



Project Reviews

Town of Erie

Project Number: SUB2025-00012

Description: **Vista Reserve Preliminary Plat concurrent with ZON2025-00008**

Applied: **8/25/2025**

Approved:

Site Address: **1401 HICKORY DR**

Closed:

Expired:

City, State Zip Code: **ERIE, CO 80516**

Status: **FEES DUE**

Applicant: **Paul Shoukas**

Parent Project: **ZON2025-00008**

Owner: **JOHNSTON LINDA JANE LIVING TRUST**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: 1ST SUBMITTAL						
9/22/2025	10/17/2025	11/13/2025	BUILDING REVIEW	Joel Champagne	COMPLETE NO COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						
9/22/2025	11/14/2025	11/13/2025	DNS REVIEW	Shane Greenburg	COMPLETE WITH COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes: See attached DNS (Parks) redlined comments Response to Comments have been addressed on redlined PDF's						
9/22/2025	9/30/2025	11/13/2025	ECONOMIC DEVELOPMENT REVIEW	ECONOMIC DEVELOPMENT BUCKET	COMPLETE NO COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						
9/22/2025	11/14/2025	11/13/2025	ENGINEERING REVIEW	Chad Schroeder	COMPLETE WITH COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						



Project Reviews

Town of Erie

9/22/2025	11/12/2025	11/13/2025	ENVIRONMENTAL REVIEW	Ben Kellond	COMPLETE NO COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						
9/22/2025	10/31/2025	11/13/2025	GIS REVIEW	Jesse Ascunce		GIS comments added. See attachment "GIS_1st_SUB2025-00012"
Notes: See attachment "GIS_1st_SUB2025-00012" - Only street naming comments were added. Addressing numbers will be reviewed at FP stage of this project. Applicant will need to make appropriate changes on the next submitted street naming plan as well as the Prelim plat document.						
9/22/2025	11/14/2025	11/13/2025	OUTSIDE AGENCY REVIEW	Chris LaRue	COMPLETE WITH COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						
9/22/2025	11/14/2025	11/14/2025	PLANNING REVIEW	Chris LaRue	PLANNER REVISION REQUIRED	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes: Please red lines from Planning on the Plat, PD, and landscaping plans. Response to Comments have been addressed on redlined PDF's						
9/22/2025	11/12/2025	11/13/2025	STORMWATER REVIEW	Misty Hall	COMPLETE WITH COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes: See comment letter in attachments.						
9/22/2025	10/28/2025	11/13/2025	STRATEGIC REVIEW	Josh Campbell	COMPLETE NO COMMENTS	DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						
9/22/2025		11/13/2025	SUSTAINABILITY REVIEW	Eryka Thorley		DRT is on 11/6 - Planning to send comments by COB on 11/14
Notes:						



Project Reviews

Town of Erie

9/22/2025	11/10/2025	11/13/2025	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See Transportation Memo & CD Attachment for Comments
Notes:						
Review Group: 2ND SUBMITTAL						
3/5/2026	3/26/2026	4/16/2026	BUILDING REVIEW	Joel Champagne	COMPLETE NO COMMENTS	DRT on 4/9
Notes:						
3/5/2026	5/11/2026	4/16/2026	DNS REVIEW	Shane Greenburg	COMPLETE NO COMMENTS	DRT on 4/9
Notes:						
3/5/2026		4/16/2026	ECONOMIC DEVELOPMENT REVIEW	ECONOMIC DEVELOPMENT BUCKET		DRT on 4/9
Notes:						
3/5/2026	4/17/2026	4/16/2026	ENGINEERING REVIEW	Nicole Johnson	COMPLETE WITH COMMENTS	Refer to three attached PDFs
Notes:						
3/5/2026	4/17/2026	4/16/2026	ENVIRONMENTAL REVIEW	Ben Kellond	COMPLETE WITH COMMENTS	See comments.
Notes:						
The Town would like to see an alternative drainage proposal that modifies Drainage Pond C so it falls outside the 100x50 oil and gas well setback.						
Please update "COGCC ID" to "ECMC Facility ID"						
3/5/2026	5/1/2026	4/16/2026	GIS REVIEW	Jesse Ascunce	COMPLETE NO COMMENTS	The street name of Trotter Dr is acceptable
Notes:						
The street name of Trotter Dr is acceptable and there are no further comments for the applicant to address for street naming. Applicant will need to provide centerline CAD once this Subdivision is recorded. Thank you						
3/5/2026	4/17/2026	4/17/2026	OUTSIDE AGENCY REVIEW	Chris LaRue	COMPLETE WITH COMMENTS	DRT on 4/9
Notes:						
See comments from Ehrhart Surveying & the School District						
3/5/2026	4/17/2026	4/17/2026	PLANNING REVIEW	Chris LaRue	PLANNER REVISION REQUIRED	DRT on 4/9
Notes:						
See Planning Memo and red lines in the attachments. Please note Engineering & Park comments are forthcoming						



Project Reviews Town of Erie

Thank you and noted. A response to comments letter has been included and responses have also been included in the PDF Attachments for each public agency.

3/5/2026	4/17/2026	4/16/2026	STORMWATER REVIEW	Misty Hall	COMPLETE WITH COMMENTS	DRT on 4/9
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Notes:
See comment letter in attachments.

3/5/2026	4/14/2026	4/16/2026	STRATEGIC REVIEW	Josh Campbell	COMPLETE NO COMMENTS	DRT on 4/9
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Notes:

3/5/2026		4/16/2026	SUSTAINABILITY REVIEW	Eryka Thorley		DRT on 4/9
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Notes:

3/5/2026	4/10/2026	4/16/2026	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See Transportation Memo Attachment for Comments
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Notes:

Review Group: 3RD SUBMITTAL

6/4/2026	6/12/2026	6/11/2026	ENGINEERING COMPLETENESS REVIEW	Nicole Johnson	APPLICATION COMPLETE	Complete and ready to schedule for review
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Notes:

6/4/2026	6/11/2026	6/11/2026	PLANNING COMPLETENESS REVIEW	Chris LaRue	COMPLETE NO COMMENTS	
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Notes:

6/15/2026	6/23/2026	7/23/2026	ENGINEERING REVIEW	Nicole Johnson	COMPLETE NO COMMENTS	Comments addressed for hearing. Additional comments at FP
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Notes:

Review Group: ALL

9/15/2025	9/22/2025	9/22/2025	COMPLETENESS REVIEW	Doug Trettin	COMPLETE NO COMMENTS	
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Notes:
Chris called this complete



Project Reviews Town of Erie

Review Group: AUTO

8/25/2025	9/2/2025	9/2/2025	COMPLETENESS REVIEW	Doug Trettin	APPLICATION INCOMPLETE	See attached CompChk. "X"=addressed & "O"=needs addressing
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Notes:

See attached CompChk. "X"=addressed & "O"=needs addressing

Revised reports have been uploaded to the portal and our named

01-08.2 Cultural Resource-Revised

01-06 ALTA Survey-Revised

01-08.4 Geotech Report-Revised

8/25/2025	8/26/2025	8/26/2025	ENGINEER ASSIGNMENT	ENGINEERING BUCKET	COMPLETE NO COMMENTS	Chad Schroeder
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Notes:

8/25/2025	9/3/2025	8/26/2025	PLANNER ASSIGNMENT	Chris LaRue	COMPLETE NO COMMENTS	Chris LaRue
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Notes:



Project Reviews

Town of Erie

Project Number: ZON2025-00008

Description: **Vista Reserve-Vista Ridge PD Amend with SUB2025-00012**

Applied: **8/25/2025**

Approved:

Site Address: **1401 HICKORY DR**

Closed:

Expired:

City, State Zip Code: **ERIE, CO 80516**

Status: **IN REVIEW**

Applicant: **Paul Shoukas**

Parent Project:

Owner: **JOHNSTON LINDA JANE LIVING TRUST**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

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Notes:						
9/22/2025	11/14/2025	11/13/2025	DNS REVIEW	Shane Greenburg	COMPLETE WITH COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
Notes: DNS comments provided on the preliminary plat submittal.						
9/22/2025	9/30/2025	11/13/2025	ECONOMIC DEVELOPMENT REVIEW	ECONOMIC DEVELOPMENT BUCKET	COMPLETE NO COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
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9/22/2025	11/14/2025	11/13/2025	ENGINEERING REVIEW	Chad Schroeder	COMPLETE WITH COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
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9/22/2025	11/12/2025	11/13/2025	ENVIRONMENTAL REVIEW	Ben Kellond	COMPLETE NO COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
Notes:						



Project Reviews Town of Erie

9/22/2025	11/13/2025	11/13/2025	GIS REVIEW	Jesse Ascunce	COMPLETE WITH COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
<p>Notes: See comments on Preliminary Plat Comments have been responded to on attachments</p>						
9/22/2025	11/14/2025	11/14/2025	OUTSIDE AGENCY REVIEW	Chris LaRue		DRT on 11/6 - Planning Comments to go by COB on 11/14
<p>Notes: See attachments Comments have been responded to on attachments</p>						
9/22/2025	11/17/2025	11/14/2025	PLANNING REVIEW	Chris LaRue	PLANNER REVISION REQUIRED	DRT on 101/6 - Planning Comments to go by COB on 11/14
<p>Notes: All comments are uploaded in the Preliminary Plat project. Thank you.</p>						
9/22/2025	11/12/2025	11/13/2025	STORMWATER REVIEW	Misty Hall	COMPLETE NO COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
<p>Notes:</p>						
9/22/2025	10/28/2025	11/13/2025	STRATEGIC REVIEW	Josh Campbell	COMPLETE NO COMMENTS	DRT on 11/6 - Planning Comments to go by COB on 11/14
<p>Notes:</p>						
9/22/2025		11/13/2025	SUSTAINABILITY REVIEW	Eryka Thorley		DRT on 11/6 - Planning Comments to go by COB on 11/14
<p>Notes:</p>						
9/22/2025	11/10/2025	11/13/2025	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See SUB2025-00012 for Comments
<p>Notes: See SUB2025-00012 for Comments</p>						
<p>Review Group: 2ND SUBMITTAL</p>						
3/5/2026	3/26/2026	4/16/2026	BUILDING REVIEW	Joel Champagne	COMPLETE NO COMMENTS	DRT is on 4/9
<p>Notes:</p>						



Project Reviews

Town of Erie

3/5/2026	5/11/2026	4/16/2026	DNS REVIEW	Shane Greenburg	COMPLETE NO COMMENTS	DRT is on 4/9
Notes:						
3/5/2026		4/16/2026	ECONOMIC DEVELOPMENT REVIEW	ECONOMIC DEVELOPMENT BUCKET		DRT is on 4/9
Notes:						
3/5/2026	4/17/2026	4/16/2026	ENGINEERING REVIEW	Nicole Johnson	COMPLETE WITH COMMENTS	See three PDF Attachments in SUB2025-00012
Notes:						
3/5/2026	4/17/2026	4/16/2026	ENVIRONMENTAL REVIEW	Ben Kellond	COMPLETE WITH COMMENTS	See comments.
Notes: The Town would like to see an alternative drainage proposal that modifies Drainage Pond C so it falls outside the 100x50 oil and gas well setback. Thank you for your comment. Detention Pond C has been modified to fall outside the 100x50 oil and gas well setback.						
3/5/2026	5/1/2026	4/16/2026	GIS REVIEW	Jesse Ascunce	COMPLETE NO COMMENTS	GIS will finalize once recorded
Notes: GIS will finalize once this zoning is recorded. CAD linework for the zoning area will be requested at that time.						
3/5/2026	4/17/2026	4/17/2026	OUTSIDE AGENCY REVIEW	Chris LaRue	COMPLETE WITH COMMENTS	DRT is on 4/9
Notes: See comments from Ehrhart Surveying and the School District in the attachments for Case # SUB2025-00012						
3/5/2026	4/17/2026	4/17/2026	PLANNING REVIEW	Chris LaRue	PLANNER REVISION REQUIRED	DRT is on 4/9
Notes: See Planning memo and red lines in the attachments. Please note comments from engineering and parks are forthcoming. Thank you and noted. A response to comments letter has been included and responses have also been included in the PDF Attachments for each public agency.						
3/5/2026	4/13/2026	4/16/2026	STORMWATER REVIEW	Misty Hall	COMPLETE NO COMMENTS	
Notes:						
3/5/2026	4/3/2026	4/16/2026	STRATEGIC REVIEW	Josh Campbell	COMPLETE NO COMMENTS	DRT is on 4/9
Notes:						



Project Reviews Town of Erie

3/5/2026		4/16/2026	SUSTAINABILITY REVIEW	Eryka Thorley		DRT is on 4/9
Notes:						
3/5/2026	4/10/2026	4/16/2026	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See Transportation Memo Attachment in SUB2025-00012
Notes:						
Review Group: 3RD SUBMITTAL						
6/4/2026	6/12/2026	6/11/2026	ENGINEERING COMPLETENESS REVIEW	Nicole Johnson	APPLICATION COMPLETE	Complete and ready to schedule for review
Notes:						
6/4/2026	6/11/2026	6/11/2026	PLANNING COMPLETENESS REVIEW	Chris LaRue	COMPLETE NO COMMENTS	
Notes:						
Review Group: ALL						
9/15/2025	9/22/2025	9/22/2025	COMPLETENESS REVIEW	Doug Trettin	APPLICATION COMPLETE	
Notes: Chris marked complete						
Review Group: AUTO						
8/25/2025	9/2/2025	9/2/2025	COMPLETENESS REVIEW	Doug Trettin	APPLICATION INCOMPLETE	See attached CompChk. "X"=addressed & "O"=needs addressing
Notes: See attached CompChk. "X"=addressed & "O"=needs addressing Revised reports have been uploaded and are titled: 01-10.2 Cultural Resource-Revised 01-06 ALTA Survey-Revised 01-10.4 Geotech Report-Revised						
8/25/2025	8/26/2025	8/26/2025	ENGINEER ASSIGNMENT	ENGINEERING BUCKET	COMPLETE NO COMMENTS	Chad Schroeder
Notes:						
8/25/2025	9/3/2025	8/26/2025	PLANNER ASSIGNMENT	Chris LaRue	COMPLETE NO COMMENTS	Chris LaRue
Notes:						



Vista Reserve Preliminary Plat & PD – 1st Round Review

Planning & Development

To: Vista Reserve Team

From: Chris LaRue, Principal Planner

Date: November 17, 2025

Re: SUB2025-00012, Vista Reserve Preliminary Plat & ZON2025-00008, Vista Ridge PD Amendment – 1st Round Review

Development Review Team & Referral Comments

Town staff has reviewed the application for the Vista Reserve Preliminary Plat and Vista Ridge PD Amendment for conformance with Municipal Code, Title 10. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

1. The following agencies provided comments that require a response. All resubmittal documents will be distributed to the following referral agencies:
 - a. Town of Erie – internally distributed to: Planning, Transportation, Engineering (includes consultant comment as necessary), Stormwater, Economic Development, Energy & Environmental Specialist, Parks, Building, and GIS (Addressing)
 - b. CGS – no concerns noted if recommendations are rigorously adhered to
 - c. Ehrhardt Surveying – a few corrections are noted
 - d. St. Vrain Valley Schools – School district notes \$57,150 will be required. This is generally noted in the Development Agreement for the Final Plat. This amount may increase with changes to the plat or updates to the fee structure. The final amount will be determined during final plat.
 - e. Xcel Energy – They've requested plat language be added.
2. The following agencies provided comments that do not require a response:
 - a. None
3. The following agencies did not provide any comments:
 - a. ALLO
 - b. Bureau of Reclamation
 - c. CDOT
 - d. Century Link Communication
 - e. CGS
 - f. CO National Golf Club
 - g. Colorado Parks and Wildlife
 - h. Comcast
 - i. Erie Airpark HOA
 - j. Erie Airport Manager
 - k. FAA
 - l. High Plains Library District
 - m. Merrick & Company (included with engineering comments)

- n. Mountain View Fire
- o. Oil and Gas
- p. OSTAB
- q. RTD
- r. United Power
- s. Vista Pointe HOA
- t. Vista Ridge Metro District
- u. Vista Ridge Master Association
- v. Vranesh and Raisch, LLP
- w. Weld County

Planning Comments

Preliminary Plat & Planned Development

1. See red lines from Planning on both documents. In addition, planning made comments on the landscaping plans.
2. Main concern noted is whether the oil and gas “rectangle” can encroach the drainage areas.
3. Please make sure to check both the “Attachments” and the “Reviews” section of eTRAKIT to obtain all the comments.
4. There is an invoice attached in the system for 3rd party reviews. That fee was paid through the system on 11/14 by your team. Thank you.
5. We may need to talk through any questions you have on the Plat and PD. Once you’ve had a chance to review all the comments in eTRAKIT please reach out and I can coordinate a meeting.
6. Please note a neighborhood meeting will need to be held within six months of the first public hearing. Please reach out to me as we have templates you can use for notice. In addition, a posting will be required. This meeting will need to be consistent with the UDC requirements.

Next Steps

The next step for the application is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written responses to address each written comment from the Town staff and referral agencies. Applications will not be accepted for review unless all information is submitted.

The resubmittal materials shall be uploaded directly through the [eTrakit](#) portal. Please email the case planner Chris LaRue clarue@erieco.gov to confirm the submittal was uploaded.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 720-745-1030 or clarue@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Christopher C. LaRue | Principal Planner

Planning & Development



Town of Erie



Street Address | P.O. Box 750 | Erie, CO
80516

Phone: 720-745-1030

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

Enhancing the quality of life by serving and building Erie with PRIDE.

VISTA RIDGE

Development Plan Amendment No. 10

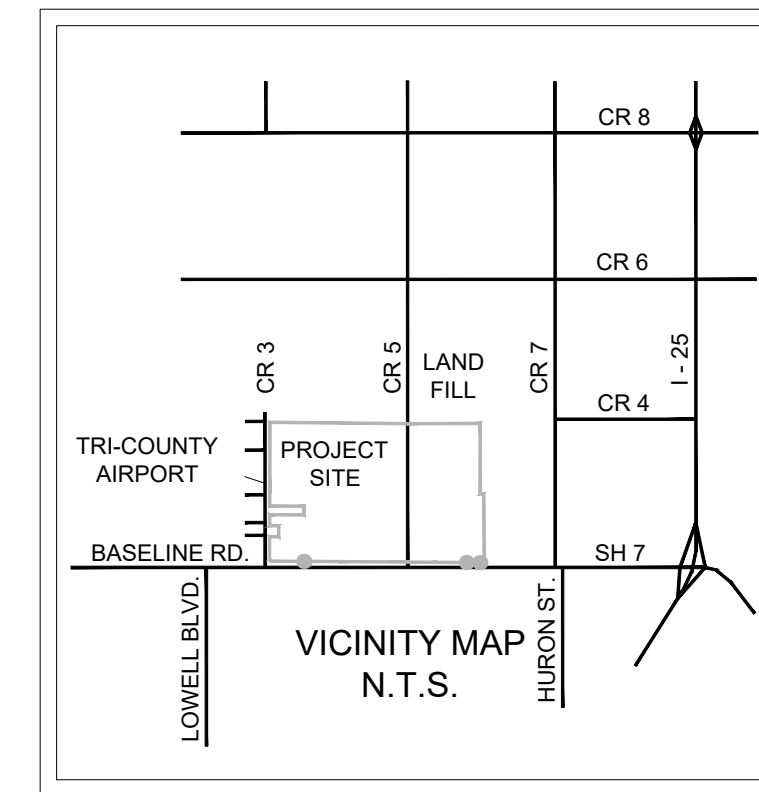
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

938.1 ACRES

PDA-2025

ZON2025-00008 - Update on all sheets

This project needs to be renumbered. May end up being 8 or 9 depending on which one proceeds first.



**CIVIL ENGINEERING
PLANNING
SURVEYING**
HURST
2500 Broadway
Suite B
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

people creating spaces
pcs group inc. www.pcsgruppco.com
p.o. box 1628
denver, co 80218
1.303.531.4956 1.303.531.4958

APPLICANT/
PROPERTY
OWNER:
Affinity Holdings, LLC
1005 West 120th Ave.
Westminster CO, 80234
Contact:
Coyd Bader
(303) 246-6799
CoydB@AffinHoldings.com

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: NCC
APPROVED BY: ECS
DATE: 3/21/2025
REVISIONS: A March 2025

SHEET TITLE
COVER SHEET
SHEET NUMBER
SHEET 1 OF 3

I don't this legal is right. Doesn't match the preliminary plat. Please double check

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.

Doesn't match the preliminary plat

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.

DEVELOPMENT PLAN AMENDMENT #7

1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
2 - Planning Area 7-2, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas.

DEVELOPMENT PLAN AMENDMENT #8

1 - Updated existing Planning Area 2-8, reduced unit count from 16 units to 3 units.
2 - Added new Planning Area 2-11, Low Density Single Family Attached allowing for 3 units.
3 - Modified existing Planning Area 7-4, changed from Commercial to Low Density Single Family Attached, new Planning Area 2-12 allowing for 25 units.
4 - Updated total acreage of Vista Ridge Property to 938.1 acres.
5 - Removed ELK's runway approach surface per abandonment of Runway 9/27.

This hasn't been approved yet. Scale this back for now. If Vista Reserve is approved before this project we'll have you remove this reference and number the Reserve project as # 8

DEVELOPMENT PLAN AMENDMENT #9

1 - Added High Density Multi-Family Residential as permitted use to planning area 7-1.
2 - Planning Area 7-1, Land Use Regulation Article V, shall be amended regarding building height and density. The noted amendments shall only apply to Planning Area 7-1 and shall not apply to other Planning Areas within the PD.

This project was officially withdrawn and should be removed from the sequence.

DEVELOPMENT PLAN AMENDMENT #10

1 - Revised Planning Area 2-6 to Low Density Single Family Detached uses and removed Maintenance Area use.
2 - Added 7 units to Planning Area 2-6 and 3 Du/Ac to the revised land use chart.

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

TOWN COUNCIL APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "_____" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. "_____" PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON _____

MAYOR
ATTEST _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SURVEYOR'S NAME

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "_____" ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. "_____" PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON _____

MAYOR
ATTEST _____
TOWN CLERK

VISTA RIDGE

Development Plan Amendment No. 10

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

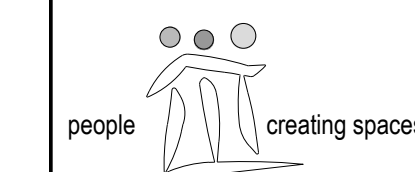
938.1 ACRES

PDA-2025

CIVIL ENGINEERING
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HURST

2500 Broadway
Suite B
Boulder, CO 80304
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www.hurst-assoc.com



pcs group inc. www.pcsgrouppco.com
p.o. box 1828
denver, co 80218
1.303.531.4956 1.303.531.4958

APPLICANT/
PROPERTY
OWNER:
Affinity Holdings, LLC
1005 West 120th Ave.
Westminster CO, 80234
Contact:
Coyd Bader
(303) 246-6799
CoydB@AffinHoldings.com

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: NCC
APPROVED BY: ECS
DATE: 12/23/2025
REVISIONS: A March 2025

SHEET TITLE
DEVELOPMENT
GUIDE

SHEET NUMBER
SHEET 2 OF 3

GENERAL PROVISIONS:

ARTICLES I THROUGH IV AND VI AND VII IN THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO. 2793940) AND AS SUBSEQUENTLY AMENDED SHALL REMAIN IN EFFECT. THE PROVISIONS OF THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE AREA. WHERE THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN DOES NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND OTHER APPLICABLE TOWN STANDARDS SHALL APPLY.

ARTICLE V, FROM THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO 2793940) SHALL BE AMENDED AS FOLLOWS. THIS AMENDMENT APPLIES **ONLY TO THE PORTIONS OF PLANNING AREAS 2-6 AND 2-10** AS SPECIFIED ON THE FOLLOWING SHEET AND AS DESCRIBED IN THE LEGAL DESCRIPTIONS PROVIDED ON THE COVER SHEET.

