Town Of Erie
Planning Commission Regular Meeting
Wednesday, October 21, 2015
6:30 P.M.
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516

I. **CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**

II. **ROLL CALL**

III. **APPROVAL OF THE AGENDA**

IV. **APPROVAL OF MINUTES**

Approval of the October 7, 2015, Planning Commission Regular Meeting Minutes

V. **PUBLIC COMMENTS** (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

VI. **RESOLUTIONS** (This agenda item is for all matters that should be decided by resolutions.)

1. **Public Hearing – Impact Rock Church Special Review Use**

Purpose: Consideration of a Religious Use Type in a Light Industrial Zoning District
Request: Consideration of Resolution P15-33, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For Impact Rock Church At 710 Austin Avenue, Suite 200.
Location: 710 Austin Avenue
Applicants: Impact Rock Church
Mark Harper, Pastor
(Staff Planner: Todd Bjerkaas)

2. **Public Hearing – 710 Austin Avenue, 1st Amendment**

Purpose: Consideration of the Site Plan Amendment
Request: Consideration of Resolution P15-34, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For 710 Austin Avenue, 1st Amendment, Town Of Erie, County Of Weld, State Of Colorado.
Location: 710 Austin Avenue
Applicants: Impact Rock Church
Mark Harper, Pastor
(Staff Planner: Todd Bjerkaas)

VII. **GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

1. **4060 E. County Line Road Sketch Plan**

Purpose: Consideration & comments for proposed sketch plan
Request: Comments for proposed sketch plan
Location: NE Corner of County Line and Balcolm
Applicants:
(Staff Planner: Deborah Bachelder)

FOR MORE INFORMATION ON THE AGENDA ITEMS LISTED, PLEASE CONTACT THE COMMUNITY DEVELOPMENT OFFICE AT 645 HOLBROOK STREET, 303-926-2770

VIII. **STAFF REPORTS** (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

IX. **COMMISSIONER REPORTS AND DISCUSSION ITEMS** (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.)

X. **ADJOURNMENT TO STUDY SESSION**

XI. **STUDY SESSION**

Comprehensive Plan Update

Purpose: Review Community Vision Chapters 9-12, 14 & 15 Redlines

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FOR MORE INFORMATION ON THE AGENDA ITEMS LISTED, PLEASE CONTACT THE COMMUNITY DEVELOPMENT OFFICE AT 645 HOLBROOK STREET, 303-926-2770

Town of Erie
Planning Commission Regular Meeting
Wednesday, October 7, 2015
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Burgard - Present
Commissioner Campbell - Present
Commissioner Fraser - Present
Commissioner Gippe - Present
Commissioner Harrison - Unexcused
Commissioner Kemp - Present

Staff Present: R. Martin Ostholthoff, Community Development Director;
Todd Bjerkaas, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Burgard moved to approve the October 7, 2015, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the September 16, 2015, Regular Meeting.

Commissioner Kemp moved to approve the September 16, 2015, Minutes as submitted. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

b. Minutes from the September 30, 2015, Study Session.

Commissioner Burgard moved to approve the September 30, 2015, Study Session Minutes as submitted. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

V. PUBLIC COMMENTS (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

None.

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing - Vista Ridge Filing No. 12, 1st Amendment Preliminary Plat

Purpose: Consideration of the Preliminary Plat
Request: Consideration of Resolution P15-30, A Resolution Regarding The Vista Ridge Filing No. 12, 1st Amendment Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.
Location: West of King Soopers, North of Hwy 7, South of Ridge View Dr., East of Mountain View
Applicants: Montex Development /Charter Homes of Colorado
(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the Public Hearings at 6:32 p.m. Todd Bjerkaas, Senior Planner, presented the applications for Vista Ridge Filing No. 12, 1st Amendment Preliminary Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the two resolutions.

Ward Ritter, Charter Development, 3160 Village Vista Drive, gave a detailed description of the plan and was available to field questions from the Commission.

Commissioner questions and comments covered: pedestrian access to King Soopers; why were there 12 additional parking spaces being provided; will the detention pond also serve King Soopers; will all units be leased; are they slab on grade with no basements; number of bedrooms per unit; do all units have attached garages; parking for guests vs. residents; type of phasing; is the leasing office on site; total parking count; and Ridge View Drive improvements.

Chairman Bottenhorn closed the public hearings at 7:16 p.m.

Commissioner comments covered: a good idea; nice to have something besides single family; grumblings from existing residents regarding use of the community pool; exciting; timing appropriate; nice to see alley loading and different products; products Erie desperately needs; and thanks for filling a need.

Commissioner Gippe moved approval of Resolution P15-30. A Resolution Regarding The Vista Ridge Filing No. 12, 1st Amendment Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

2. <u>Public Hearing - Vista Ridge Filing No. 12, 1st Amendment Site Plan</u>

Purpose: Consideration of the Site Plan
Request: Consideration of Resolution P15-31, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing No. 12, 1st Amendment, Town Of Erie, County Of Weld, State Of Colorado.
Location: West of King Soopers, North of Hwy 7, South of Ridge View Dr., East of Mountain View
Applicants: Montex Development /Charter Homes of Colorado
(Staff Planner: Todd Bjerkaas)

Commissioner Burgard moved approval of Resolution P15-31, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing No. 12, 1st Amendment, Town Of Erie, County Of Weld, State Of Colorado. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

3. <u>Public Hearing – Sierra Vista Preliminary Plat</u>

Purpose: Consideration of the Preliminary Plat
Request: Consideration of Resolution P15-32, A Resolution Regarding The Sierra Vista Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.
Location: West of Bonanza Dr., North of Hwy 7, South of Erie Air Park, East of the runways
Applicants: Highway 7 and Bonanza, LLC
(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the Public Hearing at 7:22 p.m. Todd Bjerkaas, Senior Planner, presented the application for the Sierra Vista Preliminary Plat, entered the documents into evidence and presented the staff recommendation for approval of the resolution.

The Commission took a five minute break at 7:45 for the applicant to load their presentation; the meeting resumed at 7:49.

Highway 7 & Bonanza LLC associates Jeff Hanlin, Carl Nelson and Matt Dieble, and Todd Johnson, Calibre Engineering presented the detailed description of the changes from the sketch plan, airport setbacks, park and open space along with trails they are proposing.

Public Comments was taken from Bryon Bednar, 280 Skylane Drive, whose comments concerned drainage for the proposed project; modifications to Bonanza not correctly implemented and not corrected.

Commissioner questions covered elevations between subject property, the Airpark and Vista Ridge; highway 7 access; room in 7 for right turn lane; will drainage be handled with curb and gutter; does

current storm drainage connect to highway 7; vegetation in detention ponds; with curb and gutter in bonanza, where will water go; whose jurisdiction will drainage be; core samples – where on the property is the 30% shifting located; expansive soils; subsidence; steep property – will homes on south be walkouts; 18' retention wall for the commercial area – when will it be developed; facilitating drainage on the north side to the west; likes expanded park, but dislikes no parks to the east; cost of the sanitary sewer line to the town; dislikes their manipulation of numbers to design parks; appreciates changes that were made; what will amenities include; fencing & sign locations; is the south entrance aligned with Kum & Go; pocket park programing; will you sell to builders; will builders be similar to Anthem; appreciates low density; perimeter trail &l connectivity to additional trails; housing diversity.

Chairman Bottenhorn closed the public hearing at 8:46 p.m.

Commissioner comments centered on appreciation for the changes made from the sketch plan; nice to have developers with their track record; commend applicants for listening to the Commission and Board of Trustees; and appreciation of the open space to the west.

Commissioner Campbell moved approval of Resolution P15-32. A Resolution Regarding The Sierra Vista Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

VII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

None.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)

None.

IX. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the October 7, 2015, Regular Meeting of the Planning Commission to Study Session at 8:52 p.m. Chairman Bottenhorn called for a 5 minute break at 8:53 p.m. The Study Session reconvened at 8:57.

The Commissioners reviewed the redlines for chapters 6, 7 & 8 of the 2005 Comprehensive Plan text.

Commissioner Bottenhorn adjourned the Study Session at 9:15 p.m.

Respectfully Submitted,

By: _____
Hallie S. Sawyer, Secretary

Town of Erie Planning Commission

By: _____
J. Eric Bottenhorn, Chair

TOWN OF ERIE
PLANNING COMMISSION MEETING
Wednesday, October 21, 2015

SUBJECT: **PUBLIC HEARING:**

Consideration of Resolution P15-33: A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For Impact Rock Church At 710 Austin Avenue, Suite 200.

PURPOSE: Consideration of a Special Review Use to allow a Religious use type in the Light Industrial (LI) Zoning District

LOCATION: Lot 2, Coal Creek Commons
710 Austin Avenue, Suite 200
Erie, CO 80516

ZONING: LI-Light Industrial

CODE REVIEW: Municipal Code Title 10

DEPARTMENT: Community Development
Todd Bjerkaas, Senior Planner

STAFF RECOMMENDATION:

Staff finds the application in compliance with the Special Review Use Approval Criteria and recommends the Planning Commission adopt draft Resolution P15-33 that recommends approval of the application to the Board of Trustees with the following condition:

1. The Special Review Use approval requires the 710 Austin Avenue, 1st Amendment Site Plan be approved before the Special Review Use is put into effect.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Applicant: Impact Rock Church
Mark Harper
2343 Dogwood Dr.
Erie, CO 80516

Owner: LBRB, LLC
Rich Berman

Project Location: 710 Austin Avenue, Suite 200

Site Specific Information:

- Comprehensive Plan Designation: I – Industrial
- Current Zoning: LI – Light Industrial
- Current Land Use: Commercial Amusement, Indoor Use Type
- Proposed Land Use: Religious Use Type
- Unit Size: 4,800 square feet

Adjacent Zoning and Land Use:

	ZONING	LAND USE
NORTH	LI – Light Industrial	Aspen Ridge Preparatory School
SOUTH	LI – Light Industrial	Fitness Studios, Light Manufacturing
EAST	LI – Light Industrial	Car Wash
WEST	LI – Light Industrial	Retail, Office

Background:

The applicant is requesting approval of a religious use in a 4,800 square foot suite of an existing 14,400 square foot building at 710 Austin Avenue. Impact Rock Church would use the suite for services, assembly, instruction, childcare, meeting, and offices.

Title 10; Table 3-1 'Table of Permitted Uses' of the Municipal Code indicates that a Religious use is a Special Review Use in the Light Industrial zone district.

A Religious Assembly is defined in the UDC as a use "primarily for non-profit purposes to provide assembly and meeting areas for religious activities. Accessory uses include parking, caretaker's housing, buildings ancillary to a religious function, pastor's housing, and group living facilities such as convents. Examples include churches, temples, synagogues, and mosques. Accessory uses do not include schools, which shall require approvals as a separate primary use."

The applicant submitted a Traffic Impact Letter from the church's traffic engineer describing the trips generated by the proposed use and the peak time periods for those trips. 52 parking spaces are provided on site. In addition, the applicant has reached agreement with the property owner to the west allowing a portion of the adjacent parking lot to be utilized for church purposes. During the church's services, the adjacent lot is unused or underutilized. The Town's traffic consultant, Felsburg, Holt & Ullevig, has reviewed the documents and concurs that any impacts will be minor.

Staff Review and Analysis:

The Special Review Use Application to allow a Religious use in the Light Industrial (LI) Zoning District at 710 Austin Avenue, Suite 200 was reviewed for conformance with Erie Municipal Code, Title 10, Section 7.13.C.9 Approval Criteria. Staff makes the following findings.

a. The proposed use is consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;

Staff Comment: The SRU is consistent with the applicable codes and plans for this religious use.

b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;

Staff Comment: The proposed use is generally consistent with the purpose of the Light Industrial zoning district.

c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;

Staff Comment: There are no applicable use-specific standards for this use in Section 3.2 of the UDC.

d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff Comment: The SRU will not change the scale of the existing building or modify the site. The traffic letter and consultant's review determines that the use is complementary to adjacent uses.

e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

Staff Comment: The SRU is not anticipated to have significant adverse impacts.

f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

Staff Comment: The existing services to the site and building, which are adequate, will continue.

g. Adequate assurances of continuing maintenance have been provided; and

Staff Comment: The SRU is located within the existing building. No changes to the site are proposed.

h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

Staff Comment: The SRU is not likely to have significant impacts on the natural environment.

STAFF RECOMMENDATION:

Staff finds the application in compliance with the Special Review Use Approval Criteria and recommends the Planning Commission adopt draft Resolution P15-33 that recommends approval of the application to the Board of Trustees with the following condition:

1. The Special Review Use approval requires the 710 Austin Avenue, 1st Amendment Site Plan be approved before the Special Review Use is put into effect.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on September 4, 2015 at 5:15 p.m. at Life Song Church of Erie. The required notice for the Neighborhood Meeting was provided and a copy of the minutes and sign-in sheet are attached.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Colorado Hometown Weekly Newspaper Publication:	September 30, 2015
Notice Posted on Property:	September 25, 2015
Letters to adjacent property owners mailed:	October 2, 2015

Approved by:

R. Martin Ostholthoff
Community Development Director

Attachments:

A. Resolution P15-33
B. Application Materials

ATTACHMENT A

RESOLUTION NO. P15-33

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SPECIAL REVIEW USE FOR IMPACT ROCK CHURCH AT 710 AUSTIN AVENUE, SUITE 200.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Special Review Use application for a Religious use for 710 Austin Avenue, Suite 200, on Wednesday, October 21, 2015, on the application of Impact Rock Church, Mark Harper, 2343 Dogwood Dr., Erie, Colorado, 80516, for the following real property; to wit:

LOT 2, COAL CREEK COMMONS, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.

2. The Special Review Use has met Town of Erie Municipal Code, Title 10 Section 7.13.C.9 Approval Criteria:

    a. The proposed use is consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;
    b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
    c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
    d. The proposed is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
    e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
    f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
    g. Adequate assurances of continuing maintenance have been provided; and
    h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

3. The Special Review Use as proposed, subject to the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

    a. The Special Review Use approval requires the 710 Austin Avenue, 1st Amendment Site Plan be approved before the Special Review Use is put into effect.

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees of the Special Review Use for Impact Rock Church at 710 Austin Avenue, Suite 200.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.

2. The Special Review Use has met Title 10, Section 7.13.C.9 Approval Criteria.

3. The Special Review Use as proposed, subject to the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

    a. The Special Review Use approval requires the 710 Austin Avenue, 1st Amendment Site Plan be approved before the Special Review Use is put into effect.

INTRODUCED, READ, SIGNED AND APPROVED this 21st day of October, 2015.

TOWN OF ERIE, PLANNING COMMISSION

_____

J. Eric Bottenhorn, Chair

ATTEST:

_____

Hallie S. Sawyer, Secretary

ATTACHMENT B

Print Form

TOWN OF ERIE
Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY
FILE NAME: Impact Rock Church
FILE NO: SRU-000696-2015 DATE SUBMITTED: 7/29/15 FEES PAID: 400

PROJECT/BUSINESS NAME: IMPACT ROCK CHURCH

PROJECT ADDRESS: 710 Austin Ave. Suite 200, Erie, CO 80516

PROJECT DESCRIPTION: Impact Rock Church (IRC) is requesting approval to lease space in a Light Industrial zoned space, located at 710 Austin Ave., Suite 200 in Erie. -SITE PLAN AMENDMENT.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*
Subdivision Name: Coal Creek Commons
Filing #: Lot #: 2 Block #: Section: Township: Range:

OWNER *(attach separate sheets if multiple)*
Name/Company: LBRB LLC
Contact Person: Rich Berman
Address: 3742 Windsor Dr.
City/State/Zip: Boulder, CO 80301
Phone: Fax: N/A
E-mail: richabermantennis@gmail.com

AUTHORIZED REPRESENTATIVE
Company/Firm: Impact Rock Church
Contact Person: Mark Harper
Address: 2343 Dogwood Dr.
City/State/Zip: Erie, CO 80516
Phone: (303) 808-7292 Fax: N/A
E-mail: mark@impactrock.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*
Name/Company: N/A
Address: N/A
City/State/Zip: N/A

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*
Name/Company: N/A
Address: N/A
City/State/Zip: N/A

LAND-USE & SUMMARY INFORMATION
Present Zoning: Light Industrial
Proposed Zoning: Light Industrial, approved for Church use
Gross Acreage: 1.16903 acres (50,923 sq. ft.)
Gross Site Density (du/ac):
Lots/Units Proposed: N/A
Gross Floor Area: 4,785 sq. ft.

SERVICE PROVIDERS
Electric: Xcel
Metro District:
Water *(if other than Town)*:
Gas: Xcel
Fire District: Mountain View
Sewer *(if other than Town)*:

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		**SUBDIVISION**	
☐ Major (10+ acres)	$ 4000.00	☐ Sketch Plan	$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	$ 2000.00	☐ Preliminary Plat	$ 2000.00 + 40.00 per lot
☐ Deannexation	$ 1000.00	☐ Final Plat	$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	$ 2000.00
☐ Major	$ 3000.00	☐ Minor Amendment Plat	$ 1000.00 + 10.00 per lot
☐ Minor	$ 1200.00	☐ Road Vacation (constructed)	$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	$ 100.00
☐ Rezoning	$ 1700.00 + 10.00 per acre	**SITE PLAN**	
☐ PUD Rezoning	$ 1700.00 + 10.00 per acre	☐ Residential	$ 1400.00 + 10.00 per unit
☐ PUD Amendment	$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	$ 2200.00
☐ Major PD Amendment	$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	$ 1000.00
☐ Minor PD Amendment	$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	$ 1100.00
☐ Major	$ 1000.00	☑ Amendment (minor)	$ 350.00
☒ Minor	$ 400.00	**VARIANCE**	$ 600.00
☐ Oil & Gas	$ 1200.00	**SERVICE PLAN**	$ 10,000.00

*All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.*

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: Richard Berman Date: 7-14-15

Owner: Date:

Applicant: [illegible] Date: 7-14-15

STATE OF COLORADO)
) ss.
County of WELD)

The foregoing instrument was acknowledged before me this 14 day of JULY, 2015, by RICHARD BERMAN.

My commission expires: 8/27/17.
Witness my hand and official seal.

MELODY KIMBERLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094027990
MY COMMISSION EXPIRES AUGUST 27, 2017

Melody K. Kimberlin
Notary Public

IMPACT ROCK CHURCH

P.O. Box 388
Erie, CO 80516

Special Use Review/Site Plan Amendment
710 Austin Ave., Suite 200
Coal Creek Commons, Erie CO.

Written Narrative

SPECIAL REVIEW USE

Overview

Impact Rock Church (IRC) is seeking approval to use 710 Austin Ave (the Proposed Site) as a location for religious assembly. The Proposed Site is zoned light industrial, which allows religious assembly as a special review use. In addition to this application for Special Review Use approval, IRC has also submitted an application for concurrent Site Plan approval.

IRC is a non-denominational, evangelical, protestant church that has been located in Erie for over five years. We initially met at the Erie Community Center for close to two years. We then moved to our current location in downtown Erie, where we've been meeting at 470 Briggs Street, which is the location of Life Song Church of Erie. Since we share our current space with another church, we have been limited to Saturday evenings for public meetings. Recently, we have secured a lease at the Proposed Site and are excited to make this our new permanent location. This move will allow us to conduct Sunday morning services, enhance our programming, and increase our community involvement, which we believe will prove beneficial to the Town of Erie.

The Proposed Site is well suited for Religious Assembly use, which is compatible with other uses in the vicinity and in line with previous Town approval of similar uses in Light Industrial Zones (including uses on adjacent property). The Proposed Site has more than adequate off-street parking, is easily accessible from existing roads with more than sufficient additional capacity, and is complementary to nearby uses, as demand on existing infrastructure will be largely counter-cyclical to existing demands. In addition, this request meets all of the criteria for approval set forth in Section 10.7.12 of the Town's Unified Development Code.

General Information

IRC currently has three paid employees - two senior pastors and one part-time bookkeeper. In addition, IRC has 60 regularly engaged volunteers. There are currently 130 adult and child members of IRC with up to 100 adults and children in attendance at any given service. Currently, services are held Wednesday evenings and Saturday evenings. If this proposal is approved, IRC will discontinue Saturday evening services and replace that service with a Sunday morning service.

The Proposed Site is comprised of a 50,923 square foot lot containing a building of 14,400 square feet and parking lot of 24,777 square feet. IRC proposes to occupy Suite 200, which is 1/3 of the building, approximately 4,800 square feet.

IRC intends to start interior build-out of the leased space as soon as all approvals are received and anticipates completion of construction and occupancy of the space within 90 days, following start of construction.

Request for Approval

IRC respectfully requests the Town's thoughtful review and approval of this Special Review Use application. Approval is appropriate because this application is compatible with the interests of the Town and meets the criteria for approval set forth in Section 7.13 of the Town's Unified Development Code (Title 10).

Approval Criteria

This proposal is consistent with the Town's Comprehensive Master Plan (the Comprehensive Plan).

- Approval of this request will further the Comprehensive Plan objective of promoting health and quality of life for its residents. Health is comprised of five key components: Physical, mental, emotional, social, and spiritual. IRC's proven track record in the community demonstrates our commitment to the social health of Town residents as well as our uncompromising devotion to development of spiritual health. Our relocation to the Proposed Site will allow us to increase these efforts and provide further support for attainment of this objective of the Master Plan. IRC is lead by residents of the Town, who are dedicated to fostering the community of the Town and providing for its residents. In the past four years all three of IRC's pastoral couples, as well as three other couples, who serve as Deacons at IRC, moved from other towns to relocate to Erie in the belief that roots were needed in our town in order to best foster a solid sense of community. Approval of this application will allow IRC to continue as an Erie based church, lead by Town residents, serving town residents and located in an appropriate area of the Town.
- IRC is seeking to use existing infrastructure and buildings rather than to construct a new structure. This supports the Comprehensive Plan objectives of Efficient Growth and equitable provision of Infrastructure.
- This proposal also supports the natural environment, which is another important guiding principal of the Comprehensive Plan. IRC proposes no new ground disturbance, makes use of existing structures and Town infrastructure and places only a de minims burden on these existing resources.
- The location of the Proposed Site adds to the guiding principal of Balancing the Land Use Mix. The Proposed Site is located in an area zoned LI that is largely mixed, including light industrial, a school, a retail car wash operation, high tech office and warehousing space, primarily indoor woodworking, retail restaurant space and other similar uses. The addition of a religious assembly use would be compatible with and enhance this current mix of uses.

The proposal is located in the LI Zone. The use of an existing structure in this zone as a location for religious assembly is generally consistent with light industrial uses. For both, there is predictable traffic and parking needs, primarily inside use, light and confined noise and minimal impact ancillary office use.

Chapter 3.2 of the UDC does not provide any use-specific standards for religious assembly. Therefore, the proposal is not inconsistent with any standards prescribed by that section.

This proposal is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

- The proposed use does not include any requested changes in the physical scale or exterior site design of the Proposed Site.
- The proposed interior site design (please see attached conceptual interior plan) is compatible with adjacent uses. The proposed interior use is for religious assembly, childcare, incidental office space, and ancillary meeting rooms (including a warming kitchen) to support the primary use of religious assembly. This is compatible with adjacent uses in the following ways:
    - Assembly, instruction, and childcare is compatible with the uses of Aspen Ridge Prep School (academic instruction and student care and assembly), the current use by Leonard's Golf, Inc. (golf instruction), Rich's Tennis School (tennis instruction), and religious assembly and instruction at St. Luke Orthodox Christian Church. All of these compatible uses are adjacent or proximate to the Proposed Site.
    - Beyond mere compatibility, IRC's proposed use for assembly purposes has been extended to the Aspen Ridge Prep School, which has need of additional assembly space for awards presentations, school assembly and other public assembly uses associated with its primary education mission. Conversations with Aspen Ridge have been initiated to discuss the feasibility of a shared use agreement.
    - Ancillary gathering and use of the warming kitchen to meet the hospitality needs of IRC attendees is compatible with the use by the adjacent restaurant, Abo's Pizza.

    - IRC is dedicated to the spiritual and emotional health of its attendees and believes that physical health and fitness, together with spiritual and emotional health, are an integral part of holistic health. Health focused uses are compatible with physical training and fitness businesses located within 300 feet of the Proposed Site, by Elevate Fit Club, Conviction Crossfit Gym and Rise Yoga.
    - Use of the Proposed Site will primarily be interior and, aside from religious assembly on Sunday mornings and some weekday evenings, will primarily be for office uses, which are compatible with the use by Irwin Investments, and New Media One.
- Operating Characteristics
    - IRC's operations are characterized by transport of patrons to and from its location by personal vehicle, off-street parking and indoor assembly. The mode of transport and parking is substantially identical to that of all adjacent businesses. In addition, most adjacent businesses involve indoor operations with varying degrees of noise.
    - IRC's impacts should be less than those of adjacent businesses in terms of noise (for example, Bowhaus Doggy Day Care and Coal Creek Car Wash) that include outdoor operations and have none of the potential environmental or noxious impacts of adjacent welding and auto body operations.
    - Operations adjacent and proximate to the Proposed Site, particularly those located on Austin Ave, generally take place during customary business hours during the traditional workweek.
    - IRC's operating characteristics are complementary to this operating pattern as they are primarily off-peak - Sunday mornings and weekday evenings - when most adjacent businesses are not operating. This allows more efficient use of infrastructure and avoids exacerbating existing periods of higher use.

We do not anticipate any adverse impacts from the proposed use. As noted above, highest use of the Proposed Site will be during off-cycle periods as compared to most adjacent uses. The most significant impacts are anticipated to be parking and traffic. The Proposed Site includes 55 parking spaces and an assembly room with 150-person capacity. Using the assumption of 2.8 persons per vehicle, 53 parking spaces would be required. To address the potential occupancy assumption of 2.8 persons per vehicle is too low or larger attendance, IRC has obtained a written agreement from the property owner immediately to the west, Irwin Investments, LLC, for an additional 46 parking spaces. This brings the total number of parking spaces to 101, which is more than sufficient to accommodate IRC attendance, even during peak attendance on Easter Sunday. The Proposed Site is located near major streets with adequate excess capacity (County Line Road and Austin Ave), particularly during the off-peak periods when IRC use will be greatest. In addition, there are multiple access routes - north and south bound on County Line Road, eastbound on Austin Ave, and Mason Street, via Erie Parkway to the north or from County Line Road. These alternative routes allow patrons' access to the Proposed Site using a variety of existing, high capacity streets and intersections and avoidance of bottlenecks.
Facilities and Services are available at the Proposed Site. The Proposed Site is located in an area with existing services and businesses and is not requiring the addition of services or increase in capacity of existing services.

The Proposed Site is currently in an exemplary state of maintenance. The existing lease proposed between IRC and the landlord provides for landlord maintenance of the site. IRC currently proposes to lease only 1/3 of the building space and no change in maintenance will occur as a result of this request.

Given the nature of the proposed use by IRC, there are no significant adverse environmental impacts that require mitigation.

710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
ERIE, COLORADO
SITE IMPROVEMENT PLANS

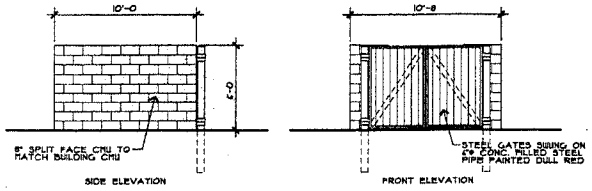
LAND USE SCHEDULE

TOTAL AREA OF LOT	50,123 SQ.FT.	100%
AREA OF BUILDING COVERAGE	14,100 SQ.FT.	28.3%
TOTAL AREA OF OPEN SPACE	11,746 SQ.FT.	23.4%
LANDSCAPE AREA	10,288 SQ.FT.	20.5%
PARKING LOT LANDSCAPING	312 SQ.FT.	
HARD SURFACE AREA	1,146 SQ.FT.	
TOTAL AREA OF PARKING SURFACE	24,777 SQ.FT.	49.4%

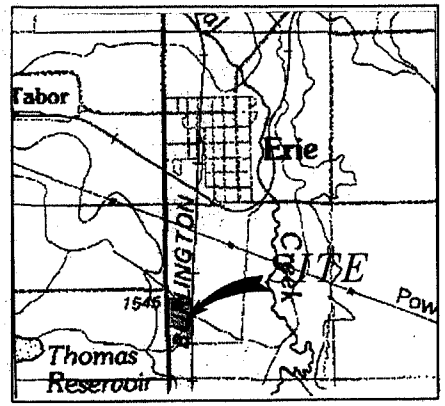
TOTAL GROSS BUILDING AREA - 14,400 SQ.FT.
TOTAL NET USABLE BUILDING AREA - 13,948 SQ.FT.
PROPOSED BUILDING USE - TENNIS SCHOOL, OFFICE, LIGHT MANUFACTURING
NUMBER OF PARKING SPACES - 52 (1/271 SQ.FT.) INCLUDING 2 ACCESSIBLE SPACES

DRAWING SCHEDULE

1- SITE PLAN
2- LANDSCAPE PLAN
3- SITE LIGHTING PLAN
4- SITE GRADING, DRAINAGE AND UTILITY PLAN
5- STORMWATER MANAGEMENT PLAN
6- BUILDING ELEVATIONS
7- BUILDING FLOOR PLAN



TRASH ENCLOSURE
1/4" = 1'-0



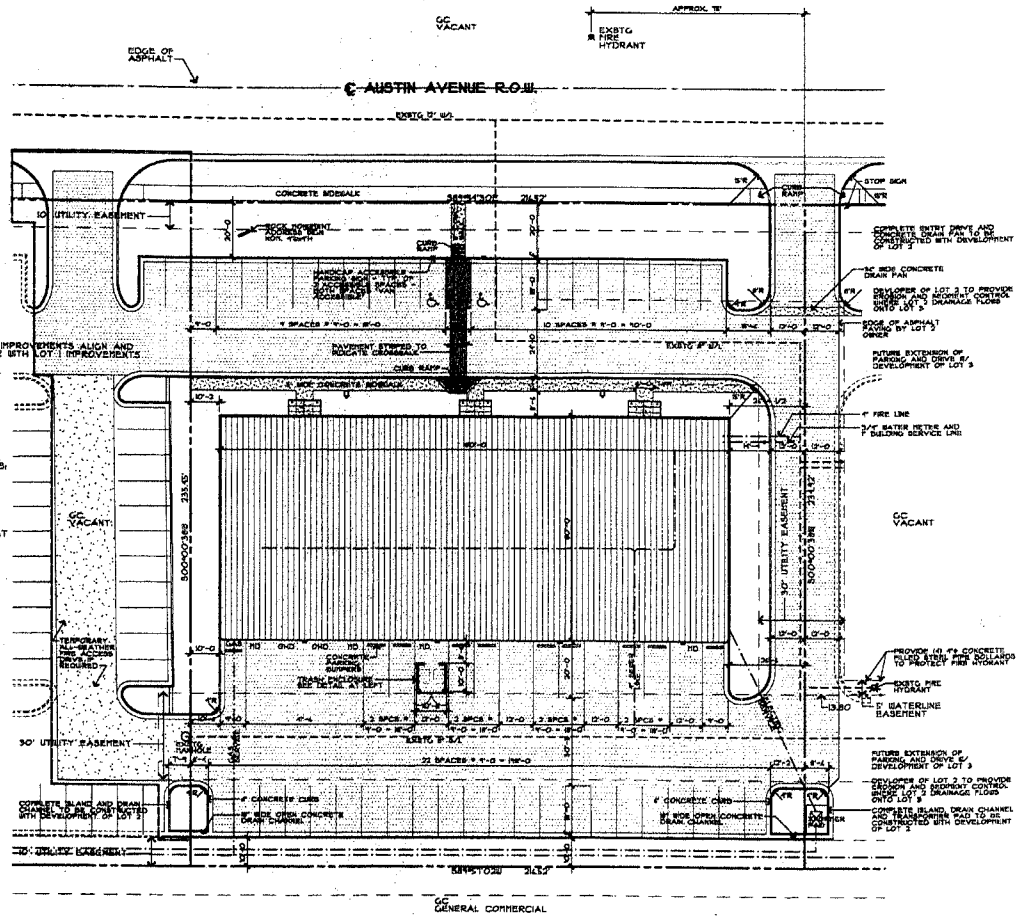
VICINITY MAP
1" = 2000'

NORTH

LOT 2 SITE IMPROVEMENTS ALIGN AND COORDINATE WITH LOT 1 IMPROVEMENTS

IF LOT 1 IS NOT DEVELOPED AT THE SAME TIME AS LOT 2, THE FOLLOWING, SHOWN WITHIN THE DOT-DASH LINES, SHALL BE CONSTRUCTED ON LOT 1 PER THE REQUIREMENTS OF THE APPROVED LOT SITE IMPROVEMENT PLANS, CONCURRENTLY WITH LOT 2 IMPROVEMENTS:
COMPLETE ENTRY DRIVE FROM AUSTIN AVENUE;
COMPLETE CURB AND GUTTER ADJACENT TO LOT 2 PROPERTY LINE;
COMPLETE ASPHALT PAVING FROM ENTRY DRIVE TO LOT 2 NORTH PARKING AREA;
TEMPORARY ALL-WEATHER FIRE ACCESS DRIVE;
COMPLETE ISLAND AND DRAIN CHANNEL AT SOUTHEAST CORNER OF LOT

IT IS EXPECTED THAT LOTS 1 AND 2 WILL BE DEVELOPED AT THE SAME TIME. IF LOT 1 IS NOT DEVELOPED CONCURRENTLY WITH LOT 2, THEN THE DEVELOPER OF COAL CREEK COMMONS WILL ROUGH GRADE LOT 1 TO PROVIDE DRAINAGE PATTERNS, INTERIM DETENTION AND SEDIMENT CONTROL FOR RELEASING RUNOFF ONTO LOT 2 PER THE DRAINAGE REPORT APPROVED WITH THE PRELIMINARY PLAT UNTIL SUCH TIME AS LOT 1 IS DEVELOPED.



