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:

FILE NO: DATE SUBMITTED: FEES PAID:

**PROJECT/BUSINESS NAME:** Erie Self Storage

**PROJECT ADDRESS:** TBD

**PROJECT DESCRIPTION:** Zoning Medication to the CC zoning to add a Self Storage for this use area via Development Plan Amendment No.7.

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

Subdivision Name: Vista Ridge Filing LOT 1

Filing #:6 Lot #: 1 Block #:L1 Section:32 Township: 1 Range:68W

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

Name/Company: Bonanza Yard, LLC
Contact Person: Craig Walstad
Address: PO Box 173
City/State/Zip: Hygine / Colorado 80553
Phone: 7206418000 Fax:
E-mail: craigwalstad@walstad.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Bonanza - 7 LLC
Contact Person: Barry Sherman
Address: 8082 S. Interport Blvd #200
City/State/Zip: Englewood, CO 80112
Phone:303 746 7013 Fax:
E-mail: barryasherman@icloud.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: CC ( Commercial )
Proposed Zoning: CC ( Commercial ) adding Storage
Gross Acreage:4.02 Acre
Gross Site Density (du/ac): N/A
# Lots/Units Proposed: 1 lot
Gross Floor Area:96,505 SF

**SERVICE PROVIDERS**

Electric: Xcel Energy
Metro District: N/A
Water *(if other than Town):* TOWN
Gas: Xcel Energy
Fire District: Longmont Fire
Sewer *(if other than Town):* 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: _____

Owner: _____ Date: _____

Applicant: Barry Sherman Date: _____

STATE OF COLORADO )
) ss.
County of _____ )

The foregoing instrument was acknowledged before

me this _____ day of _____, 20___,

by _____.

My commission expires: _____.

Witness my hand and official seal.

_____
Notary Public

# RESPONSE MEMO TO PLANNING & DEVELOPMENT

Updated Project Narrative

**Town of Erie**
645 Holbrook Street
P.O. Box 750
Erie, Colorado 80516
(303) 926-2770

Attn:
Chris LaRue
Senior Planner | Town of Erie
645 Holbrook Street
Erie, CO 80516

**RE: PROJECT NARRATIVE** for **SITE PLAN APPROVAL** for Planning Commission - PDA-000948-2017 Vista Ridge – Erie Self Storage

7.22.19

Ownership ( Seller ):

Bonanza Yard, LLC
PO Box 173
Hygiene, CO 80553

Submitting Consultant:
S3, LLC - Barry Sherman
8082 S. Interport Blvd. #200
Englewood, CO 80112

Developer: ( Buyer ):
Carlson Associates Inc.
Scott Carlson
12460 1st Street
PO Box 247
Eastlake, CO 80614-0247

On Behalf of the Bonanza - 7 LLC, Self Storage Strategies (S3), is submitting this Development Plan Amendment package for the propose of developing a project within the Town of Erie at the above referenced site. The proposed project. is to be located North of HWY 7 and the existing fueling station on the East Side of Bonanza Street. This property is currently utilized, by its current owner, as an industrial storage and maintenance facility for a local oil rig driller. With the processing and approval of this **Site Plan**, the future owner ( Carlson Associates ) plans to develop and construct a "class A small office facility along with a drive up and interior climate controlled self storage facility.

Our Application is requesting an approval of **Site Plan** to the **Vista Ridge Development Plan**. This request as outlined above would allow for a SINGLE site location where the following mixed uses would be allowed. This project will provide a diversity o of commercial amenities that will complement the other various uses along Hwy 7. The attached modified updated Site Plan indicates the the exact location and dimensional setback. The following is an outline of each of the proposed used with in this designated area:

1. Small office space - 5 units of 600 SF providing a min. of 3,000 SF of "entry level / incubator space". Each of these spaces will be have individual restrooms and access to interior storage units. These units are located ground level of the western portion of the 2 story structure. ( refer to attached design reference documents ). Each unit would be individually leased.

2. Drive-up / Climate Control Self Storage - This facility consists of 89,850 SF providing a mixture of exterior drive up single story storage along with interior climate control. There would be an office component to the storage facility on the ground level located on the Southwest corner consisting of approx. 1,900 SF. The storage area will be secured by access control gates on both drives and by the use of the enhanced existing perimeter fence. The single storage buildings have been designed with a low sloping roof to minimize visibility. We have worked to provide 4 sided architecture on all of the structures, integrating the required material percentages and types as per the Vista Ridge Design Guidelines and UDC. Security cameras and access control points will be installed to further enhance safety and monitoring. The facility would be managed by a industry proven management team with decades of experience in ensuring a clean, safe well run operation.

3. Caretakers / Residence Unit - This unit on the second floor above the storage office, would consist of a typical living unit of 1,750 SF, 3 bedrooms, 2 baths and living / kitchen space for whom would be the primary managers of the facility. It is an industry standard and has been a proven benefit to have the site management team live here on site.

The developer and its collective team has designed and constructed many successful products described above both locally here in Colorado as well as other nearby metropolitan locations. This facility will provide to the neighboring communities a source for both personal and commercial storage and small office space. The facility will be operated and managed by a proven industry leader, and well experienced management team. Access control and a full security system will be an integral part of the operations. The developer hopes to progress successfully through this SDP approval process and be engaged on construction plans, a land closing and be under construction during the fall months 2019.

There has been a variety of site specific and architectural development items that we have continued to review and work towards a well thought-out design response with Staff, the Vista Ridge DRC, and adjacent neighbors. These would include items

1. The existing perimeter concrete / stone fence:

The existing perimeter fence has been specifically discussed with adjoining neighbors, staff and the Vista Ridge DRC. The adjoining neighbors have requested that we work to retain the fence as it is located today. This fence ( wall ) serves these specific neighbors as a perimeter fence and backyard screening barrier. This fence has been part of backyards sense they moved in and provides elements of shade, safety and screening to their back yards.

Our Design Reference Documents contain not only site line studies to how this fence will screen our new development, but include details to how this existing wall will be improved and enhance. The plan is to have the wall power-washed and cleaned thoroughly, then have the stone portion sprayed with a “satin“ sealer / graffiti proof product that will assist in brining back its natural colors. The vertical steel columns that currently white in color will be primed and painted in a natural brown color. A Vertical wood timber 8x8 column will then be physically attached at each location to provide a balance of a column element we have incorporated in our building architecture. The newly revitalized wall should look new, fresh and still serve both its its site as a security barrier but also a screening element for abutting neighbors.

2. Landscape Buffering:

Mush time and effort has gone into ensuring that a solution to meet the Vista Ridge Design Guidelines, The Site Plan and the UBC landscape barrier requirements. Our proposal has been discussed with the adjoining neighbors, Staff and the Vista Ridge DRC. To date, we have received acknowledgement that this solution should provide an acceptable solution to the requirement.

Our plan is to escrow funds that would provide a 7'-0" wide landscape strip around the Eastern and Southern portions of our site. These funds would allow for the ultimate developer of the adjacent property to add comparable landscaping along these portions of our site perimeter. We have provided a detailed site plan and sections in the attached design reference documents to illustrate our proposal.

3. Four-sided architecture / Design Comparability:

We have updated our exterior elevations with in our design reference package attached to illustrate the level of design quality and compliance to the required standards. We have modified this round of design documents to ensure we meet and exceed the requirements of the Vista Ridge Design Guidelines and the UDC. In addition, we have worked to ensure that the front elevations facing Bonanza Street, has high levels of transparency and activation thru the use of glazing, signage, timbered awning elements and enhanced landscaping.

This proposed Site Plan has been reviewed against the current Towns Comprehensive Plan and the rezoning approval criteria. We have provided comment below to how this proposal supports or compliments the Towns Vision and Guiding Principles as well as meets the outlined zoning criteria.

4. Parking Requirements:

A parking calculation chart has been added to the cover sheet of the Site Plan package. We have incorporated parking that takes into account office usage based upon the Erie UDC 10.6.6. of 1 space per 300 SF. The caretakers units unit has a two car garage to meet the requirement of the requirement chat of 6.6-1.

| Use | Required | Provided |
|---|---|---|
| Office Use ( 3000 SF ) | 1 / 300 = 10 | 10 spaces |
| Dwelling Units | 2 spots | 2 interior garages |
| Self Storage Office ( 1925 SF ) | 1/1500 = 2 | 2 spaces |
| ** based on Schedule 2 - 6.6-2. | | |
| Self Storage - (88,447) | 1/1500 = 59 ** | 9 spaces |
| ** based on Schedule 2 -6.6-2. | | ( .1 space / 1000 SF ) |
| **TOTAL** | **73 spaces** | **23 spaces** |

**** -** it has been noted that the UDC parking requirements for self storage facilities is well out dated and needs to modified to current industry standards based upon national association studies. We have utilized parking standards adopted by many jurisdictions around the Colorado Front Range including the City and County of Denver, City of Arvada, Jefferson County, etc. This requirement is .1 space per 1,000 Square Feet of Storage.

**Vision / Guiding Principles**

*A Coordinated and Efficient Pattern of Growth -The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.*

This proposal falls inline with the this principle for its location within the current CC zoning district of similar uses, services while having minimal effects to the adjacent environment.

*Quality Design and Development - Erie will promote a high standard of design for all new development, renovation, and rehabilitation to reinforce and enhance its unique nature for residential neighborhoods, public places, and commercial businesses.*

The quality of this proposal will be presented to meet and exceed the current design requirements set forth in both the CC zoning as well as the Vista Ridge Design design standards. Its current use as a construction storage yard for oil drilling will be transformed into a vibrant amenity for the surrounding community.

*Overall Economic Vitality - The Town will promote a healthy, thriving economy that provides opportunities for quality employment with livable wages for its residents.*

This proposal has a similar goal to Erie's, as it has been developed to provide economic opportunity for small local, up coming or established businesses. This proposal will provide a platform for additional incubator / business spaces with opportunities that would promote healthy, thriving employment.

*Downtown Vitality - The Town considers the maintenance and enhancement and expansion as appropriate of Old Town's vitality to be important to the health and well-being of the community as a whole. The plan promotes development and continued enhancement of this core community area as the "center" of the community.*

Although this proposal is not situated near Erie's Old Town, it will however provide opportunity for needed community amenity that will service the citizens will still being in close proximity.

*A Comprehensive, Integrated Transportation System - Erie has a safe, efficient, and innovative transportation system that reduces neighborhood isolation and*

*promotes a sense of community by connecting all areas of town, accommodates various modes of public and private transit, and facilitates travel to regional centers.*

This proposal has a extremely low traffic impact, parking and access need for its use. The planning area and specific zoning area for this use will integrate with current roadway, and transportation plans promoting a safe and efficient use at its planned location.

*Stewardship of the Natural Environment -The Town will identify and conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, waterways, and visually sensitive areas. Erie will strive to be a clean, sustainable, environmentally-friendly town.*

This proposal will actually allow for this specific site area to become once again a stewardship to the natural environment. It currently is a construction site staging area for an oil rig drilling coming with outdoor an outdoor storage yard, equipment staging area and home to many abandoned pieces of construction equipment stored on site. This proposal will allow for developed landscaping, and increased view corridors.

*Trails, Parks and Recreation Opportunities - The Town will provide a diverse range of recreational opportunities to include facilities and programming for all ages and varying interests, both passive and active. Trails, parks, and recreation opportunities will be connected with and integrate open space into and between neighborhoods and other areas of the community.*

Although this planning area does not fall into a specific Town trail, park or recreational area, this proposal will provide for connection of public access via public sidewalk.

*Protected Lands Program - Lands that are permanently protected as open space will be used to maintain the small town atmosphere that has made Erie an attractive place. Open space will serve a variety of functions, including:*

- *Buffering Erie from other towns and cities and shaping growth;*
- *Creating view corridors to enable residents to see mountains, plains, and agricultural areas rather than uninterrupted housing and commercial development;*
- *Preserving agricultural lands, keeping them in agricultural production;*
- *Restoring riparian areas and other areas of natural habitat;*
- *Protecting significant archeological and cultural resources;*
- *Preserving native plant and animal habitat and travel corridors for wildlife;*
- *Providing areas for passive recreation that emphasizes enjoyment of nature; and*

*• Distinguishing and linking neighborhoods and other activity areas within Erie through a system of continuous, connected open lands and trails.*

This proposal is not located with in any currently protected land programs.

*Balanced Land Use Mix - The Town will work to diversify and balance the mix of land uses as the Town grows. Particular emphasis will be placed on enhancing the local economic base to provide employment opportunities for residents, seeking to achieve a better balance as a place to work as well as live. In so doing, the community will seek a balance between the enhancement of Old Town's vitality and other existing areas of the community and the identification of opportunities for commercial and employment in outlying areas.*

This proposal is in line with providing employment opportunities for local residents, with a balance providing a community need emphasizing on small business and entrepreneurial opportunities.

*Stable, Cohesive Neighborhoods Offering a Variety of Housing Types*
*The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments. The Town will work to maintain the quality and character of established*

This proposal is within the CC commercial zoning district amendment and is not requesting and particular housing needs.

*Vision and Guiding Principles - neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area. New housing and neighborhoods should be appropriate in size, scale, design and use. New housing areas should be located where residents will have access to the full range of infrastructure, facilities and services that are needed for healthy, livable neighborhoods.*

This proposal is for a specific use and amendment and is not requesting and particular housing needs.

*Provide Infrastructure and Public Services Efficiently and Equitably - Erie will coordinate future development and/or provision of capital facility projects and infrastructure, including water, wastewater, fire protection, emergency*

*management services, police protection, schools, parks, and other utilities that affect the quality of life and economic stability of the community.*

This development will further what the current zoning area has in respect to public services and infrastructure by enhancing and or extending current water, wastewater and other utilities.

Please note that this specific site does not fall into the comp plans “Areas of Special Consideration”.

**TOWN OF ERIE**
**AFFIDAVIT OF NOTICE POSTING**

Vista Ridge – PD Amendment No 7
*(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)*




I, BARRY SHERMAN ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, – "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 5TH DAY OF JUNE, 2019 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

*(SIGNATURE OF PERSON LISTED ABOVE)*

STATE OF COLORADO )
) ss.
COUNTY OF ADAMS )

ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF MAY 2019 BY BARRY SHERMAN AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 7/10/2020

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

August 21, 2018

Mr. Barry Sherman
Self Storage Strategies
barry@shermans3.com

Re: Vista Ridge Development Plan
Amendment ~~#7~~ #6
Erie, CO
LSC #180970

Dear Mr. Sherman:

Per your request, we have completed this trip generation report for the proposed Vista Ridge Development Plan Amendment ~~#7~~ #6 located in Erie, Colorado.

**INTRODUCTION**

The purpose of this letter is to estimate the trip generation potential for the currently proposed land uses.

**LAND USE AND ACCESS**

The site is proposed to include 93,522 square feet of mini-warehouse space and about 3,000 square feet of office space. Access is proposed to Bonanza Drive. The conceptual site plan is attached.

**TRIP GENERATION**

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 170 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 9 vehicles would enter and about 4 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 8 vehicles would enter and about 11 vehicles would exit the site.

**CONCLUSION**

The impact of the proposed Vista Ridge Development Plan Amendment 7 will be minimal based on a relatively low trip generation potential.

* * *

We trust this information will assist you in planning for the proposed Vista Ridge Development Plan Amendment 7.

Respectfully submitted,

LSC Transportation Consultants, Inc.




By: _____
Christopher S. McGranahan, P.E., PTOE

8-21-18

CSM/wc

Enclosures: Table 1
Site Plan

Z:\LSC\Projects\2018\180970-VR-Amendment7\Report\VR-Amendment7-082118.wpd

**Table 1**
**ESTIMATED TRAFFIC GENERATION**
**Vista Ridge Development Plan Amendment 7**
**Erie, CO**
**LSC #180970; August, 2018**

| Land Use Description | Trip Generation Units | Trip Generation Rates [1] Average Weekday | AM Peak-Hour In | AM Peak-Hour Out | PM Peak-Hour In | PM Peak-Hour Out | Total Trips Generated Average Weekday | AM Peak-Hour In | AM Peak-Hour Out | PM Peak-Hour In | PM Peak-Hour Out |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Previoulsy Approved Land Use** | | | | | | | | | | | |
| Mini-Warehouse [2] | 93.522 KSF [3] | 1.51 | 0.060 | 0.040 | 0.080 | 0.090 | 141 | 6 | 4 | 7 | 8 |
| Office Space [4] | 3.000 KSF | 9.74 | 0.998 | 0.162 | 0.184 | 0.966 | 29 | 3 | 0 | 1 | 3 |
| | | | | | | **Total =** | **170** | **9** | **4** | **8** | **11** |

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
(2) ITE Land Use No. 151 - Mini-Warehouse
(3) KSF = 1,000 square feet
(4) ITE Land Use No. 710 - General Office Building

# TECHNICAL MEMORANDUM

**TO:** Town of Erie
Project File

**FROM:** Civil Resources, LLC

**DATE:** July 23, 2019

**RE:** Utility Memorandum (Erie Self Storage)
2831 Bonanza Drive
Vista Ridge Filing #6 Minor Subdivision
Town of Erie, County of Weld, State of Colorado

---

This memorandum discusses the utility design for the Erie Self Storage project located on 4.01 acres, Lot 1 of Vista Ridge Filing #6 Minor Subdivision, in the SW Quarter of Section 32, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado. Specifically, the site is located to the northeast of the intersection of Colorado State Highway 7 (East Baseline Road) and Bonanza Drive at 2831 Bonanza Drive.

The Erie Self Storage project site consists of 4.01 acres of currently unimproved land. The property is predominantly covered in gravel and serves as a storage/parking area for large metal containers and vehicles. An asphalt access drive (off Bonanza Drive) is located to the east of the site. The property is surrounded by a block screen wall on all four sides.

The Erie Self Storage project proposes to develop the property to accommodate six (6) self-storage buildings (Building A – Building F). The project will also include the construction of asphalt drives, off street parking spaces, and utility and drainage improvements. Two (2) entrance points will be established off Bonanza Drive, one of which (north) will be utilized for emergency access only. The project site will be sufficiently landscaped to meet the current requirements set forth by the Town of Erie.

## SANITARY SEWER

The proposed project will require one (1) 4-in sanitary tap in the southern portion of Building A. There are no gravity sanitary sewer mains located within the immediate vicinity of the site. Therefore, an 8-in offsite sanitary sewer main extension will be constructed to direct flow toward an existing lift station, located to the south of the property. The new main will connect to the existing main within Commons Drive, and not connect directly to the lift station.

The design of the lift station is discussed in the "*Lift Station Engineering Report*" prepared by Hurst and Associates, Inc on February 18, 2013. Per the Report, the existing lift station is temporary until a gravity collection system can be extended to the site in the future. The lift station was designed to serve 19.96 acres of commercial development adjoining the southern boundary of the subject site. The Erie Self Storage property was is included in the written description of the tributary area (which includes all of Filing #6 but no flows were anticipated from this Site.

# FINAL DRAINAGE REPORT

# FOR

# ERIE STORAGE

## TOWN OF ERIE
## COUNTY OF WELD
## STATE OF COLORADO

**PREPARED FOR:**

Carlson Associates
P.O. Box 247
Eastlake, CO 80614

**PREPARED BY:**

Civil Resources, LLC
P.O. Box 680
Frederick, CO 80530

**PREPARED: JULY 2019**




CIVIL RESOURCES, LLC
ENGINEERS & PLANNERS

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## *I. GENERAL LOCATION AND DESCRIPTION*

### *A. Location*

This memorandum discusses the drainage design for the Erie Self Storage project located on 4.01 acres, Lot 1 of Vista Ridge Filing #6 Minor Subdivision, in the Southwest Quarter of Section 32, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado. Specifically, the site is located to the northeast of the intersection of Colorado State Highway 7 (East Baseline Road) and Bonanza Drive at 2831 Bonanza Drive.

### *B. Description of Property*

The Erie Self Storage project site consists of 4.01 acres of currently unimproved land. The property is predominantly covered in gravel and serves as a storage/parking area for large metal containers and vehicles. An asphalt access drive (off Bonanza Drive) is located to the east of the site. The property is surrounded by a block screen wall on all four sides.

The majority of the site is flat with grades ranging between 0.5% and 5.0%. The southwest corner of the property contains a small dirt pile with average side slopes of 40%. Developed runoff from the site generally sheetflows to the south and directly offsite with a small portion of the property contributing flow to the northeast (toward Bonanza Drive right-of-way). Per Natural Resources Conservation Services (NRCS), the site consists of Hydrologic Soil Group C & D. According to FEMA Flood Insurance Rate Map (FIRM) No. 08013C0443J, effective December 18, 2012, the property lies outside of any delineated 100-year floodplain boundaries.

The existing overall imperviousness of the site has been calculated as 41.5%. For a comparison of historic to post construction drainage flow rates, the existing site is conservatively considered to have 2.0% impervious coverage.

The Erie Self Storage project proposes to develop the property to accommodate six (6) self-storage buildings (Building A – Building F). The project will also include the construction of asphalt drives, off street parking spaces, and utility and drainage improvements. Two (2) entrance points will be established off Bonanza Drive, one of which (north) will be utilized for emergency access only. The project site will be sufficiently landscaped to meet the current requirements set forth by the Town of Erie.

## *II. DRAINAGE BASINS AND SUB-BASINS*

### *A. Major Basin Description*

The subject site is accounted for in the "*Final Drainage Report for Vista Ridge Filing No. 6, 1st Amendment*" (Drainage Report), prepared by Hurst & Associates, Inc. on January 31, 2013. Per the Drainage Report, developed runoff from the subject site (designated as Basin O1 with the 5-year and 100-year runoff coefficients calculated as 0.87 and 0.89, respectively) is to be conveyed via future storm sewer toward Detention Pond A, located to the south of the property on Tract A. The pond was designed as a full spectrum extended basin (with excess urban runoff volume (EURV) utilized instead of the water quality capture volume (WQCV)) and sized to handle the 100-year storm event. The pond has a 100-year design volume of 1.97 ac-ft and discharges at a rate of 17.17 CFS (100-year maximum allowable release rate) into a 24-in RCP storm sewer. Flow is then directed south and southwest toward an existing drainage ditch located along the north side of Colorado State Highway 7. However, based on discussions with the owner of the offsite pond, undetained flow will no longer be accepted from this Site. Therefore, this project includes a detention pond to limit the post construction drainage flow rates to historic levels.

According to FEMA, the site is not located within an existing floodplain (see Appendix A). There are no major lakes, streams, and/or irrigation facilities located within the site or 100-ft adjacent.

### *B. Existing Basin Descriptions*

The subject site can be divided into two (2) existing drainage basins: H-1 and H-2. The weighted overall existing imperviousness of the site was calculated as 40.9% but is conservatively assumed to be 2.0% for the purpose of a historic runoff analysis.

- Basin H-1 is located in the northwest portion of the site. It contains 0.60 acres and is primarily comprised of the existing gravel surface and the undeveloped right of way of Bonanza Drive. Developed runoff from this basin generally sheetflows northwest and west toward Bonanza Drive right-of-way and the existing drainage ditch, located along the eastern edge of the road. The impervious coverage of this basin is 41.8% but conservatively assumed to be 2.0% for the purpose of a historic runoff analysis. The estimated 100-year peak flow for Basin H-1 is 0.49 CFS.

- Basin H-2 encompasses the remaining majority of the site and the adjacent undeveloped portion of Bonanza ROW. It contains 3.81 acres and is primarily comprised of the existing gravel surface. Developed runoff from this basin generally sheetflows south and exits the site along its southern boundary. The impervious coverage of this basin is 40.8% but is conservatively assumed to be 2.0% for the purpose of a historic runoff analysis. The estimated 100-year peak flow for Basin H-2 is 4.43 CFS.

### *C. Proposed Basin Descriptions*

The subject site has been divided into nineteen (19) drainage basins. The overall impervious coverage of the site has been calculated as 74.7%. A description of each basin follows:

- Basin B-1 is the northeast corner of Building A. It contains 0.30 acres and is comprised of roof. Developed runoff from this basin is collected in roof drains and is piped to a storm main between buildings A and B. Flow is then transported to the detention pond. The impervious coverage of this basin is 90.0%. The estimated 100-year peak flow is 0.69 cfs.

- Basin B-2 is the southeast corner of Building A. It contains 0.43 acres and is comprised of roof. Developed runoff from this basin is collected in roof drains and is piped to a storm main between buildings A and B. Flow is then transported to the detention pond. The impervious coverage of this basin is 90.0%. The estimated 100-year peak flow is 1.00 cfs.

- Basin B-3 is located in the mid portion of the site. It contains 0.44 acres and is comprised of the eastern half of Building B, western half of Building C, and associated asphalt drives. Developed runoff from this basin generally travels to the south toward a Type 16 Combination inlet B-3. Flow then enters the detention pond via a concrete pipe. The impervious coverage of this basin is 96.2%. The estimated 100-year peak flow for Basin B-3 is 1.08 CFS.

- Basin B-4 is located in the mid portion of the site. It contains 0.32 acres and is comprised of the eastern half of Building C, western half of Building D, and associated asphalt drives. Developed runoff from this basin generally travels to the south toward a Type 16 Combination inlet B-4. Flow then enters the detention pond via a concrete pipe. The impervious coverage of this basin is 96.0%. The estimated 100-year peak flow for Basin B-4 is 0.77 CFS.

- Basin B-5 is located in the eastern portion of the site. It contains 0.32 acres and is comprised of the eastern half of Building D, western half of Building E, and associated asphalt drives. Developed runoff from this basin generally travels to the south toward a Type 16 Combination inlet B-5. Flow then enters the detention pond via a concrete

pipe. The impervious coverage of this basin is 95.7%. The estimated 100-year peak flow for Basin B-5 is 0.77 CFS.

- Basin B-6 is located in the eastern portion of the site. It contains 0.36 acres and is comprised of the eastern half of Building E, Building F, and associated asphalt drives. Developed runoff from this basin generally travels to the south toward a Type 16 Combination inlet B-6. Flow then enters the detention pond via a concrete pipe. The impervious coverage of this basin is 96.3%. The estimated 100-year peak flow for Basin B-6 is 0.68 CFS.

- Basin N is located along the northern boundary of the site. It contains 0.09 acres and is comprised of proposed landscape cover. This basin is essentially flat east to west. A 6-in PVC underdrain is located along the northern boundary of the basin and directs flow toward a Type 16 Combination Inlet (Inlet R-6), located in Basin R-6. Flow then continues south in storm sewer to the detention pond. The impervious coverage of this basin is 2.0%. The estimated 100-year peak flow for Basin N is 0.12 CFS.

- Basin S is located along the eastern and southern boundaries of the site. It contains 0.49 acres and is comprised of the proposed drainage swale east of building F and the detention pond. Developed runoff from this basin enters the swale and is directed south and west toward a the pond oulet. A 18-in RCP storm sewer then transports flow south and offsite toward the existing detention pond, located to the south of the subject site. The impervious coverage of this basin is 8.1%. The estimated 100-year peak flow for Basin S is 0.66 CFS. This is not the pond oulet rate, just the contributing discharge of the basin itself.

- Basin R-1 is located in the west portion of the site. It contains 0.59 acres and is comprised of the proposed asphalt drive and parking lot located to the north and of Building A, and the eastern portion of the concrete emergency access drive. Developed runoff from this basin generally sheetflows north toward the proposed curb and gutter, before it is directed toward a Type 16 Combination Inlet (Inlet R-1), located in the central portion of the basin. The impervious coverage of this basin is 73.3%. The estimated 100-year peak flow for Basin R-1 is 1.23 CFS.

- Basin R-2 is located in the southwest portion of the site. It contains 0.10 acres and is comprised of the proposed parking lot located south of the southwest corner of Building A. Developed runoff from this basin generally travels toward a proposed Type 16 Combination Inlet (Inlet R-2). Flow is then transported to the detention pond via storm sewer. The impervious coverage of this basin is 95.8%. The estimated 100-year peak flow for Basin R-2 is 0.24 CFS.

- Basin R-3 is located in the southwest portion of the site. It contains 0.04 acres and is comprised of the proposed parking lot, located to the south of Building A, and associated asphalt drives. Developed runoff from this basin generally sheetflows southeast toward a proposed Type 16 Combination Inlet (Inlet R-3). Flow is then transported to the detention pond via storm sewer. The impervious coverage of this basin is 100%. The estimated 100-year peak flow for Basin R-3 is 0.09 CFS. This small flow would not normally require its own storm inlet, but there is a change of direction in the storm sewer at this location so an inlet will be placed here.

- Basin R-4 is located in the southwest portion of the site. It contains 0.09 acres and is comprised of the proposed parking lot, located to the south of Building A, and associated asphalt drives. Developed runoff from this basin generally sheetflows southeast toward a proposed Type 16 Combination Inlet (Inlet R-4). Flow is then transported to the detention pond via storm sewer. The impervious coverage of this basin is 100%. The estimated 100-year peak flow for Basin R-4 is 0.23 CFS. This small flow would not normally require its own storm inlet, but there is a change of direction in the storm sewer at this location so an inlet will be placed here.

- Basin R-5 is located in the south central portion of the site. It contains 0.20 acres and is comprised of the south half of the proposed drive aisle between buildings A and B, and the southwest corner of the Building B roof . Developed runoff from this basin generally sheetflows south toward a proposed double Type 16 valley Inlet (Inlet R-5). Flow is then transported to the detention pond via storm sewer. The impervious coverage of this basin is 97.2%. The estimated 100-year peak flow for Basin R-5 is 0.49 CFS. This small flow would not normally warrant a double inlet, but due to the number of pipes in the inlet (4) a double inlet is necessary to provide enough wall length.

- Basin R-6 is located in the north central portion of the site. It contains 0.20 acres and is comprised of the north half of the proposed drive aisle between buildings A and B, and the northwest corner of the Building B roof . Developed runoff from this basin generally sheetflows north toward a proposed Type 16 combination Inlet (Inlet R-6). Flow is then transported to the detention pond via storm sewer. The impervious coverage of this basin is 97.8%. The estimated 100-year peak flow for Basin R-6 is 0.49 CFS.

- Basin O-1 is located along the southwest boundary of the site. It contains 0.26 acres and is comprised of proposed landscape cover and the southern site access drivway. Developed runoff from this basin generally sheetflows south and directly offsite. The impervious coverage of this basin is 18.4%. The estimated 100-year peak flow for Basin O-1 is 0.37 CFS.

- Basin O-2 is located in the northwest corner of the site. It contains 0.06 and is comprised of proposed landscape cover, the north emergency driveway entrance, and sidewalk along Bonanza Drive. Developed runoff from this basin generally sheetflows north, offsite. The impervious coverage of this basin is 58.6%. The estimated 100-year peak flow for Basin O-2 is 0.12 CFS.

- Basin O-3 is located south of basin O-2. It contains 0.10 and is comprised of proposed landscape cover and the sidewalk along Bonanza Drive. Developed runoff from this basin generally flows north to a culvert under the north emergency access drive. The impervious coverage of this basin is 11.2%. The estimated 100-year peak flow for Basin O-2 is 0.14 CFS.

- Basin O-4 is located south of basin O-1. It contains 0.11 and is comprised of proposed landscape cover and the sidewalk along Bonanza Drive. Developed runoff from this basin generally flows south to a culvert under the main access drive. The impervious coverage of this basin is 10.2%. The estimated 100-year peak flow for Basin O-2 is 0.15 CFS.

## *III. DRAINAGE DESIGN CRITERIA*

### *A. Regulations*

This report has been prepared in accordance with the Urban Drainage and Flood Control District's (UDFCD) Criteria Manual, Volumes 1, 2, and 3 (current edition as of this report date).

The Rational Method was used to estimate the runoff for this project, in accordance with current UDFCD standards. Runoff coefficient (C values) in the tables are interpolated between published values (UDFCD Vol 1, Chapter 6) based on the impervious coverage (e.g. 72.5 is interpolated between C values for 70 and 80 percent).

### *B. Development Criteria Reference and Constraints*

The subject site is accounted for in the "*Final Drainage Report for Vista Ridge Filing No. 6, 1st Amendment*" (Drainage Report), prepared by Hurst & Associates, Inc. on January 31, 2013. Per the Drainage Report, developed runoff from the subject site (designated as Basin O1 with the 5-year and 100-year runoff coefficients calculated as 0.87 and 0.89,

respectively) is to be conveyed via future storm sewer toward Detention Pond A, located to the south of the property on Tract A. The pond was designed as a full spectrum extended basin (with excess urban runoff volume (EURV) utilized instead of the water quality capture volume (WQCV)) and sized to handle the 100-year storm event. The pond has a 100-year design volume of 1.97 ac-ft and discharges at a rate of 17.17 CFS (100-year maximum allowable release rate) into a 24-in RCP storm sewer. Flow is then directed south and southwest toward an existing drainage ditch located along the north side of Colorado State Highway 7. However, based on discussions with the owner of the offsite pond, undetained flow will no longer be accepted from this Site. Therefore, this project includes a detention pond to limit the post construction drainage flow rates to historic levels.

### *C. Hydrologic Criteria*

- The design point rainfall values used were obtained from UD-Detention Version 3.07 spreadsheet (the current version as of the date of this report).
- The Rational Method was utilized in calculating the 5-year and 100-year rates of runoff.
- Runoff coefficients for the site were determined based upon Table 501 of the Criteria. Runoff coefficient (C values) in the tables are interpolated between published values (UDFCD Vol 1, Chapter 6) based on the impervious coverage (e.g. 72.5 is interpolated between C values for 70 and 80 percent).

### *D. Hydraulic Criteria*

- Hydraflow Storm Sewer software was used to model the proposed storm sewer system for the 10- and 100-year peak flow. The Manning's coefficient is adjusted as necessary to account for pipe material. Because the software only allows one runoff coefficient for each inlet, the 100-year runoff coefficient was conservatively used for the 10 year event. The starting water surface elevation was evaluated using critical depth. The pipes were sized to have no surcharge during the 10 year event and surcharged during the 100 year event, with surcharge HGL's at least 12 inches below grade. The oulet pipe from the detention pond was sized to accommodate the 500-year undetained flow. Please refer to Appendix C for Hydraflow Storm Sewer output files.
- Urban Drainage Inlet worksheet was used to design the storm inlets. Please refer to Appendix C for UD-Inlet output files.
- Hydraflow Express software was used to model the proposed swales located within the site for the 100-year peak flow. Please refer to Appendix C for Hydraflow Express output files.
- The detention pond was sized using UDFCD Criteria and the UD-Detention Version 3.07 spreadsheet (the current version as of the date of this report). Please refer to Appendix C for results.

## *IV. DRAINAGE FACILITY DESIGN*

### *A. General Concept*

All of the proposed basins, except for basins O-1 through O-4, enter the detention pond located in Basin S. The total area draining to the pond is 3.89 acres, with a composite imperviousness of 78.7%. The detention pond was sized using UDFCD Criteria and the UD-Detention Version 3.07 spreadsheet (the current version as of the date of this report). The pond has a volume of 0.81 ac-ft, with a maximum stored volume of 0.64 ac-ft. The maximum ponding depth is 4.17 feet. The north and south sides of the pond will be structured with retaining walls up to 5.4 feet high. A trickle channel will be provided in the bottom of the pond from the east end down to the outlet structure at the west end. The outlet structure will consist of a micropool, a grated weir (primary spillway) and an second grated weir (emergency spillway). A trash rack and vertical orifice plate will control the water quality capture volume (WQCV) and Excess Urban Runoff Volume (EURV) release rates up to the 50-year event. WQCV has been designed to dewater in 44 hours, and 97% of the total pond volume for the 100-year event will drain in 63 hours. The 100-year event is controlled by the elevation of the weir.

A restrictor is not required on the outlet pipe. Because the pond is located in an area surrounded by the existing solid concrete screen wall, a traditional emergency overflow spillway is not practical. Therefore, the second grated weir at a higher elevation than the primary weir will function as the emergency spillway. In the event that the primary grated weir becomes blocked, water will rise to the level of the secondary weir and enter the outflow pipe. The outflow pipe has been designed to accommodate the undetained 500-year event and convey it to the offsite discharge location.

In accordance with the existing drainage patterns, a small amount of perimeter runoff will sheetflow directly offsite. Flow generated by Basins O-1 and O-4 will exit the site along the southwest property boundary (0.52 CFS in the 100-year storm event). The total runoff flowing south, including the undetained O-1 and O-4 and the pond outlet, is 4.22 cfs for the 100-year event. The total estimated historic runoff to the same point is 4.43 CFS. Therefore, the proposed development will not increase the peak flow rate during the 100-year event. During the 2 and 5 year events, the is a minor increase of runoff rate (0.11 and 0.10 CFS, respectively). This is unavoidable due to the relatively small runoff rates and the need to drain the WQCV from the pond in 44 hours, using reasonably sized orifices that will be resistant to clogging. Note that the historic rate has been conservatively estimating assuming 2.0% imperviousness from the Site. In reality, the Site is over 40% impervious so the actual runoff under existing conditions is much higher than historic. For this reason, the minor increase of runoff during the 2 and 5-year events will be lower than what is actually flowing there now and not adversely impact the property to the south.

Runoff from basins O-2 and O-3 will flow undetained to Bonanza Drive at the northwest corner of the Site. The total estimated 100-year flow from these two basins is 0.26 CFS. The estimated historic flow to this same location (from basin H-1) is 0.47 CFS. This project will reduce peak flow rate to Bonanza Drive.

## V. CONCLUSIONS

### A. Compliance with Standards

This report is in compliance with the provisions outlined in the UDFCD Criteria Manual, Volumes 1, 2, and 3 (current edition as of this report date).

The proposed development will decrease the planned amount of runoff tributary to the south during all events, compared to existing conditions. It will also control the 100-year discharge to the south below assumed historic conditions. The existing pond provides sufficient 100-year storage volume, including water quality features incorporated into the outlet structure design. In accordance with the existing drainage patterns, northwest perimeter of the property will continue to sheetflow directly offsite with the total rate lower than existing and historic conditions.

The proposed drainage design for the Erie Self Storage project complies with the rules and regulations set forth in the Town of Erie Standards and Specifications (current version) and Urban Drainage and Flood Control District's Criteria Manual (current version). The proposed improvements will generally maintain the existing drainage patterns of the site and generate runoff that is within the planned capacity of the existing infrastructure.

## VI. REFERENCES


- *Urban Drainage and Flood Control District Drainage Criteria Manual, Volumes 1, 2, and 3*. Latest Revision – April 2018 updates.

- *Final Drainage Report for Vista Ridge Filing No. 6, 1st Amendment*" (Drainage Report), prepared by Hurst & Associates, Inc. on January 31, 2013


## VII. APPENDICES

Appendix A - Figures

- *Project Location Map*
- *Hydrologic Soils Map*
- *FIRM Map*
- *Excerpts from Master Drainage Report*

Appendix B - Hydrologic Computations

- *Developed Drainage Basins*
- *Historic Drainage Basins*

Appendix C - Hydraulic Computations

- *Urban Drainage Inlet Design*
- *Hydraflow Storm Sewer Output*
- *UDFCD Pond Output*

Appendix D - Historic and Proposed Plans

# APPENDIX A

**Figures**




NORTH

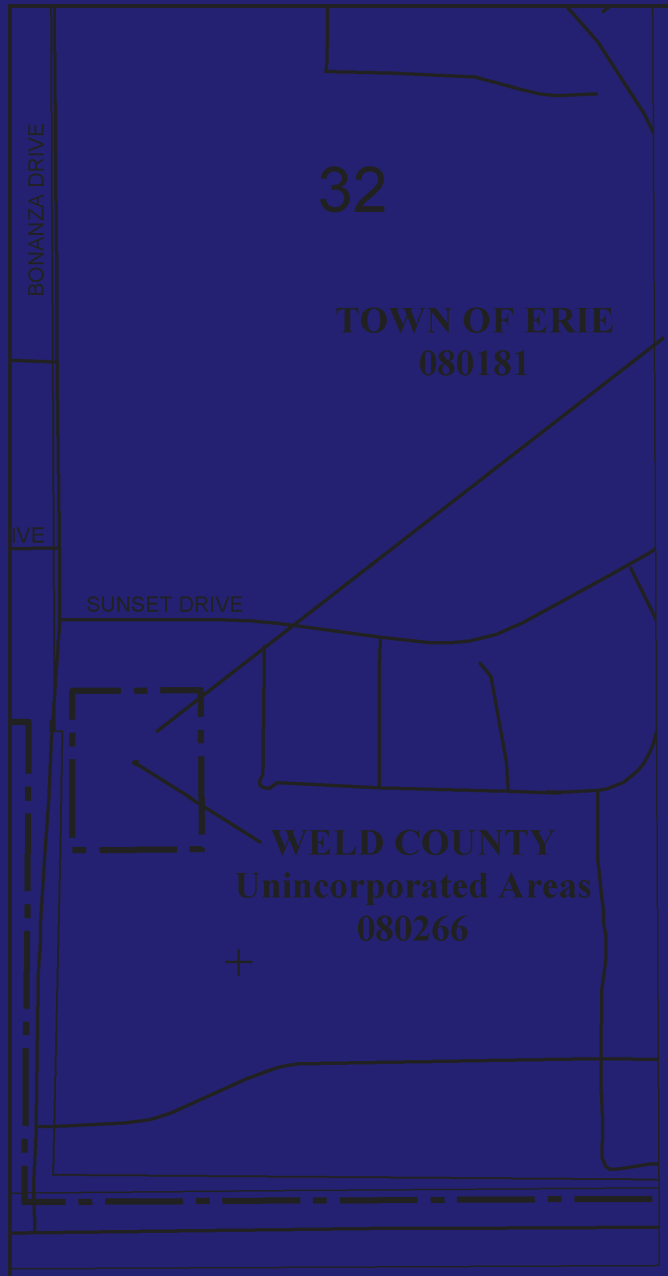
CIVIL RESOURCES, LLC

ERIE SELF STORAGE

DATE: JANUARY 2017

FIGURE: 1

PROJECT LOCATION MAP




FLOOD HAZARD INFORMATION WITHIN THE UNINCORPORATED AREAS OF WELD COUNTY IS SHOWN FOR INFORMATION ONLY. FOR FLOOD INSURANCE, REFER TO THE SEPARATELY PRINTED FLOOD INSURANCE RATE MAP FOR THE UNINCORPORATED AREAS OF WELD COUNTY.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0443J

# FIRM

## FLOOD INSURANCE RATE MAP

## BOULDER COUNTY, COLORADO

## AND INCORPORATED AREAS

**PANEL 443 OF 615**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---|---|---|---|
| BOULDER COUNTY | 080023 | 0443 | J |
| ERIE, TOWN OF | 080181 | 0443 | J |
| LAFAYETTE, CITY OF | 080026 | 0443 | J |

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**
**08013C0443J**

**MAP REVISED**
**DECEMBER 18, 2012**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


105° 2' 12" W
105° 2' 2" W
40° 0' 12" N
40° 0' 6" N
496870
496890
496910
496930
496950
496970
496990
497010
497030
497050
497070
497090
4428120
4428100
4428080
4428060
4428040
4428020
4428000
4427980
67
36
36
Map Scale: 1:1,120 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 15 30 60 90
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

A
A/D
B
B/D
C
C/D
D
Not rated or not available

**Soil Rating Lines**

A
A/D
B
B/D
C
C/D
D
Not rated or not available

**Soil Rating Points**

A
A/D
B
B/D
C
C/D
D
Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 14, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2014—Sep 18, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydrologic Soil Group

| Hydrologic Soil Group— Summary by Map Unit — Weld County, Colorado, Southern Part (CO618) | | | | |
|---|---|---|---|---|
| **Map unit symbol** | **Map unit name** | **Rating** | **Acres in AOI** | **Percent of AOI** |
| 36 | Midway-Shingle complex, 5 to 20 percent slopes | D | 0.2 | 5.4% |
| 67 | Ulm clay loam, 3 to 5 percent slopes | C | 4.0 | 94.6% |
| **Totals for Area of Interest** | | | **4.2** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* *None Specified*

*Tie-break Rule:* Higher

EXCERTS FROM MASTER REPORT

# FINAL DRAINAGE REPORT
# VISTA RIDGE FILING NO. 6
# 1ST AMENDMENT
# ERIE, COLORADO

**Prepared For:**
County Road 3 Investors, LLC
c/o Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127

**Prepared By:**
Hurst and Associates, Inc.
2500 Broadway
Suite B
Boulder, Colorado, 80304




Job Number 2142-4
August 27, 2012
January 31, 2013

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**Pipe Sizing** ..... **Appendix C**

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**Lot 2 Detention Pond** ..... **Appendix F**

*Map Pocket - 1st Amendment Drainage Plan*

## *INTRODUCTION*

Vista Ridge Filing Number 6, 1st Amendment is an approximate 23 acre commercial development located in Section 32, Township 1 North, Range 68 West of the Sixth Principal Meridian, Town of Erie, County of Weld, State of Colorado. It is located at the northeast corner of Bonanza Drive and Highway 7. The 1st Amendment of Filing 6 contains two lots and two tracts. A gas station will be constructed on Lot 2. The detention pond servicing Lot 2 will be located on Tract 2. Lot 1 and Tract 1 will be developed in the future.

