0	12	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.			
° ° 0	6	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.			
Øo	13	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.			
\$ U	13	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.			
	5	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.			
	4	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.			
	11	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.			
ORNAME	INTAL (GRASS	ES						
	9	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	1 GAL.	CONT.			
* *	14	ma	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.			



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION

Image: Notice of Contract in the im	CONTACT INFORMATION BI INVERNESS CIRCLE EAST, SUITE B-101 BI INVERNESS					
Date		LANDSCAPE DETAILS				
	REVISIONS					
DRAWN	By					





FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TR

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES SPECIAL REVIEW USE SITE PLAN SP2024-00004; SRU2024-00001

DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- DOMINANT LEADERS AND

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4"

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3

- PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

NOT TO SCALE

NOT TO SCALE



EVERGREEN TREE PLANTING 2



- SIDEWALK, FINISHED GI SPECIFIED S

SOD ADJACENT TO WALKS AND CURBS



- FULL DEPTH EDGE FOR S

SIDEWALK, - FINISHED G - SPECIFIED C SPECIFIED V HERBICIDE

FULL DEPTH PAVED EDG

MULCH ADJACENT TO WALKS AND CURBS



Please label with the new parcel nomenclature from the plat - FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION UT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- IT LEADERS AND INJURED OR DEAD BRANCHES FROM	CONTACT INFORMATION BUNVERNESS CIRCLE EAST, SUITE B-101 B8 INVERNESS CIRCLE EAST, SUITE B-101 CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CIRCLE CONTACT INFORMATION CIRCLE CIRCLE CONTACT INFORMATION CIRCLE CIRCLE CIRCLE EAST, SUITE B-101 CIRCLE CIRCLE CIRCLE EAST, SUITE B-101 CIRCLE CIRCLE CIRC
AITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. AVIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY ANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE EACH WIRE OT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO ER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF KET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE E OTHER THAN BASKET. AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE E OTHER THAN BASKET. ALCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE CT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE DEPTH. AND PLACE BACKFILL SOIL MIX AS PER TIONS. BALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT. 'ED SUBGRADE	EW FIRE RESCUE - STATION #15 PECIAL REVIEW USE ANDSCAPE NOTES
EES WITH BROKEN OR DAMAGED ROOTBALLS NOT TO SCALE TOP OF CURB, OR TOP OF SEAT WALL RADE OR TOP OF SOD LEVEL WITH PAVED EDGE SOD OR SEED OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED OD AND LEVEL FOR SEED	MOUNTAIN VIEW FIR SPECIAL LANDSC
TOP OF CURB, OR TOP OF SEAT WALL RADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE COBBLE WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT BELOW FABRIC I OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW E	REVISIONS Description
GOD OR SEED RADE OR TOP OF SOD LEVEL WITH TOP OF EDGER ER RADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER MULCH/COBBLE VEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT BELOW FABRIC	DRAWN SdW
NOT TO SCALE	CHECKED joh DESIGNED sdw JOB NO. 2321-001 SCALE 6/28/2024

STACK 5639 SOUTH CURTISE STREET LITTLETON, COLORADO B0120 303 808 4523 WWW,STACKLOT.COM

10 of **18**



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**



LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW BEAM OF THAT THAT WILL NOT EXTEND BEYOND THE ILLUMINATED OBJECT.







PD, ENM, ANW

2321-001

1' = 20'

JUN 24, 2024

JOB NO.

SCALE

Avg	Max	Min	Avg/Min	Max/Min
0.53	22.6	0.0	N.A.	N.A.
0.09	0.5	0.0	N.A.	N.A.
5.64	7.7	2.8	2.01	2.75
1.67	5.0	0.2	8.35	25.00
0.92	2.5	0.3	3.07	8.33
3.16	4.2	1.0	3.16	4.20



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STEP LIGHT
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FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TRACT G

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST

OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES

SPECIAL REVIEW USE SITE PLAN SP2024-00004; SRU2024-00001

mmm



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

1		SOURCE				LUMEN	FIXTURE	MOUNTING	INFORMATION	NOTES	
	LAMP QTY	WATT	TYPE	CCT/CRI	WATTS	OUTPUT	FINISH	LOCATION	BOF/RFD/OFH		
	1	33	LED	3000K 70CRI	33	4666	BLACK	POLE	20'-0" BOF	,	
	1	33	LED	3000K 70 CRI	33	4545	BLACK	POLE	20'-0" BOF	1	
	1	11	LED	3000K 80 CRI	n	1205	BLACK	GROUND	42" OFH		
	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	-	
	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	_	
1	1	13	LED	3000K 90 CRI	13	1005	BLACK	SURFACE POLE	15.75" OFH	1	
	1	3	LED	3000K 80 CRI	3	87	BLACK	RECESSED WALL	2.125" RFD		
	1	11	LED	3000K 80 CRI	11	1376	BLACK	SURFACE WALL	12'-0" AFG	1	
	1	16	LED	3000K 90 CRI	16	1244	BLACK	SURFACE WALL	12'-0" AFG	1	
	1	12	LED	3000K 80 CRJ	12	1159	BLACK	SURFACE	27-0" AFG	1,2	

			ST	SIT			
MOTINITAIN VIEW CIDE DECOLIE CTATION #16	-	SPECIAL REVIEW USE	221			PHOTOMETRIC SCHEDULES	
REVISIONS	Description						
	Date						
2	By		P				
DRA	WN		E	IM	1		i.
CHE	F	D,				VW	
	IGNED		K	MD)		
	F	D,	E٨	IM,	4	VW	
JOB	NO.	2	321	-0	01		
1000							
SCAL	E	1		20	<i>D'</i>		

JUN 24, 2024

CIRCLE CIRCLE CO 8011

rACT INFO IVERNESS LEWOOD, (206-6931

ENGL (720) CPER











1 OVERALL FLOOR PLAN 1" = 10'-0"

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION,

	IN THE SIXT
PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO REDEFINE THE PARCEL OF LAND BEING ENTIRELY TRACT G OF THE FLATIRON MEADOWS MASTER PLAT, AS RECORDED AT RECEPTION NO. 2988916, TO FLATIRON MEADOWS FILING NO. 14, LOT 1, BLOCK 1.	
DEDICATED AND OWNERSHIP STATEMENT: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS: TRACT G OF THE RECORDED PLAT, FLATIRON MEADOWS MASTER PLAT, RECORDED AT RECEPTION NO.	
2988916, IN THE OFFICE OF CLERK AND RECORDER OF BOULDER COUNTY AND AND ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.	
SAID PARCEL CONTAINS 67,863.75 SQUARE FEET OR 1.56 ACRES MORE OR LESS.	
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLATIRON MEADOWS SUBDIVISION. THE PEDESTRIAN AND MAINTENANCE EASEMENT SHOWN HEREON IS DEDICATED TO THE TOWN OF ERIE AND PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.	
OWNER: MOUNTAIN VIEW FIRE RESCUE DISTRICT, A TITLE 32 SPECIAL DISTRICT	
BY: (DAVID BEEBE) (DATE)	
TITLE: FIRE CHIEF STATE OF COLORADO)	
) SS. COUNTY OF)	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY AS	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	
I don't think we need this block - typically this is for dedications to a private entity (a Metro district or HOA). A dedication/acceptance for the town	
ACCEPTANCE CERTIFICATE:	\langle
THE DEDICATED PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT IS HEREBY ACCEPTED FOR	
OWNERSHIP AND MAINTENANCE BY THE <u>THE TOWN OF ERIE</u> . TOWN OF ERIE	
BY:	
TITLE: PLANNING AND DEVELOPMENT DIRECTOR	
STATE OF COLORADO)) SS.	
COUNTY OF BOULDER	
, ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
	5

FLATIRON MEADOWS MASTER PLAT, TRACT G

TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

1.56 ACRES - LOT 1, BLOCK 1 SUB2024-00003



VICINITY MAP SCALE: 1" = 2000'

TOWN COUNCIL

LAND SUMMARY CHART							
TYPE	AREA (ACRES)	% OF TOTAL AREA					
LOT 1 - PUBLIC SAFETY SERVICES	1.56	100%					
TRACTS	0.00	0%					
PUBLIC ROWS	0.00	0%					

PLAT NOTES

- 1. BASIS OF BEARING: THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST 1/4 CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'
- 2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BENCHMARK

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST ¼ CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'



TITLE VERIFICATION CERTIFICATE:	
WE <u>STEWART TITLE COMPANY</u> , DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:	
STEWART TITLE COMPANY	

STEWART TITLE COMPANY						L					
BY:			(DA	TE)							
TITLE:			(DA	1 ()							
ATTEST: (IF CORPORATION											
SECRETARY/TREASURER	•)										
STATE OF COLORADO)										
COUNTY OF) SS.)						7	Þ			
ACKNOWLEDGED BEFORE	ME THIS	DAY OF		, 20I	ЗY		T	-			
AS							CZ)			
WITNESS MY HAND AND OI	-FICIAL SEAL										
NOTARY PUBLIC							Ç				
MY COMMISSION EXPIRES										F	•
SURVEYOR'S CE	RTIFICAT	E:							\geq	Ц	
I, ANTHONY L. KNIEVEL, A D DO HEREBY CERTIFY THAT SURVEY MADE ON MARCH MONUMENTS EXIST AS SH 1:50,000 (SECOND ORDER) APPLICABLE LAWS OF THE SURVEYING OF LAND AND CODE.	DULY REGISTE THIS PLAT TR 4 2024, BY ME OWN HEREON; AND THAT SA STATE OF CO	RED PROFESSI OLY AND CORF OR UNDER MY THAT MATHEM ID PLAT HAS BE LORADO DEALI	ONAL SURVE RECTLY REPF DIRECT SUP IATICAL CLOS EEN PREPAR NG WITH MO	EYOR IN THE S RESENTS THE I ERVISION AND SURE ERRORS ED IN FULL CO NUMENTS, SUI	TATE OF COLORA RESULTS OF THE THAT ALL ARE LESS THAN MPLIANCE WITH / BDIVISIONS OR	ALL	IF A DOWS		UK SUBDIVISI	OVER SH	
I ATTEST THE ABOVE ON T	HIS	DAY OF	,20	ORADO	LICENSE KNI		2 Z			Ċ)
COLORADO REGISTERED F	PROFESSIONA	L LAND SURVEY	YOR # 38157	381 PRO-555/ONAL	57 F		ATIRO		<		
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ATTEST											
TOWN CLERK											
PLANNING & DE	/ELOPME		OVAL CI	ERTIFICA	TE:						
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PLANNING & DEVELOPMEN	T DIRECTOR						REVISIONS	Description	Submittal #1		
CLERK & RECOR	DER CEF	RTIFICATE	:								
STATE OF COLORADO)) SS.						ł		,24		-
COUNTY OF BOULDER)							Date	07/08/		
I HEREBY CERTIFY THAT TI OF,20AD.					Υ			ß	BMS		
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COUNTY CLERK AND RECO	DRDER.					-	DESIC	GNED	A	1	
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							DATE		ULY S	9, 202	
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INDEX OF PLAN SHEETS

COVER SHEET

2 SUBDIVISION PLAT

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E EASEMENT LINE TABLE
DIRECTION
N88° 49' 49.32"E
S58° 55' 53.47"W
N0° 07' 08.44"E
N58° 58' 16.12"E

THE PRO ECT BENCHMARK IS THE CENTER CORNER OF SECTION 23, LOCATED IN THE CENTER OF ERIE PARKWAY AND MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024). ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND ESTABLISHED USING THE RTK NETWORK. THE ELEVATION IS 5146.36 US SURVEY FT.