SITE PLAN
1" = 20'

THERE ARE NO MAJOR DRAINAGE WAYS THROUGH THE SITE AND IT DOES NOT LIE WITHIN OR ADJACENT TO THE 100-YEAR FLOODPLAIN.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE
APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT
THIS 11th DAY OF July, A.D. 2003.
DIRECTOR OF COMMUNITY DEVELOPMENT

NORTH

axiom-design
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AXIOM DESIGN P.C.
1505 LAMAR STREET
SUITE 200
BOULDER, CO 80305

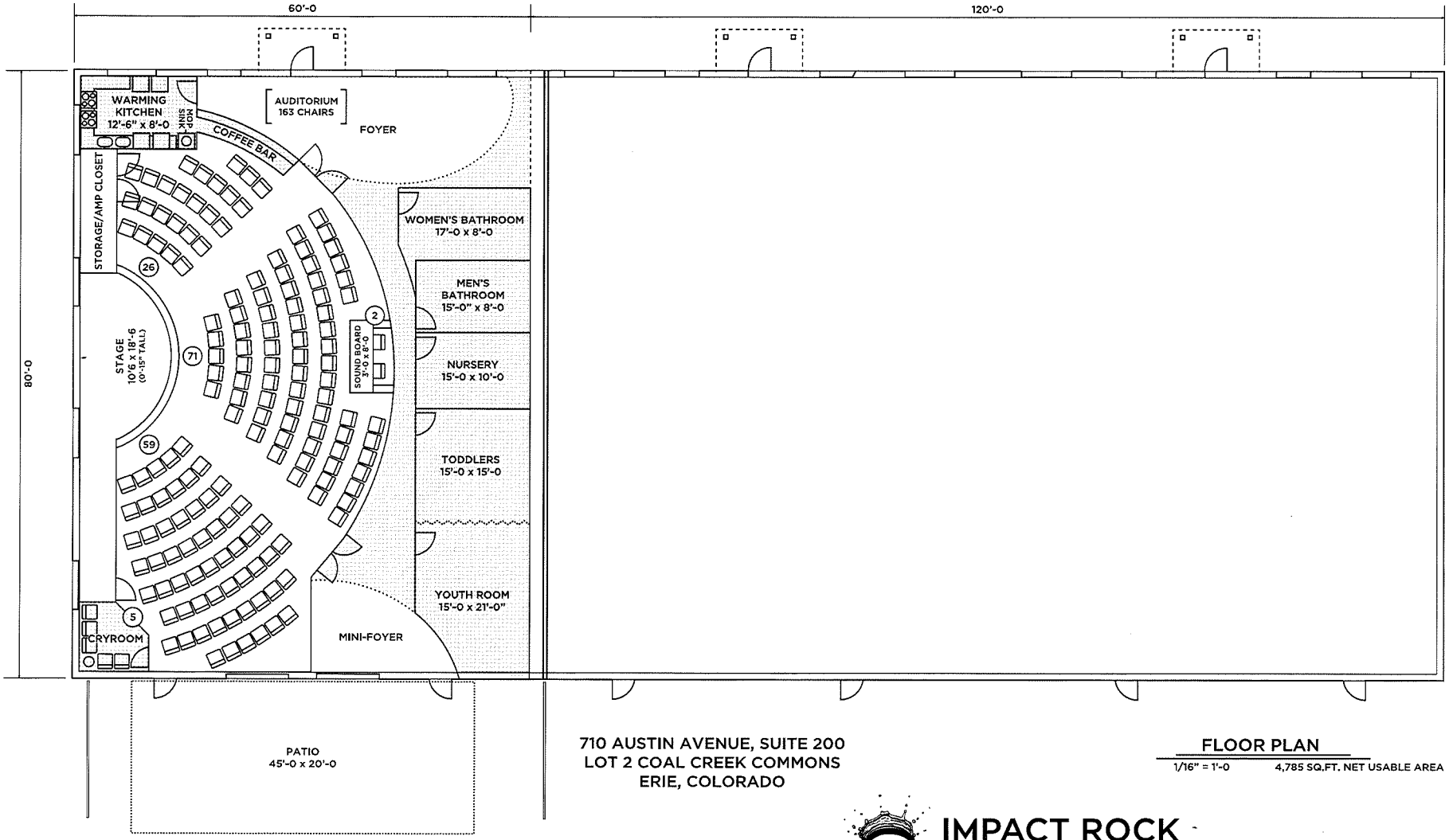
SITE IMPROVEMENT PLANS
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

SITE PLAN

NO.	DATE	REVISION
1	8-21	PER REV. COMMENTS

DRAWN BY TYLER
CHECKED
APPROVED
DATE 5-6-2003

© 2002 JOB # 02305



710 AUSTIN AVENUE, SUITE 200
LOT 2 COAL CREEK COMMONS
ERIE, COLORADO

FLOOR PLAN

1/16" = 1'-0 4,785 SQ.FT. NET USABLE AREA

IMPACT ROCK
CHURCH

Irwin Investments, LLC
720 Austin Ave. Suite 200
Erie, Colorado 80516
(303) 833-4454 Phone (303) 833-4460 Fax

RE: Irwin Investments, LLC' Allowance to Impact Rock Church the Use of Parking Spots at 720 Austin Avenue in Erie

To Whom it May Concern in the Offices of the Town of Erie, CO:

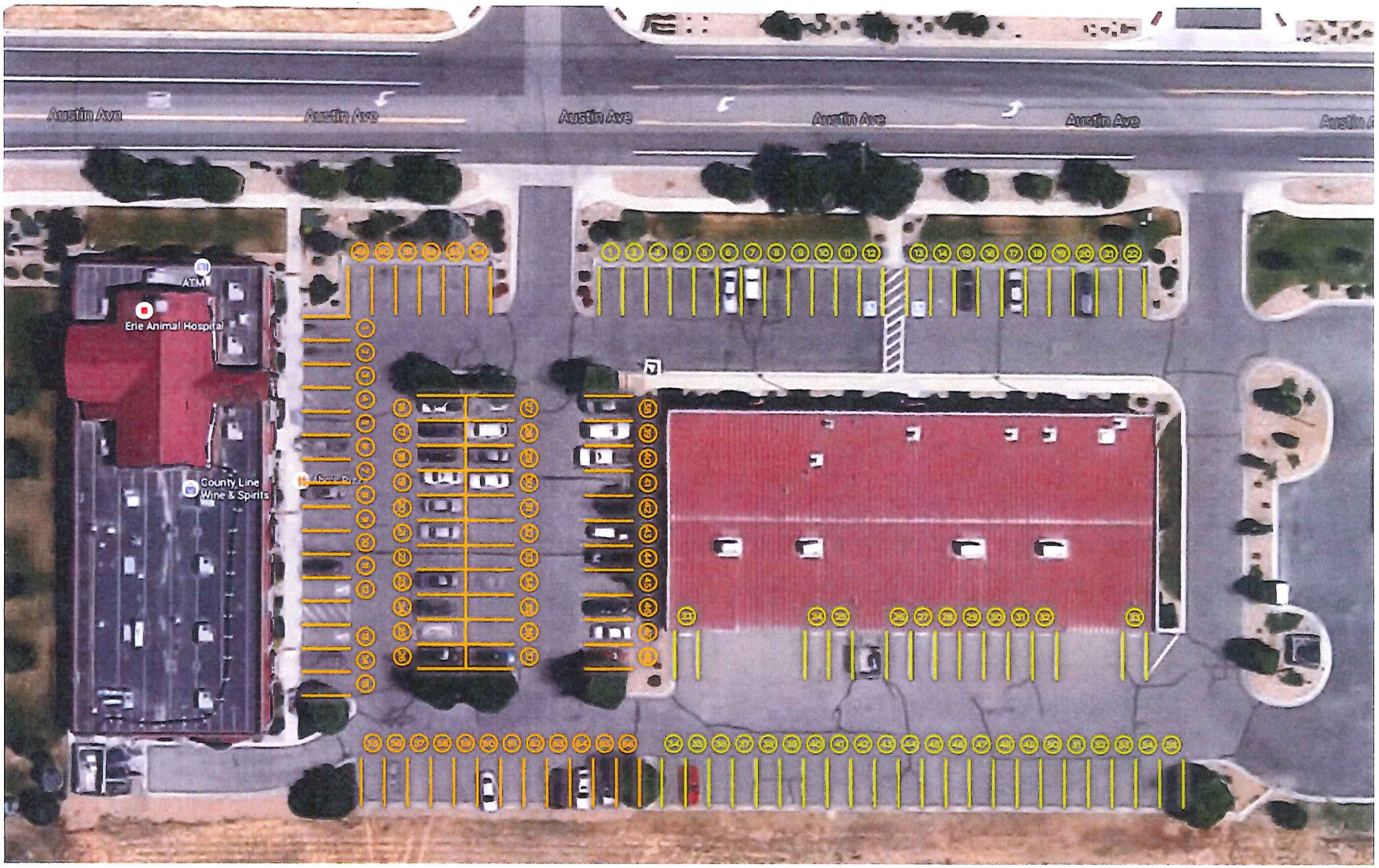
Irwin Investments, LLC has agreed to allow Impact Rock Church the use of parking spaces that are located on our property at 720 Austin Avenue which belong to Irwin Investments, LLC. We have 66 parking spaces that go almost entirely unused on Saturday evenings, and Sunday mornings, when Impact Rock Church would be allowed to use them as overflow parking.

We have given Impact Rock Church permission to use 46 of these 66 parking spaces during their service times, leaving 20 spots reserved for Abo's Pizza and other tenants of ours that would require their use.

In addition, this agreement to allow Impact Rock the use of our parking lot serves to show our support of this church occupying the commercial space located at 710 Austin Ave., Suite 200 in Erie.

Sincerely,

Heath Irwin
Irwin Investments, LLC
720 Austin Avenue, Erie, CO 80516


Austin Ave
Austin Ave
Austin Ave
Austin Ave
Austin Ave
ATM
Erie Animal Hospital
County Line
Wine & Spirits

Tel: 303-792-2450
Fax: 303-792-5990

EUGENE G. COPPOLA P.E., PTOE

P.O. Box 630027
Littleton, CO 80163-0027

August 18, 2015

Matt Wiederspahn
Development Review Engineer
Town of Erie
P.O. Box 750
Erie, CO 80516

RE: Traffic Impacts of Impact Rock Church
710 Austin Avenue, Suite 200 Erie, CO

Dear Mr. Wiederspahn:

I am writing to document the traffic impacts of the proposed Impact Rock Church at 710 Austin Avenue, Suite 200 in Erie, Colorado. The Coal Creek Commons Traffic Impact Study (TIS) dated May 21, 2001 was used to define the previously anticipated and approved site traffic from the area occupied by the Church. This investigation is documented in the following sections of this letter.

Each building within the Coal Creek Commons development was assessed in the TIS as a combination of office and warehouse space with each of the three buildings expected to generate 105 – 157 daily trips with a trip defined as a one-way traffic movement either entering or exiting the site. Since the largest building will accommodate the Church, it is assumed to be the largest daily traffic generator with a planned 157 daily trips. The proposed Impact Rock Church will occupy some 4,800 SF of the 14,400± SF building based on an aerial photo estimate. This equates to one-third of the building area with a traffic equivalency of 52 trips per day based on the trip generation used in the TIS.

Impact Rock Church currently has 85 members, 40% of which, are children. It is expected that the number of Church members might grow to 110 members over time, with the same ratio of adults to children. Primary Church services occur on Sunday, starting at 10:00 AM and ending about 11:30 AM. Mid-week prayer services are held

on Wednesday evening beginning at 6:45 PM which is well after the normal street peak hour. This service currently has attendance in the range of 20 people which may increase to 30 over time. After the anticipated growth, Sunday services are expected to generate 72 - 110 trips assuming 2 - 3 members per vehicle with Wednesday evening services generating up to 60 trips. Based on the ITE church weekday trip generation rate of 9.11 trips per 1,000 SF, average weekday Church traffic will be 44 trips per day.

Based on the above analyses and findings, the following can be concluded:

- Average weekday church activity will be 44 trips per day which is less than the 52 trips evaluated in the Coal Creek Commons TIS for the Church space.
- Wednesday evening Church traffic will be modest and will occur after the normal street peak hour and the peak hour associated with the balance of the Coal Creek Center.
- On Sundays, church traffic will be in the range of 72 - 110 trips with the vast majority of traffic expected between 9:30 AM and noon. During this time, traffic activity from the balance of the Coal Creek Commons site will be negligible and traffic on the area streets will be much less than the traffic used in the traffic study. Consequently, no operational problems are expected with peak Sunday church traffic.

In summary, it is concluded that church site traffic can be easily accommodated by the existing street system. Accordingly, Impact Rock Church is viable from a traffic engineering perspective.

I trust this letter will meet your current needs. Please give me a call if you have any questions.

Sincerely,

Eugene G. Coppola, PE, PTOE

EUGENE GEORGE COPPOLA
REGISTERED
15945
PROFESSIONAL ENGINEER
STATE OF COLORADO

Community Development
Planning and Building

Town of Erie, Colorado

Development Referral

___Town of Erie Public Works

___Public Review

___Erie Airport Manager

X Felsburg Holt & Ullevig

___Town of Erie Community Development

___Town of Erie Economic Development

___Mountain View Fire Protection District

RECEIVED
AUG 24 2015
FELSBURG, HOLT & ULLEVIG

Planner: Todd Bjerkaas **Date: August 20, 2015**

Project: Impact Rock Church

Applicant: Mark Harper, Pastor

Description: Special Review Use & Site Plan

Location: 710 Austin Avenue, Suite 200

Legal Description: See Attached Materials

This application is submitted to you for review and comment. Please reply by **Tuesday, September 8, 2015,** so that we may give full consideration to your comments. Any response not received by this date may be deemed to be a positive response to the Town of Erie. Email responses can be sent to tbjerkaas@erieco.gov. If you have any questions about this application, please call 303-926-2773.

___We have reviewed this application and find no conflicts with our interests

___We have reviewed this application and find conflicts with our interests.

X See comments below or attached letter.

Comments: THE TRAFFIC ANALYSIS LETTER PRESENTS A CONSERATIVE ESTIMATE OF THE TRAFFIC IMPACTS AS COMPARED TO STANDARD ITE RATES. WE CONCUR THAT IMPACTS WILL BE MINOR.

Signature: _____ **Date:** 09/03/2015

Name (Please Print) CHARLES M. BUCK

TOWN OF ERIE
PLANNING COMMISSION MEETING
October 21, 2015

SUBJECT: **PUBLIC HEARING:**

Consideration of Resolution P15-34: A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For 710 Austin Avenue, 1st Amendment, Town Of Erie, County Of Weld, State Of Colorado.

PURPOSE: Consideration of a Site Plan Amendment for an existing multi-tenant building at 710 Austin Avenue.

PROJECT NO.: SPA-000697-2015

CODE: Erie Municipal Code, Title 10

DEPARTMENT: Community Development

PRESENTER: Todd Bjerkaas PLA, Senior Planner

STAFF RECOMMENDATION:

Staff finds the request for Alternative Equivalent Compliance for 710 Austin Avenue, 1st Amendment in compliance with the Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P15-34 recommending approval of the request for Alternative Equivalent Compliance.

Staff finds the Site Plan for the 710 Austin Avenue, 1st Amendment in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P15-34 that recommends approval of the application to the Board of Trustees with the following conditions:

1. Staff may direct the consultants to make technical corrections to the documents.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Impact Rock Church
Mark Harper
2343 Dogwood Dr.
Erie, CO 80516

Owner: LBRB, LLC
Rich Berman

Project Location:
710 Austin Avenue, 1st Amendment is located on the south side of Austin Avenue east of County Line Road.

Site Specific Information:

- Comprehensive Plan Designation: I – Industrial
- Current Zoning: LI – Light Industrial
- Current Land Use: Commercial Amusement, Indoor Use Type
- Proposed Land Use: Religious Use Type
- Lot Size: 50,923 square feet
- Building Size: 14,400 square feet

Adjacent Zoning and Land Use:

	ZONING	LAND USE
NORTH	LI – Light Industrial	Aspen Ridge Preparatory School
SOUTH	LI – Light Industrial	Fitness Studios, Light Manufacturing
EAST	LI – Light Industrial	Car Wash
WEST	LI – Light Industrial	Retail, Office

Site Plan Process and Review

The applicant is requesting approval of a religious use in a 4,800 square foot suite of an existing 14,400 square foot building at 710 Austin Avenue. Impact Rock Church would use the suite for services, assembly, instruction, childcare, meeting, and offices.

Title 10; Table 3-1 'Table of Permitted Uses' of the Municipal Code indicates that a Religious use is a Special Review Use in the Light Industrial zone district. The applicant has submitted a separate Special Review Use application for which staff is recommending approval.

Section 10.7.12.B.1.b of the Town's Unified Development Code also requires Site Plan review for "Any change of use from 1 primary use classification to another (for example, residential use to commercial use)." Since the previous use was Leonard's Golf, a Commercial Amusement, Indoor Use Type in the Commercial Use Category, and the new proposed use is a Religious Use Type in the Public/Institutional Use Category, the change in primary use from the Commercial Use Category to the Public/Institutional Use Category triggers the Site Plan review requirement

The Site Plan review performed by staff identifies that the existing building's architecture does not meet some of the UDC's requirements for Commercial and Public/Institutional design standards. In order to ameliorate this deficiency, the applicant has provided modifications to the existing building's exterior, including the adding of awnings to the north and west facades and a shelter to the south facade, to bring the building more into compliance with the UDC requirements. The applicant has requested alternative equivalent compliance for the remaining items detailed below.

The Site Plan continues to meet the other requirements of the UDC including those items related to parking, access, landscaping, and other requirements in Chapters 2, 3, 4, and 6 of the UDC.

REQUESTS FOR ALTERNATIVE EQUIVALENT COMPLIANCE:

Pursuant to Municipal Code 10.6.1.C "Alternative Equivalent Compliance", the procedure permits a site-specific plan that is equal to or better than the strict application of a design standard. The following "Alternative Equivalent Compliance" requests, listed below after the Code citation being altered, are being requested for approval.

a. **Roofs:**

Code Requirement:

Municipal Code Section 10.6.8.C.6.b. requirements for parapet walls is identified below with the portion of the Code that is being requested for alternative equivalent compliance highlighted in yellow:

"Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least 1 change in setback or height of at least 3 feet along each 60 lineal feet of façade."

Request for Alternative Equivalent Compliance:

The parapet walls that do not meet the maximum 60 foot length between parapet height changes include the north and south elevations which are 180' in length and the east and west elevations which are 80' in length.

The existing building includes 100 percent masonry building materials on the east, north, and west facades of the building, brick wainscot, and the use of multiple paint colors on the EIFS including along the roofline to provide a visual detail and break at the parapet. Staff has determined that these details exceed certain architectural requirements of the UDC and the results are equivalent to strict application of the design standard.

b. Rooftop Mechanical Equipment:

Code Requirement:

Municipal Code Section 10.6.4.G.6. requirements for rooftop mechanical equipment are identified below with the portion of the Code that is being requested for alternative equivalent compliance highlighted in yellow:

"Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of 1 of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of 1 of the primary materials used on the primary facade of the building so as to achieve complete screening."

Request for Alternative Equivalent Compliance:

The original Site Plan identified the parapet as the means of meeting the UDC requirement to screen all rooftop mechanical equipment; however, in the elevations, some rooftop equipment exceeds the height of the parapet.

The original Site Plan provided site line studies to show that given the depth of the roof and location of the RTUs, the parapets meet the intent of the UDC in screening rooftop equipment from adjacent properties, particularly from public right-of-way to the north. Staff has determined that the parapet as built meets the UDC requirements for rooftop equipment screening.

c. Wall Articulation:

Code Requirement:

Municipal Code Section 10.6.8.C.4.b. requirements for wall articulation are identified below with the portion of the Code that is being requested for alternative equivalent compliance highlighted in yellow:

"Primary structures having single walls exceeding 40 feet in length shall incorporate 3 or more of the following features at least every 40 feet in length:

i. Changes in color, graphical patterning, changes in texture, or changes in material;

ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plan of 12 inches;

iii. Windows and fenestrations;

iv. Awnings; or,

v. Gable projections or other projecting architectural features."

Request for Alternative Equivalent Compliance:

The walls on the east and south side of the existing building have not incorporated 3 or more of the features listed above into the wall at least every 40 feet of length. Below is a list of each of the walls:

1. East Elevation: 80' long and does not incorporate any features of wall articulation
2. South Elevation: 180' long and incorporates two wall articulations (fenestration, projecting architectural feature).

The applicant, with staff's direction, has incorporated awnings to the north and west facades to meet and exceed the Town's articulation requirements on these highly visible faces. The applicant has also proposed a large shelter on the south façade to provide an outdoor space and break up the mass of the tenant space's exterior. The number of windows on the north and east facades is double the code's requirement for each façade, and the proposed awnings are more than required. In addition to these excess articulations, the existing building is 100 percent masonry, incorporates a brick wainscot, and utilizes multiple paint colors for the EIFS. The building owner also framed the building in a way that allows future fenestration and doors on the east and south elevations if the remaining tenant space's use were to change categories. Staff has determined that the excess articulation on the north and west facades which are most visible from adjacent properties and streets, and the enhanced materials and details on the east, north and west facades offset and meet the UDC's intent for wall articulation for the remainder of the building.

ALTERNATIVE EQUIVALENT COMPLIANCE ANALYSIS:

The requests for Alternative Equivalent Compliance, listed above, were reviewed for conformance with Municipal Code 10.6.1.C.5. Approval Criteria. Staff finds the requests in compliance with the Approval Criteria listed below.

a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.

   Staff: The alternative achieves the intent of the standard.

b. The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan to the same or better degree than the subject standard.

Staff: The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan.

c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

Staff: The proposed alternatives benefit the community by providing equivalent or better compliance than the design standard.

SITE PLAN ANALYSIS:

The Site Plan Amendment for the existing building at 710 Austin Avenue was reviewed for conformance with Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria. Staff finds the Site Plan Amendment in compliance with the Site Plan Approval Criteria as listed below.

a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;

Staff: The Site Plan Amendment is generally consistent with the Town's Comprehensive Master Plan.

b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

Staff: The Site Plan Amendment is consistent with the existing plat.

c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

Staff: The Site Plan complies with all applicable development and design standards set forth in the UDC.

d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

Staff: Significant adverse impacts are not anticipated.

e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The development proposed is compatible with the character of the surrounding land uses.

STAFF RECOMMENDATION:

Staff finds the request for Alternative Equivalent Compliance for 710 Austin Avenue, 1st Amendment in compliance with the Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P15-34 approving the request for Alternative Equivalent Compliance.

Staff finds the Site Plan for the 710 Austin Avenue, 1st Amendment in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P15-34 that recommends approval of the application to the Board of Trustees with the following conditions:

1. Staff may direct the consultants to make technical corrections to the documents.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on September 4, 2015 at 5:15 p.m. at Life Song Church of Erie. The required notice for the Neighborhood Meeting was provided and a copy of the minutes and sign-in sheet are attached.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Colorado Hometown Weekly Newspaper Publication:	September 30, 2015
Notice Posted on Property:	September 25, 2015
Letters to adjacent property owners mailed:	October 2, 2015

Approved by:

R. Martin Ostholthoff
Community Development Director

Attachments:

A. Resolution P15-34
B. Original Site Plan
C. Revised Site Plan Sheets
D. Application Materials
E. Neighborhood Meeting Exhibits

ATTACHMENT A

RESOLUTION NO. P15-34

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR 710 AUSTIN AVENUE, 1ST AMENDMENT, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Site Plan Amendment for the existing multi-tenant building at 710 Austin Avenue on Wednesday, October 21, 2015, on the application of Impact Rock Church, 2343 Dogwood Dr., Erie, Colorado for the following real property; to wit:

Lot 2, Coal Creek Commons, Town of Erie, County of Weld, Stat of Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.

2. The Site Plan has met Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria:

    a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;

    b. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

    c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

    d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

    e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

3. The Site Plan as proposed, with the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:

    a. Staff may direct the consultants to make technical corrections to the documents.

4. Municipal Code 10.6.1.C "Alternative Equivalent Compliance", permits a site-specific plan that contains design standards equal to or better than the strict application of the design standards contained in the Municipal Code. The following requested changes to

the design standards, listed below after the Code citation being altered, is found to be equal to or better than the strict application of the design standards and are granted approval:

a. Municipal Code Section 10.6.8.C.6.b "Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least 1 change in setback or height at least 3 feet along each 60 lineal feet of facade."

    i. Alternative Equivalent Compliance: Allow the existing building on Lot 2 of Coal Creek Commons to include lengths between parapet height changes to exceed 60 feet in length. The existing building provides enhanced materials, details, and paint to provide visual interest along the parapet and roofline.

b. Municipal Code Section 10.6.4.G.6 "Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened." "The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened."

    i. Alternative Equivalent Compliance: Allow the building on Lot 2 of Coal Creek Commons to include parapet heights that do not equal and are not greater than the highest portion of the rooftop equipment. The site line studies of the original site plan show that the parapet as designed screens the rooftop equipment from view of adjacent properties and roadways.

c. Municipal Code Section 10.6.8.C.4.b "Primary structures having single walls exceeding 40 feet in length shall incorporate 3 or more of the following features at least every 40 feet in length: i) Changes in color, graphical patterning, changes in texture, or changes in material; ii) Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plan of 12 inches; iii) Windows and fenestrations; iv) Awnings; or, v) Gable projections or other projecting architectural features."

    i. Alternative Equivalent Compliance: Allow the existing building on Lot 2 of Coal Creek Commons to include two articulations spaced at a distance exceeding 40' on the south elevation and no articulations on the east elevation. The tenant space with the change of use is not located in this portion of the building. The design provides excess windows and awnings on the north and west facades and currently features higher materials, detailing, and paint on the east, north and west facades to offset the east and south façades' deficiencies.

5. The design standards that have been granted approval for "Alternative Equivalent Compliance", listed above, have met Erie Municipal Code, Title 10, Section 6.1.C. Approval Criteria for "Alternative Equivalent Compliance":

    a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;

b. The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan to the same or better degree than the subject standard;

c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard;

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees of the Site Plan for 710 Austin Avenue, 1st Amendment.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.

2. The Site Plan has met Town of Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria.

3. The Site Plan as proposed, subject to the following condition, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

   a. Staff may direct the consultants to make technical corrections to the documents.

4. Municipal Code 10.6.1.C "Alternative Equivalent Compliance", permits a site-specific plan that that contains design standards equal to or better than the strict application of the design standards contained in the Municipal Code. The requested changes to the design standards are found to be equal to or better than the strict application of the design standards and are granted approval.

5. The design standards that have been granted approval for "Alternative Equivalent Compliance" have met Erie Municipal Code, Title 10, Section 6.1.C Approval Criteria for "Alternative Equivalent Compliance".

INTRODUCED, READ, SIGNED AND APPROVED this 21st day of October, 2015.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Hallie S. Sawyer, Secretary

ATTACHMENT B

710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
ERIE, COLORADO
SITE IMPROVEMENT PLANS

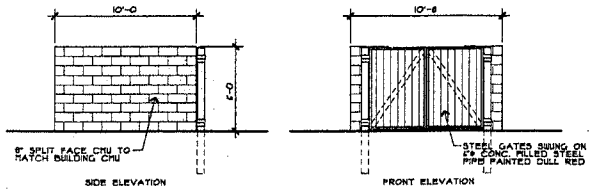
LAND USE SCHEDULE

TOTAL AREA OF LOT	50,523 SQ.FT.	100%
AREA OF BUILDING COVERAGE	14,400 SQ.FT.	28.5%
TOTAL AREA OF OPEN SPACE	8,146 SQ.FT.	23.1%
LANDSCAPE AREA	10,288 SQ.FT.	20.2%
PARKING LOT LANDSCAPING	312 SQ.FT.	
HARD SURFACE AREA	1,146 SQ.FT.	
TOTAL AREA OF PARKING SURFACE	24,771 SQ.FT.	48.0%

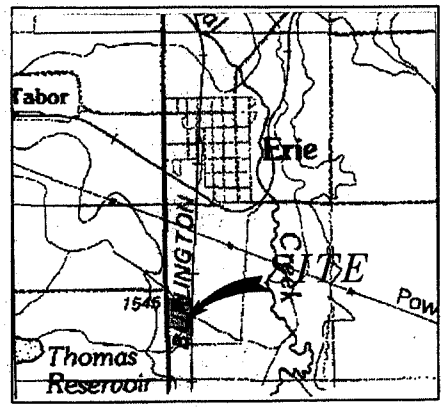
TOTAL GROSS BUILDING AREA - 14,400 SQ.FT.
TOTAL NET USABLE BUILDING AREA - 13,416 SQ.FT.
PROPOSED BUILDING USE - TENNIS SCHOOL, OFFICE, LIGHT MANUFACTURING
NUMBER OF PARKING SPACES - 62 (1/231 SQ.FT.) INCLUDING 3 ACCESSIBLE SPACES

DRAWING SCHEDULE

1- SITE PLAN
2- LANDSCAPE PLAN
3- SITE LIGHTING PLAN
4- SITE GRADING, DRAINAGE AND UTILITY PLAN
5- STORMWATER MANAGEMENT PLAN
6- BUILDING ELEVATIONS
7- BUILDING FLOOR PLAN



TRASH ENCLOSURE
1/4" = 1'-0

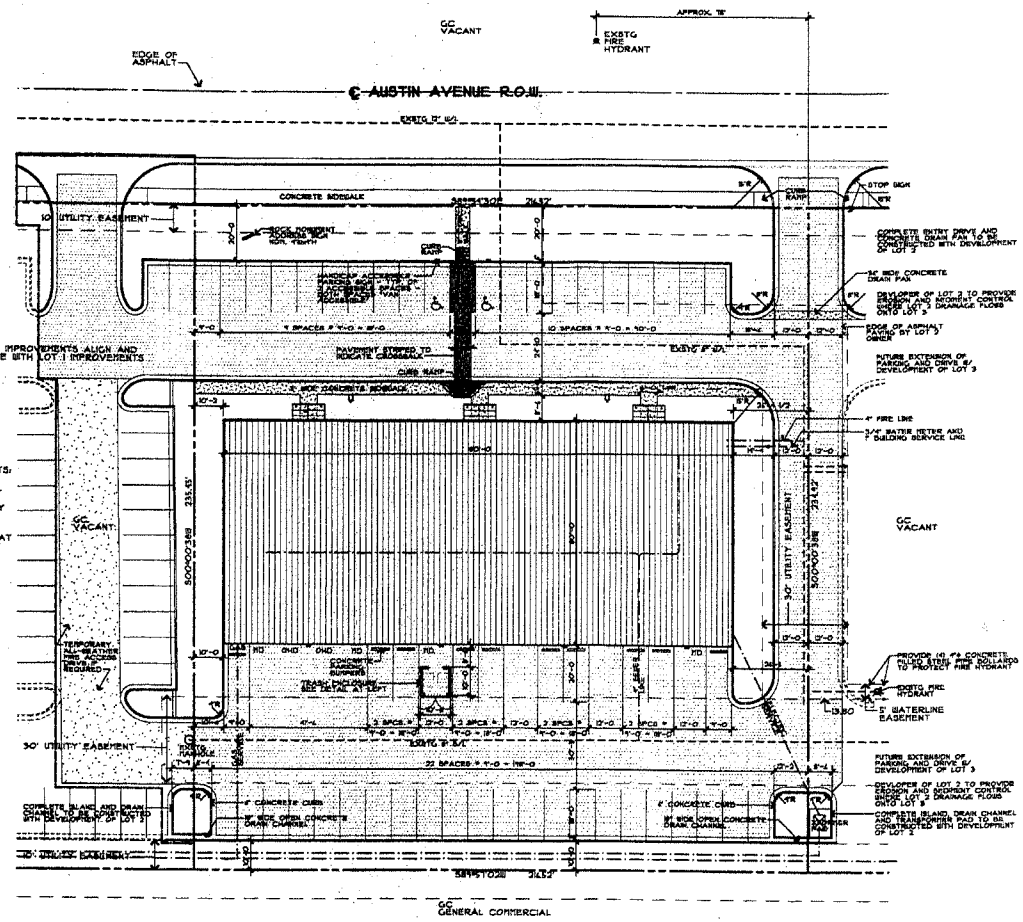


VICINITY MAP
1" = 2000'

NORTH

IF LOT 1 IS NOT DEVELOPED AT THE SAME TIME AS LOT 2, THE FOLLOWING, SHOWN WITHIN THE DOT-DASH LINES, SHALL BE CONSTRUCTED ON LOT 1 PER THE REQUIREMENTS OF THE APPROVED LOT 1 SITE IMPROVEMENT PLANS, CONCURRENTLY WITH LOT 2 IMPROVEMENTS:
COMPLETE ENTRY DRIVE FROM AUSTIN AVENUE;
COMPLETE CURB AND GUTTER ADJACENT TO LOT 2 PROPERTY LINE;
COMPLETE ASPHALT PAVING FROM ENTRY DRIVE TO LOT 2 NORTH PARKING AREA;
TEMPORARY ALL-WEATHER FIRE ACCESS DRIVE;
COMPLETE ISLAND AND DRAIN CHANNEL AT SOUTHEAST CORNER OF LOT

IT IS EXPECTED THAT LOTS 1 AND 2 WILL BE DEVELOPED AT THE SAME TIME. IF LOT 1 IS NOT DEVELOPED CONCURRENTLY WITH LOT 2, THEN THE DEVELOPERS OF COAL CREEK COMMONS WILL ROUGH GRADE LOT 1 TO PROVIDE DRAINAGE PATTERNS, INTERIM DETENTION AND SEDIMENT CONTROL FOR RELEASING RUNOFF ONTO LOT 2 PER THE DRAINAGE REPORT APPROVED WITH THE PRELIMINARY PLAT UNTIL SUCH TIME AS LOT 1 IS DEVELOPED.



SITE PLAN
1" = 20'

THERE ARE NO MAJOR DRAINAGE WAYS THROUGH THE SITE AND IT DOES NOT LIE WITHIN OR ADJACENT TO THE 100-YEAR FLOODPLAIN.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE
APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT THIS 11TH DAY OF July, A.D. 2003.
DIRECTOR OF COMMUNITY DEVELOPMENT

NORTH

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ARCHITECTURE
PLANNING
INTERIOR DESIGN

AXIOM DESIGN P.C.
1000 LAFAYETTE
SUITE 101
BOULDER, CO 80305
303-443-0115
FAX 303-443-0116
axiom@axiomdesign.com

SITE IMPROVEMENT PLANS
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

SITE PLAN

NO	DATE	REVISION
1	2-27	PER ERIE COMMENTS

DRAWN BY TYLER | CHECKED
APPROVED | DATE 5-8-2003

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1 OF 7

710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
ERIE, COLORADO
SITE IMPROVEMENT PLANS

PLANT SCHEDULE

SYMBOL	ABBREV.	QTY.	COMMON/BOTANICAL NAME	SIZE (MIN)
			DECIDUOUS TREES	
	AL	3	AMERICAN LINDEN TILIA AMERICANA	2" C.- B&B 30'x10'
	HL	4	'SHADEMASTER' HONEYLOCUST GLEDITSIA TRIACANTHOS INERMIS	2" C.- B&B 30'x60'
	AM	1	AUTUMN BLAZE MAPLE ACER FREEMANI 'AUTUMN BLAZE	2" C.- B&B 40'x60'
			EVERGREEN TREES	
	AP	1	AUSTRIAN PINE PINUS NIGRA	6' B&B 25'x35'
	CS	1	COLORADO 'BLUE' SPRUCE PICEA PUNGENS	6' B&B 30'x50'
			SHRUBS	
	BA	13	WARTY BARBERRY BERBERIS VERRUCULOSA	5 GAL. 5'x6'
	PO	27	POTENTILLA POTENTILLA FRUTICOSA ABBOTS WOOD	5 GAL. 3'x3'
	PR	4	PRIVET LIGUSTRUM JAPONICUM	5 GAL. 10'x10'
	SP	11	SPIREA SPIREA ARGUTA	5 GAL. 4'x4'
	TJ	10	TARY JUNIPER JUNIPERUS SABINA TAMARISCIFOLIA	5 GAL. 15'x2'
			GRASSES	
	TS	tc	TURFGRASS SOD: 40% ELDORADO, SILVERADO & MONARCH TURF TYPE FESCUE 30% MONARCH SMOOTH BROME 10% BLUEGRASS MIX (DROUGHT TOLERANT BLENDS)	
			WASHED RIVER ROCK OR COBBLES - SIZES AS SHOWN ON PLAN - INSTALL PER PLAN NOTE 3 BELOW	

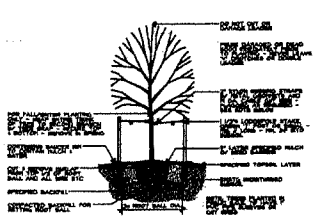
LANDSCAPING AREA CALCULATIONS

LSA - LANDSCAPING AREA

TOTAL LOT AREA - 50,123 SQ.FT.
R.O.W. LANDSCAPING - 1,161 SQ.FT.
PARKING LOT LANDSCAPING - 30 SQ.FT.
SITE LANDSCAPING - 10,288 SQ.FT. (20.2% OF TOTAL LOT AREA)

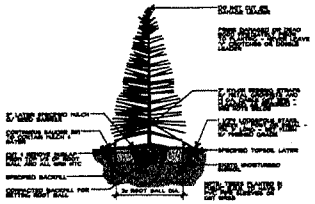
PLAN NOTES

1. ALL PLANTS ARE SHOWN AT 75% MATURE SIZE.
2. ALL PROPOSED CONTOURS ARE INDICATED ON LANDSCAPE PLAN AT 1' INTERVALS. ALL GRADES DO NOT EXCEED 3:1.
3. ROCK MULCH AREAS WILL BE MULCHED TO A DEPTH OF 4"-6", PLACED OVER A WATER PERMEABLE WEED BARRIER WITH 3/16"x1"x6" RYERSON STEEL EDGING OR APPROVED EQUAL AT ALL BED EDGES.
4. ALL LANDSCAPED AREAS WILL BE IRRIGATED. PLANT MATERIALS (TREES, SHRUBS, AND GROUND COVER) WILL BE COVERED BY A DRIP SYSTEM AND TURF AREAS WILL BE COVERED BY SPRAY HEADS. THE IRRIGATION SYSTEM INSTALLED WILL INCORPORATE ADVANCED IRRIGATION MEASURES AND SCHEDULING THAT WILL INCORPORATE WATER CONSERVATION MEASURES.
5. ALL TREES SHALL BE STAKED FOR ONE YEAR AND STAKES REMOVED AFTER THE YEAR IS OVER.
6. ALL TOPSOIL SHALL BE STRIPPED FROM THE SITE FOR USE ON THIS PROJECT. NO TOPSOIL SHALL BE REMOVED FROM SITE. AFTER CLEARING AND GRUBBING OPERATIONS ARE COMPLETE, AND PRIOR TO OTHER EARTHWORK ACTIVITIES, STRIP TOPSOIL TO MAXIMUM DEPTH POSSIBLE TO RECOVER TOPSOIL. NO TOPSOIL SHALL BE REMOVED AS PART OF THIS TOPSOIL STRIPPING OPERATION. STOCKPILE TOPSOIL IN AN AREA WHERE GRADING ACTIVITIES CAN COMMENCE WITHOUT INTERFERENCE AND PROTECT PRIOR WIND OR OTHER EROSION WITH FABRIC OR BY OTHER APPROVED MEANS. SUBGRADE WORK SHALL LEAVE AN ALLOWANCE FOR REPLACEMENT OF TOPSOIL TO THE DEPTH AVAILABLE OR 6" MINIMUM, WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE ON-SITE. ADDITIONAL IMPORTED TOPSOIL SHALL BE UTILIZED TO ALLOW FOR 6" MINIMUM DEPTH OF TOPSOIL IN ALL LANDSCAPE AREAS. IMPORTED TOPSOIL SHALL COMPLY WITH ERIE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
7. SOIL AMENDMENTS TO BE USED IN ALL LANDSCAPED AREAS ARE TO BE MINIMUM OF 3 CUBIC YARDS AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA AND SHALL BE INCORPORATED INTO THE TOP 6" OF TOPSOIL BY TILLING. INCREASE AMENDMENT QUANTITIES AS NEEDED PER SOILS TEST RECOMMENDATIONS.
8. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE CURRENT STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. LANDSCAPING MAINTENANCE STATEMENT:
"LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSORS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. THE SIZE OF THE REPLACEMENT OF PLANT MATERIALS SHALL REFLECT THE REASONABLE GROWTH OF THE PLANT MATERIALS BEING REPLACED HAD THE PLANT MATERIALS REMAINED HEALTHY."