The purpose of this report is to present the drainage concepts and computations for Vista Ridge Filing Number 6, 1st Amendment. This report analyzes the impact of storm events only, and is not intended to analyze effects of future irrigation, final lot grading or ground water conditions.

Vista Ridge Filing 6 does not lie within the 100-year floodplain per FIRM Map 0801810018E dated December 2, 2004.

Existing runoff from the site drains generally southwesterly to two existing culverts at the intersection of Bonanza Drive and Highway 7. An existing 24 inch reinforced concrete pipe conveys runoff under Highway 7. An existing 18 inch corrugated metal pipe conveys runoff under Bonanza Drive.

## *DRAINAGE CONCEPT*

The drainage concept for Vista Ridge Filing 6, 1st Amendment is to convey the developed runoff from the site to detention ponds through a combination of proposed streets, inlets, storm pipes, and swales. Detention Pond A located toward the middle of the site will serve the future

commercial lots north of Private Road A including Lot 1. The proposed detention pond in Tract 2 will serve the proposed gas station on Lot 2. The future commercial lots south of Private Road A will require future detention along the right-of-way of Highway 7. The released flows from Detention Pond A and the detention pond for Lot 2 outfall into intrasite stormline 1. Intrasite stormline 1 outfalls at the southwest corner of the site adjacent to the existing culverts under Bonanza Drive and Highway.

## *HYDROLOGIC/HYDRAULIC ANALYSIS*

The drainage system was designed using a 5 year minor storm recurrence interval and a 100 year major storm recurrence interval. The stormwater runoff was determined using the Rational Method as presented in the *Urban Drainage and Flood Control District Manual.* Drainage basins were defined by the proposed grading and the locations of the proposed inlets and storm sewers. Times of concentration were developed for each basin. These time, the one-hour rainfall depths from Table 800-2 of the Town of Erie's *Standards and Specifications for Design and Construction of Public Improvements*, and equation RA-3 of the *Urban Drainage and Flood Control District Manual* were used to determine the minor and major storm intensities and the corresponding runoffs for each basin. Calculations are located within **Appendix A**. The analysis of the proposed inlets is located in **Appendix C**. The analysis of the proposed storm pipes is located in **Appendix D**.

Detention Pond A and the Lot 2 detention pond were designed as Full Spectrum Extended Detention Basins. For full spectrum detention, the extended detention basin is sized for 100-year peak reduction, and the excess urban runoff volume (EURV) is used instead of the water quality capture volume. The EURV is designed with a drain time of approximately 72 hours. The EURV

and the 100-year volume were calculated using the Xcel Spreadsheet UD-Detention _v 2.31.xls from the Urban Drainage and Flood Control District. The 100-year release rates for Detention Pond A and the Lot 2 detention pond were calculated using Table 800-4 (NRCS Hydrologic Soil Groups C&D) of the Town of Erie's *Standards and Specifications for Design and Construction of Public Improvements*. See **Appendices E and F**.

## *EROSION CONTROL*

Temporary erosion control will be provided during construction and grading of the project. This includes silt fencing, inlet protection, and the seeding and mulching of disturbed areas. Rip rap has been designed at the storm sewer outfall locations. See **Appendix D**.

| Land Use Characteristics | $C_5$ | $C_{100}$ |
|---|---|---|
| Commercial | 0.87 | 0.89 |
| Lawns, Clay Soil | 0.15 | 0.50 |
| Concrete / Asphalt | 0.88 | 0.93 |
| Roof | 0.85 | 0.90 |

**VR-Kraus Property**
Job Number: 2142-4

| Basin | Area (acres) | Comm-ercial (acres) | Lawns (acres) | Concrete / Asphalt (acres) | Roof (acres) | Runoff Coeff. | |
|---|---|---|---|---|---|---|---|
| | | | | | | $C_5$ | $C_{100}$ |
| A1 | 0.29 | 0 | 0.07 | 0.22 | 0 | **0.70** | **0.83** |
| A2 | 0.17 | 0 | 0.04 | 0.13 | 0 | **0.70** | **0.82** |
| A3 | 0.56 | 0 | 0.16 | 0.39 | 0 | **0.67** | **0.81** |
| A4 | 1.40 | 1.40 | 0 | 0 | 0 | **0.87** | **0.89** |
| A5 | 0.07 | 0 | 0.03 | 0.04 | 0 | **0.59** | **0.76** |
| A6 | 0.36 | 0 | 0.04 | 0.32 | 0 | **0.79** | **0.88** |
| A7 | 0.47 | 0 | 0.11 | 0.36 | 0 | **0.70** | **0.83** |
| A8 | 9.88 | 4.94 | 4.94 | 0 | 0 | **0.51** | **0.70** |
| A Basin Totals | 13.19 | 6.34 | 5.40 | 1.46 | 0 | **0.58** | **0.73** |
| B1 | 2.13 | 0 | 0.38 | 1.46 | 0.30 | **0.75** | **0.85** |
| B2 | 4.62 | 4.62 | 0 | 0 | 0 | **0.87** | **0.89** |
| B3 | 0.17 | 0 | 0.05 | 0.12 | 0 | **0.66** | **0.80** |
| B4 | 0.03 | 0 | 0 | 0.03 | 0 | **0.88** | **0.93** |
| B5 | 0.28 | 0 | 0.04 | 0.24 | 0 | **0.77** | **0.87** |
| B6 | 0.04 | 0 | 0 | 0.04 | 0 | **0.82** | **0.89** |
| B7 | 2.17 | 1.53 | 0.58 | 0 | 0.06 | **0.68** | **0.79** |
| O1 | 3.97 | 3.97 | 0 | 0 | 0 | **0.87** | **0.89** |
| O2 | 6.19 | 0 | 4.41 | 1.78 | 0 | **0.36** | **0.62** |

# APPENDIX B

## Hydrologic Calculations

Table 1

ERIE STORAGE - VISTA RIDGE

DEVELOPED DRAINAGE

WEIGHTED PERCENT IMPERVIOUSNESS AND RUNOFF COEFFICIENT "C"

| Land Use | Imperviousness (%) |
|---|---|
| Roof | 90 |
| Pavement | 100 |
| Gravel | 40 |
| Landscape/Open | 2 |
| Historic | 2 |

| | |
|---|---|
| NRCS Hydrologic Soil Group | C |

| Sub-Basin I.D. | Area | | | | | | | | | | | | Weighted | [1]Runoff Coefficient "C" | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL | | Roof | | Pavement | | Gravel | | LC/Open | | Historic | | Imperviousness | 2-Year | 5-Year | 10-Year | 100-Year |
| | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (%) | - | - | - | - |
| | | | | | | | | | | | | | | | | | |
| R-1 | 25,104 | 0.58 | 3,033 | 0.07 | 15,543 | 0.36 | 0 | 0.00 | 6,528 | 0.15 | 0 | 0.00 | 73.3 | 0.58 | 0.63 | 0.67 | 0.78 |
| R-2 | 4,277 | 0.10 | 0 | 0.00 | 4,095 | 0.09 | 0 | 0.00 | 182 | 0.00 | 0 | 0.00 | 95.8 | 0.79 | 0.81 | 0.83 | 0.87 |
| R-3 | 1,633 | 0.04 | 0 | 0.00 | 1,633 | 0.04 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 100.0 | 0.83 | 0.85 | 0.87 | 0.89 |
| R-4 | 4,133 | 0.09 | 0 | 0.00 | 4,133 | 0.09 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 100.0 | 0.83 | 0.85 | 0.87 | 0.89 |
| R-5 | 8,697 | 0.20 | 2,393 | 0.05 | 6,304 | 0.14 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 97.2 | 0.81 | 0.83 | 0.85 | 0.88 |
| R-6 | 8,822 | 0.20 | 1,941 | 0.04 | 6,881 | 0.16 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 97.8 | 0.81 | 0.83 | 0.85 | 0.88 |
| B-1 | 13,032 | 0.30 | 13,032 | 0.30 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 90.0 | 0.74 | 0.77 | 0.79 | 0.85 |
| B-2 | 18,887 | 0.43 | 18,887 | 0.43 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 90.0 | 0.74 | 0.77 | 0.79 | 0.85 |
| B-3 | 19,369 | 0.44 | 7,315 | 0.17 | 12,054 | 0.28 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 96.2 | 0.80 | 0.82 | 0.84 | 0.87 |
| B-4 | 13,917 | 0.32 | 5,503 | 0.13 | 8,414 | 0.19 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 96.0 | 0.80 | 0.82 | 0.84 | 0.87 |
| B-5 | 13,795 | 0.32 | 5,966 | 0.14 | 7,829 | 0.18 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 95.7 | 0.79 | 0.81 | 0.83 | 0.87 |
| B-6 | 12,807 | 0.29 | 4,486 | 0.10 | 8,321 | 0.19 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 96.5 | 0.80 | 0.82 | 0.84 | 0.87 |
| S | 21,228 | 0.49 | 0 | 0.00 | 1,321 | 0.03 | 0 | 0.00 | 19,907 | 0.46 | 0 | 0.00 | 8.1 | 0.05 | 0.10 | 0.19 | 0.51 |
| N | 3,924 | 0.09 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 3,924 | 0.09 | 0 | 0.00 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 |
| O-1 | 11,182 | 0.26 | 0 | 0.00 | 1,870 | 0.04 | 0 | 0.00 | 9,312 | 0.21 | 0 | 0.00 | 18.4 | 0.12 | 0.18 | 0.26 | 0.56 |
| O-2 | 2,625 | 0.06 | 0 | 0.00 | 1,517 | 0.03 | 0 | 0.00 | 1,108 | 0.03 | 0 | 0.00 | 58.6 | 0.46 | 0.51 | 0.56 | 0.72 |
| O-3 | 4,242 | 0.10 | 0 | 0.00 | 400 | 0.01 | 0 | 0.00 | 3,842 | 0.09 | 0 | 0.00 | 11.2 | 0.07 | 0.13 | 0.22 | 0.53 |
| O-4 | 4,759 | 0.11 | 0 | 0.00 | 400 | 0.01 | 0 | 0.00 | 4,359 | 0.10 | 0 | 0.00 | 10.2 | 0.06 | 0.12 | 0.21 | 0.52 |
| **Total** | **183,432** | **4.21** | **62,556** | **1.44** | **79,915** | **1.83** | **0** | **0.00** | **40,961** | **0.94** | **0** | **0.00** | **74.7** | **0.60** | **0.65** | **0.68** | **0.79** |

[1]Runoff Coefficient "C" Values are from Table 6-5 in the USDCM.

**Table 2**
**ERIE STORAGE - VISTA RIDGE**
**DEVELOPED DRAINAGE**
**DEVELOPED $T_c$**

| Type of Land Surface | NRCS Conveyance Factor, K |
|---|---|
| Heavy meadow | 2.5 |
| Tillage/Field | 5 |
| Short pasture and lawns | 7 |
| Nearly bare ground | 10 |
| Grassed waterway | 15 |
| Paved areas and shallow paved swales | 20 |

| NRCS Hydrologic Soil Group | C |
|---|---|

| Sub-Basin I.D. | Total Area | Overland Sheet Flow | | Shallow Concentrated Flow | | | - | - | Eqn 6-3 | Eqn 6-4 | Eqn 6-2 | Eqn 6-5 | Final |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Length | Slope | Length | Slope | K | Imp | $C_5$ | $Ti^1$ | $Tt^2$ | $Tc^3$ | $Tc^4$ | Tc |
| | (ac) | (ft) | (%) | (ft) | (%) | - | (%) | - | (min) | (min) | (min) | (min) | (min) |
| **R-1** | 0.58 | 25 | 3.0% | 290 | 1.0% | 20 | 73.3 | 0.63 | 2.9 | 2.4 | 5.3 | 16.0 | 5.3 |
| **R-2** | 0.10 | 40 | 4.0% | 60 | 0.0% | 20 | 95.8 | 0.81 | 2.1 | 0.0 | 2.1 | 0.0 | 5.0 |
| **R-3** | 0.04 | 40 | 4.0% | 60 | 0.0% | 20 | 100.0 | 0.85 | 1.8 | 0.0 | 1.8 | 0.0 | 5.0 |
| **R-4** | 0.09 | 40 | 4.0% | 60 | 0.0% | 20 | 100.0 | 0.85 | 1.8 | 0.0 | 1.8 | 0.0 | 5.0 |
| **R-5** | 0.20 | 40 | 4.0% | 60 | 0.0% | 20 | 97.2 | 0.83 | 2.0 | 0.0 | 2.0 | 0.0 | 5.0 |
| **R-6** | 0.20 | 40 | 4.0% | 60 | 0.0% | 20 | 97.8 | 0.83 | 2.0 | 0.0 | 2.0 | 0.0 | 5.0 |
| **B-1** | 0.30 | 150 | 4.0% | 100 | 1.1% | 20 | 90.0 | 0.77 | 4.6 | 0.8 | 5.4 | 11.4 | 5.4 |
| **B-2** | 0.43 | 150 | 4.0% | 100 | 1.1% | 20 | 90.0 | 0.77 | 4.6 | 0.8 | 5.4 | 11.4 | 5.4 |
| **B-3** | 0.44 | 30 | 4.0% | 165 | 2.0% | 20 | 96.2 | 0.82 | 1.8 | 1.0 | 2.7 | 10.5 | 5.0 |
| **B-4** | 0.32 | 30 | 4.0% | 165 | 2.0% | 20 | 96.0 | 0.82 | 1.8 | 1.0 | 2.7 | 10.5 | 5.0 |
| **B-5** | 0.32 | 30 | 4.0% | 165 | 2.0% | 20 | 95.7 | 0.81 | 1.8 | 1.0 | 2.8 | 10.6 | 5.0 |
| **B-6** | 0.29 | 30 | 4.0% | 165 | 2.0% | 20 | 96.5 | 0.82 | 1.8 | 1.0 | 2.7 | 10.5 | 5.0 |
| **S** | 0.49 | 15 | 4.0% | 175 | 1.5% | 15 | 8.1 | 0.10 | 4.4 | 1.6 | 6.0 | 27.0 | 6.0 |
| **N** | 0.09 | 10 | 25.0% | 300 | 1.0% | 20 | 2.0 | 0.05 | 2.1 | 2.5 | 4.6 | 31.0 | 5.0 |
| **O-1** | 0.26 | 44 | 5.0% | 25 | 5.0% | 20 | 18.4 | 0.18 | 6.4 | 0.1 | 6.5 | 23.0 | 6.5 |
| **O-2** | 0.06 | 20 | 5.0% | 20 | 15.0% | 20 | 58.6 | 0.51 | 2.8 | 0.0 | 2.9 | 16.1 | 5.0 |
| **O-3** | 0.10 | 33 | 10.0% | 62 | 1.5% | 15 | 11.2 | 0.13 | 4.7 | 0.6 | 5.3 | 24.9 | 5.3 |
| **O-4** | 0.11 | 33 | 10.0% | 73 | 1.4% | 15 | 10.2 | 0.12 | 4.8 | 0.7 | 5.4 | 25.2 | 5.4 |

[1] $Ti = 0.395*(1.1-C_5)*L^{0.5}/S^{0.33}$ (Eq. 6-3)

[2] $Tt = L/(60*K*(So^{0.50}))$ (Eq. 6-4)

[3] $T_c = T_i + T_t$ (Eq. 6-2)

[4] $Tt = (26-17i)+(Lt/(60*(14i + 9)*(So^{0.5})))$ (Eq. 6-5)



CIVIL RESOURCES

**Table 3**
**ERIE STORAGE - VISTA RIDGE**
**DEVELOPED DRAINAGE**
**DEVELOPED PEAK FLOWS**

| | 2-year | 5-year | 10-year | 100-year |
|---|---|---|---|---|
| [1]$P_1$ | 0.81 | 0.29 | 0.37 | 0.82 |

| | |
|---|---|
| NRCS Hydrologic Soil Group | C |

| Sub-Basin I.D. | Total Area | Final $T_c$ | Weighted Imper. | [2]Runoff Coefficient "C" | | | | [3]Rainfall Intensity "I" | | | | [4]Runoff | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 2-Year | 5-Year | 10-Year | 100-Year | 2-Year | 5-Year | 10-Year | 100-Year | 2-Year | 5-Year | 10-Year | 100-Year |
| | (ac) | (min) | (%) | - | - | - | - | (in/hour) | (in/hour) | (in/hour) | (in/hour) | (cfs) | (cfs) | (cfs) | (cfs) |
| **R-1** | 0.58 | 5.3 | 73.3 | 0.58 | 0.63 | 0.67 | 0.78 | 2.70 | 0.97 | 1.25 | 2.72 | 0.91 | 0.35 | 0.48 | 1.23 |
| **R-2** | 0.10 | 5.0 | 95.8 | 0.79 | 0.81 | 0.83 | 0.87 | 2.75 | 0.98 | 1.27 | 2.77 | 0.21 | 0.08 | 0.10 | 0.24 |
| **R-3** | 0.04 | 5.0 | 100.0 | 0.83 | 0.85 | 0.87 | 0.89 | 2.75 | 0.98 | 1.27 | 2.77 | 0.09 | 0.03 | 0.04 | 0.09 |
| **R-4** | 0.09 | 5.0 | 100.0 | 0.83 | 0.85 | 0.87 | 0.89 | 2.75 | 0.98 | 1.27 | 2.77 | 0.22 | 0.08 | 0.10 | 0.23 |
| **R-5** | 0.20 | 5.0 | 97.2 | 0.81 | 0.83 | 0.85 | 0.88 | 2.75 | 0.98 | 1.27 | 2.77 | 0.44 | 0.16 | 0.21 | 0.49 |
| **R-6** | 0.20 | 5.0 | 97.8 | 0.81 | 0.83 | 0.85 | 0.88 | 2.75 | 0.98 | 1.27 | 2.77 | 0.45 | 0.17 | 0.22 | 0.49 |
| **B-1** | 0.30 | 5.4 | 90.0 | 0.74 | 0.77 | 0.79 | 0.85 | 2.69 | 0.96 | 1.24 | 2.71 | 0.60 | 0.22 | 0.29 | 0.69 |
| **B-2** | 0.43 | 5.4 | 90.0 | 0.74 | 0.77 | 0.79 | 0.85 | 2.69 | 0.96 | 1.24 | 2.71 | 0.86 | 0.32 | 0.43 | 1.00 |
| **B-3** | 0.44 | 5.0 | 96.2 | 0.80 | 0.82 | 0.84 | 0.87 | 2.75 | 0.98 | 1.27 | 2.77 | 0.97 | 0.36 | 0.47 | 1.08 |
| **B-4** | 0.32 | 5.0 | 96.0 | 0.80 | 0.82 | 0.84 | 0.87 | 2.75 | 0.98 | 1.27 | 2.77 | 0.70 | 0.26 | 0.34 | 0.77 |
| **B-5** | 0.32 | 5.0 | 95.7 | 0.79 | 0.81 | 0.83 | 0.87 | 2.75 | 0.98 | 1.27 | 2.77 | 0.69 | 0.25 | 0.34 | 0.77 |
| **B-6** | 0.29 | 5.0 | 96.5 | 0.80 | 0.82 | 0.84 | 0.87 | 2.75 | 0.98 | 1.27 | 2.77 | 0.64 | 0.24 | 0.31 | 0.71 |
| **S** | 0.49 | 6.0 | 8.1 | 0.05 | 0.10 | 0.19 | 0.51 | 2.61 | 0.94 | 1.21 | 2.63 | 0.06 | 0.05 | 0.11 | 0.66 |
| **N** | 0.09 | 5.0 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 | 2.75 | 0.98 | 1.27 | 2.77 | 0.00 | 0.00 | 0.02 | 0.12 |
| **O-1** | 0.26 | 6.5 | 18.4 | 0.12 | 0.18 | 0.26 | 0.56 | 2.54 | 0.91 | 1.17 | 2.57 | 0.08 | 0.04 | 0.08 | 0.37 |
| **O-2** | 0.06 | 5.0 | 58.6 | 0.46 | 0.51 | 0.56 | 0.72 | 2.75 | 0.98 | 1.27 | 2.77 | 0.08 | 0.03 | 0.04 | 0.12 |
| **O-3** | 0.10 | 5.3 | 11.2 | 0.07 | 0.13 | 0.22 | 0.53 | 2.71 | 0.97 | 1.25 | 2.73 | 0.02 | 0.01 | 0.03 | 0.14 |
| **O-4** | 0.11 | 5.4 | 10.2 | 0.06 | 0.12 | 0.21 | 0.52 | 2.69 | 0.96 | 1.24 | 2.71 | 0.02 | 0.01 | 0.03 | 0.15 |
| **Total** | **4.21** | **-** | **74.7** | **0.60** | **0.65** | **0.68** | **0.79** | **-** | **-** | **-** | **-** | **7.01** | **2.64** | **3.59** | **9.06** |

[1]$P_1$ for the 2-year, 5-year, 10-year and 100-year storms were taken from NOAA Atlas 14 (Vol. 8, Ver. 2) Point Precipitation Frequency Estimates

[2]Table 6-5 (USDCM) along with the weighted imperviousness for each basin was used to find the composite "C" runoff coefficient.

[3]I Taken from Final Report OR $I = (28.5*P_1)/(10+T_c)^{0.786}$ (Eq. 5-3)

[4]Q = CIA



CIVIL RESOURCES

**Table 4**

**Erie Storage**

**EXISTING DRAINAGE**

**WEIGHTED PERCENT IMPERVIOUSNESS AND RUNOFF COEFFICIENT "C"**

| Land Use | Imperviousness (%) |
|---|---|
| Roof | 90 |
| Pavement | 100 |
| Gravel | 40 |
| Landscape/Open | 2 |
| Historic | 2 |

| | |
|---|---|
| NRCS Hydrologic Soil Group | C |

| Sub-Basin I.D. | Area | | | | | | | | | | | | Weighted | [1]Runoff Coefficient "C" | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL | | Roof | | Pavement | | Gravel | | LC/Open | | Historic | | Imperviousness | 2-Year | 5-Year | 10-Year | 100-Year |
| | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (sf) | (ac) | (%) | - | - | - | - |
| | | | | | | | | | | | | | | | | | |
| **H-1** | 26,346 | 0.60 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | 26,346 | 0.60 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 |
| **H-2** | 165,986 | 3.81 | | 0.00 | | 0.00 | | 0.00 | | 0.00 | 165,986 | 3.81 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 |
| **Total** | **165,986** | **3.81** | **0** | **0.00** | **0** | **0.00** | **0** | **0.00** | **0** | **0.00** | **165,986** | **3.81** | **2.0** | **0.01** | **0.05** | **0.15** | **0.49** |

[1]Runoff Coefficient "C" Values are from Table 6-5 in the USDCM.



CIVIL RESOURCES

**Table 5**
**Erie Storage**
**EXISTING DRAINAGE**
**EXISTING $T_c$**

| Type of Land Surface | NRCS Conveyance Factor, K |
|---|---|
| Heavy meadow | 2.5 |
| Tillage/Field | 5 |
| Short pasture and lawns | 7 |
| Nearly bare ground | 10 |
| Grassed waterway | 15 |
| Paved areas and shallow paved swales | 20 |

| NRCS Hydrologic Soil Group | C |
|---|---|

| Sub-Basin I.D. | Total Area | Overland Sheet Flow | | Shallow Concentrated Flow | | | - | - | Eqn 6-3 | Eqn 6-4 | Eqn 6-2 | Eqn 6-5 | Final |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Length | Slope | Length | Slope | K | Imp | $C_5$ | $Ti^1$ | $Tt^2$ | $Tc^3$ | $Tc^4$ | Tc |
| | (ac) | (ft) | (%) | (ft) | (%) | - | (%) | - | (min) | (min) | (min) | (min) | (min) |
| | | | | | | | | | | | | | |
| **H-1** | 0.60 | 80 | 0.8% | 145 | 2.4% | 7 | 2.0 | 0.05 | 18.3 | 2.2 | 20.5 | 27.3 | 20.5 |
| **H-2** | 3.81 | 150 | 30.0% | 285 | 90.0% | 7 | 2.0 | 0.05 | 7.6 | 0.7 | 8.3 | 26.2 | 8.3 |

[1] $Ti = 0.395*(1.1-C_5)*L^{0.5}/S^{0.33}$ (Eq. 6-3)
[2] $Tt = L/(60*K*(So^{0.50}))$ (Eq. 6-4)
[3] $T_c = T_i + T_t$ (Eq. 6-2)
[4] $Tt = (26-17i)+(Lt/(60*(14i + 9)*(So^{0.5})))$ (Eq. 6-5)

**Table 6**
**ERIE STORAGE**
**EXISTING DRAINAGE**
**EXISTING PEAK FLOWS**

| | 2-year | 5-year | 10-year | 100-year |
|---|---|---|---|---|
| [1]$P_1$ | 0.81 | 0.29 | 0.37 | 0.82 |

| | |
|---|---|
| NRCS Hydrologic Soil Group | C |

| Sub-Basin I.D. | Total Area | Final $T_c$ | Weighted Imper. | [2]Runoff Coefficient "C" | | | | [3]Rainfall Intensity "I" | | | | [4]Runoff | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 2-Year | 5-Year | 10-Year | 100-Year | 2-Year | 5-Year | 10-Year | 100-Year | 2-Year | 5-Year | 10-Year | 100-Year |
| | (ac) | (min) | (%) | - | - | - | - | (in/hour) | (in/hour) | (in/hour) | (in/hour) | (cfs) | (cfs) | (cfs) | (cfs) |
| | | | | | | | | | | | | | | | |
| **H-1** | 0.60 | 20.5 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 | 1.57 | 0.56 | 0.73 | 1.59 | 0.01 | 0.02 | 0.07 | 0.47 |
| **H-2** | 3.81 | 8.3 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 | 2.35 | 0.84 | 1.09 | 2.37 | 0.09 | 0.16 | 0.62 | 4.43 |
| **Total** | **3.81** | - | **2.0** | **0.01** | **0.05** | **0.15** | **0.49** | - | - | - | - | **0.09** | **0.16** | **0.62** | **4.43** |

[1]$P_1$ for the 2-year, 5-year, 10-year and 100-year storms were taken from NOAA Atlas 14 (Vol. 8, Ver. 2) Point Precipitation Frequency Estimates

[2]Table 6-5 (USDCM) along with the weighted imperviousness for each basin was used to find the composite "C" runoff coefficient.

[3]I Taken from Final Report OR $I = (28.5*P_1)/(10+T_c)^{0.786}$ (Eq. 5-3)

[4]Q = CIA

| Point of Discharge | Runoff Existing (CFS) | | | | | Total Site Discharge Proposed (CFS) | | | | | Δ in Discharge from Discharge Point Proposed LESS Existing (CFS) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Basin | 2-Year | 5-Year | 10-Year | 100-Year | Basin | 2-Year | 5-Year | 10-Year | 100-Year | 2-Year | 5-Year | 10-Year | 100-Year |
| DETENTION POND | | | | | | P-1* | 0.10 | 0.20 | 0.20 | 3.70 | | | | |
| | | | | | | Total | 0.10 | 0.20 | 0.20 | 3.70 | | | | |
| DIRECT FLOWS | H-2 | 0.09 | 0.16 | 0.62 | 4.43 | O-1 | 0.08 | 0.04 | 0.08 | 0.37 | | | | |
| | | | | | | O-4 | 0.02 | 0.01 | 0.03 | 0.15 | | | | |
| | Total | 0.09 | 0.16 | 0.62 | 4.43 | Total | 0.10 | 0.06 | 0.11 | 0.52 | | | | |
| **Overall Site Total** | **-** | **0.09** | **0.16** | **0.62** | **4.43** | **-** | **0.20** | **0.26** | **0.31** | **4.22** | **0.11** | **0.10** | **-0.31** | **-0.21** |

# APPENDIX C

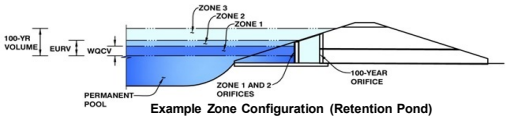
## Hydraulic Calculations

# DETENTION BASIN STAGE-STORAGE TABLE BUILDER

**UD-Detention, Version 3.07 (February 2017)**

**Project:** Erie Storage

**Basin ID:**




**Example Zone Configuration (Retention Pond)**

## Required Volume Calculation

| | | |
|---|---|---|
| Selected BMP Type = | EDB | |
| Watershed Area = | 3.89 | acres |
| Watershed Length = | 840 | ft |
| Watershed Slope = | 0.020 | ft/ft |
| Watershed Imperviousness = | 78.70% | percent |
| Percentage Hydrologic Soil Group A = | 0.0% | percent |
| Percentage Hydrologic Soil Group B = | 0.0% | percent |
| Percentage Hydrologic Soil Groups C/D = | 100.0% | percent |
| Desired WQCV Drain Time = | 40.0 | hours |
| Location for 1-hr Rainfall Depths = | Erie | |
| Water Quality Capture Volume (WQCV) = | 0.104 | acre-feet |
| Excess Urban Runoff Volume (EURV) = | 0.300 | acre-feet |
| 2-yr Runoff Volume (P1 = 0.81 in.) = | 0.197 | acre-feet |
| 5-yr Runoff Volume (P1 = 1.11 in.) = | 0.292 | acre-feet |
| 10-yr Runoff Volume (P1 = 1.39 in.) = | 0.376 | acre-feet |
| 25-yr Runoff Volume (P1 = 1.84 in.) = | 0.530 | acre-feet |
| 50-yr Runoff Volume (P1 = 2.24 in.) = | 0.660 | acre-feet |
| 100-yr Runoff Volume (P1 = 2.68 in.) = | 0.818 | acre-feet |
| 500-yr Runoff Volume (P1 = 3.89 in.) = | 1.232 | acre-feet |
| Approximate 2-yr Detention Volume = | 0.185 | acre-feet |
| Approximate 5-yr Detention Volume = | 0.275 | acre-feet |
| Approximate 10-yr Detention Volume = | 0.339 | acre-feet |
| Approximate 25-yr Detention Volume = | 0.417 | acre-feet |
| Approximate 50-yr Detention Volume = | 0.462 | acre-feet |
| Approximate 100-yr Detention Volume = | 0.523 | acre-feet |

Optional User Override 1-hr Precipitation

| | |
|---|---|
| | inches |
| | inches |
| | inches |
| | inches |
| | inches |
| | inches |
| | inches |

## Stage-Storage Calculation

| | | |
|---|---|---|
| Zone 1 Volume (WQCV) = | 0.104 | acre-feet |
| Zone 2 Volume (EURV - Zone 1) = | 0.196 | acre-feet |
| Zone 3 Volume (100-year - Zones 1 & 2) = | 0.222 | acre-feet |
| Total Detention Basin Volume = | 0.523 | acre-feet |
| Initial Surcharge Volume (ISV) = | user | ft^3 |
| Initial Surcharge Depth (ISD) = | user | ft |
| Total Available Detention Depth ($H_{total}$) = | user | ft |
| Depth of Trickle Channel ($H_{TC}$) = | user | ft |
| Slope of Trickle Channel ($S_{TC}$) = | user | ft/ft |
| Slopes of Main Basin Sides ($S_{main}$) = | user | H:V |
| Basin Length-to-Width Ratio ($R_{L/W}$) = | user | |
| Initial Surcharge Area ($A_{ISV}$) = | user | ft^2 |
| Surcharge Volume Length ($L_{ISV}$) = | user | ft |
| Surcharge Volume Width ($W_{ISV}$) = | user | ft |
| Depth of Basin Floor ($H_{FLOOR}$) = | user | ft |
| Length of Basin Floor ($L_{FLOOR}$) = | user | ft |
| Width of Basin Floor ($W_{FLOOR}$) = | user | ft |
| Area of Basin Floor ($A_{FLOOR}$) = | user | ft^2 |
| Volume of Basin Floor ($V_{FLOOR}$) = | user | ft^3 |
| Depth of Main Basin ($H_{MAIN}$) = | user | ft |
| Length of Main Basin ($L_{MAIN}$) = | user | ft |
| Width of Main Basin ($W_{MAIN}$) = | user | ft |
| Area of Main Basin ($A_{MAIN}$) = | user | ft^2 |
| Volume of Main Basin ($V_{MAIN}$) = | user | ft^3 |
| Calculated Total Basin Volume ($V_{total}$) = | **user** | acre-feet |

Depth Increment = 1 ft

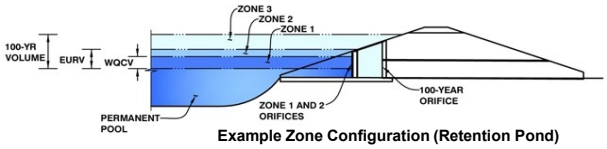
| Stage - Storage Description | Stage (ft) | Optional Override Stage (ft) | Length (ft) | Width (ft) | Area (ft^2) | Optional Override Area (ft^2) | Area (acre) | Volume (ft^3) | Volume (ac-ft) |
|---|---|---|---|---|---|---|---|---|---|
| **Top of Micropool** | -- | 0.00 | -- | -- | -- | 10 | 0.000 | | |
| | -- | 0.80 | -- | -- | -- | 2,727 | 0.063 | 1,068 | 0.025 |
| | -- | 1.80 | -- | -- | -- | 8,457 | 0.194 | 6,602 | 0.152 |
| | -- | 2.80 | -- | -- | -- | 8,536 | 0.196 | 15,183 | 0.349 |
| | -- | 3.80 | -- | -- | -- | 9,322 | 0.214 | 24,112 | 0.554 |
| | -- | 4.80 | -- | -- | -- | 12,994 | 0.298 | 35,270 | 0.810 |

# Detention Basin Outlet Structure Design

UD-Detention, Version 3.07 (February 2017)

**Project:** Erie Storage

**Basin ID:**




Example Zone Configuration (Retention Pond)

| | Stage (ft) | Zone Volume (ac-ft) | Outlet Type |
|---|---|---|---|
| Zone 1 (WQCV) | 1.52 | 0.104 | Orifice Plate |
| Zone 2 (EURV) | 2.56 | 0.196 | Circular Orifice |
| Zone 3 (100-year) | 3.66 | 0.222 | Weir&Pipe (Restrict) |
| | | 0.523 | Total |

**User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)**

| | | | | | |
|---|---|---|---|---|---|
| Underdrain Orifice Invert Depth = | N/A | ft (distance below the filtration media surface) | Underdrain Orifice Area = | N/A | ft² |
| Underdrain Orifice Diameter = | N/A | inches | Underdrain Orifice Centroid = | N/A | feet |

**Calculated Parameters for Underdrain**

**User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)**

| | | | | | |
|---|---|---|---|---|---|
| Invert of Lowest Orifice = | 0.00 | ft (relative to basin bottom at Stage = 0 ft) | WQ Orifice Area per Row = | 3.472E-03 | ft² |
| Depth at top of Zone using Orifice Plate = | 1.52 | ft (relative to basin bottom at Stage = 0 ft) | Elliptical Half-Width = | N/A | feet |
| Orifice Plate: Orifice Vertical Spacing = | 6.10 | inches | Elliptical Slot Centroid = | N/A | feet |
| Orifice Plate: Orifice Area per Row = | 0.50 | sq. inches (diameter = 13/16 inch) | Elliptical Slot Area = | N/A | ft² |

**Calculated Parameters for Plate**

**User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)**

| | Row 1 (required) | Row 2 (optional) | Row 3 (optional) | Row 4 (optional) | Row 5 (optional) | Row 6 (optional) | Row 7 (optional) | Row 8 (optional) |
|---|---|---|---|---|---|---|---|---|
| Stage of Orifice Centroid (ft) | 0.00 | 0.51 | 1.01 | | | | | |
| Orifice Area (sq. inches) | 0.50 | 0.50 | 0.50 | | | | | |

| | Row 9 (optional) | Row 10 (optional) | Row 11 (optional) | Row 12 (optional) | Row 13 (optional) | Row 14 (optional) | Row 15 (optional) | Row 16 (optional) |
|---|---|---|---|---|---|---|---|---|
| Stage of Orifice Centroid (ft) | | | | | | | | |
| Orifice Area (sq. inches) | | | | | | | | |

**User Input: Vertical Orifice (Circular or Rectangular)**

| | Zone 2 Circular | Not Selected | | | Zone 2 Circular | Not Selected | |
|---|---|---|---|---|---|---|---|
| Invert of Vertical Orifice = | 1.52 | N/A | ft (relative to basin bottom at Stage = 0 ft) | Vertical Orifice Area = | 0.03 | N/A | ft² |
| Depth at top of Zone using Vertical Orifice = | 2.55 | N/A | ft (relative to basin bottom at Stage = 0 ft) | Vertical Orifice Centroid = | 0.09 | N/A | feet |
| Vertical Orifice Diameter = | 2.25 | N/A | inches | | | | |

**Calculated Parameters for Vertical Orifice**

**User Input: Overflow Weir (Dropbox) and Grate (Flat or Sloped)**

| | Zone 3 Weir | Not Selected | | | Zone 3 Weir | Not Selected | |
|---|---|---|---|---|---|---|---|
| Overflow Weir Front Edge Height, Ho = | 4.05 | N/A | ft (relative to basin bottom at Stage = 0 ft) | Height of Grate Upper Edge, $H_t$ = | 4.05 | N/A | feet |
| Overflow Weir Front Edge Length = | 5.00 | N/A | feet | Over Flow Weir Slope Length = | 12.00 | N/A | feet |
| Overflow Weir Slope = | 0.00 | N/A | H:V (enter zero for flat grate) | Grate Open Area / 100-yr Orifice Area = | 27.16 | N/A | should be ≥ 4 |
| Horiz. Length of Weir Sides = | 12.00 | N/A | feet | Overflow Grate Open Area w/o Debris = | 48.00 | N/A | ft² |
| Overflow Grate Open Area % = | 80% | N/A | %, grate open area/total area | Overflow Grate Open Area w/ Debris = | 24.00 | N/A | ft² |
| Debris Clogging % = | 50% | N/A | % | | | | |

**Calculated Parameters for Overflow Weir**

**User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)**

| | Zone 3 Restrictor | Not Selected | | | Zone 3 Restrictor | Not Selected | |
|---|---|---|---|---|---|---|---|
| Depth to Invert of Outlet Pipe = | 2.00 | N/A | ft (distance below basin bottom at Stage = 0 ft) | Outlet Orifice Area = | 1.77 | N/A | ft² |
| Outlet Pipe Diameter = | 18.00 | N/A | inches | Outlet Orifice Centroid = | 0.75 | N/A | feet |
| Restrictor Plate Height Above Pipe Invert = | 18.00 | | inches | Half-Central Angle of Restrictor Plate on Pipe = | 3.14 | N/A | radians |

restrictor not required

**Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate**

**User Input: Emergency Spillway (Rectangular or Trapezoidal)**

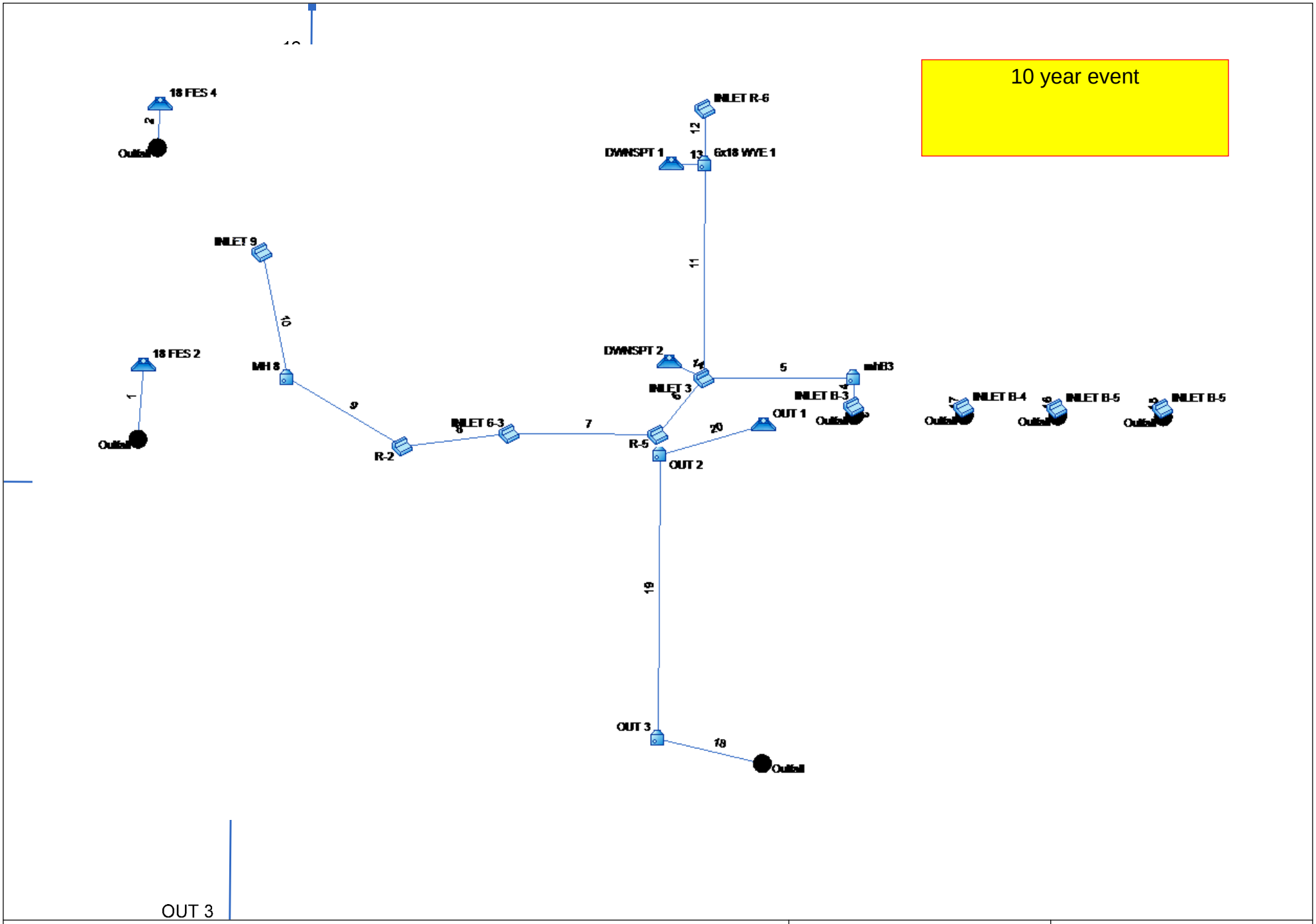
| | | | | | |
|---|---|---|---|---|---|
| Spillway Invert Stage= | 4.30 | ft (relative to bas | Spillway Design Flow Depth= | 0.26 | feet |
| Spillway Crest Length = | 25.00 | feet | Stage at Top of Freeboard = | 5.06 | feet |
| Spillway End Slopes = | 4.00 | H:V | Basin Area at Top of Freeboard = | 0.30 | acres |
| Freeboard above Max Water Surface = | 0.50 | feet | | | |

**Calculated Parameters for Spillway**

**Routed Hydrograph Results**

| Design Storm Return Period = | WQCV | EURV | 2 Year | 5 Year | 10 Year | 25 Year | 50 Year | 100 Year | 500 Year |
|---|---|---|---|---|---|---|---|---|---|
| One-Hour Rainfall Depth (in) = | 0.53 | 1.07 | 0.81 | 1.11 | 1.39 | 1.84 | 2.24 | 2.68 | 3.89 |
| Calculated Runoff Volume (acre-ft) = | 0.104 | 0.300 | 0.197 | 0.292 | 0.376 | 0.530 | 0.660 | 0.818 | 1.232 |
| OPTIONAL Override Runoff Volume (acre-ft) = | | | | | | | | | |
| Inflow Hydrograph Volume (acre-ft) = | 0.103 | 0.300 | 0.197 | 0.291 | 0.375 | 0.530 | 0.660 | 0.817 | 1.232 |
| Predevelopment Unit Peak Flow, q (cfs/acre) = | 0.00 | 0.00 | 0.01 | 0.07 | 0.20 | 0.55 | 0.79 | 1.11 | 1.89 |
| Predevelopment Peak Q (cfs) = | 0.0 | 0.0 | 0.0 | 0.3 | 0.8 | 2.2 | 3.1 | 4.3 | 7.3 |
| Peak Inflow Q (cfs) = | 1.4 | 4.0 | 2.6 | 3.9 | 5.0 | 7.0 | 8.7 | 10.8 | 16.2 |
| Peak Outflow Q (cfs) = | 0.0 | 0.2 | 0.1 | 0.2 | 0.2 | 0.3 | 0.3 | 3.7 | 10.7 |
| Ratio Peak Outflow to Predevelopment Q = | N/A | N/A | N/A | 0.7 | 0.3 | 0.1 | 0.1 | 0.9 | 1.5 |
| Structure Controlling Flow = | Plate | Vertical Orifice 1 | Vertical Orifice 1 | Vertical Orifice 1 | Vertical Orifice 1 | Vertical Orifice 1 | Vertical Orifice 1 | Overflow Grate 1 | Spillway |
| Max Velocity through Grate 1 (fps) = | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 0.1 | 0.2 |
| Max Velocity through Grate 2 (fps) = | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Time to Drain 97% of Inflow Volume (hours) = | 44 | 57 | 53 | 56 | 59 | 63 | 66 | 63 | 58 |
| Time to Drain 99% of Inflow Volume (hours) = | **47** | 64 | 58 | 63 | 67 | 72 | 76 | 74 | 71 |
| Maximum Ponding Depth (ft) = | 1.46 | 2.40 | 1.92 | 2.36 | 2.76 | 3.48 | 4.04 | 4.17 | 4.30 |
| Area at Maximum Ponding Depth (acres) = | 0.15 | 0.20 | 0.19 | 0.20 | 0.20 | 0.21 | 0.23 | 0.24 | 0.26 |
| Maximum Volume Stored (acre-ft) = | 0.094 | 0.270 | 0.177 | 0.261 | 0.339 | 0.484 | 0.607 | 0.636 | 0.669 |

# Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan




| Project File: Eris Storage 2019-07-17.stm | Number of lines: 20 | Date: 7/19/2019 |
|---|---|---|

# Storm Sewer Tabulation



| Station | | Len | Drng Area | | Rnoff coeff | Area x C | | Tc | | Rain (I) | Total flow | Cap full | Vel | Pipe | | Invert Elev | | HGL Elev | | Grnd / Rim Elev | | Line ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line | To Line | (ft) | Incr (ac) | Total (ac) | (C) | Incr | Total | Inlet (min) | Syst (min) | (in/hr) | (cfs) | (cfs) | (ft/s) | Size (in) | Slope (%) | Dn (ft) | Up (ft) | Dn (ft) | Up (ft) | Dn (ft) | Up (ft) | |
| 1 | End | 50.342 | 0.11 | 0.11 | 0.49 | 0.05 | 0.05 | 5.8 | 5.8 | 5.6 | 0.30 | 9.00 | 1.84 | 18 | 0.74 | 5205.05 | 5205.42 | 5205.30 | 5205.62 | 5207.26 | 5207.63 | CULVERT S |
| 2 | End | 29.314 | 0.10 | 0.10 | 0.49 | 0.05 | 0.05 | 5.7 | 5.7 | 5.7 | 0.28 | 0.00 | 1.01 | 18 | -0.75 | 5205.03 | 5204.81 | 5205.27 | 5205.33 | 5209.57 | 5207.02 | CULVERT N |
| 3 | End | 5.866 | 0.44 | 2.95 | 0.87 | 0.38 | 2.51 | 0.0 | 9.4 | 4.8 | 12.00 | 46.69 | 5.70 | 24 | 4.26 | 5201.25 | 5201.50 | 5202.55 | 5202.74 | 0.00 | 5205.35 | Pipe - (54) |
| 4 | 3 | 19.727 | 0.00 | 2.51 | 0.00 | 0.00 | 2.12 | 0.0 | 9.3 | 4.8 | 10.21 | 16.11 | 5.44 | 24 | 0.51 | 5201.60 | 5201.70 | 5202.76 | 5202.85 | 5205.35 | 5205.51 | STM 8 |
| 5 | 4 | 103.000 | 0.77 | 2.51 | 0.86 | 0.66 | 2.12 | 5.0 | 8.8 | 4.9 | 10.41 | 16.07 | 4.73 | 24 | 0.50 | 5201.80 | 5202.32 | 5203.31 | 5203.50 | 5205.51 | 5207.42 | STM 7 (1) (1) |
| 6 | 5 | 49.789 | 0.09 | 0.81 | 0.99 | 0.09 | 0.66 | 5.0 | 8.4 | 5.0 | 3.32 | 7.29 | 1.88 | 18 | 0.48 | 5202.42 | 5202.66 | 5204.21 | 5204.26 | 5207.42 | 5206.64 | STM 4 (1) |
| 7 | 6 | 101.304 | 0.04 | 0.72 | 0.89 | 0.04 | 0.58 | 5.0 | 7.5 | 5.2 | 3.00 | 7.45 | 1.90 | 18 | 0.50 | 5202.76 | 5203.27 | 5204.33 | 5204.40 | 5206.64 | 5207.87 | STM 4 (2) |
| 8 | 7 | 73.488 | 0.10 | 0.68 | 0.87 | 0.09 | 0.54 | 5.0 | 6.7 | 5.4 | 2.91 | 7.45 | 2.74 | 18 | 0.50 | 5203.37 | 5203.74 | 5204.43 | 5204.49 | 5207.87 | 5207.34 | STM 4 |
| 9 | 8 | 91.616 | 0.00 | 0.58 | 0.00 | 0.00 | 0.45 | 0.0 | 6.0 | 5.6 | 2.52 | 4.10 | 3.28 | 15 | 0.40 | 5203.84 | 5204.21 | 5204.66 | 5204.91 | 5207.34 | 5209.33 | STM 3 |
| 10 | 9 | 87.751 | 0.58 | 0.58 | 0.78 | 0.45 | 0.45 | 5.3 | 5.3 | 5.8 | 2.61 | 4.14 | 3.48 | 15 | 0.41 | 5204.30 | 5204.66 | 5205.06 | 5205.37 | 5209.33 | 5207.76 | STM 2 |
| 11 | 5 | 145.555 | 0.00 | 0.50 | 0.00 | 0.00 | 0.43 | 0.0 | 6.2 | 5.5 | 2.38 | 7.43 | 1.50 | 18 | 0.50 | 5202.42 | 5203.14 | 5204.21 | 5204.28 | 5207.42 | 5208.46 | STM 7 (1) |
| 12 | 11 | 38.244 | 0.20 | 0.20 | 0.88 | 0.18 | 0.18 | 5.1 | 5.1 | 5.8 | 1.03 | 7.40 | 0.76 | 18 | 0.50 | 5203.14 | 5203.33 | 5204.32 | 5204.32 | 5208.46 | 5207.83 | STM 7 |
| 13 | 11 | 23.006 | 0.30 | 0.30 | 0.85 | 0.26 | 0.26 | 5.0 | 5.0 | 5.9 | 1.50 | 1.61 | 7.62 | 6 | 7.04 | 5203.64 | 5205.26 | 5204.32 | 5205.76 | 5208.46 | 5208.82 | DWNSPT 1 |
| 14 | 5 | 25.298 | 0.43 | 0.43 | 0.85 | 0.37 | 0.37 | 5.0 | 5.0 | 5.9 | 2.14 | 1.18 | 10.92 | 6 | 3.79 | 5203.42 | 5204.38 | 5204.21 | 5207.37 | 5207.42 | 5208.20 | DWNSPT 2 |
| 15 | End | 5.315 | 0.32 | 0.32 | 0.87 | 0.28 | 0.28 | 5.0 | 5.0 | 5.9 | 1.63 | 8.46 | 3.42 | 12 | 5.64 | 5202.20 | 5202.50 | 5202.84 | 5203.04 | 0.00 | 5205.17 | Pipe - (53) (2) |
| 16 | End | 5.307 | 0.32 | 0.32 | 0.87 | 0.28 | 0.28 | 5.0 | 5.0 | 5.9 | 1.63 | 8.47 | 3.31 | 12 | 5.66 | 5201.80 | 5202.10 | 5202.48 | 5202.64 | 0.00 | 5204.77 | Pipe - (53) (1) |
| 17 | End | 5.293 | 0.32 | 0.32 | 0.87 | 0.28 | 0.28 | 5.0 | 5.0 | 5.9 | 1.63 | 8.48 | 3.31 | 12 | 5.66 | 5201.50 | 5201.80 | 5202.18 | 5202.34 | 5204.33 | 5204.47 | Pipe - (53) |
| 18 | End | 73.096 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | 5.5 | 0.0 | 16.20 | 26.15 | 12.46 | 18 | 6.20 | 5181.00 | 5185.53 | 5181.85 | 5186.96 | 5183.21 | 5187.84 | STM 6 |
| 19 | 18 | 193.946 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | 5.1 | 0.0 | 16.20 | 24.57 | 9.56 | 18 | 5.47 | 5185.63 | 5196.25 | 5186.96 | 5197.68 | 5187.84 | 5206.34 | STM 5 |
| 20 | 19 | 73.720 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5.0 | 5.0 | 0.0 | 16.20 | 23.04 | 9.89 | 18 | 4.82 | 5196.45 | 5200.00 | 5197.68 | 5201.43 | 5206.34 | 5204.60 | STM 9 |

Project File: Eris Storage 2019-07-17.stm

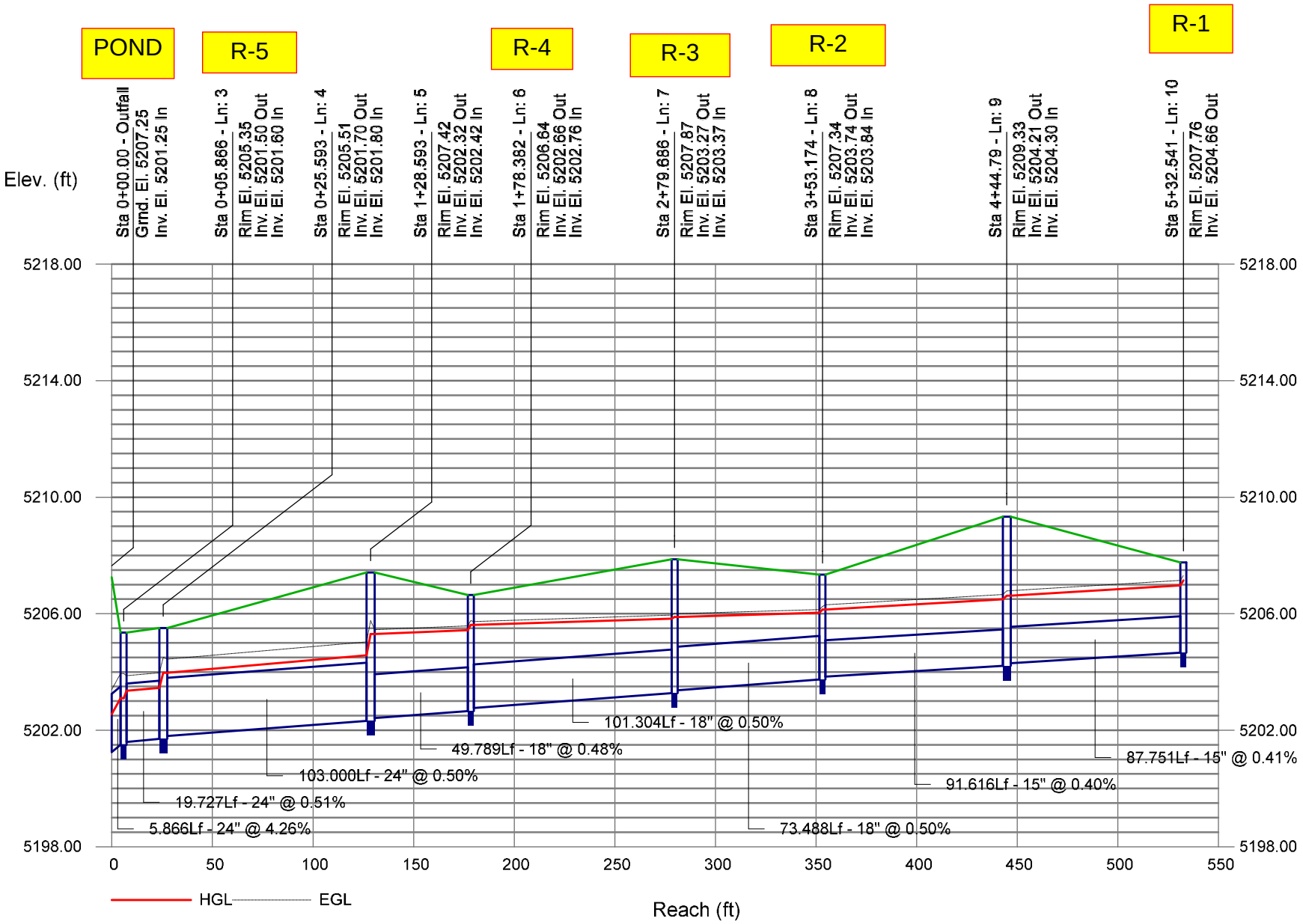
Number of lines: 20

Run Date: 7/19/2019

NOTES:Intensity = 49.30 / (Inlet time + 10.00) ^ 0.79; Return period =Yrs. 10 ; c = cir e = ellip b = box

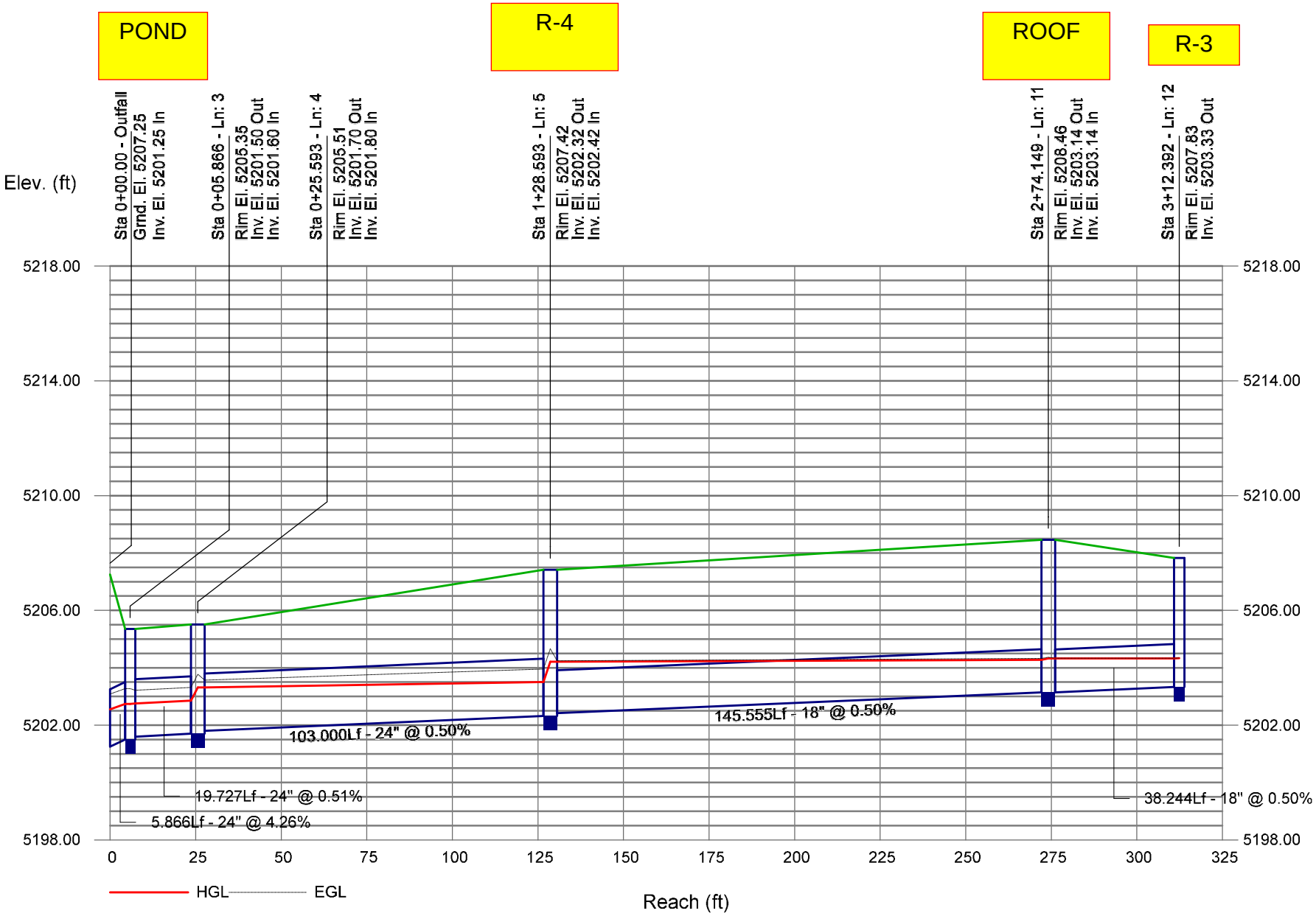
# Storm Sewer Profile

Proj. file: Eris Storage 2019-07-17.stm

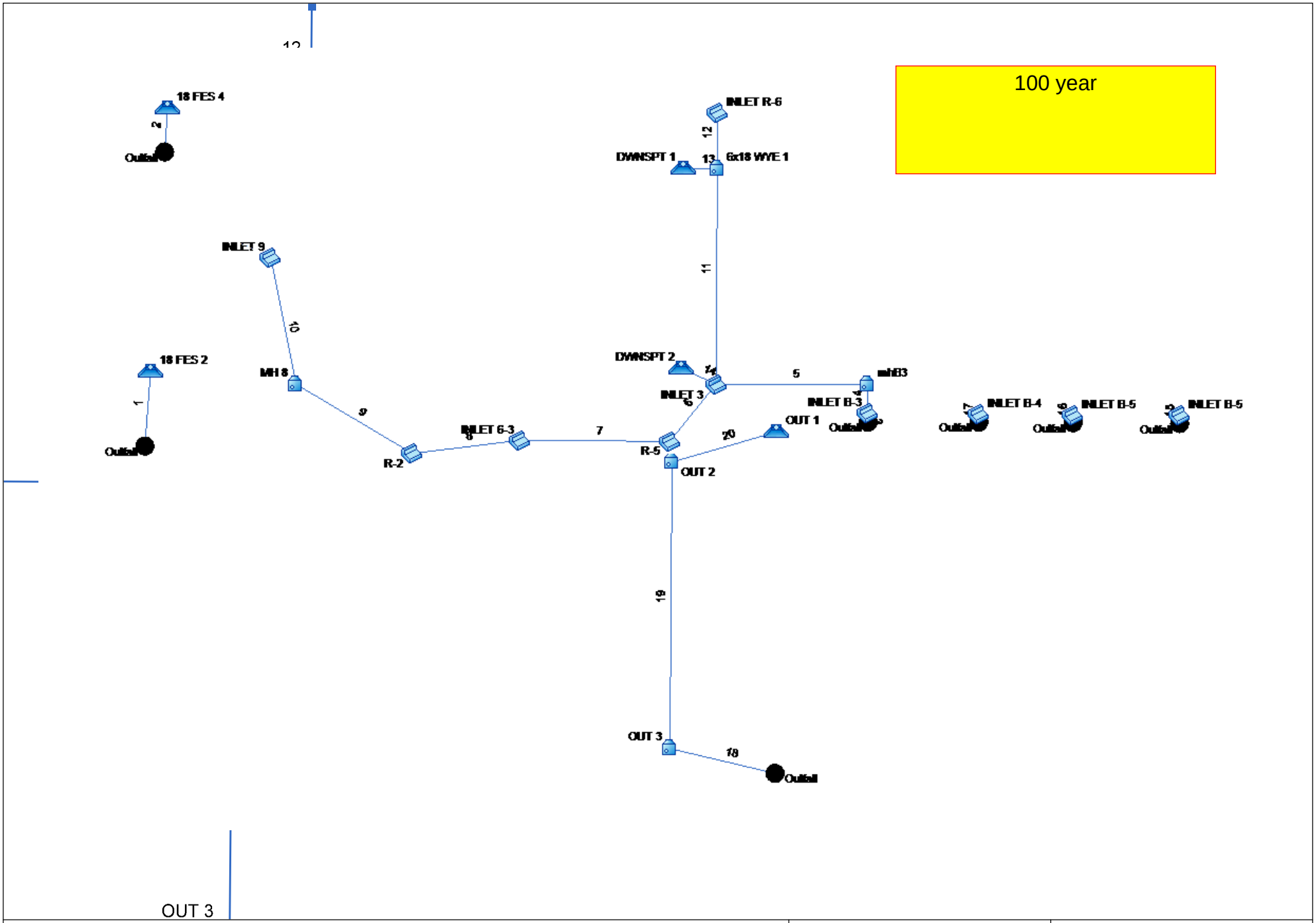


# Storm Sewer Profile

Proj. file: Eris Storage 2019-07-17.stm



# Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan




| | | |
|---|---|---|
| Project File: Eris Storage 2019-07-17.stm | Number of lines: 20 | Date: 7/19/2019 |

# Storm Sewer Tabulation



| Station | | Len | Drng Area | | Rnoff coeff | Area x C | | Tc | | Rain (I) | Total flow | Cap full | Vel | Pipe | | Invert Elev | | HGL Elev | | Grnd / Rim Elev | | Line ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line | To Line | (ft) | Incr (ac) | Total (ac) | (C) | Incr | Total | Inlet (min) | Syst (min) | (in/hr) | (cfs) | (cfs) | (ft/s) | Size (in) | Slope (%) | Dn (ft) | Up (ft) | Dn (ft) | Up (ft) | Dn (ft) | Up (ft) | |
| 1 | End | 50.342 | 0.11 | 0.11 | 0.49 | 0.05 | 0.05 | 5.8 | 5.8 | 8.8 | 0.47 | 9.00 | 2.42 | 18 | 0.74 | 5205.05 | 5205.42 | 5205.30 | 5205.67 | 5207.26 | 5207.63 | CULVERT S |
| 2 | End | 29.314 | 0.10 | 0.10 | 0.49 | 0.05 | 0.05 | 5.7 | 5.7 | 8.8 | 0.43 | 0.00 | 1.48 | 18 | -0.75 | 5205.03 | 5204.81 | 5205.27 | 5205.43 | 5209.57 | 5207.02 | CULVERT N |
| 3 | End | 5.866 | 0.44 | 2.95 | 0.87 | 0.38 | 2.51 | 0.0 | 7.9 | 8.0 | 19.94 | 46.69 | 8.31 | 24 | 4.26 | 5201.25 | 5201.50 | 5202.55 | 5203.10 | 0.00 | 5205.35 | Pipe - (54) |
| 4 | 3 | 19.727 | 0.00 | 2.51 | 0.00 | 0.00 | 2.12 | 0.0 | 7.9 | 8.0 | 16.94 | 16.11 | 5.81 | 24 | 0.51 | 5201.60 | 5201.70 | 5203.35 | 5203.45 | 5205.35 | 5205.51 | STM 8 |
| 5 | 4 | 103.000 | 0.77 | 2.51 | 0.86 | 0.66 | 2.12 | 5.0 | 7.6 | 8.1 | 17.17 | 16.07 | 5.47 | 24 | 0.50 | 5201.80 | 5202.32 | 5203.98 | 5204.57 | 5205.51 | 5207.42 | STM 7 (1) (1) |
| 6 | 5 | 49.789 | 0.09 | 0.81 | 0.99 | 0.09 | 0.66 | 5.0 | 7.3 | 8.2 | 5.44 | 7.29 | 3.08 | 18 | 0.48 | 5202.42 | 5202.66 | 5205.30 | 5205.44 | 5207.42 | 5206.64 | STM 4 (1) |
| 7 | 6 | 101.304 | 0.04 | 0.72 | 0.89 | 0.04 | 0.58 | 5.0 | 6.7 | 8.4 | 4.84 | 7.45 | 2.74 | 18 | 0.50 | 5202.76 | 5203.27 | 5205.62 | 5205.83 | 5206.64 | 5207.87 | STM 4 (2) |
| 8 | 7 | 73.488 | 0.10 | 0.68 | 0.87 | 0.09 | 0.54 | 5.0 | 6.2 | 8.6 | 4.65 | 7.45 | 2.63 | 18 | 0.50 | 5203.37 | 5203.74 | 5205.89 | 5206.04 | 5207.87 | 5207.34 | STM 4 |
| 9 | 8 | 91.616 | 0.00 | 0.58 | 0.00 | 0.00 | 0.45 | 0.0 | 5.7 | 8.8 | 3.99 | 4.10 | 3.25 | 15 | 0.40 | 5203.84 | 5204.21 | 5206.14 | 5206.49 | 5207.34 | 5209.33 | STM 3 |
| 10 | 9 | 87.751 | 0.58 | 0.58 | 0.78 | 0.45 | 0.45 | 5.3 | 5.3 | 9.0 | 4.08 | 4.14 | 3.32 | 15 | 0.41 | 5204.30 | 5204.66 | 5206.62 | 5206.97 | 5209.33 | 5207.76 | STM 2 |
| 11 | 5 | 145.555 | 0.00 | 0.50 | 0.00 | 0.00 | 0.43 | 0.0 | 5.8 | 8.8 | 3.79 | 7.43 | 2.14 | 18 | 0.50 | 5202.42 | 5203.14 | 5205.30 | 5205.49 | 5207.42 | 5208.46 | STM 7 (1) |
| 12 | 11 | 38.244 | 0.20 | 0.20 | 0.88 | 0.18 | 0.18 | 5.1 | 5.1 | 9.1 | 1.60 | 7.40 | 0.91 | 18 | 0.50 | 5203.14 | 5203.33 | 5205.56 | 5205.57 | 5208.46 | 5207.83 | STM 7 |
| 13 | 11 | 23.006 | 0.30 | 0.30 | 0.85 | 0.26 | 0.26 | 5.0 | 5.0 | 9.2 | 2.34 | 1.61 | 11.89 | 6 | 7.04 | 5203.64 | 5205.26 | 5205.56 | 5208.97 | 5208.46 | 5208.82 | DWNSPT 1 |
| 14 | 5 | 25.298 | 0.43 | 0.43 | 0.85 | 0.37 | 0.37 | 5.0 | 5.0 | 9.2 | 3.35 | 1.18 | 17.05 | 6 | 3.79 | 5203.42 | 5204.38 | 5205.30 | 5212.99 | 5207.42 | 5208.20 | DWNSPT 2 |
| 15 | End | 5.315 | 0.32 | 0.32 | 0.87 | 0.28 | 0.28 | 5.0 | 5.0 | 9.2 | 2.55 | 8.46 | 4.63 | 12 | 5.64 | 5202.20 | 5202.50 | 5202.84 | 5203.18 | 0.00 | 5205.17 | Pipe - (53) (2) |
| 16 | End | 5.307 | 0.32 | 0.32 | 0.87 | 0.28 | 0.28 | 5.0 | 5.0 | 9.2 | 2.55 | 8.47 | 4.47 | 12 | 5.66 | 5201.80 | 5202.10 | 5202.48 | 5202.78 | 0.00 | 5204.77 | Pipe - (53) (1) |
| 17 | End | 5.293 | 0.32 | 0.32 | 0.87 | 0.28 | 0.28 | 5.0 | 5.0 | 9.2 | 2.55 | 8.48 | 4.47 | 12 | 5.66 | 5201.50 | 5201.80 | 5202.18 | 5202.48 | 5204.33 | 5204.47 | Pipe - (53) |
| 18 | End | 73.096 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | 5.5 | 0.0 | 16.20 | 26.15 | 12.46 | 18 | 6.20 | 5181.00 | 5185.53 | 5181.85 | 5186.96 | 5183.21 | 5187.84 | STM 6 |
| 19 | 18 | 193.946 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | 5.1 | 0.0 | 16.20 | 24.57 | 9.56 | 18 | 5.47 | 5185.63 | 5196.25 | 5186.96 | 5197.68 | 5187.84 | 5206.34 | STM 5 |
| 20 | 19 | 73.720 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5.0 | 5.0 | 0.0 | 16.20 | 23.04 | 9.89 | 18 | 4.82 | 5196.45 | 5200.00 | 5197.68 | 5201.43 | 5206.34 | 5204.60 | STM 9 |

Project File: Eris Storage 2019-07-17.stm

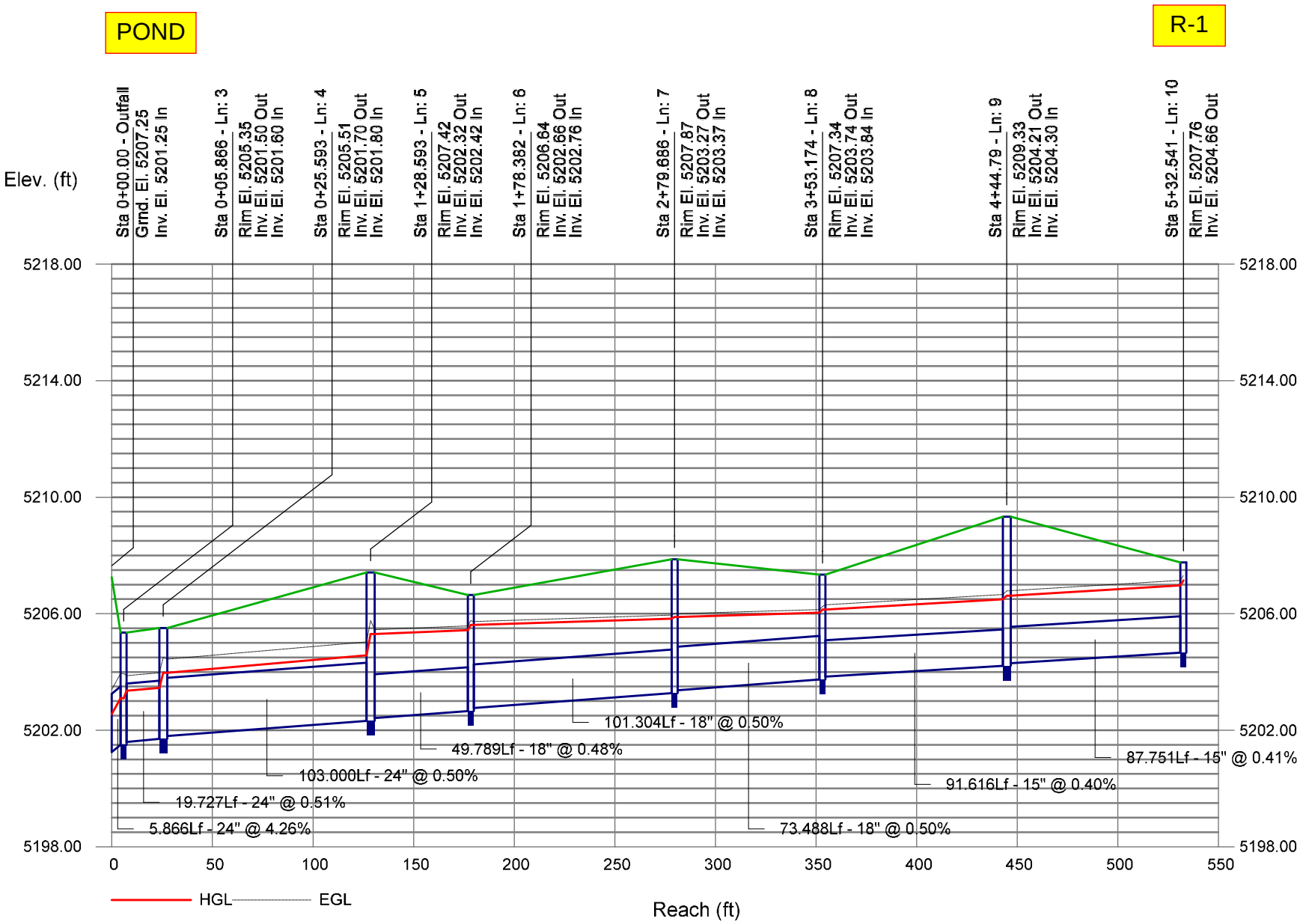
Number of lines: 20

Run Date: 7/19/2019

NOTES:Intensity = 76.95 / (Inlet time + 10.00) ^ 0.79; Return period =Yrs. 100 ; c = cir e = ellip b = box

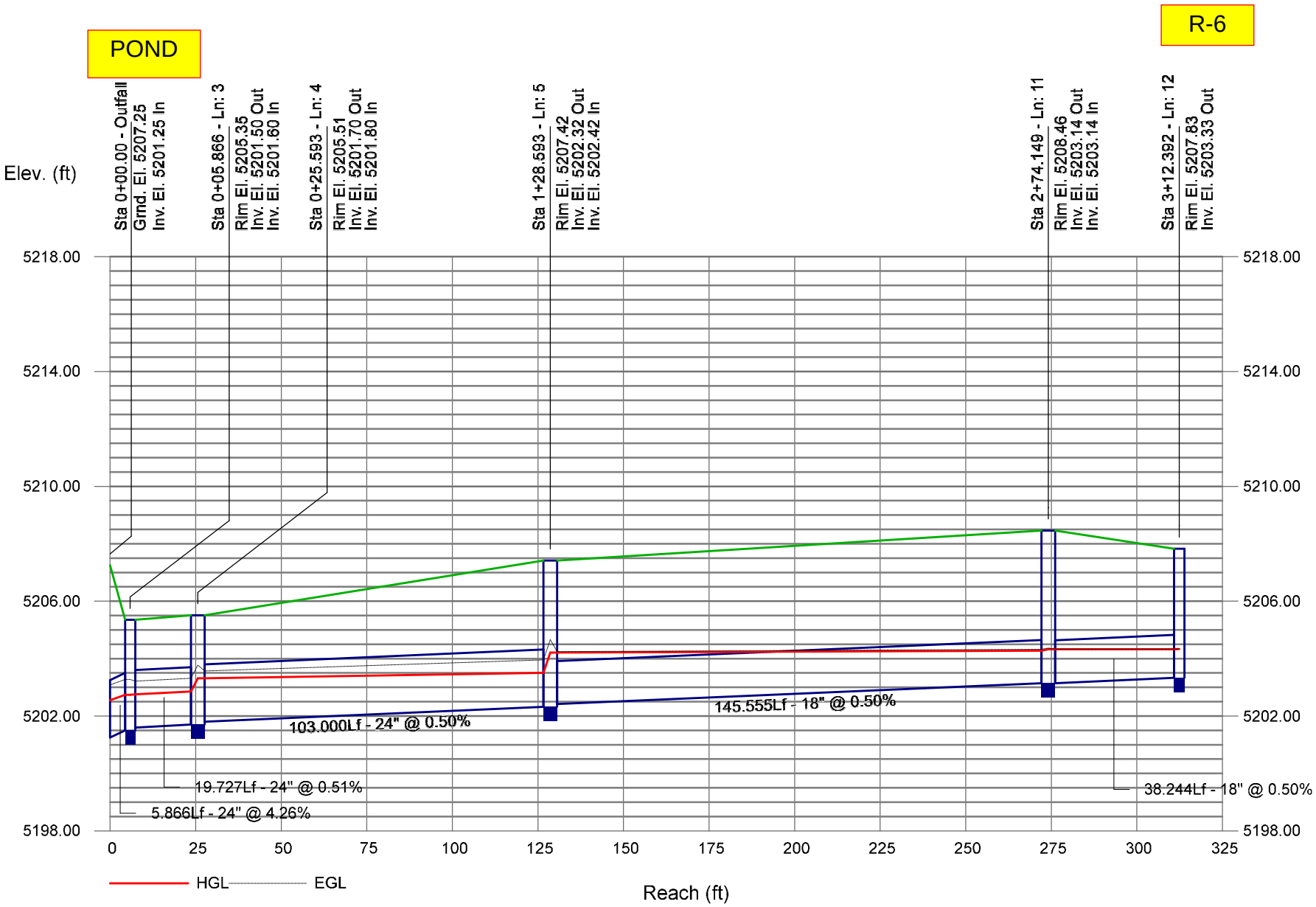
# Storm Sewer Profile

Proj. file: Eris Storage 2019-07-17.stm



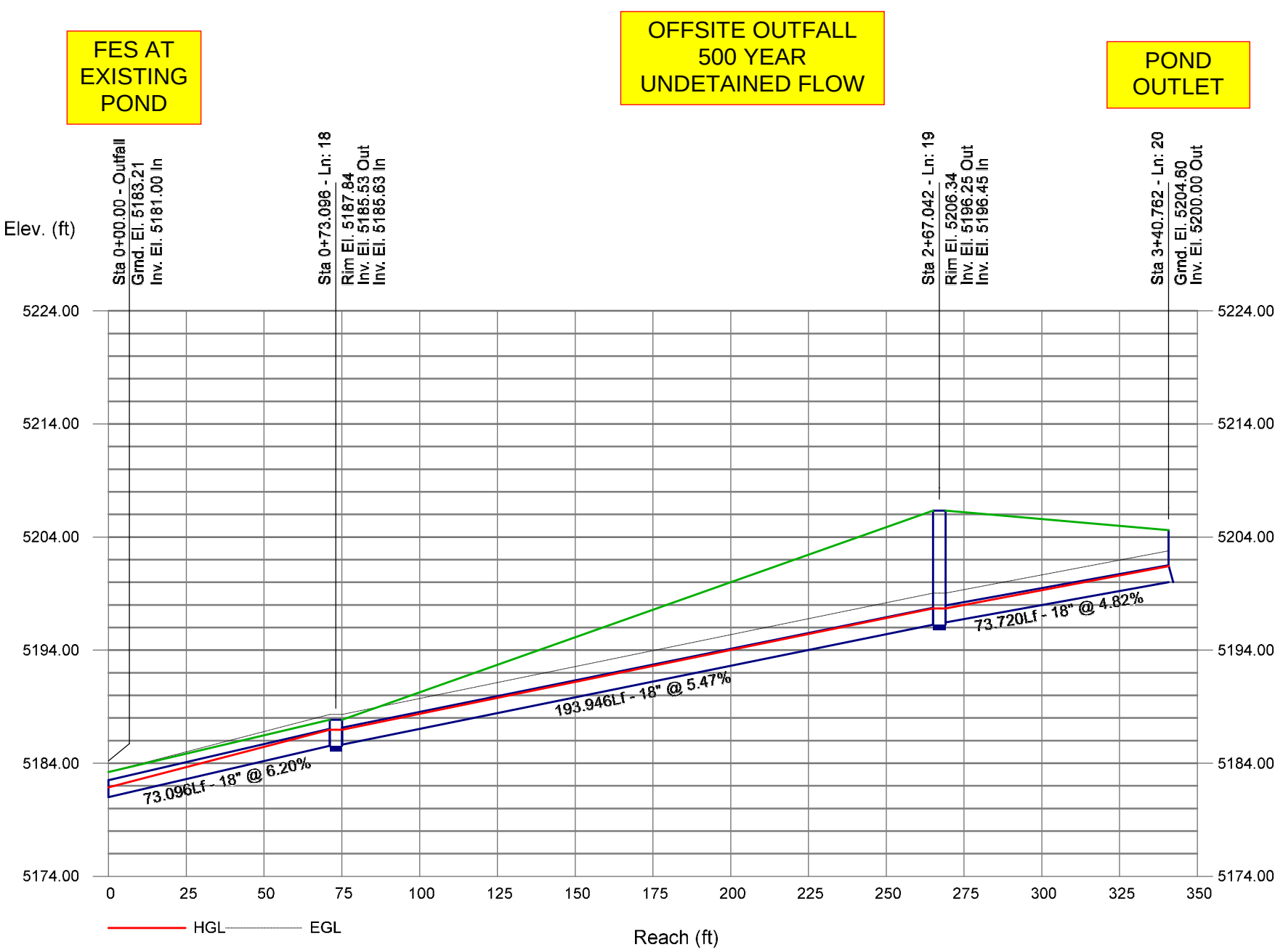
# Storm Sewer Profile

Proj. file: Eris Storage 2019-07-17.stm



# Storm Sewer Profile

Proj. file: Eris Storage 2019-07-17.stm



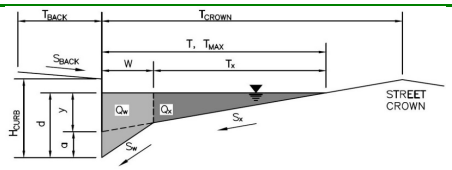
Version 4.05 Released March 2017

# ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

**(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)**

**Project:** Erie Storage

**Inlet ID:** R-1




**Gutter Geometry (Enter data in the blue cells)**

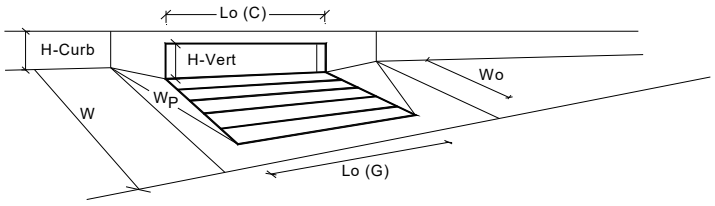
| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 1.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | 0.020 | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | 0.020 | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 24.0 | ft |
| Gutter Width | W = | 2.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.050 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.000 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 12.0 | 15.0 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Check boxes are not applicable in SUMP conditions | | ☐ | ☐ | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Depth Criterion** | | | | |
| **MAJOR STORM Allowable Capacity is based on Depth Criterion** | **$Q_{allow}$ =** | **SUMP** | **SUMP** | **cfs** |

# INLET IN A SUMP OR SAG LOCATION

**Version 4.05 Released March 2017**




| **Design Information (Input)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet | Type = | Denver No. 16 Combination | | |
| Local Depression (additional to continuous gutter depression 'a' from above) | $a_{local}$ = | 2.00 | 2.00 | inches |
| Number of Unit Inlets (Grate or Curb Opening) | No = | 1 | 1 | |
| Water Depth at Flowline (outside of local depression) | Ponding Depth = | 6.0 | 6.0 | inches |
| **Grate Information** | | MINOR | MAJOR | ☐ Override |
| Length of a Unit Grate | $L_o$ (G) = | 3.00 | 3.00 | feet |
| Width of a Unit Grate | $W_o$ = | 1.73 | 1.73 | feet |
| Area Opening Ratio for a Grate (typical values 0.15-0.90) | $A_{ratio}$ = | 0.31 | 0.31 | |
| Clogging Factor for a Single Grate (typical value 0.50 - 0.70) | $C_f$ (G) = | 0.50 | 0.50 | |
| Grate Weir Coefficient (typical value 2.15 - 3.60) | $C_w$ (G) = | 3.60 | 3.60 | |
| Grate Orifice Coefficient (typical value 0.60 - 0.80) | $C_o$ (G) = | 0.60 | 0.60 | |
| **Curb Opening Information** | | MINOR | MAJOR | |
| Length of a Unit Curb Opening | $L_o$ (C) = | 3.00 | 3.00 | feet |
| Height of Vertical Curb Opening in Inches | $H_{vert}$ = | 6.50 | 6.50 | inches |
| Height of Curb Orifice Throat in Inches | $H_{throat}$ = | 5.25 | 5.25 | inches |
| Angle of Throat (see USDCM Figure ST-5) | Theta = | 0.00 | 0.00 | degrees |
| Side Width for Depression Pan (typically the gutter width of 2 feet) | $W_p$ = | 2.00 | 2.00 | feet |
| Clogging Factor for a Single Curb Opening (typical value 0.10) | $C_f$ (C) = | 0.10 | 0.10 | |
| Curb Opening Weir Coefficient (typical value 2.3-3.7) | $C_w$ (C) = | 3.70 | 3.70 | |
| Curb Opening Orifice Coefficient (typical value 0.60 - 0.70) | $C_o$ (C) = | 0.66 | 0.66 | |
| **Low Head Performance Reduction (Calculated)** | | MINOR | MAJOR | |
| Depth for Grate Midwidth | $d_{Grate}$ = | 0.523 | 0.523 | ft |
| Depth for Curb Opening Weir Equation | $d_{Curb}$ = | 0.33 | 0.33 | ft |
| Combination Inlet Performance Reduction Factor for Long Inlets | $RF_{Combination}$ = | 0.94 | 0.94 | |
| Curb Opening Performance Reduction Factor for Long Inlets | $RF_{Curb}$ = | 1.00 | 1.00 | |
| Grated Inlet Performance Reduction Factor for Long Inlets | $RF_{Grate}$ = | 0.94 | 0.94 | |
| | | MINOR | MAJOR | |
| **Total Inlet Interception Capacity (assumes clogged condition)** | **$Q_a$ =** | **3.9** | **3.9** | **cfs** |
| **Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)** | $Q_{PEAK\ REQUIRED}$ = | 1.2 | 1.2 | cfs |

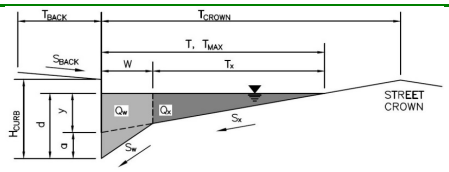
Version 4.05 Released March 2017

# ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

**(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)**

**Project:** Erie Storage

**Inlet ID:** R-2




**Gutter Geometry (Enter data in the blue cells)**

| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 1.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | 0.020 | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | 0.020 | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 24.0 | ft |
| Gutter Width | W = | 1.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.004 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.013 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 12.0 | 15.0 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Allow Flow Depth at Street Crown (leave blank for no) | | ☐ | ☐ | check = yes |