 $\mathbf{\cap}$

of

November 1, 2024

Town of Erie, Community Development 2203 North 111th Street Erie, CO 80516 Attention: Harry Brennan, Senior Planner



Re: Special Use Review Comment Responses Mountain View Fire Rescue Station 15 – 1st Submittal Comments

Harry,

Our development team has reviewed the comments provided related to the 1st submittal made for the referenced development application and have responded to each comment in the referral package as follows:

Community Development Planning and Zoning:

Department of Parks and Recreation – Development and Neighborhood Services:

TREE SURVEY

 A tree survey and protection plan needs to be provided per Section 10-6-2 of the UDC. ROW trees adjacent to the site need to be included in the survey and protection plan. Existing trees in good condition will need to be mitigated for on-site with replacement trees or via fee-in-lieu. Response: This information is now included on the landscape plan (sheet 8)

<u>PLAT</u>

 Provide a 30' landscape buffer easement or tract along Erie Parkway. Response: This landscape buffer has been added, coinciding with linework for existing 10' and 20' easements.

CONSTRUCTION DRAWINGS

- Landscape & Irrigation Plans are listed in the Sheet Index on the Cover Sheet, but the plans are not included in the set.
 Response: Landscape and irrigation plans had been inadvertently omitted but had been included in the site plan set.
- Include the Director of Parks & Recreation signature for Landscape & Irrigation Plans on the cover sheet of the Construction Drawings per Section 161.03 of the Town of Erie Standards & Specifications.

Response: The landscape and irrigation plan acceptance certification statement has been added to the cover sheet.

 Landscape, irrigation and maintenance of the tree lawn adjacent to the site needs to be included in the project. The Landscape Plans in the Site Plan submittal indicate "Existing Landscape to Remain" for the Erie Parkway tree lawns, however, landscaping does not currently exist in those tree lawns.

Response: Landscape plan has been expanded to include the reference area.

Department of Public Works:

Stormwater Comments:

1. During construction, the site will need to apply for a Town of Erie Stormwater Quality Permit. Response: Application of CDPHE permit will be submitted following this submittal and Town permit application submitted upon approval of the Site Plan and Civil Plans.

CIVIL CONSTRUCTION DRAWINGS:

1. Erosion Control Plans are required to be phased. Response: Initial and interim BMPs have been split to separate sheets with the landscape plan serving as the final phase.

PHASE III DRAINAGE REPORT:

1. Include the Post construction Design Standards form as an Appendix. Response: Post Construction Design Standards form has been added.

Engineering Division:

GENERAL COMMENTS

1. Per Town standards for Site Plan and Minor Subdivision submittals provide a Final Utility Report that, among other information, details the water demands and wastewater loadings for the site and the layout of the utilities. This should include flow and pipe sizing calculations. The utility design cannot be approved until a utility report is submitted and reviewed.

Response: A utility report/memo has been included with this submittal.

MASTER PLAN COMPLIANCE

- 1. Sanitary Sewer Master Plan The site falls within the Orchard Glen Sanitary Sewer Basin. Although a utility report with flow calculations was not included in the submittal, from the drawings provided, it appears that the proposed connections comply with the Town's Wastewater Master Plan and does not trigger any capital improvement projects for the Town. **Response: Acknowledged**
- 2. Potable Water Master Plan The site falls within potable water pressure Zone 3. The proposed connection complies with the Town's master plan and does not trigger any capital improvement projects.

Response: Acknowledged

3. Non-Potable Master Plan – It does not appear that non-potable water is planned to be used on site. If this is not the case, provide flow and pipe sizing calculations and layout for a non-potable water system.

Response: Non-potable water use is not planned.

POTABLE WATER SYSTEM CONSTRUCTION PLANS (SHEET C6.00 – OVERALL UTILITY PLAN)

- 1. The scale bar does not appear to equate to the scale of the Utility Plan when comparing called out measurements. Verify the scale of the view and the scale bar match. Response: Scale bar corrected.
- 2. There are several symbols in the legend that do not correlate to what is shown on the plan. Revise so that the proposed utilities are correctly shown in the legend. Response: The legend has been revised to correspond with symbols and linetypes used.

3. The fire hydrant is located within a couple feet of the access drive curve. Because large fire trucks will be using this access drive, it is recommended to move the hydrant (and water service meter) further east to limit the risk of collision.

Response: Hydrant was relocated closer to the building to better serve the applicants needs. Away from the curb return, the new location on the straight section reduce the likelihood of collision. However, bollards are also now proposed.

SANITARY SEWER SYSTEM CONSTRUCTION PLANS (SHEET C6.01 - SS PLAN AND PROFILE)

- Provide invert information on the profile for the existing manhole. Response: The existing manhole could not be found and appears to have been paved over. Requests for as-built/record drawings has been made but plans have not yet been received. Plans to scope the existing line from the next manhole are being coordinated and plans will be updated when data is available.
- 2. Provide stationing on the profile for the manholes, both existing and proposed. **Response: Structure labels updated to include station and offset data**
- The invert "in" and "out" are reversed on the sewer profile. Revise to reflect the correct direction of gravity flow of the sewer extension.
 Response: Flow direction data corrected
- Verify that the proposed sanitary sewer service is a minimum of eighteen inches, clear, below the existing water main.
 Response: Sewer service line has been profiled to convey this information.

DRAINAGE REPORT

- Revise the Engineer's certification statement to match the statement in the Town of Erie Standards and Specifications (TESS) Section 162.02.04 and reference the correct drainage report phase and title in certification. Also provide the Town Acceptance statement on this page.
 Response: Certification has been updated
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Response: The overall basin map and analysis in the updated version of the report has been expanded to include street and inlet capacity review for the infrastructure downstream and impacted by the proposed development. The scope of the map & analysis extends to the point where it is demonstrated that flow is fully captured.

 Provide highlighted excerpts from the relevant drainage report that shows that the regional detention pond has capacity for the project site.
 Response: The subject property is identified as located within Basin B-3 of the Filing No. 1 Drainage Map. Additional excerpts have been added, including the hydrology table showing that Basin B-3 is accounted for as tributary to the regional detention facilities.

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 Response: A FIRM panel has been plotted and included within the appendices of this version of our report.
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 Response: Table has been updated and project reference name revised.
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 - Clarify if the northwestern corner of the fire station site is included in Basin E1 or Basin E3. Fix the blue basin boundary to show this correctly.
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 - iii. Correct the Proposed Drainage Divide label in the legend **Response: Legend revised**
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Southwest of the fire station site, there is an existing undeveloped area along Meadow Sweet Lane. The existing contours indicate that this area drains to Meadow Sweet Lane. Adjust the Basin E2/P2 boundary to include this area. Also, confirm if this area will be developed in the future or not and adjust the runoff calculations as needed.

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TRAFFIC IMPACT LETTER

- It should be noted that the letter states that non-emergency access to the fire station will occur on Meadow Sweet Drive, but the correct statement would be "Meadow Sweet Lane".
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Response: Plan showing locations has been included with this submittal and traffic letter has been updated to include the evaluation/support for the signage type and location.

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The applicant MUST review the above grants and cannot encroach on WES's pipelines. The applicant will need to conform to all terms of the Right-of-Way Grants identified above and adhere to WES safety requirements:

- Any utility crossing (phone, water, sewer, fiber optic cables, etc) require a minimum of 2' of vertical separation and should cross as close to 90° as possible.
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 - For any work taking place within 10 feet, WES lines must be verified by hydrovacing with a WES standby present for both location and depth of pipeline.

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- Grade cannot be reduced over the top of a WES Pipeline without prior written consent to ensure applicable federal pipeline safety regulations are not violated.
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- Should crossing be required with heavy equipment, the make/model/max loaded weight of construction vehicles must be provided to WES at least 1 month in advance of dirt work for review and written approval.

Response: No utility crossings are proposed

A standby will be required for any digging within 10' of a WES pipeline. **Response: Acknowledged**

Colorado 811 Laws must be adhered to. **Response: Acknowledged Refer to attached redlined plan sheets for additional responses.** November 1, 2024

Town of Erie, Community Development 2203 North 111th Street Erie, CO 80516 Attention: Harry Brennan, Senior Planner



Re: Special Use Review Comment Responses Mountain View Fire Rescue Station 15 – 1st Submittal Comments

Harry,

Our development team has reviewed the comments provided related to the 1st submittal made for the referenced development application and have responded to each comment in the referral package as follows:

Community Development Planning and Zoning:

Department of Parks and Recreation – Development and Neighborhood Services:

TREE SURVEY

 A tree survey and protection plan needs to be provided per Section 10-6-2 of the UDC. ROW trees adjacent to the site need to be included in the survey and protection plan. Existing trees in good condition will need to be mitigated for on-site with replacement trees or via fee-in-lieu. Response: This information is now included on the landscape plan (sheet 8)

<u>PLAT</u>

 Provide a 30' landscape buffer easement or tract along Erie Parkway. Response: This landscape buffer has been added, coinciding with linework for existing 10' and 20' easements.

CONSTRUCTION DRAWINGS

- Landscape & Irrigation Plans are listed in the Sheet Index on the Cover Sheet, but the plans are not included in the set.
 Response: Landscape and irrigation plans had been inadvertently omitted but had been included in the site plan set.
- Include the Director of Parks & Recreation signature for Landscape & Irrigation Plans on the cover sheet of the Construction Drawings per Section 161.03 of the Town of Erie Standards & Specifications.

Response: The landscape and irrigation plan acceptance certification statement has been added to the cover sheet.

 Landscape, irrigation and maintenance of the tree lawn adjacent to the site needs to be included in the project. The Landscape Plans in the Site Plan submittal indicate "Existing Landscape to Remain" for the Erie Parkway tree lawns, however, landscaping does not currently exist in those tree lawns.

Response: Landscape plan has been expanded to include the reference area.

Department of Public Works:

Stormwater Comments:

1. During construction, the site will need to apply for a Town of Erie Stormwater Quality Permit. Response: Application of CDPHE permit will be submitted following this submittal and Town permit application submitted upon approval of the Site Plan and Civil Plans.

CIVIL CONSTRUCTION DRAWINGS:

1. Erosion Control Plans are required to be phased. Response: Initial and interim BMPs have been split to separate sheets with the landscape plan serving as the final phase.

PHASE III DRAINAGE REPORT:

1. Include the Post construction Design Standards form as an Appendix. Response: Post Construction Design Standards form has been added.

Engineering Division:

GENERAL COMMENTS

1. Per Town standards for Site Plan and Minor Subdivision submittals provide a Final Utility Report that, among other information, details the water demands and wastewater loadings for the site and the layout of the utilities. This should include flow and pipe sizing calculations. The utility design cannot be approved until a utility report is submitted and reviewed.

Response: A utility report/memo has been included with this submittal.