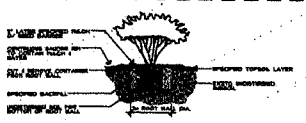
- PLANT TREE WITH TOP OF ROOT BALL APPROXIMATELY 2" ABOVE FINISH GRADE
- WATER THOROUGHLY AT TIME OF PLANTING BUT DO NOT FERTILIZE
- PLANT TREES IN ORIENTATION OF LEAVES EQUIVALENT TO GROWING ON LEVEL GROUND

DECIDUOUS TREE PLANTING DETAIL
NO SCALE
ALL TREES 2 1/2" CALIPER AND SMALLER



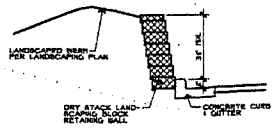
- PLANT TREE WITH TOP OF ROOT BALL APPROXIMATELY 2" ABOVE FINISH GRADE
- WATER THOROUGHLY AT TIME OF PLANTING BUT DO NOT FERTILIZE
- PLANT TREES IN ORIENTATION OF LEAVES EQUIVALENT TO GROWING ON LEVEL GROUND
- INSTALL 3 PLANTING STAKES 8' OAT BASE AT 30° SEPARATION

CONIFEROUS TREE PLANTING DETAIL
NO SCALE

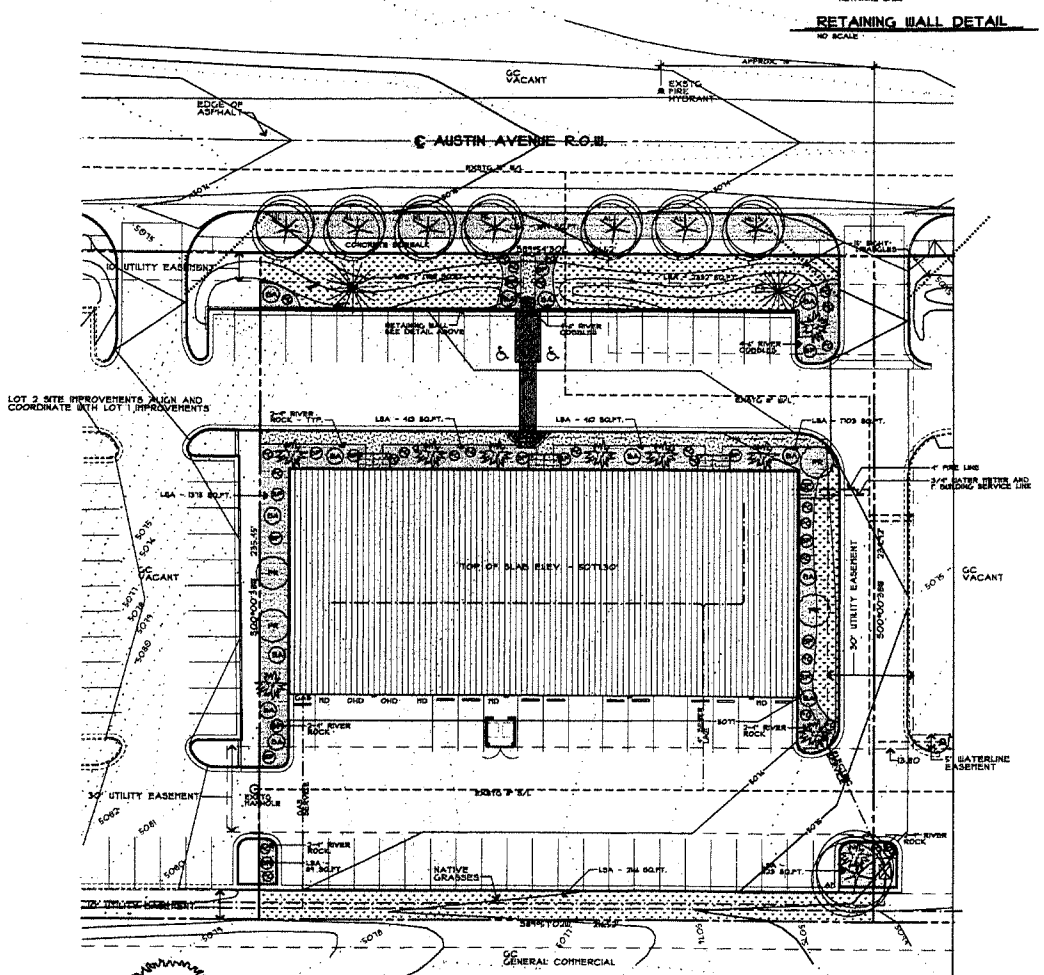


- PLANT SHRUB WITH TOP OF ROOT BALL APPROXIMATELY LEVEL W/ FINISH GRADE
- WATER THOROUGHLY AT TIME OF PLANTING BUT DO NOT FERTILIZE
- PLANT SHRUBS IN ORIENTATION OF LEAVES EQUIVALENT TO GROWING ON LEVEL GROUND

CONIFEROUS TREE PLANTING DETAIL
NO SCALE



RETAINING WALL DETAIL
NO SCALE



LANDSCAPING PLAN
1" = 20'

THERE ARE NO MAJOR DRAINAGE WAYS THROUGH THE SITE AND IT DOES NOT LIE WITHIN OR ADJACENT TO THE 100-YEAR FLOODPLAIN.

NORTH

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INTERIOR DESIGN

SITE IMPROVEMENT PLANS
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

LANDSCAPING PLAN

NO	DATE	REVISION
1	5/21	PER ERE COMMENTS

DRAWN BY: TYLER
CHECKED:
APPROVED:
DATE: 5-6-2003

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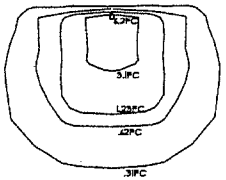
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
ERIE, COLORADO
SITE IMPROVEMENT PLANS

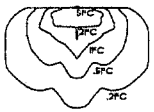
PARKING LOT LIGHTING

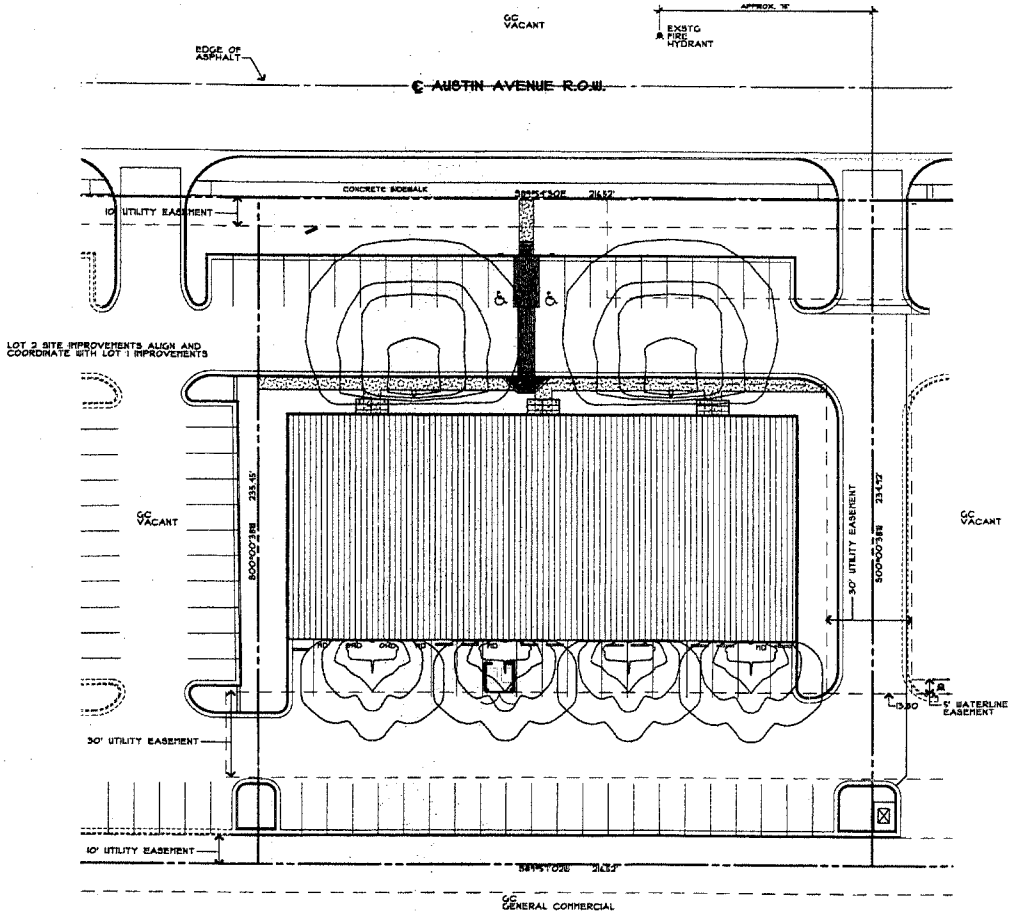
LITHONIA KSF1 175W METAL HALIDE FIXTURE W/ TYPE IV FORWARD THROW CUTOFF DISTRIBUTION ON 18' TALL POLE



EXTERIOR AREA LIGHTING

LITHONIA TWP, 100W METAL HALIDE WALL MOUNT FIXTURE CUTOFF DISTRIBUTION - MOUNTING HEIGHT 10'-0





SITE LIGHTING PLAN

1" = 20'

THERE ARE NO MAJOR DRAINAGE WAYS THROUGH THE SITE AND IT DOES NOT LIE WITHIN OR ADJACENT TO THE 100-YEAR FLOODPLAIN.

NORTH

0 10 20

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AXIOM DESIGN P.C.
1600 SPRUCE STREET
SUITE 200
BOULDER, CO 80302

SITE IMPROVEMENT PLANS
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS

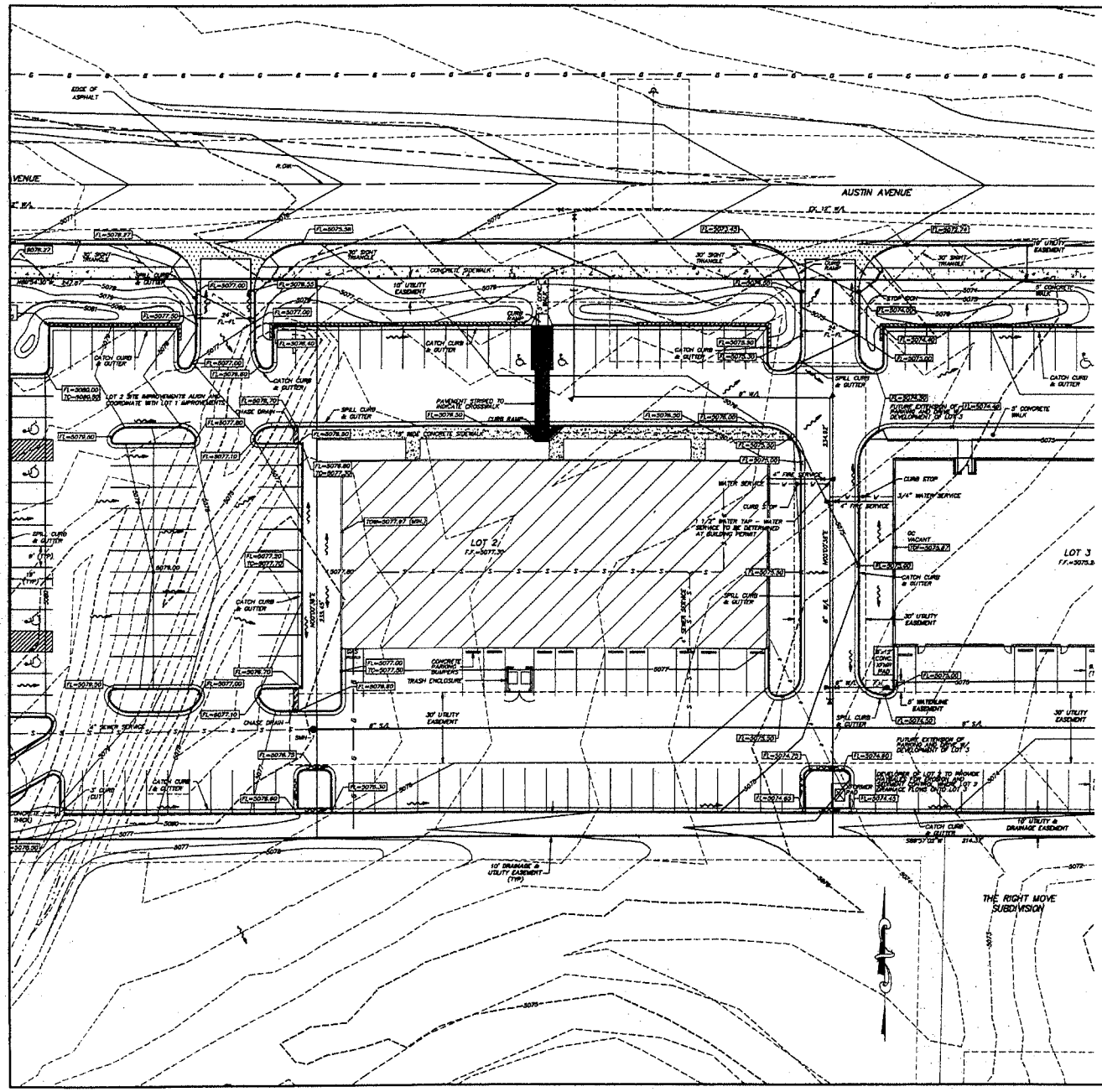
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERTAN

SITE LIGHTING PLAN

NO	DATE	REVISION

DRAWN BY TYLER | CHECKED
APPROVED | DATE 5-8-2003

© 2003 JOB # 02505



LEGEND

- Manhole
- Existing Manhole
- Thrust Block
- Proposed Water Valve
- Existing Water Valve
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Plug
- Blowoff
- Proposed Water Line
- Existing Wate Line
- Proposed Sewer Line
- Existing Sewer Line
- Proposed Storm Line
- Existing Storm Line
- Water Service
- Sewer Service
- 5' Type 'R' Inlet
- Proposed Index Contour
- Proposed Int. Contour
- Existing Index Contour
- Existing Int. Contour
- Existing Underground Electrical Cable
- Existing Gas Line
- Existing Power Poles

ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED

NOTES:

1. ALL CURB AND GUTTER SHALL HAVE AN 18" PAN.
2. MODIFY SPILL CURB TO MATCH PAN WIDTH OF CATCH CURB.
3. WATER AND SEWER SERVICE STUBS TO BE PROVIDED BY COAL CREEK COMMONS SUBDIVISION DEVELOPER.
4. FIRE LINE AND HYDRANT, SANITARY SEWER MAIN AND AUSTIN AVENUE IMPROVEMENTS TO BE PROVIDED BY COAL CREEK COMMONS DEVELOPER.
5. PARKING LOT PAVING SHALL CONFORM TO REQUIREMENTS OF GEOTECHNICAL REPORT.
6. A 30 FOOT SIGHT TRIANGLE IS SHOWN AT THE DRIVE ENTRANCE INTERSECTION WITH AUSTIN AVENUE.

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CATV AND PANHANDLE EASTERN PIPELINE LOCATIONS

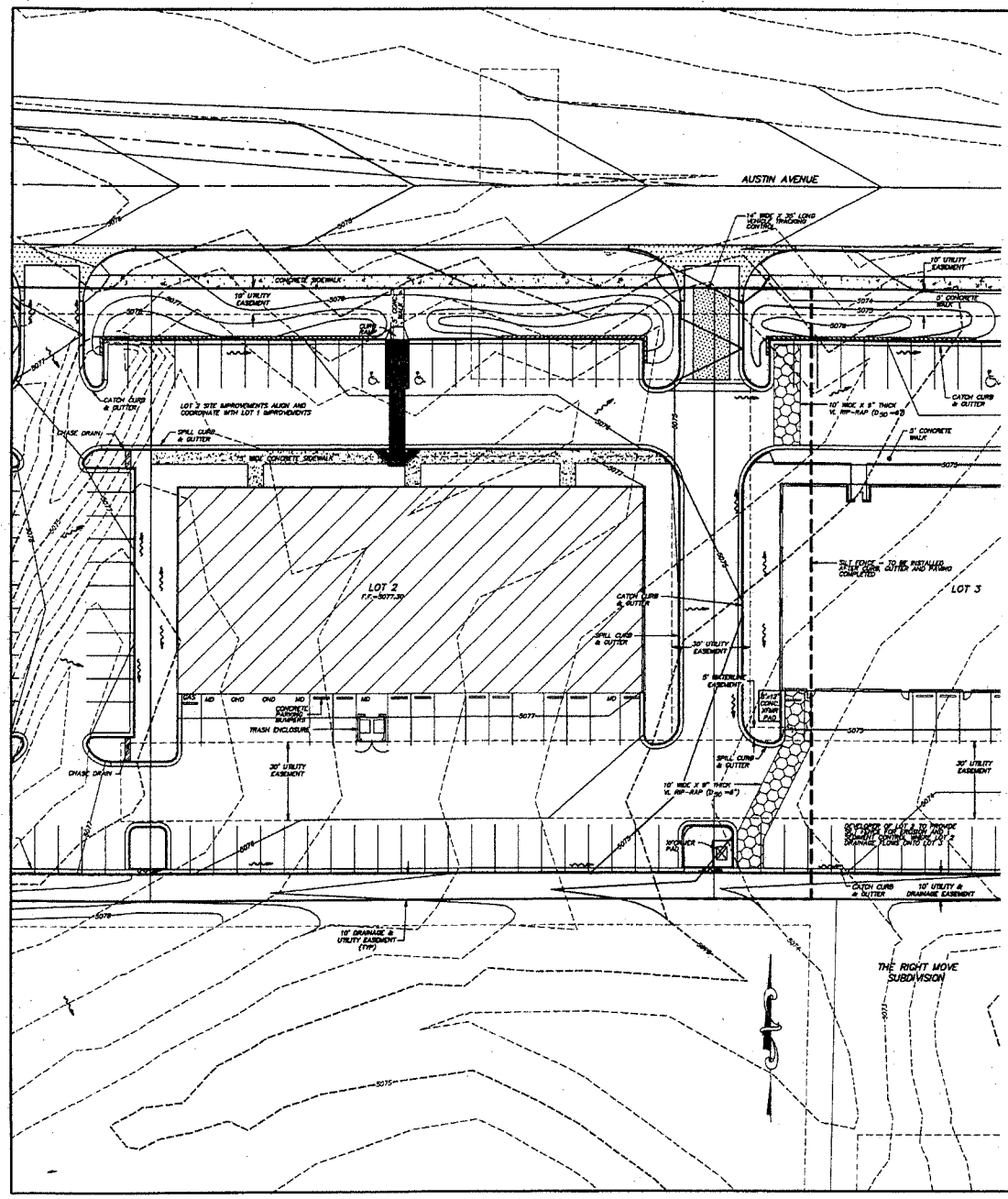
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

COAL CREEK COMMONS
LOT 2
CONCRETE PLAN

SCALE	HORZ. 1"=20' VERT. N/A
DESIGN/APPR.	OCH
DRAWN BY	CDF
DATE	5/06/03
FILE	G:\22941\LOT 2\941-12-CONC

HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
4000 Pearl Road, Circle, Dallas 1.55
Number, Colorado 80524 (303) 482-9455

SHEET 4 OF 7



CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

Riprap Designation	% Smaller Than Given Size By Weight	Intermediate Rock Dimension (inches)	d_{50}* (inches)
Type VL	70 – 100	12	
	50 – 70	9	
	35 – 50	6	6**
	2 – 10	3	
Type L	70 – 100	15	
	50 – 70	12	
	35 – 50	9	9**
	2 – 10	3	
Type M	70 – 100	21	
	50 – 70	18	
	35 – 50	12	12
	2 – 10	4	
Type H	100	30	
	50 – 70	24	
	35 – 50	18	18
	2 – 10	6	
Type VH	100	42	
	50 – 70	33	
	35 – 50	24	24
	2 – 10	8	

*d_{50}" = Mean Particle Size

** Bury types VL and L with topsoil and revegetate to protect from vandalism.

GRADATION FOR GRANULAR BEDDING

U. S. Standard Sieve Size	Percent Weight By Passing Type I	Square Mesh Sieves Type II
3"	–	90 – 100
1-1/2"	–	–
3/4"	–	20 – 80
3/8"	100	–
#4	85 – 100	0 – 20
#16	40 – 80	–
#50	10 – 30	–
#100	2 – 10	–
#200	0 – 2	0 – 3

See Plans for Riprap Dimensions

RIPRAP DETAIL

NOT TO SCALE

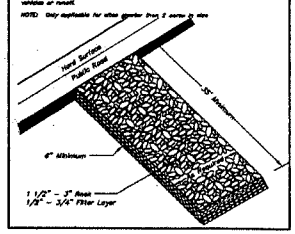
VEHICLE TRACKING CONTROL

N.T.S.

Definition
A stone stabilized pad located at points of vehicular ingress and egress on a construction site.

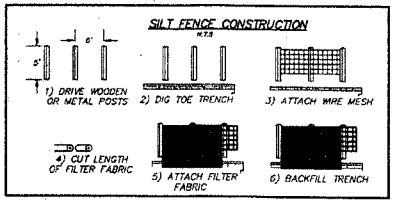
Purpose
To reduce the amount of mud transported onto paved roads by motor vehicles or runoff.

NOTE: Only applicable for sites greater than 2 acres in size



SILT FENCE CONSTRUCTION

N.T.S.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES :

LOCATION

1. Coal Creek Commons Lot 2 is an 1.15 acre, 1 Commercial Lot located in Section 16, Township 1 North, Range 69 West. Sixth Principal Meridian in the Town of Erie, Weld County, Colorado.
2. Overlot grading of the development site shall be performed as indicated on these plans.
3. Pre-development land use was unimproved greenbelt/agricultural with runoff coefficients as follows: C5 = 0.10 C100 = 0.80

   Post-development runoff coefficients are consistent with commercial residential and are as follows: C5 = 0.80 C100 = 0.93
4. Existing ground cover consists primarily of native grasses.
5. No potential sources of pollution are known to exist on the site.
6. No non-stormwater components of discharge are known to exist on the site.
7. Post-development runoff will be intercepted by Storm Sewer and conveyed to an onsite retention pond to be used for irrigation. Ultimate receiving water for excess runoff is Coal Creek.
8. All structures, concrete, trees, brush and rubbish shall be removed and acceptably disposed of.
9. All organic matter shall be removed from fill areas.
10. All fill areas shall be compacted in accordance with the geotechnical engineer's recommendations.
11. All slopes steeper than 4:1 shall be treated with seed and mulch.
12. Erosion control bales or silt fence shall be placed at the toe and drainage outlet points of all slopes 4:1 or steeper to prevent siltation and sediment transport.
13. Contractor shall comply with all Local, County, and State regulations pertaining to grading, dust, and erosion.
14. Natural vegetation shall be retained and protected wherever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations and for the shortest practical period of time.
15. Topsoil shall be stockpiled to the extent practicable on the site for use on areas to be revegetated. Any and all stockpiles shall be located and protected from erosion elements.
16. At all times, the property shall be maintained and/or watered to prevent wind-caused erosion. Earthwork operations shall be discontinued when highline dust significantly impacts adjacent property. If earthwork is complete or discontinued and dust from the site continues to create problems, the owner/developer shall immediately institute mitigative measures and shall correct damage to adjacent property.
17. Temporary vegetation shall be installed on all disturbed areas where permanent surface improvements are not scheduled for installation within six months of this plan approval.

DRY LAND SEEDING RATES

SPECIES	C-W-N	VARIETY	LBS. PER ACRE PLS DRILLED	BROADCAST
WESTERN WHEATGRASS	N	BARTON	25	50
BLUE GRAMA	N	LOVINGTON	2.5	5
BUFFALO GRASS	N	SHARPS IMPROVED	20	40
ALKALI SACATON	N	**	2.5	5
PUBESCENT WHEATGRASS	C	LUNA	7.5	15
KENTUCKY BLUEGRASS	C	MERION	1.25	2.5
			58.75	117.5

18. Temporary cut/fill slopes shall not exceed a steepness of 2:1 (H:V). Permanent slopes shall not exceed 3:1 (H:V).
19. Utility construction is not approved under this plan unless specifically noted herein.
20. The Owner/Developer shall provide any additional dust abatement and erosion control measures deemed necessary by the County Engineer, should conditions necessitate them. Failure to provide these measures in a timely manner commensurate with the degree of apparent onsite impacts shall constitute a violation of the Municipal Code. The Owner/Developer shall in these cases be subject to fines or the costs of remedies performed by others on his behalf.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- HAY BALES OR SILT FENCE

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CATV AND PANHANDLE EASTERN PIPELINE LOCATIONS

COAL CREEK COMMONS
LOT 2
STORMWATER MANAGEMENT PLAN

SCALE	HOR. 1"=20' VERT. N/A
DESIGN/APPR.	DCH
DRAWN BY	JC
DATE	5/27/03

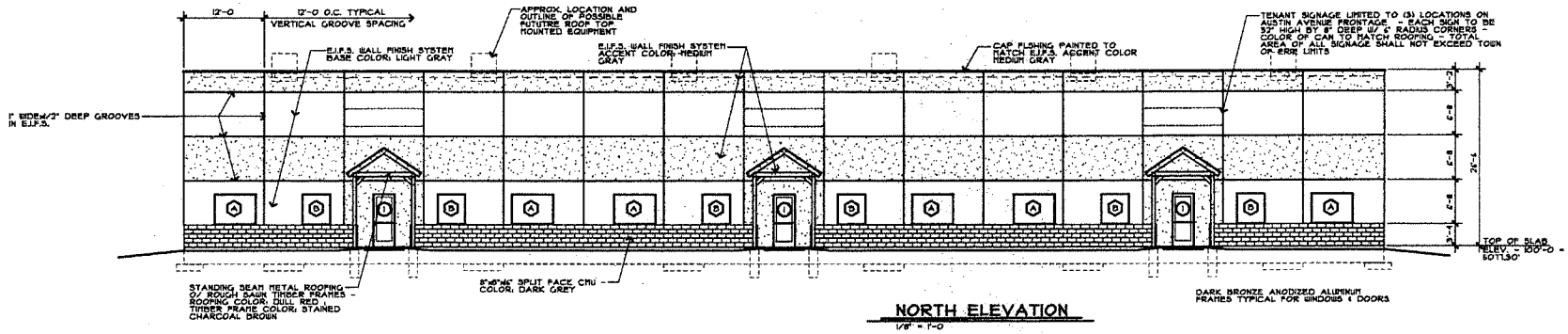
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
5105 Pearl Road, Castle Rock, Colorado 80104
Boulder, Colorado 80301, (303) 449-1555

FILE G:\22041\LOT 2\041-L2-SWMP

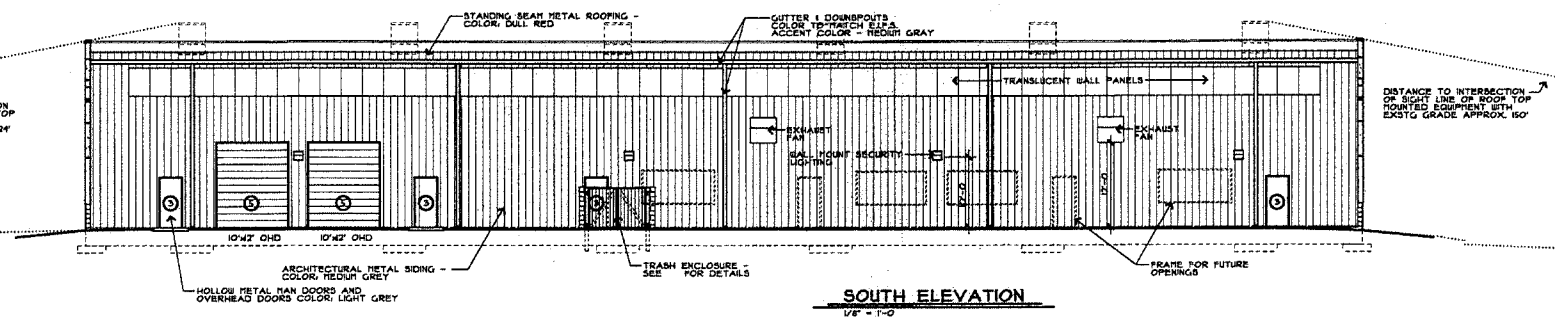
SHEET 3 OF 3

FIRST MINOR MODIFICATION
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
ERIE, COLORADO
SITE IMPROVEMENT PLANS

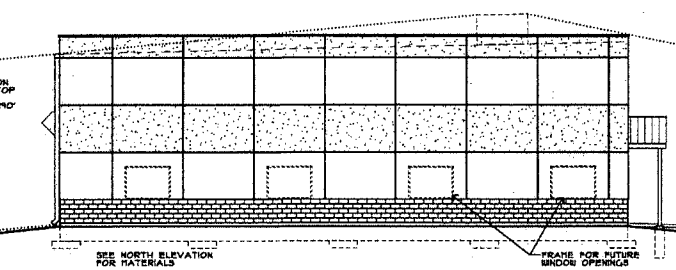
DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE
APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT
THIS 12 DAY OF December, A.D. 2003.
DIRECTOR OF COMMUNITY DEVELOPMENT



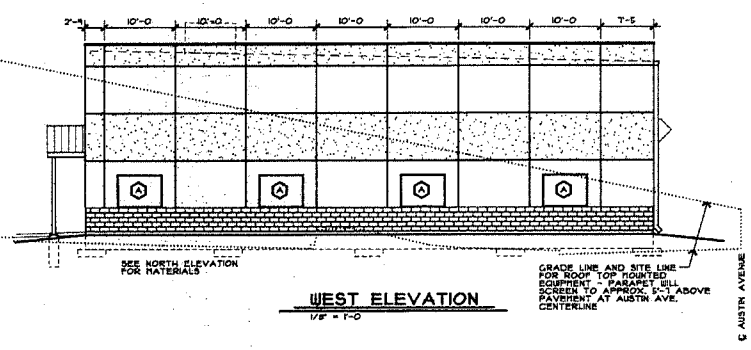
NORTH ELEVATION
1/8" = 1'-0



SOUTH ELEVATION
1/8" = 1'-0



EAST ELEVATION
1/8" = 1'-0



WEST ELEVATION
1/8" = 1'-0

axiom-design
ARCHITECTURE PLANNING INTERIOR DESIGN
AXIOM DESIGN P.C.
3400 ISLAND DRIVE
BOULDER, CO 80301

SITE IMPROVEMENT PLANS
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

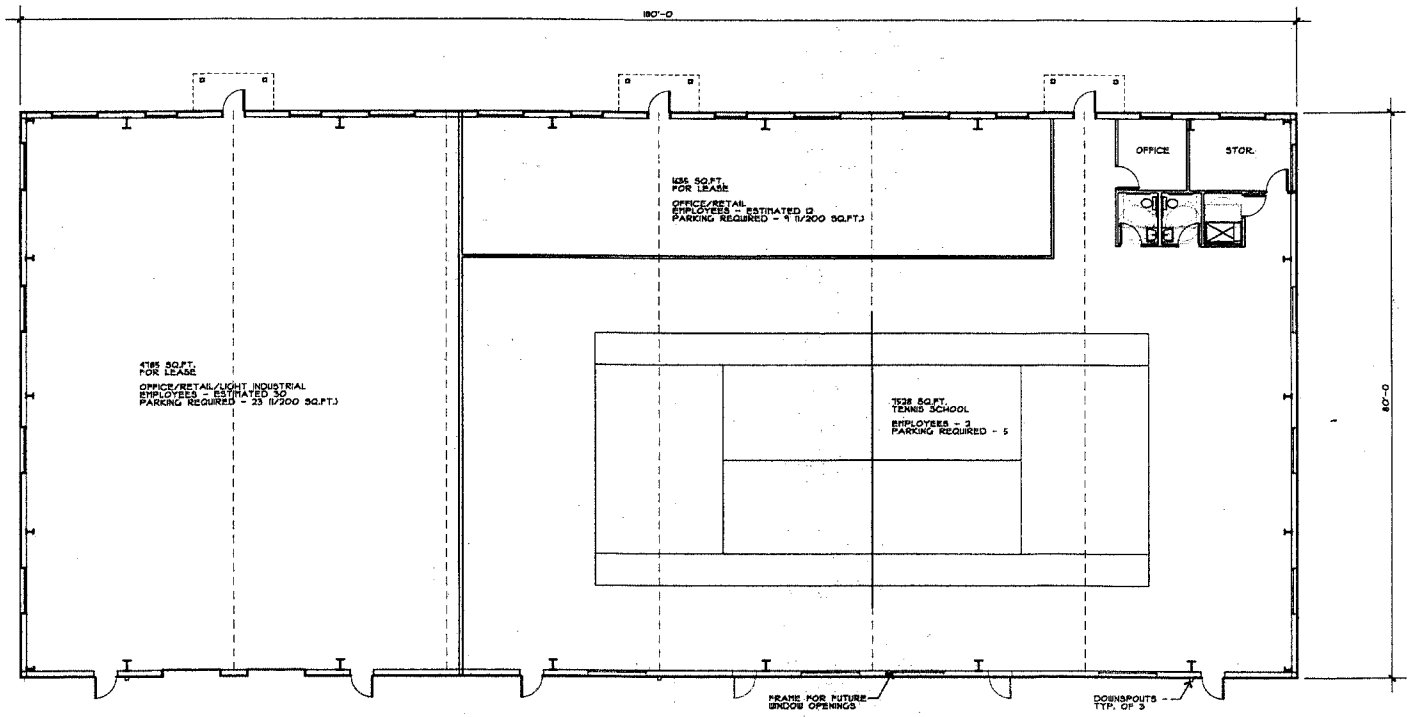
BUILDING ELEVATIONS

NO	DATE	REVISION
1	12.8.03	MINOR MODIFICATION #1

DRAWN BY TYLER
CHECKED
APPROVED
DATE 5-8-2003

© 2002 JOB # 02305

710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
ERIE, COLORADO
SITE IMPROVEMENT PLANS



FLOOR PLAN
1/16" = 1'-0 13,948 SQ.FT. NET USABLE AREA

axiom-design
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AXIOM DESIGN P.C.
503 AUSTIN
BOULDER, CO 80301
2400 ISLAND DRIVE
BOULDER, CO 80301