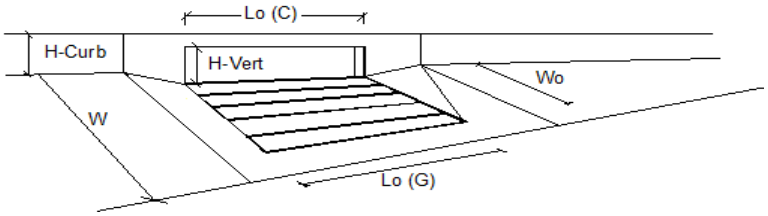
| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Spread Criterion** | | | | |
| **MAJOR STORM Allowable Capacity is based on Spread Criterion** | **$Q_{allow}$ =** | **0.5** | **0.8** | **cfs** |

**Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

**Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

# INLET ON A CONTINUOUS GRADE

**Version 4.05 Released March 2017**




| **Design Information (Input)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet | Type = | Denver No. 16 Combination | | |
| Local Depression (additional to continuous gutter depression 'a') | $a_{LOCAL}$ = | 2.0 | 2.0 | inches |
| Total Number of Units in the Inlet (Grate or Curb Opening) | No = | 1 | 1 | |
| Length of a Single Unit Inlet (Grate or Curb Opening) | $L_o$ = | 3.00 | 3.00 | ft |
| Width of a Unit Grate (cannot be greater than W, Gutter Width) | $W_o$ = | 1.73 | 1.73 | ft |
| Clogging Factor for a Single Unit Grate (typical min. value = 0.5) | $C_f$-G = | 0.50 | 0.50 | |
| Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1) | $C_f$-C = | 0.10 | 0.10 | |
| **Street Hydraulics: OK - Q < Allowable Street Capacity'** | | MINOR | MAJOR | |
| **Total Inlet Interception Capacity** | **Q =** | **0.3** | **0.3** | **cfs** |
| **Total Inlet Carry-Over Flow (flow bypassing inlet)** | **$Q_b$ =** | **0.0** | **0.0** | **cfs** |
| **Capture Percentage = $Q_a/Q_o$ =** | **C% =** | **100** | **100** | **%** |

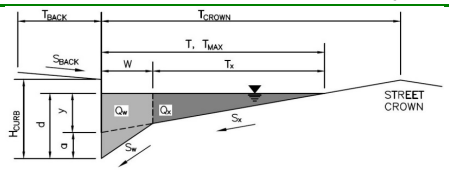
Version 4.05 Released March 2017

# ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

**(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)**

**Project:** Erie Storage

**Inlet ID:** R-3




**Gutter Geometry (Enter data in the blue cells)**

| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 1.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | 0.020 | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | 0.020 | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 24.0 | ft |
| Gutter Width | W = | 2.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.004 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.013 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 12.0 | 15.0 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Allow Flow Depth at Street Crown (leave blank for no) | | ☐ | ☐ | check = yes |

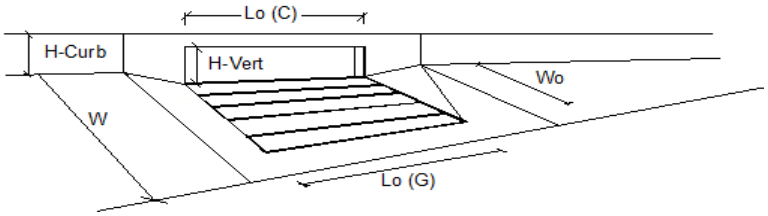
| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Spread Criterion** | | | | |
| **MAJOR STORM Allowable Capacity is based on Spread Criterion** | **$Q_{allow}$ =** | **1.1** | **1.4** | **cfs** |

**Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

**Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

# INLET ON A CONTINUOUS GRADE

**Version 4.05 Released March 2017**




| **Design Information (Input)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet | Type = | Denver No. 16 Combination | | |
| Local Depression (additional to continuous gutter depression 'a') | $a_{LOCAL}$ = | 2.0 | 2.0 | inches |
| Total Number of Units in the Inlet (Grate or Curb Opening) | No = | 1 | 1 | |
| Length of a Single Unit Inlet (Grate or Curb Opening) | $L_o$ = | 3.00 | 3.00 | ft |
| Width of a Unit Grate (cannot be greater than W, Gutter Width) | $W_o$ = | 1.73 | 1.73 | ft |
| Clogging Factor for a Single Unit Grate (typical min. value = 0.5) | $C_f$-G = | 0.50 | 0.50 | |
| Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1) | $C_f$-C = | 0.10 | 0.10 | |
| **Street Hydraulics: OK - Q < Allowable Street Capacity'** | | MINOR | MAJOR | |
| **Total Inlet Interception Capacity** | **Q =** | **0.1** | **0.1** | **cfs** |
| **Total Inlet Carry-Over Flow (flow bypassing inlet)** | **$Q_b$ =** | **0.0** | **0.0** | **cfs** |
| **Capture Percentage = $Q_a/Q_o$ =** | **C% =** | **95** | **95** | **%** |

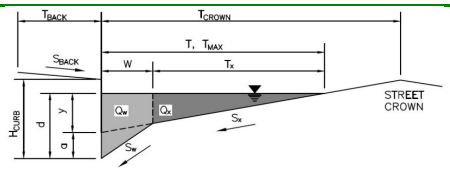
Version 4.05 Released March 2017

# ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

**(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)**

**Project:** Erie Storage

**Inlet ID:** R-4




**Gutter Geometry (Enter data in the blue cells)**

| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 1.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | 0.020 | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | 0.020 | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 24.0 | ft |
| Gutter Width | W = | 2.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.004 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.013 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 12.0 | 15.0 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Allow Flow Depth at Street Crown (leave blank for no) | | ☐ | ☐ | check = yes |

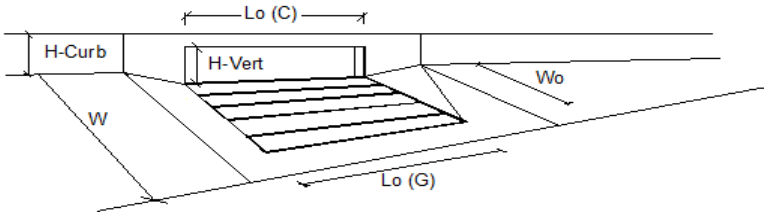
| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Spread Criterion** | | | | |
| **MAJOR STORM Allowable Capacity is based on Spread Criterion** | **$Q_{allow}$ =** | **1.1** | **1.4** | **cfs** |

**Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

**Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

# INLET ON A CONTINUOUS GRADE

**Version 4.05 Released March 2017**

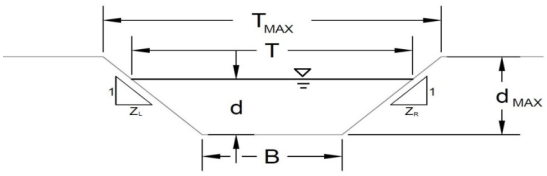



| **Design Information (Input)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet | Type = | Denver No. 16 Combination | | |
| Local Depression (additional to continuous gutter depression 'a') | $a_{LOCAL}$ = | 2.0 | 2.0 | inches |
| Total Number of Units in the Inlet (Grate or Curb Opening) | No = | 1 | 1 | |
| Length of a Single Unit Inlet (Grate or Curb Opening) | $L_o$ = | 3.00 | 3.00 | ft |
| Width of a Unit Grate (cannot be greater than W, Gutter Width) | $W_o$ = | 1.73 | 1.73 | ft |
| Clogging Factor for a Single Unit Grate (typical min. value = 0.5) | $C_f$-G = | 0.50 | 0.50 | |
| Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1) | $C_f$-C = | 0.10 | 0.10 | |
| **Street Hydraulics: OK - Q < Allowable Street Capacity'** | | MINOR | MAJOR | |
| **Total Inlet Interception Capacity** | **Q =** | **0.2** | **0.2** | **cfs** |
| **Total Inlet Carry-Over Flow (flow bypassing inlet)** | **$Q_b$ =** | **0.0** | **0.0** | **cfs** |
| **Capture Percentage = $Q_a/Q_o$ =** | **C% =** | **92** | **92** | **%** |

# AREA INLET IN A SWALE

**Erie Storage**

**R-5**




This worksheet uses the NRCS vegetal retardance method to determine Manning's n.

For more information see Section 7.2.3 of the USDCM.

**Analysis of Trapezoidal Grass-Lined Channel Using SCS Method**

| | | | |
|---|---|---|---|
| NRCS Vegetal Retardance (A, B, C, D, or E) | A, B, C, D or E | | |
| Manning's n (Leave cell D16 blank to manually enter an n value) | n = | 0.013 | |
| Channel Invert Slope | $S_O$ = | 0.0200 | ft/ft |
| Bottom Width | B = | 0.00 | ft |
| Left Side Slope | Z1 = | 50.00 | ft/ft |
| Right Side Slope | Z2 = | 50.00 | ft/ft |

Check one of the following soil types:

| Soil Type: | Max. Velocity ($V_{MAX}$) | Max Froude No. ($F_{MAX}$) |
|---|---|---|
| Non-Cohesive | 5.0 fps | 0.60 |
| Cohesive | 7.0 fps | 0.80 |
| Paved | N/A | N/A |

Choose One:
- ○ Non-Cohesive
- ○ Cohesive
- ◉ Paved

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Top Width of Channel for Minor & Major Storm | $T_{MAX}$ = | 15.00 | 20.00 | feet |
| Max. Allowable Water Depth in Channel for Minor & Major Storm | $d_{MAX}$ = | 1.00 | 1.00 | feet |

**Allowable Channel Capacity Based On Channel Geometry**

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Top Width Criterion** | $Q_{allow}$ = | 3.2 | 7.0 | cfs |
| **MAJOR STORM Allowable Capacity is based on Top Width Criterion** | $d_{allow}$ = | 0.15 | 0.20 | ft |

**Water Depth in Channel Based On Design Peak Flow**

| | | | | |
|---|---|---|---|---|
| **Design Peak Flow** | $Q_o$ = | 0.5 | 0.5 | cfs |
| **Water Depth** | d = | 0.07 | 0.07 | feet |

**Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

**Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'**

Version 4.05 Released March 2017

# AREA INLET IN A SWALE

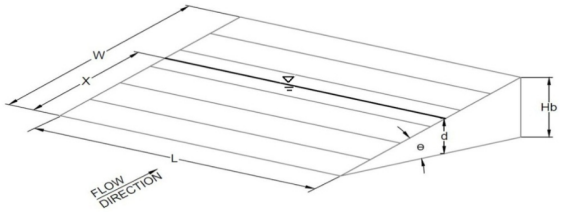
**Erie Storage**

**R-5**

**Inlet Design Information (Input)**

Type of Inlet: CDOT Type D (In Series)

Inlet Type = CDOT Type D (In Series)




| | | | |
|---|---|---|---|
| Angle of Inclined Grate (must be <= 30 degrees) | θ = | 0.00 | degrees |
| Width of Grate | W = | 3.00 | feet |
| Length of Grate | L = | 6.00 | feet |
| Open Area Ratio | $A_{RATIO}$ = | 0.70 | |
| Height of Inclined Grate | $H_B$ = | 0.00 | feet |
| Clogging Factor | $C_f$ = | 0.38 | |
| Grate Discharge Coefficient | $C_d$ = | 0.78 | |
| Orifice Coefficient | $C_o$ = | 0.52 | |
| Weir Coefficient | $C_w$ = | 1.67 | |

| | | MINOR | MAJOR | |
|---|---|---|---|---|
| Water Depth at Inlet (for depressed inlets, 1 foot is added for depression) | d = | 0.07 | 0.07 | |
| **Total Inlet Interception Capacity (assumes clogged condition)** | **$Q_a$ =** | **0.6** | **0.6** | **cfs** |
| | **Bypassed Flow, $Q_b$ =** | **0.0** | **0.0** | **cfs** |
| | **Capture Percentage = $Q_a/Q_o$ = C%** | **100** | **100** | **%** |

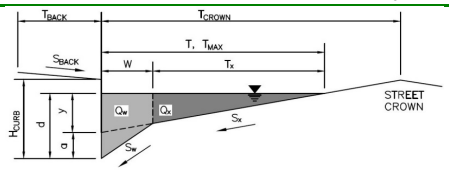
Version 4.05 Released March 2017

# ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

**(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)**

**Project:** Erie Storage

**Inlet ID:** R-6




**Gutter Geometry (Enter data in the blue cells)**

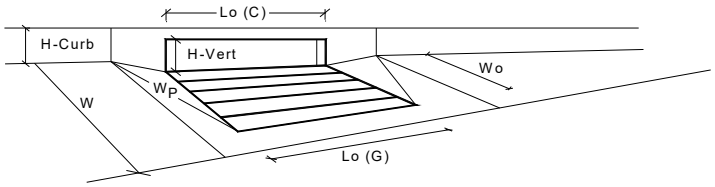
| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 1.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | 0.020 | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | 0.020 | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 24.0 | ft |
| Gutter Width | W = | 2.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.019 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.000 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 12.0 | 15.0 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Check boxes are not applicable in SUMP conditions | | ☐ | ☐ | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Depth Criterion** | | | | |
| **MAJOR STORM Allowable Capacity is based on Depth Criterion** | $Q_{allow}$ = | **SUMP** | **SUMP** | **cfs** |

# INLET IN A SUMP OR SAG LOCATION

**Version 4.05 Released March 2017**




| **Design Information (Input)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet | Type = | Denver No. 16 Combination | | |
| Local Depression (additional to continuous gutter depression 'a' from above) | $a_{local}$ = | 2.00 | 2.00 | inches |
| Number of Unit Inlets (Grate or Curb Opening) | No = | 1 | 1 | |
| Water Depth at Flowline (outside of local depression) | Ponding Depth = | 4.2 | 4.9 | inches |
| **Grate Information** | | MINOR | MAJOR | ☐ Override Depths |
| Length of a Unit Grate | $L_o$ (G) = | 3.00 | 3.00 | feet |
| Width of a Unit Grate | $W_o$ = | 1.73 | 1.73 | feet |
| Area Opening Ratio for a Grate (typical values 0.15-0.90) | $A_{ratio}$ = | 0.31 | 0.31 | |
| Clogging Factor for a Single Grate (typical value 0.50 - 0.70) | $C_f$ (G) = | 0.50 | 0.50 | |
| Grate Weir Coefficient (typical value 2.15 - 3.60) | $C_w$ (G) = | 3.60 | 3.60 | |
| Grate Orifice Coefficient (typical value 0.60 - 0.80) | $C_o$ (G) = | 0.60 | 0.60 | |
| **Curb Opening Information** | | MINOR | MAJOR | |
| Length of a Unit Curb Opening | $L_o$ (C) = | 3.00 | 3.00 | feet |
| Height of Vertical Curb Opening in Inches | $H_{vert}$ = | 6.50 | 6.50 | inches |
| Height of Curb Orifice Throat in Inches | $H_{throat}$ = | 5.25 | 5.25 | inches |
| Angle of Throat (see USDCM Figure ST-5) | Theta = | 0.00 | 0.00 | degrees |
| Side Width for Depression Pan (typically the gutter width of 2 feet) | $W_p$ = | 2.00 | 2.00 | feet |
| Clogging Factor for a Single Curb Opening (typical value 0.10) | $C_f$ (C) = | 0.10 | 0.10 | |
| Curb Opening Weir Coefficient (typical value 2.3-3.7) | $C_w$ (C) = | 3.70 | 3.70 | |
| Curb Opening Orifice Coefficient (typical value 0.60 - 0.70) | $C_o$ (C) = | 0.66 | 0.66 | |

| **Low Head Performance Reduction (Calculated)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Depth for Grate Midwidth | $d_{Grate}$ = | 0.377 | 0.433 | ft |
| Depth for Curb Opening Weir Equation | $d_{Curb}$ = | 0.19 | 0.24 | ft |
| Combination Inlet Performance Reduction Factor for Long Inlets | $RF_{Combination}$ = | 0.66 | 0.77 | |
| Curb Opening Performance Reduction Factor for Long Inlets | $RF_{Curb}$ = | 1.00 | 1.00 | |
| Grated Inlet Performance Reduction Factor for Long Inlets | $RF_{Grate}$ = | 0.66 | 0.77 | |

| | | MINOR | MAJOR | |
|---|---|---|---|---|
| **Total Inlet Interception Capacity (assumes clogged condition)** | **$Q_a$ =** | **1.6** | **2.5** | **cfs** |
| **Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)** | $Q_{PEAK\ REQUIRED}$ = | 0.5 | 0.5 | cfs |

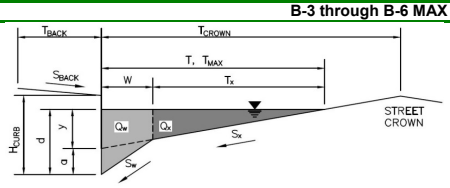
Version 4.05 Released March 2017

# ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

**(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)**

**Project:** Erie Storage

**Inlet ID:** B-3 through B-6 MAX flow




**Gutter Geometry (Enter data in the blue cells)**

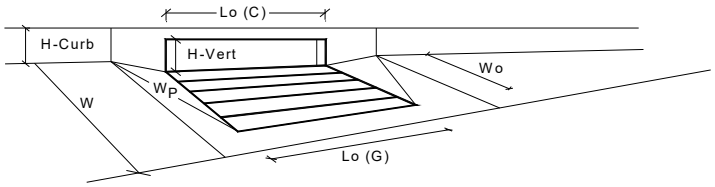
| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 1.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | 0.020 | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | 0.020 | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 24.0 | ft |
| Gutter Width | W = | 2.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.050 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.000 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 12.0 | 15.0 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Check boxes are not applicable in SUMP conditions | | ☐ | ☐ | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| **MINOR STORM Allowable Capacity is based on Depth Criterion** | | | | |
| **MAJOR STORM Allowable Capacity is based on Depth Criterion** | **$Q_{allow}$ =** | **SUMP** | **SUMP** | **cfs** |

# INLET IN A SUMP OR SAG LOCATION

**Version 4.05 Released March 2017**




| **Design Information (Input)** | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet | Type = | Denver No. 16 Combination | | |
| Local Depression (additional to continuous gutter depression 'a' from above) | $a_{local}$ = | 2.00 | 2.00 | inches |
| Number of Unit Inlets (Grate or Curb Opening) | No = | 1 | 1 | |
| Water Depth at Flowline (outside of local depression) | Ponding Depth = | 6.0 | 6.0 | inches |
| **Grate Information** | | MINOR | MAJOR | ☐ Override |
| Length of a Unit Grate | $L_o$ (G) = | 3.00 | 3.00 | feet |
| Width of a Unit Grate | $W_o$ = | 1.73 | 1.73 | feet |
| Area Opening Ratio for a Grate (typical values 0.15-0.90) | $A_{ratio}$ = | 0.31 | 0.31 | |
| Clogging Factor for a Single Grate (typical value 0.50 - 0.70) | $C_f$ (G) = | 0.50 | 0.50 | |
| Grate Weir Coefficient (typical value 2.15 - 3.60) | $C_w$ (G) = | 3.60 | 3.60 | |
| Grate Orifice Coefficient (typical value 0.60 - 0.80) | $C_o$ (G) = | 0.60 | 0.60 | |
| **Curb Opening Information** | | MINOR | MAJOR | |
| Length of a Unit Curb Opening | $L_o$ (C) = | 3.00 | 3.00 | feet |
| Height of Vertical Curb Opening in Inches | $H_{vert}$ = | 6.50 | 6.50 | inches |
| Height of Curb Orifice Throat in Inches | $H_{throat}$ = | 5.25 | 5.25 | inches |
| Angle of Throat (see USDCM Figure ST-5) | Theta = | 0.00 | 0.00 | degrees |
| Side Width for Depression Pan (typically the gutter width of 2 feet) | $W_p$ = | 2.00 | 2.00 | feet |
| Clogging Factor for a Single Curb Opening (typical value 0.10) | $C_f$ (C) = | 0.10 | 0.10 | |
| Curb Opening Weir Coefficient (typical value 2.3-3.7) | $C_w$ (C) = | 3.70 | 3.70 | |
| Curb Opening Orifice Coefficient (typical value 0.60 - 0.70) | $C_o$ (C) = | 0.66 | 0.66 | |
| **Low Head Performance Reduction (Calculated)** | | MINOR | MAJOR | |
| Depth for Grate Midwidth | $d_{Grate}$ = | 0.523 | 0.523 | ft |
| Depth for Curb Opening Weir Equation | $d_{Curb}$ = | 0.33 | 0.33 | ft |
| Combination Inlet Performance Reduction Factor for Long Inlets | $RF_{Combination}$ = | 0.94 | 0.94 | |
| Curb Opening Performance Reduction Factor for Long Inlets | $RF_{Curb}$ = | 1.00 | 1.00 | |
| Grated Inlet Performance Reduction Factor for Long Inlets | $RF_{Grate}$ = | 0.94 | 0.94 | |
| | | MINOR | MAJOR | |
| **Total Inlet Interception Capacity (assumes clogged condition)** | **$Q_a$ =** | **3.9** | **3.9** | **cfs** |
| **Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)** | $Q_{PEAK\ REQUIRED}$ = | 1.1 | 1.1 | cfs |

# Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Jul 19 2019

## Erie Storage North Culvert

| | | |
|---|---|---|
| Invert Elev Dn (ft) | = | 5204.77 |
| Pipe Length (ft) | = | 40.00 |
| Slope (%) | = | 1.32 |
| Invert Elev Up (ft) | = | 5205.30 |
| Rise (in) | = | 18.0 |
| Shape | = | Circular |
| Span (in) | = | 18.0 |
| No. Barrels | = | 1 |
| n-Value | = | 0.013 |
| Culvert Type | = | Circular Concrete |
| Culvert Entrance | = | Square edge w/headwall (C) |
| Coeff. K,M,c,Y,k | = | 0.0098, 2, 0.0398, 0.67, 0.5 |

**Embankment**

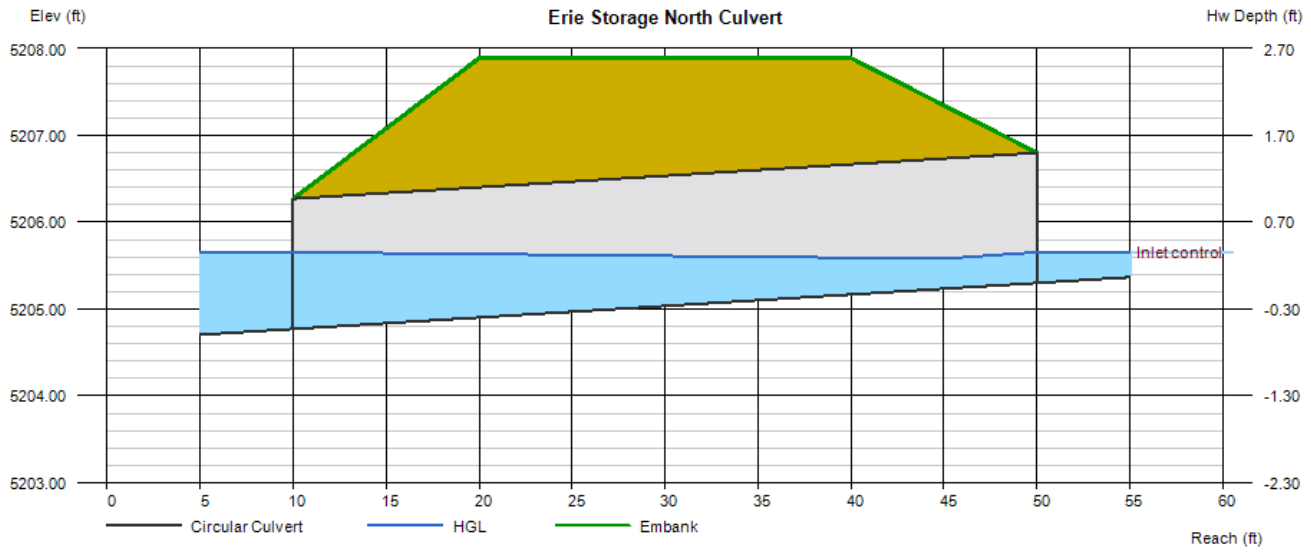
| | | |
|---|---|---|
| Top Elevation (ft) | = | 5207.89 |
| Top Width (ft) | = | 20.00 |
| Crest Width (ft) | = | 20.00 |

**Calculations**

| | | |
|---|---|---|
| Qmin (cfs) | = | 0.53 |
| Qmax (cfs) | = | 0.53 |
| Tailwater Elev (ft) | = | (dc+D)/2 |

**Highlighted**

| | | |
|---|---|---|
| Qtotal (cfs) | = | 0.53 |
| Qpipe (cfs) | = | 0.53 |
| Qovertop (cfs) | = | 0.00 |
| Veloc Dn (ft/s) | = | 0.49 |
| Veloc Up (ft/s) | = | 2.46 |
| HGL Dn (ft) | = | 5205.66 |
| HGL Up (ft) | = | 5205.57 |
| Hw Elev (ft) | = | 5205.65 |
| Hw/D (ft) | = | 0.24 |
| Flow Regime | = | Inlet Control |



# Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Jul 19 2019

## Erie Storage South Culvert

| | | |
|---|---|---|
| Invert Elev Dn (ft) | = | 5205.05 |
| Pipe Length (ft) | = | 64.00 |
| Slope (%) | = | 0.58 |
| Invert Elev Up (ft) | = | 5205.42 |
| Rise (in) | = | 18.0 |
| Shape | = | Circular |
| Span (in) | = | 18.0 |
| No. Barrels | = | 1 |
| n-Value | = | 0.013 |
| Culvert Type | = | Circular Concrete |
| Culvert Entrance | = | Square edge w/headwall (C) |
| Coeff. K,M,c,Y,k | = | 0.0098, 2, 0.0398, 0.67, 0.5 |

**Embankment**

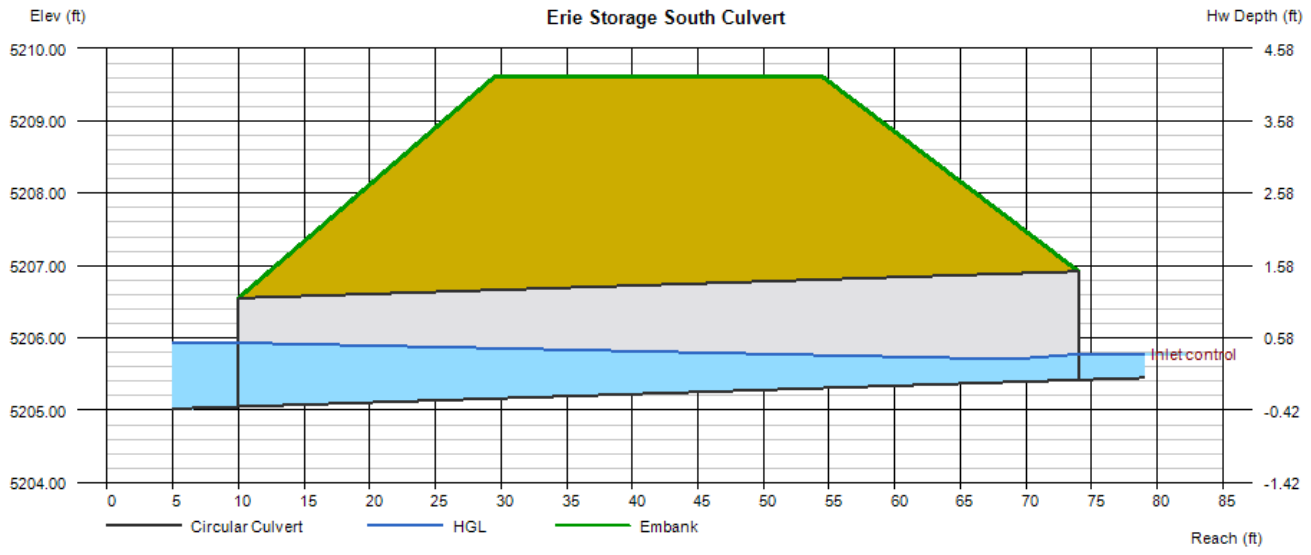
| | | |
|---|---|---|
| Top Elevation (ft) | = | 5209.61 |
| Top Width (ft) | = | 25.00 |
| Crest Width (ft) | = | 20.00 |

**Calculations**

| | | |
|---|---|---|
| Qmin (cfs) | = | 0.52 |
| Qmax (cfs) | = | 0.52 |
| Tailwater Elev (ft) | = | (dc+D)/2 |

**Highlighted**

| | | |
|---|---|---|
| Qtotal (cfs) | = | 0.52 |
| Qpipe (cfs) | = | 0.52 |
| Qovertop (cfs) | = | 0.00 |
| Veloc Dn (ft/s) | = | 0.48 |
| Veloc Up (ft/s) | = | 2.44 |
| HGL Dn (ft) | = | 5205.93 |
| HGL Up (ft) | = | 5205.69 |
| Hw Elev (ft) | = | 5205.78 |
| Hw/D (ft) | = | 0.24 |
| Flow Regime | = | Inlet Control |

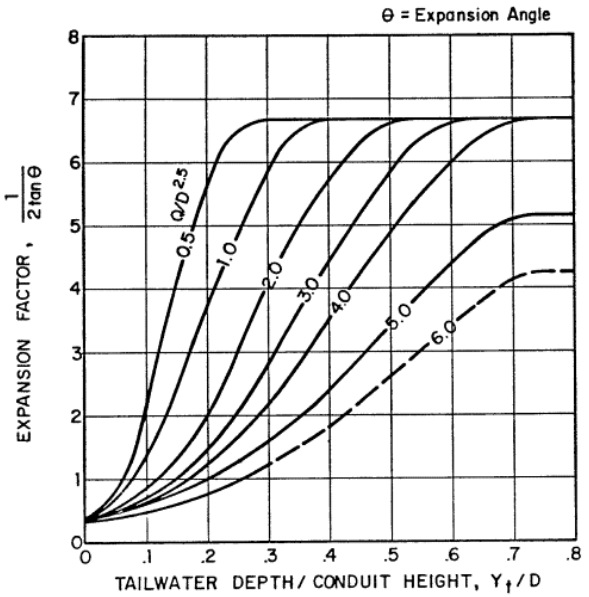


**RIPRAP SIZE - CIRCULAR OUTLET**

**ERIE STORAGE**

| Pipe ID | Storm Sewer Diameter | | Discharge | Velocity at Pipe Outlet | Depth of Flow at Pipe Outlet | Median (design) Rock Size | | Riprap Type | Median Rock Size (selected from standard) | | Riprap Thickness | Expansion Factor | | | Allowable Discharge | Calculated Riprap Length | Froude Parameter |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | $D_c$ | | Q | v | Yt | $D_{50}$ | | UDFCD Figure 9-38 | $D_{50}$ | | T | Q/D^2.5 | Yt/D | Expansion Factor | Per soil type | $L_R$ | Fr |
| | (in) | (ft) | cfs | (ft/s) | (ft) | (ft) | (in) | | (in) | (ft) | (ft) | | | Figure 9-35 | ft/s | (ft) | |
| | - | | (1) | (2) | (3) | (4) | | (5) | (5) | | (6) | | | (7) | (8) | (9) | (10) |
| North Culvert | 18 | 1.5 | 0.53 | 0.49 | 0.89 | 0.02 | 0.2 | VL | 6.0 | 0.5 | 1.0 | 0.2 | 0.6 | 6.00 | 7.00 | -8.5 | **0.2** |
| South Culvert | 18 | 1.5 | 0.52 | 0.48 | 0.71 | 0.02 | 0.2 | VL | 6.0 | 0.5 | 1.0 | 0.2 | 0.5 | 6.00 | 7.00 | -8.4 | **0.2** |
| South Culvert | 18 | 1.5 | 6.00 | 2.00 | 1.00 | 0.16 | 1.9 | VL | 6.0 | 0.5 | 1.0 | 2.2 | 0.7 | 6.00 | 7.00 | -3.9 | **2.2** |
| | | | | | | | | | | | | | | | | | |

| Pipe ID | Flared End Width | Minimum Length | Maximum Length | Design Length | Downstream End Width | |
|---|---|---|---|---|---|---|
| | W | 3D | 10D | | Θ | T |
| | (ft) | (ft) | (ft) | (ft) | (Rads) | (ft) |
| | | (11) | (11) | (12) | (13) | (14) |
| North Culvert | 3.542 | 4.5 | 15.0 | **4.500** | 0.08 | **4.292** |
| South Culvert | 3.542 | 4.5 | 15.0 | **4.500** | 0.08 | **4.292** |
| | | | | | | |
| | | | | | | |




(1) Output from Hydraflow Storm Sewer

(2) Output from Hydraflow Storm Sewer

(3) Output from Hydraflow Storm Sewer

(4)D50=0.023Q/Yr^1.2Dc^0.3 UDFCD Equation 9.16 Chapeter 3.2.3

(5) Choose next largest standard gradation

(6) T = 2*$D_{50}$, UDFCD Volume 2: Hydraulic Structures, Sec. 3.2.2, Eqn. 9.15

(7) Read from from UDFCD Volume 2 Figure 9.35

(8) 5 fps for erodible soils, 7 fps for cohesive soils from UDFCD 3.2.1

(9) L=(1/2tanΘ)(A/y-W) UDFCD Equation 9-11

(10) Froude parameter is Q/$D_c$^2.5, UDFCD 3.2.1

(11) 3D and 10D, per section 3.2.1

(12) Where Frouede Parameter is less than 6, length shall be between minimum and maximum

(13) Θ=arctan(1/2*expansion factor) Equatiuon 9-13

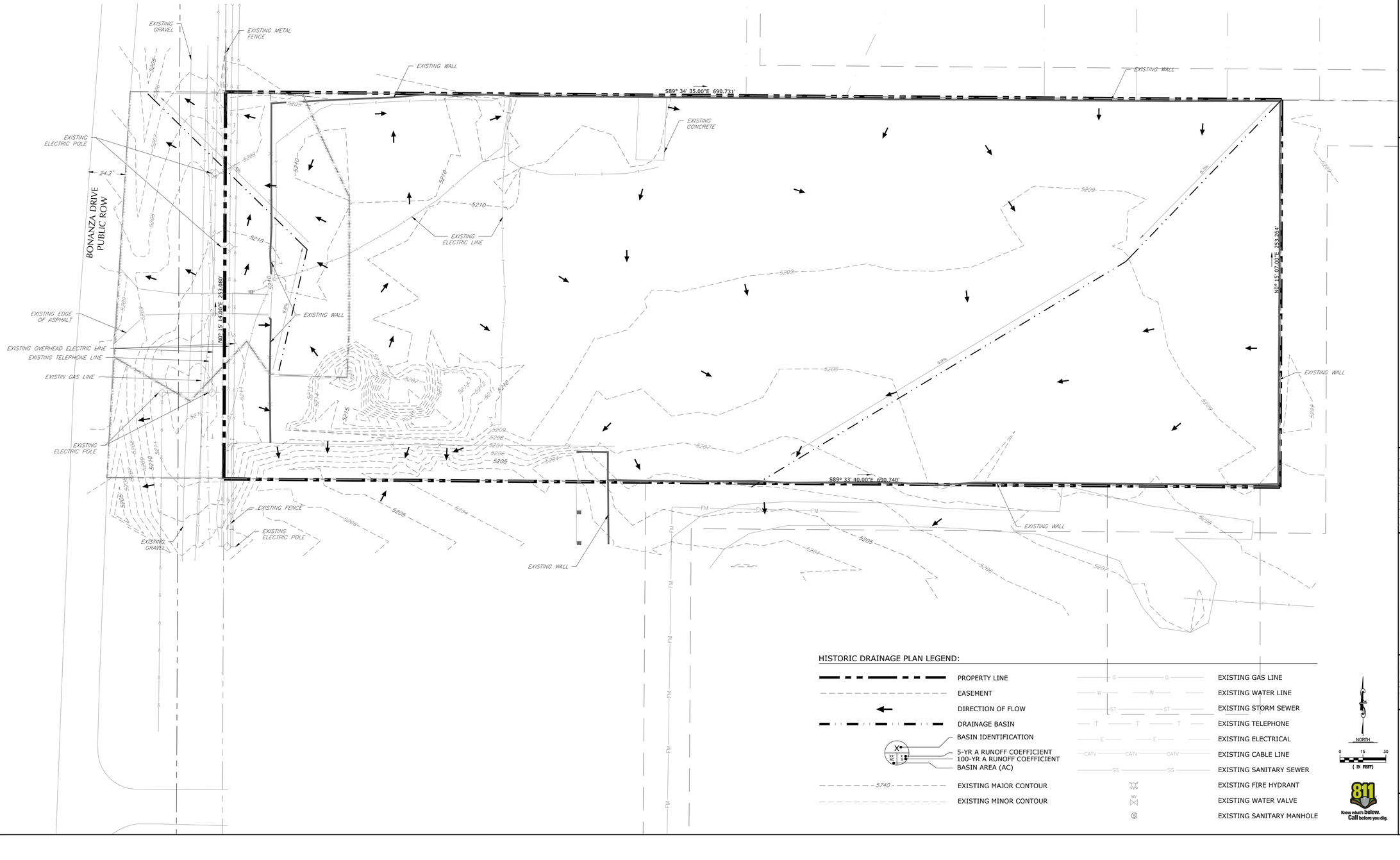
(14) T=2(LtanΘ)+w Equation 9-14



CIVIL RESOURCES

# VISTA RIDGE FILING #6 MINOR SUB B L1

SITUATED IN SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
4.01 ACRES
SITE PLAN - SP_____ - _____




HISTORIC DRAINAGE PLAN LEGEND:

- PROPERTY LINE
- EASEMENT
- DIRECTION OF FLOW
- DRAINAGE BASIN
- BASIN IDENTIFICATION
- 5-YR A RUNOFF COEFFICIENT
- 100-YR A RUNOFF COEFFICIENT
- BASIN AREA (AC)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING ELECTRICAL
- EXISTING CABLE LINE
- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

NORTH
0 15 30
( IN FEET)

811 Know what's below. Call before you dig.


CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM


SCOTT CARLSON
P.O. BOX 247
EASTLAKE, CO 80614-0247

LOT 1, VISTA RIDGE FILING #6
2831 BONANZA DRIVE, ERIE, CO
SITE PLAN - SP_____ - 2019

| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |

| | | | |
|---|---|---|---|
| DESIGNED BY: | BZJ | DATE: | JAN 2017 |
| DRAWN BY: | CAI | SCALE: | |
| CHECKED BY: | JAB | | |
| JOB NO.: | 266.001.03 | | |
| DWG NAME: | 266.001.01_ERIE_HDRP.DWG | | |

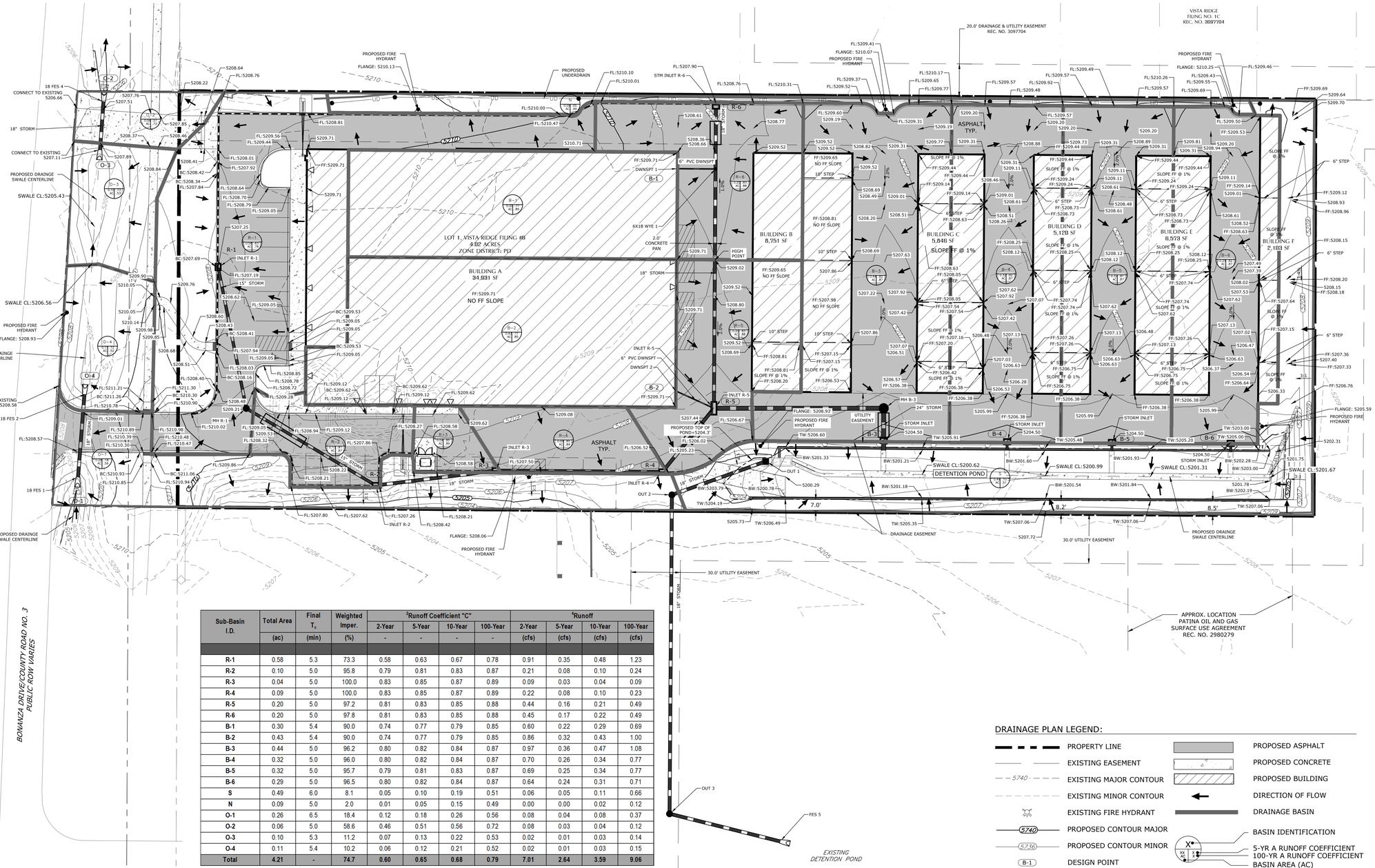
HISTORIC DRAINAGE PLAN

SHEET:
1 OF 1

J:\Carlson Land - 266\266.001.03 Erie Storage\Drawings\Sheets\266.001.01_Erie_HDRP.dwg, 7/24/2019 10:30:18 AM, AutoCAD PDF (General Documentation).pc3

# LOT 1 VISTA RIDGE FILING #6 SUBDIVISION

SITUATED IN SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
4.015 ACRES
SITE PLAN - SP_____ - 2019




| Sub-Basin I.D. | Total Area | Final $T_c$ | Weighted Imper. | [2]Runoff Coefficient "C" | | | | [1]Runoff | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 2-Year | 5-Year | 10-Year | 100-Year | 2-Year | 5-Year | 10-Year | 100-Year |
| | (ac) | (min) | (%) | - | - | - | - | (cfs) | (cfs) | (cfs) | (cfs) |
| **R-1** | 0.58 | 5.3 | 73.3 | 0.58 | 0.63 | 0.67 | 0.78 | 0.91 | 0.35 | 0.48 | 1.23 |
| **R-2** | 0.10 | 5.0 | 95.8 | 0.79 | 0.81 | 0.83 | 0.87 | 0.21 | 0.08 | 0.10 | 0.24 |
| **R-3** | 0.04 | 5.0 | 100.0 | 0.83 | 0.85 | 0.87 | 0.89 | 0.09 | 0.03 | 0.04 | 0.09 |
| **R-4** | 0.09 | 5.0 | 100.0 | 0.83 | 0.85 | 0.87 | 0.89 | 0.22 | 0.08 | 0.10 | 0.23 |
| **R-5** | 0.20 | 5.0 | 97.2 | 0.81 | 0.83 | 0.85 | 0.88 | 0.44 | 0.16 | 0.21 | 0.49 |
| **R-6** | 0.20 | 5.0 | 97.8 | 0.81 | 0.83 | 0.85 | 0.88 | 0.45 | 0.17 | 0.22 | 0.49 |
| **B-1** | 0.30 | 5.4 | 90.0 | 0.74 | 0.77 | 0.79 | 0.85 | 0.60 | 0.22 | 0.29 | 0.69 |
| **B-2** | 0.43 | 5.4 | 90.0 | 0.74 | 0.77 | 0.79 | 0.85 | 0.86 | 0.32 | 0.43 | 1.00 |
| **B-3** | 0.44 | 5.0 | 96.2 | 0.80 | 0.82 | 0.84 | 0.87 | 0.97 | 0.36 | 0.47 | 1.08 |
| **B-4** | 0.32 | 5.0 | 96.0 | 0.80 | 0.82 | 0.84 | 0.87 | 0.70 | 0.26 | 0.34 | 0.77 |
| **B-5** | 0.32 | 5.0 | 95.7 | 0.79 | 0.81 | 0.83 | 0.87 | 0.69 | 0.25 | 0.34 | 0.77 |
| **B-6** | 0.29 | 5.0 | 96.5 | 0.80 | 0.82 | 0.84 | 0.87 | 0.64 | 0.24 | 0.31 | 0.71 |
| **S** | 0.49 | 6.0 | 8.1 | 0.05 | 0.10 | 0.19 | 0.51 | 0.06 | 0.05 | 0.11 | 0.66 |
| **N** | 0.09 | 5.0 | 2.0 | 0.01 | 0.05 | 0.15 | 0.49 | 0.00 | 0.00 | 0.02 | 0.12 |
| **O-1** | 0.26 | 6.5 | 18.4 | 0.12 | 0.18 | 0.26 | 0.56 | 0.08 | 0.04 | 0.08 | 0.37 |
| **O-2** | 0.06 | 5.0 | 58.6 | 0.46 | 0.51 | 0.56 | 0.72 | 0.08 | 0.03 | 0.04 | 0.12 |
| **O-3** | 0.10 | 5.3 | 11.2 | 0.07 | 0.13 | 0.22 | 0.53 | 0.02 | 0.01 | 0.03 | 0.14 |
| **O-4** | 0.11 | 5.4 | 10.2 | 0.06 | 0.12 | 0.21 | 0.52 | 0.02 | 0.01 | 0.03 | 0.15 |
| **Total** | **4.21** | **-** | **74.7** | **0.60** | **0.65** | **0.68** | **0.79** | **7.01** | **2.64** | **3.59** | **9.06** |

DRAINAGE PLAN LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- 5740 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- 5740 PROPOSED CONTOUR MAJOR
- 5736 PROPOSED CONTOUR MINOR
- B-1 DESIGN POINT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- DIRECTION OF FLOW
- DRAINAGE BASIN
- BASIN IDENTIFICATION
- 5-YR A RUNOFF COEFFICIENT
- 100-YR A RUNOFF COEFFICIENT
- BASIN AREA (AC)

NORTH
0 15 30
( IN FEET )

811 Know what's below. Call before you dig.


CIVIL RESOURCES
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

CARLSON ASSOCIATES
P.O. BOX 247
EASTLAKE, CO 80614-0247


LOT 1, VISTA RIDGE FILING #6
SITE PLAN - SP_____ - 2019

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

DESIGNED BY: BZJ DATE: 7/25/2019
DRAWN BY: CAI SCALE: 1"=30'
CHECKED BY: JAB
JOB NO.: 266.001.03
DWG NAME: 266.001.01_Erie_GPDRP.dwg

GRADING AND DRAINAGE PLAN

SHEET: C4.0

The following table summarizes the sanitary sewer demand calculations for the Erie Self Storage project. Calculations are based on the Town of Erie Design Standards and Colorado Department of Public Health and Environment (CDPHE) Regulation 43.