MASTER PLAN COMPLIANCE

- 1. Sanitary Sewer Master Plan The site falls within the Orchard Glen Sanitary Sewer Basin. Although a utility report with flow calculations was not included in the submittal, from the drawings provided, it appears that the proposed connections comply with the Town's Wastewater Master Plan and does not trigger any capital improvement projects for the Town. **Response: Acknowledged**
- 2. Potable Water Master Plan The site falls within potable water pressure Zone 3. The proposed connection complies with the Town's master plan and does not trigger any capital improvement projects.

Response: Acknowledged

3. Non-Potable Master Plan – It does not appear that non-potable water is planned to be used on site. If this is not the case, provide flow and pipe sizing calculations and layout for a non-potable water system.

Response: Non-potable water use is not planned.

POTABLE WATER SYSTEM CONSTRUCTION PLANS (SHEET C6.00 – OVERALL UTILITY PLAN)

- 1. The scale bar does not appear to equate to the scale of the Utility Plan when comparing called out measurements. Verify the scale of the view and the scale bar match. Response: Scale bar corrected.
- 2. There are several symbols in the legend that do not correlate to what is shown on the plan. Revise so that the proposed utilities are correctly shown in the legend. Response: The legend has been revised to correspond with symbols and linetypes used.

3. The fire hydrant is located within a couple feet of the access drive curve. Because large fire trucks will be using this access drive, it is recommended to move the hydrant (and water service meter) further east to limit the risk of collision.

Response: Hydrant was relocated closer to the building to better serve the applicants needs. Away from the curb return, the new location on the straight section reduce the likelihood of collision. However, bollards are also now proposed.

SANITARY SEWER SYSTEM CONSTRUCTION PLANS (SHEET C6.01 - SS PLAN AND PROFILE)

- Provide invert information on the profile for the existing manhole. Response: The existing manhole could not be found and appears to have been paved over. Requests for as-built/record drawings has been made but plans have not yet been received. Plans to scope the existing line from the next manhole are being coordinated and plans will be updated when data is available.
- 2. Provide stationing on the profile for the manholes, both existing and proposed. **Response: Structure labels updated to include station and offset data**
- The invert "in" and "out" are reversed on the sewer profile. Revise to reflect the correct direction of gravity flow of the sewer extension.
 Response: Flow direction data corrected
- Verify that the proposed sanitary sewer service is a minimum of eighteen inches, clear, below the existing water main.
 Response: Sewer service line has been profiled to convey this information.

DRAINAGE REPORT

- Revise the Engineer's certification statement to match the statement in the Town of Erie Standards and Specifications (TESS) Section 162.02.04 and reference the correct drainage report phase and title in certification. Also provide the Town Acceptance statement on this page.
 Response: Certification has been updated
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PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES

LEGAL DESCRIPTION

TRACT G, FLATIRONS MEADOWS SUBDIVISION - MASTER PLAT, COUNTY OF BOULDER, STATE OF COLORADO

BASIS AND BEARING

BEARINGS ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, AS MEASURED FROM THE CENTER CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 23, BEING N88°27'32"E FOR A DISTANCE OF 2620.67'

GENERAL NOTES

1, ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS" BY THE TOWN OF ERIE. COPIES OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN OF ERIE WEB SITE. CONTRACTO SHALL HAVE A SET ON SITE AT ALL TIMES

2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN OF ERIE ENGINEERING STAFF PRIOF TO THE START OF CONSTRUCTION. ATTENDANCE SHALL BE IN ALIGNMENT WITH SECTION 100 OF THE STANDARDS AND SPECIFICATIONS. PLANS SIGNED AND ACCEPTED BY THE TOWN OF ERIE WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.

3. THE TOWN OF ERIE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY F THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTE IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEE IMMEDIATELY

4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF ERIE ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORSII CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN OF ERIE SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.

ITEM		SQ. FT.	% OF SITE
GROSS SITE AREA	F	67,864	100
HARDSCAPE AREA			
BUILDING AREA		11,811	18.4%
PARKING/ROADS		18,156	26.8%
TRAILS AND SIDEWALKS		1,769	0.04%
PATIOS		1,754	0.04%
	TOTAL	33,490	49.3
LANDSCAPE AREA			
PROPOSED PLANTED AREA		33,665	49.6
EXISTING VEGETATION		0	0
	TOTAL	33,665	49.6
ITEM		DESCRIPTION	
BUILDING	Ì		
STORIES		2	
EXISTING USE		NONE - VACANT LAND	
PROPOSED USE		11,8	11
	TOTAL	11,8	11
PARKIING			\sim
TOTAL STANDARD REQUIRED (1/1000 sq. ft. FFA)		12	
TOTAL ACCESSIBLE REQUIRED PER TABLE 6.6-6		1	<u> </u>
TOTAL BICYCLE PARKING REQUIRED		1	
STANDARD PROVIDED		12	
ACCESSIBLE PROVIDED		1	<u> </u>
BICYCLE PARKING PROVIDED		1	

ONLY 99.9 = 67155 QUANTITIES UPDATED/CORRECTED

EV SPACES ARE PROPOSED AND TABLE UPDATED WITH THAT DATA

The Town has adopted the 2021 IEC and 2023 NEC; So there is a requirement for EV and EV ready parking spaces. The Building Department will be able to tell us what this requirement is.

FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TRACT G

SPECIAL REVIEW USE SITE PLAN (SP2024-00004; SRU2024-00001) PROJECT #S ADDED



VICINITY MAP 1" = 1000'

SH	IEET INDEX	SPR - SITE PLAN SUBMISSION #1	SPR - SITE PLAN SUBMISSION #2
01	COVER SHEET	×	1.00
02	SITE PLAN	×	
03	EROSION AND SEDIMENT CONTROL PLAN	×	
04	EROSION AND SEDIMENT CONTROL DETAILS	×	
05	GRADING AND DRAINAGE PLAN	x	
06	UTILITY PLAN	x	
07	OFFSITE IMPROVEMENTS	×	
08	LANDSCAPE PLAN	x	10.00
09	LANDSCAPE NOTES	×	
10	LANDSCAPE DETAILS	x	1
11	IRRIGATION PLAN		
12	IRRIGATION NOTES		
13	IRRIGATION DETAILS		
14	PHOTOMETRIC PLAN	x	
15	PHOTOMETRIC DETAILS	x	
16	BUILDING ELEVATIONS	x	
17	BUILDING ELEVATIONS	×	
18	ARCHITECTURAL SITE DETAILS	x	1.

CERTIFICATE REVISED AS NOTED

This just goes to TC with the SRU, so we' need to update the approval certificate

And process wise we can before or after the plat



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION TITLE REVISED AS NOTED - ALL SHEETS

PROJECT TEAM

OWNER:	MOUNTAIN VIEW FIRE RESCUE 3561 N STAGECOACH ROAD LONGMONT, CO 80504 ATTENTION: (303) 772-0710
ENGINEER:	STRATEGIC SITE DESIGNS, LLC 88 INVERNESS CIRCLE EAST, SUITE B101 ENGLEWOOD, CO 80112 ATTENTION: CHRISTOPHER PERDUE (720) 206-6931
ARCHITECT:	OZ ARCHITECTURE 3003 LARIMER ST DENVER, CO 80205 ATTENTION: ERIC BECKER, LEED A.P. (303) 861-5704
GEOTECH:	KUMAR AND ASSOCIATES, INC 800 STOCKTON AVENUE, #4 FORT COLLINS, CO 80524 ATTENTION: JACOB A HANSON (970) 416-9045
LANDSCAPE ARCHITECT:	STACKLOT,, LLC 5639 S CURTICE STREET LITTLETON, CO 80120 ATTENTION: STEVE WEINS (303) 883-2735

AGENCY CONTACTS

WATER DISTRICT:

SEWER DISTRICT:

FIRE DISTRICT:

645 HOLBROOK STREET ERIE, CO 80516 303-926-2700 TOWN OF ERIE 645 HOLBROOK STREET ERIE, CO 80516 303-926-2700 MOUNTAIN VIEW FIRE RESCUE 3561 N STAGECOACH ROAD

TOWN OF ERIE

LONGMONT, CO 80504 ATTENTION: (303) 772-0710

SITE PLA	N APPROVAL CERTIFICATE	
THIS SITE PLAN HAS BEEN REVIEW WITH APPLIC	VED AND FOUND TO BE COM ABLE TOWN OF ERIE REGUL	
	Date	Public Hearing
Date	Date	T ublic Houring
described hereon in accordance with this Unified Development Code and Municipa	al Code.	planed with the rount of Elic
(owner signature)		(owner printed)
(owner signature) Acknowledged before me this o		(owner printed)
		(owner printed)
Acknowledged before me this c		(owner printed)
Acknowledged before me this o by as Witness my hand and official seal (seal)		(owner printed)
Acknowledged before me this o by as Witness my hand and official seal		(owner printed)





RACT (plat -	abel with the new parcel nomenclature from the ON MEADOWS FILING NO.14 MINOR ISION	CONTACT INFORMATION 88 INVERNESS CIRCLE EAST, SUITE B-101 ENGLEWOOD, CO 80112 (720) 206-6931	CPERDUE@STRATEGICSITEDESIGNS.COM CPERDUE@STRATEGICSITEDESIGNS.COM ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
	LEGEND	VERTICAL CURB EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR STRUCTURE	STRATEGIC	
EMERGENCY		LANDSCAPING CONCRETE	STATION #15 E	
VEHICLES ONLY MODIFIED R8-7 "EMERGENCY /EHICLES ONLY"	© • ©	BOLLARDS CLEANOUT CLEANOUT SIGNAGE	E - USI	
SIGN	¤ ₩ ₩ ₩ • • • • • • • • • • • • • • • •	WATER VALVE FIRE HYDRANT WATER METER SAND OIL INTERCEPTOR BACKFLOW PREVENTION ASSEMBLY TRANSFORMER GATE VALVE	ECIAL REVIEW	SITE PLAN
DO NOT ENTER" SIGN	<u>_</u> 	TEE SANITARY SEWER LINE WATER LINE EDGE OF ASPHALT ELEC LINE GAS LOT LINE	NTAIN VIE SP	
VAN ACCESSIBLE ACCESSIBLE STALL SIGNAGE		LIMITS OF CONSTRUCTION SECTION LINE UNDERGROUND STORM UNDERGROUND WATER UNDERGROUND ELECTRIC SANITARY SEWER	NOM	
R11-8	FO E E	UNDERGROUND GAS UNDERGROUND COMMUNICATION FOUND AS DESCRIBED WATER VALVE/COVER COMMUNICATION PEDESTAL COMMUNICATION VAULT ELECTRIC VAULT ELECTRIC PEDESTAL	REVISIONS Description	
TS50 EMERGENCY /EHICLE WARNING SIGNAGE	SS W MH o	SANITARY MANHOLE WATER MANHOLE MANHOLE (UNIDENTIFIED) BOLLARD TELEPHONE PEDESTAL LIGHT POLE	2	
AHEAD W11-2 & W16-9P			CHECKED	1 <i>S</i>
PEDESTRIAN AHEAD CROSSING			JOB NO. 2321 SCALE 1" =	DC



Please label with the new parcel nomenclature f plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