SITE IMPROVEMENT PLANS
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

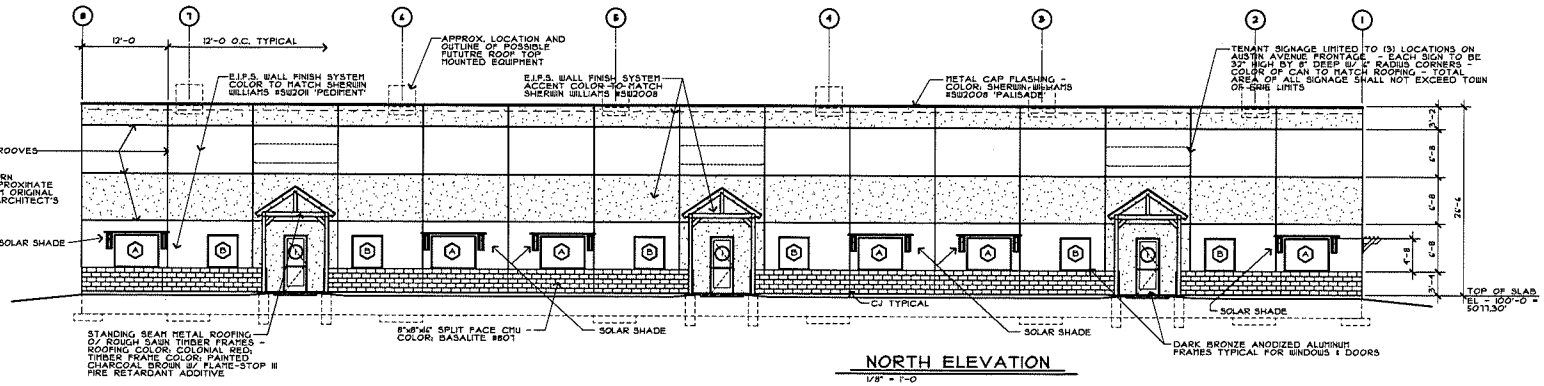
FLOOR PLAN

NO	DATE	REVISION

DRAWN BY TYLER
CHECKED
APPROVED
DATE 5-6-2003

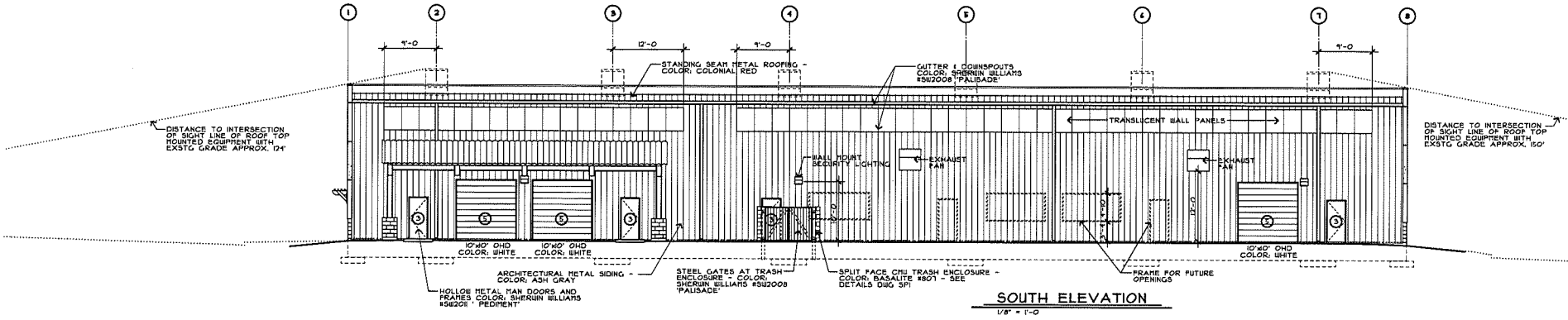
© 2002 JOB # 02505

ATTACHMENT C



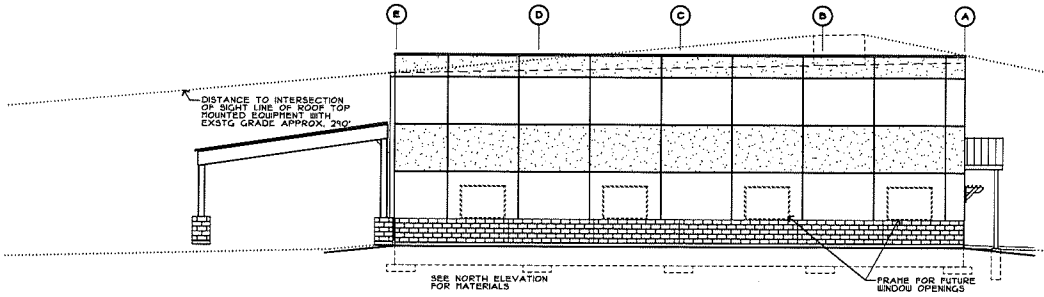
NORTH ELEVATION

1/8" = 1'-0



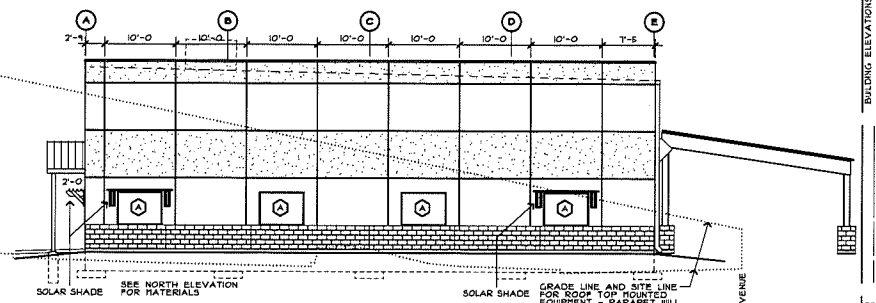
SOUTH ELEVATION

1/8" = 1'-0



EAST ELEVATION

1/8" = 1'-0



WEST ELEVATION

1/8" = 1'-0

axiom-design
ARCHITECTURE
LANDSCAPE DESIGN
INTERIOR DESIGN

AXIOM DESIGN P.C.
303.443.9723 • 115b Cole
2525 Arapahoe Ave
BOULDER, CO 80302

NEW BUILDING
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS

TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERTRAN

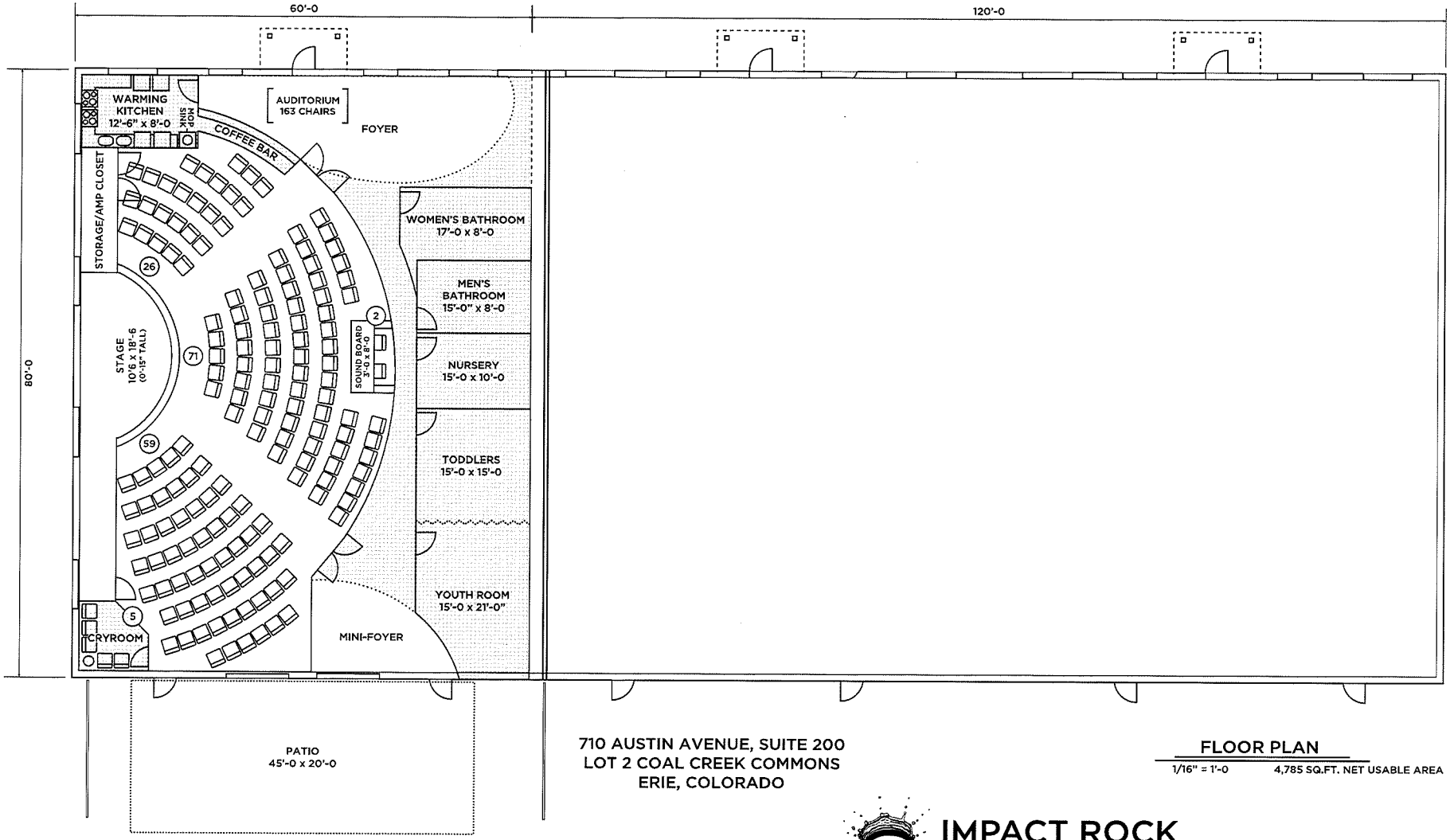
BUILDING ELEVATIONS

NO.	DATE	REVISIONS
2	12-5-03	EIFS GROOVES AND BACK TO TIMBER FRAME ENTRIES
1	9-4-03	FIRE & ENG. DEPT REVIEW

DRAWN BY TYLER
CHECKED
APPROVED
DATE 1-13-2003

© 2002 JOB # 02301

A1 OF 5
20 SHEETS IN DRAWING SET



710 AUSTIN AVENUE, SUITE 200
LOT 2 COAL CREEK COMMONS
ERIE, COLORADO

FLOOR PLAN

1/16" = 1'-0 4,785 SQ.FT. NET USABLE AREA

IMPACT ROCK
CHURCH

ATTACHMENT D

Print Form

TOWN OF ERIE
Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY
FILE NAME: Impact Rock Church
FILE NO: SPA-000697-2015 DATE SUBMITTED: 7/29/15 FEES PAID: 350-

PROJECT/BUSINESS NAME: IMPACT ROCK CHURCH

PROJECT ADDRESS: 710 Austin Ave. Suite 200, Erie, CO 80516

PROJECT DESCRIPTION: Impact Rock Church (IRC) is requesting approval to lease space in a Light Industrial zoned space, located at 710 Austin Ave., Suite 200 in Erie. -SITE PLAN AMENDMENT.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*
Subdivision Name: Coal Creek Commons
Filing #: Lot #: 2 Block #: Section: Township: Range:

OWNER *(attach separate sheets if multiple)*
Name/Company: LBRB LLC
Contact Person: Rich Berman
Address: 3742 Windsor Dr.
City/State/Zip: Boulder, CO 80301
Phone: Fax: N/A
E-mail: richabermantennis@gmail.com

AUTHORIZED REPRESENTATIVE
Company/Firm: Impact Rock Church
Contact Person: Mark Harper
Address: 2343 Dogwood Dr.
City/State/Zip: Erie, CO 80516
Phone: (303) 808-7292 Fax: N/A
E-mail: mark@impactrock.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*
Name/Company: N/A
Address: N/A
City/State/Zip: N/A

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*
Name/Company: N/A
Address: N/A
City/State/Zip: N/A

LAND-USE & SUMMARY INFORMATION
Present Zoning: Light Industrial
Proposed Zoning: Light Industrial, approved for Church use
Gross Acreage: 1.16903 acres (50,923 sq. ft.)
Gross Site Density (du/ac):
Lots/Units Proposed: N/A
Gross Floor Area: 4,785 sq. ft.

SERVICE PROVIDERS
Electric: Xcel
Metro District:
Water *(if other than Town)*:
Gas: Xcel
Fire District: Mountain View
Sewer *(if other than Town)*:

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		**SUBDIVISION**	
☐ Major (10+ acres)	$ 4000.00	☐ Sketch Plan	$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	$ 2000.00	☐ Preliminary Plat	$ 2000.00 + 40.00 per lot
☐ Deannexation	$ 1000.00	☐ Final Plat	$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	$ 2000.00
☐ Major	$ 3000.00	☐ Minor Amendment Plat	$ 1000.00 + 10.00 per lot
☐ Minor	$ 1200.00	☐ Road Vacation (constructed)	$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	$ 100.00
☐ Rezoning	$ 1700.00 + 10.00 per acre	**SITE PLAN**	
☐ PUD Rezoning	$ 1700.00 + 10.00 per acre	☐ Residential	$ 1400.00 + 10.00 per unit
☐ PUD Amendment	$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	$ 2200.00
☐ Major PD Amendment	$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	$ 1000.00
☐ Minor PD Amendment	$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	$ 1100.00
☐ Major	$ 1000.00	☑ Amendment (minor)	$ 350.00
☐ Minor	$ 400.00	**VARIANCE**	$ 600.00
☐ Oil & Gas	$ 1200.00	**SERVICE PLAN**	$ 10,000.00

*All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.*

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: Richard Berhan Date: 7-14-15

Owner: Date:

Applicant: Melody Kimberlin Date: 7-14-15

STATE OF COLORADO)
) ss.
County of WELD)

The foregoing instrument was acknowledged before me this 14 day of JULY, 2015, by RICHARD BERHAN.

My commission expires: 8/27/17.
Witness my hand and official seal.

MELODY KIMBERLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094027990
MY COMMISSION EXPIRES AUGUST 27, 2017

Melody Kimberlin
Notary Public

Monday, July 13, 2015

RE: Mark Harper of Impact Rock Church to serve as Applicant for Rich Berman for Application of Land Use: 710 Austin Ave. Suite 200 in Erie.

To Whom it May Concern in the Offices of the Town of Erie, CO:

This letter serves to inform that Mark Harper, of Impact Rock Church, will serve in the capacity of "Applicant" in the application for the Special Review Use, and Site Plan Amendment of 710 Austin Avenue, Suite 200 Erie.

As owner of this property (Coal Creek Commons, Lot 2), I give Mark Harper and associates of Impact Rock Church acting on his behalf, permission to apply for Special Review Use, and Site Plan Amendments for my property.

Impact Rock Church will be paying all application fees, and either Mark Harper, Andrew Smith, or another representative of Impact Rock Church will be submitting all paperwork as applicant on my behalf and with my consent.

I am fully aware of the request/proposal being made and the actions being initiated on the referenced property. I am also aware that the applicant is fully responsible for all reasonable costs associated with the review of the application and request being made to the Town of Erie.

By this acknowledgment, I hereby certify that the above information is true and correct.

Sincerely,

Rich Berman

Owner: _____ Date: 7-14-15

Rich Berman
LBRB LLC
3742 Windsor Drive, Boulder, CO. 80301

Applicant: _____ Date: 7-14-15

Mark Harper
Impact Rock Church
P.O. Box 388, Erie, CO. 80516

STATE OF COLORADO)
) ss.
County of WELD)

The foregoing instrument was acknowledged before me this 14 day of JULY, 2015, by RICHARD BERMAN.

My commission expires: 8/27/17.
Witness my hand and official seal.

MELODY KIMBERLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094027990
MY COMMISSION EXPIRES AUGUST 27, 2017

_____
Notary Public

IMPACT ROCK CHURCH

P.O. Box 388
Erie, CO 80516

Special Use Review/Site Plan Amendment
710 Austin Ave., Suite 200
Coal Creek Commons, Erie CO.

Written Narrative

SITE PLAN REVIEW

Overview

Impact Rock Church (IRC) is seeking approval to use 710 Austin Ave (the Proposed Site), as a location for religious assembly. The Proposed Site is zoned light industrial, which allows religious assembly as a special review use. In addition to this application for Site Plan approval, IRC has also submitted an application for concurrent Special Review Use approval.

IRC is a non-denominational, evangelical, protestant church that has been located in Erie for over five years. We initially met at the Erie Community for close to two years. We then moved to our current location in downtown Erie, where we've been meeting at 470 Briggs Street, which is the location of Life Song Church of Erie. Since we share our current space with another church, we have been limited to Saturday evenings for public meetings. Recently, we have secured a lease at the Proposed Site and are excited to make this our new permanent location. This move will allow us to conduct Sunday morning services, enhance our programming and increase our community involvement, which we believe will prove beneficial to the Town of Erie.

The Proposed Site is well suited for Religious Assembly use, which is compatible with other uses in the vicinity and in line with previous Town approval of similar uses in Light Industrial Zones (including uses on adjacent property). The Proposed Site has more than adequate off-street parking, is easily accessible from existing roads with more than sufficient additional capacity and is complementary to nearby uses, as demand on existing infrastructure will be largely counter-cyclical to existing demands. In addition, this request meets all of the criteria for approval set forth in Section 10.7.12 of the Town's Unified Development Code.

General Information

IRC currently has three paid employees - two senior pastors and one part-time bookkeeper. In addition, IRC has 60 regularly engaged volunteers. There are currently 130 adult and child members of IRC with up to 100 adults and children in attendance at any given service. Currently, services are held Wednesday evenings and Saturday evenings. If this proposal is approved, IRC will discontinue Saturday evening services and replace that service with a Sunday morning service.

The Proposed Site is comprised of a 50,923 square foot lot containing a building of 14,400 square feet and parking lot of 24,777 square feet. IRC proposes to occupy Suite 200, which is 1/3 of the building, approximately 4,800 square feet.

IRC intends to start interior build-out of the leased space as soon as all approvals are received and anticipates completion of construction and occupancy of the space within 90 days, following start of construction.

Request for Approval

IRC respectfully requests the Town's thoughtful review and approval of this Site Plan review. Approval is appropriate because this application is compatible with the interests of the Town and meets the criteria for approval set forth in Section 7.12 of the Town's Unified Development Code (Title 10).

Approval Criteria

The Site Plan is generally consistent with the Town's Comprehensive Plan. IRC proposes no changes to the exterior of the Proposed Site. Exterior use will continue as originally approved by the Town. For further discussion of the compatibility of the proposed use with the Town's Comprehensive Plan, please see IRC's application for Special Review Use.

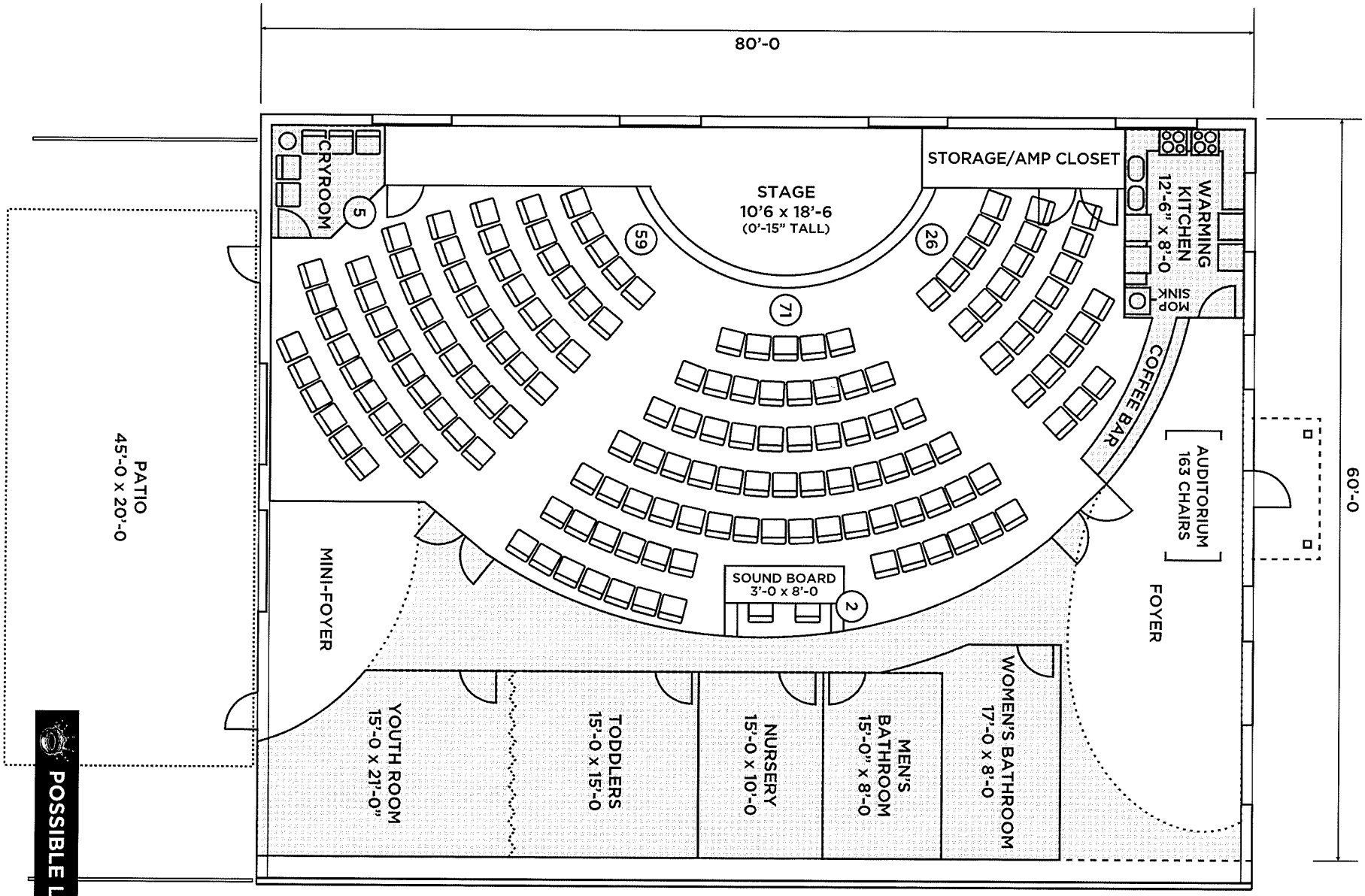
The Site Plan is generally consistent with any previously approved land use approval. At the request of Town staff, IRC proposes minor changes to the exterior of the building, discussed in more detail below, to enhance it's appearance.. The current zoning is LI, which is the same as all adjacent zoning. Adjacent property is also zoned LI and includes a number of Special Uses such as an elementary school, a kennel/animal day care, and car wash. Approval of this Site Plan review would be consistent with the approval of uses on adjacent property, all of which are compatible with the proposed use.

The Site Plan is consistent with applicable development and design standards. As reflected in the attached, we propose the addition of six awnings/solar shades to the front of the building (the north-facing façade), one for each of the larger windows on this façade. In addition, we propose the addition of two awning/solar shades to the west façade of the building. The Site Plan also includes the addition, within the next 5 years, of a pavilion/patio and cover to the rear of the building (south façade). While, the building proposed for use by IRC exceeds all existing standards, the proposed additions will enhance both the buildings' appearance and its compliance with applicable provisions of the UDC.

Please see the attached photos, which show the exemplary condition, facade, architecture, landscaping and maintenance of the Proposed Site. Also attached are renderings of the Proposed Site showing the proposed improvements. These attachments demonstrate exemplary compliance with applicable design standards and, in fact, substantially exceeds the level of adjacent sites.

IRC does not anticipate significant adverse impacts. However, please see IRC's application for Special Review Use, which discusses in detail potential parking and traffic impacts as well as mitigating steps taken by IRC. Anticipatory mitigation includes the agreed upon use of parking spots on the property directly to the west of the Proposed Site. There is existing driveway and parking lot continuity between the two properties and no site modification is necessary to accommodate the use of overflow parking, should it become necessary.

The development will be compatible with the character of surrounding land uses. This criterion is of questionable applicability as there is no new development or change in the character or appearance of the Proposed Site. The use of the Proposed Site is compatible with the surrounding land uses. Most nearby property is zoned LI and, as discussed above, contain uses that require special review and are compatible with IRC's proposed use for religious assembly. The nearest property not zoned LI is zoned PD and contains a large church, St. Luke's Orthodox Church, which is clearly a compatible use. Please see IRC's application for Special Review Use for a lengthy discussion of the compatibility of the proposed use with the scale and operation of adjacent uses.

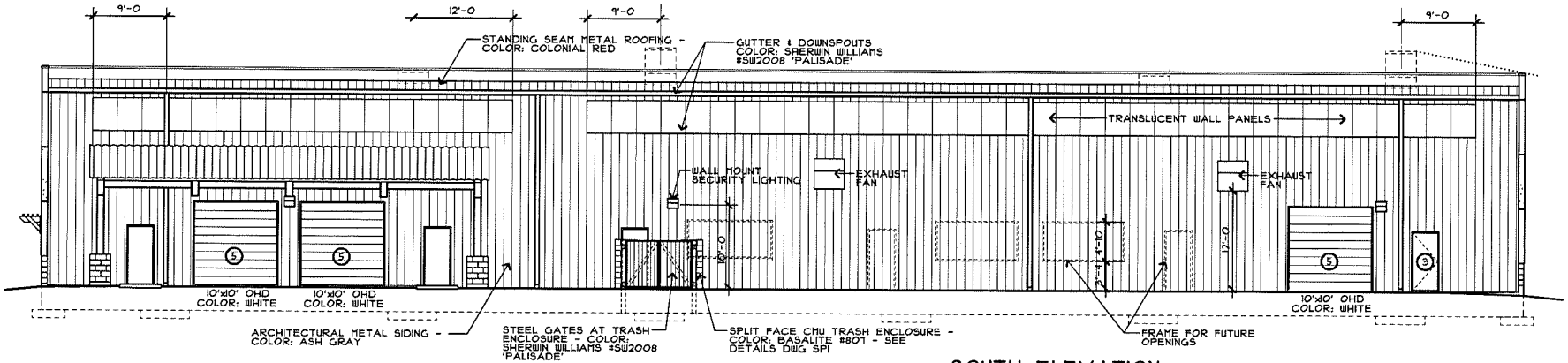


710 AUSTIN AVENUE, SUITE 200
LOT 2 COAL CREEK COMMONS
ERIE, COLORADO

FLOOR PLAN

1/16" = 1'-0 4,785 SQ.FT. NET USABLE AREA

IMPACT ROCK
CHURCH



SOUTH ELEVATION

1/8" = 1'-0

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ARCHITECTURE
PLANNING
INTERIOR DESIGN

AXIOM DESIGN P.C.
303/443-1113
800/505-2927 BILLS.COM
2400 ISLAND DRIVE
BOULDER, CO 80301

NEW BUILDING
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS

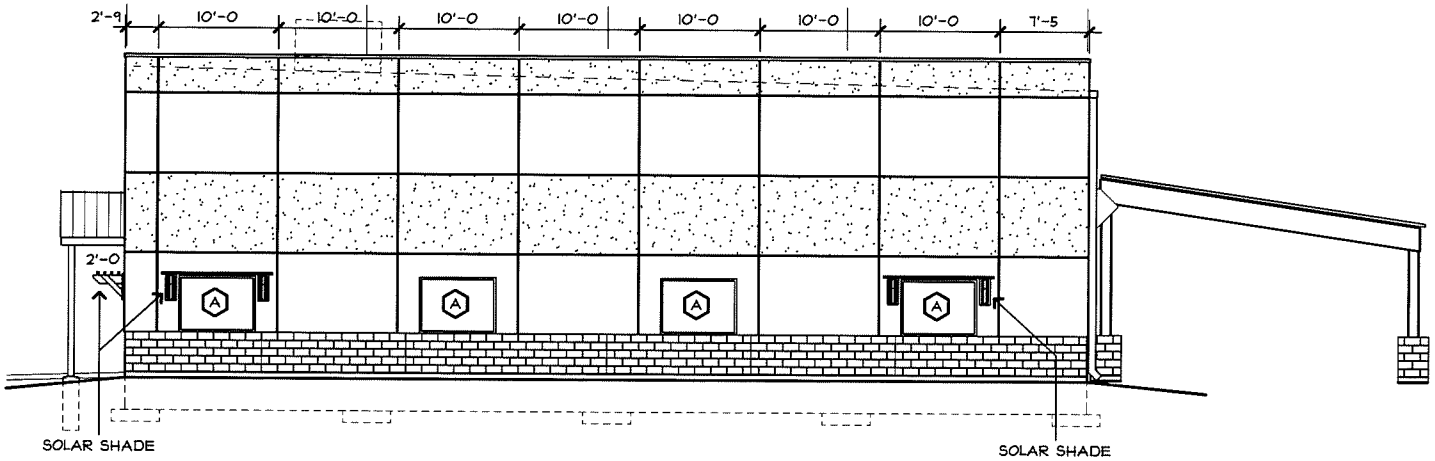
TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

BUILDING ELEVATIONS

NO	DATE	REVISION

DRAWN BY | CHECKED
APPROVED | DATE

JOB # 02309



WEST ELEVATION

axiom·design
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AXIOM DESIGN P.C.
303.424.6173
BOULDER, CO 80301
2400 ISLAND DRIVE
BOULDER, CO 80301

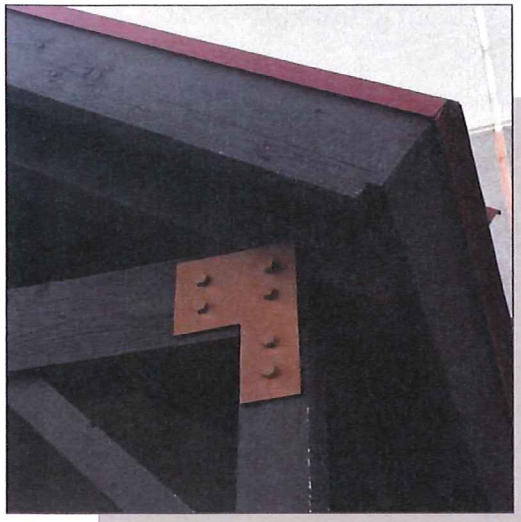
NEW BUILDING
710 AUSTIN AVENUE
LOT 2, COAL CREEK COMMONS

TOWN OF ERIE, WELD COUNTY, COLORADO
OWNER: RICH BERMAN

BUILDING ELEVATIONS

NO	DATE	REVISION

DRAWN BY | CHECKED
APPROVED | DATE
JOB # 02309



ATTACHMENT E

IMPACT ROCK
CHURCH

Tuesday, September 8, 2015

RE: Documentation of Neighborhood Meeting for Impact Rock Church

The purpose of this letter is to inform the Town of Erie of the results and attendance of Impact Rock Church's recent neighborhood meeting.

Impact Rock Church held it's neighborhood meeting on Friday, September 4 at 5:15PM at Life Song Church of Erie, located at 470 Briggs Street in Erie, CO 80516. Outside of myself, and our legal counsel, Andy Hensler, no one else attended this meeting. We were present at this location from 4:45PM until 6:20PM.

I have included our sign-in sheet for your records.

Warmest Regards,

Mark S. Harper

IMPACT ROCK
CHURCH

September 4, 2015 - NEIGHBORHOOD MEETING
Sign-In Sheet

Name:	Address:	Phone:
MARK HARPER	2343 DOGWOOD DR. ERIE, CO 80516	(303) 808-7292
Andy Hensler	7824 W 109TH PL Westminster, CO 80021	(720) 984-3921

TOWN OF ERIE
PLANNING COMMISSION MEETING
October 21, 2015

SUBJECT: 4060 E. County Line Road - Sketch Plan - A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred.

PURPOSE: Planning Commission review of a proposed Sketch Plan for 40 apartment units at 4060 E. County Line Road.

PROJECT NO.: SK-000701-2015

CODE: Municipal Code Title 10

DEPARTMENT: Community Development Department

PRESENTER: Deborah Bachelder AICP, Senior Planner

STAFF RECOMMENDATION

This is a review and comment session for the Planning Commission.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Location:

4060 E. County Line Road is located on the northeast corner of E. County Line Road and Balcolm Street in Old Town.

Existing Conditions within Sketch Plan Area:

Zoning: OTR – Old Town Residential

Project Size: 2.73 Acres

Existing Use: Vacant (site previously used as a concrete business)

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	OTR – Old Town Residential	Old Town – Single Family Residential
SOUTH	OTR – Old Town Residential	Old Town – Single Family Residential
EAST	OTR – Old Town Residential	Old Town – Single Family Residential
WEST	B - Business	Exploring Minds Day Care Center Single Family Resident Vacant Warehouse Building

SITE SPECIFIC DEVELOPMENT INFORMATION:

The 4060 E. County Line Road Sketch Plan application is for the former site of a concrete business at the northeast corner of E. County Line Road and Balcolm Street in the Old Town neighborhood. The previous building associated with the concrete business was demolished so the site is now vacant. The applicant proposes to build 40 apartment units in two buildings. The proposed apartment buildings are classified as "Multi-family Dwelling" which is an "S – Special Review Use" in the OTR zone district.

Sketch Plan Development Data:

- Sketch Plan Lot Area: 2.73 acres
- Proposed Residential Apartment Development:
  - Apartments are a Special Review Use in the OTR zone.
  - 40 apartment units proposed.
  - 2 apartment building structures; 20 units per building.
  - Apartment buildings are approximately 154 feet in length.
  - Proposed height varies; 2 and 3 story heights.
  - 4 detached garage buildings (20 parking spaces) on north side of lot.

- Additional surface parking lots are provided internal to the site and on the east side of the lot.
- Open Space and Parks:
  - 1 Pocket Park combined within a Detention Pond proposed on east side of lot; 0.25 acre in size.

Parks and Open Space:

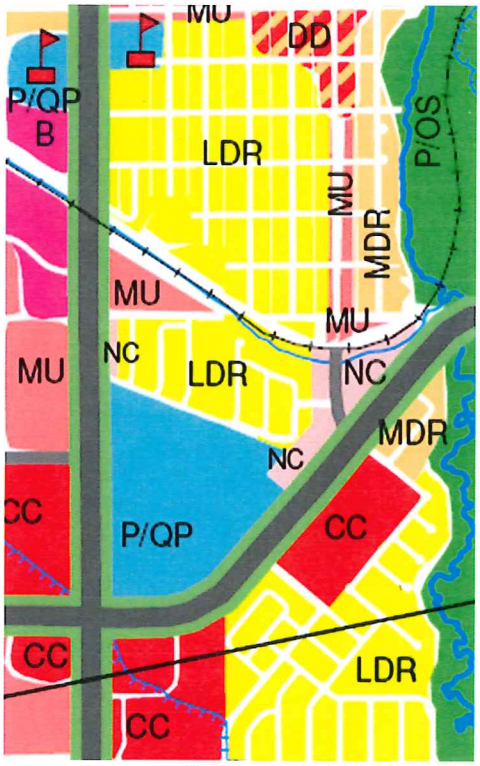
The 4060 E. County Line Road Sketch Plan application for 40 apartment units would require dedication of the following quantity of parks and open space:

	Site Dedication Requirement	UDC Minimum Dedication
• Pocket Park:	0.06 acre	0.25 acre
• Neighborhood Park:	0.34 acre	7.0 acres
• Community Park:	0.56 acre	30.0 acres
• Open Space:	1.90 acre	10.0 acres

The dedication requirement for 40 apartment units does not meet the minimum acres required for each classification of park and open space. The applicant is proposing to provide a 0.25 acre combined pocket park and detention pond. The other dedication requirements are proposed to be satisfied with a fee-in-lieu payment.

Compliance with Town of Erie Comprehensive Plan:

The Land Use designation on the 2005 Comprehensive Plan, Land Use Plan Map, for this portion of the Old Town neighborhood, is LDR – Low Density Residential (Gross Density of 2-6 Dwelling Units/Acre). Although this specific site within the LDR land use designation is proposed as 14.65 dwelling units per acre; the Comprehensive Plan looks at the gross density of entire neighborhood.



Compliance with Municipal Code Title 10 (UDC) OTR – Old Town Residential Zoning District:

Town staff has reviewed the proposed Sketch Plan for compliance with the OTR – Old Town Residential zoning of the property and has provided the applicant with detailed comments in the attached memo.

OTR – Old Town Residential Zoning:

In MC 10.2.2 H.1., the purpose statement of the OTR zone district is to "ensure the preservation of the unique character and quality of life in the historic residential area of the Town by encouraging compatible redevelopment and infill development." Although staff is supportive of a higher density housing option on this site as infill development, we believe that the massing and height of the proposed apartment buildings is not compatible with the surrounding single family homes which are small 1 story and 1 ½ level (split-level) single family homes. Pleaser reference the map attachment showing the immediate adjacent home heights. Staff would prefer to see a higher density housing product in smaller massed building sizes and height that would better match the height, bulk and historic architectural characteristics found throughout the Old Town neighborhood.

In MC 10, Table 4-1: Dimensional and Density Standards Table, the maximum multi-family density allowed in the OTR zone district is 16 dwelling units per acre. The Sketch Plan proposes

40 dwelling units on 2.73 acres which equals 14.65 dwelling units per acre; this is within the maximum density allowed; however the application does not meet the required minimum lot standards.

The Dimensional and Density Standards Table also includes Minimum Lot Standards - Net Area requirements for the site. The net area is the minimum size of the lot required based on the number of dwelling units proposed; it does not include tracts and right of way. Per the Municipal Code, each dwelling unit requires 3,000 square feet of lot area. The Sketch Plan proposal for 40 units on 2.73 acres does not meet the minimum net lot area requirement. Without dedication of right of way or tracts the 2.73 gross acres of the property would yield a maximum of 39 dwelling units. A further reduction in the number of dwelling units will be required if additional right of way and tract dedications are required.

Special Review Use:

The proposed apartment buildings are classified as "Multi-family Dwelling" which is an "S – Special Review Use" in the OTR zone district. The purpose of the Special Review Use is to provide a "discretionary approval process for Special Review Uses, which have unique or widely varying operating characteristics or unusual site development features. The procedure encourages public review and evaluation of a use's operating characteristics and site development features and is intended to ensure that proposed Special Review Uses will not have a significant adverse impact on surrounding uses or on the community-at-large. This review process is intended to provide assurance to the community that such uses will be compatible with their locations and surrounding land uses and will further the purposes of this UDC." Staff does not support the special review use for the apartments proposed in the Sketch Plan application. The massing and height of the buildings are not in character with the surrounding neighborhood and will create a significant adverse impact on the surrounding uses.

The applicant will be required to apply for a Special Review Use application, below are the approval criteria for a Special Review Use (MC 10.7.13 C.9.) A Special Review Use could be approved only if the Board of Trustees finds, at the time of Special Review Use application, that all of the criteria have been met. Below each Special Review Use criteria are the staff comments on whether or not we believe the proposed Sketch Plan application currently meets the future application requirements for Special Review Use criteria.

1. *The proposed use is generally consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;*
    a. Staff Comment: Comprehensive Plan Chapter 12: Housing and Neighborhoods – Goal #2: Protect Existing Neighborhoods: The Comprehensive Plan policy for Old Town Residential Infill states, "The Town will encourage the improvement and revitalization of Old Town neighborhoods. The Town will encourage residential infill and redevelopment that preserves key characteristics and historic features of Old Town neighborhoods and preserves existing housing stock where appropriate. Development standards for infill and redevelopment projects, remodeling, and additions to existing structures will be established to ensure new residences are compatible with existing neighborhood scale and character." Staff would like to see this property develop as an infill site; however, the Sketch Plan proposal for two large apartment buildings is out of scale with its neighboring small one story and split level single family homes. The Sketch Plan proposal does not protect the existing Old Town Residential neighborhood.
2. *The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;*

a. Staff Comment: In MC 10.2.2 H.1., the purpose statement of the OTR zone district is to "ensure the preservation of the unique character and quality of life in the historic residential area of the Town by encouraging compatible redevelopment and infill development." Although staff is supportive of a higher density housing option on this site as infill development, we believe that the massing and height of the proposed apartment buildings is not compatible with the surrounding single family homes which are small 1 story and 1 ½ level (split-level) single family homes.

3. *The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;*

   a. Staff Comment: The purpose of the residential use category design standards in the Municipal Code state "The standards of this Section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the Town's neighborhoods." Staff does not support the massing of the proposed apartment buildings as we do not find them architecturally compatible and they do not promote an integrated character to the Old Town neighborhood.

4. *The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);*

   a. Staff Comment: The scale of the apartment buildings is not compatible with the ranch and split level single family homes surrounding the site.

5. *Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;*

   a. Staff Comment: If the apartments are built at a the high end of the density allowed in the OTR zoning district; then improved pedestrian connections would be needed for access to the elementary school crossing guard location at Moffat Street and E. County Line Road; and a pedestrian connection from the southern side of Lawley Drive to the spine trail at the railroad right of way for access to the Community Center and Coal Creek (see map attachment).

   b. Staff Comment: At preliminary plat road right of way width, parking restrictions and turning lane types need to be evaluated at the intersection of Balcolm Street and E. County Line Road.

6. *Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;*

   a. Staff Comment: At preliminary plat road right of way width, parking restrictions and turning lane types need to be evaluated at the intersection of Balcolm Street and E. County Line Road.

7. *Adequate assurances of continuing maintenance have been provided; and*

   a. Staff Comment: This information was not provided with the Sketch Plan application; no comment at this time.

8. *Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.*

   a. Staff Comment: The site housed a concrete plant; at the time of preliminary plat application, additional information on environmental conditions and ground water quality on the site will be required.

SKETCH PLAN PROCESS

Below is the process outlined in Title 10 (UDC) of the Municipal Code for Sketch Plan review.