ARTICLE V - LAND USE REGULATIONS

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 AREAS 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 AREAS 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'. *Double check this can be met on the plat*
- 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 FEET).
- 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, DECK AND FIREPLACES WHEN A MINIMUM 5 FOOT SIDEYARD SETBACK IS ESTABLISHED. OTHER THAN DECKS AND FIREPLACES, NO OTHER ENCROACHMENT WILL BE ALLOWED THAT REQUIRES A FOUNDATION FOR SUPPORT.
- f. UNCOVERED PATIO, DECKS AND OTHER ANCILLARY STRUCTURES SHALL BE LOCATED NO CLOSER THAN:
 - 10 FEET FROM REAR PROPERTY LINES.
 - 15 FEET FROM REAR PROPERTY LINE AT GOLF COURSE.
- g. COVERED PATIOS, DECKS AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN THE SETBACK LINES.
- h. ADDITIONAL PROVISIONS

i) MINIMUM FRONTAGE SHALL BE 35 FEET. 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 FEET FROM THE STREET R.O.W. WITHOUT ADDITIONAL FIRE LANE OR FIRE SPRINKLER PROVISIONS. *This language isn't needed for this development.*

iii) PRIVATE STREETS, SHARED DRIVES AND ALLEYS ARE ALLOWED.

VISTA RIDGE

Development Plan Amendment No. 10

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

938.1 ACRES

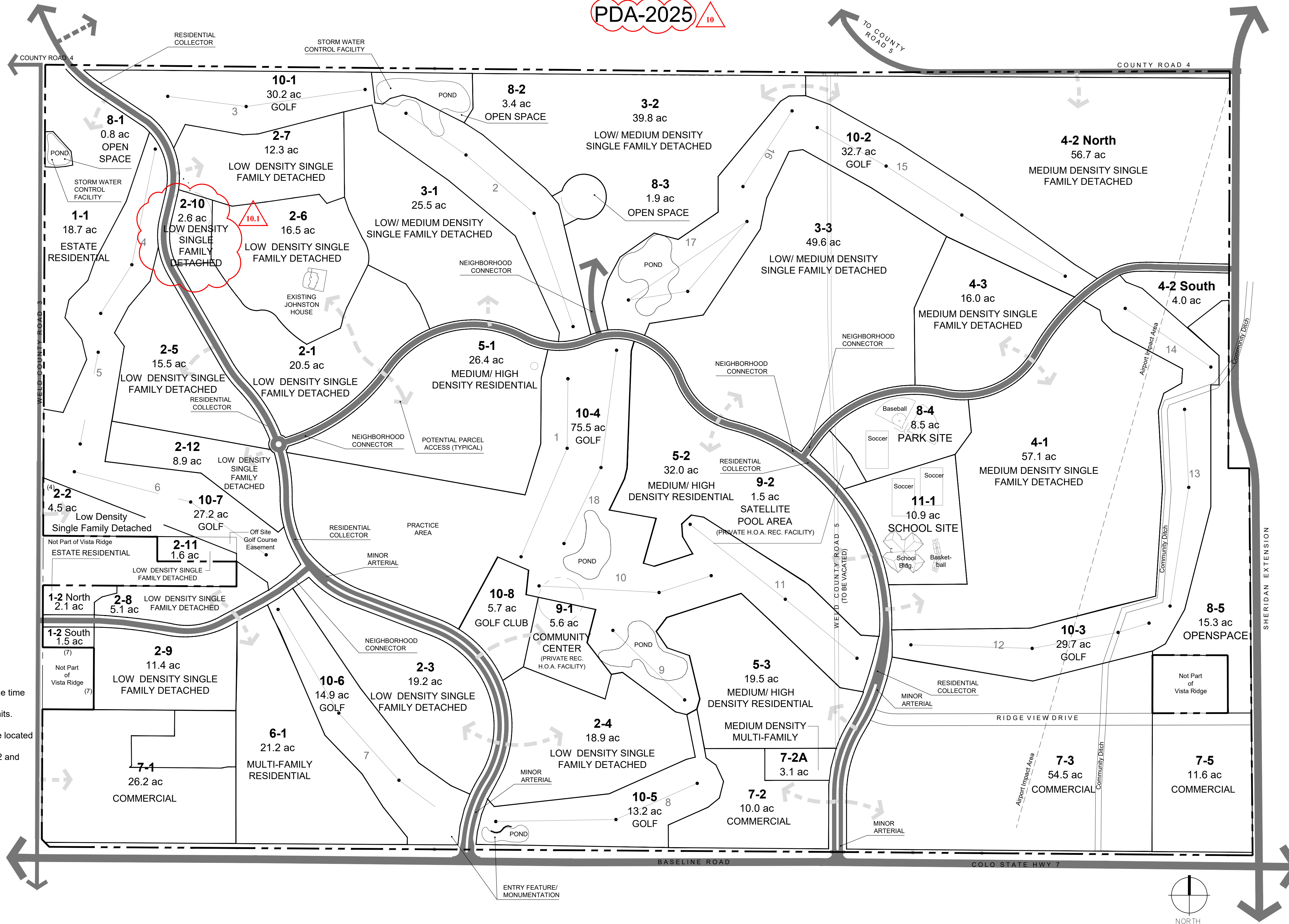
PDA-2025

LAND USE	Net Acre	Du/Ac	Units
Estate Residential	18.7	2	33(8)
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	20.5	3	72(8)
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	3
2-9	11.4	3	41(8)
2-10	2.6	3	3
2-11	1.6	3	3
2-12	8.9	3	25
Total	137		384
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
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		511
Multi-Family Residential			
6-1	21.2	16	408
Commercial			
7-1	26.2		
7-2	13.1		267
7-3	54.5		64(10)
7-4	1.4		200(9)
Total	108.2		531
Development Totals	615.3		(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		

- Units based on Net Area of Planning Areas.
- Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
- This parcel includes one additional residential unit plus 14 proposed units.
- Layout of school and park sites are illustrative and subject to change.
- The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
- 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.
- Units approved on recorded final plat for each Planning Area.
- 200 units total for Planning Area 7-3.
- 64 units for Planning Area 7-2A.

REVISION BLOCK

- Revised Planning Area 2-6 to Low Density Single Family Detached uses and removed Maintenance Area use.
- Added 7 units to Planning Area 2-6 at 3 Du/Ac to the revised land use chart.
- Adjusted Low Density Single Family Detached Unit Total from 377 to 384



- 10.1
- 10.2
- 10.3

**CIVIL ENGINEERING
PLANNING
SURVEYING**
HURST
2500 Broadway
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people creating spaces
pcs group inc. www.pcsgruppco.com
p.o. box 1828
denver, co 80218
1.303.531.4956 1.303.531.4958

APPLICANT/
PROPERTY
OWNER:
Affinity Holdings, LLC
1005 West 120th Ave.
Westminster CO, 80234
Contact:
Coyd Bader
(303) 246-6799
CoydB@AffinityHoldings.com

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: NCC
APPROVED BY: ECS
DATE: March 2025
REVISIONS:

SHEET TITLE
DEVELOPMENT
PLAN
SHEET NUMBER
SHEET 3 OF 3

VISTA RESERVE PRELIMINARY PLAT

A REPLAT OF PARCELS 8A, 8B AND TRACT 20, VISTA RIDGE MASTER FINAL PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 19.05 ACRES – 50 RESIDENTIAL LOTS, 4 TRACTS

PP 2025
 SUB2025-00012

PROPERTY DESCRIPTION:

PARCEL A:

PARCELS 8A AND 8B, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

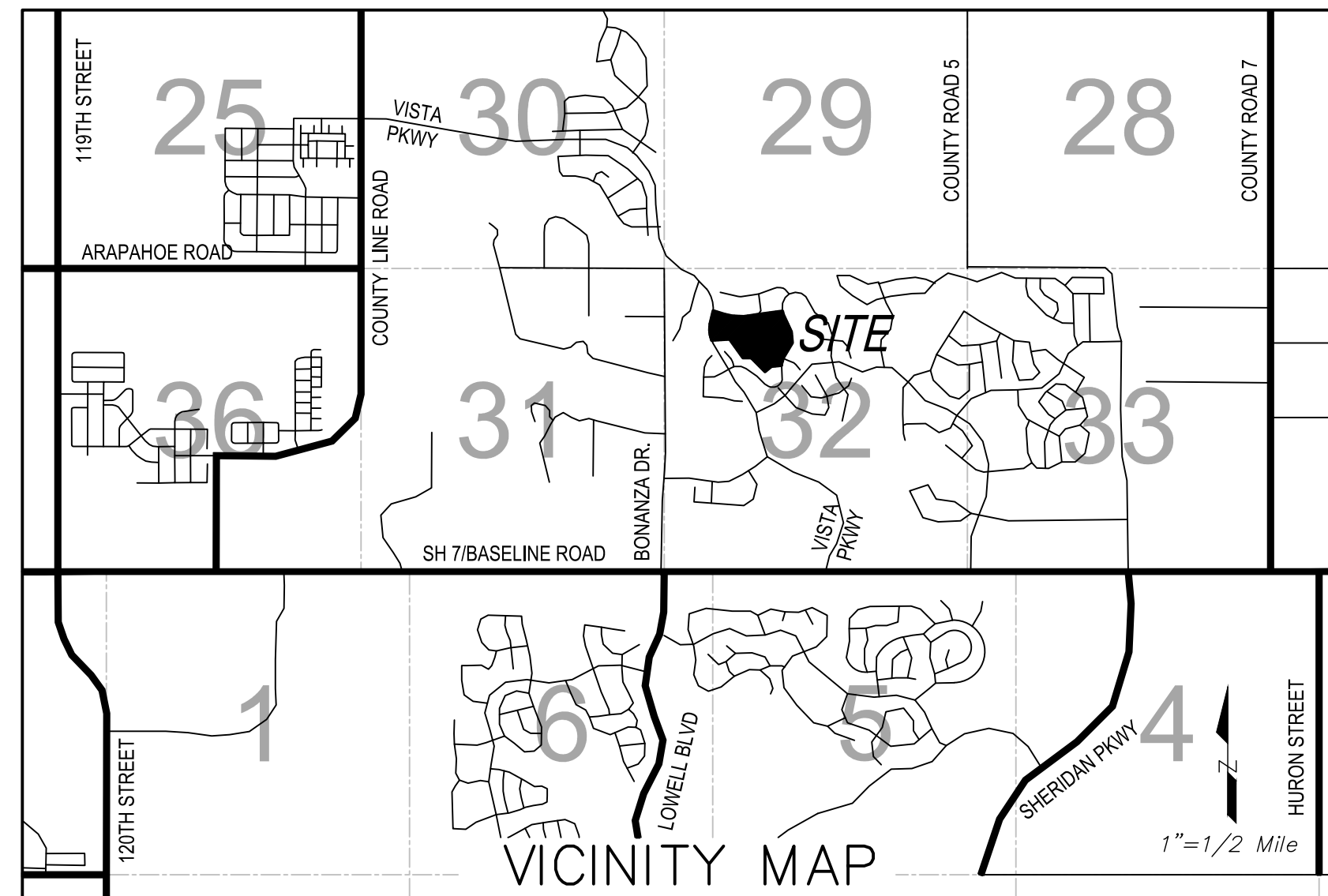
PARCEL B:

TRACT 20, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

Please do lot fit analysis for the minimum widths. I spot checked a couple of lots and some do not appear to meet the 60' requirement. Might be a scaling issue on my part, but please double check.

The UDC defines lot width as "The distance on a horizontal plane between the side lot lines of a lot, measured at right angles to the line establishing the lot depth at the established building setback line".

Also, look at the corner lots. The UDC generally requires larger lot width on corners to make sure there is enough room for homes. We want to make sure the corner lots will be viable.



TRACT SUMMARY CHART				
TRACT	AREA (Ac.)	USE	OWNERSHIP	MAINTENANCE*
A	1.25	LANDSCAPING, DETENTION	H.O.A.	H.O.A./METRO DISTRICT
B	1.36	LANDSCAPING, DETENTION, UTILITIES	H.O.A.	H.O.A./METRO DISTRICT
C	0.12	LANDSCAPING	H.O.A.	H.O.A./METRO DISTRICT
D	0.13	LANDSCAPING	H.O.A.	H.O.A./METRO DISTRICT

What HOA would this be a part of?

Is this already in the Metro District?

LAND SUMMARY CHART		
TYPE	AREA (Ac.)	% OF TOTAL AREA
RESIDENTIAL LOTS (SFD)	12.62	66.2%
TRACTS	2.86	15.0%
PUBLIC ROW	3.57	18.7%
TOTAL	19.05	100.0%

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE EAST LINE OF PARCEL 8A, VISTA RIDGE MASTER FINAL PLAT WHICH BEARS S26°05'12"E MEASURED BETWEEN THE MONUMENTS SHOWN HEREON. PER VISTA RIDGE MASTER FINAL PLAT RECORDED AT RECEPTION NO. 2903870 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS 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 PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0801300444 AND DATED DECEMBER 18, 2012 & COMMUNITY PANEL NUMBER 080130043K AND DATED AUGUST 15, 2019 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- TRACTS A, B, C & D SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS.
- THERE ARE NO EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES OR LATERALS ON PROPERTY.
- LINEAR DISTANCES ARE U.S. SURVEY FEET.
- MAINTENANCE DEFINITION:** MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- THE PLUGGED AND ABANDONED WELL IN TRACTS B & R SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATION NOTED PER CERTIFICATES OF LOCATION TO BE RECORDED.

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET MUST SCALE ACCORDINGLY

NO.	DESCRIPTION	REVISIONS	
		DATE	BY

HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

VISTA RESERVE
 PRELIMINARY PLAT
 ERIE, COLORADO

DRAWN BY: TA	RESPOND BY:	APPROVED BY:
	2718-1	
DATE:	08/04/2025	
SCALE:	1"=50'	
SHEET NO.:	1 OF 2	

VISTA RESERVE PRELIMINARY PLAT

PP-2025

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

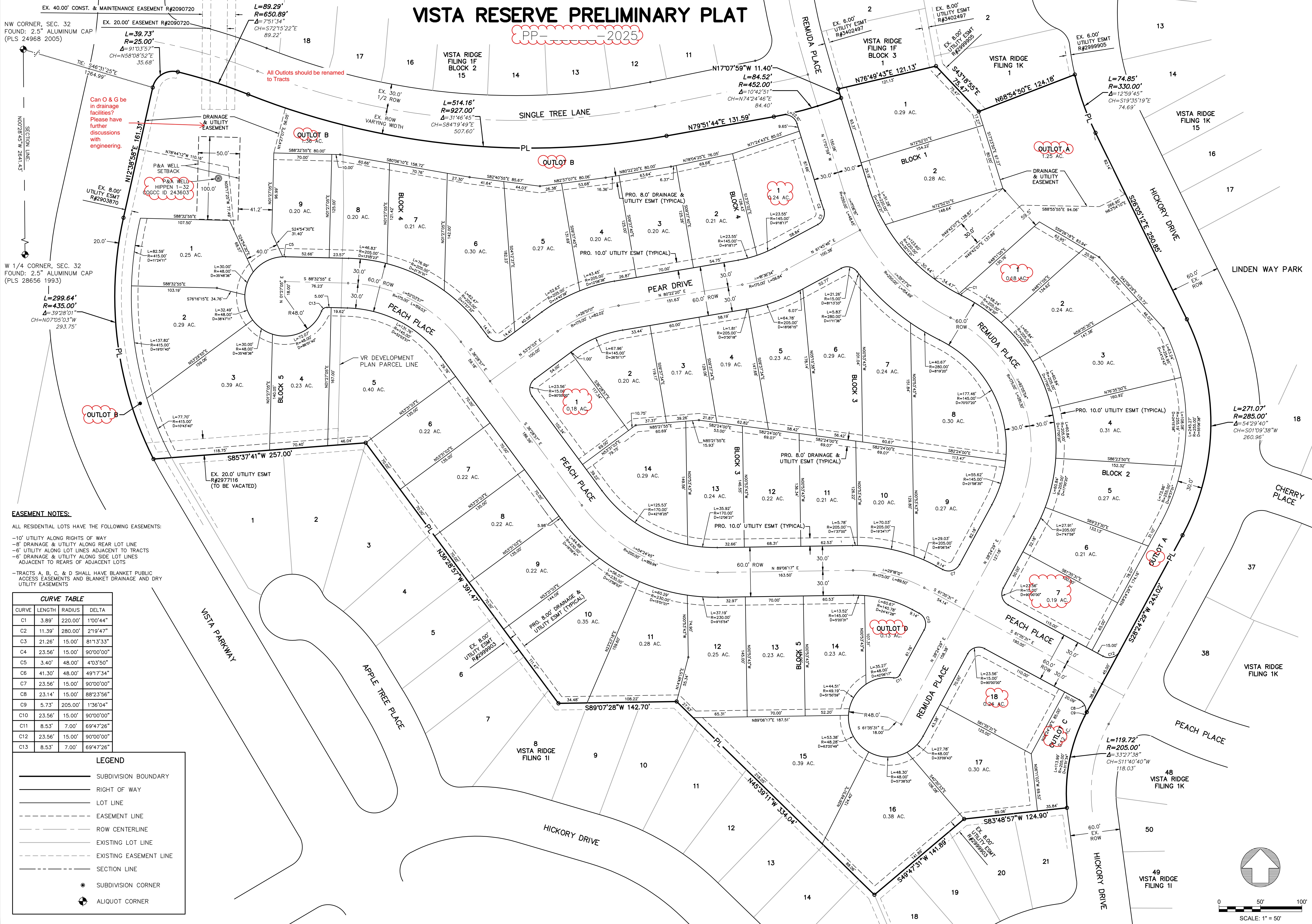
NO.	DESCRIPTION	DATE	BY

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RESERVE
PRELIMINARY PLAT
ERIE, COLORADO

DATE: 08/04/2025
JOB NUMBER: 2718-1
SCALE: 1"=50'
SHEET NO: 2 OF 2



Can O & G be in drainage facilities? Please have further discussions with engineering.

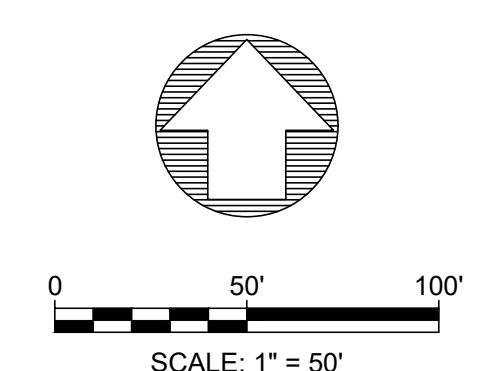
All Outlots should be renamed to Tracts

EASEMENT NOTES:

- ALL RESIDENTIAL LOTS HAVE THE FOLLOWING EASEMENTS:
 - 10' UTILITY ALONG RIGHTS OF WAY
 - 8' DRAINAGE & UTILITY ALONG REAR LOT LINE
 - 6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
 - 6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS
- TRACTS A, B, C, & D SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS

CURVE	LENGTH	RADIUS	DELTA
C1	3.89'	220.00'	1°00'44"
C2	11.39'	280.00'	2°19'47"
C3	21.26'	15.00'	81°13'33"
C4	23.56'	15.00'	90°00'00"
C5	3.40'	48.00'	4°03'50"
C6	41.30'	48.00'	49°17'34"
C7	23.56'	15.00'	90°00'00"
C8	23.14'	15.00'	88°23'56"
C9	5.73'	205.00'	1°36'04"
C10	23.56'	15.00'	90°00'00"
C11	8.53'	7.00'	69°47'26"
C12	23.56'	15.00'	90°00'00"
C13	8.53'	7.00'	69°47'26"

LEGEND	
	SUBDIVISION BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EASEMENT LINE
	ROW CENTERLINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	SUBDIVISION CORNER
	ALIQUOT CORNER



LAST SAVED: 8/4/2025 1:23 PM

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VISTA RESERVE

PRELIMINARY CONSTRUCTION PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811

NO.	DATE	REVISIONS

NOT FOR
CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

VISTA RESERVE
PRELIMINARY CONSTRUCTION PLAN
NOTES, PLANTING DETAILS, AND CHARTS
PREPARED FOR:
AFFINITY HOLDINGS, LLC

JOB NUMBER:	
DRAWN BY:	BTN
DESIGNED BY:	BTN
DATE:	08.08.2025
SCALE:	
SHEET NO.:	2 of 8

NATIVE SEED

TABLE 2. SHORTGRASS PRAIRIE NATIVE SEED MIX
FOR USE IN OPEN SPACE NATIVE SEEDING LESS THAN 25 FEET FROM ROAD AND TRAIL EDGES, OR WITHIN THE TOP OF SLOPE ABOVE ROADWAY/TRAIL AND INSIDE THE TOE OF SLOPE BELOW ROADWAY/TRAIL IF SLOPED AREAS ARE PRESENT ADJACENT TO ROADWAY OR TRAIL. THIS MIXTURE IS FOR SPECIFIC USAGE NEAR TRAILS OR WHERE SHORTER GRASSES ARE DESIRED (SUCH AS SMALL PARK SITES). BEST FOR USE ALONG ROADS AND TRAILS AND IN SMALLER NATIVE SEEDED PARK AREAS. BE SURE TO OVER SEED ANY SWALES OR MOIST AREAS WITHIN THIS SEEDING TYPE WITH THE MOIST SWALE SEED MIXTURE (TABLE 3). WHILE SEEDING IS PREFERRED BEGINNING TO LATE WINTER (AFTER FEBRUARY 1ST), THIS MIXTURE MAY BE USED BETWEEN OCTOBER 30TH AND APRIL 30TH ONLY WITHOUT SUPPLEMENTAL IRRIGATION. IF ADEQUATE SUPPLEMENTAL IRRIGATION IS IN PLACE, THIS MIXTURE MAY BE SEEDED THROUGH JUNE 15TH.