VERTICAL CURB

STRUCTURE

LANDSCAPING

CONCRETE

BOLLARDS

CLEANOUT

CLEANOUT

SIGNAGE

WATER VALVE

FIRE HYDRANT

WATER METER

TRANSFORMER

SANITARY SEWER LINE

LIMITS OF CONSTRUCTION

UNDERGROUND STORM

UNDERGROUND WATER

SANITARY SEWER

UNDERGROUND GAS

FOUND AS DESCRIBED

WATER VALVE/COVER

COMMUNICATION VAULT

ELECTRIC VAULT

ELECTRIC PEDESTAL

SANITARY MANHOLE

MANHOLE (UNIDENTIFIED)

TELEPHONE PEDESTAL

DRAINAGE ARROW

WATER MANHOLE

BOLLARD

LIGHT POLE

COMMUNICATION PEDESTAL

UNDERGROUND ELECTRIC

UNDERGROUND COMMUNICATION

GATE VALVE

WATER LINE

ELEC LINE

GAS

EDGE OF ASPHALT

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SAND OIL INTERCEPTOR

BACKFLOW PREVENTION ASSEMBLY

EXISTING MAJOR CONTOUR **EXISTING MINOR CONTOUR** PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR

rom the		CONTACT INFORMATION	88 INVERNESS CIRCLE EAST, SUITE B-101 ENGLEWOOD, CO 80112	STRATEGIC (720) 206-6931 SITE DESIGNS CPERDUE@STRATEGICSITEDESIGNS.COM	ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.			
	NTAIN WEW EIDE DESCHE STATION #1	MOUNTAIN VIEW FIRE RESCUE - STATION #13	SPECIAL REVIEW USE		EROSION AND SEDIMENT CONTROL PLAN		INITIAL & INTERIM	
	REVISIONS	Description						
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plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

Please label with the new parcel nomenclature from the

NESS CIRCLE CONT 88 INV ENGL (720) 5 #1 VIEW FIRE RESCUE - STATION SPECIAL REVIEW USE

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1" = 30'

JUN 28, 2024

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¥	FIRE HYDRANT
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T	TRANSFORMER
∞	GATE VALVE
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	EDGE OF ASPHALT
E -	ELEC LINE GAS
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	LIMITS OF CONSTRUCTION
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•	FOUND AS DESCRIBED
Y	WATER VALVE/COVER
WV	COMMUNICATION PEDESTAL
FO	
(FO)	
E	
E	ELECTRIC PEDESTAL
SS	SANITARY MANHOLE
W	WATER MANHOLE
(MH)	MANHOLE (UNIDENTIFIED)
	BOLLARD
0	TELEPHONE PEDESTAL



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

VERTICAL CURB

CONTACT INFORMATIO 88 INVERNESS CIRCLE E ENGLEWOOD, CO 80112 (720) 206-6931 CPERDUE@STRATEGIC! 5 #

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FO	COMMUNICATION PEDESTAL
(FO)	COMMUNICATION VAULT
E	ELECTRIC VAULT
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(SS)	SANITARY MANHOLE
, w :	WATER MANHOLE
(MH)	MANHOLE (UNIDENTIFIED)
٥	BOLLARD
	TELEPHONE PEDESTAL
107	LIGHT POLE







TRACT (plat -	label with the new parcel nomenclature from the ON MEADOWS FILING NO.14 MINOR /ISION	CONTACT INFORMATION 88 INVERNESS CIRCLE EAST, SUITE B-101 ENGLEWOOD, CO 80112	C (720) 206-6931 IS CPERDUE@STRATEGICSITEDESIGNS.COM ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
		 VERTICAL CURB EXISTING MAJOR CONTOUR PROPOSED MAJOR CONTOUR PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR STRUCTURE LANDSCAPING CONCRETE BOLLARDS CLEANOUT CLEANOUT SIGNAGE WATER VALVE FIRE HYDRANT WATER METER ADA RAMP SAND OIL INTERCEPTOR BACKFLOW PREVENTION ASSEMBLY TRANSFORMER GATE VALVE TEE SANITARY SEWER LINE WATER LINE EDGE OF ASPHALT ELEC LINE GAS LOT LINE LIMITS OF CONSTRUCTION SECTION LINE UNDERCEDUND STORM 	MOUNTAIN VIEW FIRE RESCUE - STATION #15 SPECIAL REVIEW USE	OFFSITE IMPROVEMENTS
AHEAD CROSSING		UNDERGROUND STORM UNDERGROUND WATER UNDERGROUND ELECTRIC SANITARY SEWER UNDERGROUND GAS UNDERGROUND COMMUNICATION FOUND AS DESCRIBED WATER VALVE/COVER COMMUNICATION PEDESTAL COMMUNICATION VAULT ELECTRIC VAULT ELECTRIC PEDESTAL SANITARY MANHOLE WATER MANHOLE MANHOLE (UNIDENTIFIED) BOLLARD TELEPHONE PEDESTAL LIGHT POLE	By Date Description	
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Feet

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DESIGNED

JOB NO.

SCALE

MDC

MDC

2321-001

1" = 10'

JUN 28, 2024



PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES SPECIAL REVIEW USE SITE PLAN SP2024-00004; SRU2024-00001 mmmm

LANDSCAPE NOTES:

- 1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- 4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- 6. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR HE DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- 8. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- 9. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- 10. COMMERCIAL GRADE TO INCH BY 4" POWDER COATED STEEL EDGING W/ ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- 12. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 13. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 14. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- 15. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- 16. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- 17. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- 18. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
- 19. INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- 20. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 21. PLANTS SHALL EXCEED THE MINIMUM SIZES PER "ASNS" STANDARDS AND NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS.
- 22. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
- 23. PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUNDCOVER BEDS, ANNUAL BEDS, AND TREE RINGS.
- 24. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- 25. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS APPROVED BY THE CITY OF GREELEY PLANNING DEPARTMENT SHALL BE
- 26. WHERE DISSIMILAR MATERIAL BUT ONE ANOTHER, STEEL EDGING SHALL BE USED TO SEPARATE THE MATERIALS.
- 27. ALL NATIVE SEED AREAS SHALL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF NATIVE TURF.
- 28. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE AND REPLACEMENT OF DEAD LANDSCAPE MATERIAL AFTER THE ONE YEAR WARRANTY PERIOD PROVIDED BY GENERAL CONTRACTOR HAS EXPIRED.

FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TRACT G

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE T	REES					
\frown	2	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B&B
$\langle \rangle$	7	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B&B
(+)	3	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B&B
	2	no	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL.	B&B
\checkmark	3	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B&B
ORNAME	INTAL T	TREES				
\square	2	ср	CHANTICLEER PEAR	PYRUS CALLERYANA	1 1/2" CAL.	B & B
9	1	SC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1 1/2" CAL.	B&B
EVERGR	EEN TF	REES				
	3	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B
	4	ар	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B
SHRUBS						
~ ~ ~	3	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.
0 0 0	12	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.
° ° 0	6	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.
Øo	13	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.
\$r U	13	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.
	5	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.
	4	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.
	11	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.
ORNAME	INTAL (GRASS	ES			
	9	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	1 GAL.	CONT.
* *	14	ma	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION

Image: Notice of Contract in the im	CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 ENGLEWOOD, CO 80112	SITE DESIGNS CPERDUE@STRATEGICSITEDESIGNS.COM ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.
Date		LANDSCAPE DETAILS
	REVISIONS	
DRAWN	By	





FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TR

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES SPECIAL REVIEW USE SITE PLAN SP2024-00004; SRU2024-00001

DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- DOMINANT LEADERS AND

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4"

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3

- PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

NOT TO SCALE

NOT TO SCALE



EVERGREEN TREE PLANTING 2



- SIDEWALK, FINISHED GI SPECIFIED S

SOD ADJACENT TO WALKS AND CURBS



- FULL DEPTH EDGE FOR S

SIDEWALK, - FINISHED G - SPECIFIED C SPECIFIED V HERBICIDE

FULL DEPTH PAVED EDG

MULCH ADJACENT TO WALKS AND CURBS



Please label with the new parcel nomenclature from the plat - FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVISION UT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- IT LEADERS AND INJURED OR DEAD BRANCHES FROM	CONTACT INFORMATION BUNVERNESS CIRCLE EAST, SUITE B-101 B8 INVERNESS CIRCLE EAST, SUITE B-101 CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION B8 INVERNESS CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION CIRCLE CONTACT INFORMATION CIRCLE CONTACT INFORMATION CIRCLE CIRCLE EAST, SUITE B-101 CIRCLE CONTACT INFORMATION CIRCLE
AITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. AVIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY ANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE EACH WIRE OT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO ER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF KET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE E OTHER THAN BASKET. AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE E OTHER THAN BASKET. ALCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE CT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE DEPTH. AND PLACE BACKFILL SOIL MIX AS PER TIONS. BALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT. 'ED SUBGRADE	EW FIRE RESCUE - STATION #15 PECIAL REVIEW USE ANDSCAPE NOTES
EES WITH BROKEN OR DAMAGED ROOTBALLS NOT TO SCALE TOP OF CURB, OR TOP OF SEAT WALL RADE OR TOP OF SOD LEVEL WITH PAVED EDGE SOD OR SEED OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED OD AND LEVEL FOR SEED	MOUNTAIN VIEW FIR SPECIAL LANDSC
TOP OF CURB, OR TOP OF SEAT WALL RADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE COBBLE WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT BELOW FABRIC I OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW E	REVISIONS Description
GOD OR SEED RADE OR TOP OF SOD LEVEL WITH TOP OF EDGER ER RADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER MULCH/COBBLE VEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT BELOW FABRIC	DRAWN SdW
NOT TO SCALE	CHECKED joh DESIGNED sdw JOB NO. 2321-001 SCALE 6/28/2024

STACK 5639 SOUTH CURTISE STREET LITTLETON, COLORADO B0120 303 808 4523 WWW,STACKLOT.COM



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**



LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW BEAM OF THAT THAT WILL NOT EXTEND BEYOND THE ILLUMINATED OBJECT.







PD, ENM, ANW

2321-001

1' = 20'

JUN 24, 2024

JOB NO.