2. **Step 2A (Development Application Submittal – Sketch Plan)**
   Two types of application submittals are required – first, a Sketch Plan, followed by a Preliminary Plat. The Sketch Plan requirements are listed in this Subsection. The Preliminary Plat requirements are listed below as "Step 2B." Applications for Subdivision shall only be accepted for property annexed into the municipality. A Subdivision application cannot be reviewed concurrently with an annexation application.

   a. ***Purpose***
      A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. Sketch Plan is required to allow early, informal evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred by the applicant.

   b. ***Sketch Plan Submittal Requirements***
      A Sketch Plan shall be prepared and submitted to the Community Development Director pursuant to the User's Guide. An Alta Survey shall be prepared and submitted to illustrate the existing conditions on the property and, at a minimum, the Sketch Plan shall contain the following:

      i. Uses proposed;

      ii. Intensity or density of uses proposed;

      iii. Location of public and private open space;

      iv. Drainage Facilities;

      v. Road, street, and pedestrian networks proposed; and

      vi. Existing or proposed utilities and public services for the development.

   c. ***Staff Review***
      The Community Development Department shall review the Sketch Plan, focusing on standards and criteria of this UDC that are applicable to the proposed development. The Community Development Department shall summarize the results of the review in writing and provide a copy to the applicant. The summary shall include any special information regarding the proposed project, plus an evaluation of the proposal with respect to the current policies of the Town, identifying areas of potential compatibility or conflict with these policies. All comments made by the Community Development Department shall not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

   d. ***Meeting to Discuss Sketch Plan***
      At the request of the Community Development Director or applicant, the parties shall meet to discuss the results of the review. The applicant shall be informed of the necessary provisions of this UDC relating to subdivision application, including submittal requirements, required public improvements, design standards, and Development Agreements. The Community Development Director shall inform the applicant whether or not a Planning Commission Review shall be required.

e. ***Planning Commission Review***
In addition to the staff review the Community Development Director may require that the Sketch Plan be reviewed by the Planning Commission or the applicant may request this review. The staff review summary shall be submitted to the Planning Commission for consideration. All comments made by the Planning Commission shall not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

f. ***Effect of Review***
The Sketch Plan is not part of a formal application for approval of a subdivision and any comments made by the Town in reaction to a Sketch Plan shall not be binding on the Town's consideration of any subsequent Preliminary or Final Plat application, nor result in a vested property right under this UDC or State Statute. Since the Sketch Plan is conceptual only, there are no lapse provisions applicable.

Approved by:

R. Martin Ostholthoff
Community Development Director

Attachments:

A. Application Materials
B. Staff Review Memos and Maps

E R I E A P A R T M E N T S

4060 East County Line Road
Erie, Colorado 80516

Town of Erie
Sketch Plan Review

Steppe Development, LLC
6333 Apples' Way, Suite 115
Lincoln, NE 68516
402-436-0011 office
402-436-0088 fax

August 21, 2015
RH 14-174

rhadius p.c.
austin+denver architecture

Index:

Project Narrative 1

- Purpose of request and general project description.
- Availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers.
- Location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings.
- Substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

Proof of Ownership 2

- Commitment for Title Insurance

Letter of Authorization 3

- Owner letter of Authorization & Application

ALTA Land Survey 4

- ALTA Survey By Tristate Surveying, Inc. Drawing No. 201525_ALTA Dated: 01 May 15.

Sketch Plan Exhibits 5

- A1.5 Preliminary Site Concept – Site Plan
- A2.5 Preliminary Site Concept - Massing

Environmental Report 6

- Phase II Report by CTL Thompson, Dated: September 17, 2013

1. Project Narrative:

On behalf of Steppe Development we are pleased to provide this narrative in support of the proposed Sketch Plan for Erie Apartments. The purpose of this request is for the review and approval of the Sketch Plan for the Erie Apartments.

General Project Information:

Subject property is located at 4060 County Line Road, Erie Colorado and is 2.73 gross acres and is zoned OTR. The primary cross streets are County Line Road to the west and Balcom Street to the south of the property. The general project concept consists of (2) new apartment buildings that will provide 20 apartment units in each building for a total on site of 40 units. The proposed buildings are three stories at the mid portion and step down to two stories at each end of the building. The proposed buildings are intended to be architecturally sensitive to the surrounding residential neighborhoods and are sited to "front" County line road and Balcom Street and use the site to the north east to buffer between the existing residential neighborhoods. The site is entered from Balcom Street via two drive isles that align with Lawley Street to the south. Parking is internal on the site and includes 20 covered garage parking spaces which provide a screening buffer between the adjacent single family residential and parking. Additionally, a Pocket Park will be provided on the Southeast corner of the project no only creating an amenity for the surrounding neighborhood but also sited to act as a buffer on the east.

Availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers.

Xcel Energy provides electric and gas service in this area. There are overhead electric lines on all four sides of this project with the line on County Line Road being a high voltage line. The utility pole and overhead line from the public alley to the street light located on Balcom Street will be removed, the line buried and street light moved to allow for the construction of an entrance to the property. All service within the property will be underground. There are gas lines located under County Line Road and Balcom Street to provide gas service to the project.

The Town of Erie provides services for domestic water, waste water and storm water drainage. There are 8" water lines located under County Line Road and Balcom Street for water delivery to this project. There are 8" sewer lines under County Line Road and Balcom Street to access for waste water drainage. If in this process it is determined the County Line Road sewer line is at capacity because of recent development, the applicant will design a plan to use the Balcom Street sewer line for this project. There is an underground storm water line located on the south side of the project under Balcom Street.

The project entrances would be via Balcom Street. Balcom Street is a secondary street for snow removal; County Line Road is a primary street for snow removal.

Fire protection service is provided by Mountain View Fire Rescue and the nearest station is located within two miles of the project. There is one fire hydrant located on County Line Road and two fire hydrants located on Balcom Street.

The project is located in the St Vrain Valley School District. Students in this project could attend Erie Elementary School which at last count was at 73% capacity, Erie Middle School which was at 97% capacity and Erie High School which was at 89% capacity. Erie Elementary and Erie Middle School are within walking distance of the project. Erie High School students will need private or bus transportation to the high school.

Residents of the project have access to the recreational trail system at County Line Road and Balcom Street which will provide foot or bicycle traffic access to the Library, Recreation Center and Park.

<u>The location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings.</u>

The project includes a Pocket Park of approximately 11,000 square feet located in the Southeast corner of the project site adjoining Balcolm Street and a public alley that runs parallel to the Eastern border of the project site. The Pocket Park complies with the Unified Development Code Section 10.6.3. The developer will pay a fee-in-lieu to satisfy the requirement for the Neighborhood Park, Community Park and Open Space since this in-fill project site is only approximately 2.58 net acres. The Pocket Park will be owned by the fee simple owner of the apartment community and will be maintained as a valued amenity for the residents and the neighborhood in general. The Pocket Park will be maintained by the community manager consistent with all amenities and onsite landscaping.

The project also includes detached sidewalks adjoining Balcolm Street and a 30 foot landscaping and detached sidewalk buffer adjoining East County Line Road as required by the Unified Development Code. The sidewalks and landscaping will be maintained by the fee simple owner of the apartment community through its management company.

<u>Existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.</u>

There are no existing or proposed covenants or special conditions impacting the project site. The property will be developed and operated as a multi-family apartment community. The community will be subject to reasonable Rules and Regulations customary to multi-family communities of this size and in-fill location. The project is not subject to any current or proposed declarations or covenants.

The property development will include the dedication of customary utility easements, right-of-way designation, and Pocket Park provisions as determined with the Town of Erie during the planning process. The Rules and Regulations will include reasonable restrictions to govern the use and maintenance of the Pocket Park by apartment residents and neighborhood citizens. The terms and conditions of the Rules and Regulations will be determined with the Town of Erie during the planning process.

The project is a market rate, for rent multi-family community and will not include any affordable housing restrictions or covenants.

TOWN OF ERIE
Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME:

FILE NO: DATE SUBMITTED: FEES PAID:

PROJECT/BUSINESS NAME: Steppe Development, LLC

PROJECT ADDRESS: 4060 County Line Road, Erie Colorado 80516

PROJECT DESCRIPTION: New apartment units consisting of (2) buildings with on-site surface parking and covered parking in (4) garages and a 1/4 acre pocket park.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: See attached ALTA survey for legal description

Filing #: Lot #: Block #: Section: Township: Range:

OWNER *(attach separate sheets if multiple)*

Name/Company:

Contact Person: Michael Green / Tom Beckius

Address: 6333 Apples Way, Suite 115

City/State/Zip: Lincoln, Nebraska 68516

Phone: 402-473-5307 Fax: 402-435-0088

E-mail: mgreen@theinagroup.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Rhadius Architects P.C.

Contact Person: Brad Reichert

Address: 8701 W. Parmer Unit 2118

City/State/Zip: Austin, Texas 78729

Phone: 970-689-4541 Fax:

E-mail: breichert@rhadiuspc.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: OTR (OLD TOWN RESIDENTIAL)

Proposed Zoning: NO CHANGE

Gross Acreage: 2.73

Gross Site Density (du/ac): 14.65 du/ac

Lots/Units Proposed: 40 Dwelling Units in (2) buildings

Gross Floor Area: T.B.D.

SERVICE PROVIDERS

Electric:

Metro District:

Water *(if other than Town)*:

Gas:

Fire District:

Sewer *(if other than Town)*:

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	$ 4000.00	☐ Sketch Plan	$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	$ 2000.00	☐ Preliminary Plat	$ 2000.00 + 40.00 per lot
☐ Deannexation	$ 1000.00	☐ Final Plat	$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	$ 2000.00
☐ Major	$ 3000.00	☐ Minor Amendment Plat	$ 1000.00 + 10.00 per lot
☐ Minor	$ 1200.00	☐ Road Vacation (constructed)	$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	$ 100.00
☐ Rezoning	$ 1700.00 + 10.00 per acre	**SITE PLAN**	
☐ PUD Rezoning	$ 1700.00 + 10.00 per acre	☐ Residential	$ 1400.00 + 10.00 per unit
☐ PUD Amendment	$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	$ 2200.00
☐ Major PD Amendment	$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	$ 1000.00
☐ Minor PD Amendment	$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	$ 1100.00
☐ Major	$ 1000.00	☐ Amendment (minor)	$ 350.00
☐ Minor	$ 400.00	**VARIANCE**	$ 600.00
☐ Oil & Gas	$ 1200.00	**SERVICE PLAN**	$ 10,000.00

*All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.*

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____ Date: 08/20/15

Owner: _____ Date: _____

Applicant: Steppe Development, LLC, By: _____ Date: 08/20/15

STATE OF ~~COLORADO~~ NEBRASKA)
) ss.
County of LANCASTER)

The foregoing instrument was acknowledged before me this 20th day of August, 2015, by Michael B. Green.

My commission expires: 5-8-19
Witness my hand and official seal.

GENERAL NOTARY-State of Nebraska
STACY A. JOHNSON
My Comm. Exp. May 8, 2019

Stacy A. Johnson
Notary Public

Submittal Requirements

One copy of the following information shall be submitted to the Community Development Department – Planning Division, unless waived by the Community Development Director in order to perform a completeness review. All information shall be submitted in a three ring binder with dividers and all 24" x 36" exhibits shall be folded to fit into pockets within the binder. All 24" x 36" exhibits shall be reduced to 11" x 17" in size and included with the submission. **Applications will not be accepted for review unless all information is present.**

1. Completed application.

2. Application fee, see application for fees.

3. Written narrative, describing the proposed development which at a minimum provides the following information:

    a. General project concept and purpose of the request;

    b. The total land area to be subdivided;

    c. The total number of lots, and if residential the proposed density;

    d. If non-residential, the total square footage of floor area proposed;

    e. The total land area to be preserved as open space;

    f. A brief description regarding the phasing of the proposed subdivision;

    g. A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers;

    h. A brief description regarding the location, function and ownership/ maintenance of public and private open space, parks, trails, common areas, common buildings; and

    i. A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

4. Proof of ownership that includes an updated or current title insurance policy or title commitment issued no more than thirty days prior to the date of application.

5. A notarized letter of authorization from the landowners permitting a representative to process the application, when the landowner is not the applicant.

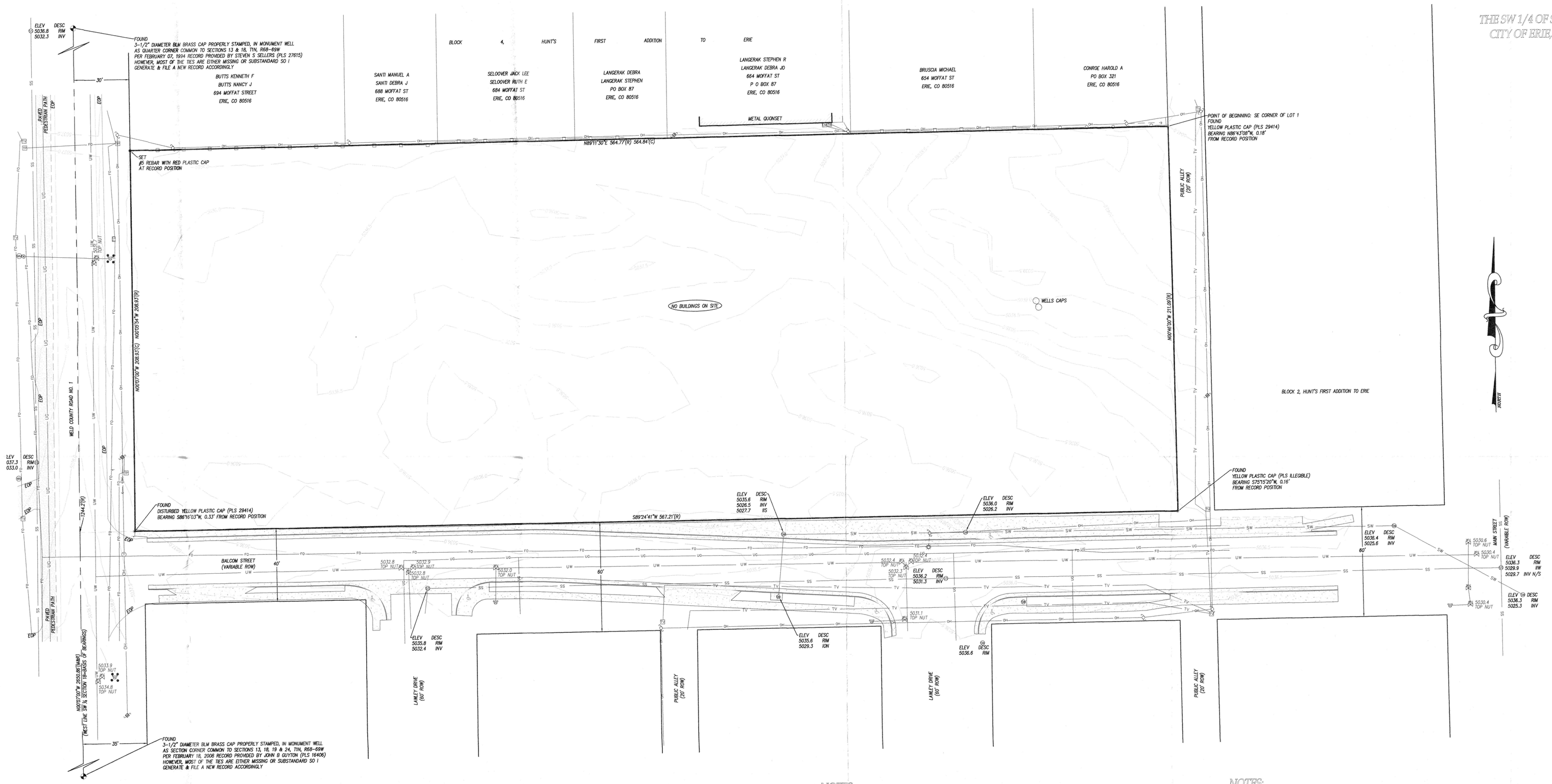
6. Copies of any special agreements, oil/gas surface use agreements, conveyances, restrictions, or covenants that will govern the use and/or maintenance of the proposed development.

7. Copy of an ALTA/ACSM Land Title Survey, for the entire property of the proposal.

8. Sketch Plan Exhibit(s) shall accurately display the following information:

    a. The plat exhibits shall be prepared on 24" x 36" paper at a scale that best conveys the design of the subdivision, not to exceed 1"=100'. If a proposal requires multiple sheets, a

ALTA/ACSM LAND TITLE SURVEY
OF
A PORTION
OF
THE SW 1/4 OF SECTION 18, T.1.N., R.68.W. OF THE SIXTH P.M.
CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO



LEGEND:

(M)	MEASURED VALUE
(R)	RECORD VALUE
(C)	CALCULATED VALUE
ROW	RIGHT OF WAY
EOP	EDGE OF PAVING
—UG—	UNDERGROUND GAS LINE
—UE—	UNDERGROUND ELECTRIC LINE
—TV—	UNDERGROUND TELEVISION LINE
—UT—	UNDERGROUND TELEPHONE LINE
—UW—	UNDERGROUND WATER LINE
—SS—	UNDERGROUND SEWER LINE
—SW—	UNDERGROUND STORM LINE
—FO—	UNDERGROUND FIBER LINE
—OH—	OVERHEAD UTILITY LINE
—□—	WOOD PRIVACY FENCE
—○—	WOVEN WIRE FENCE
SS	SANITARY SEWER MANHOLE
SW	STORM WATER MANHOLE
T	TELEPHONE MANHOLE
	UTILITY POLE
	UTILITY POLE WITH TRANSFORMER
	LIGHTING
	FIRE HYDRANT
WM	WATER METER
WV	WATER SHUT OFF
WV	WATER VALVE
EM	ELECTRIC METER
EP	ELECTRIC PEDESTAL
TV	TELEVISION PEDESTAL
TP	TELEPHONE PEDESTAL
TB	TELEPHONE BOX
FO	FIBER OPTICS VAULT
GM	GAS METER
	SIGN
	BOLLARD
	HANDICAP DESIGNATION

NOTES:

DATE OF SURVEY: 28 APRIL 2015.

PROPERTY ADDRESS: 4060 COUNTY ROAD NO. 1.

BASIS OF BEARINGS: A RECORD BEARING OF N00°07'00"W FOR THE WEST LINE OF SW ¼ SECTION 18, T.1.N., R.68.W., MONUMENTED AS SHOWN HEREON.

LINEAL UNITS: U.S. SURVEY FEET.

BASIS OF ELEVATIONS: AN NAVD88 ELEVATION OF 5027.91 FOR THE TOWN OF ERIE BENCHMARK, BEING A NAIL & DISK IN THE NORTHEAST CORNER OF A 5 FOOT WIDE TYPE R INLET AT THE SOUTHEASTERLY CORNER OF EVANS STREET & CARBON STREET, NOT SHOWN.

CONTOUR INTERVAL: ½ FOOT.

UNDERGROUND UTILITIES: TRISTATE SURVEYING, INC. MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATES PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS OR THEIR REPRESENTATIVES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.

DIGITAL DISCLAIMER: TRISTATE SURVEYING, INC. MAKES NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED FOR DIGITAL RENDERINGS.

NOTICE 13-80-105(3)(a) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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.

NOTES:

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO;

STEEPE DEVELOPMENT, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY

THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 4, 5, 8, 11(a)&(b), 12, & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES IN IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOTE EXCEED THAT WHICH IS SPECIFIED THEREIN.

BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

23 Apr 15
DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

PROPERTY DESCRIPTION: PER EXHIBIT "A" OF TAX ID: R5747086, BEING THE SAME PROPERTY AS DESCRIBED IN 23 OCTOBER 1987 DEED AS RECORDED IN BOOK 1174 AT PAGE 0429, AS RECEPTION NO. 02118725,

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, HUNT'S FIRST ADDITION TO THE TOWN OF ERIE, THENCE S00°46'00E, ALONG THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY, A DISTANCE OF 211.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BALCOM STREET; THENCE S89°24'41"W, ALONG SAID NORTH LINE, A DISTANCE OF 567.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 1; THENCE N00°05'54"W, ALONG SAID EAST LINE, A DISTANCE OF 208.93 FEET TO THE SOUTHWEST CORNER OF LOT 11, OF SAID BLOCK 4; THENCE N89°11'30"E, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 564.77 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 118,867 SQ FT OR 2.73 ACRES, MORE OR LESS.

RECORD TITLE INFORMATION: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRISTATE SURVEYING, INC. THE INFORMATION OF RECORD SHOWN HEREON WAS OBTAINED FROM THE MUNICIPALITY OF JURISDICTION WHERE THE SUBJECT PROPERTY IS LOCATED & A 02 FEBRUARY 2015 FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: AT-50693CB. THE ITEMS IN SCHEDULE B-SECTION 2 EXCEPTIONS ARE AS FOLLOWS:

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF THE PERSONS IN POSSESSION THEREOF.

2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS

NOTES:

5. ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: SUBJECT TO TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND ALL SUBSEQUENT YEARS. PARCEL NO. 146718300003

8. NO LIABILITY IS ASSUMED FOR THE PAYMENT OF MAINTENANCE ASSESSMENTS AS SET FORTH IN THE RESTRICTIVE COVENANTS.

9. ANY STATE OF FACTS THAT WOULD BE DISCLOSED BY A CURRENT AND ACCURATE LOCATION SURVEY OR PHYSICAL INSPECTION OF THE PREMISES.

10. TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS AND OTHER CRITERIA AS SHOWN ON THE PLAT REFERRED TO IN SCHEDULE A HEREOF.

11. HOWEVER, THIS POLICY OF TITLE INSURANCE DOES NOT INSURE AGAINST POSSIBLE FUTURE TAX LEVIES AND/OR FRONTAGE BENEFIT ASSESSMENTS, OR THE BALANCE THEREOF FOR EXISTING OR PROPOSED IMPROVEMENTS WHICH MAY HAVE BEEN LEVIED OR ASSESSED, OR TO BE LEVIED OR ASSESSED, BUT WHICH ARE NOT NOW DUE AND PAYABLE TO SAID STATE, COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION. NOTE: THIS POLICY SPECIFICALLY INSURES THAT ANY PAST, PRESENT OR FUTURE VIOLATIONS OF THE RESTRICTIONS, COVENANTS, BUILDING SETBACK LINES, EASEMENT AREA, WIDENING STRIPS, PARTITION WALLS OR OTHER LIMITATIONS AND RESTRICTIONS WILL NOT WORK A FORFEITURE OR REVERSION OF TITLE OR RESULT IN A LIEN OR CHARGE SUPERIOR TO THE INTEREST OF THE MORTGAGEE TO BE INSURED HEREIN AND THAT THE SAME HAVE NOT BEEN VIOLATED AS OF THE DATE OF THIS POLICY.

12. ALLEGATION(S) OF UNMARKETABILITY OF THE TITLE DUE TO THE TAX DEED IN WHICH TITLE TO THE LAND WAS OBTAINED. THIS DOES NOT AFFECT THE COVERAGE AGAINST CHALLENGES OF TITLE WHICH THE INSURED HAS COVERAGE FOR.

TriState Surveying, Inc.
Bradley D. Peterson, PLS
CO NE KS
7371 S. DELAWARE STREET
LITTLETON, CO 80120
PH: 303-995-9072
FX: 303-703-3830
brad@tristatesurveying.com

DRAWN BY:	BDP	DATE:	01 MAY 15
CHECKED BY:	JLT	DRAWING NO.:	201525_ALTA
JOB NO.:	201505	SHEET	1 OF 1

NO.	DATE	DESCRIPTION	BY

C:\Land Projects 3\2015\201505_ALTA CK_MICHAEL GREEN-STEEPE DEVELOPMENT PCL02118725_ERIE\dwg\201505_ALTA_F.dwg 8/21/2015 7:26:21 AM

Excerpt from Title 10 - Unified Development Code dated: NOVEMBER 2013

County Line Road

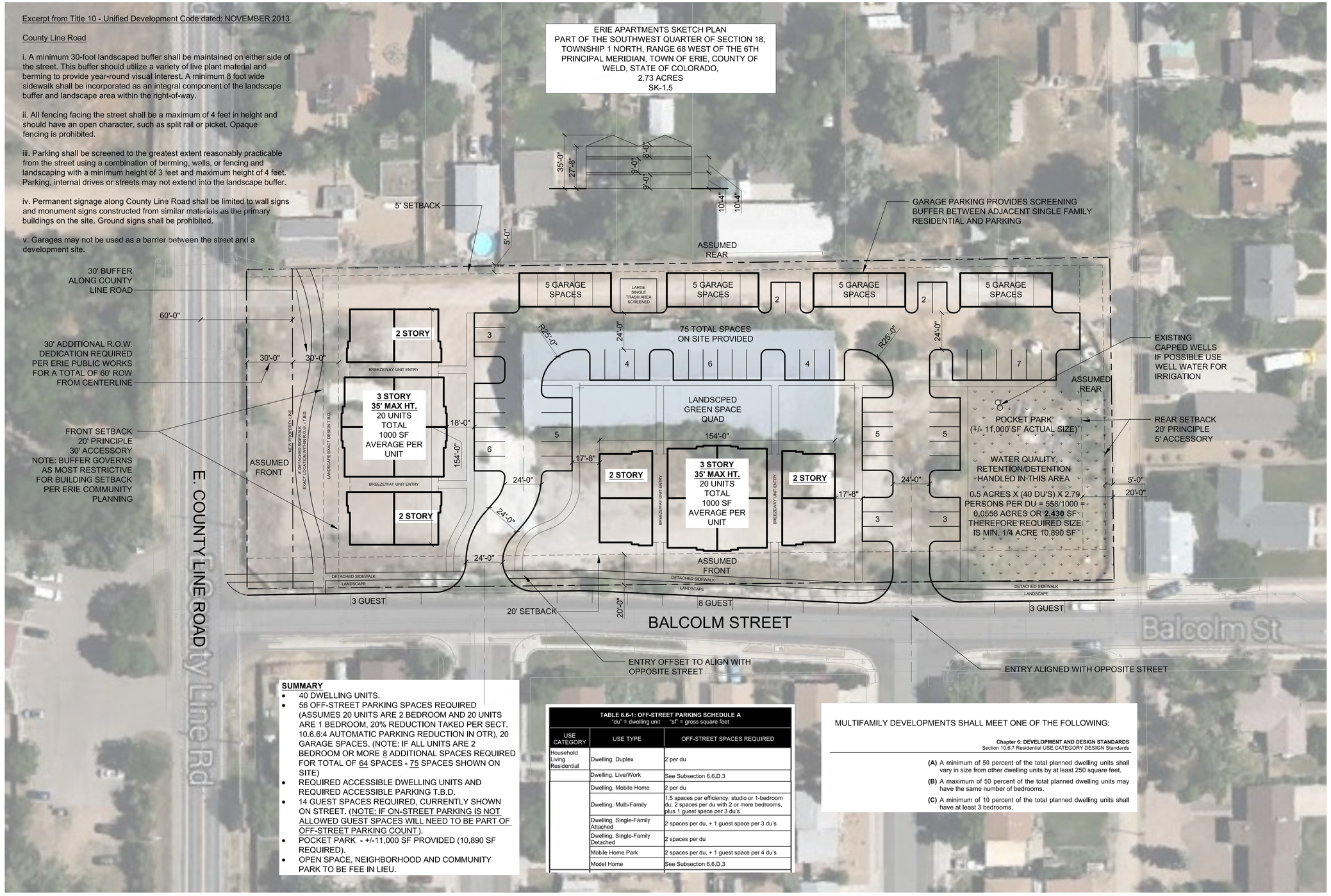
i. A minimum 30-foot landscaped buffer shall be maintained on either side of the street. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum 8 foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.

ii. All fencing facing the street shall be a maximum of 4 feet in height and should have an open character, such as split rail or picket. Opaque fencing is prohibited.

iii. Parking shall be screened to the greatest extent reasonably practicable from the street using a combination of berming, walls, or fencing and landscaping with a minimum height of 3 feet and maximum height of 4 feet. Parking, internal drives or streets may not extend into the landscape buffer.

iv. Permanent signage along County Line Road shall be limited to wall signs and monument signs constructed from similar materials as the primary buildings on the site. Ground signs shall be prohibited.

v. Garages may not be used as a barrier between the street and a development site.



SUMMARY

- 40 DWELLING UNITS.
- 56 OFF-STREET PARKING SPACES REQUIRED (ASSUMES 20 UNITS ARE 2 BEDROOM AND 20 UNITS ARE 1 BEDROOM, 20% REDUCTION TAKED PER SECT. 10.6.6:4 AUTOMATIC PARKING REDUCTION IN OTR), 20 GARAGE SPACES. (NOTE: IF ALL UNITS ARE 2 BEDROOM OR MORE 8 ADDITIONAL SPACES REQUIRED FOR TOTAL OF 64 SPACES - 75 SPACES SHOWN ON SITE)
- REQUIRED ACCESSIBLE DWELLING UNITS AND REQUIRED ACCESSIBLE PARKING T.B.D.
- 14 GUEST SPACES REQUIRED, CURRENTLY SHOWN ON STREET. (NOTE: IF ON-STREET PARKING IS NOT ALLOWED GUEST SPACES WILL NEED TO BE PART OF OFF-STREET PARKING COUNT).
- POCKET PARK - +/-11,000 SF PROVIDED (10,890 SF REQUIRED).
- OPEN SPACE, NEIGHBORHOOD AND COMMUNITY PARK TO BE FEE IN LIEU.

TABLE 6.6-1: OFF-STREET PARKING SCHEDULE A
"du" = dwelling unit "sf" = gross square feet

USE CATEGORY	USE TYPE	OFF-STREET SPACES REQUIRED
Household Living Residential	Dwelling, Duplex	2 per du
	Dwelling, Live/Work	See Subsection 6.6.D.3
	Dwelling, Mobile Home	2 per du
	Dwelling, Multi-Family	1.5 spaces per efficiency, studio or 1-bedroom du; 2 spaces per du with 2 or more bedrooms, plus 1 guest space per 3 du's
	Dwelling, Single-Family Attached	2 spaces per du, + 1 guest space per 3 du's
	Dwelling, Single-Family Detached	2 spaces per du
	Mobile Home Park	2 spaces per du, + 1 guest space per 4 du's
	Model Home	See Subsection 6.6.D.3

MULTIFAMILY DEVELOPMENTS SHALL MEET ONE OF THE FOLLOWING:

Chapter 6: DEVELOPMENT AND DESIGN STANDARDS
Section 10.6.7 Residential USE CATEGORY DESIGN Standards

(A) A minimum of 50 percent of the total planned dwelling units shall vary in size from other dwelling units by at least 250 square feet.

(B) A maximum of 50 percent of the total planned dwelling units may have the same number of bedrooms.

(C) A minimum of 10 percent of the total planned dwelling units shall have at least 3 bedrooms.

District	Max/Min Density (DU/Acre)	Minimum Lot Standards: Width (ft)	Minimum Lot Standards: Net Area ③ (sq ft)	Minimum Setbacks (ft) ②: Front	Street (all uses)	Interior Lot Line		Rear	Max Height (ft)
OTR	SF: 5/na MF:16/na	SF: 50 MF: none	SF: 6,000 MF: 3,000 per DU	Principal: 20 Accessory:30	20	Prin: 5 ①	Acc:5 ①	Principal: 20 Accessory: 5	Prin: 35 Acc: 25

1. ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.
2. MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.
3. NET AREA IS THE SIZE OF THE LOT; NOT TO INCLUDE TRACTS AND STREETS AND THEIR RIGHT-OF-WAYS.

NOTE:

ZONE DISTRICT: OTR (OLD TOWN RESIDENTIAL) UP TO 16 DWELLING UNITS PER ACRE.

SITE AREA: 118,867 GSF
112,567 NET SF (EXCLUDES 30 ROW INCREASE)

112,567/43,560 = 2.58 NET ACRES X 16 DU = **41.28 TOTAL DU PERMITTED** (40 DU PROPOSED).

LANDSCAPE AREA: 112,567 NET SF X 15% = 16,885 REQUIRED
NOTE: 35,540+/- SF AREA OF SITE AVAILABLE FOR LANDSCAPING AND SIDEWALKS - FINAL

DOCUMENTS USED IN SITE OPTION PREPARATION:

GOOGLE EARTH SATELLITE PHOTO

ALTA SURVEY BY TRISTATE SURVEYING, INC. DRAWING NO. 201525_ALTA DATED: 01 MAY 15.

TRUE NORTH

0' 15' 30' 60' 120'

SITE CONCEPT 1

1" = 30' A100

RH 14-174

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rreavey@rhadiuspc.com

ERIE APARTMENTS

4060 COUNTY LINE ROAD
ERIE, COLORADO 80516

ISSUE:
PRELIMINARY 06.19.2015
PRELIMINARY 08.07.2015
SKETCH PLAN 08.21.2015

PRELIMINARY
SITE CONCEPT 5

A1.5
SHEET 1 of 2

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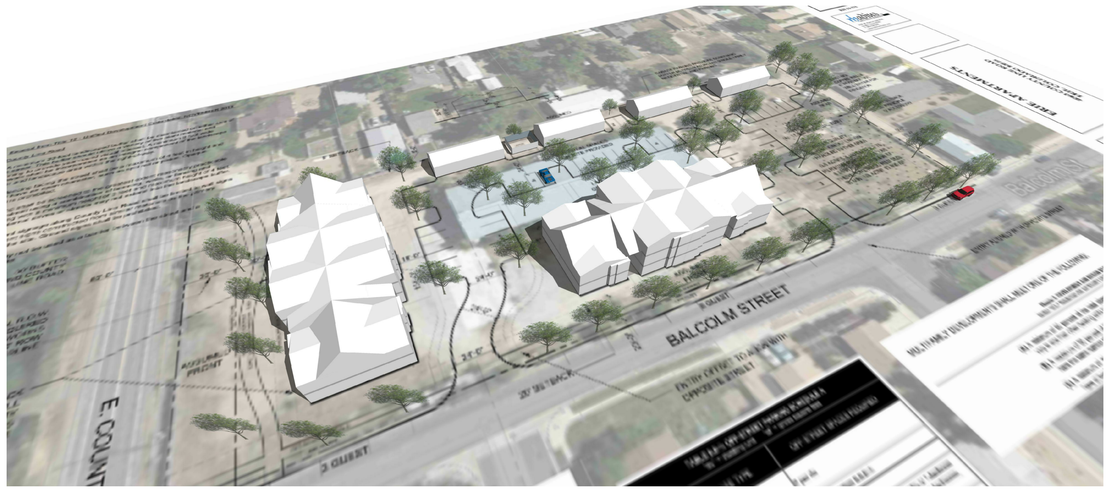
ERIE APARTMENTS SKETCH PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF
WELD, STATE OF COLORADO,
2.73 ACRES
SK-1.5



MASSING STUDIES | 1
NOT TO SCALE | A100

RH 14-174

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ISSUE:
PRELIMINARY 06.19.2015
PRELIMINARY 08.07.2015
SKETCH PLAN 08.21.2015

PRELIMINARY
SITE CONCEPT 5

A2.5
SHEET 2 of 2

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September 17, 2013

INA Group, LLC
6333 Apples' Way, Suite 115
Lincoln, NE 68516

Attention: Tom Beckius

Subject: Supplemental Phase II Environmental Site Assessment
4060 County Line Road, Erie, Colorado
CTL | T Project No. FC05859.001

INTRODUCTION

This report presents the analytical results for soil and groundwater samples collected during the Supplemental Phase II Environmental Site Assessment (ESA) of 4060 County Line Road in Erie, Colorado, hereafter known as "the site". The site is developed with an abandoned former pre-cast concrete manufacturing plant.

BACKGROUND

CTL | Thompson (CTL) conducted a limited Phase II ESA of 4060 County Line Road in Erie, Colorado (CTL Project No. FC05859.001, final report dated April 12, 2013). Among the findings of the investigation, petroleum hydrocarbons were identified in soils within the former pre-cast concrete manufacturing building on the site. The limited assessment performed within the building was not intended to allow for horizontal or vertical delineation of the extent of contamination.

The objective of the Supplemental Phase II ESA was to better delineate the horizontal and vertical extent of petroleum hydrocarbons inside the building. In addition, representative building materials were sampled, composited, and analyzed for disposal characteristics.

DRILLING AND SAMPLING

On July 19, 2013, Mr. Dana Harris of CTL mobilized to the site with subcontractor DrillPro, Inc.. A truck-mounted direct push drill rig was used to advance eight borings (GP-9 through GP-16).

Two hand-excavated surficial soil samples (S-17 and S-18) were collected using a disposable plastic trowel from the trench inside the pre-cast building. Boring and sample locations are shown on Figure 1.

During advancement of each boring, soil samples were collected continuously in 4-foot teflon cores down to a maximum depth of 20 feet below grade.

Soils from core samples were observed in the field using disposable vinyl examination gloves changed after every sample. After the soils were visually inspected, the soil sample from each core was divided. A portion of the sample was transferred into a plastic zip-loc bag and sealed; the other portion of the sample was promptly placed into a uniquely identified glass jar and packed tightly to minimize voids. Samples were containerized for potential laboratory analysis at approximate 5-foot intervals. Sample jars were then placed into a cooler chilled with ice for in-field storage and transit to the laboratory. The samples in the plastic bags were warmed and allowed to sit undisturbed to allow possible volatile organic compounds (VOCs) in the soils to vaporize into the headspace of the bags. A photoionization detector (PID) was used to determine the field concentration of VOCs of the headspace in the zip-loc bags.

Following completion of soil sampling, 1-inch PVC casings with slotted screen were inserted into the boreholes as temporary wells to facilitate groundwater sampling. Groundwater samples were collected using check-ball sampling device and clean disposable tubing. Upon completion of sampling, the temporary wells were removed and each borehole was backfilled with cuttings and hydrated bentonite pellets.