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE
BUFFALO GRASS	BUCHLOE DACTYLOIDES	NATIVE, BISON OR TEXOKA	10.0
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON, ALMA, NATIVE OR HICHTITA	8.0
SAND DROPSEED	SPOROBIOLUS CRYPTANDRUS	COMMON	4.0
PRAIRIE JUNGGRASS	LOELERIA MACRANTHA	COMMON	4.0
HARD FESCUE	FESTUCA BREVIPLA	DURAR	4.0
SEEDING RATE POUNDS PLS/ACRE			30.0

MAINTENANCE CHART

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	PLANT REPLACEMENT WITHIN 1 YEAR	2+ YEARS
TREE - DECIDUOUS	INCREASE CALIPER BY 1 INCH	INCREASE CALIPER BY 1.5 INCH
TREE - EVERGREEN	INCREASE HEIGHT BY 1.5 FOOT	INCREASE HEIGHT BY 2 FEET
SHRUB	REPLACE WITH PLANTS OF AT LEAS 1/2 MATURE SIZE	REPLACE WITH PLANTS OF AT LEAS 1/2 MATURE SIZE

TOWN OF ERIE NOTES

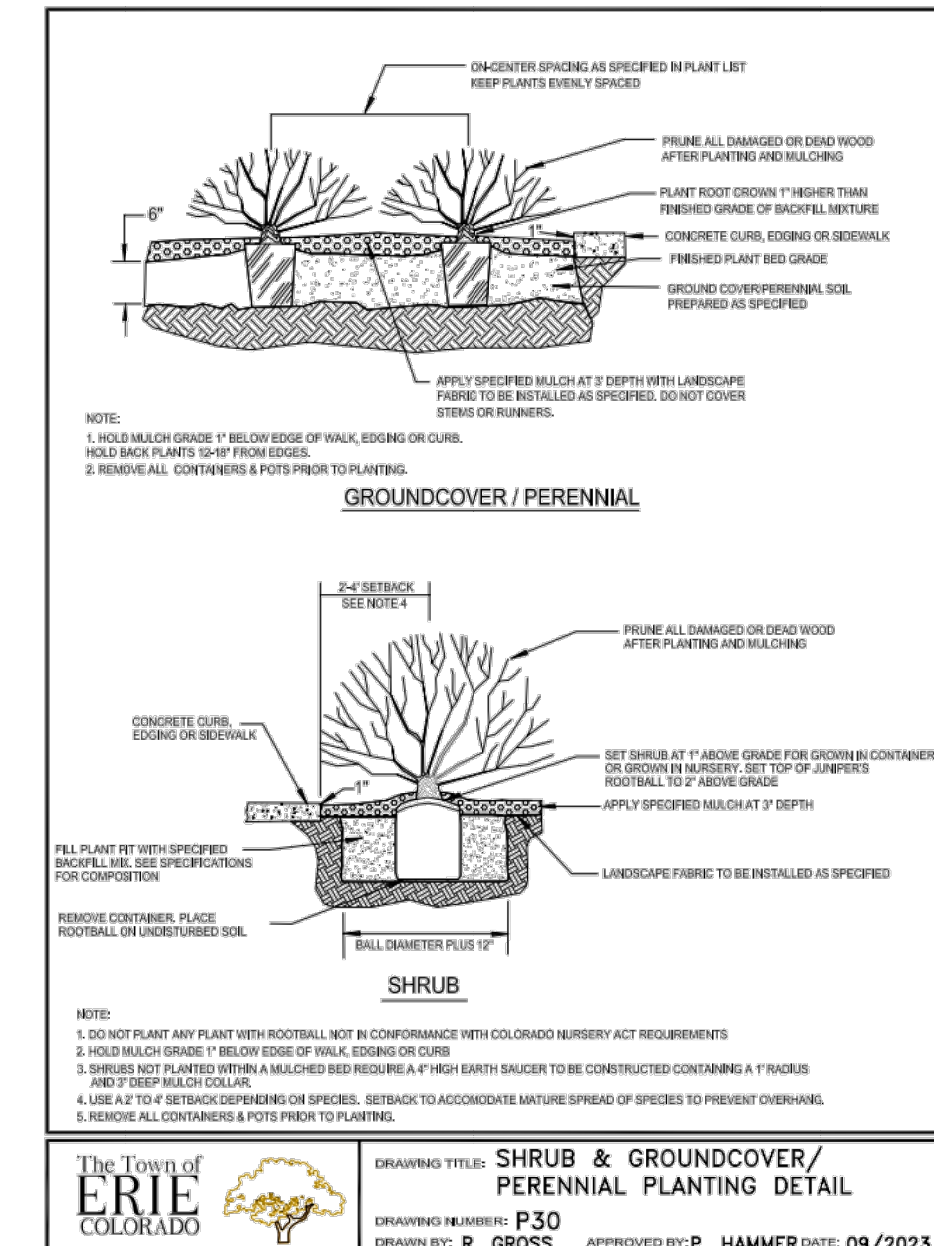
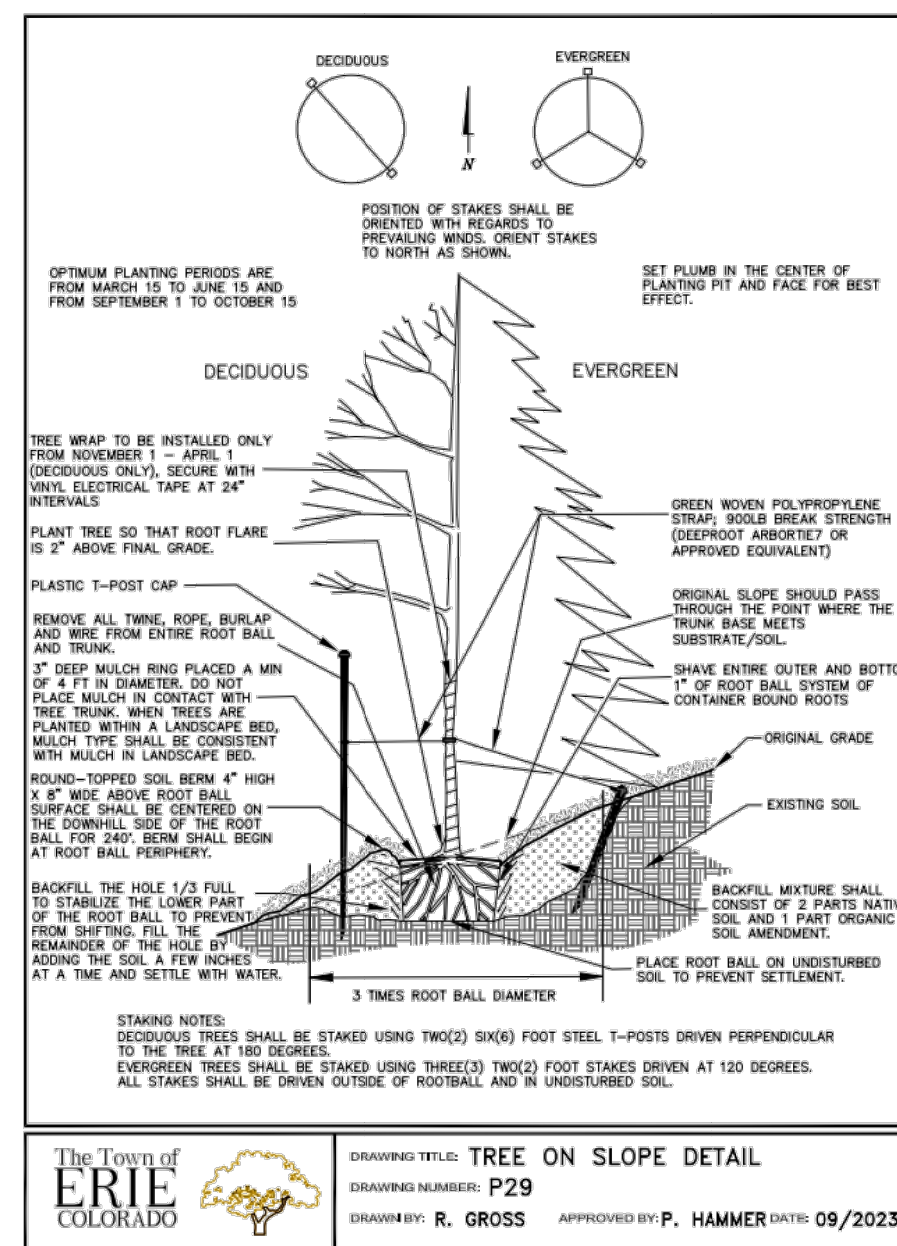
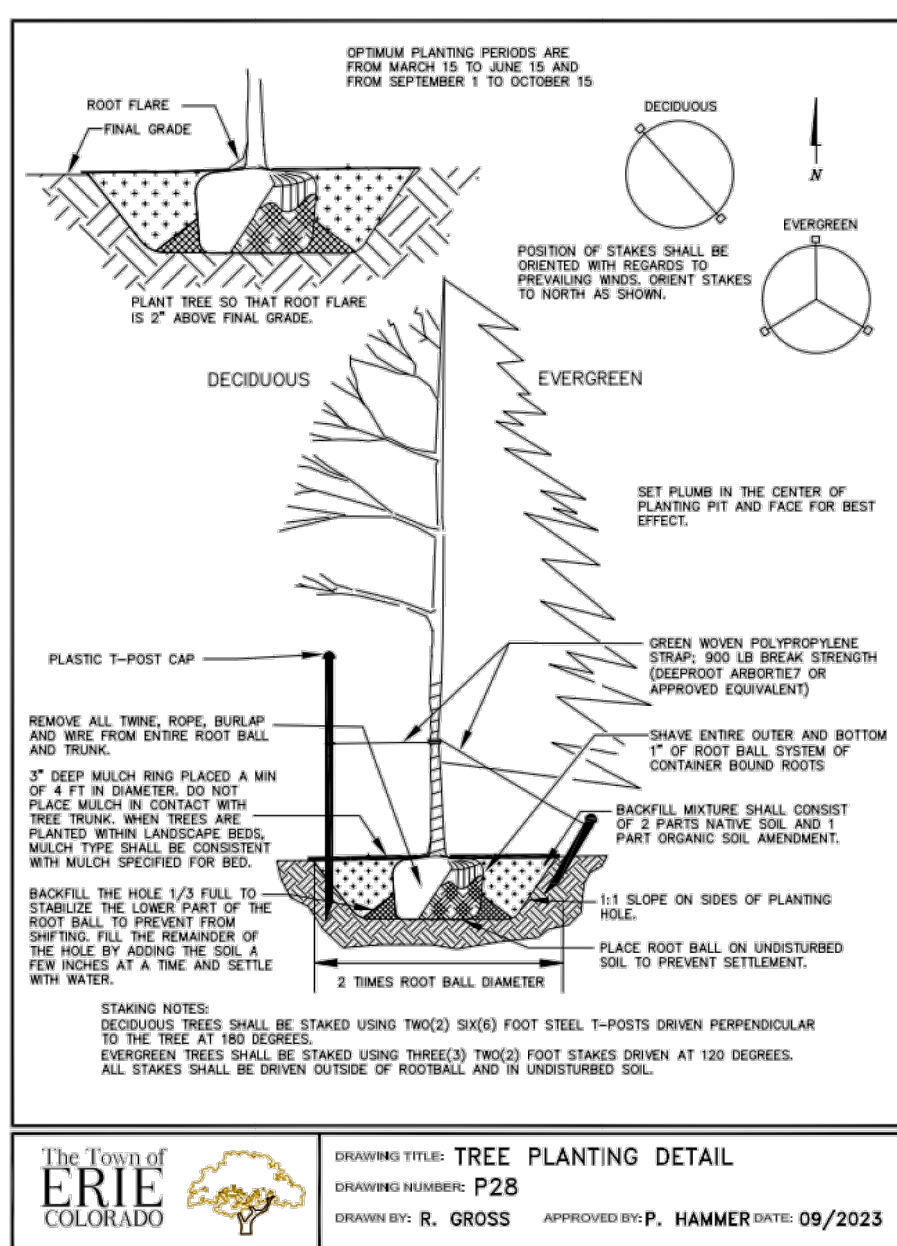
- ALL HOA / DISTRICT MAINTAINED LANDSCAPING TO BE INSPECTED BY A COLORADO LANDSCAPE ARCHITECT IN GOOD STANDING AND PAID FOR BY THE DEVELOPER.
- ALL TOWN OF ERIE LANDSCAPE ACCEPTANCE PROCEDURES FOR HOA / DISTRICT MAINTAINED TRACTS SHALL BE FOLLOWED.
- UPON COMPLETION OF THE PROJECT, DEVELOPER / LANDSCAPE ARCHITECT / CONTRACTOR TO PROVIDE TOWN OF ERIE A FULL SET OF AS-BUILT DRAWINGS OF ALL LANDSCAPE AND IRRIGATION, ON A CD SET INCLUDING LATEST VERSION OF PDF AND AUTO-CAD. IN ADDITION, A SIGNED LANDSCAPE / IRRIGATION COMPLIANCE STATEMENT SHALL BE PROVIDED TO THE TOWN.
- ALL STREET TREE SPECIES AND THEIR LOCATIONS SHALL BE APPROVED BY PARKS AND RECREATION DIRECTOR OR DESIGNEE FOR TREES PLANTED ADJACENT TO RESIDENTIAL HOMES, WHETHER THEY BE INSTALLED BY THE DEVELOPER / CONTRACTOR OR INDIVIDUAL OWNER. ASH TREES SHALL NOT BE PLANTED UNDER ANY CIRCUMSTANCES.

TOWN OF ERIE GENERAL LANDSCAPE STANDARDS AND SPECIFICATIONS

- ALL WORK SHALL CONFORM TO TOWN OF ERIE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
- THE DEVELOPER/ARCHITECT SHALL ENSURE THAT THE IRRIGATION PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
- THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS & RECREATION DIRECTOR OR DESIGNEE PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS, AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ERIE PARKS DIVISION, PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
- THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
- DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
- GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE SPECIES SHALL BE FROM THE TOWN OF ERIE APPROVED TREE LIST.
- NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.

GENERAL LANDSCAPE NOTES

- GROUND MOUNTED, ABOVE-GRADE MECHANICAL EQUIPMENT OR UTILITY BOXES SHALL BE LOCATED AT THE REAR OF BUILDINGS OR SCREENED FROM VIEW, TO THE EXTENT PRACTICAL TO SCREEN 80% OF THE IMPROVEMENT BY ONE OR MORE OF THE FOLLOWING METHODS: LANDSCAPE BERMING, ORNAMENTAL FENCING, SCREENING ENCLOSURES, TREES, SHRUBS, SIGNAGE OR ARCHITECTURAL ELEMENTS. FOR MECHANICAL EQUIPMENT OR UTILITY BOXES THAT ARE PAINTED TO BLEND WITH A DIRECTLY ADJACENT BUILDING OR ARE PAINTED WITH A MURAL TO ENHANCE THE SENSE OF PLACE, THE SCREEN REQUIREMENT SHALL BE REDUCED TO 25%.
- IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.
- ALL WORK SHALL CONFORM TO THE TOWN OF ERIE CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, WHICH ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS ON PRIVATE PROPERTY SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- ALL ENVIRO TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN THE HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED BARK MULCH TO A DEPTH OF 3 INCHES MINIMUM WITHOUT LANDSCAPE FABRIC.
- ROCK MULCH-01 TO BE 1"-2" GRAND MESA GRAY RIVER ROCK OR APPROVED EQUAL TO DEPTH OF 4 INCHES MINIMUM WITH LANDSCAPE FABRIC. REFER TO DECORATIVE LANDSCAPE ROCK.
- ROCK MULCH-02 TO BE 1"-2" CRUSHED BUFF OR APPROVED EQUAL TO DEPTH OF 4 INCHES MINIMUM WITH LANDSCAPE FABRIC. REFER TO DECORATIVE LANDSCAPE ROCK.
- SOD TO BE ENVIRO TURF FROM TURF MASTERS.
- CRUSHER FINES TO BE 3/4" GRAY CRUSHER FINES.
- ALL TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- FOR TREES IN ENVIRO TURF OR NATIVE GRASS, ALLOW A 3' DIAMETER BED WITHOUT ENVIRO TURF AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 3' DIAMETER BED FOLLOWING ENVIRO TURF INSTALLATION.
- THE TOWN STANDARD DETAILS AND MANUFACTURE DETAILS DEPICTED IN THESE DRAWINGS SHOULD BE USED AS REFERENCE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERTINENT CONSTRUCTION & INSTALLATION INFORMATION AT TIME OF CONSTRUCTION.
- ALL SHRUB BEDS AND ENVIRO TURF AREAS SHALL RECEIVED THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROT-TILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEeled IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.
- LANDSCAPE EDGER TO BE PERFORATED, GALVANIZED ROLL TOP STEEL EDGER. STEEL EDGER IS TO BE USED WHEREVER THERE IS A CHANGE IN SURFACING TYPE - SEE PLANT LEGEND.



LANDSCAPE CHARTS

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
Residential Lots (SFD)	12.62 AC	66.2%
Tracts	2.86 AC	15.0%
Public ROW	3.57 AC	18.7%
TOTAL	19.05 AC	100.0%

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
Outlot A	1.25 AC	Landscaping, Detention	H.O.A.	H.O.A./Metro District
Outlot B	1.36 AC	Landscaping, Detention, Utilities	H.O.A.	H.O.A./Metro District
Outlot C	0.12 AC	Landscaping	H.O.A.	H.O.A./Metro District
Outlot D	0.13 AC	Landscaping	H.O.A.	H.O.A./Metro District

OPEN SPACE AND PARK CHART		
Public Dedications	Required by UDC (acres)	Proposed for Final Plat (acres)
Pocket Park (.5 ac/1000 res)	0.07 AC	N/A
Neighborhood Park (3 ac/1000 res)	0.43 AC	N/A
Community Park (5 ac/1000 res)	0.72 AC	N/A
Open Space (17 ac per 1000 res)	2.50 AC	3.03 AC ¹

¹Note: The proposed open space in the chart excludes the detention pond/native seed areas.

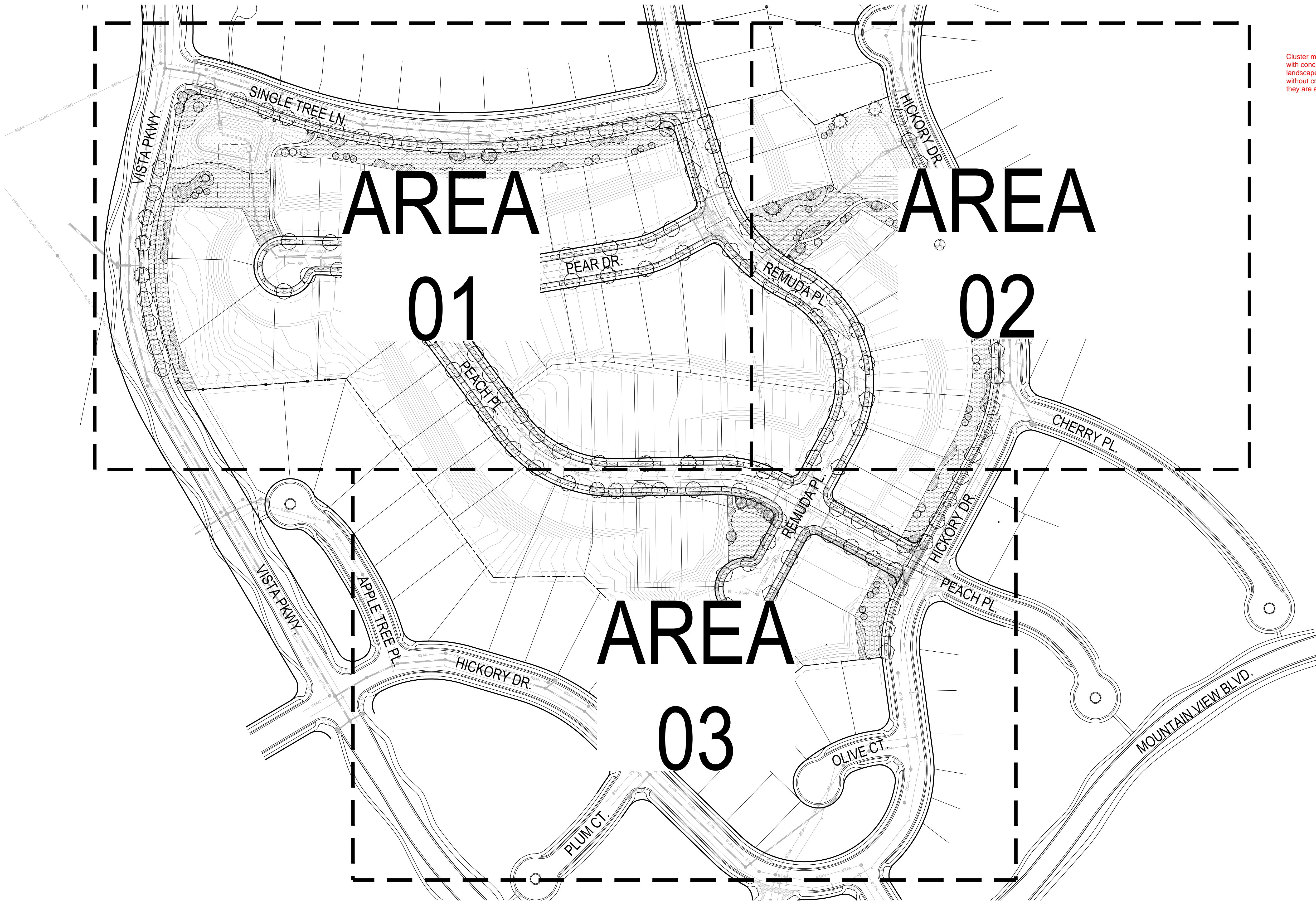
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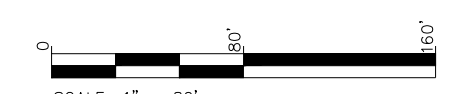
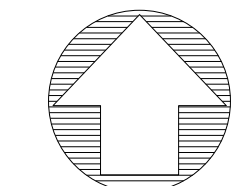
VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLANS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

Adjust the Area labels so the whole can be viewed

Cluster mailbox facilities: a. Cluster mailbox facilities shall be located on a concrete pad with concrete walk access to a sidewalk. b. Cluster mailbox facilities shall have low landscape materials such as shrubs, perennials or annuals that enhance the facility without creating access problems for mail delivery or safety vision issues. Make sure they are accessible too.



- LEGEND
- CANOPY TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - MULCH-WOOD
 - MULCH-ROCK-01
 - MULCH-ROCK-02
 - ENVIRO TURF
 - NATIVE SEED
 - CRUSHER FINE
 - 2-3' BOULDER
 - STEEL EDGER
 - EXISTING FENCE
 - SITE BOUNDARY



1 OVERALL LANDSCAPE PLAN

72 HOURS BEFORE YOU DIG
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 CENTER OF COLORADO (U.N.C.C.)
 811

NO.	REVISIONS	DATE

NOT FOR CONSTRUCTION

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 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLAN
 OVERALL LANDSCAPE PLAN
 PREPARED FOR:
 AFFINITY HOLDINGS, LLC

JOB NUMBER:
 DRAWN BY: **BTN**
 DESIGNED BY: **BTN**
 DATE: **08.08.2025**
 SCALE: **1" = 80'-0"**
 SHEET NO:
 3 of 8

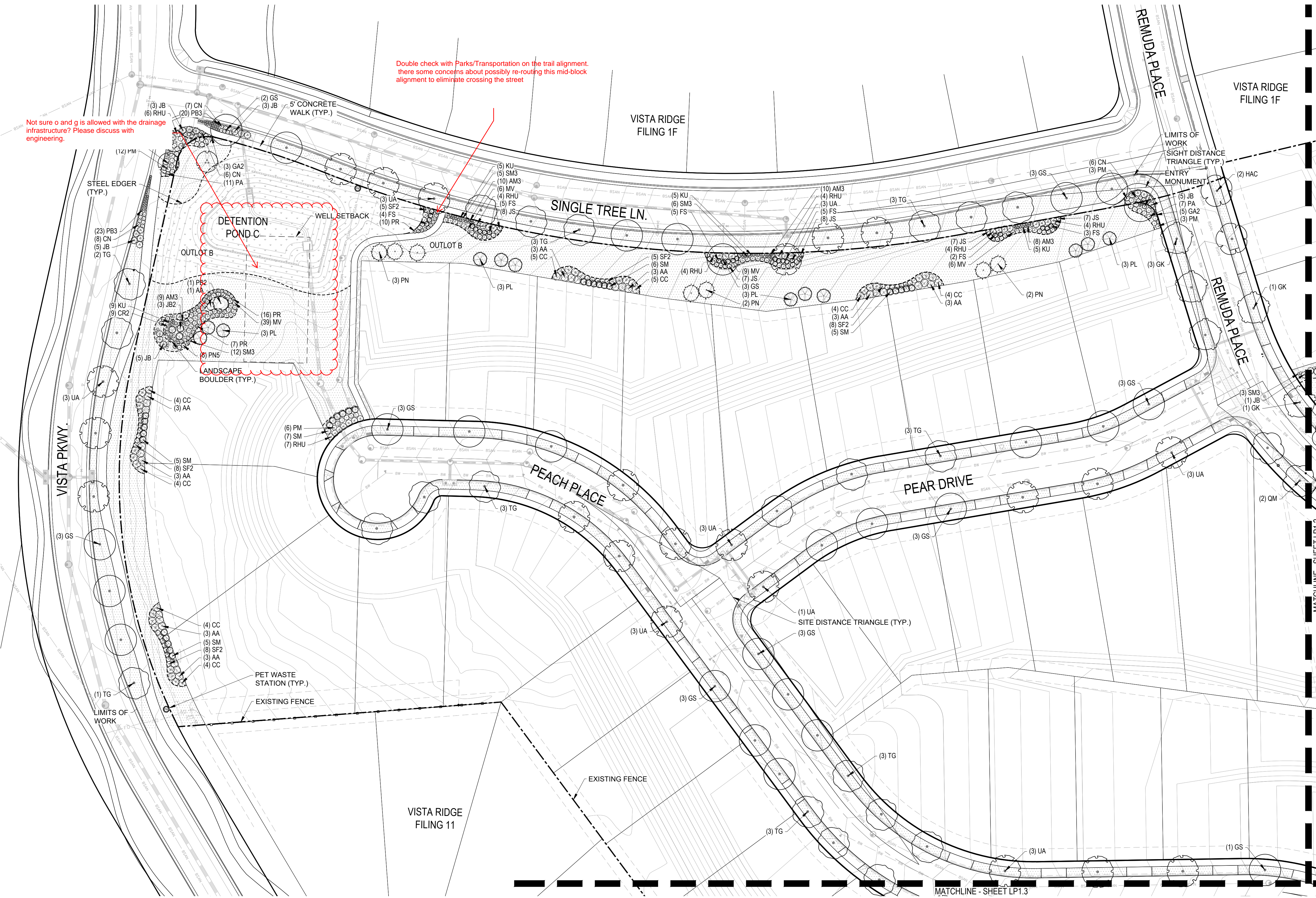
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VISTA RESERVE

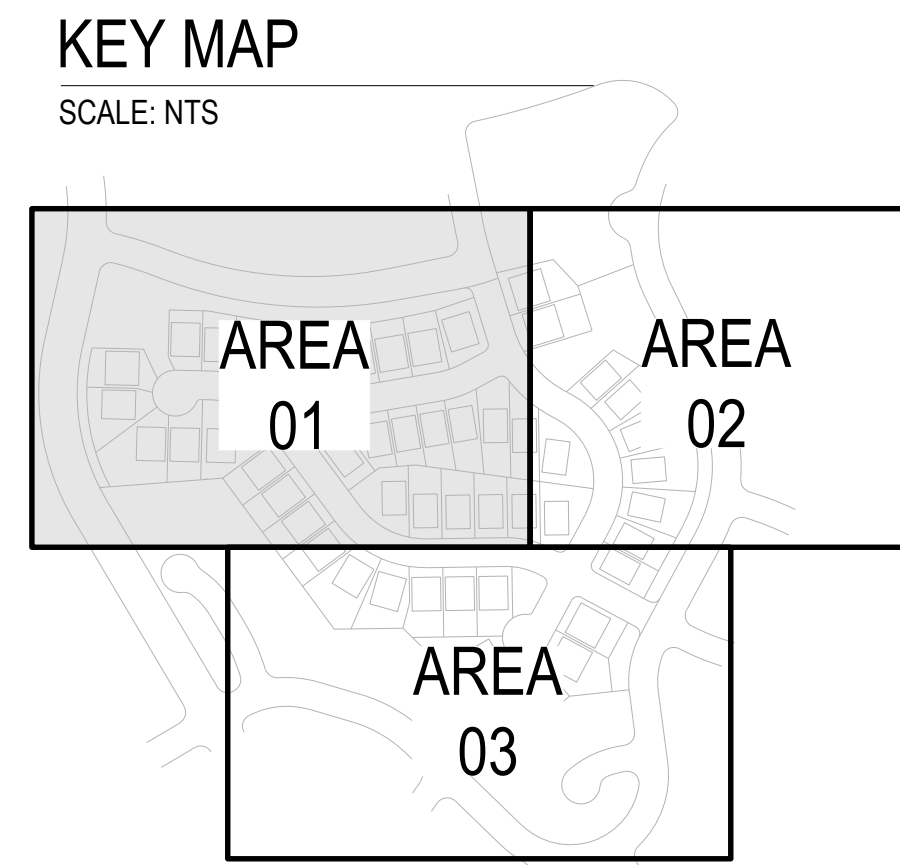
PRELIMINARY CONSTRUCTION PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

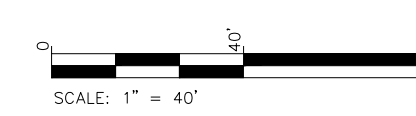
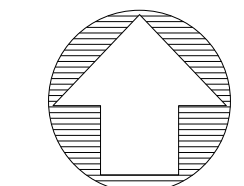


Not sure o and g is allowed with the drainage infrastructure? Please discuss with engineering.