**Table 1: Sanitary Sewer Demand Summary for Erie Self Storage**

| ID | Wastewater Flow Rate | No. of People | Average Daily Flow | | Peaking Factor | Peak Daily Flow | |
|---|---|---|---|---|---|---|---|
| | gal/capita/day | | gal/day | gal/min | | gal/day | gal/min |
| Incubator Employee | 15 | 10 | 150 | 0.10 | 5 | 750 | 0.52 |
| Storage Employee | 15 | 2 | 30 | 0.02 | 5 | 150 | 0.10 |
| Storage Visitor | 5 | 20 | 100 | 0.07 | 5 | 500 | 0.35 |
| Storage Resident Manager | 90 | 4 | 360 | 0.25 | 5 | 1,800 | 1.25 |
| | | | | | | | |
| **Total** | **-** | **-** | **640** | **0.44** | **5** | **3,200** | **2.22** |

The estimated average daily flow demand for the Erie Self Storage project site is 640 gal/day. This constitutes a 3.2% increase in tributary flow to the lift station which has a full build-out capacity of 19,960 gal/day.

Based on a discussion with Doug Camrud, CDPHE, on 7/23/19, CDPHE defers approval of this connection to the Town of Erie. No updated CDPHE Site Approval is needed unless the actual capacity of the lift station is increased. At full build out of the entire tributary area, the pumps may run slightly longer in each cycle than originally intended, but in our professional opinion no physical improvements to the system would be required to accommodate the relatively small amount of additional flow. Therefore, the proposed project is not expected to have an adverse impact on the design/functionality of the existing lift station.

WATER

Sanitary sewer demand was estimated to be 70% of domestic demand. Therefore, the total estimated domestic water demand is 914 gal/day (average flow).

All landscaping on site will be irrigated from the domestic tap. The estimated peak daily irrigation demand is 10 GPM, but irrigation will be run at night so the demand will not be concurrent with domestic demand. The annual irrigation demand, as estimated by the landscape and irrigation designer, is 210,000 gallons per year.

This project will include connection of an offsite water main from the existing stub north of Commons Drive, through the project site, and then north in the Bonanza Drive right of way to Sunset Drive.

Prepared by: Jim Brzostowicz, P.E.

*J:\Carlson Land - 266\266.001.03 Erie Storage\Memos & Reports\Utilities\Memo\Erie Self Storage_Utility Memo_2019-07-23.docx*



FIRST INTEGRITY
TITLE COMPANY

2420 17th Street, 3rd Floor
Denver, CO 80202
Phone: (720) 542-6940 • Fax: (855) 854-5380

**DELIVERY TRANSMITTAL**

| | |
|---|---|
| **DATE:** | **November 29, 2017** |
| **ORDER NUMBER.:** | **00057540-011-CAH** |
| **PROPERTY ADDRESS:** | **2831 Bonanza Dr., Erie, CO 80516** |
| **OWNER:** | **Bonanza Yard, LLC, a Colorado limited liability company** |
| **BUYER:** | **Bonanza 7 - LLC, a Colorado limited liability company** |

**Please review the enclosed/attached material completely and take note of the following terms contained therein:**

**Transmittal: Civil Engineers have been added**
**Revision Number: 2**
**Schedule A: Effective date advanced**
**Schedule B–Section 1-Requirements:**
**Schedule B-Section 2-Exceptions: added Exception 32**

Should you have any questions regarding these materials, please contact First Integrity Title Company at the below phone number.

---

| | | | |
|---|---|---|---|
| **TO:** | **Bonanza 7 - LLC, a Colorado limited liability company**<br>**12460 1st St.**<br>**Eastlake, CO 80614** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | **Scott L Carlson**<br><br><br>**ScottCarlson@carlsonland.net** |
| **TO:** | **Bonanza Yard, LLC, a Colorado limited liability company**<br>**P.O. Box 173**<br>**Hygiene, CO 80533** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | |
| **TO:** | **Civil Resources, LLC**<br>**323 5th St.**<br>**PO Box 680**<br>**Frederick, CO 80530** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | **Jim Brzostowicz, P.E.**<br>**(303) 833-1416**<br><br>**jim@civilresources.com** |
| **TO:** | **Barry Sherman** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | <br><br><br>**barryasherman@icloud.com** |
| **TO:** | **Kent Carlson** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | <br><br><br>**KentCarlson@carlsonland.net** |
| **TO:** | **Ryan Carlson** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | <br><br><br>**RyanCarlson@carlsonland.net** |
| **TO:** | **First Integrity Title Company - RiNo**<br>**2420 17th Street**<br>**3rd Floor**<br>**Denver, CO 80202** | **ATTN:**<br>**PHONE:**<br>**FAX:**<br>**E-MAIL:** | **Carin Hogan**<br>**(720) 542-6940**<br>**(855) 854-5380**<br>**chogan@firstintegritytitle.com** |

*Thank you for giving us the opportunity to provide your closing and settlement services.*

END OF TRANSMITTAL

FIRST INTEGRITY
TITLE COMPANY

2420 17th Street, 3rd Floor
Denver, CO 80202
Phone: (720) 542-6940 • Fax: (855) 854-5380

RE: Buyer(s)/Borrower(s)/Seller(s): Bonanza 7 - LLC, a Colorado limited liability company / Bonanza Yard, LLC, a Colorado limited liability company
Property Address: 2831 Bonanza Dr., Erie, CO 80516
Order Number: 00057540-011-CAH

We appreciate your business and thank you for selecting First Integrity Title Company for your title insurance needs.

Your First Integrity Title Company team is listed below. For all title and closing needs, please contact your Escrow Officer or Escrow Assistant.

Title Officer: **Carin Hogan,** Phone: **(720) 542-6954,** Email: **CarinH@Firstintegritytitle.com**

Please note: We require wired funds for all cash transactions and any funds due over $50,000.00. Please inquire for wire instructions.

We look forward to working with you and hope you have a wonderful day!

Thank You,

First Integrity Title Company



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AMERICAN LAND TITLE ASSOCIATION

# COMMITMENT FOR TITLE INSURANCE

## Issued by

## Chicago Title Insurance Company

*Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.*

*This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.*

*All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.*

*The Company will provide a sample of the policy form upon request.*

*IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.*

Countersigned:

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary



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AMERICAN LAND TITLE ASSOCIATION

# CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*



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AMERICAN LAND TITLE ASSOCIATION

## Chicago Title Insurance Company

## SCHEDULE A

Title Officer: **Carin Hogan**
Escrow No.: **00057540-011-CAH**

1. Effective date: **November 21, 2017**
2. Policy or Policies to be issued:

   (a) Policy: **ALTA 2006 Standard Owner's Policy**

   Policy Amount: **$1,050,667.00**

   Proposed Insured: **Bonanza 7 - LLC, a Colorado limited liability company**

   (b) Policy: **ALTA 2006 Standard Loan Policy**

   Policy Amount: **$0.00**

   Proposed Insured: **TBD**

   (c) Policy: **None**

   Policy Amount: **$0.00**

   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:

   **A FEE SIMPLE**

4. Title to the estate or interest in the land is at the Effective Date vested in:

   **Bonanza Yard, LLC, a Colorado limited liability company ***see Requirement 7*****

5. The land referred to in this Commitment is described as follows:

   **See Exhibit A attached hereto and made a part hereof.**


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PREMIUMS:

| | |
|---|---|
| Owners Policy | 1,440.00 |
| Endorsement 110.1 Deletion 1-4 | 65.00 |



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# LEGAL DESCRIPTION

## EXHIBIT A

The land referred to in this Commitment is situate in the County of Weld, State of Colorado and is described as follows:

**Lot 1,**
**Vista Ridge Filing No. 6, Minor Subdivision,**
**according to plat recorded May 19, 2008 at Reception No. 3555044,**
**County of Weld, State of Colorado.**

For informational purposes only: **2831 Bonanza Dr., Erie, CO 80516**



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# SCHEDULE B – SECTION I

## REQUIREMENTS

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

2. Pay us the premiums fees and charges for the policy.

3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.

6. Receipt by the Company of the appropriate Affidavit and Indemnity executed by the owners of the subject property.

7. Certificate of Good Standing from the Colorado Secretary of State for Bonanza Yard, LLC, a Colorado limited liability company.
   Note: As of the Effective Date of this Commitment the records of the Office of the Colorado Secretary of State disclose the status of Bonanza Yard, LLC as delinquent.

8. A copy of the properly signed and executed Operating Agreement, for Bonanza Yard, LLC, a Colorado limited liability company to be submitted for review.

9. Record a Statement of Authority for Bonanza Yard, LLC, a Colorado limited liability company to provide prima facie evidence of the existence of an entity capable of holding property, and the name of the person authorized to execute instruments affecting title to real property as authorized by C.R.S. §38-30-172.

10. A copy of the properly signed and executed Operating Agreement, for Bonanza 7 - LLC, a Colorado limited liability company to be submitted to Chicago Title Insurance Company for review.

11. Record a Statement of Authority for Bonanza 7 - LLC, a Colorado limited liability company to provide prima facie evidence of the existence of an entity capable of holding property, and the name of the person authorized to execute instruments affecting title to real property as authorized by C.R.S. §38-30-172.

12. Warranty Deed must be sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, item 2(a).

    Note: C.R.S. §38-35-109(2) required that a notation of the purchaser's legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

13. Deed of Trust sufficient to encumber the fee simple estate or interest in the land described or referred to herein for the benefit of the proposed insured, Schedule A, item 2(b).



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## SCHEDULE B – Section I
**(Continued)**

14. An ALTA/NSPS Land Survey sufficient in content and form and certified to **both** First Integrity Title Company and Chicago Title Insurance Company, must be furnished to the Company. Exception will be taken to adverse matters disclosed thereby.

15. Evidence satisfactory to the company that all assessments imposed by The Vista Ridge Metropolitan District have been paid. (see Exception 31)

NOTE: ALL CONVEYANCES (DEEDS) SUBJECT TO THE DOCUMENTARY FEE SUBMITTED TO THE COUNTY CLERK AND RECORDER FOR RECORDATION MUST BE ACCOMPANIED BY A REAL PROPERTY TRANSFER DECLARATION. THIS DECLARATION MUST BE COMPLETED AND SIGNED BY THE GRANTOR (SELLER OR GRANTEE (BUYER).

NOTE: IF THE SALES PRICE OF THE SUBJECT PROPERTY EXCEEDS $100,000.00, THE SELLER SHALL BE REQUIRED TO COMPLY WITH THE DISCLOSURE OR WITHHOLDING PROVISIONS OF C.R.S. §39-22.604.5 (non-resident withholding).

NOTE: EFFECTIVE SEPTEMBER 1, 1997, CRS 30-10-406 REQUIRES THAT ALL DOCUMENTS RECEIVED FOR RECORDING OR FILING IN THE CLERK AND RECORDER'S OFFICE SHALL CONTAIN A TOP MARGIN OF AT LEAST ONE INCH AND A LEFT, RIGHT AND BOTTOM MARGIN OF AT LEAST ONE-HALF OF AN INCH. THE CLERK AND RECORDER MAY REFUSE TO RECORD OR FILE ANY DOCUMENT THAT DOES NOT CONFORM.


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## SCHEDULE B – SECTION II

## EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not show by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

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. Taxes for the current year, including all taxes now or heretofore assessed, due, or payable.

8. Any existing leases or tenancies.

9. Rights of way for County Roads 30 feet on either side of Section and Township lines, as established by the Board of County Commissioners for Weld County recorded October 14, 1889 in Book 86 at Page 273.

10. An undivided 50% interest in all oil, gas and other minerals as reserved by Stanley A. Zimmerman and Leone M. Zimmerman in Deed recorded June 27, 1972 in Book 670 at Reception No. 1592499, and any and all assignments thereof or interests therein.

11. An Oil and Gas Lease, from Lyle J. and Betty L. Picraux as Lessor(s) to Petrogulf Energy Company as Lessee(s) dated August 20, 1981, recorded September 18, 1981 in Book 947 at Reception No. 1868894, and any and all assignments thereof or interests therein.

12. An Oil and Gas Lease, from Stanley A. Zimmerman and Leone M. Zimmerman as Lessor(s) to Petrogulf Energy Company as Lessee(s) dated October 29, 1981, recorded November 16, 1981 in Book 953 at Reception No. 1874598, and any and all assignments thereof or interests therein.

13. Notice concerning underground facilities of United Power, Inc., formerly Union Rural Electric Association, Inc., recorded January 24, 1991 in Book 1288 at Reception No. 2239296.

14. Right of way for Colorado State Highway No.7 as conveyed to Weld County, Colorado in Deed recorded January 20, 1943 in Book 1104 at Page 388.

15. The effect of Picraux Unit Development Plan recorded February 12, 1980 at Reception No. 1816705.



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## SCHEDULE B – Section II
**(Continued)**

16. The effect of a document entitled "Certificate of Organization for the Northwest Parkway Public Highway Authority" recorded June 30, 1999 at Reception No. 2703636 and re-recorded November 19, 1999 at Reception No. 2733705.

17. Ordinance Zoning the Vista Ridge Annexation to Planned Development (PD), recorded August 30, 2000 at Reception No. 2790549.

18. Ordinance Annexing Vista Ridge into the Town of Erie recorded August 30, 2000 at Reception No. 2790550.

19. The effect of Annexation Maps recorded September 15, 2000 at Reception Nos. 2793937, 2793938, 2793939.

20. Terms, conditions, provisions, agreements and obligations specified under the Vista Ridge Annexation Agreement by and between Vista Ridge Development Corporation, et al and The Town of Erie, Colorado recorded September 15, 2000 at Reception No. 2793930 and re-recorded December 8, 2000 at Reception No. 2812291.

21. Any assessment or lien of Vista Ridge Metropolitan District, as disclosed by the instrument recorded January 8, 2001 at Reception No. 2817763.

22. The effect of Vista Ridge Development Plan recorded September 15, 2000 at Reception No. 2793940; General Development Plan Minor Amendment No. 1 recorded February 27, 2002 at Reception No. 2928673; Vista Ridge Development Plan Amendment No. 3 recorded September 4, 2007 at Reception No. 3501718; Vista Ridge Development Plan Amendment March 3, 2011 at Reception No. 3753956; Vista Ridge Development Plan Amendment No. 5 recorded November 26, 2012 at Reception No. 3890727 and Vista Ridge Development Plan Amendment No. 6 recorded November 25, 2013 at Reception No. 3980214.

23. Terms conditions, provisions and obligations as set forth in Development Agreement between the Town of Erie, Vista Ridge Metropolitan District and Vista Ridge Development Corporation, a Colorado Corporation recorded December 4, 2001 at Reception No. 2905896.

24. Inclusion of subject property into North Metro Fire Protection District by Order recorded October 30, 2001 at Reception No. 2895963.

25. Easements, notes, conditions and provisions as set forth on the Plat of Vista Ridge Filing No. 6 Minor Subdivision recorded May 19, 2008 at Reception No. 3555044.

26. Terms, Conditions, Provisions and Obligations contained in Surface Use Agreement between Patina Oil and Gas and County Road 3 Investors, LLC dated August 14, 2002 recorded August 21, 2002 at Reception No. 2980279.

27. The effect of Notices regarding the imposition of Development Fees recorded September 20, 2010 at Reception No. 3719463, March 16, 2012 at Reception No. 3832301, May 21, 2013 at Reception No. 3933756, March 18, 2014 at Reception No. 4002991, March 14, 2014 at Reception No. 4061805.

28. An easement and right of way for utilities and incidental purposes granted to United Power, Inc. by the instrument recorded on November 6, 2002 at Reception No. 3002912.

29. Terms, conditions, provisions, agreements and obligations specified under the Lease Agreement recorded on August 21, 2002 at Reception No. 2980278.


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AMERICAN LAND TITLE ASSOCIATION

## SCHEDULE B – Section II
**(Continued)**

30. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Weld County Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property.

    a. Mountain Bell Telephone Company, recorded October 1, 1981 in Book 949 at Reception No. 1870705.

    b. Colorado Interstate Gas Company, recorded August 31, 1984 in Book 1041 at Reception No. 1979784.

    c. Associated Natural Gas, Inc., recorded April 10, 1989 in Book 1229 at Reception No. 2175917.

31. Notice regarding System Development Fees and the terms, conditions and obligations disclosed therein recorded July 21, 2016 at Reception No. 4221172.

32. Terms, conditions, provisions, assessments and obligatory fees set forth in Resolution No. 2016-11-02 for The Vista Ridge Metropolitan District recorded February 16, 2017 at Reception No. 4279108.



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AMERICAN LAND TITLE ASSOCIATION

NOTE: COLORADO DIVISION OF INSURANCE REGULATION 3-5-1, SECTION 7, PARAGRAPH E, REQUIRES THAT "EVERY TITLE ENTITY SHALL BE RESPONSIBLE FOR ALL MATTERS WHICH APPEAR OF RECORD PRIOR TO THE TIME OF RECORDING WHENEVER THE TITLE ENTITY CONDUCTS THE CLOSING (AND SETTLEMENT SERVICE THAT IS IN CONJUNCTION WITH ITS ISSUANCE OF AN OWNERS POLICY OF TITLE INSURANCE) AND IS RESPONSIBLE FOR RECORDING OR FILING OF LEGAL DOCUMENTS RESULTING FROM THE TRANSACTION WHICH WAS CLOSED."

NOTE: EXCEPTION NO. 4 OF SCHEDULE B, SECTION 2 OF THIS COMMITMENT MAY BE DELETED FROM THE OWNER'S POLICY TO BE ISSUED HEREUNDER UPON COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. THE LAND DESCRIBED IN SCHEDULE A OF THIS COMMITMENT MUST BE A SINGLE FAMILY RESIDENCE, WHICH INCLUDES A CONDOMINIUM OR TOWNHOUSE UNIT.

B. NO LABOR OR MATERIALS MAY HAVE BEEN FURNISHED BY MECHANICS OR MATERIALMEN FOR PURPOSE OF CONSTRUCTION ON THE LAND DESCRIBED IN SCHEDULE A OF THIS COMMITMENT WITHIN THE PAST 13 MONTHS.

C. THE COMPANY MUST RECEIVE AN APPROPRIATE AFFIDAVIT INDEMNIFYING THE COMPANY AGAINST UNFILED MECHANIC'S AND MATERIALMEN'S LIENS.

D. ANY DEVIATION FROM CONDITIONS A THROUGH C ABOVE IS SUBJECT TO SUCH ADDITIONAL REQUIREMENTS OR INFORMATION AS THE COMPANY MAY DEEM NECESSARY, OR, AT ITS OPTION, THE COMPANY MAY REFUSE TO DELETE THE EXCEPTION.

NOTE: THE FOLLOWING DISCLOSURES ARE HEREBY MADE PURSUANT TO SECTION C.R.S. §10-11-122:

A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;

B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT; AND

C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

NOTE: ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION VESTING IN THE INSURED THE ESTATE OR INTEREST INSURED BY THE POLICY TO BE ISSUED HEREUNDER, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY OR SIMILAR CREDITOR'S RIGHTS LAWS.

NOTE: SHOULD THE TITLE SEARCH AND EXAMINATION DISCLOSE A SEVERANCE OF THE MINERAL ESTATE FROM THE SURFACE ESTATE, THE FOLLOWING WILL BE ADDED TO SCHEDULE B- SECTION 2 EXCEPTIONS: THERE IS RECORDED EVIDENCE THAT ONE OR MORE MINERAL ESTATES HAS BEEN SEVERED, LEASED OR OTHERWISE CONVEYED FROM THE SURFACE ESTATE OF THE SUBJECT PROPERTY DESCRIBED IN SCHEDULE A OF THIS COMMITMENT, AND THERE IS A SUBSTANTIAL LIKELIHOOD THAT A THIRD PARTY HOLDS SOME OR ALL OF THE OWNERSHIP INTERST IN OIL, GAS OR OTHER MINERALSS OR GEOTHERMAL ENERGY IN THE SUBJECT PROPERTY. SUCH MINERAL ESTATE MAY INCLUDE THE RIGHT TO ENTER AND USE THE SURFACE OF SUBJECT PROPERTY WITHOUT THE SURFACE OWNER'S PERMISSION.

## FIDELITY NATIONAL FINANCIAL

## PRIVACY NOTICE

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.



72C101 (6/06)**Copyright American Land Title Association. All rights reserved.** The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

| | |
|---|---|
| **Types of Information Collected.** You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications. | **How Information is Collected.** We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience. |
| **Use of Collected Information.** We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes. | **When Information Is Disclosed.** We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined. |
| **Choices With Your Information.** Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us. | **Information From Children.** We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children. |
| **Privacy Outside the Website.** We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites. | **International Users.** By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice. |
| **The California Online Privacy Protection Act.** Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites. | |
| **Your Consent To This Privacy Notice**. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice. | **Access and Correction; Contact Us.** If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice. |

# FIDELITY NATIONAL FINANCIAL, INC.
# PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

## Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

## How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

## Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

## When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and

- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

**Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law
- enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court
- orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

**Information From Children**

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

**Privacy Outside the Website**

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

**International Users**

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

**The California Online Privacy Protection Act**

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

### Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

### Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

FIRST INTEGRITY
TITLE COMPANY

2420 17th Street, 3rd Floor
Denver, CO 80202
Phone: (720) 542-6940 • Fax: (855) 854-5380

# Privacy Policy

**Committed to Protecting Customer Information**
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information-particularly any personal or financial information. You have a right to know how we will utilize the personal information you provide to us. Therefore, First Integrity Title Company has adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

**Types of Information**
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our agents, or others; and
- Information we receive from a consumer-reporting agency.

**Use of Information**
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (I) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

**Former Customers**
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

3555044 05/19/2008 01:53P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

# VISTA RIDGE FILING NO. 6

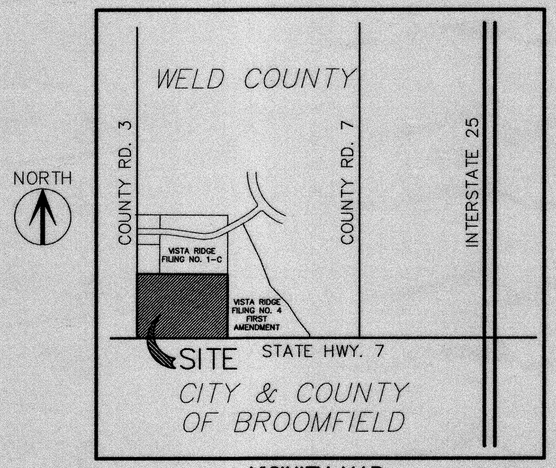
## MINOR SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

1 LOT & 1 TRACT 27.11 ACRES

MS07-005

SHEET 1 OF 2




VICINITY MAP
1" = 1000'

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE NORTH 00°15'14" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 124.95 FEET;

THENCE SOUTH 89°44'46" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3 AS ESTABLISHED BY THE WELD COUNTY BOARD OF COUNTY COMMISSIONERS ROAD PETITION AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 86 AT PAGE 273 AND THE **POINT OF BEGINNING;**

THENCE NORTH 00°15'14" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3, ALONG A LINE THIRTY (30.00) FEET EASTERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 865.95 FEET TO A LINE 330 FEET SOUTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE SOUTH 89°34'35" EAST ALONG SAID LINE, A DISTANCE OF 1289.93 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE SOUTH 00°08'41" WEST ALONG SAID EAST LINE, A DISTANCE OF 915.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7;

THENCE NORTH 89°38'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A LINE SEVENTY-FIVE (75.00) FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 684.51 FEET;

THENCE NORTH 89°35'24" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A LINE SEVENTY-FIVE (75.00) FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 557.76 FEET;

THENCE NORTH 44°18'19" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.41 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 27.11 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **VISTA RIDGE FILING NO. 6 MINOR SUBDIVISION.** THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

### OWNER'S SIGNATURE

COUNTY ROAD 3 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: 5-2-2008

NAME: Andy Chaikovsky

TITLE: Manager

### ACKNOWLEDGMENT

STATE OF COLORADO )
) SS
COUNTY OF Denver )

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 2008

BY Andy Chaikovsky AS Manager OF COUNTY ROAD 3 INVESTORS, LLC,

A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

Amy Dalley
Notary Public
State of Colorado

MY COMMISSION EXPIRES 4/22/14

### TITLE VERIFICATION CERTIFICATE

WE, SECURITY TITLE GUARANTY COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

SECURITY TITLE GUARANTY COMPANY

BY: John F. Ellis DATE: May 1, 2008

NAME: John F. Ellis

TITLE: Vice President

### ACKNOWLEDGMENT

STATE OF COLORADO )
) SS.
COUNTY OF DENVER )

ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF MAY, 2008

BY JOHN F. ELLIS AS VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

NOTARY PUBLIC KATHY CRAIG STATE OF COLORADO

MY COMMISSION EXPIRES: 4-20-11

My Commission Expires 04/20/2011

| TRACT SUMMARY TABLE | | | |
|---|---|---|---|
| TRACT | OWNERSHIP | MAINTENANCE | USE |
| TRACT A | COUNTY ROAD 3 INVESTORS, LLC | COUNTY ROAD 3 INVESTORS, LLC | VACANT |

### NOTES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266-0970D, PANEL 970 OF 1075 DATED SEPTEMBER 28, 1990, THIS PLAT DOES NOT LIE WITHIN THE THE 100-YEAR FLOOD PLAIN LIMITS.
4. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR NORTH 00°15'14" EAST AND IS MONUMENTED AS SHOWN HEREON.
5. SECURITY TITLE GUARANTY COMPANY COMMITMENT NO. S0248571, DATED OCTOBER 29, 2007 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY CARROLL & LANGE, INC. FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.
6. THIS PLAT IS IN COMPLIANCE WITH FEDERAL AVIATION REGULATION PART 77. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING ABOVE THIS PROPERTY. AIRCRAFT MAY CROSS ABOVE THE PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF THE PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS CONDUCTED IN ACCORDANCE WITH FAA REGULATIONS.
7. LOT AND BLOCK MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).

| LAND SUMMARY CHART | | |
|---|---|---|
| TYPE | AREA | % OF TOTAL AREA |
| LOT 1 | 4.02 ACRES | 15% |
| TRACT A | 23.09 ACRES | 85% |
| TOTAL | 27.11 ACRES | 100% |

### SURVEYOR CERTIFICATE

I, KENNETH R. SHORT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 05, 2007, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN SUBDIVISION REGULATIONS.

I, ATTEST THE ABOVE ON THIS 28th DAY OF April, 200 8

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR KENNETH R. SHORT 28286

KENNETH R. SHORT 4/28/08
FOR AND ON BEHALF OF CARROLL & LANGE, INC.
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 28286

### CONDITIONS OF APPROVAL

**1. ONSITE IMPROVEMENTS**

PRIOR TO ANY DEVELOPMENT ON EITHER LOT 1 OR TRACT A, A COMPREHENSIVE DRAINAGE AND UTILITY STUDY WILL BE NECESSARY. WHICH EVER PROPERTY DEVELOPS FIRST WILL COMPLETE THE STUDIES, AND THE OTHER PROPERTY WILL COOPERATE AND PROVIDE EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES.

**2. OFFSITE IMPROVEMENTS**

OFFSITE UTILITIES AND DRAINAGE IMPROVEMENTS MAY BE NEEDED FOR DEVELOPMENT. THE COST FOR OFFSITE IMPROVEMENTS WILL BE SHARED BY BOTH LOT 1 AND TRACT A. WHICHEVER PROPERTY DEVELOPS FIRST WILL BE RESPONSIBLE FOR THE IMPROVEMENTS AND THE OTHER PROPERTY WILL BE RESPONSIBLE FOR REIMBURSEMENT. THE REIMBURSEMENT AGREEMENT WILL BE BETWEEN THE TWO PROPERTIES. THE TOWN WILL NOT BE RESPONSIBLE FOR IMPLEMENTING A REIMBURSEMENT AGREEMENT BETWEEN THE TWO PROPERTIES. IF OFFSITE IMPROVEMENTS BENEFIT OTHER PROPERTIES BESIDES OWNER, THE REIMBURSEMENT WILL BE IDENTIFIED IN A FUTURE DEVELOPMENT AGREEMENT.

**3. RIGHT-OF-WAY DEDICATION**

THE OWNER OF LOT 1 SHALL DEED TO THE TOWN OF ERIE, BY SPECIAL WARRANTY DEED, UP TO TEN (10) FEET OF ADDITIONAL RIGHT-OF-WAY FOR BONANZA DRIVE (WCR 3) WITHIN SIXTY (60) DAYS FOLLOWING A WRITTEN REQUEST BY THE TOWN.

### COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED WITH THE CONDITIONS OF APPROVAL LISTED, BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS 16th DAY OF MAY, 2008.

_____
COMMUNITY DEVELOPMENT DIRECTOR

_____
PUBLIC WORKS DIRECTOR

### RECORDER'S CERTIFICATE

STATE OF COLORADO )
) SS.
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY ON THIS _____ DAY OF _____

200__, A.D. AND WAS RECORDED AT RECEPTION NO. _____.

_____
COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

**OWNER/DEVELOPER**
County Road 3 Investors, LLC
7887 E. Belleview Ave., Suite 825
Englewood, Colorado 80111
(303) 920-9400

**ENGINEER/SURVEYOR**
Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

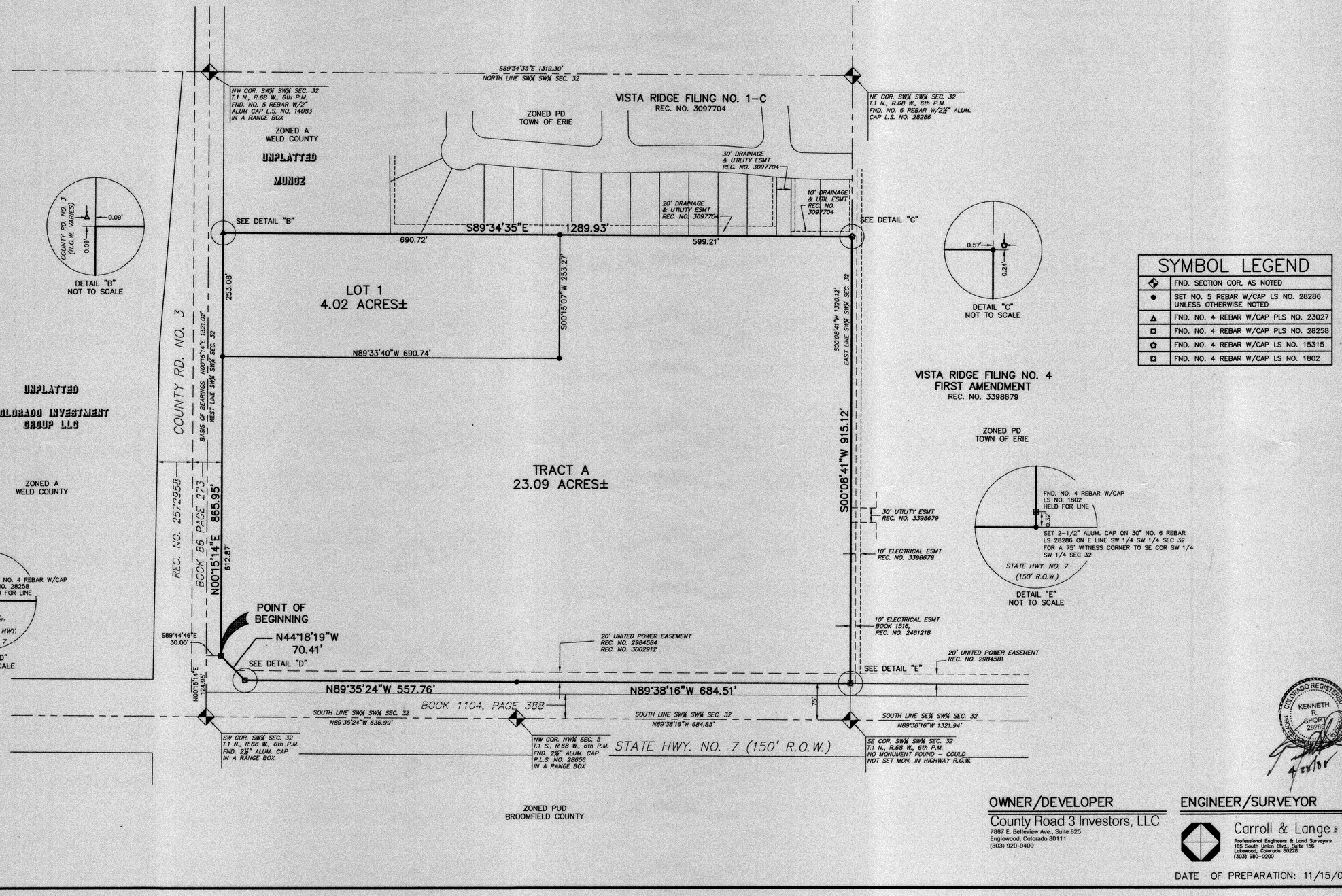
DATE OF PREPARATION: 11/15/07

3555044 05/19/2008 01:53P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

# VISTA RIDGE FILING NO. 6

## MINOR SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE,
COUNTY OF WELD, STATE OF COLORADO
1 LOT & 1 TRACT 27.11 ACRES
MS07-005
SHEET 2 OF 2




## SYMBOL LEGEND

| | |
|---|---|
| ◈ | FND. SECTION COR. AS NOTED |
| ● | SET NO. 5 REBAR W/CAP LS NO. 28286 UNLESS OTHERWISE NOTED |
| ▲ | FND. NO. 4 REBAR W/CAP PLS NO. 23027 |
| ■ | FND. NO. 4 REBAR W/CAP PLS NO. 28258 |
| ✿ | FND. NO. 4 REBAR W/CAP LS NO. 15315 |
| ⊠ | FND. NO. 4 REBAR W/CAP LS NO. 1802 |

REPORTER COPY

**OWNER/DEVELOPER**
County Road 3 Investors, LLC
7887 E. Belleview Ave., Suite 825
Englewood, Colorado 80111
(303) 920-9400

**ENGINEER/SURVEYOR**
Carroll & Lange Inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

COLORADO REGISTERED KENNETH D. SHORT 28286 LAND SURVEYOR
4/22/08

DATE OF PREPARATION: 11/15/07

2793940 09/15/2000 10:34A JA Suki Tsukamoto
1 of 9 R 90.00 D 0.00 Weld County CO

# VISTA RIDGE

# Development Plan

## OWNERS CERTIFICATE.

Vista Ridge Development Corporation

PARCEL 3A
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 32 LIES S 00°15'25" W, 2641.43 FEET;
THENCE ALONG THE NORTH LINE OF SAID NORHTWEST QUARTER S 89°25'45" E, 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°25'45" E, 2592.77 FEET TO THE NORTH QUARTER CORNER OF SECTION 32;
THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S 00°01'05" W, 2636.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE ALONG SOUTH LINE OF SAID NORTHWEST QUARTER N 89°32'28" W, 2603.73 FEET;
THENCE N 00°15'25" E, 2641.37 FEET, PARALLEL WITH AND 30 FEET DISATANT EASTERLY FROM THE WEST LINE OF SAID NORTHWEST QUARTER, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING PARCEL 3B:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE S00°01'05"W, 826.38 FEET;
THENCE N89°58'55"W, 534.54 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED PARCEL 3B:
THENCE S30°21'43"E, 46.79 FEET;
THENCE 41.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 266.19 FEET, A CENTRAL ANGLE OF 08°58'16" AND A CHORD BEARING S16°56'06"W, 41.64 FEET;
THENCE 506.23 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 401.79 FEET, A CENTRAL ANGLE OF 72°11'20" AND A CHORD BEARING S23°38'42"E, 473.40 FEET;
THENCE S49°35'59"W, 383.72 FEET;
THENCE S06°44'55"W, 72.23 FEET;
THENCE 48.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 515.50 FEET, A CENTRAL ANGLE OF 05°21'15" AND A CHORD BEARING S32°07'42"E, 48.15 FEET;
THENCE S48°49'33"W, 280.36 FEET;
THENCE 272.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 369.93 FEET, A CENTRAL ANGLE OF 42°15'13" AND A CHORD BEARING N53°53'01"W, 266.67 FEET;
THENCE 299.92 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 58°09'09" AND A CHORD BEARING N45°56'03"W, 287.21 FEET;
THENCE 238.07 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 299.58 FEET, A CENTRAL ANGLE OF 45°31'54" AND A CHORD BEARING N39°37'25"W, 231.85 FEET;
THENCE 21.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°33'41" AND A CHORD BEARING N21°06'31"W, 19.79 FEET;
THENCE 297.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°00'34" AND A CHORD BEARING N08°40'02"E, 295.18 FEET;
THENCE N66°03'32"E, 131.96 FEET;
THENCE N40°59'54"E, 212.28 FEET;
THENCE 282.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 827.00 FEET, A CENTRAL ANGLE OF 19°35'23" AND A CHORD BEARING N88°29'40"E, 281.38 FEET;
THENCE 278.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 622.00 FEET, A CENTRAL ANGLE OF 25°38'05" AND A CHORD BEARING S88°28'59"E, 275.97 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 16.41 ACRES THE NET ACREAGE EQUALING 140.99 ACRES.

PARCEL 6A:
A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 89°56'22" W, 2651.05 FEET;
THENCE ALONG EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 S 00°10'19" W, 1248.07 FEET; THENCE N 89°31'49" W, 501.43 FEET;
THENCE S 00°10'19" W, 1328.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COLORADO STATE HIGHWAY 7, BEING 75.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33;
THENCE ALONG SAID RIGHT OF WAY LINE, PARALLEL WITH AND 75.00 NORTH OF SAID SOUTH LINE N 89°31'49" W, 1131.64 FEET;
THENCE N 00°12'01" W, 2564.14 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33;
THENCE ALONG SAID NORTH LINE S 89°56'22" E, 926.68 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF THE COMMUNITY DITCH;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE COURSES:
1. N 26°12'11" E, 230.68 FEET;
2. N 40°35'40" E, 152.69 FEET;
3. N 60°19'52" E, 343.26 FEET;
4. N 56°40'56" E, 204.52 FEET;
5. N 39°43'56" E, 86.58 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33; THENCE ALONG SAID WEST LINE S 00°13'41" W, 672.53 FEET TO THE POINT OF BEGINNING, CONTAINING 88.18 ACRES.

PARCEL 6B:
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 89°56'22" W, 2651.05 FEET;
THENCE ALONG NORTH LINE OF SOUTHEAST QUARTER OF SECTION 33 S 89°55'59" E, 139.00 FEET;
THENCE S 00°30'37" E, 2578.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY FOR COLORADO STATE HIGHWAY 7, BEING 75.00 FEET NORTHERLY OF THE SOUTH QUARTER CORNER OF SECTION 33;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, PARALLEL WITH AND 75.00 NORTH OF THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 33 N 89°31'49" W, 169.70 FEET;
THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 N 00°10'19" E, 2576.78 FEET TO THE POINT OF BEGINNING, CONTAINING 9.13 ACRES.

Executed this 7 day of September A.D. 2000

Owner Andy Chaikovsky, President

State of Colorado )
) SS
County of Denver )
The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.
Witness My Hand and Seal
My commision expires 3-13-2002
Notary Public

## OWNERS CERTIFICATE.

Allan E. Pezolt, Revocable Living Trust

PARCEL 4:
A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE NORTHWEST CORNER OF SECTION LIES N 89°25'45" W, 2622.77 FEET;
THENCE ALONG NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 S 89°26'11" E, 1311.44 FEET;
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 S 00°03'28" E, 1317.34 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER S 89°28'28" E, 1273.94 FEET TO A POINT 40.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32;
THENCE PARALLEL WITH SAID EAST LINE OF NORTHEAST QUARTER S 00°12'01" E, 1316.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 32;
THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER S 89°30'44" E, 40.00 FEET TO THE EAST QUARTER CORNER OF SECTION 32;
THENCE ALONG EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 S 00°12'01" E, 1316.50 FEET;
THENCE ALONG SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32 N 89°34'11" W, 1978.75 FEET;
THENCE ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 N 00°01'20" E, 659.22 FEET;
THENCE ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 N 89°32'28" W, 658.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32;
THENCE ALONG SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 N 89°33'43" W, 659.06 FEET;
THENCE ALONG EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION S 00°05'30" W, 659.79 FEET;
THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 00°05'30" W, 1244.57 FEET TO A POINT 75.00 FEET DISTANT NORTHERLY OF SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32;
THENCE PARALLEL WITH AND 75.00 NORTH OF SOUTH LINE OF THE SOUTHWEST QUARTER N 89°37'27" W, 660.86 FEET;
THENCE ALONG WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 N 00°05'30" E, 2565.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION;
THENCE ALONG SAID NORTH LINE S 89°32'28" E, 1316.87 FEET TO THE CENTER QUARTER CORNER OF SECTION 32;
THENCE ALONG WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32 N 00°01'05" E, 2636.37 FEET TO THE POINT OF BEGINNING, CONTAINING 236.61 ACRES.

PARCEL 5:
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTHEAST CORNER OF SECTION 32 LIES S 89°37'38" E, 2643.78 FEET;
THENCE ALONG EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 N 00°02'14" E, 75.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY 7, BEING PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 N 89°37'27" W, 660.86 FEET;
THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 N 00°05'30" E, 1244.57 FEET;
THENCE ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 N 00°05'30" W, 659.79 FEET;
THENCE ALONG NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 89°33'43" E, 659.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 S 89°32'28" E, 658.90 FEET;
THENCE ALONG EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 S 00°01'20" E, 659.22 FEET;
THENCE ALONG SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION N 89°34'11" W, 659.58 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTION 32;
THENCE ALONG EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 00°02'14" W, 1244.10 FEET TO THE POINT OF BEGINNING, CONTAINING 38.83 ACRES.