Samples collected for laboratory analysis were delivered under chain of custody protocol to ALS laboratory in Fort Collins, Colorado, an independent analytical laboratory.

FIELD OBSERVATIONS

Boring logs are presented in Appendix A. Soils generally consisted of sandy clays and clayey sands underlain by weathered claystone/sandstone bedrock (generally observed as sand, gravel, pebbles, and cobbles) at depths between 15 and 20 feet below grade. Saturated soils were encountered in several borings within weathered bedrock at depths of approximately 18 to 20 feet below grade.

The interior of the building had a moderate to strong ambient petroleum odor, making it difficult to assess soils for odors during drilling. However, as shown on the boring logs, PID measurements were generally less than, or very slightly higher than, 10 parts per million by volume (ppmv), which is typically indicative of background (ambient PID readings inside the building ranged from 0.5 to 1.2 ppmv) Light surficial staining was observed on soils in various locations inside the building. The trench inside the pre-cast building was partially filled with dumped wastes, but visible soils inside the trench generally appeared similar to those of the dirt floor elsewhere in the building, with light staining and a petroleum odor.

LABORATORY ANALYTICAL RESULTS

Soils

An iterative approach was designed for laboratory analysis of samples collected from soil borings (shallow soils collected from the trench were all analyzed, as planned). The

agreed strategy would be to initially analyze each sample collected from the depth of 5 feet below grade. Because the form oil was believed to have been spray-applied at the surface, it was reasonable to assume that contamination would have entered at the ground surface and migrated downward. If no significant contamination was present at 5 feet depth below grade, it would be reasonable to assume that significant contamination would not be found at deeper depths from the form oil application. Therefore, each soil sample from the 5-foot below grade depth level was initially submitted to be analyzed for oil & grease by EPA Method 9071 and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8260; remaining samples were held at the laboratory. Following receipt of initial analytical results, selected deeper samples were analyzed for oil & grease and BTEX, based on initial analytical results. Due to accelerated laboratory turnaround, all sample analyses were completed within the EPA-established method holding times for oil & grease and BTEX. Laboratory analytical results are included in Appendix B, and soil results are summarized on Table 1 below.

Table 1
Soil Analytical Results – Inside Pre-Cast Building

Boring No.	Depth (feet)	Sample Date	O&G[1,2] (mg/kg[3])	Benzene (µg/kg[3])	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylenes (µg/kg)
GP-2	21-22	3/26/2013	< 50	< 10	< 10	< 10	< 10
GP-9[4]	5	7/19/2013	< 110	< 5.4	< 5.4	< 5.4	< 5.4
GP-10[4]	5	7/19/2013	< 110	< 5.0	< 5.0	< 5.0	< 5.0
GP-11[4]	5	7/19/2013	< 110	< 5.2	< 5.2	< 5.2	< 5.2
GP-12[4]	5	7/19/2013	< 110	< 5.2	< 5.2	< 5.2	< 5.2
GP-13[4]	5	7/19/2013	< 110	< 4.8	< 4.8	< 4.8	< 4.8
GP-14[4]	5	7/19/2013	< 110	< 5.4	< 5.4	< 5.4	< 5.4
GP-15[4]	5	7/19/2013	< 110	< 5.2	< 5.2	< 5.2	< 5.2
GP-16	5	7/19/2013	380	< 5.4	< 5.4	< 5.4	< 5.4
	10	7/19/2013	< 120	< 5.7	< 5.7	< 5.7	< 5.7
	15	7/19/2013	< 100	< 4.7	< 4.7	< 4.7	< 4.7
	20	7/19/2013	< 110	< 5.2	< 5.2	< 5.2	< 5.2
S-8	1-2	3/26/2013	316	< 10	< 10	< 10	< 10
S-17	1-2	7/19/2013	**5800**	< 5.1	< 5.1	< 5.1	< 5.1
S-18	1-2	7/19/2013	**1500**	< 4.8	< 4.8	< 4.8	< 4.8
Colorado OPS Limit[5]			500	260	140000	190000	260000

1. Results in bold exceed regulatory comparison value
2. Total petroleum hydrocarbons as Oil & Grease by EPA Method 9071
3. mg/kg = milligrams per kilogram. µg/kg = micrograms per kilogram
4. Samples collected at 5-foot intervals, but only the samples from 5-foot depth were analyzed.
5. Colorado Department of Labor and Employment, Division of Oil and Public Safety, Tier I Risk Based Screening Levels, 2005.

With the exception of boring GP-16, none of the 5-foot depth soil samples contained oil & grease or BTEX above laboratory method detection limits (MDLs). The 5-foot depth sample from GP-16 contained an oil & grease concentration of 380 milligrams per kilogram (mg/kg), which is less than the Colorado limit of 500 milligrams per kilogram (mg/kg) for USTs, which is not directly applicable to releases from the pre-cast operation but is the most relevant regulatory standard. BTEX were not detected above MDLs. The soil samples from 10 feet, 15 feet and 20 feet below grade at GP-16 were also analyzed, but neither oil and grease nor BTEX were detected above MDLs.

The surficial soil samples S-17 and S-18, collected from the trench inside the building, contained oil & grease at concentrations of 5,800 mg/kg and 1,500 mg/kg, respectively, both exceeding the OPS limit; neither sample contained BTEX above MDLs. Analysis for PAHs was not performed.

Groundwater

Limited amounts of groundwater were present in each temporary well; however, four of the wells (GP-10, GP-12, GP-13, and GP-16) went dry while attempting to purge and a sample could not be collected. Groundwater samples were collected from temporary wells GP-9, GP-11, GP-14, and GP-15 and were analyzed for oil & grease by EPA Method 1664 and BTEX by EPA method 8260. Laboratory analytical results are included in Appendix B and are summarized on Table 2 below.

Table 2
Groundwater Analytical Results – Inside Pre-Cast Building

Sample No.	Sample Date	Oil &Grease (mg/l[1])	Benzene (µg/l[1])	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)
GP-9	7/19/2013	< 5.7	< 1	7.6	< 1	< 1
GP-11	7/19/2013	< 5.3	< 1	2.6	< 1	< 1
GP-14	7/19/2013	< 5.6	< 1	1.3	< 1	< 1
GP-15	7/19/2013	< 5.6	< 1	0.56	< 1	< 1
Colorado GWS[2]		None established	5	560	700	1,400

1. mg/l = milligrams per liter. µg/liter = micrograms per liter
2. Colorado Department of Health and Environment, Water Quality Control Division, The Basic Standards for Groundwater (Regulation 41). 5 CCR 1002-41, January 31, 2013.

Toluene was detected in all four groundwater samples, at concentrations up to 7.6 µg/l, which is well below the Colorado groundwater standard of 560 µg/l. None of the other target analytes were detected above MDLs.

BUILDING WASTE CHARACTERIZATION

CTL collected representative samples of building materials that were visibly stained (presumably with form oil). Materials sampled included wood (approximately 70 percent of the sample by weight) and metal. The materials were composited in a clean 5-gallon bucket and submitted to ALS laboratory to be analyzed for polychlorinated biphenyls (PCBs) and toxicity characteristic leaching procedure (TCLP) benzene. As shown on the lab report in Appendix B, PCBs were not detected above MDLs and the TCLP benzene concentration was less than 10 µg/l, which is less than the hazardous waste limit of 500 µg/l. Therefore, the building debris will not be considered a characteristic hazardous waste.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this investigation, oil-contaminated soil within the pre-cast building appears to be limited to the area of the trench and depths of less than 10 feet immediately north of the east end of the trench (where boring GP-16 was advanced). Groundwater under the building contained low levels of toluene, at concentrations well below Colorado groundwater standards. Following demolition, the building debris stained with form oil will not be considered characteristically hazardous due to benzene content.

If it is desired to enter into the Colorado Voluntary Cleanup (VCUP) program, we recommend that a final site development plan be prepared and that a work plan be developed to address the concerns identified during this and prior investigations. Depending on the proposed development and use of the property, limited soil or other remedial actions may be warranted. CTL would be happy to assist with remedial design, work plan development, and the VCUP application and project management process.

LIMITATIONS

The subsurface investigation and chemical analysis were performed for specific parameters, as detailed in this letter. The accuracy and reliability of environmental studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited and dependent upon the resources expended. An independent laboratory performed laboratory analysis. We are not responsible for the accuracy of data presented by others. The services performed should not be interpreted as providing any guarantee that the materials are free and clear of all hazardous or toxic materials.

We believe that our services were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

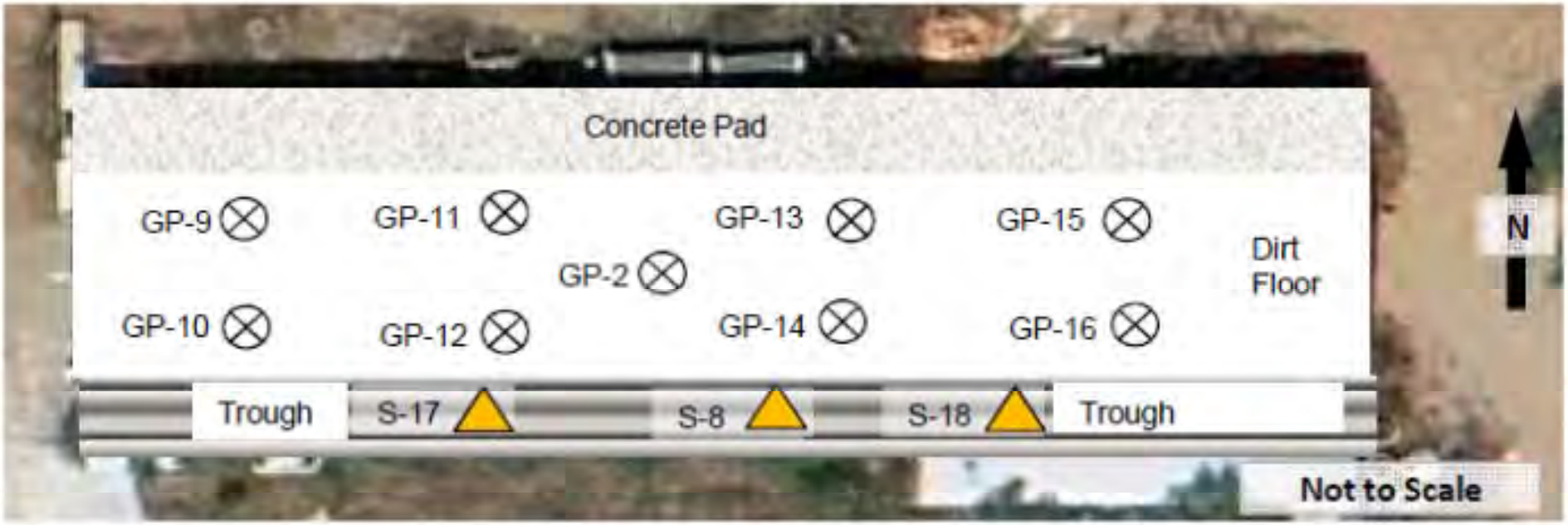
Thank you for choosing us to assist you with this project. If you have any questions or would like further clarification regarding this letter, please contact us.

Very truly yours,

CTL | THOMPSON, INC.

Dana L. Harris
Environmental Department Manager, Fort Collins

Matthew L. Wardlow, P.E.
Environmental Department Manager, Denver



Boring location

Shallow soil sample location

Figure 1

Warehouse Sample Locations

Supplemental Phase II Environmental Site Assessment

4060 County Line Road, Erie, Colorado

CTL No. FC05859.001

Appendix A

Boring Logs

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/13 Project #: _____ Project Name: 4060 CLR Erie Hole#: GP-9

CTL Representative DH Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID ~~Blow Count~~	% Fines	USC Symbol	DESCRIPTIONS / NOTES: Primary, Modifier, Moisture, Consistency, Color, Notes	Depth
0							Gray clayey sand w/ gravel, pebbles, cobbles - dry, slight odor	0
				2.1			Grades to red-brown clayey sand, dry, no odor	
				3.1				
5	x	0900					Grades to red-yellow clayey sand, dry, no odor	5
				3.1				
10	x	0910		1.0			SAA, becoming moist, no odor	10
				2.1				
15	x	0920						15
				2.1			Grades to weathered bedrock, becomes saturated	
20	x	0930					Drive to 25' + set temp well	20
25								25
30								30
35								35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling | Groundwater After Drilling _____ Date

Ambient PID → 0.5 - 1.2 ppm

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/13 Project #: _____ Project Name: 4061 CLR Erie Hole#: GP-10

CTL Representative DH Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	Blow Count PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES: Primary, Modifier, Moisture, Consistency, Color, Notes	Depth
0							Gray clayey sand, dry, slight odor	0
				11.4			Gray - brown clayey sand, gravel, cobbles, dry, sl. odor	
							Grades to red-brown clayey sand, dry, no odor	
5	x	0850					Grades to yellow brown clayey sand, dry, sl. odor	5
				3.7			↓	
							Clay grades out - still slight odor,	
10	x	0855		4.9			↓ becoming moist	10
15	x	0905		3.7				15
				7.2			Grades to wx bdrx + saturated, odor grades out	
20	x	0915					push to 25' pt keep well	20
25								25
30								30
35								35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

C California

Bulk

Piezometer set: Y N

Depth to Bedrock _____

Groundwater During Drilling _____ Groundwater After Drilling _____ Date _____

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/13 Project #: _____ Project Name: 4060 CLR Erie Hole#: GP-11

CTL Representative DM Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe / Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	~~Blow Count~~ PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES: Primary, Modifier, Moisture, Consistency, Color, Notes	Depth
0							Gray clayey sand, dry, slight odor	0
				3.0			Red-brown clayey sand, gravel, cobbles, dry, sl. odor	
							Red-brown clayey sand, dry, sl. odor	
5		x0930					Grades to red-yellow clayey sand, dry, sl. odor	5
				2.3				
				3.7				
10		x0935						10
							SAA	
				3.5			↓ becoming moist	
15		x0945						15
				4.2			Grades to wet bdrx, becomes saturated, sl. odor still present	
20		x0955					Push to 25', set well	20
25								25
30								30
35								35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

California | Piezometer set. Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling | Groundwater After Drilling _____ Date

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/17 Project #: _____ Project Name: 4060 CLR Erie Hole#: GP-12

CTL Representative DH Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	~~Blow Count~~ PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES Primary	Modifier	Moisture	Consistency	Color	Notes	Depth
0				8.1			Gray clayey soil						0
							Brown clayey sand, gravel, cobbles, dry, moderate odor						
							Grades to brown clayey sand, dry, sl. odor						
5		X 1000		6.6									5
							Grades to yellow-red clayey sand, dry, sl odor						
10		X 1005		10.0									10
				9.3									
15		X 1015											15
				6.7			Grades to wea bedrock, dry, sl. odor						
20		X 1025					-not saturated -						20
							Push to 25' - set well						
25													25
30													30
35													35

Split Spoon Clay Sand Gravel Claystone Sandstone

C California Piezometer set: Y N Depth to Bedrock _____

Bulk Groundwater During Drilling Groundwater After Drilling _____ Date _____

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/17 Project #: _____ Project Name: 4060 CLR Erie Hole#: GP-17

CTL Representative DH Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	~~Blow Count~~ PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES (Primary, Modifier, Moisture, Consistency, Color, Notes)	Depth
0							Gray sandy clay, dry, moderate odor	0
				7.0			Brown sandy clay, dry, moderate odor	
5		X 1040						5
				4.3			Grades to tan sandy clay, dry, slight odor	
10		X 1045		6.2			Grades to tan clay, stiff, moist, moderate odor	10
				5.1			Grades to tan clayey sand, dry, sl. odor	
15		X 1055						15
				3.1			Grades to wx bedrock, dry, moist, no odor	
20		X 1105					not screened	20
							push to 21' set well	
25								25
30								30
35								35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling | Groundwater After Drilling _____ Date _____

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/13 Project #: _____ Project Name: 4060 CLR Fuse Hole#: GP-14

CTL Representative DM Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	~~Blow Count~~ PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES Primary	Modifier	Moisture	Consistency	Color	Notes	Depth
0							Gray sandy clay, dry, no odor odor						0
				51.4			Brown sandy clay, dry, sl. odor						
5		x 1110											5
				6.1									
							Grading to SAA/ tan, dry sl. odor						
10		x 1115		11.3									10
				4.4									
15		x 1125											15
				7.7			Grading to wh bclrx, dry, no odor						
20		x 1135					Push to 25', set well						20
25													25
30													30
35													35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling | Groundwater After Drilling _____ Date

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/17 Project #: _____ Project Name: 4060 CLR Ext Hole#: GP-15

CTL Representative DM Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	~~Blow Count~~ PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES Primary	Modifier	Moisture	Consistency	Color	Notes	Depth
0							Gr Sandy clay, gravel, cobbles, dry, sl. odor						0
				2.4			Brown sandy clay, dry, no odor						
5		X1140											5
				2.7			Grades to tan sandy clay, dry, no odor						
10		X1145		2.5			Becomes moist, sl. odor						10
							Grades to sandy gravel, dry, no odor						
				2.0			Grades to clay, moist, no odor						
15		X1155											15
				2.9			Grades to wet bedrock, moist, sl. odor						
							no sat.						
20		X1200					Refusal to 20' set well						20
25													25
30													30
35													35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling | Groundwater After Drilling _____ Date _____

Field Boring Log

CTLITHOMPSON

Lat: _____ Long: _____

Date: 7/19/13 Project #: _____ Project Name: 406V CLR Erie Hole#: GP-16

CTL Representative DN Hole Location: _____ Elevation: _____ Start: _____ Finish: _____

Drill Company _____ Rig / Hammer / Auger Type: CME 45 55 Other: Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	~~Blow Count~~ PID	% Fines	USC Symbol	DESCRIPTIONS / NOTES Primary	Modifier	Moisture	Consistency	Color	Notes	Depth
0							Tan. sand, gravel, cobbles, dry, no odor						0
				6.2			Grades to brown sandy clay, dry, no odor						
5		x1210											5
				4.7			Grades to tan clayey sand, dry, no odor						
							Grades to tan clay, stiff, dry, no odor						
10		x1215		3.0									10
				6.8			Grades to tan clayey sand, moist, no odor						
15		x1220					Grades to tan sandy clay, dry, no odor						15
				4.8			Grades to tan to red sand, gravel, pebbles, cobbles, dry, no odor (wx bedrock)						
20		x1230					Push to 25' set well						20
25													25
30													30
35													35

Split Spoon | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling | Groundwater After Drilling _____ Date _____

Appendix B

Laboratory Analytical Results

1307328

GC/MS Volatiles:

The samples were analyzed using GC/MS following the current revision of SOP 525 based on SW-846 Method 8260C.

All acceptance criteria were met with the following exceptions:

1. Sample 1307328-35, provided for volatiles, had a pH > 2 at the time of analysis. All other samples had a pH < 2 at the time of analysis.

2. All internal standard recoveries were within acceptance criteria with the following exception:

Internal Standard	Sample	Direction
1,4-Dichlorobenzene-d4	1307328-9MS	Low

No further action was taken.

Oil and Grease:

The water samples were prepared and analyzed according to EPA Method 1664A procedures utilizing the current revision of SOP 671.

The soil samples were prepared and analyzed according to SW-846, 3rd Edition procedures based on Method SW-9071 and utilizing the current revision of SOP 640.

All acceptance criteria were met.

PCBs:

The extract was analyzed using GC/ECD (electron capture detectors) with an RTX-5 capillary column according to the current revision of SOP 409 based on SW-846 Method 8082. All positive results were then confirmed on an RTX-CLPesticidesII column. Unless interferences were present, the quantitation of each analyte is the higher of the concentrations obtained from each column that met initial and continuing calibration criteria. Note that analyst raw data annotation may provide further clarification.

All surrogate recoveries were within acceptable limits with the following exception:

Surrogate	Sample	Direction
Decachlorobiphenyl	39	Low

It is the practice of ALS to evaluate the recovery of both surrogates in samples and associated quality control samples, but to control on only one of the two surrogates for this test.

ALS Environmental -- FC

Sample Number(s) Cross-Reference Table

OrderNum: 1307328
Client Name: CTL Thompson
Client Project Name: 4060 CLR Erie
Client Project Number: FC05859.001-205
Client PO Number:

Client Sample Number	Lab Sample Number	COC Number	Matrix	Date Collected	Time Collected
GP-9 (5')	1307328-1		SOIL	19-Jul-13	8:05
GP-10 (5')	1307328-2		SOIL	19-Jul-13	8:50
GP-11 (5')	1307328-3		SOIL	19-Jul-13	9:30
GP-12 (5')	1307328-4		SOIL	19-Jul-13	10:00
GP-13 (5')	1307328-5		SOIL	19-Jul-13	10:40
GP-14 (5')	1307328-6		SOIL	19-Jul-13	11:10
GP-15 (5')	1307328-7		SOIL	19-Jul-13	11:40
GP-16 (5')	1307328-8		SOIL	19-Jul-13	12:10
S-17	1307328-9		SOIL	19-Jul-13	14:10
S-18	1307328-10		SOIL	19-Jul-13	14:20
GP-9 (10')	1307328-11		SOIL	19-Jul-13	8:10
GP-9 (15')	1307328-12		SOIL	19-Jul-13	8:20
GP-9 (20')	1307328-13		SOIL	19-Jul-13	8:30
GP-10 (10')	1307328-14		SOIL	19-Jul-13	8:55
GP-10 (15')	1307328-15		SOIL	19-Jul-13	9:05
GP-10 (20')	1307328-16		SOIL	19-Jul-13	9:15
GP-11 (10')	1307328-17		SOIL	19-Jul-13	9:35
GP-11 (15')	1307328-18		SOIL	19-Jul-13	9:45
GP-11 (20')	1307328-19		SOIL	19-Jul-13	9:55
GP-12 (10')	1307328-20		SOIL	19-Jul-13	10:05
GP-12 (15')	1307328-21		SOIL	19-Jul-13	10:15
GP-12 (20')	1307328-22		SOIL	19-Jul-13	10:25
GP-13 (10')	1307328-23		SOIL	19-Jul-13	10:45
GP-13 (15')	1307328-24		SOIL	19-Jul-13	10:55
GP-13 (20')	1307328-25		SOIL	19-Jul-13	11:05
GP-14 (10')	1307328-26		SOIL	19-Jul-13	11:15
GP-14 (15')	1307328-27		SOIL	19-Jul-13	11:25
GP-14 (20')	1307328-28		SOIL	19-Jul-13	11:35
GP-15 (10')	1307328-29		SOIL	19-Jul-13	11:45
GP-15 (15')	1307328-30		SOIL	19-Jul-13	11:55

ALS Environmental -- FC

Sample Number(s) Cross-Reference Table

OrderNum: 1307328
Client Name: CTL Thompson
Client Project Name: 4060 CLR Erie
Client Project Number: FC05859.001-205
Client PO Number:

Client Sample Number	Lab Sample Number	COC Number	Matrix	Date Collected	Time Collected
GP-15 (20')	1307328-31		SOIL	19-Jul-13	12:00
GP-16 (10')	1307328-32		SOIL	19-Jul-13	12:15
GP-16 (15')	1307328-33		SOIL	19-Jul-13	12:20
GP-16 (20')	1307328-34		SOIL	19-Jul-13	12:30
GP-9	1307328-35		WATER	19-Jul-13	13:30
GP-11	1307328-36		WATER	19-Jul-13	14:00
GP-14	1307328-37		WATER	19-Jul-13	14:15
GP-15	1307328-38		WATER	19-Jul-13	14:25
BW-19	1307328-39		SOLID	19-Jul-13	17:30
BW-19	1307328-40		LEACHAT	19-Jul-13	17:30
Trip Blank	1307328-41		WATER	19-Jul-13	

ALS Laboratory Group

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Form 202r8

WORKORDER # 1307328

PAGE 1 of 4

PROJECT NAME	4060 CLR Erie	SAMPLER	Dana Harris
PROJECT No.	FC 05859.001-205	SITE ID	–
		EDD FORMAT	–
		PURCHASE ORDER	–
COMPANY NAME	CTL Thompson	BILL TO COMPANY	SAA
SEND REPORT TO	Dana Harris	INVOICE ATTN TO	
ADDRESS	351 Linden St. #140	ADDRESS	
CITY / STATE / ZIP	Fort Collins, CO 80524	CITY / STATE / ZIP	
PHONE	970-206-9455	PHONE	
FAX		FAX	
E-MAIL	dharris@ctlthompson.com	E-MAIL	

DATE 7/19/13
TURNAROUND Standard/1 wk.
DISPOSAL By Lab or Return to Client

Lab ID	Field ID	Matrix	Sample Date	Sample Time	# Bottles	Pres.	QC	Oil + Grease 9071	BTEX 8260
1	GP-9 (5')	S	7/19/13	0905	2			X	X
2	GP-10 (5')	S	7/19/13	0930	2			X	X
3	GP-11 (5')	S	7/19/13	0950	2			X	X
4	GP-12 (5')	S	7/19/13	1000	2			X	X
5	GP-13 (5')	S	7/19/13	1040	2			X	X
6	GP-14 (5')	S	7/19/13	1110	2			X	X
7	GP-15 (5')	S	7/19/13	1140	2			X	X
8	GP-16 (5')	S	7/19/13	1210	2			X	X
9	S-17	S	7/19/13	1410	2			X	X
10	S-18	S	7/19/13	1420	2			X	X

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments:

QC PACKAGE (check below)	
X	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	7/20/13	0935
RECEIVED BY	[signature]	Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

ALS Laboratory Group

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Chain-of-Custody

Form 202r8

WORKORDER #	1307328
PAGE	2 of 4
DISPOSAL	By Lab or Return to Client

PROJECT NAME	4060 CLR Erie	SAMPLER	Dana Harris	DATE	7/19/13
PROJECT No.	FC05859.001-205	SITE ID		TURNAROUND	
		EDD FORMAT			
		PURCHASE ORDER			
COMPANY NAME	CTL Thompson	BILL TO COMPANY			
SEND REPORT TO		INVOICE ATTN TO			
ADDRESS		ADDRESS			
CITY / STATE / ZIP		CITY / STATE / ZIP			
PHONE		PHONE			
FAX		FAX			
E-MAIL		E-MAIL			

Lab ID	Field ID	Matrix	Sample Date	Sample Time	# Bottles	Pres.	QC	
11	GP-9 (10')	S	7/19/13	0810	2			HOLD
12	GP-9 (15')	S	7/19/13	0820	2			HOLD
13	GP-9 (20')	S	7/19/13	0830	2			HOLD
14	GP-10 (10')	S	7/19/13	0855	2			HOLD
15	GP-10 (15')	S	7/19/13	0905	2			HOLD
16	GP-10 (20')	S	7/19/13	0915	2			HOLD
17	GP-11 (10')	S	7/19/13	0935	2			HOLD
18	GP-11 (15')	S	7/19/13	0945	2			HOLD
19	GP-11 (20')	S	7/19/13	0955	2			HOLD
20	GP-12 (10')	S	7/19/13	1005	2			HOLD

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments:	QC PACKAGE (check below)	
		LEVEL II (Standard QC)
		LEVEL III (Std QC + forms)
		LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	7/20/13	0935
RECEIVED BY	[signature]	Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

ALS Laboratory Group

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Chain-of-Custody

Form 202r9

WORKORDER #	1307328				
PROJECT NAME	4060 CLR Erie	SAMPLER	Dana Harris	DATE	7/19/13
PROJECT No.	FC05858.001-205	SITE ID		TURNAROUND	
		EDD FORMAT			
		PURCHASE ORDER			
COMPANY NAME	CTL Thompson	BILL TO COMPANY			
SEND REPORT TO		INVOICE ATTN TO			
ADDRESS		ADDRESS			
CITY / STATE / ZIP		CITY / STATE / ZIP			
PHONE		PHONE			
FAX		FAX			
E-MAIL		E-MAIL			

PAGE 3 of 4

DISPOSAL: By Lab or Return to Client

Lab ID	Field ID	Matrix	Sample ~~Date~~ Time	Sample ~~Time~~ Date	# Bottles	Pres.	QC	
21	GP-12 (15')	S	1015	7/19/13	2			HOLD
22	GP-12 (20')	S	1025	7/19/13	2			HOLD
23	GP-13 (10')	S	1045	7/19/13	2			HOLD
24	GP-13 (15')	S	1055	7/19/13	2			HOLD
25	GP-13 (20')	S	1105	7/19/13	2			HOLD
26	GP-14 (10')	S	1115	7/19/13	2			HOLD
27	GP-14 (15')	S	1125	7/19/13	2			HOLD
28	GP-14 (20')	S	1135	7/19/13	2			HOLD
29	GP-15 (10')	S	1145	7/19/13	2			HOLD
30	GP-15 (15')	S	1155	7/19/13	2			HOLD

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments:

QC PACKAGE (check below)	
	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY		Dana Harris	7/20/13	0935
RECEIVED BY		Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

ALS Laboratory Group

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Form 202r8

WORKORDER # 1307328

PAGE 4 of 4

PROJECT NAME	4068 CLR Erie	SAMPLER	Dana Harris
PROJECT No.	FC05859.001-205	SITE ID	
		EDD FORMAT	
		PURCHASE ORDER	
COMPANY NAME	CTL Thompson	BILL TO COMPANY	
SEND REPORT TO		INVOICE ATTN TO	
ADDRESS		ADDRESS	
CITY / STATE / ZIP		CITY / STATE / ZIP	
PHONE		PHONE	
FAX		FAX	
E-MAIL		E-MAIL	

DATE 7/19/13

TURNAROUND

DISPOSAL By Lab or Return to Client

Lab ID	Field ID	Matrix	Sample ~~Date~~ Time	Sample ~~Time~~ Date	# Bottles	Pres.	QC				Oil + Grease 9071/1664	BTEX 8260	PCBs	TCLP Benzene
31	GP-15 (20')	S	1200	7/19/13	2			HOLD						
32	GP-16 (10')	S	1215	7/19/13	2			HOLD						
33	GP-16 (15')	S	1220	7/19/13	2			HOLD						
34	GP-16 (20')	S	1230	7/19/13	2			HOLD						
35	GP-9	W	1330	7/19/13	4						X	X		
36	GP-11	W	1400	7/19/13	4						X	X		
37	GP-14	W	1415	7/19/13	4						X	X		
38	GP-15	W	1425	7/19/13	4						X	X		
39	BW-19	NS	1730	7/19/13	2								X	X
														40

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments: 41 TB

QC PACKAGE (check below)	
	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	7/20/13	0935
RECEIVED BY	[signature]	Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

ALS Environmental - Fort Collins
CONDITION OF SAMPLE UPON RECEIPT FORM

Client: CTL Thompson Workorder No: 1307328
Project Manager: ARW Initials: LAS Date: 7/20/13

1. Does this project require any special handling in addition to standard ALS procedures?		YES	(NO)
2. Are custody seals on shipping containers intact?	(NONE)	YES	NO
3. Are Custody seals on sample containers intact?	(NONE)	YES	NO
4. Is there a COC (Chain-of-Custody) present or other representative documents?		(YES)	NO
5. Are the COC and bottle labels complete and legible?		(YES)	NO
6. Is the COC in agreement with samples received? (IDs, dates, times, no. of samples, no. of containers, matrix, requested analyses, etc.)		(YES)	NO *
7. Were airbills / shipping documents present and/or removable?	(DROP OFF)	YES	NO
8. Are all aqueous samples requiring preservation preserved correctly? (excluding volatiles)	N/A	YES	(NO) *
9. Are all aqueous non-preserved samples pH 4-9?	(N/A)	YES	NO
10. Is there sufficient sample for the requested analyses?		(YES)	NO
11. Were all samples placed in the proper containers for the requested analyses?		(YES)	NO
12. Are all samples within holding times for the requested analyses?		(YES)	NO
13. Were all sample containers received intact? (not broken or leaking, etc.)		(YES)	NO
14. Are all samples requiring no headspace (VOC, GRO, RSK/MEE, Rx CN/S, radon) headspace free? Size of bubble: ____ < green pea ____ > green pea	N/A	(YES)	NO
15. Do any water samples contain sediment? Amount Amount of sediment: ____ dusting ____ moderate ____ heavy	N/A	YES	(NO)
16. Were the samples shipped on ice?		(YES)	NO
17. Were cooler temperatures measured at 0.1-6.0°C? IR gun used*: (#2) #4	RAD ONLY	(YES)	NO

Cooler #:	1	2	3
Temperature (°C):	4.8	1.2	3.0
No. of custody seals on cooler:	Ø →		
DOT Survey/ Acceptance Information — External µR/hr reading:	N/A →		
Background µR/hr reading:	10		

Were external µR/hr readings ≤ two times background and within DOT acceptance criteria? YES / NO / (NA) (If no, see Form 008.)

Additional Information: PROVIDE DETAILS BELOW FOR A NO RESPONSE TO ANY QUESTION ABOVE, EXCEPT #1 AND #16.

*please see page 2

If applicable, was the client contacted? YES / NO / (NA) Contact: _____ Date/Time: _____

Project Manager Signature / Date: [signature] 7/20/13

*IR Gun #2: Oakton, SN 29922500201-0066
*IR Gun #4: Oakton, SN 2372220101-0002

Form 201r24.xls (06/04/2012)

ALS Environmental - Fort Collins
CONDITION OF SAMPLE UPON RECEIPT FORM

Client: CTL Workorder No: 1307328

Project Manager: ARW Initials: LAS Date: 7/20/13

Additional Information:

(*6) Trip Blank not listed on COC. Arrived in cooler #1 added to W.O. as 1307328-41 (2 vials)

NOTE:

No pH adjustments shall be made without prior consent of Project Manager. After pH adjustments, hold metals and radchem samples ≥ 24 hrs. before analysis.