Double check with Parks/Transportation on the trail alignment, there some concerns about possibly re-routing this mid-block alignment to eliminate crossing the street



- LEGEND**
- CANOPY TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - MULCH-WOOD
 - MULCH-ROCK-01
 - MULCH-ROCK-02
 - ENVIRO TURF
 - NATIVE SEED
 - CRUSHER FINE
 - 2-3' BOULDER
 - STEEL EDGER
 - EXISTING FENCE
 - SITE BOUNDARY
 - PET WASTE STATION
 - TRASH AND RECYCLING RECEPTACLE
 - BENCH



1 LANDSCAPE PLAN AREA 1

DATE	NO.	REVISIONS

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VISTA RESERVE
PRELIMINARY CONSTRUCTION PLAN
LANDSCAPE PLAN ENLARGEMENT
PREPARED FOR:
AFFINITY HOLDINGS, LLC

JOB NUMBER:	
DRAWN BY:	BTN
DESIGNED BY:	BTN
DATE:	08.08.2025
SCALE:	1" = 40'-0"
SHEET NO.:	4 OF 8

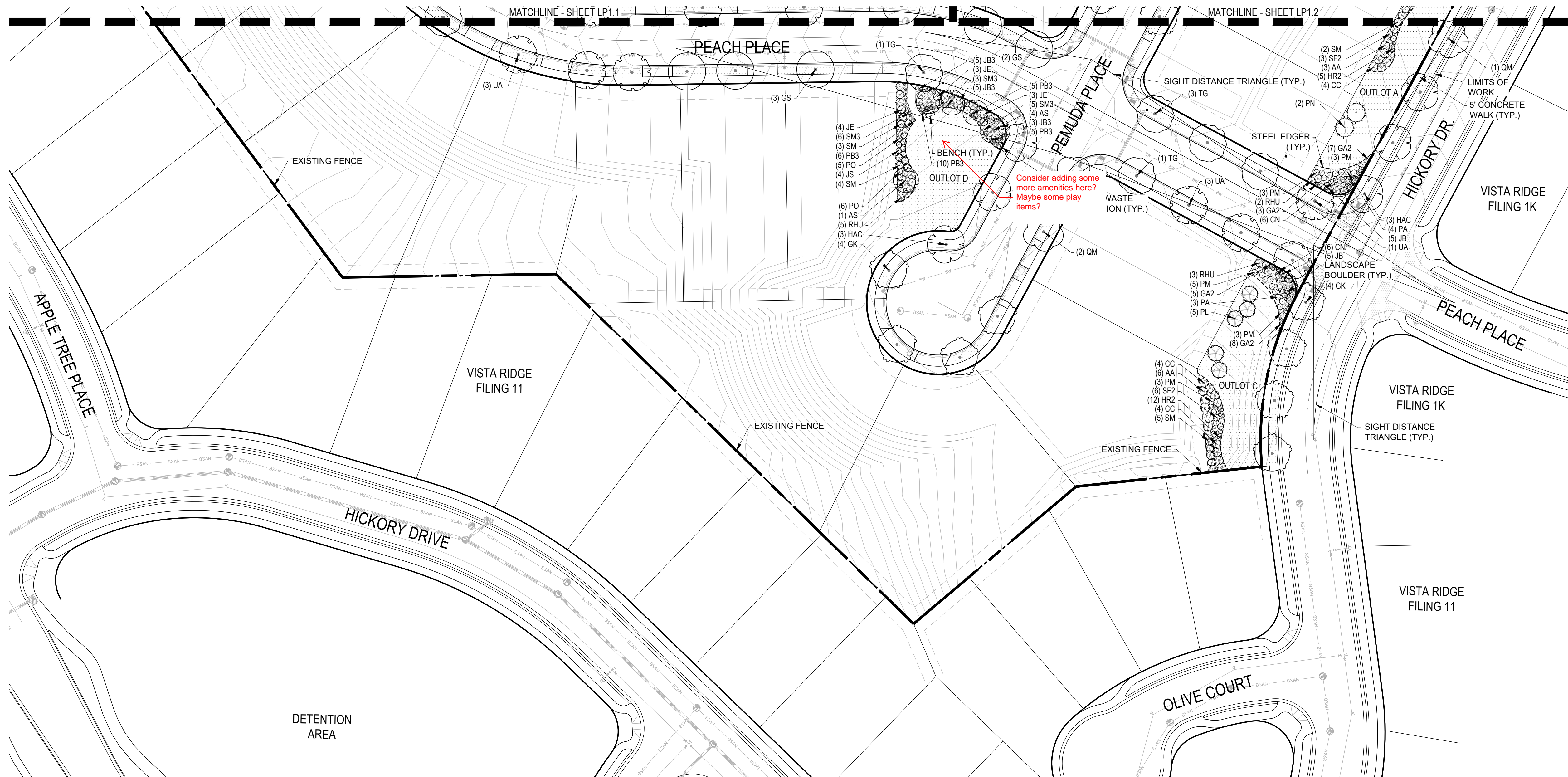
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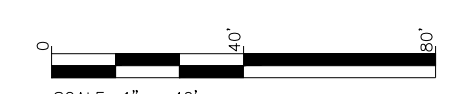
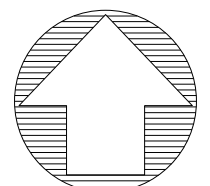
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VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLANS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

KEY MAP
 SCALE: NTS



- LEGEND
- CANOPY TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - MULCH-WOOD
 - MULCH-ROCK-01
 - MULCH-ROCK-02
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 - CRUSHER FINE
 - 2-3' BOULDER
 - STEEL EDGER
 - EXISTING FENCE
 - SITE BOUNDARY
 - PET WASTE STATION
 - TRASH AND RECYCLING RECEPTACLE
 - BENCH



1 LANDSCAPE AREA 3

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VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLAN
 LANDSCAPE PLAN ENLARGEMENT
 PREPARED FOR:
 AFFINITY HOLDINGS, LLC

JOB NUMBER:	
DRAWN BY:	BTN
DESIGNED BY:	BTN
DATE:	08.08.2025
SCALE:	1" = 40'- 0"
SHEET NO.:	6 of 8

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Slate Group Erie Industrial

Development Review

To: Chris LaRue
From: Misty Hall, Stormwater Coordinator
Date: November 12, 2025
Re: SUB2025-00012 Slate Group erie Industrial

Engineering Division Comments

General Comments-

1. The site disturbs over 1 acre or is part of a greater common plan of development and will require the following items:
 - a. A Stormwater Quality Permit (Section 151.00) is required prior to land disturbing activities.
 - b. Permanent Stormwater Control Measure Plan (Section 161.02.04.E and Section 161.03.05.E)
 - c. Phased Erosion Control Plans (Section 161.03.09)
 - d. An Operation and Maintenance Plan is required for all permanent stormwater control measures and drainage tracts. (Section 162.01.04)
 - e. Drainage easements are required. (Section 161.02.04 and Section 162.01.04)
 - f. A maintenance agreement will be required for all permanent stormwater control measures and drainage tracts as necessary (Section 162.01.04).
 - g. A Project Stormwater Quality Base Design Standards form or Project Stormwater Exclusion form. (Section 162.01.04)
2. Please evaluate adding a forebay to pond B7.

Phase II Drainage Report-

1. Complete all fields in the Base Design Standards form
2. Does Ponds A20 and B7 provide WQCV
3. Page 52 of 65- The WQCV Regional WQCV sheet is not filled out correctly. It identifies 100% of the site is treated. But 60.5% is treated by WQCV and 100% is treated by Regional WQCV. This should be identified on page 53 of 65.

Construction Plans-

1. Sheet 9 of 19- Contours beyond 50-ft of perimeter control measures
2. Sheet 9 of 19- Evaluate the need for sediment basins.
3. Sheet 10 of 19 – identify flow arrows
4. Sheet 11 of 19- include flow arrows
5. Sheet 11 of 19- look at vegetation
6. Complete a Stormwater Control Measure Plan as identified in 161.xxxxxx

The above list is not intended to identify all stormwater requirements. Please refer to the Town of Erie's Standards and Specifications and the Municipal Code.

Please contact me at mhall@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

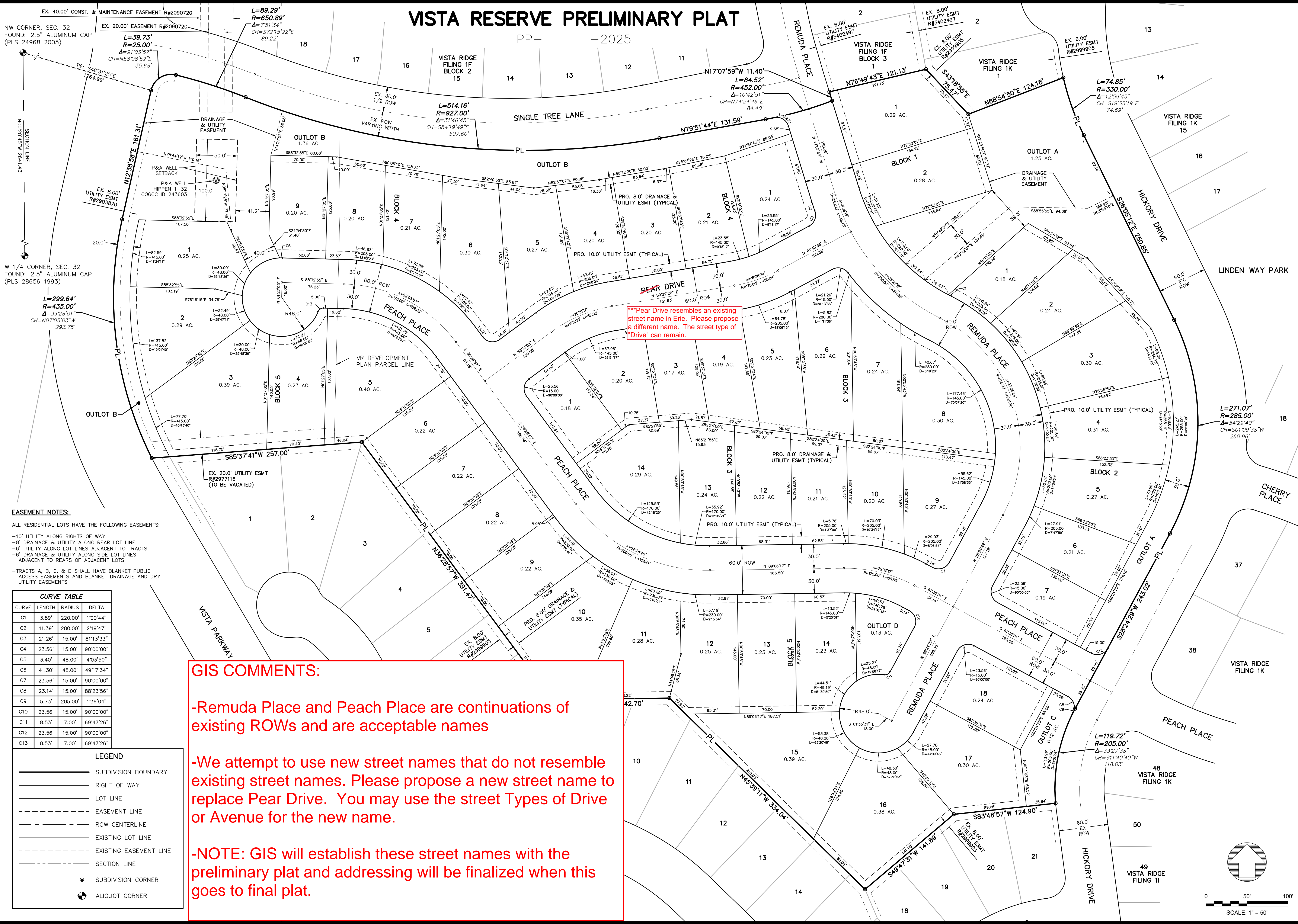
Misty Hall, CFM, CPESC. | Stormwater Coordinator

VISTA RESERVE PRELIMINARY PLAT

PP-2025

SCALE VERIFICATION
 1" = 50'
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY



***Pear Drive resembles an existing street name in Erie. Please propose a different name. The street type of "Drive" can remain.

GIS COMMENTS:

- Remuda Place and Peach Place are continuations of existing ROWs and are acceptable names
- We attempt to use new street names that do not resemble existing street names. Please propose a new street name to replace Pear Drive. You may use the street Types of Drive or Avenue for the new name.
- NOTE: GIS will establish these street names with the preliminary plat and addressing will be finalized when this goes to final plat.

EASEMENT NOTES:
 ALL RESIDENTIAL LOTS HAVE THE FOLLOWING EASEMENTS:
 -10' UTILITY ALONG RIGHTS OF WAY
 -8' DRAINAGE & UTILITY ALONG REAR LOT LINE
 -6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
 -6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS
 -TRACTS A, B, C, & D SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS

CURVE	LENGTH	RADIUS	DELTA
C1	3.89'	220.00'	1°00'44"
C2	11.39'	280.00'	2°19'47"
C3	21.26'	15.00'	81°13'33"
C4	23.56'	15.00'	90°00'00"
C5	3.40'	48.00'	4°03'50"
C6	41.30'	48.00'	49°17'34"
C7	23.56'	15.00'	90°00'00"
C8	23.14'	15.00'	88°23'56"
C9	5.73'	205.00'	1°36'04"
C10	23.56'	15.00'	90°00'00"
C11	8.53'	7.00'	69°47'26"
C12	23.56'	15.00'	90°00'00"
C13	8.53'	7.00'	69°47'26"

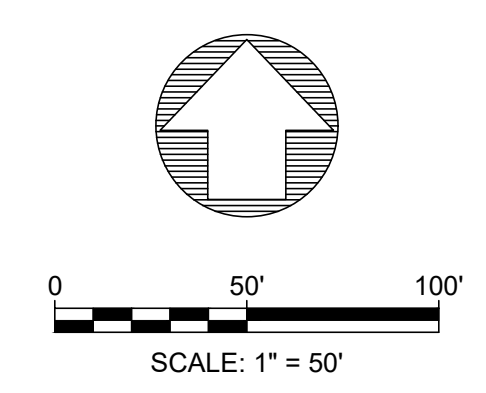
—	SUBDIVISION BOUNDARY
—	RIGHT OF WAY
—	LOT LINE
- - -	EASEMENT LINE
- - -	ROW CENTERLINE
- - -	EXISTING LOT LINE
- - -	EXISTING EASEMENT LINE
- - -	SECTION LINE
●	SUBDIVISION CORNER
⊙	ALIQUOT CORNER

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 ERIE, COLORADO

DATE: 08/04/2025
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 SCALE: 1" = 50'



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Vista Reserve Preliminary Plat & PD Amendment 1st Review

Development Review

To: Chris LaRue, Principal Planner
From: Chad Schroeder, P.E., Development Engineering Supervisor
Date: November 14th, 2025
Subject: Vista Reserve Preliminary Plat & PD Amendment - Engineering Comments

Engineering Division Comments

The development review team has reviewed the applications for the Vista Reserve Preliminary Plat (SUB2025-00012) & PD Amendment (ZON2025-00008) for conformance with Town Standards and Specifications.

The next step for the application is revision and resubmittal for another engineering review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies. All resubmittals shall be submitted via eTRAKiT.

Utility comments from Merrick

Master Plan Compliance

1. Sanitary Sewer Master Plan – The site falls within the South Coal Creek Sanitary Sewer Basin. It appears that the proposed connections and additional flows comply with the Town's Wastewater Master Plan. It should be noted that since this site is tributary to the South Coal Creek Interceptor, the lack of capacity of the crossing at Coal Creek just north of Erie Parkway will be escalated with the additional flow. Although not the sole responsibility of the Vista Reserve site, the Town should consider this capital improvement project in the next several years. ***Town Staff Note: Town staff is reviewing the situation and will have additional comments on what, if anything, will be required of the subject development regarding downstream South Coal Creek Interceptor improvements in this location.***
2. Potable Water Master Plan – The site falls within potable water pressure Zone 3. It appears that the proposed connections comply with the Town's Potable Water Master Plan. The proposed connections do not trigger any potable water capital improvement projects for the Town.
3. Non-Potable Master Plan – The site falls within Non-Potable Zone 2. The Preliminary Utility Report did not indicate the use of non-potable water use within the filing. If non-potable water utilities are expected to be incorporated, submit relevant flow calculations and construction drawings. The Non-Potable Master Plan indicates a potential 12-inch line from the CNG Pump Station terminating at the Vista Ridge area. If non-potable is desired for the site, the Town should consider requiring installation of a portion of this planned line.

Preliminary Utility Report

Potable Water

1. As noted in the Preliminary Utility Report, the Town has adopted the 2021 International Building Code, requiring a sprinkler system in all residential units. It is unclear if the EPANET output deliverables account for residential sprinkler flows, or if sprinkler flows

are considered part of the 1,500 gpm fire flow requirements for residential developments. Clarify the inclusion of residential sprinkler systems and, if required, verify that all areas of the submittal meet or exceed required fire flows.

2. In Appendix C (EPANET 2 Analysis), it appears all nodes are at the same elevation. With future submittals of the Utility Report and model, verify pressure and velocity requirements are maintained with node elevations that more closely match the proposed elevations within the site.

Wastewater

1. In Appendix A, the peaking factors for Basin A1 and A2 are greater than the maximum of 4.0 (Section 712.00 of the Town Standards and Specifications). Although the provided calculations are conservative, revise the calculations to be in conformance with the Town Standards.

2. Per the Preliminary Utility Report, the existing sewer systems receiving flow from the development have capacity to handle the additional flows. Town models indicate that downstream interceptors exceed the acceptable d/D capacity of 50%, and calculations to demonstrate capacity are not included in the submittal. Verify downstream capacity and provide relevant calculations to support findings. **Town Staff Note: The segments in question are along the South Coal Creek Interceptor line near the crossing of Vista Parkway by Coal Creek.**

Drainage comments from Merrick

Drainage Report

1. In the report text, discuss the capacity of the existing storm sewer systems that the proposed detention ponds outfall to. Also, provide documentation showing the existing capacities.

2. In the report text, discuss the emergency overflow path for Detention Ponds C and D. Provide analyses to show that emergency overflow path has capacity for the 100-year pond inflow.

3. On the Drainage Plan drawings, we have the following comments:

a. Show existing contours for at least 100 feet beyond the development site limits per the Town's General Conditions, Section 162.04, Phase II Drainage Report/Drawing Contents requirements, to show how proposed grading ties to existing grades, such as in Basins A21-3 (south end), A21-5, A21-6, B4-8, B4-9, B4-10 and B4-12.

b. Use different line thicknesses or line types for contours and lot lines.

c. Sub-divide the proposed condition drainage basins so that no basin contains both on-site and off-site area, such as Basins A21-3, A21-4, B4-8, B4-9, B4-10, B4-12 and others. This will assist with comparing proposed condition runoff to the existing condition runoff analysis by matching the basin boundary shown on the Existing Drainage Exhibit.

d. Increased runoff from Basins B4-8, B4-10, and B4-12 is shown being routed from the project site to existing developed lots. Since there are no drainage easements between the developed lots, provide a swale along the lot line to intercept and direct the increased runoff around the existing developed lots.

4. Along the perimeter of the development, the back half of lots is shown to direct runoff to adjacent streets and lots, including impervious areas (portion of houses and other structures, patios, etc.). Per CDPHE criteria, a maximum of 20% of the project

area or 1 acre, whichever is lowest, is allowed to discharge from a site without water quality treatment. Revise the impervious area that bypasses the detention ponds to be less than 1 acre to meet CDPHE criteria. We understand that the Stormwater Quality Control Measures form on page 52 indicates that 39.5% of the site area is intended to be treated in existing regional ponds located downstream of the site. If so, provide documentation that the existing regional ponds were designed to provide water quality treatment for this development site which would meet the CDPHE requirement and discuss this in the report text.

5. Inlet SA-83D at the low point in Remuda Place was designed to overtop during the 100-year storm event. We recommend resizing this inlet to capture the 100-year peak flow without overtopping the curb. If not, provide swale sizing calculations to meet channel requirements, such as maximum velocities, Froude No., and possibly riprap.

6. When the Phase III drainage report is prepared, provide street capacity calculations for all streets that receive runoff from the site, including existing streets.

7. For the detention pond sizing calculations, provide the MHFD Outlet Structure pages that show the outlet structure input and results.

Preliminary Construction Drawings

1. On Sheets 5, 7, and 8 Overlot Grading Plan and Drainage Plans, we have the following comments:

a. Show existing contours for at least 100 feet beyond the development site limits. Also see Comment 3a.

b. Use different line thicknesses or line types for contours and lot lines.