Executed this 22nd day of August A.D. 2000

Owner Allan E. Pezolt

State of Colorado )
) SS
County of El Paso )
The foregoing certificate of ownership was acknowledged before me this 23 day of Aug A.D. 2000
Witness My Hand and Seal
My commision expires 11-22-2003
Notary Public

## OWNERS CERTIFICATE.

Vista Ridge L.L.C.

PARCEL 9:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 00°23'16" E, 2631.23 FEET;
THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER N 00°23'16" E, 75.00 FEET;
THENCE PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST QUARTER S 89°31'49" E, 460.64 FEET TO THE POINT OF BEGINNING;
THENCE N 00°23'16" E, 1134.67 FEET;
THENCE S 89°31'49" E, 460.68 FEET;
THENCE S 00°23'16" W, 1134.67 FEET;
THENCE N 89°31'49" W, 460.68 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES

Executed this 7 day of Sept A.D. 2000

Owner BARRY L TALLEY MANAGER

State of Colorado )
) SS
County of Denver )
The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.
Witness My Hand and Seal
My commision expires 12-18-2002
Notary Public

## OWNERS CERTIFICATE.

Kenneth Johnston and Linda Johnston

PARCEL 3B:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 32 LIES S 00°15'25" W, 2641.43 FEET;
THENCE ALONG THE NORTH LINE OF SAID NORHTWEST QUARTER S 89°25'45" E, 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°25'45" E, 2592.77 FEET TO THE NORTH QUARTER CORNER OF SECTION 32;
THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S 00°01'05" W, 2636.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE ALONG SOUTH LINE OF SAID NORTHWEST QUARTER N 89°32'28" W, 2603.73 FEET;
THENCE N 00°15'25" E, 2641.37 FEET, PARALLEL WITH AND 30 FEET DISATANT EASTERLY FROM THE WEST LINE OF SAID NORTHWEST QUARTER, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING PARCEL 3B:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE S00°01'05"W, 826.38 FEET;
THENCE N89°58'55"W, 534.54 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED PARCEL 3B:
THENCE S30°21'43"E, 46.79 FEET;
THENCE 41.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 266.19 FEET, A CENTRAL ANGLE OF 08°58'16" AND A CHORD BEARING S16°56'06"W, 41.64 FEET;
THENCE 506.23 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 401.79 FEET, A CENTRAL ANGLE OF 72°11'20" AND A CHORD BEARING S23°38'42"E, 473.40 FEET;
THENCE S49°35'59"W, 383.72 FEET;
THENCE S06°44'55"W, 72.23 FEET;
THENCE 48.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 515.50 FEET, A CENTRAL ANGLE OF 05°21'15" AND A CHORD BEARING S32°07'42"E, 48.15 FEET;
THENCE S48°49'33"W, 280.36 FEET;
THENCE 272.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 369.93 FEET, A CENTRAL ANGLE OF 42°15'13" AND A CHORD BEARING N53°53'01"W, 266.67 FEET;
THENCE 299.92 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 58°09'09" AND A CHORD BEARING N45°56'03"W, 287.21 FEET;
THENCE 238.07 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 299.58 FEET, A CENTRAL ANGLE OF 45°31'54" AND A CHORD BEARING N39°37'25"W, 231.85 FEET;
THENCE 21.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°33'41" AND A CHORD BEARING N21°06'31"W, 19.79 FEET;
THENCE 297.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°00'34" AND A CHORD BEARING N08°40'02"E, 295.18 FEET;
THENCE N66°03'32"E, 131.96 FEET;
THENCE N40°59'54"E, 212.28 FEET;
THENCE 282.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 827.00 FEET, A CENTRAL ANGLE OF 19°35'23" AND A CHORD BEARING N88°29'40"E, 281.38 FEET;
THENCE 278.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 622.00 FEET, A CENTRAL ANGLE OF 25°38'05" AND A CHORD BEARING S88°28'59"E, 275.97 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 16.41 ACRES THE NET ACREAGE EQUALING 140.99 ACRES.

Executed this 2nd day of August A.D. 2000

Owner Kenneth Johnston, Linda Johnston

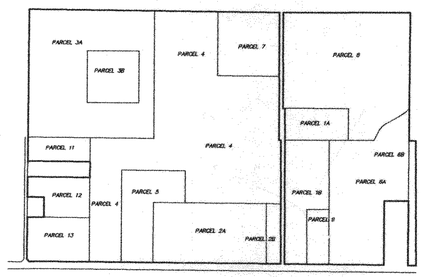
State of Colorado )
) SS
County of Weld )
The foregoing certificate of ownership was acknowledged before me this 2nd day of August A.D. 2000
Witness My Hand and Seal Norma J. Crnic
My commision expires 5/19/01
Notary Public

NORMA J. CRNIC
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires May 19, 2001

Executed this____day of___A.D. 20___

Owner

State of Colorado )
) SS
County of )
The foregoing certificate of ownership was acknowledged before me this____day of___A.D. 20___.
Witness My Hand and Seal
My commision expires
Notary Public




PARCELS INDEX MAP
not to scale

## PLANNING & ZONING COMMISION CERTIFICATE.

Approved by the Erie PLanning & Zoning Commision this 15th day of Feb A.D., 2000

David L. Johnson
Chairman

Nassie A. Sawyer
Planning & Zoning Commision Secretary

## BOARD OF TRUSTEES CERTIFICATE.

Approved by the Erie Board of Trustees this 22nd day of Feb A.D., 2000

Mayor

Attest:
Town Clerk

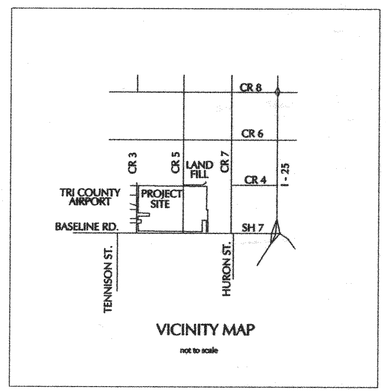
TOWN OF ERIE CORPORATE SEAL COLORADO

## RECORDER'S CERTIFICATE

This Development Plan was filed for record in the office of the County Clerk and Recorder of Weld County at_____o'clock,_____M., on the _____day of _____A.D., 20___, in the book _____page,____, map_____, reception no. _____.

Weld County Clerk and Recorder

by:
Deputy




VICINITY MAP
not to scale

Recorded as
CONFORMED COPY

NUSZER KOPATZ
urban design associates
1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
mainbox@nuszer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
(303) 850-9700
(303) 850-9797 fax

Vista Ridge
Erie, Colorado

PROJECT: 99011
DRAWN BY: BW
CHECK BY: CK
ISSUE DATE: 6.29.00
REVISIONS:

SHEET TITLE
Cover Sheet

SHEET NUMBER
1 of 9

U:\Vista Ridge\Submittals\Coversheets_06-26-00.dwg Tue Aug 22 08:38:59 2000 Copyright 2000: Nuszer Kopatz, Inc.

PURPORTED COPY

2793940 09/15/2000 10:34A JR Suki Tsukamoto
2 of 9 R 90.00 D 0.00 Weld County CO

# VISTA RIDGE

# Development Plan

NUSZER KOPATZ
urban design associates
1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
mainbox@nuszer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
(303) 850-9700
(303) 850-9797 fax

## OWNERS CERTIFICATE.

Rory K. Ladwig and Reese Ladwig

PARCEL 11:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTHWEST CORNER OF SECTION 32 LIES S 00°1'12" W, 2641.98 FEET;
THENCE S89°32'28"E, 30.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S89°32'28"E 1,286.87 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
THENCE S00°08'45"W, 495.01 FEET ALONG SAID EAST LINE;
THENCE N89°32'28"W, 1,287.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3;
THENCE N00°15'12"E, 495.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 14.63 ACRES.

Executed this 29 day of 08 A.D. 2000

Rose K. Ladwig
Owner

State of Colorado )
) SS
County of Adams )
The foregoing certificate of ownership was acknowledged before me this 29 day of 08 A.D. 2000

Witness My Hand and Seal _____
My commision expires 3-16-02
Notary Public Debra D. Severini

NOTARY PUBLIC DEBRA D. SEVERINI STATE OF COLORADO

Executed this 30 day of 8 A.D. 2000

Owner

State of Colorado ) Washington
) SS
County of ) Snohomish
The foregoing certificate of ownership was acknowledged before me this 30 day of 8 A.D. 2000

Witness My Hand and Seal Heather Nelson
My commision expires 7-17-2002
Notary Public

## OWNERS CERTIFICATE.

Ray Stafford Supply, Inc., d/b/a/ Mile High Shooting Park, and S.S.P., Inc.

PARCEL 2A:
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32 FROM WHENCE THE EAST QUARTER CORNER OF SECTION 32 LIES N 00°12'01" W, 2633.00 FEET;
THENCE ALONG EAST LINE OF SAID SOUTHEAST QUARTER N 00°12'01" W, 75.00 FEET;
THENCE PARALLEL WITH SOUTH LINE OF SAID SOUTHEAST QUARTER N 89°37'38" W, 300.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 89°37'38" W, 2343.47 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID EAST LINE N 00°02'14" E, 1244.10 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID NORTH LINE S 89°34'11" E, 2338.33 FEET;
THENCE S 00°12'01" E, 1241.80 FEET TO THE POINT OF BEGINNING, CONTAINING 66.79 ACRES.

PARCEL 2B:
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33 FROM WHENCE THE EAST QUARTER CORNER OF SECTION 33 LIES N 00°12'01" W, 2633.00 FEET;
THENCE ALONG EAST LINE OF SAID SOUTHEAST QUARTER N 00°12'01" W, 75.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE NORTH RIGHT OF WAY LINE FOR COLORADO STATE HIGHWAY 7, PARALLEL WITH AND 75.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER N 89°37'38" W, 300.00 FEET;
THENCE PARALLEL WITH EAST LINE OF SAID SOUTHEAST QUARTER N 00°12'01" W, 1241.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SOUTHEAST QUARTER;
THENCE ALONG NORTH LINE S 89°34'11" E, 300.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID EAST LINE S 00°12'01" E, 1241.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.55 ACRES.

Executed this 29 day of Aug A.D. 2000

Owner

State of Colorado )
) SS Adams
County of )
The foregoing certificate of ownership was acknowledged before me this 29 day of Aug A.D. 2000.

Witness My Hand and Seal _____
My commision expires 5/1c/04
Notary Public

## OWNERS CERTIFICATE.

Baseline Partners, LLP

PARCEL 8:
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE NORTHWEST CORNER OF SECTION 33 LIES S 89°49'18" W, 2670.80 FEET;
THENCE ALONG EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 33 S 00°13'41" W, 1971.60 FEET TO A POINT ON THE SOUTH-EASTERLY RIGHT OF WAY LINE OF THE COMMUNITY DITCH;
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES:
1) S 39°43'56" W, 86.58 FEET;
2) S 56°40'56" W, 204.52 FEET;
3) S 60°19'52" W, 345.26 FEET;
4) S 40°35'40" W, 152.69 FEET;
5) S 26°12'11" W, 230.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION;
THENCE ALONG SAID SOUTH LINE N 89°56'22" W, 534.16 FEET;
THENCE N 00°12'01" W, 660.00 FEET;
THENCE N 89°56'22" W, 1353.85 FEET TO A POINT 40.00 FEET DISTANT EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33;
THENCE PARALLEL WITH AND 40.00 FEET EAST OF SAID WEST LINE N 00°12'01" W, 1973.17 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 33;
THENCE ALONG SAID NORTH LINE N 89°49'18" E, 2630.80 FEET TO THE POINT OF BEGINNING, CONTAINING 131.66 ACRES,
EXCEPT A STRIP OF LAND 50 FEET IN WIDTH AS CONVEYED TO THE COMMUNITY CONSOLIDATED CANAL AND RESERVOIR COMPANY IN THE DEED RECORDED IN BOOK 283 AT PAGE 140,
AND EXCEPT A STRIP OF LAND 50 FEET IN WIDTH AS CONVEYED TO THE COMMUNITY CONSOLIDATED CANAL AND RESERVOIR COMPANY IN THE DEED RECORDED IN BOOK 63 AT PAGE 464.

Executed this 25 day of AUGUST A.D. 2000

William Lundy
PARTNER
Owner

State of ~~Colorado~~ ARIZONA )
) SS
County of YAVAPAI )
The foregoing certificate of ownership was acknowledged before me this 28 day of AUG A.D. 2000.

Witness My Hand and Seal _____
My commision expires 11-28-2000
Notary Public Virginia R. Garner

NOTARY PUBLIC STATE OF ARIZONA County of Yavapai VIRGINIA R. GARNER My Commission Expires Nov. 28, 2000

## OWNERS CERTIFICATE.

Southwest Weld County Land

PARCEL 12:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTHWEST CORNER OF SECTION 32 LIES S 00°15'12" W, 2641.98 FEET;
THENCE S 00°15'12" W, 825.11 FEET ALONG WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE S89°32'28"E, 30.00 FEET TO THE NORTHWEST CORNER OF LOT B OF RECORDED EXEMPTION PLAT NO. 1467-32-3-RE-645, THE POINT OF BEGINNING;
THENCE S89°32'28"E, 1,288.42 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
THENCE S00°08'45"W, 825.04 FEET ALONG SAID EASTLINE;
THENCE N89°34'57"W, 948.70 FEET TO THE EAST LINE OF LOT A OF SAID EXEMPTION PLAT;
THENCE N00°15'12"E, 412.79 FEET ALONG ASID EAST LINE OF LOT A;
THENCE N89°33'28"W, 341.26 FEET ALONG THE NORTH LINE OF SAID LOT A TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3;
THENCE N00°15'12"E, 413.03 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 923,324 SQUARE FEET (21.20 ACRES).

Executed this 7 day of Sept A.D. 2000

By: Simeon Residential Holdings III, LLC, Manager
By:
Owner Andy Chaikovsky, Manager

State of Colorado )
) SS
County of Denver )
The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.

Witness My Hand and Seal _____
My commision expires 3-13-2002
Notary Public

## OWNERS CERTIFICATE.

~~Gary L. Hobbs and Jeannette E. Riggans~~ Vista Ridge Development Corporation

PARCEL 1A:
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE SOUTHWEST CORNER OF SECTION 33 LIES S 00°12'01" E, 2633.00 FEET;
THENCE N 00°12'01" W, 660.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER S 89°56'22" E, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°56'22" E, 1353.85 FEET;
THENCE S 00°12'01" E, 660.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE N 89°56'22" W, 1313.85 FEET;
THENCE PARALLEL WITH AND 80.00 FEET DISTANT EASTERLY OF THE WEST LINE OF SAID NORTHWEST QUARTER N 00°12'01" W, 658.33 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33 S 89°59'58" E, 40.00 FEET;
THENCE N 00°12'01" W, 1.71 FEET TO THE POINT OF BEGINNING, CONTAINING 19.91 ACRES.

PARCEL 1B:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 00°12'01" W, 2633.00 FEET;
THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER N 00°12'01" W, 75.00 FEET;
THENCE PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST QUARTER S 89°31'49" E, 80.01 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL WITH AND 80.00 FEET DISTANT OF THE WEST LINE OF SAID SOUTHWEST QUARTER N 00°12'01" W, 2558.57 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID NORTH LINE S 89°50'22" E, 921.33 FEET;
THENCE S 00°12'01" E, 1430.47 FEET;
THENCE N 89°31'49" W, 460.68 FEET;
THENCE S 00°12'01" E, 1134.67 FEET;
THENCE PARALLEL WITH AND 75.00 DISTANT OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER N 89°31'49" W, 460.70 FEET TO THE POINT OF BEGINNING, CONTAINING 42.19 ACRES.

Executed this~~this~~ as of the 13 day of Sept A.D. 2000

Andy Chaikovsky, President
Owner

State of Colorado )
) SS
County of Denver )
The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.

Witness My Hand and Seal _____
My commision expires 3-13-2002
Notary Public

Executed this _____ day of ____ A.D. 20___

_____
Owner

State of Colorado )
) SS
County of )
The foregoing certificate of ownership was acknowledged before me this ____ day of ____ A.D. 20___.

Witness My Hand and Seal _____
My commision expires _____
Notary Public

## OWNERS CERTIFICATE.

Vista Ridge Development Corporation

PARCEL 7:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32 FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 32 LIES N 82°26'11" W, 2622.88 FEET;
THENCE ALONG NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 N 89°26'11" W, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 S 00°11'01" E, 1316.53 FEET;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 N 89°28'28" W, 1273.94 FEET;
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 N 00°05'28" W, 1317.54 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 S 89°26'11" E, 1271.44 FEET TO THE POINT OF BEGINNING, CONTAINING 38.47 ACRES.

Executed this 7 day of Sept A.D. 2000

Andy Chaikovsky, President
Owner

State of Colorado )
) SS
County of Denver )
The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.

Witness My Hand and Seal _____
My commision expires 3-13-2002
Notary Public

## OWNERS CERTIFICATE.

50 Weld County Rd.
3 LLC

PARCEL 13:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.;
THENCE N 00°15'12" E, 124.95 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;
THENCE S 89°44'48" E, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3;
THENCE N 00°15'12" E, 865.96 FEET ALONG EASTERLY RIGHT-OF-WAY LINE ;
THENCE S 89°34'57" E, 1289.96 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER;
THENCE S 00°08'45" W, 915.04 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;
THENCE N 89°37'27" W, 1242.24 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE N 44°21'27" W, 70.40 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7 TO THE POINT OF BEGINNING;
THUS DESCRIBED TRACT CONTAINS 27.10 ACRES, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

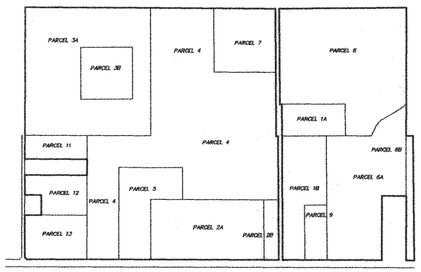
Executed this _____ day of ____ A.D. 20___

Owner

State of Colorado )
) SS
County of ) Arapahoe
The foregoing certificate of ownership was acknowledged before me this 21st day of Aug A.D. 2000.

Witness My Hand and Seal _____
My commision expires July 7, 2002
Notary Public Linda D. Wilson

LINDA D. WILSON NOTARY PUBLIC STATE OF COLORADO




PARCELS INDEX MAP
not to scale

Recorded as CONFORMED COPY

Vista Ridge
Erie, Colorado

PROJECT: 991011
DRAWN BY: BW
CHECK BY: CK
ISSUE DATE: 6.29.00
REVISIONS:

SHEET TITLE
Cover Sheet

SHEET NUMBER
2 of 9

Plotted: Tue Aug 22 08:50:44 2000 Copyright 2000: Nuszer Kopatz, Inc.
U:\Vista Ridge\Submittals\CoverSheets_06-26-00.dwg

2793940 09/15/2000 10:34A JA Suki Tsukamoto
3 of 9 R 90.00 D 0.00 Weld County CO

# Vista Ridge

## Development Guide

### ARTICLE I - GENERAL PROVISIONS

**A. Application**

Provisions of this Planned Development Guide ("PD Guide") shall apply to the undeveloped parcels of land as delineated on the Vista Ridge General Development Plan attached hereto as Exhibit "A" and referred to hereinafter as the "GD Plan". The legal descriptions for the tracts of land covered by this PD Guide are attached as Exhibits "B1 through B7". Please see these Exhibits for any exceptions that may not be contained within the PD Plan.

This PD Guide shall not control the use of property or affect the rights of property owners outside of the boundary illustrated on the attached GD Plan.

However, that this provision shall not limit, affect, or preclude in any way the ability of Vista Ridge, LLC ("VR") to extend the provisions of this PD Guide and GD Plan to other land that may be later acquired and annexed to the Town of Erie.

**GENERAL PROVISIONS**

1. Authority

This GD Plan is authorized by Chapter 5 "Planned Development District" of the Town of Erie Zoning Resolution adopted August 1, 1998 pursuant to the Colorado Planned Unit Development Act of 1972.

2. Applicability

The provisions of the GD Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this GD Plan through its approval by the Director of Community Development or the Erie Town Board.

3. Adoption

The adoption of this GD Plan shall evidence the findings and decision of the Erie Town Board of Trustees that this GD Plan for the Vista Ridge Development ("Vista Ridge") is in general conformity with the Town of Erie Comprehensive Plan approved December 5, 1996 and as amended October 19, 1999; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Code; and that such Chapter 5 and this GD Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

4. Relationship to Town of Erie Regulations

The provisions of this GD Plan shall prevail and govern the development of the Vista Ridge Development, provided, however, that where the provisions of this GD Plan do not address in general terms a particular subject, the relevant provisions of the Town of Erie Zoning Code shall be applicable. However, the intent of this GD Plan shall be the test where applying any sections of the Town ordinance.

5. Enforcement

To further the mutual interest of the residents, occupants, and owners in the Vista Ridge Development and of the public in the preservation of the integrity of the GD Plan, the provisions of this PD Guide relating to the use of the land and the general location of common open space, golf course, and community center shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation otherwise granted by law.

6. Conflict

Where there is more than one provision within the GD Plan and the PD Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

7. Maximum Level of Development

The total number of dwelling units or the total commercial, business, industrial or corporate center intensity approved for development within the GD Plan is the maximum development requested for platting or construction (including density transfers). The actual number of dwelling units or level of development for commercial, business, industrial or corporate center properties may be less due to developer's subdivision or site improvement plan requirements. Where level of development is not specifically addressed, the Town Ordinance shall apply. The Town and VR shall be prohibited from unilaterally changing any provision of this Guide.

8. Project Tracking

At the time of subdivision final plat, the applicant shall provide an updated summary of the development ("Tracking Chart"), along with the final plat submittal to the Community Development Department in order to assure maximum development limits are not exceeded.

### ARTICLE II - CONTROL PROVISIONS

**A. Transfer of Density**

Residential dwelling units, as shown on the GD Plan, shall be the maximum number of dwelling units within all residential land use parcels as set forth in the GD Plan and as provided for in Exhibit "A" attached hereto for the Vista Ridge Development, except as provided below. A transfer of dwelling units from Planning Area to Planning Area within a Parcel shall be allowed. The transfer of dwelling units shall be considered a Minor Amendment of the GD Plan as provided for in this PD Guide. The resulting GD Plan Amendment shall be monitored by the Community Development Department as provided for herein.

For the district's Low Density Residential, Low/Medium Density Residential, Medium Density Residential, Medium/High Density Residential, and Multi-Family Residential planning areas, the density of a planning area within the above referenced districts may be increased up to twenty percent (20%), provided that a commensurate decrease in density is implemented in one or more other residential planning areas within Vista Ridge. In no case shall the overall density of Vista Ridge exceed 2494 dwelling units.

**B. Planning Area Boundaries**

The Planning Area boundaries within the various Parcels are the boundaries as shown in the GD Plan. Minor modifications to the Planning Areas and arterial and collector street modifications may be accomplished by the developer at the time of site specific plan review without any amendment to the PD Guide or to the GD Plan itself, pursuant to Town Zoning Code Section 10-5-13.

**C. Road Alignments**

The GD Plan is intended to depict general locations of roads and individual Planning Areas. In granting preliminary plat approval, the Community Development Department or Erie Town Board shall allow modifications for the purpose of establishing:

1. Final road alignments.
2. Final configuration of planning areas, provided that the size of a planning area does not increase by more than 25%.
3. Final access and parking location.
4. Landscaping adjustments and drainage improvements/layout.

**D. Borrow Sites**

Any area within Vista Ridge, except public school, park and open space land may be used by Vista Ridge and its assigns as a borrow or fill site for construction materials. However, dedicated public land may not be used for borrow or fill sites without prior authorization for the Town of Erie excluding initial overlot grading. If lands proposed for dedication (as shown on the GD Plan) are to be used for borrow or fill sites, prior written authorization for the Town of Erie shall be obtained. No material from a borrow or fill site shall be used for commercial purposes outside of Vista Ridge. Uses permitted for borrow or fill material within Vista Ridge shall include, but not be limited to, overlot grading, street subgrade and base course, utility bedding, foundation backfill, floor subbase and landscaping. Use of borrow sites shall comply with approved grading and erosion control plans for Vista Ridge and with the Town of Erie's erosion control criteria. Once a borrow or fill site becomes permanently inactive, it shall be reclaimed by VR, including regrading and reseeding with appropriate vegetation.

### ARTICLE III - DEFINITIONS

**A. Word Usage**

In the interpretation of this PD Guide, the provisions and rules of this section shall be observed and applied in conjunction with the provisions of the Town of Erie's Zoning Ordinance, as may be amended, except when the context requires otherwise.

1. Words used or defined in one tense or form shall include other tenses and derivative forms.

2. The masculine gender shall include the feminine and the feminine shall include the masculine.

**B. DEFINITIONS**

**Purpose:**

Unless otherwise stated, the definitions contained in Chapter 2 of the Town of Erie Zoning Ordinance, as amended, shall apply to this Planned Development and accompanying Planned Development (PD) District Standards. In the event of conflict, these PD District Standards control.

Unless the context clearly indicates otherwise in these PD District Standards, the following terms shall have the stated definitions:

a. Dwelling, Single Family, Cluster - A form of development that combines reduced lot size with compensating amounts of commonly owned private open space within the proposed development.

c. Dwelling Unit, Patio Home - A type of single family dwelling unit in which the private individual open space associated with each dwelling is consolidated into a garden or patio area commonly located toward the side or rear of the lot. This patio area replaces the conventional front, side and rear yards associated with traditional single family dwelling detached units.

d. Open Space - Land which is free of structures or impervious surfaces which are not directly related to the use of open space.

e. Planning Area (PA) - The areas for development referred to on the Planned Development Plan.

### ARTICLE IV - ARCHITECTURAL STANDARDS

A. An architectural Control Committee (ACC) will be established in the Covenants, Conditions, and Restrictions for each parcel and become a committee under the Homeowners Association of that parcel. The ACC will review and approve all models and elevations of homes to be constructed. This would be in addition to the Town's review at time of site improvement plan and final plat approval. A comprehensive set of architectural standards will be created for each parcel with the first phase of development in that parcel. The following concepts shall be the basis for the architectural standard:

1. Varied architectural styles shall be encouraged within each neighborhood.

2. Where floor plans are offered on a repeating basis, alternative elevations shall be developed and the same elevation shall not be repeated adjacent to or across the street from one another.

3. A variety of design elements shall contribute to the overall character of a home's elevation and its appearance from the street.

4. Careful scrutiny shall be given to the massing, proportions, and overall scale of each design and how such massing relates to adjacent uses.

5. Large, unbroken planes on the front and rear elevations shall be prohibited. Side elevations without windows shall not be allowed except for where the Uniform Building Code does not allow windows. Windows alone do not constitute an unbroken plane.

6. Size, shapes, proportions and trim of doors and windows shall be consistent with the architectural style of the home.

7. Masonry, stone, synthetic stone or stucco (stone elements) will be required as a design unification on the front of each unit. Use of these materials on the sides and rear will also be required adjacent to the golf course and streets. Stone elements shall be required in the percentages listed below calculated by the total square footage of each wall face excluding all window and door openings and area of dormers.

| | FRONT OF UNIT | REAR WHEN FACING THE GOLF COURSE | SIDE WHEN FACING THE GOLF COURSE OR A PUBLIC STREET |
|---|---|---|---|
| ESTATE RESIDENTIAL PRODUCT | 50% | 30% | 30% |
| LOW, LOW MEDIUM MEDIUM DENSITY RESIDENTIAL | 25% | 15% | 15% |
| MEDIUM/HIGH DENSITY RESIDENTIAL PRODUCTS | 20% | 10% | 10% |

8. Front setbacks varied by a minimum of two (2) feet are required from house to house in order to provide visual relief and variety throughout the street scene.

9. Alternative garage loading (i.e. side load) will be encouraged. A reduction of the front yard setback of a maximum 20% will be considered by town staff at time of platting for all alternative garage loading options.

### ARTICLE V - LAND USE REGULATIONS

**A. Residential Planning Areas - General**

1. Intent - To provide for residential development and associated uses.

2. Uses Permitted by Right - Unless specifically stated elsewhere in this Article, the following uses are permitted by right in all Residential Planning Areas:

a. Single family detached or attached dwelling units. No more than one unit will be allowed per platted lot.

b. Attached or detached private garages.

c. Commonly associated accessory uses incidental to the principal use or building and located on the same site as the principal use or building including, but not limited to, approved storage sheds, children's playhouses, private greenhouses, home occupations (pursuant to town zoning code), private tennis courts and private swimming pools provided such accessory use has been approved by the Homeowner's Association.

d. Household pets. (Number and kind limited per Town of Erie Code.)

e. Private and/or common open space. Open space development standards as defined herein shall apply.

f. Private, recreational uses, country clubs, golf courses, common recreational facilities including, but not limited to, tennis courts, swimming pools, and jogging, riding, hiking, and biking trails. The Community Development Department shall require some level of site plan review for uses in this paragraph.

g. Parks, playgrounds and other recreational areas.

h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Code as hereafter amended.

i. Crop Production ( Until the commencement of construction within the Planning Area where crop production is occurring.)

j. Grazing (Until the commencement of construction within the Planning Area where grazing is occurring.)

k. Temporary construction trailers and model homes including sales centers.

3. Uses Permitted by Special Review - Unless specifically stated otherwise elsewhere in this Article, the following uses are permitted by special review in all Residential Planning Areas:

a. Churches, church schools and synagogues.

b. Nursery schools and day/child care centers.

c. Public and quasi-public buildings and structures such as police stations, fire stations, libraries and emergency care facilities.

d. Caretaker's residences.

e. Stables, corrals and horses may be allowed on lots two (2) acres or greater in size.

4. Development Standards - Unless specifically stated in this Article, the following standards apply to all Residential Planning Areas:

a. Conventional and Alternative Development Standards. In the following sections of this Article, a distinction is made between "Conventional" and "Alternative" Development Standards. Either of these forms of development, as defined for each Land Use Category, is permissible within a given Planning Area or portion thereof.

**B. Estate Residential Planning Area** (Density range of 2.0 dwelling units per acre)

1. Intent - To provide for residential development for single family detached dwelling units and associated uses.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Development Standards

a. Density. The maximum gross density for this Planning Area shall not exceed 2.0 dwelling units per acre.

b. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

| | Dwelling Unit | Accessory Building |
|---|---|---|
| Building Front | 25 feet | 45 feet |
| Building Sides | 10 feet | 15 feet |
| Building Rear | 30 feet | 15 feet |

c. Lot Area. The average lot area (net) within each parcel shall be a minimum of ten thousand (10,000) square feet. The minimum lot width shall be 80 feet.

d. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

e. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

f. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

i) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.

ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.

iii) Private streets, shared drives and alleys are allowed.
Subject to review and approval by town staff.

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SHEET TITLE
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C. Low Density Single Family Detached Planning Area - Detached Single Family Dwelling Units (Maximum density of 3.0 dwelling units per acre)

1. Intent - To provide for residential development for single family detached dwelling units and associated uses.

2. Uses Permitted by Right - See Article V, Section A-2.
Low Density Single Family Detached Planning Area 2-6 will allow up to ten (10) horses to be kept and existing irrigation wells operated until such time as the first homesite is developed, excluding the existing residence.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 3.0 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

| | Setback Requirement | Accessory Building |
|---|---|---|
| Building Front | 20 feet | 35 feet |
| Building Sides | 5 feet | 10 feet |
| Building Rear | 25 feet | 10 feet |

c. Lot Area. The average lot area (net) within each parcel shall be a minimum of seven thousand five hundred (7,500) square feet. The minimum lot width shall be 60 feet.

d. Building Height. No buildings or structures within the Low Density Single Family Detached Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

e. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

f. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

i) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.

ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions.

iii) Private streets, shared drives and alleys are allowed.

D. Low/Medium Density Single Family Detached Planning Area - Detached Single Family Dwelling Units (Maximum density of 4.0 dwelling units per acre).

1. Intent - To provide for residential development for single family dwelling units and associated uses.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular Low/Medium Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

| | Setback Requirement | Accessory Building |
|---|---|---|
| Building Front | 20 feet | 30 feet |
| Building Sides | 5 feet | 10 feet |
| Building Rear | 20 feet | 10 feet |

c. Lot Area. The average lot area (net) within each parcel shall be a minimum of six thousand (6,000) square feet. The minimum lot width shall be 50 feet.

d. Building Height. No buildings or structures within the Low/Medium Density Single Family Detached Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

e. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

f. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

i) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
iii) Private streets, shared drives and alleys are allowed.
Subject to review and approval by town staff.

5. Alternative Development Standards

a. Alternative Standards. Alternative standards shall apply where zero (0) lot line, clustered single family detached or attached dwelling units are built. No minimum lot size shall be required but the maximum density shall be 6.0 dwelling units per acre over the designated Planning Area. For example, for a Planning Area containing one hundred (100) acres, if a maximum number of units of six hundred (600) dwelling units were clustered in an area of seventy (70) acres, then the remaining thirty (30) acres would be reserved as private open space.

b. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

c. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

d. Covered patios, decks and other ancillary structures shall be located within the setback lines.

e. Additional Provisions

i) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions.
iii) Private streets, shared drives and alleys are allowed.

E. Medium Density Single Family Planning Area - Detached or Attached Single Family Dwelling Units (Maximum density of 5.0 dwelling units per acre).

1. Intent - To provide for residential development for single family dwelling units and associated uses.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular Medium Density Single Family Detached or Attached Planning Area shall not exceed 5.0 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

| | Setback Requirements | Accessory Building |
|---|---|---|
| Building Front | 20 feet | 30 feet |
| Building Sides | 5 feet | 10 feet |
| Building Rear | 20 feet | 10 feet |

c. Lot Area. The average lot area (net) within each parcel shall be a minimum of five thousand (5,000) square feet. The minimum lot width shall be 45 feet.

d. Building Height. No buildings or structures within the Medium Density Single Family Detached Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

e. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

f. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

iv) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
v) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
vi) Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.

5. Alternative Development Standards

a. Alternative Standards. Alternative standards shall apply where zero (0) lot line, clustered single family detached or attached dwelling units are built. No minimum lot size shall be required but the maximum density shall be 5.0 dwelling units per acre over the designated Planning Area. For example, for a Planning Area containing one hundred (100) acres, if a maximum number of units of six hundred (500) dwelling units were clustered in an area of seventy (70) acres, then the remaining thirty (30) acres would be reserved as private open space.

b. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

c. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

d. Covered patios, decks and other ancillary structures shall be located within the setback lines.

e. Additional Provisions

i) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
iii) Private streets, shared drives and alleys are allowed.
Subject to review and approval by town staff.

F. Medium/High Density Planning Area - Detached or Attached Single Family Dwelling Units (Maximum density of 8.0 dwelling units per acre)

1. Intent - To provide for residential development for single family attached or detached dwellings including town homes, patio homes, cluster single family and associated uses.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular Medium/High Density Residential Planning Area shall not exceed 8.0 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

| | Setback Requirements | Accessory Building |
|---|---|---|
| Building Front | 20 feet | 30 feet |
| Building Sides | 5 feet | 10 feet |
| Building Rear | 25 feet | 10 feet |

c. Lot Area. The average lot area (net) within each parcel shall be a minimum of four thousand five hundred (4,500) square feet.

d. Building Height. No buildings or structures within the Medium/High Density Residential Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

e. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

f. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

i) Minimum frontage shall be 30'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
iii) Private streets, shared drives and alleys are allowed.
Subject to review and approval by town staff.

5. Alternative Development Standards

a. Alternative Standards. Alternative standards shall apply where zero (0) lot line, unique clustered single family detached or attached dwelling units are built. No minimum lot size shall be required but the maximum density shall be 8.0 dwelling units per acre over the designated Planning Area. For example, for a Planning Area containing one hundred (100) acres, if a maximum number of units of eight hundred (800) dwelling units were clustered in an area of seventy (70) acres, then the remaining thirty (30) acres would be reserved as private open space.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

| | Setback Requirements | Accessory Building |
|---|---|---|
| Building Front | 15 feet * | 30 feet |
| Building Sides | 5 feet or 0 feet ** | 10 feet |
| Building Rear | 10 feet | 10 feet |

* where a driveway exists, a minimum of twenty (20) feet shall be required.
** or a minimum of ten (10) feet between structures.

c. Building Height. No buildings or structures within the Medium/High Density Planning Areas shall exceed thirty-five (35) feet in height.
(maximum height of spires on places of worship = 60')

d. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

e. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

f. Covered patios, decks and other ancillary structures shall be located within the setback lines.

g. Additional Provisions

i) Minimum frontage shall be 30'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
iii) Private streets, shared drives and alleys are allowed.
Subject to review and approval by town staff.

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SHEET TITLE
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G. Multi-Family Planning Area (Maximum density 20.0 dwelling units per acre)

1. Intent - To provide for residential development allowing for a variety of dwelling units including, but not limited to, condominiums and apartments.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - All uses stated in Article V, Section A-3 are permitted.

a. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular Planning Area shall not exceed 20.0 dwelling units per acre, exclusive of publicly dedicated streets.

b. Building Setbacks:

The minimum principal or accessory building setback from any public street right-of-way, private street easement line or from any other property line (other than common property line with adjoining single family dwelling unit) shall be:

| | |
|---|---|
| Building Front | 20 feet |
| Building Sides | 20 feet |
| Building Rear | 30 feet |

c. Building Height. No buildings or structures within the Multi-Family Planning Areas shall exceed forty-five *45'* feet in height. (maximum height of spires on places of worship = 60')

d. Building Separation. Where Multi-Family Dwelling Units are directly adjacent to (not separated by a street) Single Family Dwelling Units, commercial, industrial or business park uses, the minimum building separation between uses shall be fifty (50) feet. However, landscape and parking areas may be located within this fifty (50) feet but parking may not be located closer than thirty (30) feet to Single Family Detached residential.

e. Common Open Space. A minimum of twenty percent (20%) of each Multi-Family Planning Area shall be provided as common open space to be owned and maintained by a Homeowner's Association. This twenty percent (20%) shall be landscaped in accordance with the Town of Erie approved Site Development Plan. Common open space includes all landscape areas as well as sidewalks and other paved pedestrian areas, i.e. pools and pool decks.

f. Buffer Requirements

i) Unless previously provided, where Multi-Family Dwelling Units are located directly adjacent to (not separated by a street) Single Family Dwelling Units, commercial industrial or business park uses, a minimum twenty (20) foot wide landscaped buffer shall be provided. Such landscape design shall be in accordance with the Town of Erie approved Site Development Plan.

ii) Where Multi-Family uses are located adjacent to SH 7 or any major arterial, a twenty (20) foot wide landscaped buffer shall be provided within the forty (40) foot building setback. The purpose of such buffer shall be to provide a visual relief to building lines that may be seen from the highway so as to break up a continuous view into these areas. However, "windows" into such areas may occur at intermittent points as appropriate along the frontage. Such buffer shall be designed in an undulating fashion to provide a varied setback for parking areas rather than a straight, unbroken line. The buffer may contain a combination of natural and/or improved landscaping and berming and entryway features including entryway signs.

H. Allowable Project Densities

The following represents the residential planning area designations, allowable density ranges. The Land Use Summary on the GD Plan shall govern the specific planning areas in Vista Ridge.

| Planning Area Designations | Maximum Density (Dwelling Units "du") |
|---|---|
| Estate Residential | 2.0 du/acre |
| Low Density Detached | 3.0 du/acre |
| Low/Medium Density Detached | 4.0 du/acre |
| Medium Density | 5.0 du/acre |
| Medium/High Density | 8.0 du/acre |
| Multi-Family Dwellings | 20.0du/acre |

I. Density Transfers

Density transfers within and between designated Planning Areas are allowed. In order to assist the Town of Erie in maintaining a current count of dwelling units allocated, an updated project "Tracking Chart" (See Exhibit) shall be provided to the Director of Community Development with all Final Plat submittals.

J. Commercial Planning Area

1. Intent - to provide for a range of retail goods and services, business and professional services which support residential uses, complimentary public community services and facilities. The Commercial Planning Areas shall be subject to the Town of Erie Commercial Design Guidelines when approved by the Board of Trustees.

2. Uses Permitted by Right

a. Commercial retail, including, but not limited to, convenience food marts with gas pumps, dry cleaners and laundromats, beauty salons, drug stores, liquor stores (with drive-up facilities), hardware stores, restaurants and fast-food restaurants with drive-up windows.

b. Commercial service including, but not limited to, printing and publishing offices, office supply stores, banks with drive-up windows and satellite banking facilities, postal satellite facilities and emergency care clinics.

c. Commercial recreational.

d. Professional offices, including a sales information center.

e. Attached or detached parking structures or garages.

f. Commonly associated accessory uses incidental to principal use or building and located on the same site as the principal use or building including, but not limited to, storage building, heating and ventilating, air conditioning structure and similar uses.

g. Private and/or common open space.

h. Private clubs, private parks and recreational uses including, but not limited to, country clubs, golf courses, tennis courts, swimming pools and jogging, biking and hiking trails.

i. Bus stops and/or Park-n-Ride facilities.

j. Parks, playgrounds and other recreational facilities.

k. Buildings, garages and utility stations related to emergency services such as ambulance, fire, police and rescue.

l. Nursery schools and day/child care centers.

m. Churches, church schools and synagogues.

n. Neighborhood public service, health and education facilities such as community centers, libraries and museums.

o. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

p. Congregate residences

3. Development Standards

a. Building Setback, Street. The minimum principal and accessory building setback from any public street right-of-way line shall be thirty (30) feet.

b. Building Height. No buildings or structures within the Commercial Planning Area shall exceed fifty (*50'*) feet in height. (maximum height of spires on places of worship = 60')

c. Common Open Space. A minimum of fifteen percent (15%) of the Commercial Planning Area shall be provided as landscaped open space with plant material to be maintained by a Property Owner's Association, or the property owner.

d. Special Application - Site Design Criteria. Gas Pumps and Gasoline Stations.
i) Minimum setback of twenty (20) feet for gasoline pumps from the adjacent right-of-way or federal, state or local requirements, whichever is greater.
ii) Minimum landscape strip adjacent to street - ten (10) feet.

e. Buffer requirements. Unless previously provided, where convenience commercial uses are located directly adjacent to (not separated by a street) any type of Single Family or Multi-Family Dwelling Units, a minimum thirty (30) foot wide landscaped buffer shall be provided, plus 1' for every foot of height over 40'. Such landscape design shall be in accordance with the Town of Erie approved Site Development Plan.

K. Private Recreation Planning Area (Planning Areas)

1. Intent - To provide for a full range of community support facilities.

2. Uses Permitted by Right

a. Private recreational and parks uses, sales centers during development and construction, clubs, common recreational facilities including, but not limited to, tennis courts, swimming pools, and jogging, biking and hiking trails, and club support facilities such as restaurants and tennis shops.

b. Parks, playgrounds and other recreational uses.

c. Private and/or common open space.

d. Land application of waste water effluent, except for active recreation areas in designated parks.

e. Common associated accessory uses incidental to principal use or building and located on the same site as the principal use or building including, but limited to, properly screened storage sheds and similar uses.

f. Neighborhood public service, health and education facilities such as community centers, libraries and museums. Schools and administrative facilities for elementary and secondary education.

g. Nursery schools and day/child care centers.

h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

3. Uses Permitted by Special Review

a. Land application of wastewater effluent within active recreation areas in designated parks, open space areas and right-of-way landscaped areas.

4. Development Standards

a. Building Setback: Street. The minimum building setback from any public street right-of-way line, private street easement line or from any other property line shall be:

| | |
|---|---|
| Building Front | 30 feet |
| Building Sides | 30 feet |
| Building Rear | 30 feet |

b. Building Height. No buildings or structures within the Private Recreation Planning Area shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

c. Land Application. Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

d. Precise configuration of individual Private Recreation Planning Areas shall be shown on final plats of adjacent residential developments. Such areas may occur within any designated Planning Area.

L. Golf Planning Area

A. Uses by Right
1. Private or public golf course
2. Driving Range
3. Clubhouse

B. Accessory Uses
1. Accessory uses shall be those uses and structures naturally and normally incidental to the uses by right listed above.

C. Development Standards
1. Development regulations and standards will be specifically established for club use and recreation facilities through the Site Improvement Plan review process.

M. Public Parks, Open Space, and Community Center Planning Area

1. Intent - To provide for public and private park and open space uses and community center uses which complement residential development.

2. Delineation of Parks and Open Space

a. Configuration. Sites for park and open space use shall be located within Vista Ridge in the general amounts and locations delineated on the GD Plan. Precise configuration of individual park sites shall be shown on final plats of adjacent residential developments. Such parks may occur within any designated Planning Area.

b. Qualifications. All parks and open space shall conform to the following provisions:

i) Be intended for passive and/or active recreation uses.

ii) Be left in its natural unaltered state, re-established to its natural state or landscaped creating an environment appropriate for recreation.

iii) Be accessible and usable to the residents of Erie when not inconsistent with public safety objectives.

iv) Areas which qualify as open space include, but not limited to:

(a) Walkways, pedestrian paths, equestrian trails, bicycle paths, open plazas and malls, concourses, terraces, natural drainage ways, open space buffers, playgrounds.