Was the pH of any sample adjusted by the laboratory? **YES** (See Table below) / **NO**

pH Excursion:

ALS Sample ID	Client Sample ID	Initial pH	Final pH	Reagent Used	Volume Added (mL)	Lot No. of Reagent	Requested Analysis	Initials / Date / Time
1307328-35-4	GP-9	7	<2	H_2SO_4	1.0	50048	O&G	LAS 7/20/13@ 0940
36-4	GP-11	4						
37-4	GP-14	3						
38-4	GP-15	4						

If applicable, was the client contacted? YES / NO / NA Contact: _____ Date/Time: _____

Project Manager Signature / Date: Gwolf 7/20/13

Form 201r24.xls (06/04/2012)

Client: CTL Thompson
Date: *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307328
Sample ID: GP-9 (5')
Lab ID: 1307328-1
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 08:05
Percent Moisture: 7.9

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/23/2013**	PrepBy: **SDW**
BENZENE	ND		5.4	UG/KG	1	7/23/2013 18:46
TOLUENE	ND		5.4	UG/KG	1	7/23/2013 18:46
ETHYLBENZENE	ND		5.4	UG/KG	1	7/23/2013 18:46
M+P-XYLENE	ND		5.4	UG/KG	1	7/23/2013 18:46
O-XYLENE	ND		5.4	UG/KG	1	7/23/2013 18:46
Surr: DIBROMOFLUOROMETHANE	*100*		*61-134*	*%REC*	1	7/23/2013 18:46
Surr: TOLUENE-D8	*98*		*57-135*	*%REC*	1	7/23/2013 18:46
Surr: 4-BROMOFLUOROBENZENE	*98*		*52-151*	*%REC*	1	7/23/2013 18:46
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client: CTL Thompson
Date: *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307328
Sample ID: GP-10 (5')
Lab ID: 1307328-2
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 08:50
Percent Moisture: 7.1

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/23/2013**	PrepBy: **SDW**
BENZENE	ND		5	UG/KG	1	7/23/2013 19:09
TOLUENE	ND		5	UG/KG	1	7/23/2013 19:09
ETHYLBENZENE	ND		5	UG/KG	1	7/23/2013 19:09
M+P-XYLENE	ND		5	UG/KG	1	7/23/2013 19:09
O-XYLENE	ND		5	UG/KG	1	7/23/2013 19:09
Surr: DIBROMOFLUOROMETHANE	*97*		*61-134*	*%REC*	1	7/23/2013 19:09
Surr: TOLUENE-D8	*96*		*57-135*	*%REC*	1	7/23/2013 19:09
Surr: 4-BROMOFLUOROBENZENE	*95*		*52-151*	*%REC*	1	7/23/2013 19:09
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client:	CTL Thompson	**Date:**	*29-Jul-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307328
Sample ID:	GP-11 (5')	**Lab ID:**	1307328-3
Legal Location:		**Matrix:**	SOIL
Collection Date:	7/19/2013 09:30	**Percent Moisture:**	7.3

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/23/2013**	PrepBy: **SDW**
BENZENE	ND		5.2	UG/KG	1	7/23/2013 19:33
TOLUENE	ND		5.2	UG/KG	1	7/23/2013 19:33
ETHYLBENZENE	ND		5.2	UG/KG	1	7/23/2013 19:33
M+P-XYLENE	ND		5.2	UG/KG	1	7/23/2013 19:33
O-XYLENE	ND		5.2	UG/KG	1	7/23/2013 19:33
Surr: DIBROMOFLUOROMETHANE	*98*		*61-134*	*%REC*	1	7/23/2013 19:33
Surr: TOLUENE-D8	*97*		*57-135*	*%REC*	1	7/23/2013 19:33
Surr: 4-BROMOFLUOROBENZENE	*95*		*52-151*	*%REC*	1	7/23/2013 19:33
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client:	CTL Thompson	**Date:**	*29-Jul-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307328
Sample ID:	GP-12 (5')	**Lab ID:**	1307328-4
Legal Location:		**Matrix:**	SOIL
Collection Date:	7/19/2013 10:00	**Percent Moisture:**	8.7

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/23/2013**	PrepBy: **SDW**
BENZENE	ND		5.2	UG/KG	1	7/23/2013 19:56
TOLUENE	ND		5.2	UG/KG	1	7/23/2013 19:56
ETHYLBENZENE	ND		5.2	UG/KG	1	7/23/2013 19:56
M+P-XYLENE	ND		5.2	UG/KG	1	7/23/2013 19:56
O-XYLENE	ND		5.2	UG/KG	1	7/23/2013 19:56
Surr: DIBROMOFLUOROMETHANE	*99*		*61-134*	*%REC*	1	7/23/2013 19:56
Surr: TOLUENE-D8	*97*		*57-135*	*%REC*	1	7/23/2013 19:56
Surr: 4-BROMOFLUOROBENZENE	*95*		*52-151*	*%REC*	1	7/23/2013 19:56
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client: CTL Thompson
Date: *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307328
Sample ID: GP-13 (5')
Lab ID: 1307328-5
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 10:40
Percent Moisture: 7.7

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/23/2013**	PrepBy: **SDW**
BENZENE	ND		4.8	UG/KG	1	7/23/2013 20:20
TOLUENE	ND		4.8	UG/KG	1	7/23/2013 20:20
ETHYLBENZENE	ND		4.8	UG/KG	1	7/23/2013 20:20
M+P-XYLENE	ND		4.8	UG/KG	1	7/23/2013 20:20
O-XYLENE	ND		4.8	UG/KG	1	7/23/2013 20:20
Surr: DIBROMOFLUOROMETHANE	*100*		*61-134*	*%REC*	1	7/23/2013 20:20
Surr: TOLUENE-D8	*97*		*57-135*	*%REC*	1	7/23/2013 20:20
Surr: 4-BROMOFLUOROBENZENE	*98*		*52-151*	*%REC*	1	7/23/2013 20:20
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: GP-14 (5') **Lab ID:** 1307328-6
Legal Location: **Matrix:** SOIL
Collection Date: 7/19/2013 11:10 **Percent Moisture:** 9.1

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/23/2013**	PrepBy: **SDW**
BENZENE	ND		5.4	UG/KG	1	7/23/2013 20:44
TOLUENE	ND		5.4	UG/KG	1	7/23/2013 20:44
ETHYLBENZENE	ND		5.4	UG/KG	1	7/23/2013 20:44
M+P-XYLENE	ND		5.4	UG/KG	1	7/23/2013 20:44
O-XYLENE	ND		5.4	UG/KG	1	7/23/2013 20:44
Surr: DIBROMOFLUOROMETHANE	*98*		*61-134*	*%REC*	1	7/23/2013 20:44
Surr: TOLUENE-D8	*97*		*57-135*	*%REC*	1	7/23/2013 20:44
Surr: 4-BROMOFLUOROBENZENE	*95*		*52-151*	*%REC*	1	7/23/2013 20:44
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client: CTL Thompson
Date: *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307328
Sample ID: GP-15 (5')
Lab ID: 1307328-7
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 11:40
Percent Moisture: 7.9

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/24/2013**	PrepBy: **SDW**
BENZENE	ND		5.2	UG/KG	1	7/24/2013 14:46
TOLUENE	ND		5.2	UG/KG	1	7/24/2013 14:46
ETHYLBENZENE	ND		5.2	UG/KG	1	7/24/2013 14:46
M+P-XYLENE	ND		5.2	UG/KG	1	7/24/2013 14:46
O-XYLENE	ND		5.2	UG/KG	1	7/24/2013 14:46
Surr: DIBROMOFLUOROMETHANE	*99*		*61-134*	*%REC*	1	7/24/2013 14:46
Surr: TOLUENE-D8	*96*		*57-135*	*%REC*	1	7/24/2013 14:46
Surr: 4-BROMOFLUOROBENZENE	*96*		*52-151*	*%REC*	1	7/24/2013 14:46
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	ND		110	MG/KG	1	7/26/2013

Client:	CTL Thompson	**Date:**	*29-Jul-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307328
Sample ID:	GP-16 (5')	**Lab ID:**	1307328-8
Legal Location:		**Matrix:**	SOIL
Collection Date:	7/19/2013 12:10	**Percent Moisture:**	8.5

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/24/2013**	PrepBy: **SDW**
BENZENE	ND		5.4	UG/KG	1	7/24/2013 15:09
TOLUENE	ND		5.4	UG/KG	1	7/24/2013 15:09
ETHYLBENZENE	ND		5.4	UG/KG	1	7/24/2013 15:09
M+P-XYLENE	ND		5.4	UG/KG	1	7/24/2013 15:09
O-XYLENE	ND		5.4	UG/KG	1	7/24/2013 15:09
Surr: DIBROMOFLUOROMETHANE	*99*		*61-134*	*%REC*	1	7/24/2013 15:09
Surr: TOLUENE-D8	*98*		*57-135*	*%REC*	1	7/24/2013 15:09
Surr: 4-BROMOFLUOROBENZENE	*98*		*52-151*	*%REC*	1	7/24/2013 15:09
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	**380**		**110**	**MG/KG**	1	7/26/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: S-17 **Lab ID:** 1307328-9
Legal Location: **Matrix:** SOIL
Collection Date: 7/19/2013 14:10 **Percent Moisture:** 2.8

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/25/2013**	PrepBy: **SDW**
BENZENE	ND		5.1	UG/KG	1	7/25/2013 13:29
TOLUENE	ND		5.1	UG/KG	1	7/25/2013 13:29
ETHYLBENZENE	ND		5.1	UG/KG	1	7/25/2013 13:29
M+P-XYLENE	ND		5.1	UG/KG	1	7/25/2013 13:29
O-XYLENE	ND		5.1	UG/KG	1	7/25/2013 13:29
Surr: DIBROMOFLUOROMETHANE	*100*		*61-134*	*%REC*	1	7/25/2013 13:29
Surr: TOLUENE-D8	*97*		*57-135*	*%REC*	1	7/25/2013 13:29
Surr: 4-BROMOFLUOROBENZENE	*94*		*52-151*	*%REC*	1	7/25/2013 13:29
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	**5800**		**100**	**MG/KG**	1	7/26/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: S-18 **Lab ID:** 1307328-10
Legal Location: **Matrix:** SOIL
Collection Date: 7/19/2013 14:20 **Percent Moisture:** 0.9

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/24/2013**	PrepBy: **SDW**
BENZENE	ND		4.8	UG/KG	1	7/24/2013 15:56
TOLUENE	ND		4.8	UG/KG	1	7/24/2013 15:56
ETHYLBENZENE	ND		4.8	UG/KG	1	7/24/2013 15:56
M+P-XYLENE	ND		4.8	UG/KG	1	7/24/2013 15:56
O-XYLENE	ND		4.8	UG/KG	1	7/24/2013 15:56
Surr: DIBROMOFLUOROMETHANE	*102*		*61-134*	*%REC*	1	7/24/2013 15:56
Surr: TOLUENE-D8	*104*		*57-135*	*%REC*	1	7/24/2013 15:56
Surr: 4-BROMOFLUOROBENZENE	*89*		*52-151*	*%REC*	1	7/24/2013 15:56
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/25/2013**	PrepBy: **TLB**
OIL AND GREASE	**1500**		**100**	**MG/KG**	1	7/26/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: GP-9 **Lab ID:** 1307328-35
Legal Location: **Matrix:** WATER
Collection Date: 7/19/2013 13:30 **Percent Moisture:**

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260_25**		Prep Date: **7/21/2013**	PrepBy: **SDW**
BENZENE	ND		1	UG/L	1	7/21/2013 16:21
ETHYLBENZENE	ND		1	UG/L	1	7/21/2013 16:21
M+P-XYLENE	ND		1	UG/L	1	7/21/2013 16:21
O-XYLENE	ND		1	UG/L	1	7/21/2013 16:21
TOLUENE	**7.6**		**1**	**UG/L**	1	7/21/2013 16:21
Surr: 4-BROMOFLUOROBENZENE	*99*		*85-115*	*%REC*	1	7/21/2013 16:21
Surr: DIBROMOFLUOROMETHANE	*99*		*84-118*	*%REC*	1	7/21/2013 16:21
Surr: TOLUENE-D8	*101*		*85-115*	*%REC*	1	7/21/2013 16:21
HEXANE EXTRACTABLE MATERIAL--GRAVIMETRIC			**EPA1664**		Prep Date: **7/25/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		5.7	MG/L	1	7/25/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: GP-11 **Lab ID:** 1307328-36
Legal Location: **Matrix:** WATER
Collection Date: 7/19/2013 14:00 **Percent Moisture:**

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260_25**		Prep Date: **7/21/2013**	PrepBy: **SDW**
BENZENE	ND		1	UG/L	1	7/21/2013 17:08
ETHYLBENZENE	ND		1	UG/L	1	7/21/2013 17:08
M+P-XYLENE	ND		1	UG/L	1	7/21/2013 17:08
O-XYLENE	ND		1	UG/L	1	7/21/2013 17:08
TOLUENE	**2.6**		**1**	**UG/L**	1	7/21/2013 17:08
Surr: 4-BROMOFLUOROBENZENE	*96*		*85-115*	*%REC*	1	7/21/2013 17:08
Surr: DIBROMOFLUOROMETHANE	*100*		*84-118*	*%REC*	1	7/21/2013 17:08
Surr: TOLUENE-D8	*102*		*85-115*	*%REC*	1	7/21/2013 17:08
HEXANE EXTRACTABLE MATERIAL--GRAVIMETRIC			**EPA1664**		Prep Date: **7/25/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		5.3	MG/L	1	7/25/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: GP-14 **Lab ID:** 1307328-37
Legal Location: **Matrix:** WATER
Collection Date: 7/19/2013 14:15 **Percent Moisture:**

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260_25**		Prep Date: **7/21/2013**	PrepBy: **SDW**
BENZENE	ND		1	UG/L	1	7/21/2013 17:55
ETHYLBENZENE	ND		1	UG/L	1	7/21/2013 17:55
M+P-XYLENE	ND		1	UG/L	1	7/21/2013 17:55
O-XYLENE	ND		1	UG/L	1	7/21/2013 17:55
TOLUENE	**1.3**		**1**	**UG/L**	1	7/21/2013 17:55
Surr: 4-BROMOFLUOROBENZENE	*99*		*85-115*	*%REC*	1	7/21/2013 17:55
Surr: DIBROMOFLUOROMETHANE	*99*		*84-118*	*%REC*	1	7/21/2013 17:55
Surr: TOLUENE-D8	*101*		*85-115*	*%REC*	1	7/21/2013 17:55
HEXANE EXTRACTABLE MATERIAL--GRAVIMETRIC			**EPA1664**		Prep Date: **7/25/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		5.6	MG/L	1	7/25/2013

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: GP-15 **Lab ID:** 1307328-38
Legal Location: **Matrix:** WATER
Collection Date: 7/19/2013 14:25 **Percent Moisture:**

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260_25**		Prep Date: **7/21/2013**	PrepBy: **SDW**
BENZENE	ND		1	UG/L	1	7/21/2013 18:42
ETHYLBENZENE	ND		1	UG/L	1	7/21/2013 18:42
M+P-XYLENE	ND		1	UG/L	1	7/21/2013 18:42
O-XYLENE	ND		1	UG/L	1	7/21/2013 18:42
TOLUENE	**0.56**	J	**1**	**UG/L**	1	7/21/2013 18:42
Surr: 4-BROMOFLUOROBENZENE	*99*		*85-115*	*%REC*	1	7/21/2013 18:42
Surr: DIBROMOFLUOROMETHANE	*99*		*84-118*	*%REC*	1	7/21/2013 18:42
Surr: TOLUENE-D8	*103*		*85-115*	*%REC*	1	7/21/2013 18:42
HEXANE EXTRACTABLE MATERIAL--GRAVIMETRIC			**EPA1664**		Prep Date: **7/25/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		5.6	MG/L	1	7/25/2013

Client: CTL Thompson
Date: *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307328
Sample ID: BW-19
Lab ID: 1307328-39
Legal Location:
Matrix: SOLID
Collection Date: 7/19/2013 17:30
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
PCBS			**SW8082**		Prep Date: **7/25/2013**	PrepBy: **TLB**
AROCLOR-1016	ND		33	UG/KG	1	7/26/2013 18:44
AROCLOR-1221	ND		67	UG/KG	1	7/26/2013 18:44
AROCLOR-1232	ND		33	UG/KG	1	7/26/2013 18:44
AROCLOR-1242	ND		33	UG/KG	1	7/26/2013 18:44
AROCLOR-1248	ND		33	UG/KG	1	7/26/2013 18:44
AROCLOR-1254	ND		33	UG/KG	1	7/26/2013 18:44
AROCLOR-1260	ND		33	UG/KG	1	7/26/2013 18:44
Surr: TETRACHLORO-M-XYLENE	*77*		*61-120*	*%REC*	1	7/26/2013 18:44
Surr: DECACHLOROBIPHENYL	*30*	*	*56-130*	*%REC*	1	7/26/2013 18:44

Client:	CTL Thompson	**Date:**	*29-Jul-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307328
Sample ID:	BW-19	**Lab ID:**	1307328-40
Legal Location:		**Matrix:**	LEACHATE
Collection Date:	7/19/2013 17:30	**Percent Moisture:**	

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260_25**		Prep Date: **7/26/2013**	PrepBy: **SDW**
BENZENE	ND		10	UG/L	10	7/26/2013 19:05
Surr: DIBROMOFLUOROMETHANE	*101*		*84-118*	*%REC*	10	7/26/2013 19:05
Surr: TOLUENE-D8	*104*		*85-115*	*%REC*	10	7/26/2013 19:05
Surr: 4-BROMOFLUOROBENZENE	*101*		*85-115*	*%REC*	10	7/26/2013 19:05

Client: CTL Thompson **Date:** *29-Jul-13*
Project: FC05859.001-205 4060 CLR Erie **Work Order:** 1307328
Sample ID: Trip Blank **Lab ID:** 1307328-41
Legal Location: **Matrix:** WATER
Collection Date: 7/19/2013 **Percent Moisture:**

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260_25**		Prep Date: **7/21/2013**	PrepBy: **SDW**
BENZENE	ND		1	UG/L	1	7/21/2013 15:34
ETHYLBENZENE	ND		1	UG/L	1	7/21/2013 15:34
M+P-XYLENE	ND		1	UG/L	1	7/21/2013 15:34
O-XYLENE	ND		1	UG/L	1	7/21/2013 15:34
TOLUENE	ND		1	UG/L	1	7/21/2013 15:34
Surr: 4-BROMOFLUOROBENZENE	*97*		*85-115*	*%REC*	1	7/21/2013 15:34
Surr: DIBROMOFLUOROMETHANE	*100*		*84-118*	*%REC*	1	7/21/2013 15:34
Surr: TOLUENE-D8	*103*		*85-115*	*%REC*	1	7/21/2013 15:34

Client:	CTL Thompson	**Date:**	*29-Jul-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307328
Sample ID:	Trip Blank	**Lab ID:**	1307328-41
Legal Location:		**Matrix:**	WATER
Collection Date:	7/19/2013	**Percent Moisture:**	

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed

Explanation of Qualifiers

Radiochemistry:

U or ND - Result is less than the sample specific MDC.

Y1 - Chemical Yield is in control at 100-110%. Quantitative yield is assumed.

Y2 - Chemical Yield outside default limits.

W - DER is greater than Warning Limit of 1.42

* - Aliquot Basis is 'As Received' while the Report Basis is 'Dry Weight'.
# - Aliquot Basis is 'Dry Weight' while the Report Basis is 'As Received'.
G - Sample density differs by more than 15% of LCS density.
D - DER is greater than Control Limit

M - Requested MDC not met.

LT - Result is less than requested MDC but greater than achieved MDC.

M3 - The requested MDC was not met, but the reported activity is greater than the reported MDC.

L - LCS Recovery below lower control limit.

H - LCS Recovery above upper control limit.

P - LCS, Matrix Spike Recovery within control limits.

N - Matrix Spike Recovery outside control limits

NC - Not Calculated for duplicate results less than 5 times MDC

B - Analyte concentration greater than MDC.

B3 - Analyte concentration greater than MDC but less than Requested MDC.

Inorganics:

B - Result is less than the requested reporting limit but greater than the instrument method detection limit (MDL).

U or ND - Indicates that the compound was analyzed for but not detected.

E - The reported value is estimated because of the presence of interference. An explanatory note may be included in the narrative.

M - Duplicate injection precision was not met.

N - Spiked sample recovery not within control limits. A post spike is analyzed for all ICP analyses when the matrix spike and or spike duplicate fail and the native sample concentration is less than four times the spike added concentration.

Z - Spiked recovery not within control limits. An explanatory note may be included in the narrative.

* - Duplicate analysis (relative percent difference) not within control limits.

Organics:

U or ND - Indicates that the compound was analyzed for but not detected.

B - Analyte is detected in the associated method blank as well as in the sample. It indicates probable blank contamination and warns the data user.

E - Analyte concentration exceeds the upper level of the calibration range.

J - Estimated value. The result is less than the reporting limit but greater than the instrument method detection limit (MDL).

A - A tentatively identified compound is a suspected aldol-condensation product.

X - The analyte was diluted below an accurate quantitation level.

* - The spike recovery is equal to or outside the control criteria used.

+ - The relative percent difference (RPD) equals or exceeds the control criteria.

Diesel Range Organics:

Client:	CTL Thompson	**Date:**	*29-Jul-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307328
Sample ID:	Trip Blank	**Lab ID:**	1307328-41
Legal Location:		**Matrix:**	WATER
Collection Date:	7/19/2013	**Percent Moisture:**	

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed

G - A pattern resembling gasoline was detected in this sample.
D - A pattern resembling diesel was detected in this sample.
M - A pattern resembling motor oil was detected in this sample.
C - A pattern resembling crude oil was detected in this sample.
4 - A pattern resembling JP-4 was detected in this sample.
5 - A pattern resembling JP-5 was detected in this sample.
H - Indicates that the fuel pattern was in the heavier end of the retention time window for the analyte of interest.
L - Indicates that the fuel pattern was in the lighter end of the retention time window for the analyte of interest.
Z - This flag indicates that a significant fraction of the reported result did not resemble the patterns of any of the following petroleum hydrocarbon products:
- gasoline
- JP-8
- diesel
- mineral spirits
- motor oil
- Stoddard solvent
- bunker C

QC BATCH REPORT

Batch ID: **EX130725-3-1** Instrument ID **Balance** Method: **EPA1664**

LCS Sample ID: **EX130725-3** Units: **MG/L** Analysis Date: **7/25/2013**

Client ID: Run ID: **EX130725-3A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	39.9	5	39.9		100	78-114			18	

LCSD Sample ID: **EX130725-3** Units: **MG/L** Analysis Date: **7/25/2013**

Client ID: Run ID: **EX130725-3A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	40.5	5	39.9		102	78-114	39.9	1	18	

MB Sample ID: **EX130725-3** Units: **MG/L** Analysis Date: **7/25/2013**

Client ID: Run ID: **EX130725-3A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	ND	5								

The following samples were analyzed in this batch: 1307328-35 1307328-36 1307328-37 1307328-38

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **EX130725-8-1** Instrument ID **Balance** Method: **SW9071**

LCS Sample ID: **EX130725-8** Units: **MG/KG** Analysis Date: **7/26/2013**
Client ID: Run ID: **EX130725-8A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2050	100	2060		100	80-120			20	

LCSD Sample ID: **EX130725-8** Units: **MG/KG** Analysis Date: **7/26/2013**
Client ID: Run ID: **EX130725-8A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2040	100	2060		99	80-120	2050	1	20	

MB Sample ID: **EX130725-8** Units: **MG/KG** Analysis Date: **7/26/2013**
Client ID: Run ID: **EX130725-8A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	ND	100								

MS Sample ID: **1307328-3** Units: **MG/KG** Analysis Date: **7/26/2013**
Client ID: **GP-11 (5')** Run ID: **EX130725-8A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2200	107	2210	110	97	80-120			20	

MSD Sample ID: **1307328-3** Units: **MG/KG** Analysis Date: **7/26/2013**
Client ID: **GP-11 (5')** Run ID: **EX130725-8A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2230	107	2220	110	98	80-120	2200	1	20	

The following samples were analyzed in this batch:

1307328-1	1307328-2	1307328-3
1307328-4	1307328-5	1307328-6
1307328-7	1307328-8	1307328-9
1307328-10		

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **EX130725-7-1** Instrument ID **Pest-1** Method: **SW8082**

LCS Sample ID: **EX130725-7** Units: **UG/KG** Analysis Date: **7/26/2013 17:36**

Client ID: Run ID: **PT130726-11** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
AROCLOR-1016	130	33.3	133		97	64-126			50	
AROCLOR-1260	141	33.3	133		106	60-130			50	
Surr: TETRACHLORO-M-XYLEN	15.5		16.7		93	61-120				
Surr: DECACHLOROBIPHENYL	15.1		16.7		91	56-130				

LCSD Sample ID: **EX130725-7** Units: **UG/KG** Analysis Date: **7/26/2013 17:59**

Client ID: Run ID: **PT130726-11** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
AROCLOR-1016	128	33.3	133		96	64-126	130	1	50	
AROCLOR-1260	141	33.3	133		105	60-130	141	1	50	
Surr: TETRACHLORO-M-XYLEN	15.3		16.7		92	61-120		1		
Surr: DECACHLOROBIPHENYL	15.3		16.7		92	56-130		1		

MB Sample ID: **EX130725-7** Units: **UG/KG** Analysis Date: **7/26/2013 16:28**

Client ID: Run ID: **PT130726-11** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
AROCLOR-1016	ND	33								
AROCLOR-1221	ND	67								
AROCLOR-1232	ND	33								
AROCLOR-1242	ND	33								
AROCLOR-1248	ND	33								
AROCLOR-1254	ND	33								
AROCLOR-1260	ND	33								
Surr: TETRACHLORO-M-XYLEN	15.3		16.7		92	61-120				
Surr: DECACHLOROBIPHENYL	14.9		16.7		89	56-130				

The following samples were analyzed in this batch: 1307328-39

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130721-4-1** Instrument ID **HPV1** Method: **SW8260_25**

LCS Sample ID: **VL130721-4** Units: **%REC** Analysis Date: **7/21/2013 14:24**

Client ID: Run ID: **VL130721-4A** Prep Date: **7/21/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
Surr: 4-BROMOFLUOROBENZE	25.1		25		100	85-115				
Surr: DIBROMOFLUOROMETHA	24.8		25		99	84-118				
Surr: TOLUENE-D8	25.5		25		102	85-115				
BENZENE	9.55	1	10		96	83-117			20	
ETHYLBENZENE	9.8	1	10		98	81-113			20	
M+P-XYLENE	19.9	1	20		100	82-115			20	
O-XYLENE	10	1	10		100	81-115			20	
TOLUENE	9.56	1	10		96	82-113			20	

LCSD Sample ID: **VL130721-4** Units: **%REC** Analysis Date: **7/21/2013 14:47**

Client ID: Run ID: **VL130721-4A** Prep Date: **7/21/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
Surr: 4-BROMOFLUOROBENZE	24.9		25		100	85-115		1		
Surr: DIBROMOFLUOROMETHA	25.1		25		100	84-118		1		
Surr: TOLUENE-D8	25.4		25		102	85-115		0		
BENZENE	9.65	1	10		96	83-117	9.55	1	20	
ETHYLBENZENE	9.62	1	10		96	81-113	9.8	2	20	
M+P-XYLENE	19.6	1	20		98	82-115	19.9	2	20	
O-XYLENE	9.95	1	10		99	81-115	10	1	20	
TOLUENE	9.38	1	10		94	82-113	9.56	2	20	

MB Sample ID: **VL130721-4** Units: **%REC** Analysis Date: **7/21/2013 15:10**

Client ID: Run ID: **VL130721-4A** Prep Date: **7/21/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
Surr: 4-BROMOFLUOROBENZE	24.5		25		98	85-115				
Surr: DIBROMOFLUOROMETHA	24.9		25		99	84-118				
Surr: TOLUENE-D8	25.6		25		102	85-115				
BENZENE	ND	1								
ETHYLBENZENE	ND	1								
M+P-XYLENE	ND	1								
O-XYLENE	ND	1								
TOLUENE	ND	1								

The following samples were analyzed in this batch:

1307328-35	1307328-36	1307328-37
1307328-38	1307328-41	

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130723-2-4** Instrument ID **HPV1** Method: **SW8260**

LCS Sample ID: **VL130723-2** Units: **UG/KG** Analysis Date: **7/23/2013 11:34**

Client ID: Run ID: **VL130723-2A** Prep Date: **7/23/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	40.1	5	40		100	73-126			30	
TOLUENE	37.9	5	40		95	71-127			30	
ETHYLBENZENE	37.2	5	40		93	74-127			30	
M+P-XYLENE	75.4	5	80		94	79-126			30	
O-XYLENE	37.6	5	40		94	77-125			30	
Surr: DIBROMOFLUOROMETHA	50.2		50		100	61-134				
Surr: TOLUENE-D8	48.5		50		97	57-135				
Surr: 4-BROMOFLUOROBENZE	50.6		50		101	52-151				

LCSD Sample ID: **VL130723-2** Units: **UG/KG** Analysis Date: **7/23/2013 11:56**

Client ID: Run ID: **VL130723-2A** Prep Date: **7/23/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	37.3	5	40		93	73-126	40.1	7	30	
TOLUENE	34.8	5	40		87	71-127	37.9	9	30	
ETHYLBENZENE	34.2	5	40		85	74-127	37.2	8	30	
M+P-XYLENE	69.5	5	80		87	79-126	75.4	8	30	
O-XYLENE	34.8	5	40		87	77-125	37.6	8	30	
Surr: DIBROMOFLUOROMETHA	50.6		50		101	61-134		1		
Surr: TOLUENE-D8	48.8		50		98	57-135		1		
Surr: 4-BROMOFLUOROBENZE	50.8		50		102	52-151		0		

MB Sample ID: **VL130723-2** Units: **UG/KG** Analysis Date: **7/23/2013 12:17**

Client ID: Run ID: **VL130723-2A** Prep Date: **7/23/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	ND	5								
TOLUENE	ND	5								
ETHYLBENZENE	ND	5								
M+P-XYLENE	ND	5								
O-XYLENE	ND	5								
Surr: DIBROMOFLUOROMETHA	49.2		50		98	61-134				
Surr: TOLUENE-D8	48.5		50		97	57-135				
Surr: 4-BROMOFLUOROBENZE	49.3		50		99	52-151				

The following samples were analyzed in this batch:

1307328-1	1307328-2	1307328-3
1307328-4	1307328-5	1307328-6

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130724-2-2** Instrument ID **HPV1** Method: **SW8260**

LCS Sample ID: **VL130724-2** Units: **UG/KG** Analysis Date: **7/24/2013 13:39**

Client ID: Run ID: **VL130724-2A** Prep Date: **7/24/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	40.9	5	40		102	73-126			30	
TOLUENE	39	5	40		97	71-127			30	
ETHYLBENZENE	38.3	5	40		96	74-127			30	
M+P-XYLENE	77.2	5	80		96	79-126			30	
O-XYLENE	38.6	5	40		97	77-125			30	
Surr: DIBROMOFLUOROMETHA	50.2		50		100	61-134				
Surr: TOLUENE-D8	48.8		50		98	57-135				
Surr: 4-BROMOFLUOROBENZE	51.1		50		102	52-151				

LCSD Sample ID: **VL130724-2** Units: **UG/KG** Analysis Date: **7/24/2013 14:01**

Client ID: Run ID: **VL130724-2A** Prep Date: **7/24/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	41.4	5	40		103	73-126	40.9	1	30	
TOLUENE	38.4	5	40		96	71-127	39	1	30	
ETHYLBENZENE	37.6	5	40		94	74-127	38.3	2	30	
M+P-XYLENE	76	5	80		95	79-126	77.2	2	30	
O-XYLENE	38.3	5	40		96	77-125	38.6	1	30	
Surr: DIBROMOFLUOROMETHA	51.2		50		102	61-134		2		
Surr: TOLUENE-D8	49.3		50		99	57-135		1		
Surr: 4-BROMOFLUOROBENZE	50.5		50		101	52-151		1		

MB Sample ID: **VL130724-2** Units: **UG/KG** Analysis Date: **7/24/2013 14:23**

Client ID: Run ID: **VL130724-2A** Prep Date: **7/24/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	ND	5								
TOLUENE	ND	5								
ETHYLBENZENE	ND	5								
M+P-XYLENE	ND	5								
O-XYLENE	ND	5								
Surr: DIBROMOFLUOROMETHA	49.5		50		99	61-134				
Surr: TOLUENE-D8	48.3		50		97	57-135				
Surr: 4-BROMOFLUOROBENZE	49.2		50		98	52-151				

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130724-2-2** Instrument ID **HPV1** Method: **SW8260**

MS Sample ID: **1307328-10** Units: **UG/KG** Analysis Date: **7/24/2013 16:20**

Client ID: **S-18** Run ID: **VL130724-2A** Prep Date: **7/24/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	22.6	4.66	37.3	4.8	61	73-126			30	*
TOLUENE	17.7	4.66	37.3	4.8	47	71-127			30	*
ETHYLBENZENE	13.1	4.66	37.3	4.8	35	74-127			30	*
M+P-XYLENE	25.5	4.66	74.6	4.8	34	79-126			30	*
O-XYLENE	13	4.66	37.3	4.8	35	77-125			30	*
Surr: DIBROMOFLUOROMETHA	48.1		46.6		103	61-134				
Surr: TOLUENE-D8	45.7		46.6		98	57-135				
Surr: 4-BROMOFLUOROBENZE	46.1		46.6		99	52-151				

MSD Sample ID: **1307328-10** Units: **UG/KG** Analysis Date: **7/24/2013 16:42**

Client ID: **S-18** Run ID: **VL130724-2A** Prep Date: **7/24/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	24.4	4.88	39	4.8	62	73-126	22.6	8	30	*
TOLUENE	19.1	4.88	39	4.8	49	71-127	17.7	8	30	*
ETHYLBENZENE	14	4.88	39	4.8	36	74-127	13.1	7	30	*
M+P-XYLENE	27.8	4.88	78.1	4.8	36	79-126	25.5	8	30	*
O-XYLENE	14	4.88	39	4.8	36	77-125	13	7	30	*
Surr: DIBROMOFLUOROMETHA	50.2		48.8		103	61-134		4		
Surr: TOLUENE-D8	47.6		48.8		98	57-135		4		
Surr: 4-BROMOFLUOROBENZE	47.8		48.8		98	52-151		4		

The following samples were analyzed in this batch: 1307328-7 1307328-8 1307328-10

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130725-2-1** Instrument ID **HPV1** Method: **SW8260**

LCS Sample ID: **VL130725-2** Units: **UG/KG** Analysis Date: **7/25/2013 12:20**

Client ID: Run ID: **VL130725-2A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	41.2	5	40		103	73-126			30	
TOLUENE	39.1	5	40		98	71-127			30	
ETHYLBENZENE	38.4	5	40		96	74-127			30	
M+P-XYLENE	77.6	5	80		97	79-126			30	
O-XYLENE	39	5	40		98	77-125			30	
Surr: DIBROMOFLUOROMETHA	50.1		50		100	61-134				
Surr: TOLUENE-D8	48.6		50		97	57-135				
Surr: 4-BROMOFLUOROBENZE	50.5		50		101	52-151				

LCSD Sample ID: **VL130725-2** Units: **UG/KG** Analysis Date: **7/25/2013 12:44**

Client ID: Run ID: **VL130725-2A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	40.1	5	40		100	73-126	41.2	3	30	
TOLUENE	37.9	5	40		95	71-127	39.1	3	30	
ETHYLBENZENE	37.1	5	40		93	74-127	38.4	4	30	
M+P-XYLENE	75.2	5	80		94	79-126	77.6	3	30	
O-XYLENE	38.1	5	40		95	77-125	39	2	30	
Surr: DIBROMOFLUOROMETHA	50.7		50		101	61-134		1		
Surr: TOLUENE-D8	48.1		50		96	57-135		1		
Surr: 4-BROMOFLUOROBENZE	50.1		50		100	52-151		1		

MB Sample ID: **VL130725-2** Units: **UG/KG** Analysis Date: **7/25/2013 13:05**

Client ID: Run ID: **VL130725-2A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	ND	5								
TOLUENE	ND	5								
ETHYLBENZENE	ND	5								
M+P-XYLENE	ND	5								
O-XYLENE	ND	5								
Surr: DIBROMOFLUOROMETHA	49.5		50		99	61-134				
Surr: TOLUENE-D8	48		50		96	57-135				
Surr: 4-BROMOFLUOROBENZE	48.9		50		98	52-151				

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130725-2-1** Instrument ID **HPV1** Method: **SW8260**

MS Sample ID: **1307328-9** Units: **UG/KG** Analysis Date: **7/25/2013 13:51**

Client ID: **S-17** Run ID: **VL130725-2A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	35.2	5.04	40.4	5.1	87	73-126			30	
TOLUENE	34	5.04	40.4	5.1	84	71-127			30	
ETHYLBENZENE	25.5	5.04	40.4	5.1	63	74-127			30	*
M+P-XYLENE	50.7	5.04	80.7	5.1	63	79-126			30	*
O-XYLENE	24.2	5.04	40.4	5.1	60	77-125			30	*
Surr: DIBROMOFLUOROMETHA	53.9		50.4		107	61-134				
Surr: TOLUENE-D8	53.9		50.4		107	57-135				
Surr: 4-BROMOFLUOROBENZE	41.8		50.4		83	52-151				

MSD Sample ID: **1307328-9** Units: **UG/KG** Analysis Date: **7/25/2013 14:15**

Client ID: **S-17** Run ID: **VL130725-2A** Prep Date: **7/25/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	24.2	5.02	40.2	5.1	60	73-126	35.2	37	30	*+
TOLUENE	18	5.02	40.2	5.1	45	71-127	34	61	30	*+
ETHYLBENZENE	12.2	5.02	40.2	5.1	30	74-127	25.5	71	30	*+
M+P-XYLENE	23.4	5.02	80.4	5.1	29	79-126	50.7	74	30	*+
O-XYLENE	11.5	5.02	40.2	5.1	29	77-125	24.2	71	30	*+
Surr: DIBROMOFLUOROMETHA	53.7		50.2		107	61-134		0		
Surr: TOLUENE-D8	50.4		50.2		100	57-135		7		
Surr: 4-BROMOFLUOROBENZE	47.9		50.2		95	52-151		14		

The following samples were analyzed in this batch: 1307328-9

Client: CTL Thompson
Work Order: 1307328
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130726-4-3** Instrument ID **HPV1** Method: **SW8260_25**

LCS Sample ID: **VL130726-4** Units: **UG/L** Analysis Date: **7/26/2013 17:30**
Client ID: Run ID: **VL130726-4A** Prep Date: **7/26/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	9.72	1	10		97	83-117			20	
Surr: DIBROMOFLUOROMETHA	25.8		25		103	84-118				
Surr: TOLUENE-D8	25.2		25		101	85-115				
Surr: 4-BROMOFLUOROBENZE	24.4		25		98	85-115				

LCSD Sample ID: **VL130726-4** Units: **UG/L** Analysis Date: **7/26/2013 17:53**
Client ID: Run ID: **VL130726-4A** Prep Date: **7/26/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	9.33	1	10		93	83-117	9.72	4	20	
Surr: DIBROMOFLUOROMETHA	25.9		25		104	84-118		0		
Surr: TOLUENE-D8	25.8		25		103	85-115		3		
Surr: 4-BROMOFLUOROBENZE	25		25		100	85-115		3		

MB Sample ID: **EX130725-4** Units: **UG/L** Analysis Date: **7/26/2013 18:41**
Client ID: Run ID: **VL130726-4A** Prep Date: **7/26/2013** DF: **10**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	ND	10								
Surr: DIBROMOFLUOROMETHA	256		250		102	84-118				
Surr: TOLUENE-D8	258		250		103	85-115				
Surr: 4-BROMOFLUOROBENZE	251		250		100	85-115				

MB Sample ID: **VL130726-4** Units: **UG/L** Analysis Date: **7/26/2013 18:17**
Client ID: Run ID: **VL130726-4A** Prep Date: **7/26/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	ND	1								
Surr: DIBROMOFLUOROMETHA	25.8		25		103	84-118				
Surr: TOLUENE-D8	25.9		25		104	85-115				
Surr: 4-BROMOFLUOROBENZE	24.6		25		99	85-115				

The following samples were analyzed in this batch: 1307328-40

1307521

GC/MS Volatiles:
The samples were analyzed using GC/MS following the current revision of SOP 525 based on SW-846 Method 8260C.

All acceptance criteria were met.

Oil and Grease:
The samples were prepared and analyzed according to SW-846, 3rd Edition procedures based on Method SW-9071 and utilizing the current revision of SOP 640.

All acceptance criteria were met.