2. On Sheet 13 Detention Pond Plans, we have the following comments:

a. For both ponds provide a minimum slope of 3% towards the trickle channel in the pond bottoms.

b. For both ponds provide maintenance access to the pond bottoms. The access trails must be at least 10' wide on a minimum 12' wide bench.

c. For both ponds, provide riprap protection for the emergency spillways per USDCM Vol. 2 Chapter 12 Section 5.4.1.

Engineering comments

1. Is an underdrain system planned to be installed per the recommendation of the GeoTech Report?
2. Potholing of existing utility connections will be required on final plat plans.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information.

Please contact me at 303-926-2876 or cschroeder@erieco.gov for further clarification. Staff would be happy to discuss the comments and answer any questions.

Sincerely,

Chad Schroeder, P.E. | Development Engineering Supervisor

Development Review, Public Works



Town of Erie

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Enhancing the quality of life by serving and building Erie with PRIDE.

VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLANS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNTIL FINAL APPROVAL BY THE TOWN OF ERIE AND STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC., RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY PLAN LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS OF WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
- PROPOSED GRADING IS BASED ON EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.

PLANT SCHEDULE

CODE	QTY	UNIT	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH
CANOPY TREE							
HAC	17	ea	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	50' X 30'
GS	32	ea	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	45' X 50'
GK	25	ea	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE	B & B	2" CAL	50' X 35'
QM	17	ea	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL	75' X 50'
TG	27	ea	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2" CAL	45' X 30'
UA	29	ea	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5" CAL	60' X 35'
TOTAL	146	ea			B & B		
ORNAMENTAL TREE							
AS	8	ea	ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	B & B	1.5" CAL	25' X 25'
TOTAL	11	ea			B & B		
EVERGREEN TREES							
PB2	2	ea	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B & B	6' HT.	60' X 25'
PP	7	ea	PINUS EDULIS	PINON PINE	B & B	6'-8' HT	25' X 20'
PL	25	ea	PINUS LEUCODERMIS	BOSNIAN PINE	B & B	6' HT	30' X 15'
PN	16	ea	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8' HT	50' X 30'
PP2	4	ea	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT	60' X 30'
TOTAL	54	ea			B & B		
DECIDUOUS SHRUBS							
AA	43	ea	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	CONT.	5 GAL	12' X 6'
CN	39	ea	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL	2' X 3'
CC	61	ea	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	CONT.	5 GAL	2' X 6'
FS	50	ea	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	CONT.	5 GAL	4' X 4'
PA	25	ea	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	5 GAL	4' X 4'
PO	16	ea	PHYSOCARPUS OPULIFOLIUS 'DART' S GOLD'	DART' S GOLD NINEBARK	CONT.	5 GAL	4' X 4'
RHU	76	ea	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL	3' X 8'
SF2	57	ea	SPIRAEA X BUMALDA 'FROEBELII'	FROBEL SPIREA	CONT.	5 GAL	4' X 4'
SM	70	ea	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL	5' X 5'
TOTAL	437	ea			CONT.		
EVERGREEN SHRUB							
AP2	13	ea	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL	2' X 4'
JB2	3	ea	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	CONT.	10 GAL	12' X 6'
JE	10	ea	JUNIPERUS COMMUNIS 'EFFUSA'	EFFUSA COMMON JUNIPER	CONT.	5 GAL	2' X 6'
JB	60	ea	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	5 GAL	8" X 7'
JB3	13	ea	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	5 GAL	1' X 6'
JS	81	ea	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	CONT.	5 GAL	5' X 6'
PN5	22	ea	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	CONT.	5 GAL	3' X 6'
PM	47	ea	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	CONT.	5 GAL	4' X 4'
TOTAL	249	ea			CONT.		
ORNAMENTAL GRASS							
BB3	19	ea	BOUTELLOU GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	1 GAL	2' X 2'
HS	26	ea	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1 GAL	2.5' X 2.5'
MV	87	ea	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	CONT.	1 GAL	5' X 3'
PR	33	ea	PANICUM VIRGATUM 'REHBRAUN'	REHBRAUN SWITCH GRASS	CONT.	1 GAL	4' X 3'
PB3	69	ea	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	1 GAL	1' X 2'
TOTAL	234	ea			CONT.		
PERENNIAL							
AM3	65	ea	ASTER X FRIKARTII 'MONCH'	MONCH ASTER	CONT.	1 GAL	2' X 2'
CR2	15	ea	CENTRANTHUS RUBER	RED VALERIAN	CONT.	1 GAL	3' X 2'
GA2	38	ea	GAILLARDIA ARISTATA	BLANKET FLOWER	CONT.	1 GAL	2' X 2'
HR2	35	ea	HEMEROCALLIS X 'ROCKET CITY'	ROCKET CITY DAYLILY	CONT.	1 GAL	2' X 2'
KU	45	ea	KNIPHOFIA UVARIA	RED HOT POKER	CONT.	1 GAL	2' X 2'
SM3	102	ea	SALVIA NEMOROSA 'MAINACHT'	MAYNIGHT MEADOW SAGE	CONT.	1 GAL	2.5' X 2'
TOTAL	300	ea			CONT.		

General Comments for all sheets:
 1. Water wise: Ensure that landscape plans meet the new water-wise Colorado state law SB24-005 particularly when it comes to "non-functional turf". Replace sod with native, drought tolerant seed in areas that are not intended for foot traffic or recreational uses, particularly within the right-of-way. Right-of-way landscaping areas where foot traffic is to expected street parking can be more lenient for a drought tolerant sod vs. areas where no foot traffic is likely (such . Provide a cut-sheet or more other information for Enviro Turf showing its drought tolerance.
 2. Add landscape plans to the civil set and add a signature block for parks on the title page in addition to the civil engineer signature block. Block provided on the right.

Accepted by
TOWN OF ERIE
PARKS & RECREATION DEPARTMENT

All work shall be constructed in conformance with current Town of Erie Standards and Specifications, as amended. This drawing set has been reviewed and found to be in general compliance with the Standards and Specifications and other Town requirements. This acceptance shall not be construed to relieve any requirement to the Standards and Specifications not specifically addressed in these plans. IN ADDITION, THE DESIGN REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL LANDSCAPE ARCHITECT WHOSE STAMP AND SIGNATURE APPEAR HEREON.

LUKE BOLINGER, DIRECTOR OF PARKS & RECREATION DATE _____

72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
 CENTER OF COLORADO (U.N.C.C.)
 811

DATE	
NO.	
REVISIONS	

NOT FOR
CONSTRUCTION

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

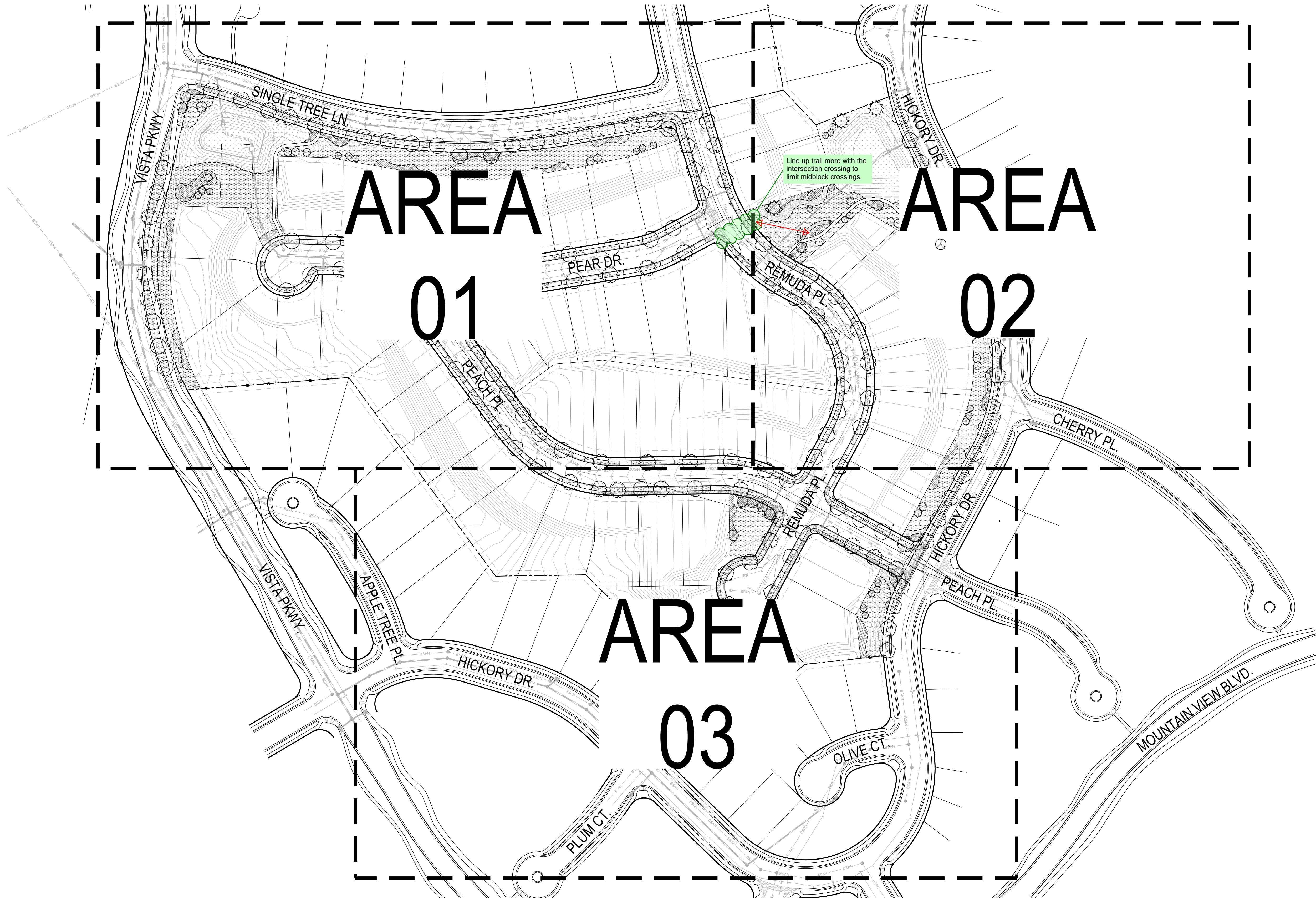
VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLAN
 GENERAL NOTES AND PLANT SCHEDULE
 PREPARED FOR:
 AFFINITY HOLDINGS, LLC

JOB NUMBER:
 DRAWN BY: **BTN**
 DESIGNED BY: **BTN**
 DATE: **08.08.2025**
 SCALE:
 SHEET NO: **1** OF **8**

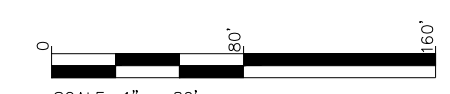
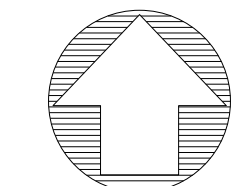
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VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLANS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



- LEGEND
- CANOPY TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - MULCH-WOOD
 - MULCH-ROCK-01
 - MULCH-ROCK-02
 - ENVIRO TURF
 - NATIVE SEED
 - CRUSHER FINE
 - 2-3' BOULDER
 - STEEL EDGER
 - EXISTING FENCE
 - SITE BOUNDARY



1 OVERALL LANDSCAPE PLAN

NO.	REVISIONS	DATE

NOT FOR CONSTRUCTION

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 SURVEYING
 HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLAN
 OVERALL LANDSCAPE PLAN
 PREPARED FOR:
 AFFINITY HOLDINGS, LLC

JOB NUMBER:	
DRAWN BY:	BTN
DESIGNED BY:	BTN
DATE:	08.08.2025
SCALE:	1" = 80'-0"
SHEET NO.:	3 of 8

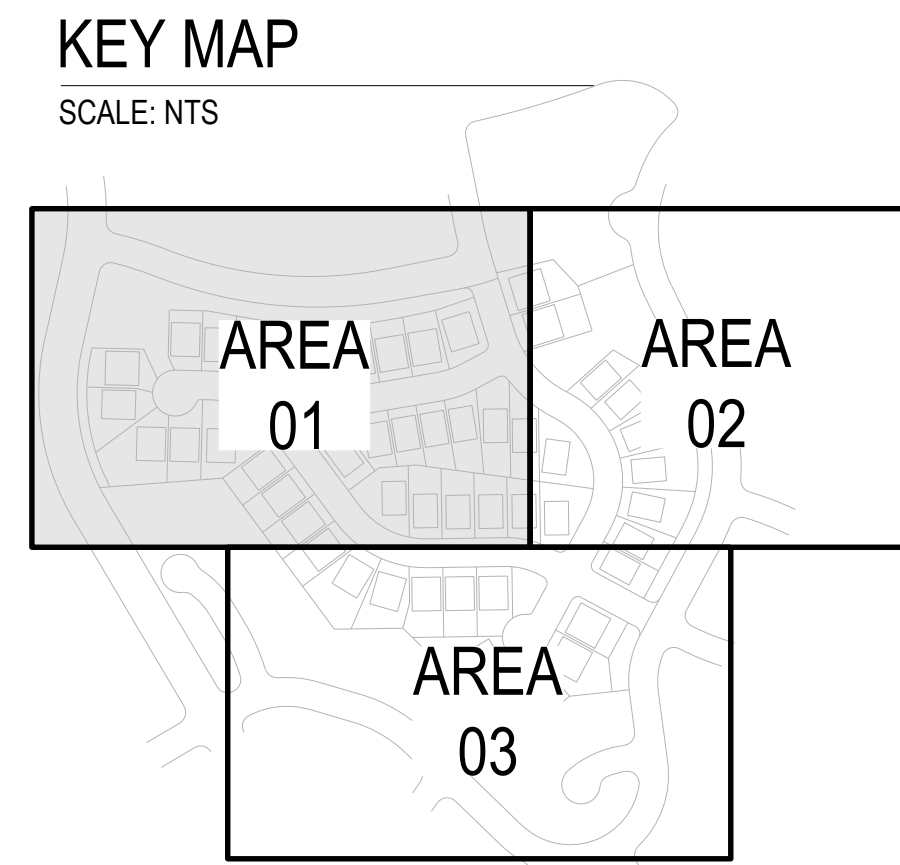
72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
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 811

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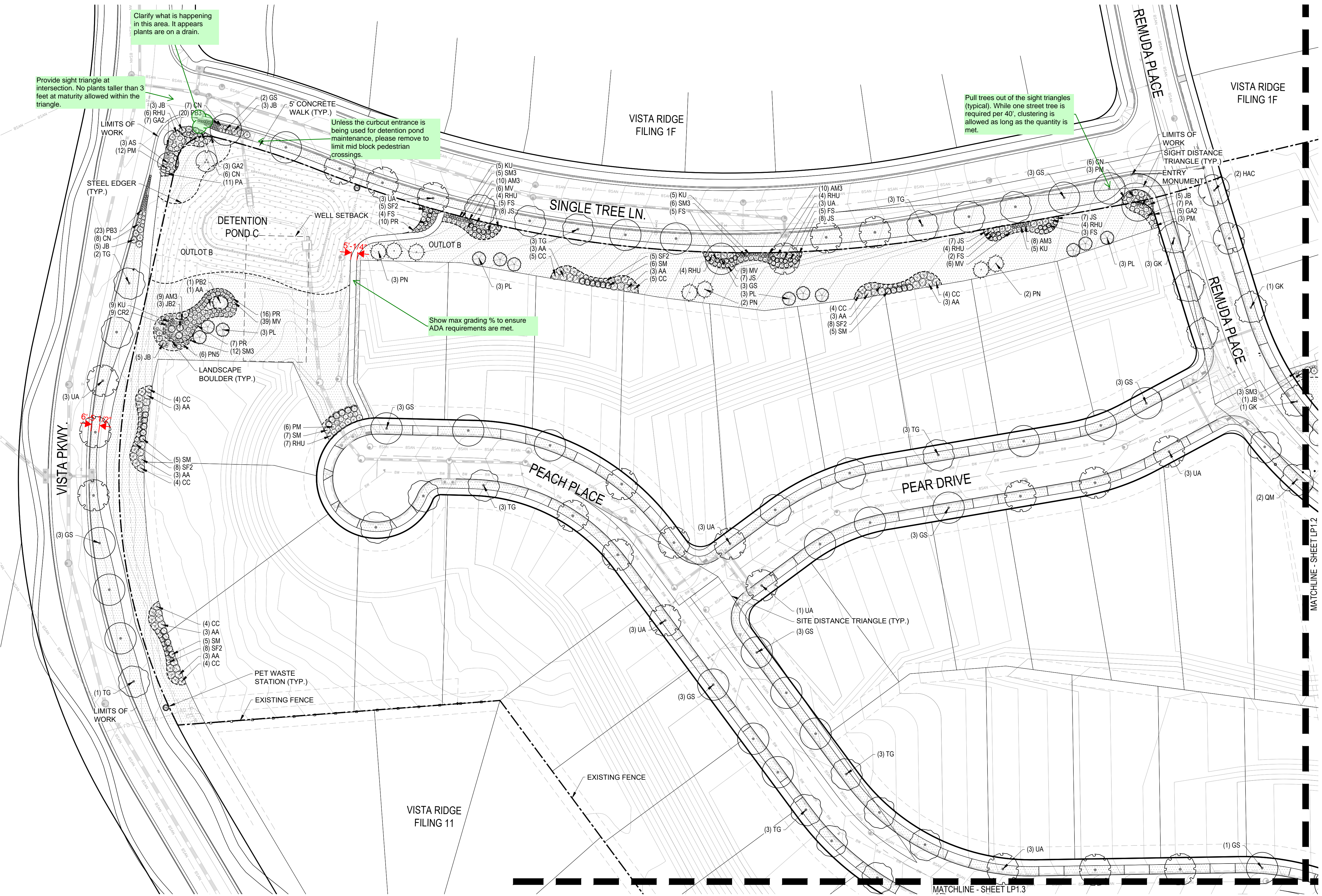
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VISTA RESERVE
PRELIMINARY CONSTRUCTION PLANS
LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

General Comments for all sheets:
1. Water wise: Ensure that landscape plans meet the new water-wise Colorado state law SB24-005 particularly when it comes to "non-functional turf". Replace sod with native, drought tolerant seed in areas that are not intended for foot traffic or recreational uses, particularly within the right-of-way. Right-of-way landscaping areas where foot traffic is to expected street parking can be more lenient for a drought tolerant sod vs. areas where no foot traffic is likely (such as a driveway). Provide a cut-sheet or more other information for Enviro Turf showing its drought tolerance.



DATE		
NO.		
REVISIONS		
NOT FOR CONSTRUCTION		
HURST & ASSOCIATES, INC. 1265 S. Public Road, Suite B Lafayette, CO 80026 303.449.9105		
HURST CIVIL ENGINEERING PLANNING SURVEYING		
VISTA RESERVE PRELIMINARY CONSTRUCTION PLAN LANDSCAPE PLAN ENLARGEMENT		
PREPARED FOR: AFFINITY HOLDINGS, LLC		
JOB NUMBER:		
DRAWN BY:	BTN	
DESIGNED BY:	BTN	
DATE:	08.08.2025	
SCALE:	1" = 40'-0"	
SHEET NO.:	4 OF 8	

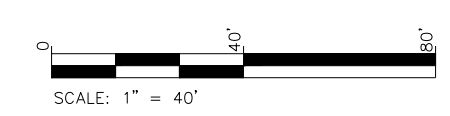


- LEGEND
- CANOPY TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - MULCH-WOOD
 - MULCH-ROCK-01
 - MULCH-ROCK-02
 - ENVIRO TURF
 - NATIVE SEED
 - CRUSHER FINE
 - 2-3' BOULDER
 - STEEL EDGER
 - EXISTING FENCE
 - SITE BOUNDARY
 - PET WASTE STATION
 - TRASH AND RECYCLING RECEPTACLE
 - BENCH

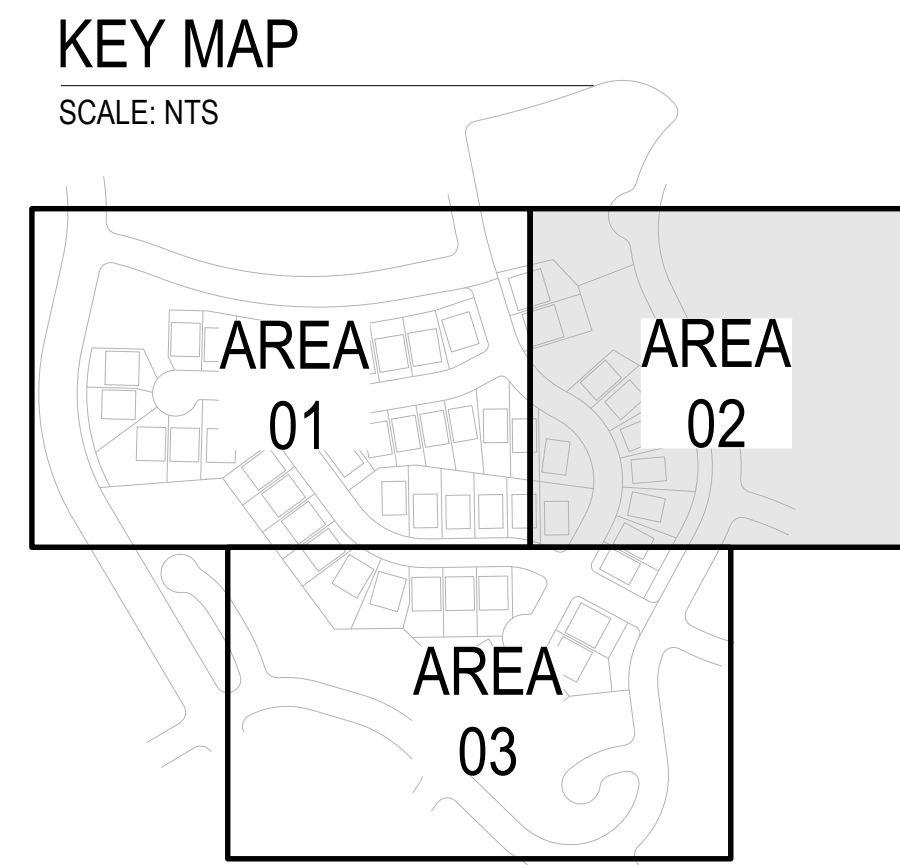
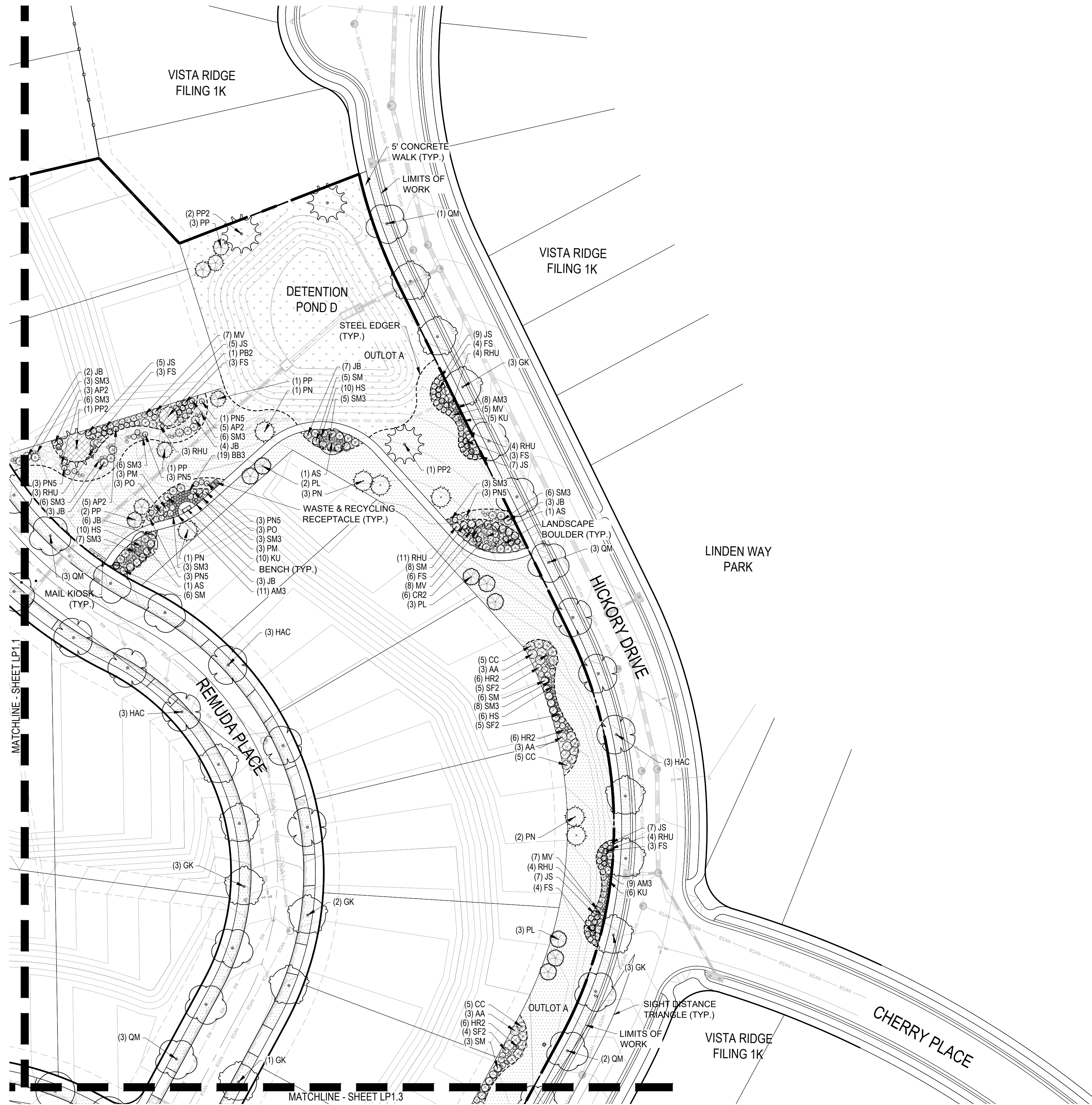
1 LANDSCAPE PLAN AREA 1

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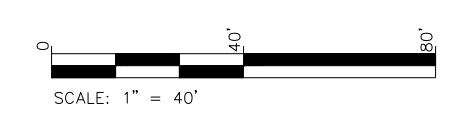
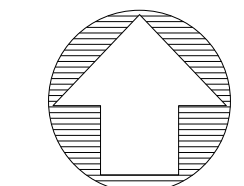
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VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLANS
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



- LEGEND
- CANOPY TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
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 - STEEL EDGER
 - EXISTING FENCE
 - SITE BOUNDARY
 - PET WASTE STATION
 - TRASH AND RECYCLING RECEPTACLE
 - BENCH



1 LANDSCAPE PLAN AREA 2

DATE	REVISIONS	NO.