SCALE

Avg	Max	Min	Avg/Min	Max/Min
0.53	22.6	0.0	N.A.	N.A.
0.09	0.5	0.0	N.A.	N.A.
5.64	7.7	2.8	2.01	2.75
1.67	5.0	0.2	8.35	25.00
0.92	2.5	0.3	3.07	8.33
3.16	4.2	1.0	3.16	4.20



```
STEP LIGHT
```





FLATIRON MEADOWS SUBDIVISION MASTER PLAT, TRACT G

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69WEST

OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SRU AREA - 1.56 ACRES - TOTAL AREA 1.56 ACRES

SPECIAL REVIEW USE SITE PLAN SP2024-00004; SRU2024-00001

mmm



Please label with the new parcel nomenclature from the plat -

FLATIRON MEADOWS FILING NO.14 MINOR **SUBDIVISION**

	SOURCE		SOURCE		MAX	LUMEN	FIXTURE	MOUNTING	INFORMATION	NOTES
	LAMP QTY	WATT	TYPE	CCT/CRI	WATTS	OUTPUT	FINISH	LOCATION	BOF/RFD/OFH	
	1	33	LED	3000K 70CRI	33	4666	BLACK	POLE	20'-0" BOF	,
	1	33	LED	3000K 70 CRI	33	4545	BLACK	POLE	20'-0" BOF	1
	1	11	LED	3000K 80 CRI	n	1205	BLACK	GROUND	42" OFH	
	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	
	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	_
1	1	13	LED	3000K 90 CRI	13	1005	BLACK	SURFACE POLE	15.75" OFH	1
	1	3	LED	3000K 80 CRI	3	87	BLACK	RECESSED WALL	2.125" RFD	
	1	11	LED	3000K 80 CRI	11	1376	BLACK	SURFACE WALL	12'-0" AFG	1
	1	16	LED	3000K 90 CRI	16	1244	BLACK	SURFACE WALL	12'-0" AFG	1
	1	12	LED	3000K 80 CRJ	12	1159	BLACK	SURFACE	27-0" AFG	1,2

			ST	SIT			
MOTINITAIN VIEW CIDE DECOLIE CTATION #16	-	SPECIAL REVIEW USE	221			PHOTOMETRIC SCHEDULES	
REVISIONS	Description						
	Date						
2	By		P				
DRA	WN		E	IM	1		i.
CHE	F	D,				VW	
	IGNED		K	MD)		
	F	D,	E٨	IM,	4	VW	
JOB	NO.	2	321	-0	01		
1000							
SCAL	E	1		20	<i>D'</i>		

JUN 24, 2024

CIRCLE CIRCLE CO 8011

rACT INFO IVERNESS LEWOOD, (206-6931

ENGL (720) CPER











1 OVERALL FLOOR PLAN 1" = 10'-0"

FLATIRON MEADOWS FILING NO.14 MINOR SUBDIVIS

	_
	IN THE SIX
DUDDOSE STATEMENT.	
PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO REDEFINE THE PARCEL OF LAND BEING ENTIRELY TRACT G OF THE FLATIRON MEADOWS MASTER PLAT, AS RECORDED AT RECEPTION NO. 2988916, TO FLATIRON	
MEADOWS FILING NO. 14, LOT 1, BLOCK 1.	
DEDICATED AND OWNERSHIP STATEMENT: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:	
TRACT G OF THE RECORDED PLAT, FLATIRON MEADOWS MASTER PLAT, RECORDED AT RECEPTION NO.	
2988916, IN THE OFFICE OF CLERK AND RECORDER OF BOULDER COUNTY AND AND ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.	
SAID PARCEL CONTAINS 67,863.75 SQUARE FEET OR 1.56 ACRES MORE OR LESS.	
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS,	
TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLATIRON MEADOWS SUBDIVISION. THE PEDESTRIAN AND MAINTENANCE EASEMENT SHOWN HEREON IS DEDICATED TO THE TOWN OF ERIE AND PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.	
OWNER: MOUNTAIN VIEW FIRE RESCUE DISTRICT, A TITLE 32 SPECIAL DISTRICT	
BY: (DAVID BEEBE) (DATE)	
TITLE: FIRE CHIEF	
STATE OF COLORADO)) SS. COUNTY OF)	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY	
AS WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	
I don't think we need this block - typically this is for dedications to a private entity (a REMOVED	
Metro district or HOA). A dedication/acceptance for the town	
ACCEPTANCE CERTIFICATE:	
THE DEDICATED PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE THE TOWN OF ERIE.	
TOWN OF ERIE	
BY:	
TITLE: PLANNING AND DEVELOPMENT DIRECTOR	
STATE OF COLORADO)) SS.	
COUNTY OF BOULDER) ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY	
ACKNOWLEDGED BEFORE ME THIS DAT OF, 20 BT	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	

FLATIRON MEADOWS MASTER PLAT, TRACT G

TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

1.56 ACRES - LOT 1, BLOCK 1 CASE NUMBER INSERTED SUB2024-00003 uuut



VICINITY MAP SCALE: 1" = 2000'

REVISED

TOWN COUNCIL

LAND SUMMARY CHART					
TYPE	AREA (ACRES)	% OF TOTAL AREA			
LOT 1 - PUBLIC SAFETY SERVICES	1.56	100%			
TRACTS	0.00	0%			
PUBLIC ROWS	0.00	0%			

PLAT NOTES

- 1. BASIS OF BEARING: THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST 1/4 CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'
- 2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BENCHMARK

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST ¼ CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'

TILE VERIFICATION CERTIFICATE: We stewart tille company, do hereby certify that we have examined the tille of all hand platted hereon and that tille to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows:	GEOVISTA SURVEY AND MAPPING	GeoVista Survey and Mapping 88 Inverness Cir East, Suite 101 Englewood, Colorado 80112
STEWART TITLE COMPANY BY:	FLATIRON MEADOWS FILING NO. 14 MINOR SUBDIVISION	COVER SHEET
MAYOR TOWN COUNCIL ATTEST REVISED		
TOWN CLERK PLANNING & DEVELOPMENT APPROVAL CERTIFICATE: THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS DAY OF, 20 PLANNING & DEVELOPMENT DIRECTOR	REVISIONS Description Submittal #1	
CLERK & RECORDER CERTIFICATE: STATE OF COLORADO)) SS. COUNTY OF BOULDER) I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF,20AD. AND WAS RECORDED AT RECEPTION NUMBER	CHECKED	MS 1K
COUNTY CLERK AND RECORDER.	DESIGNED JOB NO. SCALE DATE	ак 2 <i>—001</i> А. <i>9, 2024</i> Sheets





E EASEMENT LINE TABLE
DIRECTION
N88° 49' 49.32"E
S58° 55' 53.47"W
N0° 07' 08.44"E
N58° 58' 16.12"E



THE PRO ECT BENCHMARK IS THE CENTER CORNER OF SECTION 23, LOCATED IN THE CENTER OF ERIE PARKWAY AND MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024). ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND ESTABLISHED USING THE RTK NETWORK. THE ELEVATION IS 5146.36 US SURVEY FT.

 $\mathbf{\cap}$



3	E EASEMENT LINE TABLE					
	DIRECTION					
	N88° 49' 49.32"E					
	\$58° 55' 53.47"W					
	N0° 07' 08.44"E					
	N58° 58' 16.12"E					





Memo

To:Harry BrennanFrom:Misty Hall, Stormwater CoordinatorDate:September 18, 2024Subject:MVFR – Station 15 Fire Station – Stormwater Comments

General Comments:

1. During construction, the site will need to apply for a Town of Erie Stormwater Quality Permit.

Civil Construction Drawings:

1. Erosion Control Plans are required to be phased.

Phase III Drainage Report:

1. Include the Post construction Design Standards form as an Appendix.

Mestern Midstream

WesternMidstream.com

November 25, 2024

VIA E-MAIL

Town of Erie Planning Division Harry Brennan 645 Holbrook St. PO BOX 750 Erie, CO 80516 hbrennan@erieco.gov

NOTICE OF RIGHT-OF-WAY GRANTS OWNED BY WES DJ GATHERING LLC AND ASSOCIATED SAFETY REQUIREMENTS:

Re: Mountain View Fire Rescue Station 15 Mountain View Fire Rescue District – Property Owner <u>Township 1 North, Range 69 West, 6th P.M.</u> Section 23: N2 Boulder County, Colorado

Town of Erie Planning Division:

This letter is being sent by WES DJ Gathering LLC ("WES") to inform you WES is the owner of valid easements and pipelines located in of Section 23, Township 1 North, Range 69 West for which the Town of Erie ("Town") is reviewing the Mountain View Fire Rescue Station 15. WES is submitting this comment timely, in accordance with the Town's procedural requirements.

The following are comments pertinent to this Notice:

1. WES is the owner of a valid Right-of-Way Grant that was executed on December 23rd, 2009 and recorded on April 9th, 2010 with the Boulder County Clerk and Recorder at reception number 03068423.

The applicant MUST review the above grants and cannot encroach on WES's pipelines. The applicant will need to conform to all terms of the Right-of-Way Grants identified above and adhere to WES safety requirements:

- Any utility crossing (phone, water, sewer, fiber optic cables, etc) require a minimum of 2' of vertical separation and should cross as close to 90° as possible.
 - Utilities paralleling a WES pipeline will need to maintain at least 10' of horizontal separation.
 - For any work taking place within 10 feet, WES lines must be verified by hydrovacing with a WES standby present for both location and depth of pipeline.
- Grade cannot be reduced over the top of a WES Pipeline without prior written consent to ensure applicable federal pipeline safety regulations are not violated.
- Should crossing be required with heavy equipment, the make/model/max loaded weight of construction vehicles must be provided to WES at least 1 month in advance of dirt work for review and written approval.
- A standby will be required for any digging within 10' of a WES pipeline.
- Colorado 811 Laws must be adhered to.

Provided that the requirements above are met, WES does not object to the proposed Mountain View Fire Rescue Station 15. Additionally, WES reserves the right to stop work for any encroachment related to the proposed development if the above safety precautions are not met.

Please contact me at 970-598-4246 if you have any questions or comments about this matter.

Sincerely, WES DJ GATHERING LLC

Clay Young Senior Landman

cc: Sherry Bursey, Senior Counsel Jayson L. VanShura Paul Gerrish Kelly Reyos



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303.571.3284 donna.l.george@xcelenergy.com

September 3, 2024

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

Attn: Harry Brennan

Re: Mountain View Fire Rescue Station #15, Meadow Sweet Lane Case #s SUB2024-00003, SP2024-00004, SRU2024-00001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the special use review, site plan and subdivision plat for **Mountain View Fire Rescue Station #15**. Please be aware PSCo owns and operates existing natural gas distribution facilities along the south property line, and underground electric distribution facilities along the north property line for streetlighting.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via <u>xcelenergy.com/InstallAndConnect</u>. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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

Mestern Midstream

WesternMidstream.com

August 19, 2024

VIA E-MAIL

Town of Erie Planning Division Harry Brennan 645 Holbrook St. PO BOX 750 Erie, CO 80516 hbrennan@erieco.gov

NOTICE OF RIGHT-OF-WAY GRANTS OWNED BY WES DJ GATHERING LLC AND ASSOCIATED SAFETY REQUIREMENTS:

Re: Mountain View Fire Rescue Station 15 Mountain View Fire Rescue District – Property Owner <u>Township 1 North, Range 69 West, 6th P.M.</u> Section 23: N2 Boulder County, Colorado

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Sincerely, WES DJ GATHERING LLC

Clay Young Senior Landman

cc: Sherry Bursey, Senior Counsel Jayson L. VanShura Paul Gerrish Kelly Reyos



Bouider County Clerk, CO

03068423 Page: 1 of 5 DF: \$0.00

RIGHT-OF-WAY GRANT

THIS RIGHT-OF-WAY GRANT ("Grant) is made this 23 day of December, 2009, from MOUNTAIN VIEW FIRE PROTECTION DISTRICT, a Title 32 special district, whose address is 9119 East County Line Road, Longmont, Colorado 80504, ("Grantor"), to KERR-McGEE GATHERING LLC, a Colorado limited liability company, whose address is 1099 18" Street, Denver, Colorado 80202 ("Grantee"). The parties agree as follows:

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged. Grantor hereby grants, conveys and warrants unto Grantee, its successors and assigns, perpetual right-of-ways and non-exclusive easements to survey, construct, maintain, inspect, operate, repair, replace, modify, change the size of, reconstruct, mark, monitor, abandon or remove, at Grantee's election, pipelines and all appurtenances, below and/or above ground, including but not limited to launchers and receivers, convenient for the transportation or transmission of oil, gas, petroleum products, water, hydrocarbons and any other substances, whether fluid, solid or gaseous, and any products, derivatives, combinations or mixtures of any of the foregoing, in, on, over, under, or through the lands situated in Boulder County, State of Colorado, being described as follows:

TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PM

Section 23: All that part of the S/2

Also described as Tract G, Flatirons Meadows Subdivision – Master Plat, County of Boulder, State of Colorado.