ALS Environmental -- FC

Sample Number(s) Cross-Reference Table

OrderNum: 1307521
Client Name: CTL Thompson
Client Project Name: 4060 CLR Erie
Client Project Number: FC05859.001-205
Client PO Number:

Client Sample Number	Lab Sample Number	COC Number	Matrix	Date Collected	Time Collected
GP-16 (10')	1307521-1		SOIL	19-Jul-13	12:15
GP-16 (15')	1307521-2		SOIL	19-Jul-13	12:20
GP-16 (20')	1307521-3		SOIL	19-Jul-13	12:30

1307521 7/30/13

ALS Laboratory Group

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Form 202/8

WORKORDER # 1307328

PAGE 1 of 4

PROJECT NAME	4060 CLR Erie	SAMPLER	Dana Harris
PROJECT No.	FC 05859.001-205	SITE ID	–
		EDD FORMAT	–
		PURCHASE ORDER	–
COMPANY NAME	CTL Thompson	BILL TO COMPANY	SAA
SEND REPORT TO	Dana Harris	INVOICE ATTN TO	
ADDRESS	351 Linden St. #140	ADDRESS	
CITY/STATE/ZIP	Fort Collins, CO 80524	CITY/STATE/ZIP	
PHONE	970-206-9455	PHONE	
FAX		FAX	
E-MAIL	dharris@ctlthompson.com	E-MAIL	

DATE 7/19/13
TURNAROUND Standard/1 wk.
DISPOSAL By Lab or Return to Client

Lab ID	Field ID	Matrix	Sample Date	Sample Time	# Bottles	Pres.	QC	Oil + Grease 9071	BTEX 8260
1	GP-9 (5')	S	7/19/13	0805	2			X	X
2	GP-10 (5')	S	7/19/13	0850	2			X	X
3	GP-11 (5')	S	7/19/13	0930	2			X	X
4	GP-12 (5')	S	7/19/13	1000	2			X	X
5	GP-13 (5')	S	7/19/13	1040	2			X	X
6	GP-14 (5')	S	7/19/13	1110	2			X	X
7	GP-15 (5')	S	7/19/13	1140	2			X	X
8	GP-16 (5')	S	7/19/13	1210	2			X	X
9	S-17	S	7/19/13	1410	2			X	X
10	S-18	S	7/19/13	1420	2			X	X

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments:

QC PACKAGE (check below)	
X	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	7/20/13	0935
RECEIVED BY	[signature]	Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

1307521 7/20/13

ALS Laboratory Group

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Form 202r8

WORKORDER # 1307328

PAGE 2 of 4

DISPOSAL By Lab or Return to Client

PROJECT NAME	4060 CLR Erie	SAMPLER	Dana Harris
PROJECT No.	FC05859.001-205	SITE ID	
		EDD FORMAT	
		PURCHASE ORDER	
COMPANY NAME	CTL Thompson	BILL TO COMPANY	
SEND REPORT TO		INVOICE ATTN TO	
ADDRESS		ADDRESS	
CITY / STATE / ZIP		CITY / STATE / ZIP	
PHONE		PHONE	
FAX		FAX	
E-MAIL		E-MAIL	

DATE 7/19/13

TURNAROUND

Lab ID	Field ID	Matrix	Sample Date	Sample Time	# Bottles	Pres.	QC	
11	GP-9 (10')	S	7/19/13	0810	2			HOLD
12	GP-9 (15')	S	7/19/13	0820	2			HOLD
13	GP-9 (20')	S	7/19/13	0830	2			HOLD
14	GP-10 (10')	S	7/19/13	0855	2			HOLD
15	GP-10 (15')	S	7/19/13	0905	2			HOLD
16	GP-10 (20')	S	7/19/13	0915	2			HOLD
17	GP-11 (10')	S	7/19/13	0935	2			HOLD
18	GP-11 (15')	S	7/19/13	0945	2			HOLD
19	GP-11 (20')	S	7/19/13	0955	2			HOLD
20	GP-12 (10')	S	7/19/13	1005	2			HOLD

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments:

QC PACKAGE (check below)	
	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	7/20/13	0935
RECEIVED BY	[signature]	Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

1307521 7/22/13

ALS Laboratory Group

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Form 202r8

WORKORDER	1307328				
PAGE	3 of 4				
PROJECT NAME	4060 CLR Erie	SAMPLER	Dave Harris	DATE	7/19/13
PROJECT No.	FC05858.001-205	SITE ID		TURNAROUND	
		EDD FORMAT		DISPOSAL	By Lab or Return to Client
		PURCHASE ORDER			
COMPANY NAME	CTL Thompson	BILL TO COMPANY			
SEND REPORT TO		INVOICE ATTN TO			
ADDRESS		ADDRESS			
CITY / STATE / ZIP		CITY / STATE / ZIP			
PHONE		PHONE			
FAX		FAX			
E-MAIL		E-MAIL			

Lab ID	Field ID	Matrix	Sample Date/Time	Sample Time/Date	# Bottles	Pres.	QC	
21	GP-12 (15')	S	1015	7/19/13	2			HOLD
22	GP-12 (20')	S	1025	7/19/13	2			HOLD
23	GP-13 (10')	S	1045	7/19/13	2			HOLD
24	GP-13 (15')	S	1055	7/19/13	2			HOLD
25	GP-13 (20')	S	1105	7/19/13	2			HOLD
26	GP-14 (10')	S	1115	7/19/13	2			HOLD
27	GP-14 (15')	S	1125	7/19/13	2			HOLD
28	GP-14 (20')	S	1135	7/19/13	2			HOLD
29	GP-15 (10')	S	1145	7/19/13	2			HOLD
30	GP-15 (15')	S	1155	7/19/13	2			HOLD

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments:

QC PACKAGE (check below)	
	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY		Dave Harris	7/20/13	0935
RECEIVED BY		Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

1307521 7/30/13

ALS Laboratory Group

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Form 202r8

WORKORDER # 1307328

PROJECT NAME	4060 CLR Erie	SAMPLER	Dana Harris
PROJECT No.	FC05859.001-205	SITE ID	
		EDD FORMAT	
		PURCHASE ORDER	
COMPANY NAME	CTL Thompson	BILL TO COMPANY	
SEND REPORT TO		INVOICE ATTN TO	
ADDRESS		ADDRESS	
CITY / STATE / ZIP		CITY / STATE / ZIP	
PHONE		PHONE	
FAX		FAX	
E-MAIL		E-MAIL	

DATE 7/19/13 PAGE 4 of 4

TURNAROUND

DISPOSAL By Lab or Return to Client

Lab ID	Field ID	Matrix	Sample ~~Date~~ Time	Sample ~~Time~~ Date	# Bottles	Pres.	QC		Oil + Grease 9071/1664	BTEX 8260	PCBs	TCLP Benzene	Oil & Grease	BTEX									
31	GP-15 (20')	S	1200	7/19/13	2			HOLD															
32	GP-16 (10')	S	1215	7/19/13	2			HOLD					X	X									
33	GP-16 (15')	S	1220	7/19/13	2			HOLD					X	X									
34	GP-16 (20')	S	1230	7/19/13	2			HOLD					X	X									
35	GP-9	W	1330	7/19/13	4				X	X													
36	GP-11	W	1400	7/19/13	4				X	X													
37	GP-14	W	1415	7/19/13	4				X	X													
38	GP-15	W	1425	7/19/13	4				X	X													
39	BW-19	NS	1730	7/19/13	2						X	X											
												40											

Added per Dana Harris email 7/31/13

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

For metals or anions, please detail analytes below.

Comments: 41 TB

QC PACKAGE (check below)	
	LEVEL II (Standard QC)
	LEVEL III (Std QC + forms)
	LEVEL IV (Std QC + forms + raw data)

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	7/20/13	0935
RECEIVED BY	[signature]	Lauren Schmitz	7/20/13	0940
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

Preservative Key: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaHSO4 7-Other 8-4 degrees C 9-5035

1307521 7/31/13

ALS Environmental - Fort Collins
CONDITION OF SAMPLE UPON RECEIPT FORM

Client: CTL Thompson Workorder No: 1307328

Project Manager: ARW Initials: LAS Date: 7/20/13

1. Does this project require any special handling in addition to standard ALS procedures?		YES	NO
2. Are custody seals on shipping containers intact?	NONE	YES	NO
3. Are Custody seals on sample containers intact?	NONE	YES	NO
4. Is there a COC (Chain-of-Custody) present or other representative documents?		YES	NO
5. Are the COC and bottle labels complete and legible?		YES	NO
6. Is the COC in agreement with samples received? (IDs, dates, times, no. of samples, no. of containers, matrix, requested analyses, etc.)		YES	NO *
7. Were airbills / shipping documents present and/or removable?	DROP OFF	YES	NO
8. Are all aqueous samples requiring preservation preserved correctly? (excluding volatiles)	N/A	YES	NO *
9. Are all aqueous non-preserved samples pH 4-9?	N/A	YES	NO
10. Is there sufficient sample for the requested analyses?		YES	NO
11. Were all samples placed in the proper containers for the requested analyses?		YES	NO
12. Are all samples within holding times for the requested analyses?		YES	NO
13. Were all sample containers received intact? (not broken or leaking, etc.)		YES	NO
14. Are all samples requiring no headspace (VOC, GRO, RSK/MEE, Rx CN/S, radon) headspace free? Size of bubble: ____ < green pea ____ > green pea	N/A	YES	NO
15. Do any water samples contain sediment? Amount Amount of sediment: ____ dusting ____ moderate ____ heavy	N/A	YES	NO
16. Were the samples shipped on ice?		YES	NO
17. Were cooler temperatures measured at 0.1-6.0°C? IR gun used*: #2 #4	RAD ONLY	YES	NO

Cooler #:	1	2	3
Temperature (°C):	4.8	1.2	3.0
No. of custody seals on cooler:	0 →		
DOT Survey/ Acceptance Information — External µR/hr reading:	N/A →		
Background µR/hr reading:	10		

Were external µR/hr readings ≤ two times background and within DOT acceptance criteria? YES / NO / NA (If no, see Form 008.)

Additional Information: PROVIDE DETAILS BELOW FOR A NO RESPONSE TO ANY QUESTION ABOVE, EXCEPT #1 AND #16.

*please see page 2

If applicable, was the client contacted? YES / NO / NA Contact: _____ Date/Time: _____

Project Manager Signature / Date: [signature] 7/20/13

Form 201r24.xls (06/04/2012)

*IR Gun #2: Oakton, SN 29922500201-0066
*IR Gun #4: Oakton, SN 2372220101-0002

Page 1 of 2

1307521 [illegible] 7/31/13

ALS Environmental - Fort Collins
CONDITION OF SAMPLE UPON RECEIPT FORM

Client: CTL Workorder No: 1307328

Project Manager: ARW Initials: LAS Date: 7/20/13

Additional Information:

(*6) Trip Blank not listed on COC. Arrived in cooler #1 added to W.O. as 1307328-41 (2 vials)

NOTE:

No pH adjustments shall be made without prior consent of Project Manager. After pH adjustments, hold metals and radchem samples ≥ 24 hrs. before analysis.

Was the pH of any sample adjusted by the laboratory? **YES** (See Table below) / **NO**

pH Excursion:

ALS Sample ID	Client Sample ID	Initial pH	Final pH	Reagent Used	Volume Added (mL)	Lot No. of Reagent	Requested Analysis	Initials / Date / Time
1307328-35-4	GP-9	7	<2	H_2SO_4	1.0	50048	O&G	LAS 7/20/13 @ 0940
36-4	GP-11	4						
37-4	GP-14	3						
38-4	GP-15	4						

If applicable, was the client contacted? YES / NO / NA Contact: _____ Date/Time: _____

Project Manager Signature / Date: [signature] 7/20/13

Form 201r24.xls (06/04/2012)

Page 2 of 2

Client: CTL Thompson
Date: *05-Aug-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307521
Sample ID: GP-16 (10')
Lab ID: 1307521-1
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 12:15
Percent Moisture: 14.9

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/30/2013**	PrepBy: **SDW**
BENZENE	ND		5.7	UG/KG	1	7/30/2013 17:30
TOLUENE	ND		5.7	UG/KG	1	7/30/2013 17:30
ETHYLBENZENE	ND		5.7	UG/KG	1	7/30/2013 17:30
M+P-XYLENE	ND		5.7	UG/KG	1	7/30/2013 17:30
O-XYLENE	ND		5.7	UG/KG	1	7/30/2013 17:30
Surr: DIBROMOFLUOROMETHANE	*104*		*61-134*	*%REC*	1	7/30/2013 17:30
Surr: TOLUENE-D8	*94*		*57-135*	*%REC*	1	7/30/2013 17:30
Surr: 4-BROMOFLUOROBENZENE	*101*		*52-151*	*%REC*	1	7/30/2013 17:30
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/31/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		120	MG/KG	1	8/1/2013

Client: CTL Thompson
Date: *05-Aug-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307521
Sample ID: GP-16 (15')
Lab ID: 1307521-2
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 12:20
Percent Moisture: 3.4

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/30/2013**	PrepBy: **SDW**
BENZENE	ND		4.7	UG/KG	1	7/30/2013 17:53
TOLUENE	ND		4.7	UG/KG	1	7/30/2013 17:53
ETHYLBENZENE	ND		4.7	UG/KG	1	7/30/2013 17:53
M+P-XYLENE	ND		4.7	UG/KG	1	7/30/2013 17:53
O-XYLENE	ND		4.7	UG/KG	1	7/30/2013 17:53
Surr: DIBROMOFLUOROMETHANE	*101*		*61-134*	*%REC*	1	7/30/2013 17:53
Surr: TOLUENE-D8	*96*		*57-135*	*%REC*	1	7/30/2013 17:53
Surr: 4-BROMOFLUOROBENZENE	*99*		*52-151*	*%REC*	1	7/30/2013 17:53
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/31/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		100	MG/KG	1	8/1/2013

Client: CTL Thompson
Date: *05-Aug-13*
Project: FC05859.001-205 4060 CLR Erie
Work Order: 1307521
Sample ID: GP-16 (20')
Lab ID: 1307521-3
Legal Location:
Matrix: SOIL
Collection Date: 7/19/2013 12:30
Percent Moisture: 6.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS VOLATILES			**SW8260**		Prep Date: **7/30/2013**	PrepBy: **SDW**
BENZENE	ND		5.2	UG/KG	1	7/30/2013 18:15
TOLUENE	ND		5.2	UG/KG	1	7/30/2013 18:15
ETHYLBENZENE	ND		5.2	UG/KG	1	7/30/2013 18:15
M+P-XYLENE	ND		5.2	UG/KG	1	7/30/2013 18:15
O-XYLENE	ND		5.2	UG/KG	1	7/30/2013 18:15
Surr: DIBROMOFLUOROMETHANE	*100*		*61-134*	*%REC*	1	7/30/2013 18:15
Surr: TOLUENE-D8	*95*		*57-135*	*%REC*	1	7/30/2013 18:15
Surr: 4-BROMOFLUOROBENZENE	*98*		*52-151*	*%REC*	1	7/30/2013 18:15
OIL & GREASE, GRAVIMETRIC			**SW9071**		Prep Date: **7/31/2013**	PrepBy: **BCH**
OIL AND GREASE	ND		110	MG/KG	1	8/1/2013

Client:	CTL Thompson	**Date:**	*05-Aug-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307521
Sample ID:	GP-16 (20')	**Lab ID:**	1307521-3
Legal Location:		**Matrix:**	SOIL
Collection Date:	7/19/2013 12:30	**Percent Moisture:**	6.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed

Explanation of Qualifiers

Radiochemistry:

U or ND - Result is less than the sample specific MDC.

Y1 - Chemical Yield is in control at 100-110%. Quantitative yield is assumed.

Y2 - Chemical Yield outside default limits.

W - DER is greater than Warning Limit of 1.42

* - Aliquot Basis is 'As Received' while the Report Basis is 'Dry Weight'.
# - Aliquot Basis is 'Dry Weight' while the Report Basis is 'As Received'.
G - Sample density differs by more than 15% of LCS density.
D - DER is greater than Control Limit

M - Requested MDC not met.

LT - Result is less than requested MDC but greater than achieved MDC.

M3 - The requested MDC was not met, but the reported activity is greater than the reported MDC.

L - LCS Recovery below lower control limit.

H - LCS Recovery above upper control limit.

P - LCS, Matrix Spike Recovery within control limits.

N - Matrix Spike Recovery outside control limits

NC - Not Calculated for duplicate results less than 5 times MDC

B - Analyte concentration greater than MDC.

B3 - Analyte concentration greater than MDC but less than Requested MDC.

Inorganics:

B - Result is less than the requested reporting limit but greater than the instrument method detection limit (MDL).

U or ND - Indicates that the compound was analyzed for but not detected.

E - The reported value is estimated because of the presence of interference. An explanatory note may be included in the narrative.

M - Duplicate injection precision was not met.

N - Spiked sample recovery not within control limits. A post spike is analyzed for all ICP analyses when the matrix spike and or spike duplicate fail and the native sample concentration is less than four times the spike added concentration.

Z - Spiked recovery not within control limits. An explanatory note may be included in the narrative.

* - Duplicate analysis (relative percent difference) not within control limits.

Organics:

U or ND - Indicates that the compound was analyzed for but not detected.

B - Analyte is detected in the associated method blank as well as in the sample. It indicates probable blank contamination and warns the data user.

E - Analyte concentration exceeds the upper level of the calibration range.

J - Estimated value. The result is less than the reporting limit but greater than the instrument method detection limit (MDL).

A - A tentatively identified compound is a suspected aldol-condensation product.

X - The analyte was diluted below an accurate quantitation level.

* - The spike recovery is equal to or outside the control criteria used.

+ - The relative percent difference (RPD) equals or exceeds the control criteria.

Diesel Range Organics:

Client:	CTL Thompson	**Date:**	*05-Aug-13*
Project:	FC05859.001-205 4060 CLR Erie	**Work Order:**	1307521
Sample ID:	GP-16 (20')	**Lab ID:**	1307521-3
Legal Location:		**Matrix:**	SOIL
Collection Date:	7/19/2013 12:30	**Percent Moisture:**	6.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed

G - A pattern resembling gasoline was detected in this sample.
D - A pattern resembling diesel was detected in this sample.
M - A pattern resembling motor oil was detected in this sample.
C - A pattern resembling crude oil was detected in this sample.
4 - A pattern resembling JP-4 was detected in this sample.
5 - A pattern resembling JP-5 was detected in this sample.
H - Indicates that the fuel pattern was in the heavier end of the retention time window for the analyte of interest.
L - Indicates that the fuel pattern was in the lighter end of the retention time window for the analyte of interest.
Z - This flag indicates that a significant fraction of the reported result did not resemble the patterns of any of the following petroleum hydrocarbon products:
- gasoline
- JP-8
- diesel
- mineral spirits
- motor oil
- Stoddard solvent
- bunker C

ALS Environmental -- FC

Client: CTL Thompson
Work Order: 1307521
Project: FC05859.001-205 4060 CLR Erie

Date: *8/5/2013 10:19:*

QC BATCH REPORT

Batch ID: **EX130731-6-1** Instrument ID **Balance** Method: **SW9071**

LCS Sample ID: **EX130731-6** Units: **MG/KG** Analysis Date: **8/1/2013**
Client ID: Run ID: **EX130731-6A** Prep Date: **7/31/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2060	100	2060		100	80-120			20	

LCSD Sample ID: **EX130731-6** Units: **MG/KG** Analysis Date: **8/1/2013**
Client ID: Run ID: **EX130731-6A** Prep Date: **7/31/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2040	100	2060		99	80-120	2060	1	20	

MB Sample ID: **EX130731-6** Units: **MG/KG** Analysis Date: **8/1/2013**
Client ID: Run ID: **EX130731-6A** Prep Date: **7/31/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	100	100								

MS Sample ID: **1307521-2** Units: **MG/KG** Analysis Date: **8/1/2013**
Client ID: **GP-16 (15')** Run ID: **EX130731-6A** Prep Date: **7/31/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2090	102	2110	100	99	80-120			20	

MSD Sample ID: **1307521-2** Units: **MG/KG** Analysis Date: **8/1/2013**
Client ID: **GP-16 (15')** Run ID: **EX130731-6A** Prep Date: **7/31/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
OIL AND GREASE	2090	102	2100	100	100	80-120	2090	0	20	

The following samples were analyzed in this batch: 1307521-1 1307521-2 1307521-3

Client: CTL Thompson
Work Order: 1307521
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130730-2-1** Instrument ID **HPV1** Method: **SW8260**

LCS Sample ID: **VL130730-2** Units: **UG/KG** Analysis Date: **7/30/2013 16:19**

Client ID: Run ID: **VL130730-2A** Prep Date: **7/30/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	43.6	5	40		109	73-126			30	
TOLUENE	40.1	5	40		100	71-127			30	
ETHYLBENZENE	39.2	5	40		98	74-127			30	
M+P-XYLENE	78.3	5	80		98	79-126			30	
O-XYLENE	39.9	5	40		100	77-125			30	
Surr: DIBROMOFLUOROMETHA	51.9		50		104	61-134				
Surr: TOLUENE-D8	48		50		96	57-135				
Surr: 4-BROMOFLUOROBENZE	51.4		50		103	52-151				

LCSD Sample ID: **VL130730-2** Units: **UG/KG** Analysis Date: **7/30/2013 16:43**

Client ID: Run ID: **VL130730-2A** Prep Date: **7/30/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	43.2	5	40		108	73-126	43.6	1	30	
TOLUENE	40	5	40		100	71-127	40.1	0	30	
ETHYLBENZENE	39.1	5	40		98	74-127	39.2	0	30	
M+P-XYLENE	79.9	5	80		100	79-126	78.3	2	30	
O-XYLENE	40.3	5	40		101	77-125	39.9	1	30	
Surr: DIBROMOFLUOROMETHA	51.9		50		104	61-134		0		
Surr: TOLUENE-D8	48.5		50		97	57-135		1		
Surr: 4-BROMOFLUOROBENZE	52.1		50		104	52-151		1		

MB Sample ID: **VL130730-2** Units: **UG/KG** Analysis Date: **7/30/2013 17:06**

Client ID: Run ID: **VL130730-2A** Prep Date: **7/30/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	ND	5								
TOLUENE	ND	5								
ETHYLBENZENE	ND	5								
M+P-XYLENE	ND	5								
O-XYLENE	ND	5								
Surr: DIBROMOFLUOROMETHA	50.9		50		102	61-134				
Surr: TOLUENE-D8	47.7		50		95	57-135				
Surr: 4-BROMOFLUOROBENZE	50.8		50		102	52-151				

Client: CTL Thompson
Work Order: 1307521
Project: FC05859.001-205 4060 CLR Erie

QC BATCH REPORT

Batch ID: **VL130730-2-1** Instrument ID **HPV1** Method: **SW8260**

MS Sample ID: **1307521-3** Units: **UG/KG** Analysis Date: **7/30/2013 18:38**

Client ID: **GP-16 (20')** Run ID: **VL130730-2A** Prep Date: **7/30/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	41.4	5.12	40.9	5.2	101	73-126			30	
TOLUENE	37.4	5.12	40.9	5.2	91	71-127			30	
ETHYLBENZENE	36.7	5.12	40.9	5.2	90	74-127			30	
M+P-XYLENE	73.4	5.12	81.9	5.2	90	79-126			30	
O-XYLENE	37.4	5.12	40.9	5.2	91	77-125			30	
Surr: DIBROMOFLUOROMETHA	53.3		51.2		104	61-134				
Surr: TOLUENE-D8	48.4		51.2		95	57-135				
Surr: 4-BROMOFLUOROBENZE	51.7		51.2		101	52-151				

MSD Sample ID: **1307521-3** Units: **UG/KG** Analysis Date: **7/30/2013 19:02**

Client ID: **GP-16 (20')** Run ID: **VL130730-2A** Prep Date: **7/30/2013** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	RPD Ref Value	RPD	RPD Limit	Qual
BENZENE	41.7	5.15	41.2	5.2	101	73-126	41.4	1	30	
TOLUENE	37.4	5.15	41.2	5.2	91	71-127	37.4	0	30	
ETHYLBENZENE	35.5	5.15	41.2	5.2	86	74-127	36.7	3	30	
M+P-XYLENE	72.2	5.15	82.3	5.2	88	79-126	73.4	2	30	
O-XYLENE	36	5.15	41.2	5.2	88	77-125	37.4	4	30	
Surr: DIBROMOFLUOROMETHA	52.4		51.5		102	61-134		2		
Surr: TOLUENE-D8	48.9		51.5		95	57-135		1		
Surr: 4-BROMOFLUOROBENZE	51.1		51.5		99	52-151		1		

The following samples were analyzed in this batch: 1307521-1 1307521-2 1307521-3

TOWN OF ERIE
1874

Department of Community Development
Planning and Building

The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2775
FAX (303) 926-2706

Memo

To: Michael Green and Tom Beckius

From: Deborah Bachelder

Date: September 22, 2015

Re: SK-000701-2015: 4060 E. County Line Road – Sketch Plan Application

cc: Brad Reichert, Marty Ostholthoff, Russell Pennington, Matt Wiederspahn

Comments:

The 4060 E. County Line Road – Sketch Plan application was reviewed at the September 17, 2015 Development Review Team meeting. Below are the Community Development Department comments. Additional comments from the Public Works Department are being forwarded to you as well. We did not receive comments from the Parks & Recreation Department; if they submit comments after this memo is sent to you we will follow up and forward the comments to you at that time.

The Sketch Plan application process allows staff, Planning Commission and the Board of Trustees the opportunity to make comments that the applicant should then address with the Preliminary Plat application. All of the comments will be forwarded, as an attachment to the staff memos, to the Planning Commission and Board of Trustees for their review of the application.

Staff has scheduled your review with the Planning Commission on October 21st and with the Board of Trustees on November 10th. No further application materials are required from you at this time to proceed to those reviews. Staff will make a brief PowerPoint presentation of the background documents (Comprehensive Plan and Unified Development Code/Zoning) for the Sketch Plan to the Planning Commission and Board of Trustees at the meetings. The Sketch Plan process is really for the applicant to present their concept and receive comments. Please be prepared with a presentation for both meetings.

<u>Community Development Department comments:</u>

1. OTR – Old Town Residential Zoning:
   a. MC 10.2.2 H.1. Purpose: The purpose of the OTR zone district is to "ensure the preservation of the unique character and quality of life in the historic residential area of the Town by encouraging compatible redevelopment and infill development."
      i. Although staff is supportive of a higher density housing option on this site as an infill development, we believe that the massing and height of the proposed apartment buildings is not compatible with the surrounding single family homes which are small 1 story and 1 ½ level (split-level) single family homes. See attached map showing the immediate adjacent home heights. Staff would like to see a higher density housing product in smaller massed housing that would better match the height, bulk and historic architectural characteristics found throughout the Old Town neighborhood.

b. MC 10, Table 3-1: Table of Permitted Uses:
   i. Principal Use - Apartment Buildings: Special Review Use
      1. The proposed apartment buildings are classified as "Multi-family Dwelling" which is an "S – Special Review Use" in the OTR zone district.
      2. Apartment buildings will be required to submit a Special Review Use application concurrently with a Site Plan application (MC 10.7.13 B.1.)
      3. The purpose of the Special Review Use is to provide a "discretionary approval process for Special Review Uses, which have unique or widely varying operating characteristics or unusual site development features. The procedure encourages public review and evaluation of a use's operating characteristics and site development features and is intended to ensure that proposed Special Review Uses will not have a significant adverse impact on surrounding uses or on the community-at-large. This review process is intended to provide assurance to the community that such uses will be compatible with their locations and surrounding land uses and will further the purposes of this UDC." Staff does not support the special review use for the apartments proposed in the Sketch Plan application. The massing and height of the buildings are not in character with the surrounding neighborhood and will create a significant adverse impact on the surrounding uses.
      4. Below are the approval criteria for a Special Review Use application (MC 10.7.13 C.9.) A Special Review Use may be approved only if the Board of Trustees finds that all of the criteria have been met. Below each criteria are the staff comments on whether or not we believe the Sketch Plan currently meets those criteria.
         a. *The proposed use is generally consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;*
            i. Comprehensive Plan Chapter 12: Housing and Neighborhoods – Goal #2: Protect Existing Neighborhoods:
               1. The policy for Old Town Residential Infill states, "The Town will encourage the improvement and revitalization of Old Town neighborhoods. The Town will encourage residential infill and redevelopment that preserves key characteristics and historic features of Old Town neighborhoods and preserves existing housing stock where appropriate. Development standards for infill and redevelopment projects, remodeling, and additions to existing structures will be established to ensure new residences are compatible with existing neighborhood scale and character." Staff would like to see this property develop as an infill site; however, the Sketch Plan proposal for two large apartment buildings is out of scale with its neighboring small one story and split level single family homes. The Sketch Plan proposal does not protect the existing Old Town Residential neighborhood.
         b. *The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;*
            i. As staff stated above in the OTR Zoning Purpose comment; Staff believes that the massing and height of the proposed apartment buildings is not compatible with the surrounding single family homes which are small 1 story and 1 ½ level (split-level) single family homes.
         c. *The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;*

i. The purpose of the residential use category design standards in the Municipal Code state "The standards of this Section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the Town's neighborhoods." Staff does not support the massing of the proposed apartment buildings as we do not find them architecturally compatible and they do not promote an integrated character to the Old Town neighborhood.

ii. The architectural design criteria for apartments will need to be met by the applicant.

d. *The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);*

i. The scale of the apartment buildings is not compatible with the ranch and split level single family homes surrounding the site.

e. *Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;*

i. If the apartments are built at a the high end of the density allowed in the OTR zoning district; then improved pedestrian connections would be needed for access to the elementary school crossing guard location at Moffat Street and E. County Line Road; and a pedestrian connection from the southern side of Lawley Drive to the spine trail at the railroad right of way for access to the Community Center and Coal Creek (see map attachment).

ii. At preliminary plat road right of way width, parking restrictions and turning lane types need to be evaluated at the intersection of Balcolm Street and E. County Line Road.

f. *Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;*

i. At preliminary plat road right of way width, parking restrictions and turning lane types need to be evaluated at the intersection of Balcolm Street and E. County Line Road.

g. *Adequate assurances of continuing maintenance have been provided; and*

i. No comment at this time.

h. *Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.*

i. The site housed a concrete plant; at the time of preliminary plat, additional information on environmental conditions and ground water quality on the site will be required.

c. MC 10, Table 3-2: Table of Accessory Uses:

i. Accessory Use – Detached Garages:

1. The proposed detached garages would be accessory uses that are subject to MC 10.3.3 G.11 Additional Standards for Specific Accessory Uses and Structures.

d. MC 10, Table 4-1: Dimensional and Density Standards Table:

i. Maximum Density: The maximum multi-family density allowed in OTR is 16 dwelling units per acre. The Sketch Plan proposes 40 dwelling units on 2.73 acres which equals 14.65

dwelling units per acre; this is within the maximum density allowed; however the application does not meet the minimum lot standards as stated below.

ii. Minimum Lot Standards - Net Area: The net area is the minimum size of the lot for the dwelling units; it does not include tracts and right of way. Each unit requires 3,000 square feet of lot area; per the MC.
   1. The Sketch Plan proposal for 40 units on 2.73 acres exceeds the minimum net lot area requirement. Without dedication of right of way or tracts the 2.73 gross acreage of the property would yield a maximum of 39 dwelling units.
   2. A reduction in the number of dwelling units will be required; reduction will be based on right of way and tract dedication requirements which could include:
      a. The required dedication of the right of way on E. County Line Road.
      b. Right of way dedication on Balcolm Street.
      c. Any common tracts that the applicant may create for the park, storm drainage, etc.

iii. Minimum Setbacks:
   1. MC 10.4.2 Measurements and Exceptions: This section will apply for the setbacks; please note what type of encroachments are and are not allowed into the setbacks.

iv. Maximum Height: The maximum height for a principal building (apartments) is 35 feet. Applicant lists on the Sketch Plan that the 2 to 3 story apartment buildings will be within the required 35 foot maximum.

2. MC Chapter 6 - Development and Design Standards:
   a. MC 10.6.2 Natural and Scenic Resource Protection:
      i. MC 10.6.2 C. The underlying aerial in the Sketch Plan shows existing vegetation on the site. At preliminary plat, the applicant will be required to provide a native and specimen tree and vegetation survey and protection plan and follow all the requirements in this Code section.
   b. MC 10.6.2 D. Community Gateways:
      i. East County Line Road is a community gateway. The Sketch Plan illustrates the appropriate street right of way dedication and 30 foot width of landscape buffer with 8 foot wide sidewalk.
   c. MC 10.6.3. Parks, Open Space, and Trails:
      i. At 40 dwelling units the applicant is responsible for the following parks and open space dedication amounts; this will need to be modified based on actual allowed units:
         1. Pocket Park: 0.06 acre
         2. Neighborhood Park: 0.34 acre
         3. Community Park: 0.56 acre
         4. Open Space: 1.90 acre
      ii. Pocket Park:
         1. Applicant proposes to provide a pocket park on site. The Town requires that the minimum size of a pocket park is 0.25 acres; well above the 0.06 dedication required. The applicant has proposed a 0.25 acre pocket park.
         2. The pocket park will need to meet all of the design criteria for a pocket park found in the Municipal Code and Parks, Open Space, and Trails Master Plan (PROST).
         3. The proposed detention, in the pocket park, will need to meet the requirement for parks that it not exceed 5 feet in depth and have slopes greater than 5:1.

4. Pocket Park maintenance will be the property owner's responsibility. To qualify as a Pocket Park the park must have a public access easement on the site for public access and use of the park.

iii. Neighborhood Park, Community Park and Open Space:
1. Applicant proposes that a fee in lieu payment be made for these dedications. Staff supports this proposal.

iv. Trails:
1. At preliminary plat, staff will request that a pedestrian connection be made from Lawley Drive to the spine trail along the railroad corridor to access trails and the Community Center.
2. At preliminary plat, staff will request a sidewalk connection to elementary school at the intersection of Moffat Street and E. County Line Road; the crossing guards are at this intersection which is just one half block to the north of the site.

d. MC 10.6.5 F. Standards for Pedestrian Facilities:
i. 10.6.5 F.1.c. Applicant appears to have provided sidewalks on County Line and Balcolm Street that meet the requirement to detach the sidewalk from the street by a minimum of 8 feet.
ii. 10.6.5 F 2. Applicant will need to meet the on-site pedestrian walkway requirements of this section. The internal pedestrian walkway system does not appear to be fully developed and would need modifications to meet these Code requirements.

e. MC 10.6.6 D Off Street Parking Requirements:
i. MC 10.6.6 D 1.c. Off Street Parking Location: "Off-street parking for residential uses shall be located within 200 feet of the primary building entrance of the primary building."
1. The measurement of the 200 foot requirement is from the parking space along the pedestrian route to the building entrance. It appears that some of the resident parking and guest parking will not meet this requirement. At Site Plan, an illustration showing how you have met this requirement will be required.

ii. MC Table 6.6-1 Off Street Parking Schedule A: It appears that the Sketch Plan proposal can potentially meet the quantity of parking spaces for 20 - 2 bedroom units and 20 - 1 bedroom units by using the 20% automatic parking reduction in the OTR zone district in MC 10.6.E 4.a.; and through the Community Development Directors approval to allow on street parking to satisfy the off-street parking requirement in MC 10.6.E 2.f. However, staff does not support the three guest spaces on the west end of Balcolm Street as we may want to restrict parking in this area to allow for a right turn only lane onto E. County Line Road.

f. MC 10.6.7 Residential Use Category Design Standards:
i. MC 10.6.7 A. Purpose: "The standards of this Section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the Town's neighborhoods."
1. Staff does not support the massing of the proposed apartment buildings as we do not find them architecturally compatible and they do not promote an integrated character to the Old Town neighborhood.
2. The architectural design criteria for apartments will need to be met by the applicant.

3. Applicant Submittal – General Comments:
   a. Existing water wells: The rights associated with the wells will need to be further explored at the time of preliminary plat to determine if they can be used for irrigation on a multifamily development.
   b. Supplemental Phase II Environmental Site Assessment: Only the supplemental report was submitted that reported on the interior of the previous warehouse; the original report for the entire site was not submitted. Full reports will be required at Preliminary Plat.

4. MC Chapter 5 & 7 - Subdivision:
   a. The property will be subject to the subdivision process.
   b. MC 10.5.4 G. Streets: Dedication of street right of way will be necessary.
      i. E. County Line Road: the appropriate right of way dedication (30 feet) is shown on the Sketch Plan.
      ii. Balcolm Street: At preliminary plat a transportation report is required and the Town will evaluate the need for road right of way width, parking restrictions and turning lane types.
   c. MC 10.5.4 H. Alleys:
      i. Staff will request that the development connect to the adjacent alley and that the alley be improved. Further discussion of this option would occur with the preliminary plat and site plan applications.
   d. MC 10.5.5 Improvements:
      i. Applicants shall be required to pay for and construct all on-site and off-site public improvements and common facilities that are required to adequately serve the proposed development or are deemed necessary to address the impact caused by the proposed development.
   e. MC 10.5.6 B. Contribution for Public School Sites: The applicant is responsible for a fair contribution for public school sites as described in this section of the Municipal Code. The property is within the St. Vrain Valley School District.

5. MC Chapter 7 – Site Plan:
   a. The property will be subject to the site plan process.

Height of Existing Single Family Homes in Adjacent Old Town Neighborhood

1 = one story single family home

1 ½ = one and a half story or split level single family home

ERIE MIDDLE SCHOOL
ERIE ELEMENTARY SCHOOL
OLD TOWN
Coal Miners Park
MAIN ST
HIGH ST
E COUNTY LINE RD
LAWLEY DR
JAY RD
CHEESM
MOFI
BALCO
Crossing Guard Location
460
Sketch Plan Site
Proposed Walks

Department of Public Works

TOWN OF ERIE
1874

Memo

To: Deb Bachelder
From: Matt Wiederspahn, P.E., CFM, Development Engineer
Date: September 18, 2015
Subject: **4060 County Line Road Sketch Plan Comments**
CC: Russell Pennington
Wendi Palmer

Comments for Sketch Plan:

1. A Preliminary Utility Plan was not included in the submittal. Therefore, Public Works cannot provide any comments on the feasibility of the utilities required for this development.
2. A Phase I Drainage Study was not included in the submittal. Therefore, Public Works cannot provide any comments on the feasibility of the drainage design for this development.
3. Additional right-of-way will need to be dedicated on Balcolm Street to provide a minimum 60 foot wide right-of-way.
4. A Preliminary Traffic Study will need to be completed with a Preliminary Plat and must include potential improvements that need to be done at the intersection of County Line Road and Balcolm Street.