NOT FOR CONSTRUCTION

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 Lafayette, CO 80026
 303.449.9105

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 CIVIL ENGINEERING
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VISTA RESERVE
 PRELIMINARY CONSTRUCTION PLAN
 LANDSCAPE PLAN ENLARGEMENT
 PREPARED FOR:
 AFFINITY HOLDINGS, LLC

JOB NUMBER:	
DRAWN BY:	BTN
DESIGNED BY:	BTN
DATE:	08.08.2025
SCALE:	1" = 40'-0"
SHEET NO.:	5 OF 8

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Memo

To: Chris LaRue, Principal Planner
From: Nick Wagner, Transportation Engineer
Date: November 10th, 2025
Subject: Vista Reserve Preliminary Plat & PD Amendment - Transportation Engineering Comments
CC: John Firouzi

Transportation Comments:

1. No further comments on the TIA supplied by LSC dated June 4, 2025
2. See attached Prelim CD's for transportation comments. Summary provided below:
 - a. Update cross section to 9' travel lanes with 6' parking (no actual width change, just markup of cross section)
 - b. Multiple locations where the R min does not meet TOE standard (175' on plans vs. 198' S&S).
 - c. Multiple locations where the minimum tangent coming into an intersection is under 100'.
 - d. Provide stop bars at intersections along Vista Parkway
 - e. Adjust light pole locations and add one additional pole to meet TOE standard specifications.
 - f. Any curb ramps that the project is proposing to tie into need to be reviewed for ADA compliance. If they are deemed non-compliant, they should be noted as being rebuilt with this project.
 - g. There is a section of Remuda Place with a 6% grade. Please rework this area to meet the TOE maximum of 5%.
 - h. Recommended sliding inlet SA-83A to the South to allow the driveway for the nearby lot to maximize its distance from the intersection.
 - i. Remove curb ramp at STA: 6+50 along Remuda Place as there is an intersection with ramps only 100' away.
 - j. Recommend re-working the tie in slope for Pear Drive to reduce the slope coming into the intersection.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

October 23, 2025

Town of Erie | Planning & Development
developmentreferral@erieco.gov

Location:
40.0116, -105.0303

**Subject: Vista Ridge 1401 Hickory Drive
Preliminary Plat SUB2025-00012
PD Zoning Amendment ZON2025-00008
Town of Erie, Weld County, CO; CGS Unique No. WE-26-0012**

Dear Town of Erie Planning & Development:

At your request (September 23, 2025), the Colorado Geological Survey has reviewed the Vista Ridge 1401 Hickory Drive preliminary plat referral. I understand the applicant proposes 50 lots on a 19.05-acre infill parcel within Vista Ridge for low density, single family detached residential development.

The available referral documents include:

- Preliminary Geotechnical Investigation, 19-Acre Vista Ridge Site - 1401 Hickory Drive, "Vista Reserve," 50 Single-Family Lots, Erie, Colorado (CTL Thompson Project No. DN52,605.000-115-R1, September 10, 2025)

The site is not undermined, nor is it expected to be impacted by nearby undermining. The closest known mine workings (Columbine Mine) are about 900 feet north of the northern site boundary.

CTL's characterization of subsurface conditions and preliminary geotechnical recommendations are valid. Clay soils and highly to very highly expansive claystone were observed at shallow depths that will negatively impact performance of foundations, and floor systems unless mitigated through drilled pier foundations designed to resist uplift, or subexcavation and replacement as a homogenized, water-conditioned, compacted fill. CTL specifically recommends sub-excavation to a depth of at least 12 feet below basement foundations and extending at least 5 feet laterally outside of foundation footprints at the toe. CGS agrees that additional investigation of each lot will be needed after grading and subexcavation are completed to verify that swell potentials have been reduced to values that allow shallow footing foundations and floor slabs.

Provided all of CTL's recommendations are rigorously adhered to, CGS has no objection to approval of SUB2025-00012 and ZON2025-00008.

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.

VISTA RESERVE PRELIMINARY PLAT

A REPLAT OF PARCELS 8A, 8B AND TRACT 20, VISTA RIDGE MASTER FINAL PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 19.05 ACRES – 50 RESIDENTIAL LOTS, 4 TRACTS
 PP- _____ -2025

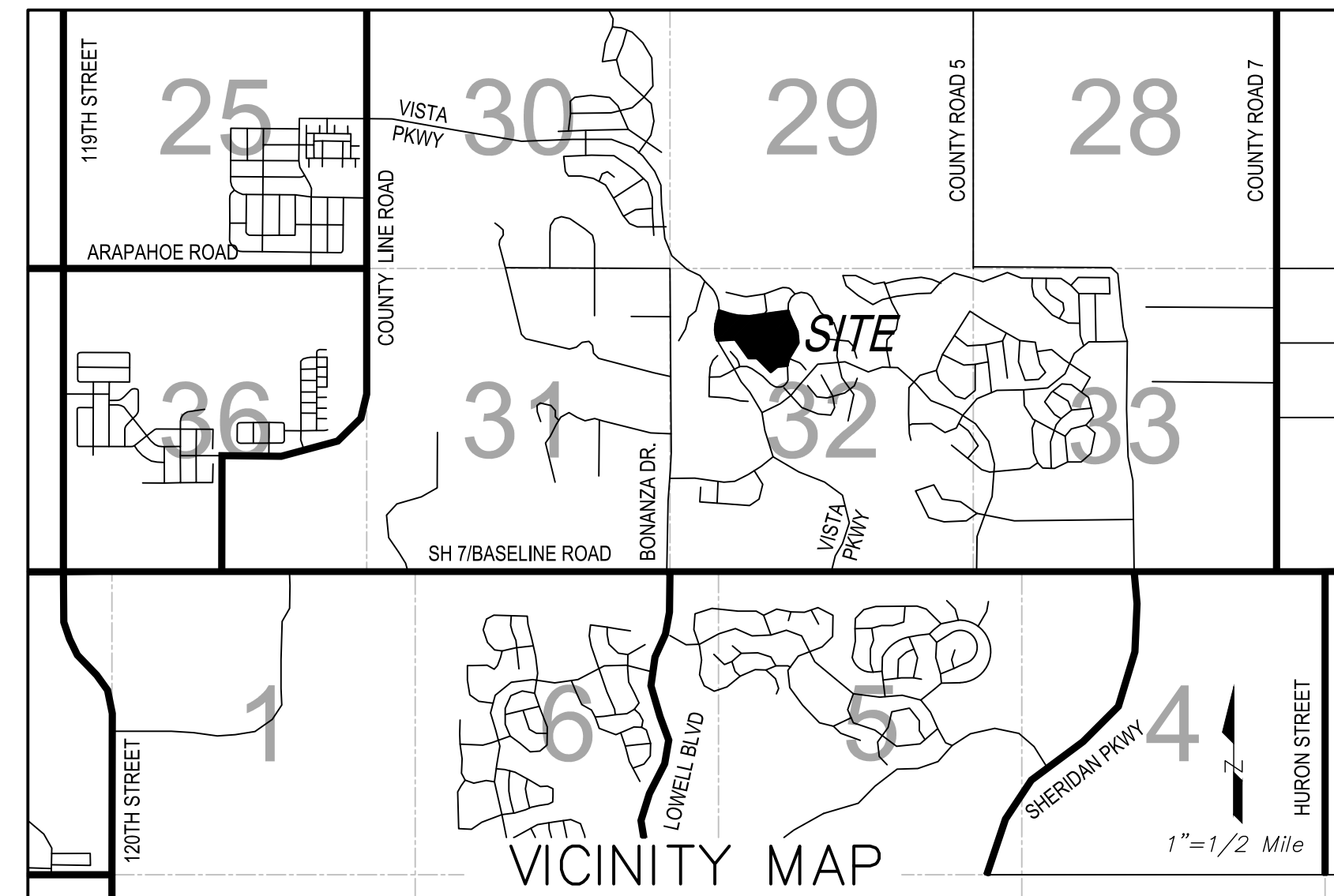
PROPERTY DESCRIPTION:

PARCEL A:

PARCELS 8A AND 8B, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

TRACT 20, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.



TRACT SUMMARY CHART				
TRACT	AREA (Ac.)	USE	OWNERSHIP	MAINTENANCE*
A	1.25	LANDSCAPING, DETENTION	H.O.A.	H.O.A./METRO DISTRICT
B	1.36	LANDSCAPING, DETENTION, UTILITIES	H.O.A.	H.O.A./METRO DISTRICT
C	0.12	LANDSCAPING	H.O.A.	H.O.A./METRO DISTRICT
D	0.13	LANDSCAPING	H.O.A.	H.O.A./METRO DISTRICT

LAND SUMMARY CHART		
TYPE	AREA (Ac.)	% OF TOTAL AREA
RESIDENTIAL LOTS (SFD)	12.62	66.2%
TRACTS	2.86	15.0%
PUBLIC ROW	3.57	18.7%
TOTAL	19.05	100.0%

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 DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 2) BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE EAST LINE OF PARCEL 8A, VISTA RIDGE MASTER FINAL PLAT WHICH BEARS S26°05'12"E MEASURED BETWEEN THE MONUMENTS SHOWN HEREON, PER VISTA RIDGE MASTER FINAL PLAT RECORDED AT RECEPTION NO. 2903870 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.
- 3) DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS 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 PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- 4) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0801300444 AND DATED DECEMBER 18, 2012 & COMMUNITY PANEL NUMBER 0801300443K AND DATED AUGUST 15, 2019 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 5) TRACTS A, B, C & D SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS.
- 6) THERE ARE NO EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES OR LATERALS ON PROPERTY.
- 7) LINEAR DISTANCES ARE U.S. SURVEY FEET.
- 8) MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- 9) THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- 10) THE PLUGGED AND ABANDONED WELL IN TRACTS B & R SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATION NOTED PER CERTIFICATES OF LOCATION TO BE RECORDED.

APPLICANT/DEVELOPER
 AFFINITY HOLDINGS, LLC
 13330 RED DEER TRAIL
 BROOMFIELD, CO 80020

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 (303)449-9105

PLANNER & LANDSCAPE ARCHITECT:
 PCS GROUP
 200 KALAMATH STREET
 DENVER, CO 80223
 (303)531-4905

the master Plat shows S25-21-17E

Should this R be here?

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY

HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

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 CIVIL ENGINEERING
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VISTA RESERVE
 PRELIMINARY PLAT
 ERIE, COLORADO

DRAWN BY: TA
 DESIGNED BY:
 APPROVED BY:

JOB NUMBER: 2718-1
 DATE: 08/04/2025
 SCALE: 1"=50'
 SHEET NO: 1 OF 2

FILE LOCATION: G:\271818\Survey\271818-Prelim Plat.dwg

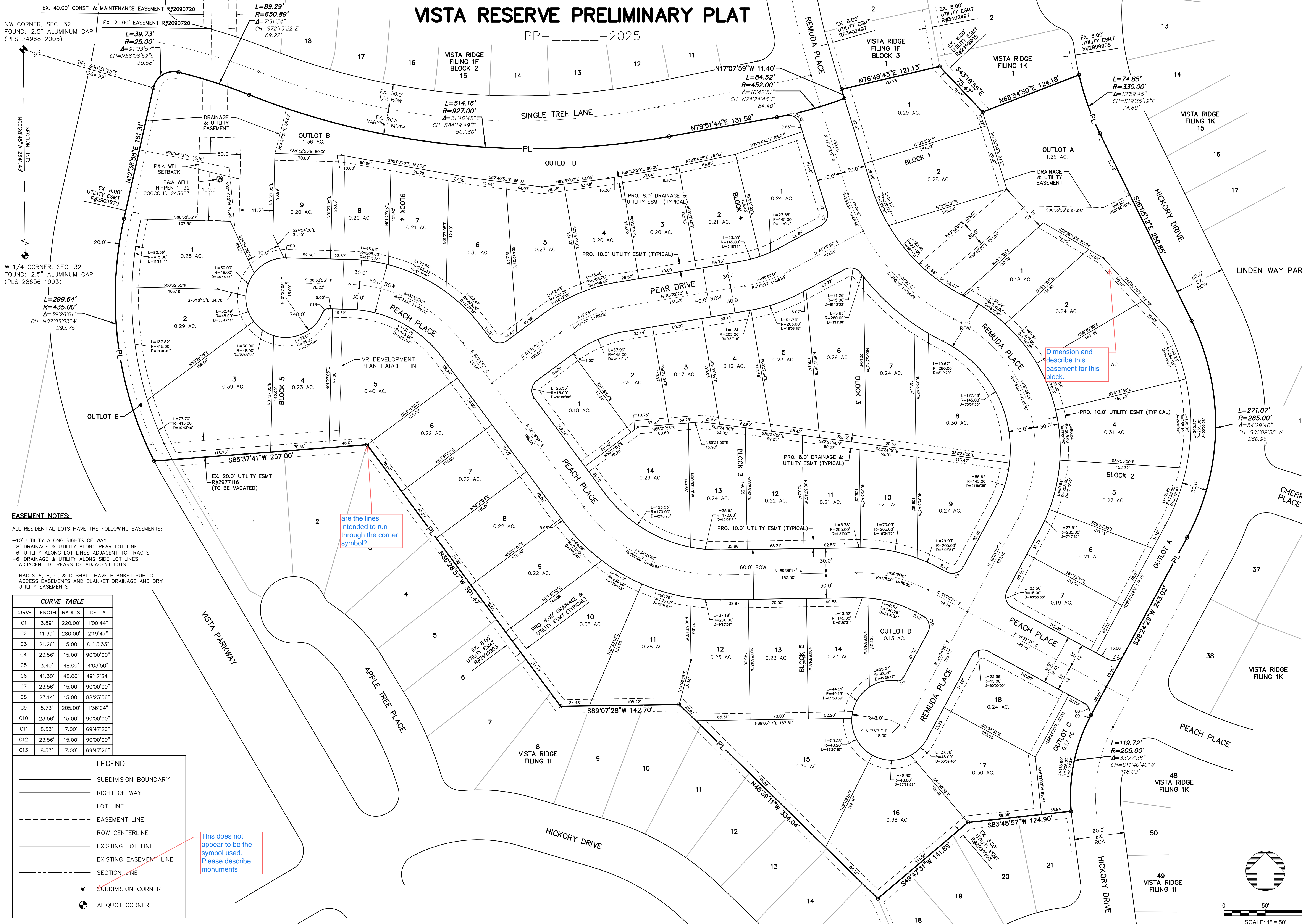
VISTA RESERVE PRELIMINARY PLAT

PP-2025

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY



EASEMENT NOTES:
ALL RESIDENTIAL LOTS HAVE THE FOLLOWING EASEMENTS:
-10' UTILITY ALONG RIGHTS OF WAY
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE
-6' UTILITY ALONG LOT LINES ADJACENT TO TRACTS
-6' DRAINAGE & UTILITY ALONG SIDE LOT LINES ADJACENT TO REARS OF ADJACENT LOTS
-TRACTS A, B, C, & D SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS

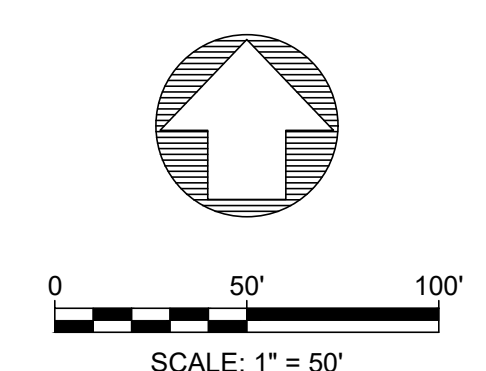
CURVE	LENGTH	RADIUS	DELTA
C1	3.89'	220.00'	1°00'44"
C2	11.39'	280.00'	2°19'47"
C3	21.26'	15.00'	81°13'33"
C4	23.56'	15.00'	90°00'00"
C5	3.40'	48.00'	4°03'50"
C6	41.30'	48.00'	49°17'34"
C7	23.56'	15.00'	90°00'00"
C8	23.14'	15.00'	88°23'56"
C9	5.73'	205.00'	1°36'04"
C10	23.56'	15.00'	90°00'00"
C11	8.53'	7.00'	69°47'26"
C12	23.56'	15.00'	90°00'00"
C13	8.53'	7.00'	69°47'26"

	SUBDIVISION BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EASEMENT LINE
	ROW CENTERLINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	SUBDIVISION CORNER
	ALIQUOT CORNER

HURST
CIVIL ENGINEERING
PLANNING
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VISTA RESERVE
PRELIMINARY PLAT
ERIE, COLORADO

DATE: 08/04/2025
JOB NUMBER: 2718-1
SCALE: 1"=50'
SHEET NO: 2 OF 2



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RE:

Dear

Thank you for referring the _____ to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds Erie High School will exceed the benchmark within the next 5 years.**

General Comments:

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new buildings are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at kragerud_ryan@svvdsd.org or at the number below.

Sincerely,

Ryan Kragerud, AICP
Planning/GIS

Enc.: Attachment A – Specific Project Analysis

ATTACHMENT A - Specific Project Analysis

PROJECT:

(1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder are noted in the chart below.

CAPACITY INFORMATION				CAPACITY BENCHMARK*									
				(includes projected students, plus development's student impact)									
School	Building	Stdts.	Std.	2025-26		2026-27		2027-28		2028-29		2029-30	
Level	Capacity	Oct-24	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.
Elementary	564	568	11	577	102%	583	103%	597	106%	589	104%	596	106%
Middle (EMS)	810	763	5	804	99%	816	101%	829	102%	841	104%	853	105%
High (EHS)	1456	1728	6	1720	118%	1756	121%	1793	123%	1829	126%	1865	128%
Total	2496		22	3101		3156		3218		3259		3314	

Specific comments concerning this proposal regarding School Capacity are as follows:

- Specific Impact* - This application add additional residential unit(s) and yield additional student(s) in the **feeder.**
- Benchmark Determination* – the affected schools exceed the benchmark within 5 years.
- Mitigation Options* -
- Phasing Plan* –

(2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

- Dedication and/or Cash-in-lieu Requirements* – A land dedication is not required. Cash-in-lieu payments will be required. Please see the calculations below for the total amount. Calculation details can be found on the attachments.

Cash-in-Lieu per unit payment by housing type: Erie

<input checked="" type="checkbox"/> Housing type:	Cash in lieu payment	Units proposed	Cost
<input checked="" type="checkbox"/> Single Family Unit	\$1,143		
<input checked="" type="checkbox"/> Duplex/Triplex Unit	\$997		
<input checked="" type="checkbox"/> Multi-Family Unit	\$695		
<input checked="" type="checkbox"/> *Condo/TH Unit	\$409		
<input checked="" type="checkbox"/> Mobile Home Unit	\$925		
			Total =

*TH = Townhouse

- Dedication/Cash-in-lieu Procedures* – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. CIL payments can be made at the St. Vrain Schools Business office located at 395 S. Pratt Parkway, Longmont CO 80501

3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

- Provision of Busing* - Busing for this project, under the current boundaries, will be provided at
- the *Pedestrian/Access Issues* –

School Planning Standards And Calculation of In Lieu Fees

Single Family							
<u>School Planning Standards</u>							
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	50	0.22 11	525	10	0.21	\$94,416	
Middle Level	50	0.1 5	750	25	0.17	\$94,416	
High School	50	0.11 5.5	1200	50	0.23	\$94,416	
Total		21.5			0.61	\$94,416	\$57,155
							\$1,143 Per Unit

School Planning
Standards And
Calculation of
In Lieu Fees

Duplex/Triplex							
		School Planning Standards					
	Number	Projected	Student	Site Size	Acres of	Developed	
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu
	Units	Yield	Standard	Acres	Contribution	Value	Contribution
Elementary	1	0.2	525	10	0.00	\$94,416	
		0.2					
Middle Level	1	0.09	750	25	0.00	\$94,416	
		0.09					
High School	1	0.09	1200	50	0.00	\$94,416	
		0.09					
Total		0.38			0.01	\$94,416	\$997
							\$997
							Per Unit

School Planning
Standards And
Calculation of
In Lieu Fees

Multi-Family							
School Planning Standards							
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.15 0.15	525	10	0.00	\$94,416	
Middle Level	1	0.06 0.06	750	25	0.00	\$94,416	
High School	1	0.06 0.06	1200	50	0.00	\$94,416	
Total		0.27			0.01	\$94,416	\$695
							\$695 Per Unit

School Planning Standards And Calculation of In Lieu Fees

Condo/Townhouse							
School Planning Standards							
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.07 0.07	525	10	0.00	\$94,416	
Middle Level	1	0.04 0.04	750	25	0.00	\$94,416	
High School	1	0.04 0.04	1200	50	0.00	\$94,416	
Total		0.15			0.00	\$94,416	\$409
							\$409 Per Unit

School Planning Standards And Calculation of In Lieu Fees

Mobile Home							
		<u>School Planning Standards</u>					
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.16	525	10	0.00	\$94,416	
		0.16					
Middle Level	1	0.09	750	25	0.00	\$94,416	
		0.09					
High School	1	0.09	1200	50	0.00	\$94,416	
		0.09					
Total		0.34			0.01	\$94,416	\$925
							\$925 Per Unit



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

October 7, 2025

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

Attn: Melinda Helmer

Re: Vista Ridge 1401 Hickory Drive, Case #s SUB2025-00012 and ZON2025-00008

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the preliminary plat and zoning amendment for **Vista Ridge 1401 Hickory Drive** and has some possible conflicts. Is Outlot/Tract A for utility use? If not, a 10-foot-wide "connector" utility easement abutting Remuda Place will be necessary between Lot 2 Block 1 and Lot 1 Block 2 within Outlot/Tract A.

Also note that it is called a *tract* on the utility plan and an *outlot* on the preliminary plat.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Vista Parkway. The property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect for any new natural gas service, or modification to existing facilities. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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

Public Service Company has no objection to a proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/ enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.