The specific route and course of the right-of-ways and easements conveyed hereby ("Right-of-Way Lands") is more particularly described on Exhibit "A" attached hereto and made a part hereof.

Grantor represents and warrants to Grantee that Grantor is the sole owner in fee simple of the Rightof-Way Lands and has full right, power and authority to make this Grant.

Grantee shall lay all pipe at a depth of not less than 48 inches. Grantee shall repair and/or restore any fence on or adjacent to the Right-of-Way Lands removed or severed by Grantee in the course of the operations provided for in this Grant. If necessary to prevent the escape of Grantor's livestock, Grantee shall construct temporary gates or fences.

Grantee shall have all rights, privileges and benefits necessary or convenient for the full use and enjoyment of this Grant, including but not limited to, the right of ingress and egress over and across Grantor's lands lying adjacent to the Right-of-Way Lands for any and all purposes necessary and incidental to exercising Grantee's rights hereunder. Grantor agrees not to build, create, construct or permit to be built, created or constructed, any obstruction, building, reservoir, engineering works or other structures or improvements over, under, on or across the Right-of-Way Lands, except as provided herein, without prior written consent of Grantee, which consent shall not be unreasonably withheld. Other utilities may be placed in the Right-of-Way Lands parallel to Grantee's pipeline so long as the horizontal separation from the centerline of Grantee's spipeline is at least 10 feet (10'). Grantor retains the right to landscape over the Right-of-Way Lands with grass, shallow root shrubs and gravel paths. Grantor shall have the right to cross the Right-of-Way Lands, utilities and fences placed at substantially right angles.

Grantee shall be obligated to pay for, repair, replace or otherwise compensate Grantor for any damages resulting from Grantee's activities and operations on the Right-of-Way Lands; and, Grantor shall pay for, reimburse, indemnify and hold Grantee harmless from any and all claims or damages resulting from Grantor's activities on the Right-of-Way Lands. Grantor shall have the right to use and enjoy the Right-of-Way Lands, subject to the rights herein granted. This Grant cannot be modified, except in writing signed by all parties hereto.

The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Grant are a covenant running with the land and shall extend to and be binding upon the successors, and assigns of Grantor and Grantee.

Grantee agrees to level and restore any lands that may have excessive settling and sufficiently compact the soil within a reasonable period of time after completion of construction.

This Grant may be executed in counterparts each of which shall be considered one and the same agreement. IN WITNESS WHEREOF, the parties have executed this Grant as of the date first above written.

Grantor: Mountain View Fire Protection District

Grantee: Kerr-McGee Gathering LLC By its Manager, Kerr-McGee Oil & Gas Onshore LP

By Ron Olsen

STATE OF COLORADO

)55

COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this <u>send</u> day of December, 2009 by <u>March Cauley</u> as <u>fire Chree</u> on behalf of Mountain View Fire Protection District.

Witness my hand and official Seal.

Notary Public: My Commission Expires:

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day of April 2009, by Ron Olsen, as Agent and Attorney-in-Fact of Kerr-McGee Oil & Gas Onshore LP, in its capacity as Manager of Kerr-McGee Gathering LLC, a Colorado limited liability company, on behalf of such company.

Witness my hand and official Seal.



SS.

My Commission Expires 03/11/2012

Notary Public: My Commission Expires:

IN WITNESS WHEREOF, the parties have executed this Grant as of the date first above written.

Grantor: Mountain View Fire Protection District

Grantee: Kerr-McGee Gathering LLC By its Manager, Kerr-McGee Oil & Gas Onshore LP

7 By: Ron Olsen

STATE OF COLORADO

Laully

Nitness my hand and official Seal.

COUNTY OF WELD

District.

)ss

The foregoing instrument was acknowledged before me this

as fir

hiet

Notary Public: My Commission Expires:

day of December, 2009 by

on behalf of Mountain View Fire Protection

235

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day of April , 2009, by Ron Olsen, as Agent and Attorney-in-Fact of Kerr-McGee Oil & Gas Onshore LP, in its capacity as Manager of Kerr-McGee Gathering LLC, a Colorado limited liability company, on behalf of such company.

Witness my hand and official Seal.

Notary Public: 7010 My Commission Expires:

My Commission Expires 03/11/2012

SS.

EXHIBIT "A" RIGHT OF WAY LANDS

DESCRIPTION:

RIGHT OF WAY LANDS SUBSEQUENT TO CONSTRUCTION

A strip 10 feet wide in TRACT G of FLATIRON MEADOWS SUBDIVISION-MASTER PLAT recorded March 31, 2009 at Reception No. 2988916 of the Boulder County records being part of the southeast one-quarter of Section 23, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado. The strip shall lie 5 feet on each side of the following described centerline:

A line monumented by 1-1/2 inch aluminum caps stamped PLS 26953 at the northwest corner of TRACT H and at a northeasterly corner of TRACT 1 of said FLATIRON MEADOWS SUBDIVISION-MASTER PLAT bears N 88°23'44" E a distance of 3050.58 feet with all bearings contained herein relative thereto.

BEGINNING at a point on the west line of said TRACT G from which northeasterly corner of said TRACT I, a 1-1/2 inch aluminum cap stamped PLS 26953, bears bears N 84°11'13" W a distance of 348.62 feet

Thence N 88°23'44" E along a line 5.00 feet south of, distant to and parallel with the north line of said TRACT G a distance of 252.60 feet to the east line of said TRACT E and the POINT OF TERMINUS.

The sidelines of said strip being extended or shortened as necessary to begin at the west line of said TRACT G and terminate at the east line of said TRACT G.

The strip contains an area of 0.058 acres more or less.



Prepared by: Paul A: Valdez PLS 37068 For and on behalf of Left Hand Corner, Inc. 1009 Shoshone Trail Lafayette, CO 80026



	Land > Lea	ase > Lease
	.595936	Sender Name: Analicia Maldonado Date Created: 06/07/2011 Barcode Expires: 07/07/2011 Department: Land Record Security: Non-Privileged COLOR DOCUMENT
Attribute	.595950	Value
Description		DW GRANT - MOUNTAIN VIEW FIRE PROTECTION DISTRICT TO KE CGEE GATHERING - T1N, R69W SEC.23:S2
Document Date		12/23/2009
Lease Document Type		Surface/Easement/ROW
New Lease Packet		No
New Well Handoff		No
Lease Number Suffix		CO-S00016099
File Key		2010710
Group Code		LSE
Lease End Date		12/31/2099
Lessor Name	мс	DUNTAIN VIEW FIRE PROTECTION DISTRICT
Prospect Name	WATTENBERG	GATHERING MIDSTREAM SURFACE (KMGG)/A-42101067
State County		COLORADO:BOULDER(013)



Page 1 of 1

Create another submittal sheet:

JUN 0 9 2011

New | Based On This One

APC

	IN THE
PURPOSE STATEMENT:	
THE PURPOSE OF THIS PLAT IS TO REDEFINE THE PARCEL OF LAND BEING ENTIRELY TRACT G OF THE FLATIRON MEADOWS MASTER PLAT, AS RECORDED AT RECEPTION NO. 2988916, TO FLATIRON MEADOWS FILING NO. 14, LOT 1, BLOCK 1.	
DEDICATED AND OWNERSHIP STATEMENT: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN	
THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:	
TRACT G OF THE RECORDED PLAT, FLATIRON MEADOWS MASTER PLAT, RECORDED AT RECEPTION NO. 2988916, IN THE OFFICE OF CLERK AND RECORDER OF BOULDER COUNTY AND AND ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.	
SAID PARCEL CONTAINS 67,863.75 SQUARE FEET OR 1.56 ACRES MORE OR LESS.	
add recording date	
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLATIRON MEADOWS SUBDIVISION. THE PEDESTRIAN AND MAINTENANCE EASEMENT SHOWN HEREON IS DEDICATED TO THE TOWN OF ERIE AND PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.	
OWNER: MOUNTAIN VIEW FIRE RESCUE DISTRICT, A TITLE 32 SPECIAL DISTRICT	
BY: (DAVID BEEBE) (DATE)	
TITLE: FIRE CHIEF	
STATE OF COLORADO)) SS. COUNTY OF)	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY, 20 BY	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC MY COMMISSION EXPIRES:	
ACCEPTANCE CERTIFICATE:	
THE DEDICATED PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT IS HEREBY ACCEPTED FOR	
OWNERSHIP AND MAINTENANCE BY THE THE TOWN OF ERIE . TOWN OF ERIE	
BY:	
TITLE: PLANNING AND DEVELOPMENT DIRECTOR	
STATE OF COLORADO)	
) SS. COUNTY OF BOULDER)	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	



VICINITY MAP SCALE: 1" = 2000'

LAND SUMMARY CHART					
TYPE	AREA (ACRES)	% OF TOTAL AREA			
LOT 1 - PUBLIC SAFETY SERVICES	1.56	100%			
TRACTS	0.00	0%			
PUBLIC ROWS	0.00	0%			

PLAT NOTES

- 1. BASIS OF BEARING: THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST 1/4 CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'
- 2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BENCHMARK

BEARINGS SHOWN HEREIN ARE BASED UPON THE EAST/WEST MID-SECTION LINE OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, MONUMENTED AT THE CENTER CORNER OF SAID SECTION 23 BY A FOUND 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024) AND MONUMENTED AT THE EAST 1/4 CORNER WITH A FOUND 3.5" ALUMINUM CAP STAMPED "INTEGRAL" LS37885 (2009), BASED ON COLORADO STATE PLANE '83 NORTH ZONE, BEING MEASURED TO BEAR NORTH 88°27'32" EAST FOR A DISTANCE OF 2620.67'

VERIFICATION	CERTIFICATE:

WE <u>STEWART TITLE COMPANY</u>, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF

GEOVISTA SURVEY AND MAPPING

Mapping Suite 10 o 80112

у апо East,

ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:				
BY:				
(DATE)				
ATTEST: (IF CORPORATION) SECRETARY/TREASURER				
STATE OF COLORADO)				
) SS. COUNTY OF)		4		
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 BY				
WITNESS MY HAND AND OFFICIAL SEAL		S S		
NOTARY PUBLIC	<u> </u>			
MY COMMISSION EXPIRES:				F
SURVEYOR'S CERTIFICATE:				HEE
I, ANTHONY L. KNIEVEL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF THE SURVEY MADE ON MARCH 4 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOW OF ERIE UNIFIED DEVELOPMENT CODE.			OR SUBL	OVER SI
I ATTEST THE ABOVE ON THIS DAY OF,20		2 : Z :	MINO	0
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38157			Σ	
SSONALLANS				
THIS PLAT IS TO BE KNOWN AS <u>FLATIRON MEADOWS FILING NO. 14</u> IS APPROVED AND ACCEPTED BY RESOLUTION NO, PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THEDAY OF20				
MAYOR				
ATTEST				
TOWN CLERK				
PLANNING & DEVELOPMENT APPROVAL CERTIFICATE: THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THISDAY OF, 20 PLANNING & DEVELOPMENT DIRECTOR	REVISIONS	Description	Submittal #1	
CLERK & RECORDER CERTIFICATE:	_			
STATE OF COLORADO)) SS. COUNTY OF BOULDER)		Date	08/24	
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THISDAY			BMS 07/08/	
OF,20AD. AND WAS RECORDED AT RECEPTION NUMBER	DR	AWN		
	СН	ECKED	Bl	IS
COUNTY CLERK AND RECORDER.		SIGNED	A	K
	JOE	3 NO.		
			<i>2321</i> N.	- <i>001</i>
	DAT	Ē		
		J	ULY.	9, 2024

INDEX OF PLAN SHEETS

COVER SHEET

2 SUBDIVISION PLAT

1

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THE PRO ECT BENCHMARK IS THE CENTER CORNER OF SECTION 23, LOCATED IN THE CENTER OF ERIE PARKWAY AND MONUMENTED BY A 2.5" ALUMINUM CAP, STAMPED "LS96512" (2024). ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND ESTABLISHED USING THE RTK NETWORK. THE ELEVATION IS 5146.36 US SURVEY FT.