(b) Areas used for design purposes such as planted or landscaped areas, flower beds and planters excluding landscaped areas within parking lots and landscaped medians.

(c) Aquatic areas, ponds and lakes.

(d) Stormwater detention or retention areas provided no conflicts exist with the active recreational uses.

(e) Areas specifically designated as parks, tot-lots or playgrounds.

(f) Buffer areas.

(g) Golf course.

3. Uses Permitted by Right

a. Parks, playgrounds and other recreational uses.

b. Passive recreational uses.

c. Active recreation uses including, but not limited to, the following facilities: baseball diamonds, softball diamonds, golf courses (including land application of wastewater effluent on the golf course), soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, community centers, and jogging, hiking or biking trails.

d. Land application of treated wastewater effluent is permitted within parks and open space areas not designated for active recreation.

e. Land application of wastewater effluent within golf course fairways, rough and green areas.

f. Any other uses consistent with the purposes of this section and reasonably similar to the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

4. Uses Permitted by Special Review

a. Stadiums for athletic events provided no sports lighting is incorporated.

b. Neighborhood public service, health and education facilities including, but not limited to, libraries, museums, community centers and performance centers.

c. Public and quasi-public buildings and structures including, but not limited to, police stations, fire stations and emergency care facilities, if determined to be appropriate by the community development director.

d. Land application of treated wastewater effluent within active recreation areas in designated parks.

e. Country Clubs.

5. Trails

a. Local Trails. All other trails including those devoted to jogging, riding, hiking and/or biking shall be local, accessible to the public and shall be owned, operated and controlled by the Metropolitan District or a Homeowner's Association.

6. Title and Access to Public Park and Open Space Areas

a. Title. Public parks and open space areas will be conveyed at the time of the final platting of the adjacent properties to the Town of Erie by warranty deed including a title insurance policy.

b. Access. The Town of Erie will be provided with easements within private parks and open space areas in order to construct and maintain drainage improvements and regional trails.

7. Development Standards

a. Building Setback: Street. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

| | |
|---|---|
| Building Front | 30 feet |
| Building Sides | 30 feet |
| Building Rear | 30 feet |

b. The preceding setback requirements shall not be applicable to signs, walls and other landscaped features within the landscaped entryways. Sign requirements and corner vision requirements shall control.

c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height except for indoor tennis court complexes and gymnasiums. (maximum height of spires on places of worship = 60')

d. Land Application. Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

**N. Planning Area - School**

This Planning Area provides for a proposed park and elementary school.

**A. Uses By Right**
1. Community park and recreation facilities
2. Neighborhood park or playground
3. Elementary school

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ISSUE DATE: 6.23.00
REVISIONS: 00.00.00

SHEET TITLE
Cover Sheet

SHEET NUMBER
5 of 9

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## ARTICLE VI - ANCILLARY USE STANDARDS

A. Lighting

1. All parking lot, security and walkway lights shall be shielded so that substantially all the directly emitted light falls within the property line.

2. All parking lot lights, except those required for security as provided herein, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours. For reasons of security, a maximum of thirty percent (30%) of the total lights used for parking lot illumination may remain in operation during such period.

3. All exterior building floodlights must be designed or retrofitted with shielding in a manner such that all of the light falls upon either the surface of the structure to be illuminated or on the ground.

4. All exterior building floodlights, except those required for security, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours unless further restricted by Town.

5. No outdoor lights for any type of sporting or athletic use of any kind shall be allowed including, but not limited to, stadiums, athletic fields and driving ranges.

6. No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares including:

a. Any fixed light not designed for roadway illumination that produces incidental or reflected light that could be disturbing to the operator of a motor vehicle.

b. Any light that may be confused with or construed as a traffic control device except as authorized by a State, Federal, or Town of Erie government.

c. Any blinking, flashing or changing intensity lights, except for temporary holiday displays, and lighting authorized by the Federal Aviation Administration for air traffic control purposes.

7. No beacon or searchlight shall be installed, illuminated or maintained.

8. All lighting will comply with current town lighting standards.

B. Signs

1. General - All signs shall comply with the Town of Erie Sign Regulations contained in the Town of Erie Sign Code. In addition to the provisions within the Town of Erie Sign Regulations, the following signs shall also be allowed within Vista Ridge, insofar as they comply with the Erie Sign Code.

2. Signs Not Subject to Permits

The following signs may be erected and maintained in all Vista Ridge Planning Areas without a permit:

a. Memorial Signs. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlayed so as to be part of the building or when constructed of bronze or other incombustible material.

b. Holiday Decorations. Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national local holiday, provided that such signs shall be displayed for a period of not more than sixty (60) days in any one (1) year and may be of any type, number area, height, location, illumination or animation not deemed by the Director of Community Development to be a public nuisance.

c. Bulletin Boards. Bulletin boards not over twenty (20) square feet in area for public, charitable or religious institutions where the same are located on the premises of said institutions.

d. Signs Within Buildings. Any sign placed inside a building may be erected without a permit but subject to the safety regulations of the building code, provided that any sign permanently attached to the interior of the structure and visible from the exterior therefrom shall comply with the other provisions of this section.

e. On-site Information Signs. Signs commonly associated with, and limited to, information and directions relating to the permitted use within the Planning Area, project(s) and/or lot on which the sign is located, provided that each such sign is limited to not more than six (6) square feet per sign in area not more than eight (8) feet in height above grade, may be illuminated only from a concealed light source which does not flash, blink or fluctuate and shall not be animated except that gauges and dials may be animated to the extent necessary to display correct measurement.

f. Official governmental notices.

g. Flag, pennant or insignia of any nation, organization of nations, state, county, city, religious, civic or educational institution except when such are used in connection with a commercial promotion or as an advertising device.

h. Temporary or permanent signs erected by public utility companies to warn of danger or hazardous conditions including signs indicating the presence of underground cables, gas lines and similar devices.

i. Merchandise, pictures or models or products or services which are incorporated as an integral part of a window display.

j. Private traffic control signs which conform to the standards of the Colorado Manual of Uniform Traffic Control Devices.

k. Street name signs. Street name signs including the development or subdivision logo in the color and design selected by the CDG and approved by the Town of Erie. However, street name signs which are not "standard" Town design may be produced, installed and maintained by the CDG or the Homeowner's Association, with the approval of the Director.

3. Permitted Signs - All Planning Areas

a. General. The following permanent and temporary signs function to identify major activities and to direct persons to these activities, uses and facilities. These types of signs would include, but are not necessarily limited to, subdivision and major project entryway monuments and signs, identification signs for community facilities such as parks, churches, schools, golf courses, recreation facilities, community information and sales facilities, directional signs referring to community facilities and subdivisions and projects within Vista Ridge.

b. Permanent Entryway Signs. Entryway signs or monuments shall be permitted to permanently identify each development area by the marketing name selected by CDG including, but not limited to, "Vista Ridge" or any other individual sub-area marketing name approved by CDG. These shall be called primary entryway signs. Individual subdivisions or projects within the Planning Areas may also have permanent entryway signs or monuments. These shall be called secondary entryway signs. A maximum of two (2) signs per entry shall be permitted. Primary entryway signs may be located at the intersection of major arterial streets with SH 52 or where arterial streets exit the perimeter boundary of the individually designated Planning Area. Primary entryway signs shall have a maximum sign area of one hundred twenty (120) square feet and a maximum sign height of eight (8) feet. Primary entryway signs shall have a minimum setback from major arterial rights-of-way of twenty (20) feet and a maximum sign height of eight (8) feet. Secondary entryway signs shall be limited to thirty-five (35) square feet. Secondary entryway signs shall have a maximum sign height of six (6) feet and comply with the Town of Erie line of site criteria at all intersections.

c. Permanent Directional Signs. Directional signs shall be permitted as necessary to provide adequate direction to a particular project, subdivision or use. In no case shall the number of signs exceed five (5) per project, subdivision or use. Individual signs shall not exceed fifteen (15) square feet total face area. Signs which indicate the location of a number of project(s), subdivisions or uses shall also be permitted in which case the face area of each panel of such a consolidated sign shall not exceed ten (10) square feet and an aggregate size of thirty-five (35) square feet and must be of uniform design and size. The maximum height for these signs shall be eight (8) feet.

4. Permitted Signs - Residential Planning Areas

a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

i) Development Signs. Development signs used by an owner, builder or developer to announce or advertise property for sale, rent or lease during the construction, sale, lease or rental period shall be permitted. A maximum of two (2) development signs per planning area shall be permitted. Each sign shall not exceed one-hundred (100) square feet face area and the total face area shall not exceed ninety-six (96) square feet.

The maximum height for each development sign shall be eight (8) feet. No temporary development sign shall remain beyond the completion of the construction, leasing and sale period, whichever comes first, but in no case shall any sign, remain longer than two (2) years.

ii) Directional Signs. Directional signs shall be permitted as necessary to provide adequate direction to a particular project undergoing active construction, sale, leasing or renting activity. In no case shall the number of signs exceed three (3) per builder per planning area under construction or property being offered for sale, lease or rent. Individual project signs shall not exceed fifteen (15) square feet in face area. Signs which indicate the location of a number of uses or projects shall also be permitted, in which case the face area of each panel of such a consolidated sign shall not exceed ten (10) square feet and an aggregate size of thirty-five (35) square feet and must be of uniform design and size. The maximum height for these signs shall be eight (8) feet. In no case shall any of these signs impair traffic movement or visibility.

5. Permitted Signs - Convenience Commercial and Commercial Planning Areas

a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

i) Development Signs. Temporary development signs used by an owner, builder or developer to advertise property for sale, rent or lease during the construction or sales period shall be located on site within the Convenience Commercial or Commercial Area under construction or offered for sale, lease or rent. A maximum of two (2) development signs shall be permitted per project. The total sign area of all development signs per project shall not exceed two hundred (200) square feet. Each development sign shall be setback a minimum of fifteen (15) feet from all property lines and shall not exceed fifteen (15) feet in height. No temporary development signs shall remain beyond the completion of the construction, leasing or sales period, whichever comes first.

ii) Projecting Signs. One (1) projecting sign wall is permitted per use in Convenience Commercial or Commercial Planning Areas for the purposes of advertising the business activity or wares. Such sign shall not exceed thirty (30) square feet in area and may advertise more than one (1) business. Projecting signs should clear adjacent sidewalks by at least eight (8) feet. Angular projection signs shall be spaced no closer than fifty (50) feet apart. Projecting signs for each business or use shall be in lieu of any other allowable face or wall sign.

C. Fences and Retaining Walls

1. Fences. The maximum fence height within all Planning Areas shall be six (6) feet above finished grade. Public schools and public or private recreation facilities shall be exempt from these fence height standards, subject to approval by the community development director.

2. Fences or walls shall be of wood, brick, stone, decorative stone or decorative iron. No fences or walls of chain link, wire mesh, or unpainted concrete block shall be allowed, except for special recreation or security uses as approved by the Director. Chain link shall be allowed at tennis courts if painted or coated. Wire mesh combined with open rail fencing shall be allowed. No barbed wire or electric fences shall be permitted within any land use area except for interim agricultural uses unless adjacent to an existing agricultural use. Along all open space or park area, an open fence, not exceeding forty-two (42) inches in height, shall be the only allowed fencing.

3. Temporary Fences. Temporary construction safety and security fences shall be permitted at construction sites. These fences may be chain link or wire mesh fences or any similar type of safety fence and shall be exempt from the maximum fence heights given above.

4. Location. No fences shall be constructed within the Town of Erie public right-of-way unless a variance is granted by the Town of Erie but shall be allowed within the setback on private land.

D. Screening

1. Truck loading, receiving, service or similar areas within Convenience Commercial, Commercial and Corporate Center Planning Areas shall be properly screened by fencing, landscaping or other acceptable methods.

2. Trash containers shall be enclosed and screened to a height of six (6) feet.

3. Roof mounted, ground electrical and mechanical equipment shall be placed or screened from public view. The screening shall be treated as an extension of the building's architecture, building height requirements and/or landscape architecture, materials and color.

E. Accessory or Primary Exterior Storage

Where accessory or primary exterior storage is permitted, outdoor material storage shall be enclosed and concealed by a solid fence (one completely preventing view) six (6) feet in height. Such fence shall be of wooden or masonry construction and shall be maintained in good condition. Where the screening fence coincides with any landscaping, the fence design shall be incorporated into and be integral with the design and construction of said landscaped area. Accessory outdoor storage shall not exceed the height of the fence and shall not be visible to the general public or adjacent residents. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaped area. The provisions of the Town of Erie approved Site Development Plan shall apply.

F. Private Common Open Space/ Landscaping (Property Owner's Association, Homeowner's Association or Metropolitan District).

Open space shall be provided within all Planning Areas in the amount required within this PD Guide excluding areas covered by buildings. All private open spaces shall conform to the provisions contained herein as follows:

1. Be intended for passive and/or active recreation uses.

2. Be left in its natural unaltered state, reestablished to its natural state or landscaped and maintained, creating an environment appropriate for recreation.

3. Be accessible and usable to the residents when not inconsistent with public safety objectives.

4. Areas which qualify as open space include, but are not limited to:

a. Walkways, pedestrian paths, bicycle paths, open plazas and malls, concourses, separate yards, terraces, natural drainage ways, open space buffers, playgrounds, improved rooftops and similar structures designed specifically for active and passive recreational use and which are not designated to be used by motor vehicles except for emergency and service purposes.

b. Areas used for design purposes such as planted or landscaped areas, flowerbeds and planters including landscaped areas within parking lots and landscaped medians.

c. Aquatic area, ponds and lakes.

d. Stormwater detention or retention areas.

e. Areas specifically designated as parks, tot-lots, or playgrounds.

5. Open space areas do not include:

a. Unused or leftover portions of property which are specifically used for storage or outdoor areas which are developed for use as a storage area.

b. Motor vehicle uses such as parking lots, open-air showrooms, roads or service areas at, above or below ground level. However, landscaping over underground parking and landscaped areas within parking lots will be included.

6. Title to common open space/landscaping area will be conveyed to the Metropolitan District or the Homeowner's Association governing or serving homeowners within the subdivision.

## ARTICLE VII - VEHICULAR CIRCULATION SYSTEM

### VEHICULAR CIRCULATION SYSTEM

The circulation system for Vista Ridge will consist of roads and streets of various sizes, as well as recreation trails intended for pedestrians, equestrians, and bicyclists. All improvements shall be constructed in conformance with Town of Erie construction specifications. The overall intent is to establish a more appropriate and refined transition in the hierarchy of streets within Vista Ridge and accommodate many traditional and alternative forms of movement within and through the community.

**Street Design Standards**

The vehicular circulation system will be hierarchical with six general levels: (1) four- lane community arterial; (2) two-lane residential collectors; (3) two-lane neighborhood connectors; (4) two-lane local residential street; (5) two-lane low volume local residential street; and (6) private residential streets. All roads and streets shall be built to a minimum paved travel width. Specific horizontal and vertical alignment criteria for each classification of street is per Table 1.

**A. Community Arterial Street**

These roadways are designed as four-lane parkways with accommodations for additional turn and acceleration/deceleration lanes as may be required. The parkways are an efficient means of moving traffic from Baseline Road providing access to the golf course facilities, residential and other non-residential development areas.

The parkways consist of two lanes of 12 feet plus curb and gutter for a total of 27 feet fl to fl in each direction. A landscaped center median separates the two directions of travel. The right-of-way is a minimum of 120' with a 35 mph posted speed limit (see figure 1).

Figure 1 A Community Arterial Street
5000+ ADT

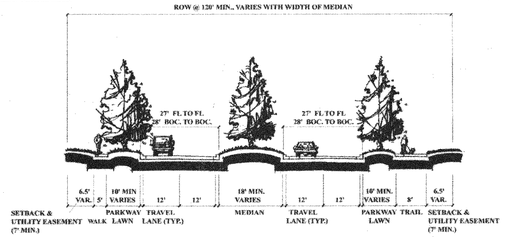
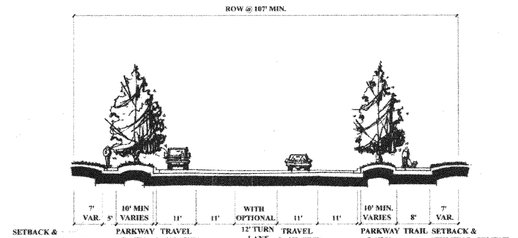



Figure 1B Community Arterial Street without Median
5000+ ADT Not to Scale




**B. Two-Lane Residential Collector Street**

The primary purpose of this type of road is to collect traffic from individual neighborhoods and carry it to the arterials. The two-lane collectors are characterized by 20' drive lanes that include a 12' travel lane and a "breakdown" lane and/or on street bike lane within an 80' R.O.W. Other features include 10' parkway lawns, 5' detached sidewalks within the R.O.W. Residential Collectors will have a 30 m.p.h. posted speed limit. (See figure2 and 2A)

Where left turn lanes are required, the typical section also accommodates two 12' travel lanes and a 12' left turn lane. Where median landscape islands are provided, drive lanes are twenty feet wide each direction to accommodate emergency vehicle access lane requirements as well as a "breakdown" and/or bicycle lane.

Figure 2 Residential Collector with Median
2000-5000 ADT Not to Scale

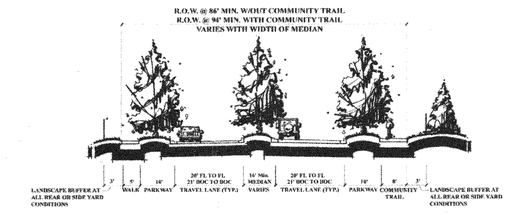
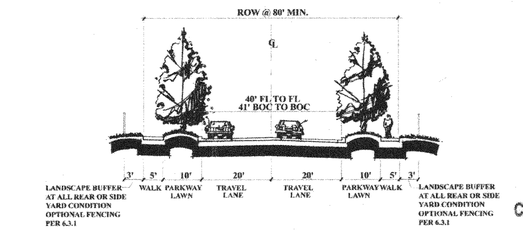



Figure 2A Residential Collector without Median
2000-5000 ADT Not to Scale




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REVISIONS: 00.00.00

SHEET TITLE
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SHEET NUMBER
6 of 9

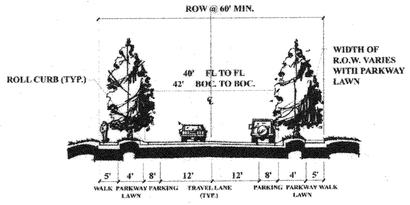
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### C. Two-Lane Neighborhood Connector Street

The two-lane neighborhood connector is designed to provide a transition from residential collector streets to local residential streets. This circulation feature is characterized by two, 12' drive lanes and two 8' parking lanes located within a 60' R.O.W. Other street section characteristics include 4' parkway lawns, and 5' wide detached sidewalks. Neighborhood connector streets will have a 25 mph speed limit. (See figure3).

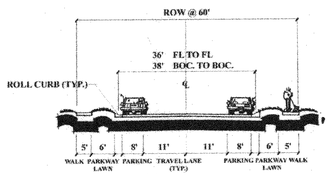
Figure 3 Neighborhood Connector W/ Parking
1000-2000 ADT Not to Scale




### D. Two-Lane Local Residential Street

Local streets will comprise many of the streets in Vista Ridge. Two-Lane Local Streets are intended to strictly circulate traffic within neighborhoods and will be publicly owned and maintained. The streets are characterized by two, 11' drive lanes flanked by 8' parking lanes, 6' parkway lawns and 5' detached sidewalks located within a 60' R.O.W. Local streets will have a 15 m.p.h. speed limit (See figure 4).

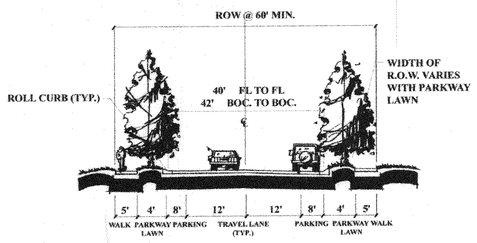
Figure 4 Local Street
800-1000 ADT Not to Scale




### E. Two-Lane Low Volume Local Residential Street

Low volume local residential streets will comprise the majority of streets in Vista Ridge. These streets are intended to circulate traffic to sub-neighborhoods and individual homes and will be publicly owned and maintained. The streets are characterized by two, 10' drive lanes, flanked by 6' parking lanes, 5' parking lawns and 5' detached sidewalks located within a 54' R.O.W. Low volume local streets are designed for a 10 m.p.h. speed limit (See figure 5).

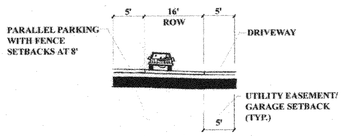
Figure 5 Low Volume Local Street
Less Than 800 ADT Not to Scale




### F. Alleys

Alleys are characterized by a minimum 16' wide paved section within a 16' right-of-way. They are to provide access to rear-loaded garages. An additional 5' setback shall be provided from the edge of pavement to the garage doors and fences. Any home that has an alley at the rear of the lot it is located on, should have its garage accessed from the alley (See figure 6).

Figure 6 Alley
Not to Scale




### G. Private Residential Streets

Private residential streets may be built to a variety of standards depending on the specific need. Design standards for private streets may include the following: (1) special curb treatments; (2) reduced pavement widths and (3) special paving treatments, including stamped concrete or unit pavers. Private streets shall be designed for speeds not to exceed 15 mph. A typical cross section for a private street with reduced pavement should include two ten foot drive lanes for a total width of 20', with one additional 6' parking lane for a total pavement of 27 feet, or two parking lanes, with a street width to 32 feet (See figure 7 and 7A).

Private streets may or may not have sidewalks on one or both sides of the street, subject to Site Improvement Plan review and approval. Attached walks may be allowed under specific circumstances.

All private street standards shall be approved by town staff at time of platting.

Figure 7 Private Streets
Not to Scale

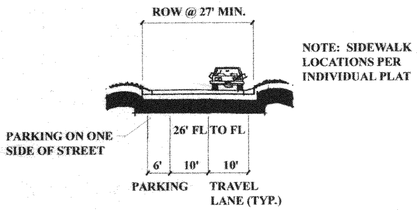
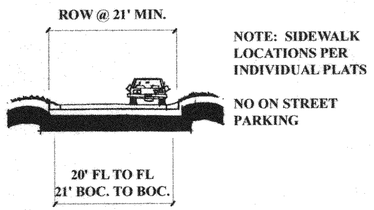



Figure 7A Private Streets
Not to Scale




### H. Additional Design Standards

**A. Cul-De-Sac Design Standards** (Subject to site specific design approved by Mountain View Fire Protection District)

| | |
|---|---|
| 1. Maximum cul-de-sac length of 750'. | *Same* |
| 2. Maximum 24 units on a cul-de-sac. | *N/A* |
| 3. Turnarounds for Cul-de-sac 151' to 500' long will be 70' in diameter flowline-to-flowline; Turnarounds for Cul-de-sac 501' to 750' long will be 96' in diameter flowline-to-flowline. | *Same* |
| 4. Landscape islands will be allowed within Cul-de-sac turnarounds. | *N/A* |
| 5. Alternate cul-de-sac turnaround designs will be permitted for cul-de-sacs serving less than 12 units and lengths less than 500'. | *Not allowed* |
| 6. No turnaround is required for cul-de-sac less than 150' long, serving less than 9 units and where end of cul-de-sac is visible from the intersecting street. | *N/A* |

**A. Residential Driveway Access**

1. Community Arterial Streets
   - No residential driveway access allowed.

2. Residential collector street
   - No individual drive access allowed
   - Shared drive access allowed for 2-4 units with off-street turnarounds provided

3. Neighborhood connector street
   - Individual access allowed with off-street turnarounds provided
   - No access within 50' of an intersection, measured from curbline

4. Local residential/low volume residential street
   - Individual driveway access allowed
   - No drive within 20' of an intersection measured from curbline

| | Design Speed | Minimum Centerline Radius | Minimum Tangent Between Curves | Minimum Intersection Spacing | Minimum Curb Return Radius | Minimum Corner Sight Distance | Minimum Stopping Sight Distance | Maximum Grade | Maximum Grade at Intersection |
|---|---|---|---|---|---|---|---|---|---|
| Community Arterial | 40 | 650' | 200 | 400' | 30' | 380' Left 440' Right | 350' | 5% | 3% First 100' |
| Residential Collector | 35 | 475' | 150 | 300' | 30' | 250' Left 280' Right | 275-325' | 6% | 3%-100' |
| Neighborhood Connector | 30 | 300 | 100 | 200' | 25' | 350' Left 260' Right | 200' | 6%** | 3%-50' |
| Local Residential | 25 * | 175' | 50 | 125' | 15 | 150' Left 130' Right | 150' | 8%** | 4%-50' |
| Low Volume Local Residential | 25 * | 175' | 50' | 125' | 15' | 240' Left 200' Right | 150' | 8%** | 4%-50' |
| Alley | 10 | 30 | N/A | 75' | 5' | 100' | 50' | 8%** | 6%-50' |
| Shared Private Drives | N/A | N/A | N/A | N/A | N/A | 100' | 50' | 12% | 8%-20' |

* 50' @ 90 Degree Turns, Low Volume Conditions

**2% Greater for limited Runs - South Aspect Within 30 Degrees of North/South Axis

*NOTE: The intended design standards are subject to staff review at the time of platting.*

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urban design associates
1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
mailbox@nuszer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
(303) 850-9700
(303) 850-9797 fax

# Vista Ridge
Erie, Colorado

PROJECT: 991011
DRAWN BY: BW
CHECK BY: CK
ISSUE DATE: 00.00.00
REVISIONS: 00.00.00

SHEET TITLE
Cover Sheet

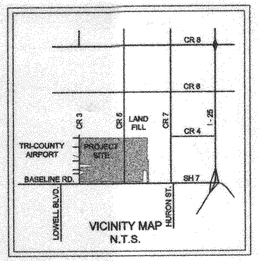
SHEET NUMBER
7 of 9

Recorded as
CONFORMED COPY

U:\Vista Ridge\Submittals\textsheets7.dwg Mon Jul 31 12:48:51 2000 Copyright 2000 Nuszer Kopatz, Inc.

2793940 09/15/2000 10:34A JA Suki Tsukamoto
8 of 9 R 90.00 D 0.00 Weld County CO

# Vista Ridge
## General Development Plan




VICINITY MAP
N.T.S.

LEGEND

- Neighborhood Access Point (Approximate location & number of neighborhood access points; final locations to be determined at final plat.)
- Golf Course Open Space
- Open Space

| Landuse | | Net Acre | Du/Ac | Units (1) |
|---|---|---|---|---|
| **Estate Residential** | | | | |
| 1-1 | | 18.7 | 2 | 37 |
| 1-2 | | 3.3 | 2 | 7 |
| | Total | 22.0 | | 44 |
| **Low Single Family Detached** | | | | |
| 2-1 | | 17.7 | 3 | 53 |
| 2-2 (see note 4 below re: units) | | 4.5 | 3 | 14 |
| 2-3 | | 20.0 | 3 | 60 |
| 2-4 | | 19.4 | 3 | 58 |
| 2-5 | | 18.8 | 3 | 56 |
| 2-6 | | 16.5 | 3 | 50 |
| 2-7 | | 9.4 | 3 | 28 |
| 2-8 | | 10.6 | 3 | 32 |
| 2-9 | | 7.3 | 3 | 22 |
| | Total | 124.2 | | 373 |
| **Low/ Medium Single Family Detached** | | | | |
| 3-1 | | 25.5 | 4 | 102 |
| 3-2 | | 39.8 | 4 | 159 |
| 3-3 | | 49.6 | 4 | 198 |
| | Total | 114.9 | | 460 |
| **Medium Single Family Detached** | | | | |
| 4-1 | | 57.1 | 5 | 286 |
| 4-2 | | 60.7 | 5 | 304 |
| 4-3 | | 16.0 | 5 | 80 |
| | Total | 133.8 | | 669 |
| **Medium / High Residential** | | | | |
| 5-1 | | 26.4 | 8 | 211 |
| 5-2 | | 32.0 | 8 | 256 |
| 5-3 | | 19.5 | 8 | 156 |
| | Total | 77.9 | | 623 |
| **Multi-Family Residential** | | | | |
| 6-1 | | 21.2 | 20 | 424 |
| **Commercial** | | | | |
| 7-1 | | 26.2 | | |
| 7-2 | | 13.1 | | |
| 7-3 | | 54.5 | | |
| 7-4 | | 8.9 | | |
| | Total | 102.7 | | |
| | **Development Totals** | **596.7** | | **(3)** |
| **Open Space** | | | | |
| 8-1 | | 0.8 | | |
| 8-2 | | 3.4 | | |
| 8-3 | | 1.9 | | |
| 8-4 | | 9.5 | | |
| 8-5 | | 18.8 | | |
| | Total | 33.4 | | |
| 9-1 | **Community Center (H.O.A.)** | 5.6 | | |
| 9-2 | **Satellite Pool (H.O.A.)** | 1.5 | | |
| | Total | 7.1 | | |
| **Golf** | | | | |
| 10-1 | | 28.7 | | |
| 10-2 | | 32.7 | | |
| 10-3 | | 29.7 | | |
| 10-4 | | 75.5 | | |
| 10-5 | | 13.2 | | |
| 10-6 | | 14.9 | | |
| 10-7 | | 27.4 | | |
| 10-8 | (Golf Club) | 5.7 | | |
| 10-9 | (Maintenance Area) | 3.9 | | |
| | Total | 231.7 | | |
| 11-1 | **School Site** | 10.9 | | |
| **R.O.W./ Infrastructure** | | 43.0 | | |
| | **Other Acreage** | **326.1** | | |
| | **Property Total** | **922.8** | | |

(1) Units based on Net Area of Parcels
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.

RESIDENTIAL COLLECTOR
STORM WATER CONTROL FACILITY
COUNTY ROAD 4
TO COUNTY ROAD 5
WELD COUNTY ROAD 3
WELD COUNTY ROAD 5 (TO BE VACATED)
SHERIDAN EXTENSION
BASELINE ROAD
COLO STATE HWY 7
NEIGHBORHOOD CONNECTOR
POTENTIAL PARCEL ACCESS (TYPICAL)
PRACTICE AREA
MINOR ARTERIAL
TRI-COUNTY AIRPORT APPROACH SURFACE
Airport Impact Area
Community Ditch
20 FT. EASEMENT
EXISTING JOHNSTON HOUSE
ENTRY FEATURE/ MONUMENTATION
ENTRY FEATURE/ MONUMENTATION

**10-1** 28.7 ac GOLF
**8-1** 0.8 ac OPEN SPACE
**8-2** 3.4 ac OPEN SPACE
**2-7** 9.4 ac LOW DENSITY SINGLE FAMILY DETACHED
**10-9** 3.9 ac MAINTENANCE AREA
**3-2** 39.8 ac LOW/ MEDIUM DENSITY SINGLE FAMILY DETACHED
**10-2** 32.7 ac GOLF
**4-2** 60.7 ac MEDIUM DENSITY SINGLE FAMILY DETACHED
**1-1** 18.7 ac ESTATE RESIDENTIAL
**2-6** 16.5 ac LOW DENSITY SINGLE FAMILY DETACHED
**3-1** 25.5 ac LOW/ MEDIUM DENSITY SINGLE FAMILY DETACHED
**8-3** 1.9 ac OPEN SPACE
**3-3** 49.6 ac LOW/ MEDIUM DENSITY SINGLE FAMILY DETACHED
**4-3** 16.0 ac MEDIUM DENSITY SINGLE FAMILY DETACHED
**2-5** 18.8 ac LOW DENSITY SINGLE FAMILY DETACHED
**2-1** 17.7 ac LOW DENSITY SINGLE FAMILY DETACHED
**5-1** 26.4 ac MEDIUM/ HIGH DENSITY RESIDENTIAL
**10-4** 75.5 ac GOLF
**8-4** 8.5 ac PARK SITE
**4-1** 57.1 ac MEDIUM DENSITY SINGLE FAMILY DETACHED
**7-4** 8.9 ac COMMERCIAL
**5-2** 32.0 ac MEDIUM/ HIGH DENSITY RESIDENTIAL
**9-2** 1.5 ac SATELLITE POOL AREA (PRIVATE H.O.A. REC. FACILITY)
**11-1** 10.9 ac SCHOOL SITE
**2-2** 4.5 ac Low Density Single Family Detached
**10-7** 27.4 ac GOLF
**10-8** 5.7 ac GOLF CLUB
**9-1** 5.6 ac COMMUNITY CENTER (PRIVATE REC. H.O.A. FACILITY)
**1-2** 2.8 ac ESTATE RESIDENTIAL
**2-8** 10.6 ac LOW DENSITY SINGLE FAMILY DETACHED
**2-9** 7.3 ac LOW DENSITY SINGLE FAMILY DETACHED
**10-6** 14.9 ac GOLF
**2-3** 20.0 ac LOW DENSITY SINGLE FAMILY DETACHED
**5-3** 19.5 ac MEDIUM/ HIGH DENSITY RESIDENTIAL
**10-3** 29.7 ac GOLF
**8-5** 18.8 ac OPENSPACE
**6-1** 21.2 ac MULTI-FAMILY RESIDENTIAL
**2-4** 19.4 ac LOW DENSITY SINGLE FAMILY DETACHED
**7-1** 26.2 ac COMMERCIAL
**10-5** 13.2 ac GOLF
**7-2** 13.1 ac COMMERCIAL
**7-3** 54.5 ac COMMERCIAL

Not Part of Vista Ridge
Off Site Golf Course Easement
Baseball
Soccer
School Bldg.
Basket-ball
POND

Recorded as CONFORMED COPY

OWNER
Vista Ridge LLC
16 Driver Lane
Littleton, CO 80123
(303) 795-2800

CIVIL ENGINEERING
HURST & ASSOC.
4999 Pearl E. Circle
Suite 106
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(303) 449-9105

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Redstone
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DENVER, CO 80204
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303.534.3684 (FAX)
nuszer-kopatz@indra.com

SCALE 1"=300'
DATE 2/22/00
NORTH
SHEET NUMBER 8of9

REORDER BY NUMBER DTSAR
Q:\Vista Ridge 3\Planning\Current Dwgs\general development plan 4-8.dwg Tue Aug 01 15:45:27 2000

2793940 09/15/2000 10:34A JA Suki Tsukamoto
9 of 9 R 90.00 D 0.00 Weld County CO

# Vista Ridge
## Park/ Trail/ Recreation/ Concept Plan

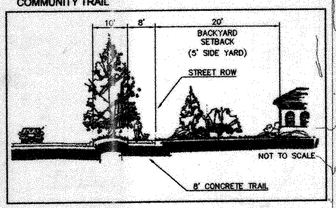
Potential future off site connection constructed by others (To Future Coal Creek Trail)

COUNTY ROAD 4

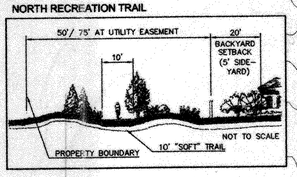
TO COUNTY ROAD 5

COUNTY ROAD 4

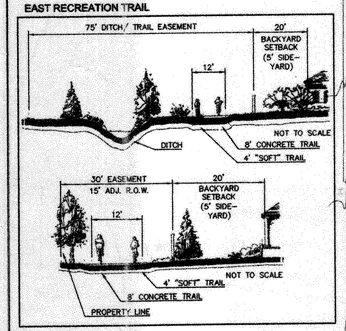
**COMMUNITY TRAIL**



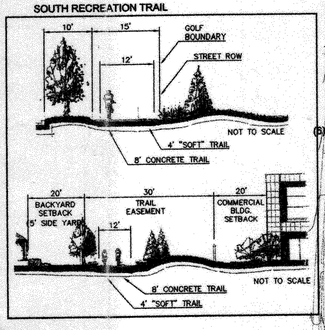

**NORTH RECREATION TRAIL**




**EAST RECREATION TRAIL**




**SOUTH RECREATION TRAIL**




POND
Open Space Park - 3.4 acres
NORTH TRAIL
Recreation Trail "B" @ R.O.W./ Utility Easement
Open Space/ Park - 0.8 acres
Golf Course
Pocket Park (Typical)
Open Space/ Park - 1.9 acres
Detached Sidewalk @ R.O.W. (Typical)
EAST TRAIL
Potential future off site connection constructed by others
Airport Impact Area
Community Ditch
OPEN SPACE/ PARK - 6.8 ACRES
SWELLITE POOL
SCHOOL SITE 10.9 ac
Recreation trail "A" @ R.O.W./ Ditch
TRI-COUNTY AIRPORT APPROACH SURFACE
SOUTH TRAIL
Off Site Golf Course Easement
Not Part of Vista Ridge
Golf Club House
Community Recreation Center
Community Trail @ R.O.W.
Potential future offset connection constructed by others
Potential future off site connection constructed by others
Open Space Park - 15.1 acres
SHERIDAN EXTENSION
BASELINE ROAD
OLD STATE HWY 7
20 FT. EASEMENT

**TRAILS**
- Detached Sidewalk
- Community Trail (8' Concrete)
- Recreation Trail "A" (8' "Conc." / 4' "Soft")
- Recreation Trail "B" (10' "Soft" Surface)

**RECREATION NODES**
- Pocket Park (Playground, etc.)
- Pool Center (Community Pool Facility)
- Community Center/ Golf Club

**OPEN SPACE**
- Open Space/ Park (Passive/ Active Use)
- Golf Course

NOTES:
1) Pocket Parks shall be constructed at the time of individual neighborhood development. The quantity of parks may vary based on the actual number of residential units. Locations may vary due to site planning of individual neighborhoods.
2) Pool Center shall be constructed as required based upon the level of use of the Community Recreation Center.
3) The Community Recreation Center shall be open for use prior to the issuance of the 500th certificate of occupancy for the single family detached units within Vista Ridge.

Recorded as CONFORMED COPY

OWNER
Vista Ridge LLC
16 Driver Lane
Littleton, CO 80123
(303) 795-2800

CIVIL ENGINEERING
HURST & ASSOC.
4999 Pearl E. Circle
Suite 106
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(303) 449-9105

LAND PLANNING
Redstone
Development Services
1331 15th St.
Second Floor
Denver, CO 80202
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NUSZER KOPATZ
1129 CHEROKEE STREET
DENVER, CO 80204
303.534.3081
303.534.3884 (FAX)
nuszer-kopatz@ndra.com

SCALE 1"=300'

DATE 2/22/00

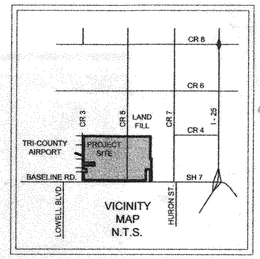
NORTH

SHEET NUMBER 9of9

Q:\vista ridge 3\planning\current dwgs\general development plan 4-8.dwg Fri Jun 23 10:31:23 2000

2928673 02/27/2002 03:03P JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

# Vista Ridge
## General Development Plan Minor Amendment No. 1

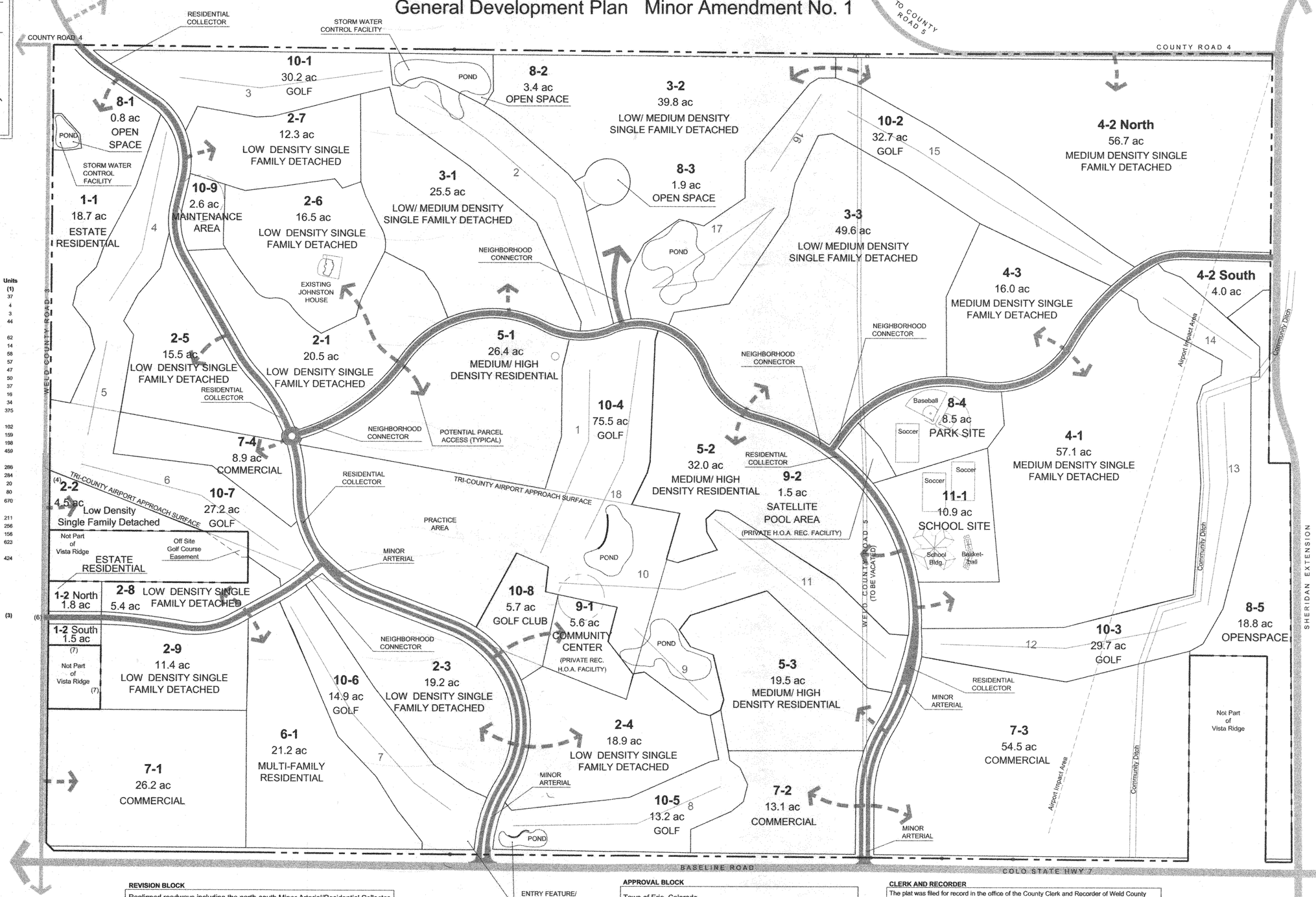



LEGEND

- Neighborhood Access Point (Approximate location & number of neighborhood access points; final locations to be determined at final plat.)
- Golf Course Open Space
- Open Space

| Landuse | Net Acre | Du/Ac | Units (1) |
|---|---|---|---|
| **Estate Residential** | | | |
| 1-1 | 18.7 | 2 | 37 |
| 1-2 North | 1.8 | 2 | 4 |
| 1-2 South | 1.5 | 2 | 3 |
| Total | 22.0 | | 44 |
| **Low Single Family Detached** | | | |
| 2-1 | 20.5 | 3 | 62 |
| 2-2 (see note 4 below re: units) | 4.5 | 3 | 14 |
| 2-3 | 19.2 | 3 | 58 |
| 2-4 | 18.9 | 3 | 57 |
| 2-5 | 15.5 | 3 | 47 |
| 2-6 | 16.5 | 3 | 50 |
| 2-7 | 12.3 | 3 | 37 |
| 2-8 | 5.4 | 3 | 16 |
| 2-9 | 11.4 | 3 | 34 |
| Total | 124.2 | | 375 |
| **Low/ Medium Single Family Detached** | | | |
| 3-1 | 25.5 | 4 | 102 |
| 3-2 | 39.8 | 4 | 159 |
| 3-3 | 49.6 | 4 | 198 |
| Total | 114.9 | | 459 |
| **Medium Single Family Detached** | | | |
| 4-1 | 57.1 | 5 | 286 |
| 4-2 North | 56.7 | 5 | 284 |
| 4-2 South | 4.0 | 5 | 20 |
| 4-3 | 16.0 | 5 | 80 |
| Total | 133.8 | | 670 |
| **Medium / High Residential** | | | |
| 5-1 | 26.4 | 8 | 211 |
| 5-2 | 32.0 | 8 | 256 |
| 5-3 | 19.5 | 8 | 156 |
| Total | 77.9 | | 623 |
| **Multi-Family Residential** | | | |
| 6-1 | 21.2 | 20 | 424 |
| **Commercial** | | | |
| 7-1 | 26.2 | | |
| 7-2 | 13.1 | | |
| 7-3 | 54.5 | | |
| 7-4 | 8.9 | | |
| Total | 102.7 | | |
| **Development Totals** | **596.7** | | **(3)** |
| **Open Space** | | | |
| 8-1 | 0.8 | | |
| 8-2 | 3.4 | | |
| 8-3 | 1.9 | | |
| 8-4 | 8.5 | | |
| 8-5 | 18.8 | | |
| Total | 33.4 | | |
| 9-1 **Community Center (H.O.A.)** | 5.6 | | |
| 9-2 **Satellite Pool (H.O.A.)** | 1.5 | | |
| Total | 7.1 | | |
| **Golf** | | | |
| 10-1 | 30.2 | | |
| 10-2 | 32.7 | | |
| 10-3 | 29.7 | | |
| 10-4 | 75.5 | | |
| 10-5 | 13.2 | | |
| 10-6 | 14.9 | | |
| 10-7 | 27.2 | | |
| 10-8 (Golf Club) | 5.7 | | |
| 10-9 (Maintenance Area) | 2.6 | | |
| Total | 231.7 | | |
| 11-1 **School Site** | 10.9 | | |
| **R.O.W./ Infrastructure** | 43.0 | | |
| **Other Acreage** | **326.1** | | |
| **Property Total** | **922.8** | | |

**(1)** Units based on Net Area of Parcels
**(2)** Golf Layout is preliminary; location may require minor realignment at the time of final development plans.
**(3)** Maximum number of units is 2494
**(4)** This parcel includes one additional residential unit plus 14 proposed units.
**(5)** Layout of school and park sites are illustrative and subject to change.
**(6)** The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
**(7)** The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.