Vista Reserve Preliminary Plat & PD – 2nd Round Review

Planning & Development

To: Vista Reserve Team

From: Chris LaRue, Principal Planner

Date: April 17, 2026

Re: SUB2025-00012, Vista Reserve Preliminary Plat & ZON2025-00008, Vista Ridge PD Amendment – 2nd Round Review

Development Review Team & Referral Comments

Town staff has reviewed the application for the Vista Reserve Preliminary Plat and Vista Ridge PD Amendment for conformance with Municipal Code, Title 10. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

1. The following agencies provided comments that require a response. All resubmittal documents will be distributed to the following referral agencies:
 - a. Town of Erie – internally distributed to: Planning, Transportation, Engineering (includes consultant comment as necessary), Stormwater, Economic Development, Energy & Environmental Specialist, Parks, Building, and GIS (Addressing)
 - b. Ehrhardt Surveying – a few corrections are noted
 - c. St. Vrain Valley Schools – School district notes \$57,150 will be required. This is generally noted in the Development Agreement for the Final Plat. This amount may increase with changes to the plat or updates to the fee structure. The final amount will be determined during final plat.
2. The following agencies provided comments that do not require a response:
 - a. None
3. The following agencies did not provide any comments:
 - a. ALLO
 - b. Bureau of Reclamation
 - c. CDOT
 - d. Century Link Communication
 - e. CGS
 - f. CO National Golf Club
 - g. Colorado Parks and Wildlife
 - h. Comcast
 - i. Erie Airpark HOA
 - j. Erie Airport Manager
 - k. FAA
 - l. High Plains Library District
 - m. Merrick & Company (included with engineering comments)

- n. Mountain View Fire
- o. Oil and Gas
- p. OSTAB
- q. RTD
- r. United Power
- s. Vista Pointe HOA
- t. Vista Ridge Metro District
- u. Vista Ridge Master Association
- v. Vranesh and Raisch, LLP
- w. Weld County
- x. Xcel Energy

Planning Comments

Preliminary Plat & Planned Development

1. See minor red lines/notes from Planning on both documents.
2. Please see comments from others regarding the oil and gas “rectangle” and the encroachment. If necessary, we can meet to discuss and/or strategize on possible conditions of approval if necessary.
3. Please make sure to check both the “Attachments” and the “Reviews” section of eTRAKIT to obtain all the comments.
4. Once you’ve had a chance to review all the comments in eTRAKIT please reach out and a meeting can be coordinated if necessary.
5. The neighborhood meeting was held on January 20, 2026. Emails were provided to the Town with supporting documentation. Thank you.
6. Mailbox Kiosk facilities to be addressed with final plat:
 - a. Make sure they don’t encroach into easements or rights-of-way.
 - b. Per UDC : a. Cluster mailbox facilities shall be located on a concrete pad with concrete walk access to a sidewalk. B .Cluster mailbox facilities shall have low landscape materials such as shrubs, perennials or annuals that enhance the facility without creating access problems for mail delivery or safety vision issues. Make sure they are accessible too.

Next Steps

The next step for the application is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written responses to address each written comment from the Town staff and referral agencies. Applications will not be accepted for review unless all information is submitted.

The resubmittal materials shall be uploaded directly through the [eTrakit](#) portal. Please email the case planner Chris LaRue clarue@erieco.gov to confirm the submittal was uploaded.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 720-745-1030 or clarue@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.



Christopher C. LaRue | Principal Planner

Planning & Development



Town of Erie

*Street Address | P.O. Box 750 | Erie, CO
80516*

Phone: 720-745-1030

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

Enhancing the quality of life by serving and building Erie with PRIDE.

VISTA RESERVE PRELIMINARY PLAT

A REPLAT OF PARCELS 8A, 8B AND TRACT 20, VISTA RIDGE MASTER FINAL PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 19.05 ACRES – 50 RESIDENTIAL LOTS, 4 TRACTS
 SUB2025-00012

APPLICANT/DEVELOPER
 AFFINITY HOLDINGS, LLC
 13330 RED DEER TRAIL
 BROOMFIELD, CO 80020

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 (303)449-9105

PLANNER & LANDSCAPE ARCHITECT:
 PCS GROUP
 200 KALAMATH STREET
 DENVER, CO 80223
 (303)531-4905

SCALE VERIFICATION

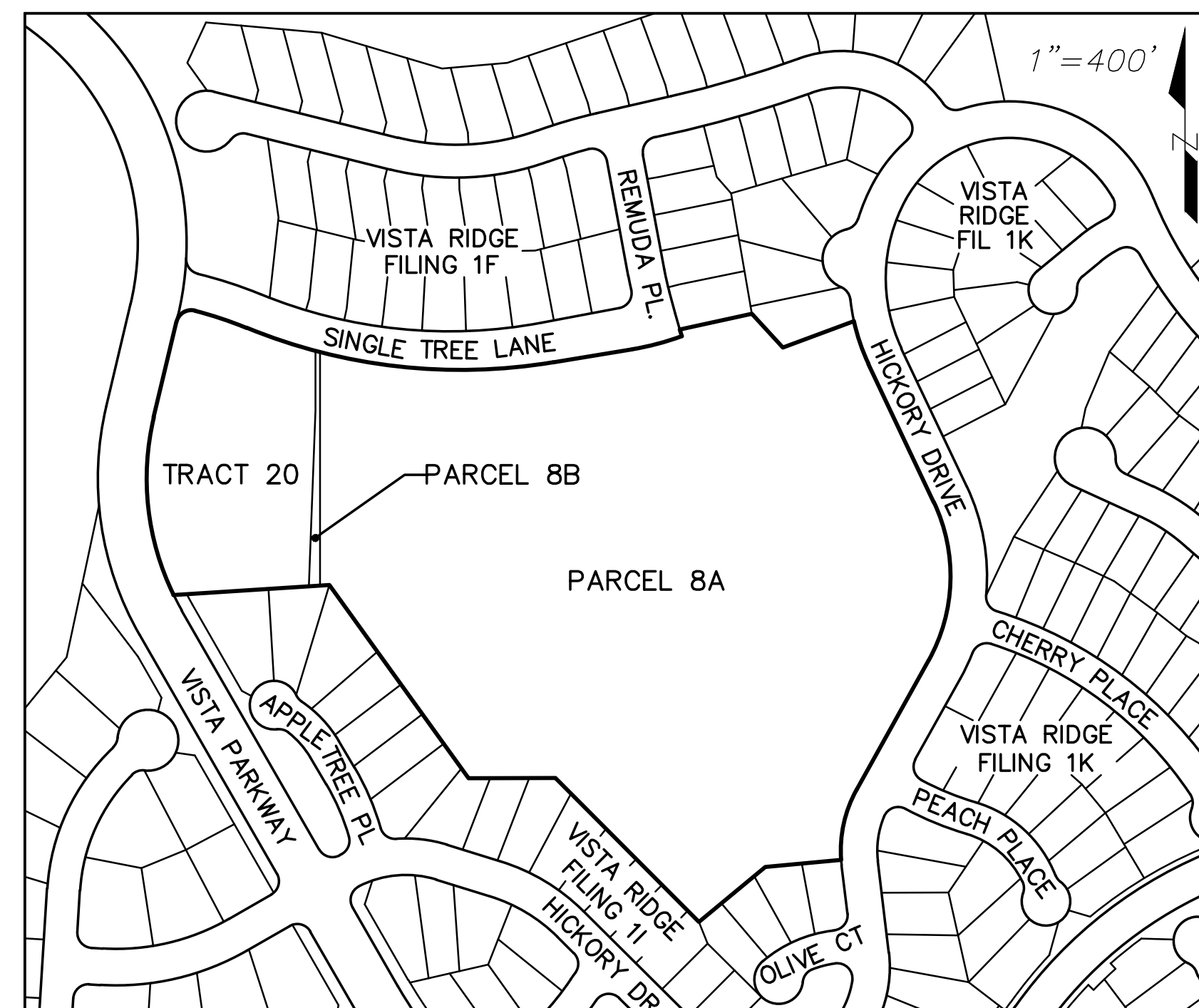
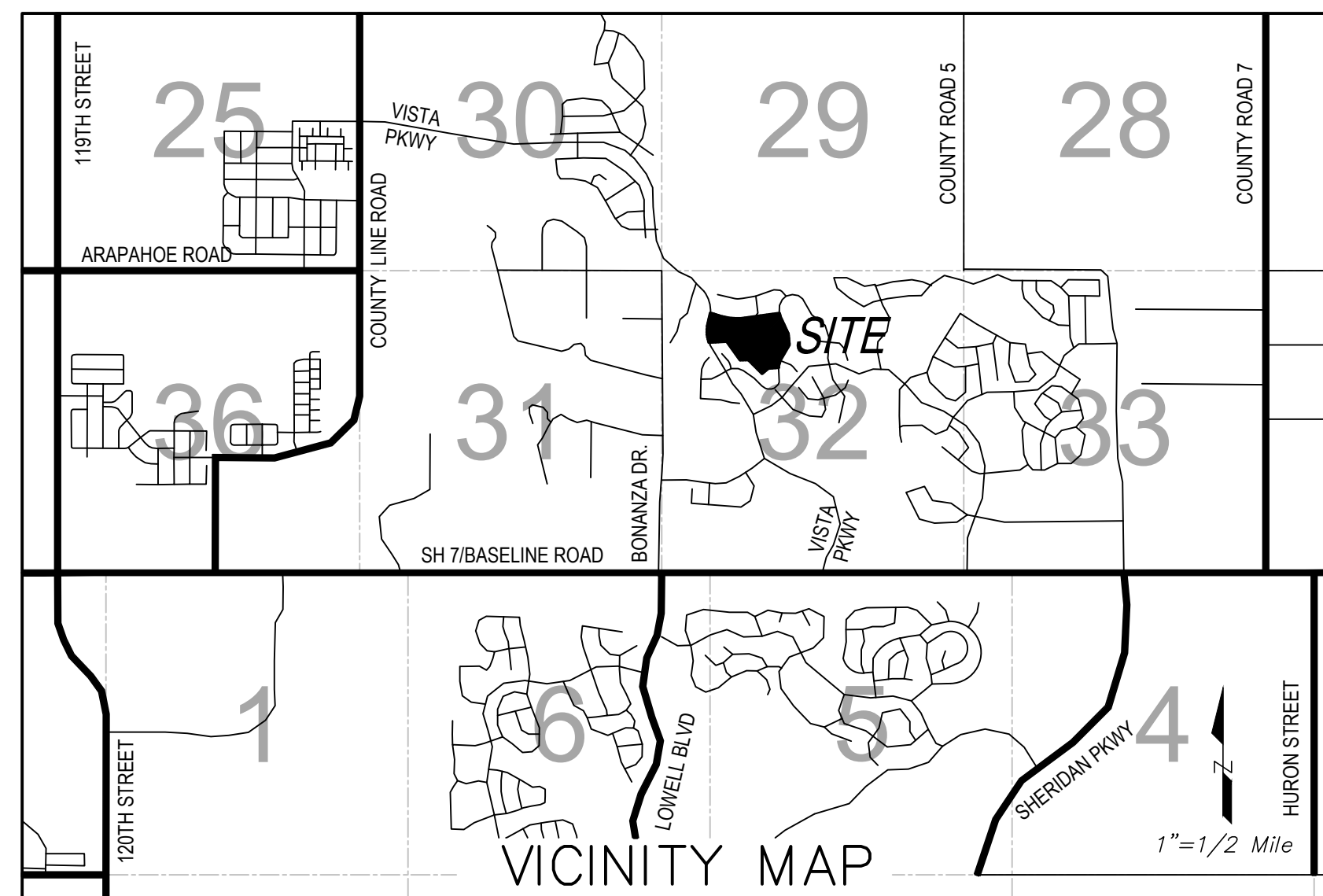
BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY

PROPERTY DESCRIPTION: I'm not clear on the Parcel A & B references. Since all 3 were created by the referenced plat One legal is sufficient.

PARCEL-A: and Tract 20
 PARCELS 8A, AND 8B, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL-B:
 TRACT 20, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.



- 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 DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 2) BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE EAST LINE OF PARCEL 8A, VISTA RIDGE MASTER FINAL PLAT WHICH BEARS S26°05'12" E MEASURED BETWEEN THE MONUMENTS SHOWN HEREON. PER VISTA RIDGE MASTER FINAL PLAT RECORDED AT RECEPTION NO. 2903870 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.
 - 3) DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS 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 PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
 - 4) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0801300444 AND DATED DECEMBER 18, 2012 & COMMUNITY PANEL NUMBER 0801300443K AND DATED AUGUST 15, 2019 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 5) TRACTS A, B, & C SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS.
 - 6) THERE ARE NO EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES OR LATERALS ON PROPERTY.
 - 7) LINEAR DISTANCES ARE U.S. SURVEY FEET.
 - 8) MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
 - 9) THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
 - 10) THE PLUGGED AND ABANDONED WELL IN TRACT B SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATION NOTED PER CERTIFICATES OF LOCATION TO BE RECORDED.
 - 11) PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AND EASEMENT ON ITS STANDARD FORM.

TRACT SUMMARY CHART				
TRACT	AREA (Ac.)	USE	OWNERSHIP	MAINTENANCE
A	1.34	LANDSCAPING, DETENTION	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
B	1.49	LANDSCAPING, DETENTION, UTILITIES	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
C	0.12	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
D	0.14	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
E	.08	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
F	.02	MONUMENT SIGN, LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT

LAND SUMMARY CHART		
TYPE	AREA (Ac.)	% OF TOTAL AREA
RESIDENTIAL LOTS (SFD)	12.33	64.7%
TRACTS	3.20	16.8%
PUBLIC ROW	3.52	18.5%
TOTAL	19.05	100.0%

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HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

VISTA RESERVE
 PRELIMINARY PLAT
 ERIE, COLORADO

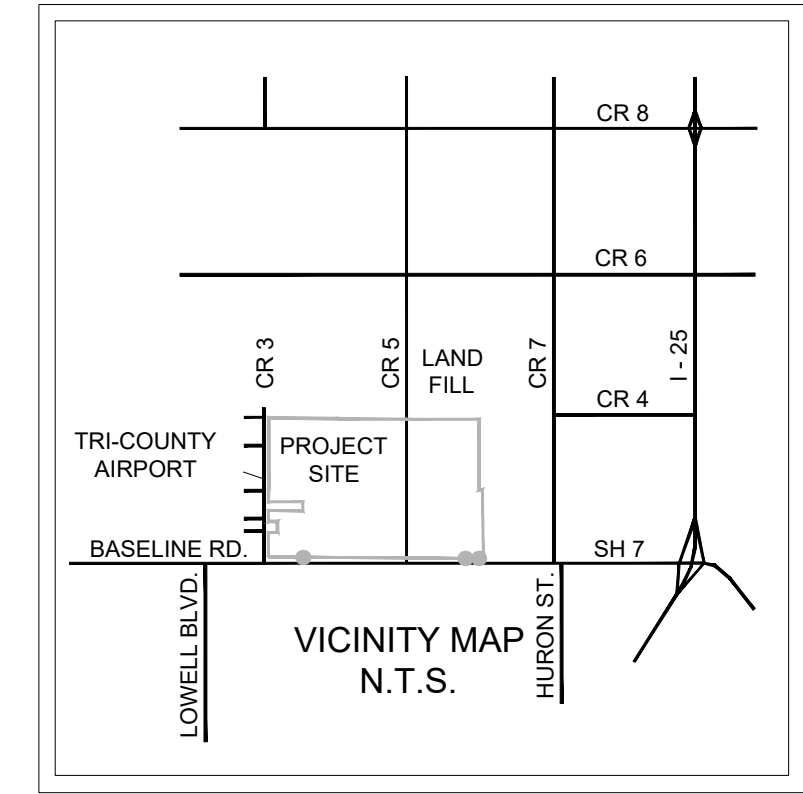
DRAWN BY: TA
 DESIGNED BY:
 APPROVED BY:
 JOB NUMBER: 2718-1
 DATE: 08/04/2025
 SCALE: 1"=50'
 SHEET NO: 1 OF 2
 FILE LOCATION: G:\27181\Survey\27181-Prelim Plat.dwg

VISTA RIDGE

Development Plan Amendment No. 8

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

938.1 ACRES
ZON2025-00008



LEGAL DESCRIPTION

I'm not clear on the Parcel A & B references. Since all 3 were created by the referenced plat One legal is sufficient and seems more clear.

PARCEL A:

and Tract 20

PARCELS 8A AND 8B, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

~~TRACT 20, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.~~

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.

DEVELOPMENT PLAN AMENDMENT #7

- 1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
- 2 - Planning Area 7-2, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas.

DEVELOPMENT PLAN AMENDMENT #8

- 1 - Incorporated Planning Area 10-9 (originally intended for golf course maintenance) into Planning Area 2-6 (Low Density Single-Family Detached), revising the total acreage to 19.1 acres while maintaining the previously allowed maximum unit count of 50 units.
- 2 - Adjusted acreage for Planning Area 2-6 in the land use chart from 16.1 acres to 19.1 acres and reduced the allowed density from 3.0 DU/AC to 2.62 DU/AC.
- 3 - Removed planning Area 10-9 (Golf Course Maintenance) from the land use chart.
- 4 - Technical corrections have been made to reconcile previous mathematical errors.

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

TOWN COUNCIL APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE " Fill in - " AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. " Fill in - " PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON _____

MAYOR
ATTEST _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SURVEYOR'S NAME

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR # _____

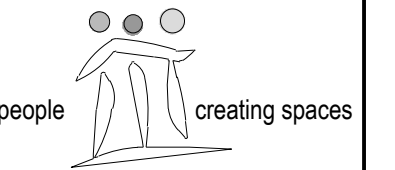
LEGEND

- Revisions to Amendment #8
- Technical Corrections to Amendment #6

CIVIL ENGINEERING
PLANNING
SURVEYING

HURST

2500 Broadway
Suite B
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com



pcs group inc. www.pcsgruppco.com
p.o. box 18297
denver, co 80218
1.303.531.4900 1.303.531.4908

APPLICANT/
PROPERTY
OWNER:
Affinity Holdings, LLC
1005 West 120th Ave.
Westminster CO, 80234
Contact:
Cayd Bader
(303) 246-6799
CaydB@AffinHoldings.com

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #8
Erie, Colorado

DRAWN BY: NCC
APPROVED BY: PCS
DATE: 12/2/2025
REVISIONS: 12/2/2025

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 8

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

938.1 ACRES

ZON2025-00008

GENERAL PROVISIONS:

ARTICLES I THROUGH IV AND VI AND VII IN THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO. 2793940) AND AS SUBSEQUENTLY AMENDED SHALL REMAIN IN EFFECT. THE PROVISIONS OF THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE AREA. WHERE THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN DOES NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND OTHER APPLICABLE TOWN STANDARDS SHALL APPLY.

ARTICLE V, FROM THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO 2793940) SHALL BE AMENDED AS FOLLOWS. THIS AMENDMENT APPLIES ONLY TO THE PORTIONS OF PLANNING AREAS 2-6 AND 2-10 AS SPECIFIED ON THE FOLLOWING SHEET AND AS DESCRIBED IN THE LEGAL DESCRIPTIONS PROVIDED ON THE COVER SHEET.

ARTICLE V - LAND USE REGULATIONS

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 AREAS 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.~~ I think this should be removed since the intent is to remove this 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 LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREAS 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'.

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 FEET).

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, DECK AND FIREPLACES WHEN A MINIMUM 5 FOOT SIDEYARD SETBACK IS ESTABLISHED. OTHER THAN DECKS AND FIREPLACES, NO OTHER ENCROACHMENT WILL BE ALLOWED THAT REQUIRES A FOUNDATION FOR SUPPORT.

f. UNCOVERED PATIO, DECKS AND OTHER ANCILLARY STRUCTURES SHALL BE LOCATED NO CLOSER THAN:
- 10 FEET FROM REAR PROPERTY LINES.
- 15 FEET FROM REAR PROPERTY LINE AT GOLF COURSE.

g. COVERED PATIOS, DECKS AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN THE SETBACK LINES.

h. ADDITIONAL PROVISIONS

i) MINIMUM FRONTAGE SHALL BE 35 FEET. MINIMUM LOT WIDTH AT THE FRONT OF THE HOME SHALL MEET THE TYPICAL LOT WIDTH STANDARD PER THE PLAT.

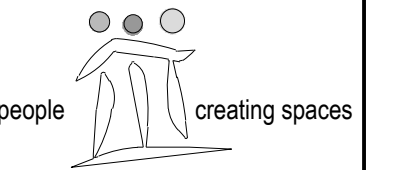
ii) FLAG LOTS ARE ALLOWED. NO ELEVATION OF THE HOME CAN BE MORE THAN 150 FEET FROM THE STREET R.O.W. WITHOUT ADDITIONAL FIRE LANE OR FIRE SPRINKLER PROVISIONS.

iii) PRIVATE STREETS, SHARED DRIVES AND ALLEYS ARE ALLOWED.

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APPLICANT/
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1005 West 120th Ave.
Westminster CO, 80234
Contact:
Coyd Bader
(303) 246-6799
CoydB@AffinHoldings.com

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #8
Erie, Colorado

DRAWN BY: NCC
APPROVED BY: PCS
DATE: 12 March 2025
REVISIONS:

SHEET TITLE
DEVELOPMENT
GUIDE

SHEET NUMBER
SHEET 2 OF 3

8.4

CORRECTION BLOCK

During preparation of this PD Amendment, discrepancies were identified in the land use calculations contained in Vista Ridge Amendment No. 7 (VR AMD. 7). The following technical corrections have been made to reconcile prior mathematical errors. No changes in land use intent are proposed, except for the consolidation of Planning Area (PA) 10-9 (shown as PA 2-10 in VR AMD. 7) into PA 2-6. This consolidation results in a revised PA 2-6 totaling 19.1 acres while maintaining an allowed maximum 50 dwelling units.

- 1 - Low Single-Family Detached Net Acreage: Corrected from 123.9 acres to 126.5 acres.
- 2 - Low Single-Family Detached Total Unit Count: Corrected from 346 units to 362 units.
- 3 - Planning Area (PA) 8-5 Acreage: Corrected from 15.5 acres to 15.3 acres to match planning area acreage.
- 4 - Open Space Total Acreage: Corrected from 30.1 acres to 29.9 acres.
- 5 - Planning Area 10-9: PA 10-9 was omitted in VR AMD. 7 and shown as PA 2-10, which was not included in the Land Use Chart. This has been corrected through consolidation into PA 2-6.
- 6 - Other Acreage Total: Corrected from 326.1 acres to 320.0 acres.
- 7 - Property Total Acreage: Corrected from 932.9 acres to 933.7 acres, consistent with the legal description and title block.

LAND USE	Net Acre	Du/Ac	Units
Estate Residential	18.7	2	(1)
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	20.5	3	72(8)
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	19.1	2.62	50
2-7	12.3	3	43(8)
2-8	5.1	3	16
2-9	11.4	3	41(8)
Total	126.5		362

LAND USE	Net Acre	Du/Ac	Units
Low/Medium Single Family Detached	25.5	4	100(8)
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

LAND USE	Net Acre	Du/Ac	Units
Medium Single Family Detached	57.1	5	236(8)
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

LAND USE	Net Acre	Du/Ac	Units
Medium/High Residential	26.4	8	90(8)
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

LAND USE	Net Acre	Du/Ac	Units
Multi-Family Residential	21.2	16	408
6-1	21.2	16	408

LAND USE	Net Acre	Du/Ac	Units
Medium Density Multi-Family	3.1		
7-2A	3.1		

LAND USE	Net Acre	Du/Ac	Units
Commercial	26.2		
7-1	26.2		
7-2	10		64(10) for
7-3	54.5		200(9)
7-4	8.9		
7-5	14.4		
Total	114		264

LAND USE	Net Acre	Du/Ac	Units
Development Totals	613.7		(3) (6)

LAND USE	Net Acre	Du/Ac	Units
Open Space	0.8		
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.3		
Total	29.9		

LAND USE	Net Acre	Du/Ac	Units
9-1 Community Center (H.O.A)	5.6		
9-2 Satellite Pool (H.O.A)	1.5		
Total	7.1		

LAND USE	Net Acre	Du/Ac	Units
Golf	30.2		
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		

LAND USE	Net Acre	Du/Ac	Units
11-1 School Site	10.9		
R.O.W./ Infrastructure	43.0		
Other Acreage	320.0		
Property Total	933.7		

- (1) Units based on Net Area of Planning Areas.
- (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.
- (10) 64 units for Planning Area 7-2 within 7-2A.