 $\mathbf{\cap}$

MEMORANDUM

То:	Doug Trettin, Planning Technician – Town of Erie
From:	Bill Cowern, Senior Associate – Fox Tuttle Transportation Group
Date:	September 9, 2024
Project:	Mountain View Fire Rescue – Station 15
Subject:	Review of Traffic Impact Letter by Strategic Site Designs, dated June 27th, 2024

In response to the Town of Erie staff's request to review the above referenced Traffic Letter, I offer the following comments:

- o The purpose of this Traffic Impact Letter is to address the site generated traffic impacts for the proposed fire station to be constructed on Tract G of the Flatiron Meadows Subdivision. The letter notes that the trip generation of the site is minimal (approximately 5 trips per peak hour) and should not trigger a more formal traffic impact study. I concur with this evaluation and conclusion.
- It should be noted that the letter states that non-emergency access to the fire station will occur on Meadow Sweet Drive, but the correct statement would be "Meadow Sweet Lane".
- The Traffic Impact Letter also notes that prior studies have recommended that a westbound deceleration lane be constructed at the intersection of Erie Parkway and Meadow View Parkway and that this left turn lane should provide 350 feet of queue. The left turn lane has been constructed and is currently in place, but it only provides 150 feet of queue. The letter does not address when the left turn lane will be extended and whose responsibility it is for that to occur. It is reasonable to assume that it is not triggered by the construction of the Fire Station, but reference to the need for this change and no discussion about how or when it will occur is questionable.

The greater transportation operations and safety concern is that the fire station sites emergency access point directly onto Erie Parkway is handled in a safe and appropriate fashion. The remainder of my comments will focus on this topic.

- The Traffic Impact Letter does not have any graphics which would show where access points are anticipated to occur on the site. This makes it difficult to understand and comment upon the approach to providing a safe and appropriate emergency access point out onto Erie Parkway. Such a site graphic should be provided which shows where the emergency access point will occur and how it will impact the geometry of Erie Parkway.
- The Traffic Impact Letter notes that the existing pedestrian crossing treatment (on the west leg of the Erie Parkway and Meadow View Parkway intersection) should be relocated to the east leg (to move it away from the site's emergency exit west of the intersection). It also notes that the traffic control should change from an RRFB to a Hawk Hybrid Beacon. An evaluation should occur and be documented by a professional engineer which studies and determines the correct location and

FOX TUTTLE

traffic control for this crossing treatment. The Town of Erie has "Pedestrian Crossing Treatment Guidelines" and these should be considered in this evaluation.

• The Traffic Impact Letter notes that additional warning signage will also be required on Erie Parkway to address emergency response vehicles entering Erie Parkway, and states that "at a minimum" the installation of Emergency Vehicle Warning Systems are recommended. I concur that traffic control is needed to ensure safe and appropriate entrance onto Erie Parkway however, it is not clear whether this treatment should be Emergency Vehicle Warning System flashing beacons or whether it should be more a more robust treatment such as an Emergency Access Traffic Signal or hybrid beacon. The Manual on Uniform Traffic Control Devices (MUTCD) provides guidance on when an emergency signal or hybrid beacon would be appropriate, and a professional engineer should make an assessment on what the appropriate traffic control for this access point should be.

Images of the warning beacons and traffic hybrid beacons are provided below.



I hope that these review comments are helpful. Please let me know if you have any questions or require any additional information.

Bill Cowern, P.E., Senior Associate

Fox Tuttle Transportation Group 1580 Logan Street, 6th Floor Denver, CO 80203 (o) 303-652-3571 | (c) 303-408-6492

bill.cowern@foxtuttle.com



September 9, 2024



Town of Erie, Engineering Division PO Box 750 645 Holbrook Street Erie, Colorado 80516

RE: 1st Referral Review – Mountain View Fire Rescue Station #15 – SUB2024-00003, SP2024-0004, SRU2024-0001

Dear Engineering Division:

Merrick has completed a utility review for the first referral of the Mountain View Fire Rescue Station #15, Meadow Sweet Ln., received August 15, 2024. The submittal included Civil Construction Plans and Site Plans both dated July 12, 2024, prepared by Strategic Site Designs. The following is a summary of our comments. Please refer to the attachment for further clarity of the review comments and mark-ups on submittal documents.

General Comments

1. Per Town standards for Site Plan and Minor Subdivision submittals, provide a Final Utility Report that, among other information, details the water demands and wastewater loadings for the site and the layout of the utilities. This should include flow and pipe sizing calculations. The utility design cannot be approved until a utility report is submitted and reviewed.

Master Plan Compliance

- Sanitary Sewer Master Plan The site falls within the Orchard Glen Sanitary Sewer Basin. Although a utility
 report with flow calculations was not included in the submittal, from the drawings provided, it appears that
 the proposed connections comply with the Town's Wastewater Master Plan and does not trigger any capital
 improvement projects for the Town.
- 2. **Potable Water Master Plan** The site falls within potable water pressure Zone 3. The proposed connection complies with the Town's master plan and does not trigger any capital improvement projects.
- 3. Non-Potable Master Plan It does not appear that non-potable water is planned to be used on site. If this is not the case, provide flow and pipe sizing calculations and layout for a non-potable water system.

Potable Water System Construction Plans (Sheet C6.00 – Overall Utility Plan)

- 1. The scale bar does not appear to equate to the scale of the Utility Plan when comparing called out measurements. Verify the scale of the view and the scale bar match.
- 2. There are several symbols in the legend that do not correlate to what is shown on the plan. Revise so that the proposed utilities are correctly shown in the legend.
- 3. The fire hydrant is located within a couple feet of the access drive curve. Because large fire trucks will be using this access drive, it is recommended to move the hydrant (and water service meter) further east to limit the risk of collision.






Sanitary Sewer System Construction Plans (Sheet C6.01 – Sanitary Sewer Plan and Profile)

- 1. Provide invert information on the profile for the existing manhole.
- 2. Provide stationing on the profile for the manholes, both existing and proposed.
- 3. The invert "in" and "out" are reversed on the sewer profile. Revise to reflect the correct direction of gravity flow of the sewer extension.
- 4. Verify that the proposed sanitary sewer service is a minimum of eighteen inches, clear, below the existing water main.

Sincerely, Merrick & Company

Clare Strunge. Clare Steninger, PE

Attachment: Utility Construction Plan Mark-Ups



4 Civl Construction Drawings MVFR Station 15 Flatiron Meadows -Markup.pdf Markup Summary





Subject: Markup/Add Page Label: 10 Author: clare.steninger Date: 9/9/2024 12:31:22 PM Status: Color: Layer: MarkUp Space:

Revise to "Inv Out"

Subject: Callout Page Label: 10 Author: clare.steninger Date: 9/6/2024 3:41:03 PM Status: Color: Layer: Space: _____

Revise to "Inv Out"

EX SSMH 4' DIA MANHOLE RIM:5168.10 INV OUT:5158.10 10" PVC evise to "Inv In". rovide existing invert out

Subject: Callout Page Label: 10 Author: clare.steninger Date: 9/9/2024 12:31:13 PM Status: Color: Layer: Space:

Revise to "Inv In". Provide existing invert out



Subject: Callout Page Label: 10 Author: clare.steninger Date: 9/9/2024 12:36:21 PM Status: Color: Layer: Space:

Verify sewer service is 18-in, clear, below water main.

.....

September 10, 2024



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

RE: Mountain View Fire Rescue Station #15 Drainage Review

Dear Engineering Division:

We have reviewed the Mountain View Fire Rescue Station #15, Meadow Sweet Lane submittal received on August 15, 2024. The submittal included Civil Construction Drawings prepared dated June 29, 2024 and a Phase III Drainage Report and Site Plans dated June 28, 2024 by Strategic Site Designs. We have the following drainage review comments to offer:

Drainage Report

- 1. Revise the Engineer's certification statement to match the statement in the Town of Erie Standards and Specifications (TESS) Section 162.02.04 and reference the correct drainage report phase and title in certification. Also provide the Town Acceptance statement on this page.
- 2. At the end of Section 4.2, a statement is made that proposed flows are similar to existing condition flows and that inlets have excess capacity for the proposed condition. See Comments 5 and 6 about correcting the existing condition flows which may result in proposed flows that are not negligibly higher than existing flows. Since changes to the drainage plan were made between design and construction, the Inlet Design Information from the 2012 study that was provided in Appendix C only includes the capacity at Design Point 5 that is comparative. Due to the design changes, the comparison of existing flows to proposed flows is not sufficient to determine if the existing storm sewer systems have adequate capacity to intercept the increased flow from the fire station site. Therefore, inlet and street capacity calculations must be provided and must show sufficient capacity for the proposed design for all inlets where flow from the fire rescue station will be intercepted.
- 3. Provide highlighted excerpts from the relevant drainage report that shows that the regional detention pond has capacity for the project site.
- 4. On page 9, update the Included Material for Appendix C to reflect the information provided and include the FIRM as indicated for the project site.
- 5. Percent Imperviousness Calculations comments:
 - a. Update table 800-3 to reflect impervious values provided in the TESS or provide highlighted excerpt from the 2012 Phase III Drainage Report that shows this table was used. Also, delete the reference to Liberty Ranch in Mead, CO at the top of the page.
 - b. DR-01 Flatiron Meadows Drainage Map "Expanded" comments:
 - i. Clarify if the northwestern corner of the fire station site is included in Basin E1 or Basin E3. Fix the blue basin boundary to show this correctly.