**REVISION BLOCK**

Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

December 07, 2001

**APPROVAL BLOCK**

Town of Erie, Colorado

Director of Community Development — Date 2/7/02

**CLERK AND RECORDER**

The plat was filed for record in the office of the County Clerk and Recorder of Weld County at _____ O' Clock, __M., on the_____Day of _____ A.D., 20___, in the Book_____, Page _____, Map _____, Reception No. _____.

Weld County Clerk and Recorder

By:_____ Deputy

Recorded as Corrected Copy

**OWNER**
Vista Ridge LLC
16 Driver Lane
Littleton, CO 80123
(303) 795-2800

**CIVIL ENGINEERING**
HURST & ASSOC.
4999 Pearl E. Circle
Suite 106
Boulder, CO 80301
(303) 449-9105

**LAND PLANNING**
Redstone
Development Services
1331 15th St.
Second Floor
Denver, CO 80202
(303) 623-3466

**CONSULTANTS**
NUSZER KOPATZ
1117 CHEROKEE STREET
DENVER, CO 80204
303.534.3693
303.534.3884 (FAX)

SCALE 1"=300'

DATE 01/10/02

NORTH

SHEET NUMBER 8of9

PURPORTED COPY

3501718 09/04/2007 04:12P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

# VISTA RIDGE DEVELOPMENT PLAN AMENDMENT No. 3

## PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
## TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
## 922.8 ACRES
## PDA07-006

### REVISION BLOCK

Minor Amendment No. 3 standards as listed below shall replace Article VI, Section B.4 and B.5 entirely and add Section B.6 to the Vista Ridge Development Plan.
August 15, 2007

### CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )
) ss.
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 200___ A.D.
AND WAS RECORDED AT RECEPTION NUMBER _____.

WELD COUNTY
CLERK AND RECORDER

### COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR ON THIS 30TH DAY OF AUGUST, 2007.

Deborah Lee Ransom

COMMUNITY DEVELOPMENT DIRECTOR

### ARTICLE VI - ANCILLARY USE STANDARDS

4. Permitted Signs - Residential Planning Areas

a. All signs permitted in the Town of Erie Sign code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

i) On Site Development Signs. Development signs used by an owner, builder or developer to announce or advertise property for sale, rent or lease during the construction, sales, lease or rental period shall be permitted and shall be displayed only on the property to which the sign pertains. A maximum of two (2) development signs per planning area shall be permitted. Each sign shall not exceed one-hundred (100) square feet face area and the total face area shall not exceed ninety-six (96) square feet.

The maximum height for each development sign shall be eight (8) feet. No temporary development sign shall remain beyond the completion of the construction, leasing and sale period, whichever comes first, but in no case shall any sign, remain longer than two (2) years.

ii) Directional Signs. Directional signs shall be permitted as necessary to provide adequate direction to a particular project undergoing active construction, sale, leasing or renting activity. In no case shall the number of signs exceed three (3) per builder per planning area under construction or property being offered for sale, lease or rent. Individual directional signs shall not exceed fifteen (15) square feet in a face area.

5. Permitted Signs - Convenience Commercial and Commercial Planning Areas

a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign code, the following shall apply:

i) On Site Development Signs. Temporary development signs used by an owner, builder or developer to advertise property for sale, rent or lease during the construction or sales period shall be located on site within the Convenience Commercial or Commercial Area under construction or offered for sale, lease or rent. A maximum of two (2) development signs shall be permitted per project. The total sign area of all development signs per project shall not exceed two hundred (200) square feet. Each development sign shall be setback a minimum of fifteen (15) feet from all property lines and shall not exceed fifteen (15) feet in height. No temporary development signs shall remain beyond the completion of the construction, leasing or sales period, whichever comes first.

ii.) Projecting Signs. One (1) projecting sign wall is permitted per use in Convenience Commercial or Commercial Planning Areas for the purposes of advertising the business activity or wares. Such sign shall not exceed thirty (30) square feet in an area and may advertise more than one (1) business. Projecting signs should clear adjacent sidewalks by at least eight (8) feet. Angular projection signs shall be spaced no closer than fifty (50) feet apart. Projecting signs for each business or use shall be in lieu of any other allowable face or wall sign.

6. Permitted Signs - Planning Areas Abutting State Highway 7

a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign code, the following shall apply:

i.) Vista Ridge Marketing Signs. Temporary marketing signs which indicate the location of a number of uses or projects shall also be permitted, in which case the face area of each panel of such a sign shall not exceed one hundred twenty-eight (128) square feet, shall be single sided, shall be located a maximum of four (4) feet off of the ground and shall not exceed twelve (12) feet in overall height.

(a) Vista Ridge Marketing Signs shall be located only on undeveloped land abutting State Highway 7, which land may be property other than the subdivision or development to which the sign refers. In no case shall any of these signs impair traffic movement or visibility.

(b) A maximum of four (4) signs shall be permitted.

(c) The minimum distance between signs shall be two hundred (200) feet.

(d) Sign permit applications shall be accompanied by a statement, signed by the owner of the property on which the sign is to be placed, showing consent to erect the sign and assuming the responsibility for its removal.

(e) Vista Ridge Marketing Signs shall be removed within thirty (30) days from the time that ninety-five (95) percent of the lots or dwelling units within Vista Ridge have been sold.

(f) Sign appearance shall be that of high quality. No fluorescent colors or lighting are permitted. The back side of the sign and exposed sign posts shall be painted the same color as the sign's primary body color.

NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

Vista Ridge Development Corporation
2750 Vista Parkway
Suite 100
Erie, CO 80516
303.920.9400 Voice
303.920.9440 Fax

VISTA RIDGE
Erie, Colorado
Amendment No. 3

PROJECT: 991011
DRAWN BY: RRD
CHECK BY: RRD
ISSUE DATE: 06.29.00
REVISIONS: 08.16.07

SHEET TITLE
Amendment No. 3

SHEET NUMBER

AMENDMENT

PURPORTED COPY

3753956 03/03/2011 04:37P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

# VISTA RIDGE

## Development Plan Amendment No. 4

### PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
### TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
### 933.7 ACRES
### ZR06-004

## LEGAL DESCRIPTION

Three parcels of land located in Sections 32 and 33, Township 1 North, Range 68 West of the Sixth P.M., County of Weld, State of Colorado, more particularly described as follows:

PARCEL 1:
All of Vista Ridge Master Final Plat as Recorded 11.28.2001 at Reception No. 2903870;

PARCEL 2:
All of Vista Ridge Filing No. 6 as Recorded _____ at Reception No. _____.

PARCEL 3:
Commencing at the South Quarter Corner of said Section 33;

Thence N00°06'16"E, 75.00 feet along the West line of the Southeast Quarter (Basis of Bearings) to the Point of Beginning.

Thence N89°38'37"W, 498.22 feet along the Northerly Right-of-Way line of Colorado State Highway 7;

Thence N00°06'16"E, 865.79 feet along the Easterly line of Vista Ridge Master Plat Parcel 34;

Thence continuing N00°06'16"E, 80.00 feet to the Northerly line of Ridge View Drive;

Thence S00°34'46"E, 944.60 feet along the Northerly Right-of-Way line of said Ridge View Drive extended, to the Easterly line of Weld County;

Thence S00°34'46"E, 944.60 feet along said county line to a point 75.00 feet North of the Southerly line of the Southeast Quarter of Section 33;

Thence N89°38'54"W, 169.70 feet along a line parallel with and 75.00 feet North of the Southerly line of thte Southeast Quarter to the Point of Beginning, containing 14.37 acres, more or less.

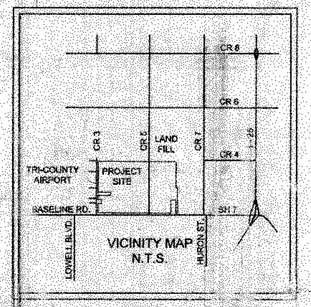
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### *DEVELOPMENT PLAN AMENDMENT #1*
1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

### *DEVELOPMENT PLAN AMENDMENT #2*
1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

### *DEVELOPMENT PLAN AMENDMENT #3*
1 - Revise Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Add Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

### *DEVELOPMENT PLAN AMENDMENT #4*
1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-5 and North of PA 7-5.




## CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )
) ss.
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 201___ A.D.
AND WAS RECORDED AT RECEPTION NUMBER ____ _____.

WELD COUNTY
CLERK AND RECORDER

## COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR ON THE 14TH DAY OF DECEMBER, 201 0.

COMMUNITY DEVELOPMENT DIRECTOR

NUSZER KOPATZ
urban design associates
Stanley Consultants
Stanley Consultants, Inc.
8000 S. Chester Street
Suite 500
Centennial, CO 80112
303.799.6806
303.799.8107 (fax)
stanleyconsultants.com

Vista Ridge Development Corporation
2750 Vista Parkway
Suite 100
Erie, CO 80516
303.920.9400 Voice
303.920.9440 Fax

VISTA RIDGE
Erie, Colorado
Development Plan Amendment No. 4

PROJECT: 081027
DRAWN BY: DS
CHECK BY:
ISSUE DATE: 09.19.08
REVISIONS: 11.6.2010

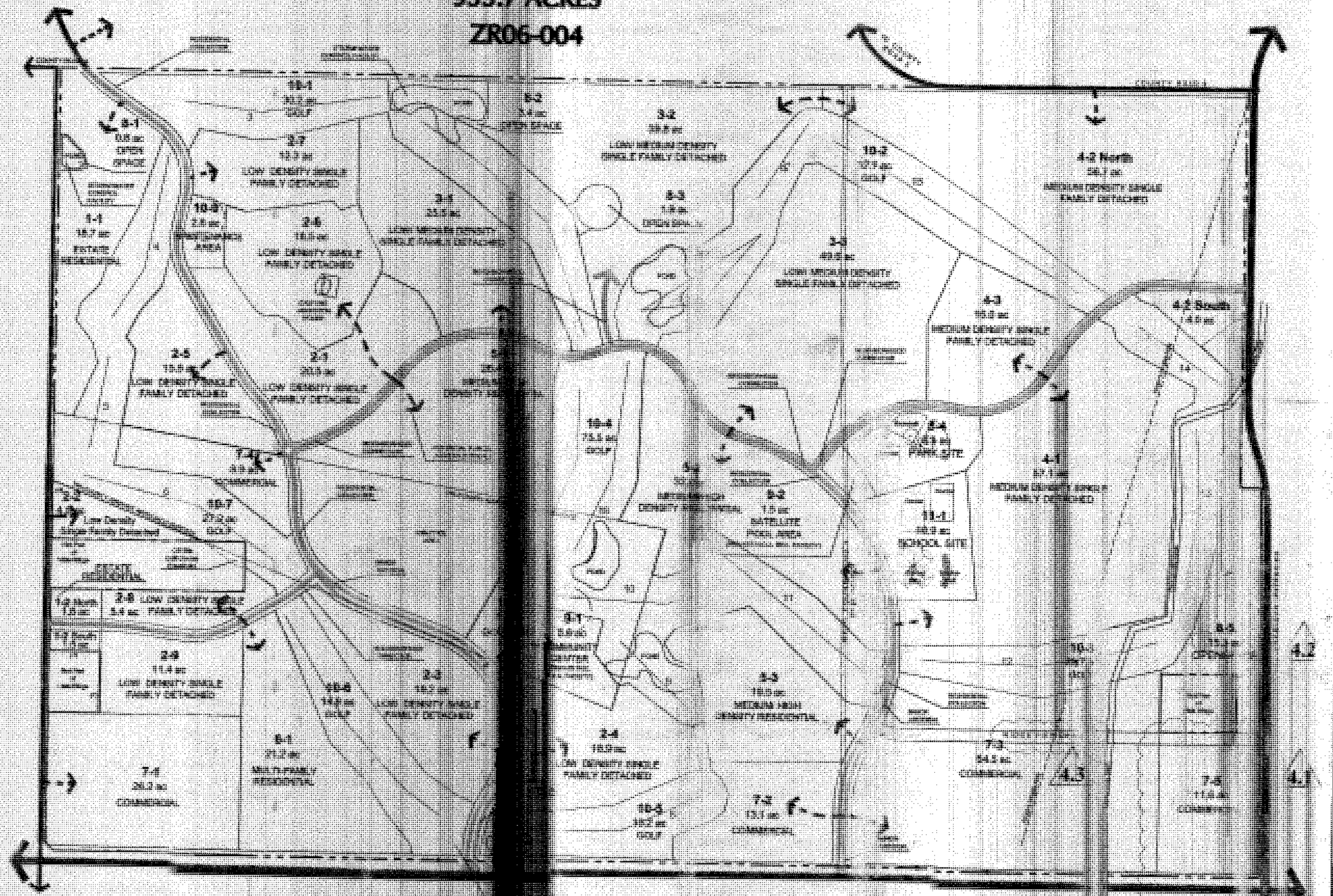
SHEET TITLE
Cover Sheet

SHEET NUMBER
1 of 2

# VISTA RIDGE

## Development Plan Amendment No. 4

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
ZR06-004




### REVISION BLOCK

| | |
|---|---|
| 4.1 | 1 - Added Commercial Planning Area, PA 7-5, (11.6 acres) to the Development Plan. |
| 4.2 | 2 - Reduced Open Space Planning Area, PA 6-3, (3.3 acres) |
| 4.3 | 3 - Illustrated RidgeView Drive. |

May 15, 2

VISTA RIDGE
Erie, Colorado
Development Plan Amendment No. 4

Development Plan

2 of 2

3890727 Pages: 1 of 3
11/26/2012 12:00 PM R Fee:$31.00
Steve Moreno Clerk and Recorder, Weld County, CO

# VISTA RIDGE

## Development Plan Amendment No. 5

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
PDA-12-0030

### LEGAL DESCRIPTION

Three parcels of land located in Sections 32 and 33, Township 1 North, Range 68 West of the Sixth P.M., County of Weld, State of Colorado, more particularly described as follows:

PARCEL 1:
All of Vista Ridge Master Final Plat as Recorded 11.28.2001 at Reception No. 2903870;

PARCEL 2:
All of Vista Ridge Filing No. 6 as Recorded 05.19.2008 at Reception No. 3555044;

PARCEL 3:
Commencing at the South Quarter Corner of said Section 33;

Thence N00°06'16"E, 75.00 feet along the West line of the Southeast Quarter (Basis of Bearings) to the Point of Beginning.

Thence N89°38'37"W, 498.22 feet along the Northerly Right-of-Way line of Colorado State Highway 7;

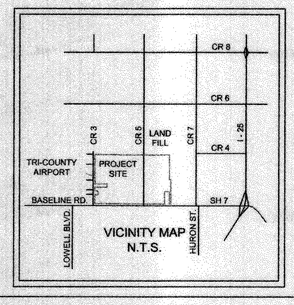
Thence N00°06'16"E, 865.79 feet along the Easterly line of Vista Ridge Master Plat Parcel 34;

Thence continuing N00°06'16"E, 80.00 feet to the Northerly line of Ridge View Drive;

Thence S00°34'46"E, 944.60 feet along the Northerly Right-of-Way line of said Ridge View Drive extended, to the Easterly line of Weld County;

Thence S00°34'46"E, 944.60 feet along said county line to a point 75.00 feet North of the Southerly line of the Southeast Quarter of Section 33;

Thence N89°38'54"W, 169.70 feet along a line parallel with and 75.00 feet North of the Southerly line of thte Southeast Quarter to the Point of Beginning, containing 14.37 acres, more or less.




***DEVELOPMENT PLAN AMENDMENT #1***
**1** - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

***DEVELOPMENT PLAN AMENDMENT #2***
**1** - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
**2** - Redefined "Encroachments".
**3** - Redefined "Alternative Development Standards".

***DEVELOPMENT PLAN AMENDMENT #3***
**1** - Revise Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
**2** - Add Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

***DEVELOPMENT PLAN AMENDMENT #4***
**1** - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
**2** - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
**3** - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

***DEVELOPMENT PLAN AMENDMENT #5***
**1** - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium/High Density Planning Area).5.d, e and f shall be amended as noted on sheet 2. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

PURPORTED COPY

### CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )
) ss.
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 201___ A.D.
AND WAS RECORDED AT RECEPTION NUMBER _____.

WELD COUNTY
CLERK AND RECORDER

### PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE TOWN OF ERIE PLANNING COMMISSION ON THIS 19th DAY OF September, 2012 A.D.

Brent Bell
BRENT BELL, CHAIRMAN

Hallie Sawyer
HALLIE SAWYER, PLANNING COMMISSION SECRETARY

### BOARD OF TRUSTEES CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE BOARD OF TRUSTEES ON THIS 9th DAY OF OCTOBER, 2012 A.D.

Joseph A. Wilson
JOSEPH A. WILSON, MAYOR

TOWN OF ERIE CORPORATE SEAL COLORADO

Nancy Parker
NANCY PARKER, TOWN CLERK
Melinda Helmer, Deputy Town Clerk

Vista Ridge Development, LLC
1927 Windemere Lane
Erie, CO 80516
Ph: 805.284.6152

Lange Land Surveys
9672 W. 56TH AVE. ARVADA, CO 80002
P:(720) 240-9732 F:(720) 240-9854

VISTA RIDGE
Erie, Colorado
Development Plan Amendment No. 5

PROJECT: 081027
DRAWN BY: DB
CHECK BY:
ISSUE DATE: 05.19.08
REVISIONS: 11.16.2010, 07.18.2012, 10.12.2012

SHEET TITLE
Cover Sheet

SHEET NUMBER
1 of 3

3898727 Pages: 2 of 3
11/26/2012 12:08 PM R Fee:$31.00
Steve Moreno, Clerk and Recorder, Weld County, CO

# VISTA RIDGE

## Development Plan Amendment No. 5

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
PDA-12-0030

***1 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.d shall be replaced with the following language:***

Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more that 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

***2 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.e shall be replaced with the following language:***

Paved patios or terraces may project into any setback.

***3 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.f shall be replaced with the following language:***

Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

Vista Ridge
Development, LLC
1927 Windemere Lane
Erie, CO 80516
Ph: 805.284.6152

Lange Land Surveys
9372 W. 58TH AVE. ARVADA, CO 80002
P:(720) 240-8732 F:(720) 242-9804

VISTA RIDGE
Erie, Colorado
Development Plan Amendment No. 5

| | |
|---|---|
| PROJECT: | 081027 |
| DRAWN BY: | DB |
| CHECK BY: | |
| ISSUE DATE: | 05.19.08 |
| REVISIONS: | 11.16.2010 |
| | 07.18.2012 |
| | 10.12.2012 |

SHEET TITLE
Cover Sheet

SHEET NUMBER
2 of 3

3890727 Pages: 3 of 3
11/26/2012 12:00 PM R Fee:$31.00
Steve Moreno, Clerk and Recorder, Weld County, CO

# VISTA RIDGE

## Development Plan Amendment No. 5

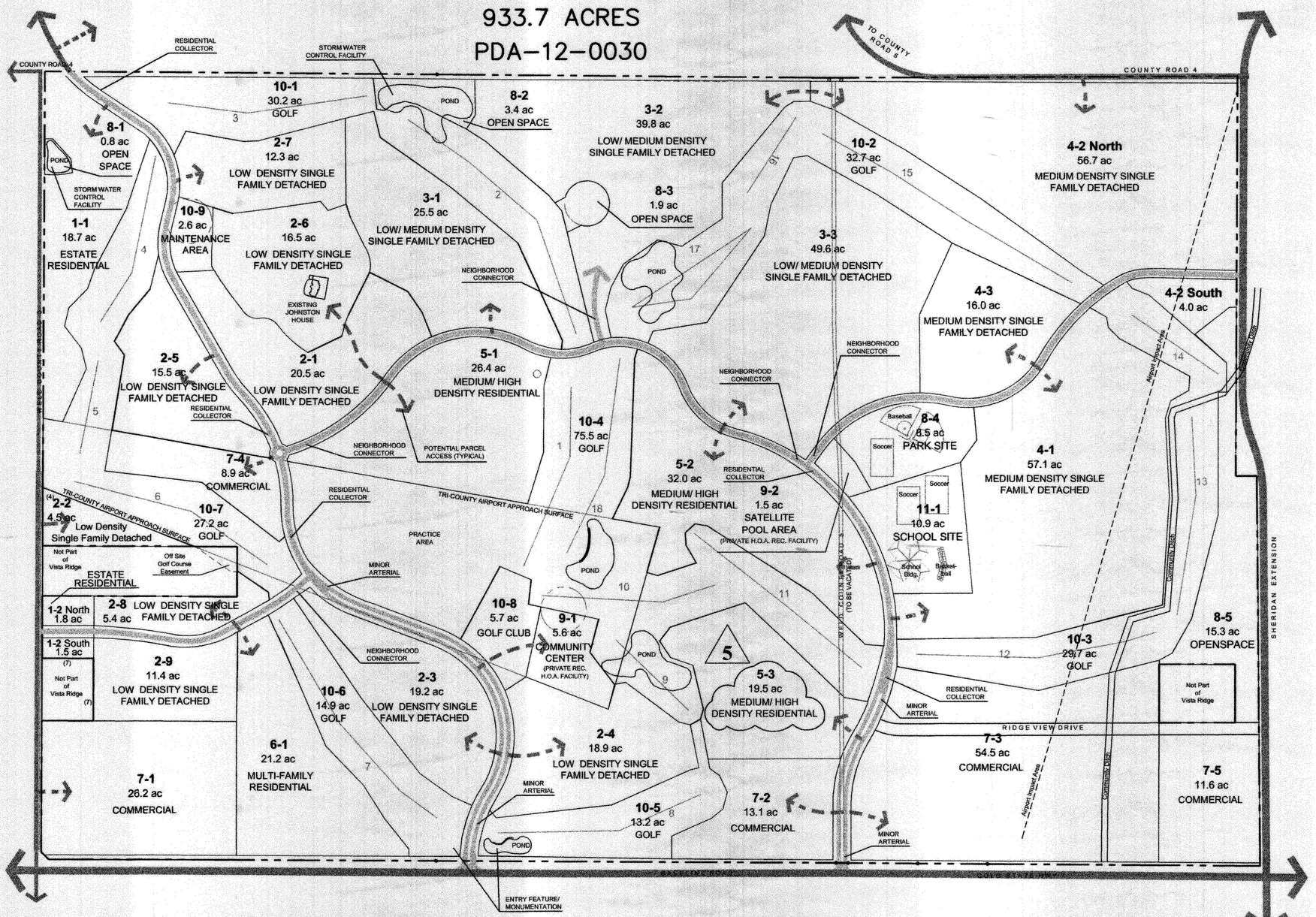
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
PDA-12-0030

| Landuse | | Net Acre | Du/Ac | Units (1) |
|---|---|---|---|---|
| **Estate Residential** | | | | |
| 1-1 | | 18.7 | 2 | 37 |
| 1-2 North | | 1.8 | 2 | 4 |
| 1-2 South | | 1.5 | 2 | 3 |
| | Total | 22.0 | | 44 |
| **Low Single Family Detached** | | | | |
| 2-1 | | 20.5 | 3 | 62 |
| 2-2 (see note 4 below re: units) | | 4.5 | 3 | 14 |
| 2-3 | | 19.2 | 3 | 58 |
| 2-4 | | 18.9 | 3 | 57 |
| 2-5 | | 15.5 | 3 | 47 |
| 2-6 | | 16.5 | 3 | 50 |
| 2-7 | | 12.3 | 3 | 37 |
| 2-8 | | 5.4 | 3 | 16 |
| 2-9 | | 11.4 | 3 | 34 |
| | Total | 124.2 | | 375 |
| **Low/ Medium Single Family Detached** | | | | |
| 3-1 | | 25.5 | 4 | 102 |
| 3-2 | | 39.8 | 4 | 159 |
| 3-3 | | 49.6 | 4 | 198 |
| | Total | 114.9 | | 459 |
| **Medium Single Family Detached** | | | | |
| 4-1 | | 57.1 | 5 | 286 |
| 4-2 North | | 56.7 | 5 | 284 |
| 4-2 South | | 4.0 | 5 | 20 |
| 4-3 | | 16.0 | 5 | 80 |
| | Total | 133.8 | | 670 |
| **Medium / High Residential** | | | | |
| 5-1 | | 26.4 | 8 | 211 |
| 5-2 | | 32.0 | 8 | 256 |
| 5-3 | | 19.5 | 8 | 156 |
| | Total | 77.9 | | 623 |
| **Multi-Family Residential** | | | | |
| 6-1 | | 21.2 | 20 | 424 |
| **Commercial** | | | | |
| 7-1 | | 26.2 | | |
| 7-2 | | 13.1 | | |
| 7-3 | | 54.5 | | |
| 7-4 | | 8.9 | | |
| 7-5 | | 14.4 | | |
| | Total | 117.1 | | |
| | **Development Totals** | **611.1** | | **(3) (6)** |
| **Open Space** | | | | |
| 8-1 | | 0.8 | | |
| 8-2 | | 3.4 | | |
| 8-3 | | 1.9 | | |
| 8-4 | | 8.5 | | |
| 8-5 | | 15.5 | | |
| | Total | 30.1 | | |
| 9-1 | **Community Center (H.O.A.)** | 5.6 | | |
| 9-2 | **Satellite Pool (H.O.A.)** | 1.5 | | |
| | Total | 7.1 | | |
| **Golf** | | | | |
| 10-1 | | 30.2 | | |
| 10-2 | | 32.7 | | |
| 10-3 | | 29.7 | | |
| 10-4 | | 75.5 | | |
| 10-5 | | 13.2 | | |
| 10-6 | | 14.9 | | |
| 10-7 | | 27.2 | | |
| 10-8 | (Golf Club) | 5.7 | | |
| 10-9 | (Maintenance Area) | 2.6 | | |
| | Total | 231.7 | | |
| 11-1 | **School Site** | 10.9 | | |
| **R.O.W./ Infrastructure** | | 43.0 | | |
| | **Other Acreage** | **328.1** | | |
| | **Property Total** | **933.7** | | |

(1) Units based on Net Area of Parcels
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.

**REVISION BLOCK**

5.0 — 1 - Planning area 5-3 revisions.




Vista Ridge Development, LLC
1927 Windemere Lane
Erie, CO 80516
Ph: 805.284.6152

Lange Land Surveys
9572 N. 95TH AVE. ARVADA, CO 80002
P:(720) 242-9732 F:(720) 242-9634

VISTA RIDGE
Erie, Colorado
Development Plan Amendment No. 5

| | |
|---|---|
| PROJECT: | 081027 |
| DRAWN BY: | DB |
| CHECK BY: | |
| ISSUE DATE: | 05.19.08 |
| REVISIONS: | 11.16.2010 |
| | 07.18.2012 |
| | 10.12.2012 |

SHEET TITLE
Development Plan

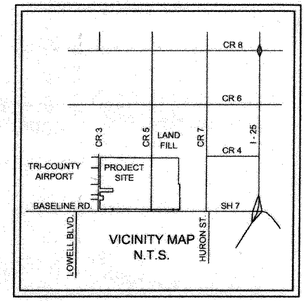
SHEET NUMBER
3 of 3

3980214 Pages: 1 of 3
11/25/2013 12:40 PM R Fee:$31.00
Steve Moreno Clerk and Recorder, Weld County, CO

# VISTA RIDGE

# Development Plan Amendment No. 6

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES 948.1 ac
PDA-13-00023




CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
2500 Broadway
Suite G
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

## LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL OF VISTA RIDGE MASTER FINAL PLAT AS RECORDED 11.28.2001 AT RECEPTION NO. 2903870;

PARCEL 2:
ALL OF VISTA RIDGE FILING NO. 6 AS RECORDED 05/19/2008 AT RECEPTION NO. 3555044.

PARCEL 3:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE N00°06'16"E, 75.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (BASIS OF BEARINGS) TO THE POINT OF BEGINNING.

THENCE N89°38'37"W, 498.22 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;

THENCE N00°06'16"E, 865.79 FEET ALONG THE EASTERLY LINE OF VISTA RIDGE MASTER PLAT PARCEL 34;

THENCE CONTINUING N00°06'16"E, 80.00 FEET TO THE NORTHERLY LINE OF RIDGE VIEW DRIVE;

THENCE S00°34'46"E, 944.60 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE VIEW DRIVE EXTENDED, TO THE EASTERLY LINE OF WELD COUNTY;

THENCE S00°34'46"E, 944.60 FEET ALONG SAID COUNTY LINE TO A POINT 75.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE N89°38'54"W, 169.70 FEET ALONG A LINE PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTHERLY LINE OF THTE SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 14.37 ACRES, MORE OR LESS.

### *DEVELOPMENT PLAN AMENDMENT #1*
1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

### *DEVELOPMENT PLAN AMENDMENT #2*
1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

### *DEVELOPMENT PLAN AMENDMENT #3*
1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

### *DEVELOPMENT PLAN AMENDMENT #4*
1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

### *DEVELOPMENT PLAN AMENDMENT #5*
1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

### *DEVELOPMENT PLAN AMENDMENT #6*
1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
3 - Added 200 dwelling units permitted in Planning Area 7-3.
4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )
) ss.
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 201___ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____ WELD COUNTY CLERK AND RECORDER

PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE PLANNING COMMISSION ON THE 21ST DAY OF AUGUST, 2013.

_____ 11/12/13
CHAIRPERSON DATE

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT NO. 6" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 29-2013, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON OCTOBER 8TH, 2013.

_____ 11/12/13
MAYOR DATE

_____
ATTEST- ~~TOWN CLERK~~ Deputy Town Clerk

TOWN OF ERIE CORPORATE SEAL COLORADO

APPLICANT/ PROPERTY OWNER: Mostex (Vista Ridge), LLC
c/o Marathon Land Company
2750 Vista Parkway
Suite 100
Erie, CO 80516
(303) 920-9400
(303) 920-9440 (fax)
Contact: James Spahitski

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #6
Erie, Colorado

DRAWN BY: BD
APPROVED BY: BRD
DATE: 11/08/2013
REVISIONS:

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

3980214 Pages: 2 of 3
11/25/2013 12:40 PM R Fee:$31.00
Steve Moreno, Clerk and Recorder, Weld County, CO

# VISTA RIDGE

# Development Plan Amendment No. 6

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES 948.1 ac
PDA-13-00023

## *ARTICLE V - LAND USE REGULATIONS*

**1. Article V, Section A (RESIDENTIAL PLANNING AREAS - GENERAL), subsection 2.A shall be replaced with the following language:**

Single family detached or attached dwelling units.

**2. Article V, Section F (Medium / High Density Planning Area) Subsection 5.d shall be replaced with the following language:**

Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more that 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

**3. Article V, Section F (Medium / High Density Planning Area) Subsection 5.e shall be replaced with the following language:**

Paved patios, terraces or landings may project into any setback.

**4. Article V, Section F (Medium / High Density Planning Area) Subsection 5.f shall be replaced with the following language:**

Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

**5. Article V, Section G (MULTI-FAMILY PLANNING AREA), subsection 4.f.i shall be replaced with the following language:**

Wherever there is an abrupt change in uses - i.e., residential to commercial - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from the undesirable effects of the other. Pedestrian walks or building setbacks may be included in the landscaped buffer.

Parking spaces shall not encroach in any required setback or landscape buffer area unless that parking area is part of a shared assemblage that crosses a property line.

Parking lots shall have a minimum of 30 feet from arterial right-of-ways or 15 feet from any other public street right-of-ways. The setback, on streets other than arterials, may be reduced to 10 feet if used in combination with a 3 to 4-foot articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. The minimum landscape setback to parking lots from primary internal drive circulation routes in a multi-building complex shall be 10 feet.

**6. Article V, Section J (COMMERCIAL PLANNING AREA) subsection 3.e shall be replaced with the following language:**

Buffer requirements. Wherever there is an abrupt change in uses - i.e., residential to commercial - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from the undesirable effects of the other. Pedestrian walks or building setbacks may be included in the landscaped buffer.

Parking spaces shall not encroach in any required setback or landscape buffer area unless that parking area is part of a shared assemblage that crosses a property line.

Parking lots shall have a minimum of 30 feet from arterial right-of-ways or 15 feet from any other public street right-of-ways. The setback, on streets other than arterials, may be reduced to 10 feet if used in combination with a 3 to 4-foot articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. The minimum landscape setback to parking lots from primary internal drive circulation routes in a multi-building complex shall be 10 feet.

**7. Article V, shall be amended to include the following language:**

O. HIGH DENSITY PLANNING AREA (Maximum density of 16.0 units per acre)

1. Intent - To provide for residential development of an urban character.

2. Uses Permitted by Right: Single Family Detached, Single Family Attached, Duplex, Multi-family and Model Home.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular High Density Residential Planning Area shall not exceed 16.0 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

| | Setback Requirements | Accessory Building |
|---|---|---|
| Building Front | 15 feet * | 30 feet |
| Building Sides | 5 feet or 0 feet ** | 10 feet |
| Building Rear | 10 feet | 10 feet |

* where a driveway exists, a minimum of twenty (20) feet shall be required.
** or a minimum of ten (10) feet between structures.

c. Building Height. No buildings or structures within the High Density Residential Planning Area shall exceed forty-five (45) feet in height (maximum height of spires on places of worship = 60').

d. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more that 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

e. Paved patios or terraces may project into any setback.

f. Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

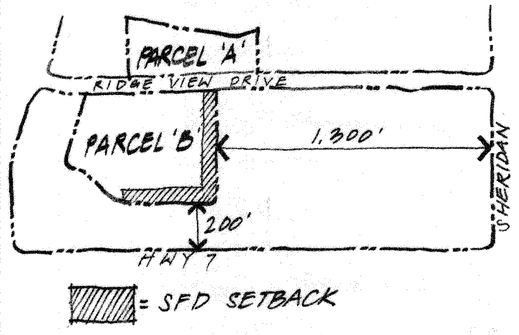
g. Additional Provisions

i) Minimum frontage shall be 30'. Minimum lot width at the front of the house shall meet the typical lot width standard per the plat.
ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
iii) Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.

**8. Article V, shall be amended to include the following language:**

a. Residential Land Uses are permitted in Planning Area 7-3 in two locations:
i) Lot 2 of Vista Ridge Filing No. 2 Minor Subdivision (shown as Parcel A in the following graphic). Building height shall not exceed 35'.
ii) South of Ridge View Drive a minimum of 1,300' from the Sheridan Parkway right-of-way and a minimum of 200' from the Highway 7 right-of-way (shown as Parcel B in the following graphic).

b. Single Family Detached building setbacks within Planning Area 7-3, Parcel B, shall be a minimum of 50' from the eastern residential boundary and 50' from the southern residential boundary as hatched in the following graphic.




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c/o Marathon Land Company
2750 Vista Parkway
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Erie, CO 80516
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(303) 920-9440 (fax)
Contact:
James Sjekalski

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #6
Erie, Colorado

DRAWN BY: BD
APPROVED BY: BBD
DATE: 10/30/2013
REVISIONS:

SHEET TITLE
AMENDMENTS

SHEET NUMBER
SHEET 2 OF 3

3980214 Pages: 3 of 3
11/25/2013 12:40 PM R Fee:$31.00
Steve Moreno, Clerk and Recorder, Weld County, CO

# VISTA RIDGE

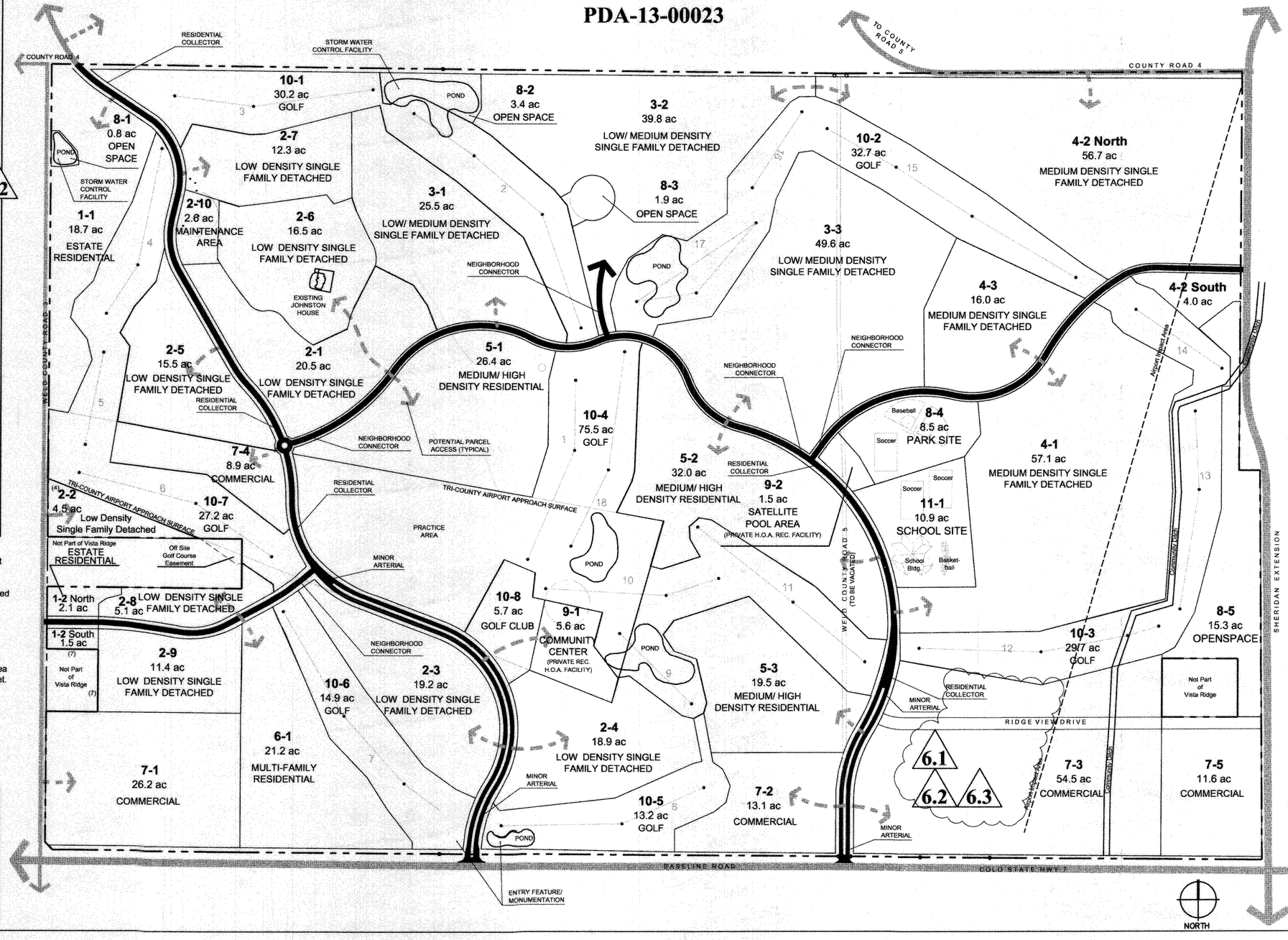
## Development Plan Amendment No. 6

### PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
### TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
### 932.9 ACRES
### PDA-13-00023

| LAND USE | | Net Acre | Du/Ac | Units (1) |
|---|---|---|---|---|
| **Estate Residential** | | | | |
| 1-1 | | 18.7 | 2 | 33(8) |
| 1-2 North | | 2.1 | 2 | 4 |
| 1-2 South | | 1.5 | 2 | 3 |
| | Total | 22.3 | | 40 |
| **Low Single Family Detached** | | | | |
| 2-1 | | 20.5 | 3 | 72(8) |
| 2-2 (see note 4 below re: units) | | 4.5 | 3 | 14 |
| 2-3 | | 19.2 | 3 | 46(8) |
| 2-4 | | 18.9 | 3 | 46(8) |
| 2-5 | | 15.5 | 3 | 34(8) |
| 2-6 | | 16.5 | 3 | 50 |
| 2-7 | | 12.3 | 3 | 43(8) |
| 2-8 | | 5.1 | 3 | 16 |
| 2-9 | | 11.4 | 3 | 41(8) |
| | Total | 126.5 | | 346 |
| **Low / Medium Single Family Detached** | | | | |
| 3-1 | | 25.5 | 4 | 100(8) |
| 3-2 | | 39.8 | 4 | 143(8) |
| 3-3 | | 49.6 | 4 | 199(8) |
| | Total | 114.9 | | 442 |
| **Medium Single Family Detached** | | | | |
| 4-1 | | 57.1 | 5 | 236(8) |
| 4-2 North | | 56.7 | 5 | 213(8) |
| 4-2 South | | 4.0 | 5 | 10 (8) |
| 4-3 | | 16.0 | 5 | 52(8) |
| | Total | 133.8 | | 511 |
| **Medium / High Residential** | | | | |
| 5-1 | | 26.4 | 8 | 90(8) |
| 5-2 | | 32.0 | 8 | 162(8) |
| 5-3 | | 19.5 | 8 | 124(8) |
| | Total | 77.9 | | 376 |
| **Multi-Family Residential** | | | | |
| 6-1 | | 21.2 | 16 | 408 |
| **Commercial** | | | | |
| 7-1 | | 26.2 | | |
| 7-2 | | 13.1 | | |
| 7-3 | | 54.5 | | 200(9) |
| 7-4 | | 8.9 | | |
| 7-5 | | 14.4 | | |
| | Total | 117.1 | | 200 |
| | **Development Totals** | 611.1 | | (3) (6) |
| **Open Space** | | | | |
| 8-1 | | 0.8 | | |
| 8-2 | | 3.4 | | |
| 8-3 | | 1.9 | | |
| 8-4 | | 8.5 | | |
| 8-5 | | 15.5 | | |
| | **Total** | 30.1 | | |
| 9-1 | **Community Center (H.O.A.)** | 5.6 | | |
| 9-2 | **Satellite Pool (H.O.A.)** | 1.5 | | |
| | **Total** | 7.1 | | |
| **Golf** | | | | |
| 10-1 | | 30.2 | | |
| 10-2 | | 32.7 | | |
| 10-3 | | 29.7 | | |
| 10-4 | | 75.5 | | |
| 10-5 | | 13.2 | | |
| 10-6 | | 14.9 | | |
| 10-7 | | 27.2 | | |
| 10-8 | (Golf Club) | 5.7 | | |
| | Total | 229.1 | | |
| 11-1 | **School Site** | 10.9 | | |
| **R.O.W. / Infrastructure** | | 43.0 | | |
| | **Other Acreage** | 326.1 | | |
| | **Property Total** | 932.9 | | |

6.2

(1) Units based on Net Area of Planning Ares.
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
(8) Units approved on recorded final plat for each Planning Area.
(9) 200 units total for Planning Area 7-3.




## REVISION BLOCK

6.1 1 - Added Medium/High Residential, High Density Residential and Multi-family Residential Uses as a Permitted Use to Planning Area 7-3 in two areas.
6.2 2 - Added 200 dwelling units to Planning Area 7-3.
6.3 3 - Medium/High Residential setbacks modified to Planning Area 7-3.
4 - Single Family Detached setbacks modified to Planning Area 7-3.

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Contact:
James Spehalski

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #6
Erie, Colorado

DRAWN BY: BRD
APPROVED BY: BRD
DATE: 11/07/2013
REVISIONS:

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
SHEET 3 OF 3