hello@merrick.com www.merrick.com

- ii. On the map, labels for Basins A1, A2, and A3 are shown, but the basin boundaries are not shown. Either delete the labels or show these boundaries in a different color. If these are shown, include in the legend.
- iii. Correct the Proposed Drainage Divide label in the legend .
- iv. Fix the Basin P1 label, area, and flows.
- v. Southwest of the fire station site, there is an existing undeveloped area along Meadow Sweet Lane. The existing contours indicate that this area drains to Meadow Sweet Lane. Adjust the Basin E2/P2 boundary to include this area. Also, confirm if this area will be developed in the future or not and adjust the runoff calculations as needed.
- c. For Basin E1, use of the Public category at 50% imperviousness is not clear. It appears the Public area should be analyzed as Open Space at 2% imperviousness. Clarify and revise as needed.
- d. In general, it appears that the imperviousness calculations have several errors that must be corrected, including:
 - i. The percent imperviousness for all basins appears to be incorrectly calculated. For example, Basins A2, E2, and P2 should be about 61%, 62%, and 69%, respectively, based on the areas for each category.
 - ii. Imperviousness should not decrease from existing to proposed condition for any of the basins.
 - iii. The open space area should not increase from Basin E1 to Basin P1.
 - iv. The area of residential development should not change between existing and proposed conditions.
 - v. The total area input for Basins P1 and P2 appears to be incorrect. Revise as needed.
- 6. For the Rational Method calculations, the overland flow lengths for Basins A1 and A3 are excessively long (i.e., over 100 feet), but should only be about 20 to 25 feet before runoff is concentrated in a swale or gutter. The Basin P1 length should also be adjusted.
- 7. DR-01 Proposed Drainage Map comments:
 - a. Flows provided on the basin labels do not match the rational method calculations. Revise to match.
 - b. In the southwest corner, revise the flow path follow the proposed grading contours.
 - c. Proposed grading shown creates a localized low point at elevation 5169 in the sidewalk on the east side of the site along Meadow View Parkway. Revise to provide positive drainage and prevent nuisance ponding in the sidewalk, such as a swale along the sidewalk to daylight to the south or raising a portion of the sidewalk.
- 8. Provide swale capacity calculations.
- 9. Per Town criteria (Section 100, pages 100-100-17, 100-100-40, and 100-100-43), provide the completed Project Stormwater Quality Design Standards Form for this project. We understand that the existing regional detention pond is intended to provide water quality treatment for the project site, but these forms must be completed to document this.



Construction Plans

- 10. On Sheet C1.00, the Landscape plans indicated in the Sheet Index are not included. Include in set of plans or update Sheet Index.
- 11. Sheet C5.00 comments:
 - a. Fix proposed grading contours along south edge of site to tie into existing contours.
 - b. Northeast of the building, label the proposed contour northeast of the driveway that is adjacent to the highpoint.
- 12. Provide a typical detail for each swale.
- 13. Both swales direct runoff across existing sidewalks. Provide sidewalk chases at all locations where concentrated runoff will cross sidewalks.

Site Plans

- 14. Sheet 1 Cover Sheet comments:
 - a. The total hardscape area on the Site Plan Cover Sheet does not match the area based on the percent imperviousness in the drainage report text and calculations. Revise to match.
 - b. In the Site Data Summary Chart, the land cover areas do not match the total gross site area. Since the gross site area matches the area in the drainage report and appears to be correct, revise the land cover areas to equal the gross site area.
- 15. On Sheet 8 Landscape Plan, A common hackberry tree is located within the proposed swale in the southwest corner of site which is not allowed. Revise location of tree.

Please let us know if you have any questions.

Sincerely, Merrick & Company

earem, E

Jeanne M. Boyle, PE, CFM

Kathin E. Knight

Katherine E. Knight, CFM



From:	LuAnn Penfold <ipenfold@mvfpd.org></ipenfold@mvfpd.org>
Sent:	Thursday, August 22, 2024 8:59 AM
То:	Development Referral
Subject:	SUB2024-00003, SP2024-00004, SRU2024-00001
Follow Up Flag:	Follow up
Flag Status:	Flagged

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have reviewed the submitted materials and have no objections to the construction of the fire station at Erie Parkway and Meadow Sweet Parkway.

Thank you for including the Prevention Division in the planning process.

LuAnn Penfold, Fire Prevention Specialist Mountain View Fire Rescue 3561 N. Stagecoach Road, Longmont, CO 80504 303-772-0710 x1021 | <u>lpenfold@mvfpd.org</u> | <u>www.mvfpd.org</u>





MVFPD Meadow Sweet Fire Station Review #2

Planning & Development

To: Kiley Baham, Michael Cleary

From: Harry Brennan, Senior Planner

Date: December 12, 2024

Re: MVFPD Meadow Sweet Fire Stn. SP2024-00004, SRU2024-00001 SUB2024-00003

Town staff has reviewed the application for the application for conformance with Municipal Code, Title 10 at a Development Review Team meeting. Referral comments received by the Town prior to the date of this memo are listed herein and included as attachments. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the application is revision and resubmittal with a subsequent 3 week DRT referral process. 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 720-745-1022 or <u>hbrennan@erieco.gov</u> for further clarification.

Sincerely,

Harry Brennan, Senior Planner

- Please provide written responses to the following:
 - a. Town of Erie
 - i. Planning
 - ii. Transportation (included in this letter)
 - iii. DNS (Development & Neighborhood Services/Parks & Rec)
 - iv. Engineering (forthcoming)
 - b. Western Midstream
 - c. Ehrhart Surveying

Planning Comments



Comments on Site Plan

- Given the involvement of public improvements in the public ROW associated with this project, Engineering believes we will need a Development Agreement. I've attached a template for this development agreement and highlighted sections we will need from the applicant.
- Please add at least one sidewalk to provide pedestrian access into the site. One or both of the following options could be considered.
 - **1.** Option 1, provide sidewalk connection from Erie Parkway to main entrance of building.



2. Option 2, provide sidewalk connection on south side to Mead Sweet Lane.



Transportation Comments



John Firouzi, Transportation and Mobility Manager

Nick Wagner, Transportation Engineer II

- The TIL that was provided references an outdated TIA by LSC transportation from 2011. Per the original TIA, "by the year 2025, the northbound and southbound approaches of this intersection (Erie Parkway and Meadow View Parkways) will operate at a poor level of service (LOS) F"
- Given the exponential growth the area has seen since 2011, the intersection may already operating at an LOS F for the NB and SB traffic, thus creating an unsafe through and left turn operations for traffic. Note: We are currently working with a subcontractor to complete intersection counts through out Erie, in which this intersection is one of them. We should have more information, but it will not be till spring 2025.
- Given the development of the fire station and their anticipated daily traffic, they would have little to no effect on the current intersection operating level. If anything, they would make it slightly worse since they would be adding traffic to NB Meadow View Parkway (very minimal). I do agree with this statement within the TIL that was provided.
- After more discussion, we are opposed to moving the crosswalk to the mid-block of Erie Parkway. Erie Parkway is designated as a principal arterial per our TMP and having an abnormal mid-block crosswalk could affect the flow of traffic because the stoppage of traffic would be based on demand from the crosswalk, not a mixture of traffic and pedestrians how a traditional signalized intersection would perform.
- From a pedestrian perspective, we feel there would be push back from the community having to go roughly 1000' (500' there and back) to get across the street. The location would be abnormal to a traditional intersection crossing and I fear that many users would just cut across at the intersection in an unsafe manner. This is an increased concern with the school in the general vicinity and being the main generator of traffic for this crosswalk. I also have the concern that if the crosswalk is moved, whomever uses it and needs to continue south, would cut through the Flatiron Meadows subdivision, which might raise some complaints from the homes with increased foot traffic.
- Our recommendation would be to leave the crosswalk where it currently stands, signalize the intersection of Erie Parkway and Meadow View Parkway, and keep the current prelim design of the fire stations emergency access to Erie Parkway. We would be able to have the emergency flashers for the fire department work with the intersection signals to promote a safe entry/exit from the station. There are multiple examples of this scenario throughout Colorado, but one that matches our example as close as possible would be for the <u>West Metro Fire Resue Station #14</u> (hyperlinked for google map view). We realize this would be an increase in cost compared to the original design, but there are some options that we could consider:



- 1. Cost share for the intersection between applicant and Town
- 2. We could discuss temporary signals to be install until Erie Parkway undergoes a resurfacing or reconstruction, in which permanent signal infrastructure is installed. The fire department that was discussed above seems to have gone this route with their intersection improvement. This would be a substantial cheaper cost upfront and has the potential to cost less or equal to the cost that the site developer was planning for.



Internal Memo

- To: Harry Brennan, Senior Planner
- From: Kathy Kron, Development & Neighborhood Services Manager

Date: 12/13/24

Subject: Mountain View Fire Station #15 (Flatiron Meadows) – SRU (SRU2024-00001), SUB (SUB2024-00003) & SP (SP2024-00004) – Development & Neighborhood Services (DNS) – 2nd Review

9/20/24 – 1st Review (applicant responses in blue) 12/13/24 – 2nd Review (new comments in red)

Below are review comments from the Development & Neighborhood Services Division (DNS), Parks & Recreation Department for the 2nd submittal of Mountain View Fire Station #15 in Flatiron Meadows dated **11/14/24**.

DNS review is focused on the Minor Subdivision submittal documents.

TREE SURVEY

A tree survey and protection plan needs to be provided per Section 10-6-2 of the UDC. ROW trees adjacent to the site need to be included in the survey and protection plan. Existing trees in good condition will need to be mitigated for on-site with replacement trees or via fee-in-lieu. Response: This information is now included on the landscape plan (sheet 8)
TOE: There are two tree circles on the plan labeled 8, and two 12's listed on the Tree Inventory Chart. Please revise plan and chart for accuracy. Additionally, tree protection of existing trees needs to be shown and labeled on the plan along with a tree protection detail.

<u>PLAT</u>

1. Provide a 30' landscape buffer easement or tract along Erie Parkway.

Response: This landscape buffer has been added, coinciding with linework for existing 10' and 20' easements.

TOE: Label this as a 30' landscape buffer and show the 30' measurement from the edge of the ROW.

2. The east side of the property, which is currently Tract E of Orchard Glen Filing No. 1, needs to be re-platted as ROW.

CONSTRUCTION DRAWINGS

1. Landscape & Irrigation Plans are listed in the Sheet Index on the Cover Sheet, but the plans are not included in the set.

Response: Landscape and irrigation plans had been inadvertently omitted but had been included in the site plan set.

TOE: Irrigation Plans are incomplete. There are sheets labeled as Irrigation Plans, but they are repeats of the Landscape Plans.

2. Include the Director of Parks & Recreation signature for Landscape & Irrigation Plans on the cover sheet of the Construction Drawings per Section 161.03 of the Town of Erie Standards & Specifications.

Response: The landscape and irrigation plan acceptance certification statement has been added to the cover sheet.

TOE: Complete.

3. Landscape, irrigation and maintenance of the tree lawn adjacent to the site needs to be included in the project. The Landscape Plans in the Site Plan submittal indicate "Existing Landscape to Remain" for the Erie Parkway tree lawns, however, landscaping does not currently exist in those tree lawns.

Response: Landscape plan has been expanded to include the reference area.

TOE: Sheet L1.00 has callouts pointing to the Erie Parkway Tree Lawn indicating "Remove existing groundcover and replace with sod" and "Existing Landscape to remain – typ." which are conflicting. To remain consistent with adjacent Erie Parkway frontage, the tree lawn may remain native seed. Include the Town of Erie Roadside Native Seed Mixture on the plans and indicate that any disturbance will be re-vegetated.

4. Landscape and Irrigation Plans need to show changes/adjustments to the Erie Parkway median.

END OF COMMENTS