REVISION BLOCK

- 1 - Incorporated Planning Area 10-9 (originally intended for golf course maintenance) into Planning Area 2-6 (Low Density Single-Family Detached), revising the total acreage to 19.1 acres while maintaining the previously allowed maximum unit count of 50 units.
- 2 - Adjusted acreage for Planning Area 2-6 in the land use chart from 16.1 acres to 19.1 acres and reduced the allowed density from 3.0 DU/AC to 2.62 DU/AC.
- 3 - Removed planning Area 10-9 (Golf Course Maintenance) from the land use chart.
- 4 - Technical corrections have been made to reconcile previous mathematical errors.

8.1

8.2

8.3

8.4

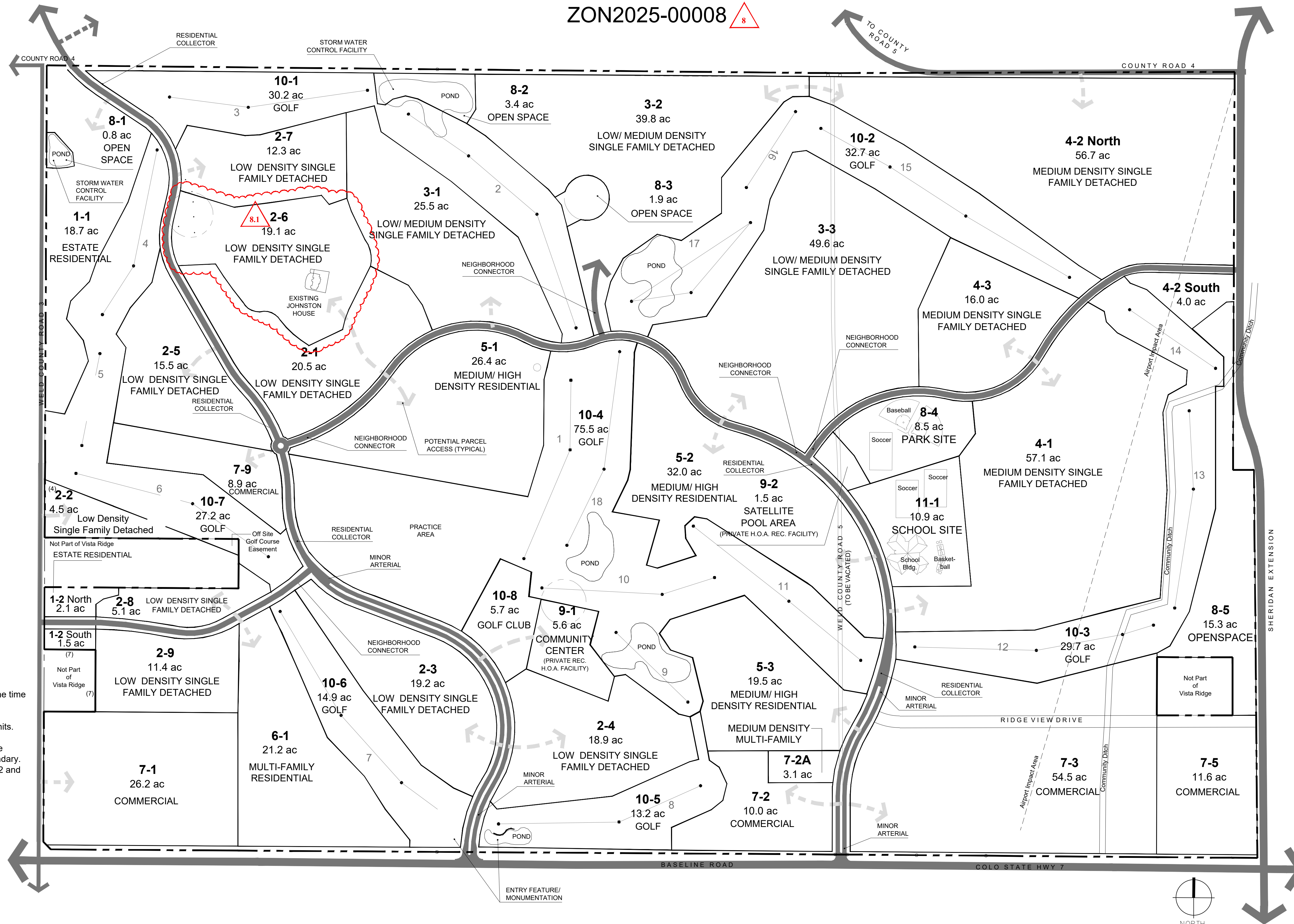
VISTA RIDGE

Development Plan Amendment No. 8

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

ZON2025-00008



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Westminster CO, 80234
Contact:
Cayd Bader
(303) 246-6799
CaydB@AffinityHoldings.com

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #8
Erie, Colorado

DRAWN BY: NCC
APPROVED BY: PCS
DATE: 12/23/2025
REVISIONS: 1/23/2025

SHEET TITLE
DEVELOPMENT
PLAN
SHEET NUMBER
SHEET 3 OF 3



Slate Group Erie Industrial

Development Review

To: Chris LaRue
From: Misty Hall, Stormwater Coordinator
Date: April 15, 2026
Re: SUB2025-00012 Slate Group Erie Industrial

Engineering Division Comments

General Comments-

1. The site disturbs over 1 acre or is part of a greater common plan of development and will require the following items:
 - a. A Stormwater Quality Permit (Section 151.00) is required prior to land disturbing activities. For information only.
 - b. An Operation and Maintenance Plan is required for all permanent stormwater control measures and drainage tracts. (Section 162.01.04) This plan is required as an appendix to the Drainage Report.
2. Please provide offsite improvements for Pond B7, this may include a forebay and access off of Bonanza.

Construction Plans-

1. General comment - Develop a Stormwater Control Measure Plan for each detention pond as identified in 161.02.05
2. Sheet 10 of 21 - Please provide sediment basin sizing and show how water will enter the basins.
3. Sheet 14 of 21 – The Project Notes sections should be included in the O&M plan that is required to be developed for each stormwater control measure as an appendix in the Drainage Report.

The above list is not intended to identify all stormwater requirements. Please refer to the Town of Erie's Standards and Specifications and the Municipal Code.

Please contact me at mhall@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

Misty Hall, CFM, CPESC. | Stormwater Coordinator



Vista Reserve Preliminary Plat & PD Amendment 2nd Review

Development Review

To: Chris LaRue, Principal Planner
From: Nicole Johnson, Civil Engineer
Date: April 17, 2026
Subject: Vista Reserve Prelim Plat & PD Amendment - Engineering Comments

Engineering Division Comments

The development review team has reviewed the applications for the Vista Reserve Preliminary Plat (SUB2025-00012) & PD Amendment (ZON2025-00008) for conformance with Town Standards and Specifications.

Previous comments and comments that have been resolved are in grey and can be removed from response to comments for the 3rd submittal. Applicant 2nd submittal responses in blue if unresolved and Town 2nd review comments are in red.

The next step for the application is revision and resubmittal for another engineering review. Please make the appropriate revisions to the application materials and provide written responses to address each written comment from the Town staff and referral agencies. All resubmittals shall be submitted via eTRAKiT.

Utility comments from Merrick

Master Plan Compliance

1. Sanitary Sewer Master Plan – The site falls within the South Coal Creek Sanitary Sewer Basin. It appears that the proposed connections and additional flows comply with the Town's Wastewater Master Plan. It should be noted that since this site is tributary to the South Coal Creek Interceptor, the lack of capacity of the crossing at Coal Creek just north of Erie Parkway will be escalated with the additional flow. Although not the sole responsibility of the Vista Reserve site, the Town should consider this capital improvement project in the next several years. **Town Staff Note: Town staff is reviewing the situation and will have additional comments on what, if anything, will be required of the subject development regarding downstream South Coal Creek Interceptor improvements in this location.**

Applicant 2nd submittal response: Acknowledged.

Town 2nd review response: As advance notice, the Town is working on flow monitoring and evaluating solutions to address the capacity concerns noted in the original comment. While this proposed development alone is not expected to cause the downstream segment to exceed capacity, it does contribute to the segment nearing capacity. This comment will not prevent the application from proceeding to next steps in the Preliminary Plat process, however, additional reimbursement may be required at the time of Final Plat during

Development Agreement negotiations to support necessary system improvements.

2. Potable Water Master Plan – The site falls within potable water pressure Zone 3. It appears that the proposed connections comply with the Town's Potable Water Master Plan. The proposed connections do not trigger any potable water capital improvement projects for the Town.

Applicant 2nd submittal response: Acknowledged.

Town 2nd review response: Resolved.

3. Non-Potable Master Plan –The site falls within Non-Potable Zone 2. The Preliminary Utility Report did not indicate the use of non-potable water use within the filing. If non-potable water utilities are expected to be incorporated, submit relevant flow calculations and construction drawings. The Non-Potable Master Plan indicates a potential 12-inch line from the CNG Pump Station terminating at the Vista Ridge area. If non-potable is desired for the site, the Town should consider requiring installation of a portion of this planned line.

Applicant 2nd submittal response: Non-potable water is not planned for the site, however, as more as built information becomes available to assess access, the applicant is open to exploring the use of non potable water for landscape irrigation.

Town 2nd review response: Acknowledged. Resolved.

Preliminary Utility Report

Potable Water

4. As noted in the Preliminary Utility Report, the Town has adopted the 2021 International Building Code, requiring a sprinkler system in all residential units. It is unclear if the EPANET output deliverables account for residential sprinkler flows, or if sprinkler flows are considered part of the 1,500 gpm fire flow requirements for residential developments. Clarify the inclusion of residential sprinkler systems and, if required, verify that all areas of the submittal meet or exceed required fire flows.

Applicant 2nd submittal response: Sprinkler flows added to EPANET analysis.

Town 2nd review response: Resolved.

5. In Appendix C (EPANET 2 Analysis), it appears all nodes are at the same elevation. With future submittals of the Utility Report and model, verify pressure and velocity requirements are maintained with node elevations that more closely match the proposed elevations within the site.

Applicant 2nd submittal response: Node elevations revised to reflect proposed conditions.

Town 2nd review response: Resolved.

Wastewater

6. In Appendix A, the peaking factors for Basin A1 and A2 are greater than the maximum of 4.0 (Section 712.00 of the Town Standards and Specifications). Although the provided calculations are conservative, revise the calculations to be in conformance with the Town Standards.

Applicant 2nd submittal response: Peaking factor revised to 4.

Town 2nd review response: Resolved.

7. Per the Preliminary Utility Report, the existing sewer systems receiving flow from the development have capacity to handle the additional flows. Town models indicate that downstream interceptors exceed the acceptable d/D capacity of 50%, and calculations to demonstrate capacity are not included in the submittal. Verify downstream capacity and provide relevant calculations to support findings. **Town Staff Note: The segments in question are along the South Coal Creek Interceptor line near the crossing of Vista Parkway by Coal Creek.**

Applicant 2nd submittal response: Per previous staff comment, town staff is reviewing this comment and will have additional comments on what, if anything, will be required from this project.

Town 2nd review response: As advance notice, the Town is working on flow monitoring and evaluating solutions to address the capacity concerns noted in the original comment. While this proposed development alone is not expected to cause the downstream segment to exceed capacity, it does contribute to the segment nearing capacity. This comment will not prevent the application from proceeding to next steps in the Preliminary Plat process, however, additional reimbursement may be required at the time of Final Plat during Development Agreement negotiations to support necessary system improvements. Verification of downstream capacity and relevant calculations to support findings will be required at Final Plat.

Drainage comments from Merrick

Drainage Report

8. In the report text, discuss the capacity of the existing storm sewer systems that the proposed detention ponds outfall to. Also, provide documentation showing the existing capacities.

Applicant 2nd submittal response: Included.

Town 2nd review response: Resolved.

9. In the report text, discuss the emergency overflow path for Detention Ponds C and D. Provide analyses to show that emergency overflow path has capacity for the 100-year pond inflow.

Applicant 2nd submittal response: Included.

Town 2nd review response: The report (Page 5) references an emergency spillway for the ponds, but the overflow paths are not discussed. Please revise

the report to clearly describe the emergency overflow path for Detention Ponds C and D, as previously requested.

10. On the Drainage Plan drawings, we have the following comments:

a. Show existing contours for at least 100 feet beyond the development site limits per the Town's General Conditions, Section 162.04, Phase II Drainage Report/Drawing Contents requirements, to show how proposed grading ties to existing grades, such as in Basins A21-3 (south end), A21-5, A21-6, B4-8, B4-9, B4-10 and B4-12.

Applicant 2nd submittal response: Added existing contours beyond site limits.

Town 2nd review response: Resolved.

b. Use different line thicknesses or line types for contours and lot lines.

Applicant 2nd submittal response: Revised line type of the proposed lot lines.

Town 2nd review response: Resolved.

c. Sub-divide the proposed condition drainage basins so that no basin contains both on-site and off-site area, such as Basins A21-3, A21-4, B4-8, B4-9, B4-10, B4-12 and others. This will assist with comparing proposed condition runoff to the existing condition runoff analysis by matching the basin boundary shown on the Existing Drainage Exhibit.

Applicant 2nd submittal response: Drainage basins were split into on-site and off-site basins.

Town 2nd review response: Resolved.

d. Increased runoff from Basins B4-8, B4-10, and B4-12 is shown being routed from the project site to existing developed lots. Since there are no drainage easements between the developed lots, provide a swale along the lot line to intercept and direct the increased runoff around the existing developed lots.

Applicant 2nd submittal response: Area inlets were added to the back of these proposed lots.

Town 2nd review response: Acknowledged. Please clarify if area inlet sizing will be provided in the Phase III report with Final Plat.

11. Along the perimeter of the development, the back half of lots is shown to direct runoff to adjacent streets and lots, including impervious areas (portion of houses and other structures, patios, etc.). Per CDPHE criteria, a maximum of 20% of the project area or 1 acre, whichever is lowest, is allowed to discharge from a site without water quality treatment. Revise the impervious area that bypasses the detention ponds to be less than 1 acre to meet CDPHE criteria. We understand that the Stormwater Quality Control Measures form on page 52 indicates that 39.5% of the site area is intended to be treated in existing regional

ponds located downstream of the site. If so, provide documentation that the existing regional ponds were designed to provide water quality treatment for this development site which would meet the CDPHE requirement and discuss this in the report text.

Applicant 2nd submittal response: Area inlets and swales have been added to route more on-site runoff to the proposed on-site ponds. The on-site areas bypassing the proposed detention ponds is 17.8% of the site. Additional documentation has been included to show that downstream regional ponds were designed to provide water quality. Additionally, these existing ponds were originally designed to receive all runoff from the proposed development of the Vista Reserve site.

Town 2nd review response: Resolved.

12. Inlet SA-83D at the low point in Remuda Place was designed to overtop during the 100-year storm event. We recommend resizing this inlet to capture the 100-year peak flow without overtopping the curb. If not, provide swale sizing calculations to meet channel requirements, such as maximum velocities, Froude No., and possibly riprap.

Applicant 2nd submittal response: The inlets and pipes were redesigned to convey the 100-year storm event to prevent curb overtopping during the 100-year storm event.

Town 2nd review response: Resolved.

13. When the Phase III drainage report is prepared, provide street capacity calculations for all streets that receive runoff from the site, including existing streets.

Applicant 2nd submittal response: This will be included in the Phase III report.

Town 2nd review response: Resolved.

14. For the detention pond sizing calculations, provide the MHFD Outlet Structure pages that show the outlet structure input and results.

Applicant 2nd submittal response: No response provided

Town 2nd review response: Resolved.

Preliminary Construction Drawings

15. On Sheets 5, 7, and 8 Overlot Grading Plan and Drainage Plans, we have the following comments:

- a. Show existing contours for at least 100 feet beyond the development site limits. Also see Comment 3a.

Applicant 2nd submittal response: Additional existing contours added.

Town 2nd review response: Resolved.

- b. Use different line thicknesses or line types for contours and lot lines.

Applicant 2nd submittal response: The line type for the proposed lots was changed.

Town 2nd review response: Resolved.

16. On Sheet 13 Detention Pond Plans, we have the following comments:

- a. For both ponds provide a minimum slope of 3% towards the trickle channel in the pond bottoms.

Applicant 2nd submittal response: Pond bottom revised to 3% slope.

Town 2nd review response: Resolved.

- b. For both ponds provide maintenance access to the pond bottoms. The access trails must be at least 10' wide on a minimum 12' wide bench.

Applicant 2nd submittal response: Maintenance access added to both ponds.

Town 2nd review response: At Final Plat, the maintenance access for each pond will need to be revised to ensure adequate access to all forebays and outfall structures. The Town prefers that the proposed concrete trickle channel be modified from a "V" configuration to a concrete pan section with a 6-inch curb and a width sufficient to accommodate maintenance equipment. If providing a widened concrete pan is not feasible, please include VTC or similar material along the trickle channel to provide maintenance access to the outfall structure.

- c. For both ponds, provide riprap protection for the emergency spillways per USDCM Vol. 2 Chapter 12 Section 5.4.1.

Applicant 2nd submittal response: Riprap was added.

Town 2nd review response: Resolved.

Engineering comments

17. Is an underdrain system planned to be installed per the recommendation of the GeoTech Report?

Applicant 2nd submittal response: An underdrain system is planned. It will be designed with final plans.

Town 2nd review response: Acknowledge. Resolved for Prelim Plat and will be revisited during Final Plat.

18. Potholing of existing utility connections will be required for final plat plans.

Applicant 2nd submittal response: Acknowledged.

Town 2nd review response: Resolved.

19. New Comment for 3rd Submittal: As advance notice, the Town adopted MHFD impervious criteria in 2026, as noted in Section 800 of the Town Standards and

Specifications. At Final Plat, an analysis between the 2025 Town criteria and the 2026 criteria will be requested to evaluate the potential impacts of this development on the existing infrastructure with the updated criteria.

Additional attachments:

- Preliminary Landscape Plan Transportation & Engineering Markup.PDF
- Vista Reserve - Prelim Construction Set Transportation & Engineering Markup.PDF

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information.

Please contact me at njohnson@erieco.gov for further clarification. Staff would be happy to discuss the comments and answer any questions.

Sincerely,

Nicole Johnson, P.E. | Civil Engineer II
Public Works



Town of Erie
Street Address | P.O. Box 750 | Erie, CO 80516
Phone: 303-552-6678
www.erieco.gov | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

Erie, Colorado - the BEST place to raise a family!

Transportation Comment

Engineering Comments
Nicole Johnson
4/17/26

VISTA RESERVE

PRELIMINARY CONSTRUCTION PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNTIL FINAL APPROVAL BY THE TOWN OF ERIE AND STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC., RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY PLAN LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS OF WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.
- PROPOSED GRADING IS BASED ON EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. THE CONTRACTOR SHALL ACCEPT FINAL GRADING PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL GRADING CONDITIONS AND PROPOSED DESIGN PRIOR TO BEGINNING WORK.

PLANT SCHEDULE

CODE	QTY	UNIT	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH
CANOPY TREE							
HAC	28	ea	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	50' X 30'
GS	25	ea	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	45' X 50'
GK	31	ea	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE	B & B	2" CAL	50' X 35'
QM	28	ea	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL	75' X 50'
TG	6	ea	TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LITTLELEAF LINDEN	B & B	2" CAL	45' X 30'
UA	33	ea	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5" CAL	60' X 35'
TOTAL	151	ea			B & B		
ORNAMENTAL TREE							
AS	20	ea	ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MOUNTAIN GLOW MAPLE	B & B	1.5" CAL	25' X 25'
TOTAL	20	ea			B & B		
EVERGREEN TREES							
PB2	2	ea	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B & B	6' HT.	60' X 25'
PB	4	ea	PINUS ARISTATA	BRISTLECONE PINE	B & B	6' HT.	30' X 15'
PP	3	ea	PINUS EDULIS	PINON PINE	B & B	6' -8' HT	25' X 20'
PL	27	ea	PINUS LEUCODERMIS	BOSNIAN PINE	B & B	6' HT	30' X 15'
PN	23	ea	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' -8' HT	50' X 30'
PP2	3	ea	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT	60' X 30'
TOTAL	62	ea			B & B		
DECIDUOUS SHRUBS							
AA	57	ea	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	CONT.	5 GAL	12' X 6'
CN	7	ea	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL	2' X 3'
CC	75	ea	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	CONT.	5 GAL	2' X 6'
FS	43	ea	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	CONT.	5 GAL	4' X 4'
PA	32	ea	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	5 GAL	4' X 4'
PO	12	ea	PHYSOCARPUS OPULIFOLIUS 'DART' S GOLD'	DART' S GOLD NINEBARK	CONT.	5 GAL	4' X 4'
SCH	6	ea	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	CONT.	5 GAL	18" X 5'
RHU	73	ea	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL	3' X 8'
SF2	57	ea	SPIRAEA X BUMALDA 'FROBELII'	FROBEL SPIREA	CONT.	5 GAL	4' X 4'
SM	83	ea	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL	5' X 5'
VS	33	ea	VIBURNUM TRILOBUM 'SPRING GREEN'	SPRING GREEN COMPACT CRANBERRYBUSH	CONT.	5 GAL	5' X 4'
TOTAL	478	ea			CONT.		
EVERGREEN SHRUB							
AP2	20	ea	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL	2' X 4'
JB	34	ea	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	5 GAL	8" X 7'
JB3	28	ea	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	5 GAL	1' X 6'
JM	36	ea	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	CONT.	10 GAL	15' X 5'
JS	63	ea	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	CONT.	5 GAL	5' X 6'
PN5	6	ea	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	CONT.	5 GAL	3' X 6'
PC3	20	ea	PICEA GLAUCA 'CONICA'	DWARF WHITE SPRUCE	CONT.	5 GAL	8' X 4'
PM	11	ea	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	CONT.	5 GAL	4' X 4'
TOTAL	218	ea			CONT.		
ORNAMENTAL GRASS							
BB3	107	ea	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	1 GAL	2' X 2'
CK	9	ea	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL	4.5' X 2'
HS	16	ea	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1 GAL	2.5' X 2.5'
MV	93	ea	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	CONT.	1 GAL	5' X 3'
PR	15	ea	PANICUM VIRGATUM 'REHBRAUN'	REHBRAUN SWITCH GRASS	CONT.	1 GAL	4' X 3'
PB3	36	ea	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	1 GAL	1' X 2'
TOTAL	276	ea			CONT.		
PERENNIAL							
AM3	68	ea	ASTER X FRIKARTII 'MONCH'	MONCH ASTER	CONT.	1 GAL	2' X 2'
CR2	21	ea	CENTRANTHUS RUBER	RED VALERIAN	CONT.	1 GAL	3' X 2'
HR2	39	ea	HEMEROCALLIS X 'ROCKET CITY'	ROCKET CITY DAYLILY	CONT.	1 GAL	2' X 2'
KU	60	ea	KNIPHOFIA UVARIA	RED HOT POKER	CONT.	1 GAL	2' X 2'
LA	16	ea	LAVANDULA ANGUSTIFOLIA 'NIKO'	PHENOMENA ENGLISH LAVENDER	CONT.	1 GAL	1.5' X 1.5'
SM3	64	ea	SALVIA NEMOROSA 'MAINACHT'	MAYNIGHT MEADOW SAGE	CONT.	1 GAL	2.5' X 2'
TOTAL	268	ea			CONT.		

Were preliminary irrigation plans waived? They are typically required per 161.02.08 of Town Standards and Specifications

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VISTA RESERVE
PRELIMINARY CONSTRUCTION PLAN
GENERAL NOTES AND PLANT SCHEDULE
PREPARED FOR
AFFINITY HOLDINGS, LLC

JOB NUMBER:	
DRAWN BY:	BTN
DESIGNED BY:	BTN
DATE:	02.24.2026
SCALE:	
SHEET NO:	1 OF 10

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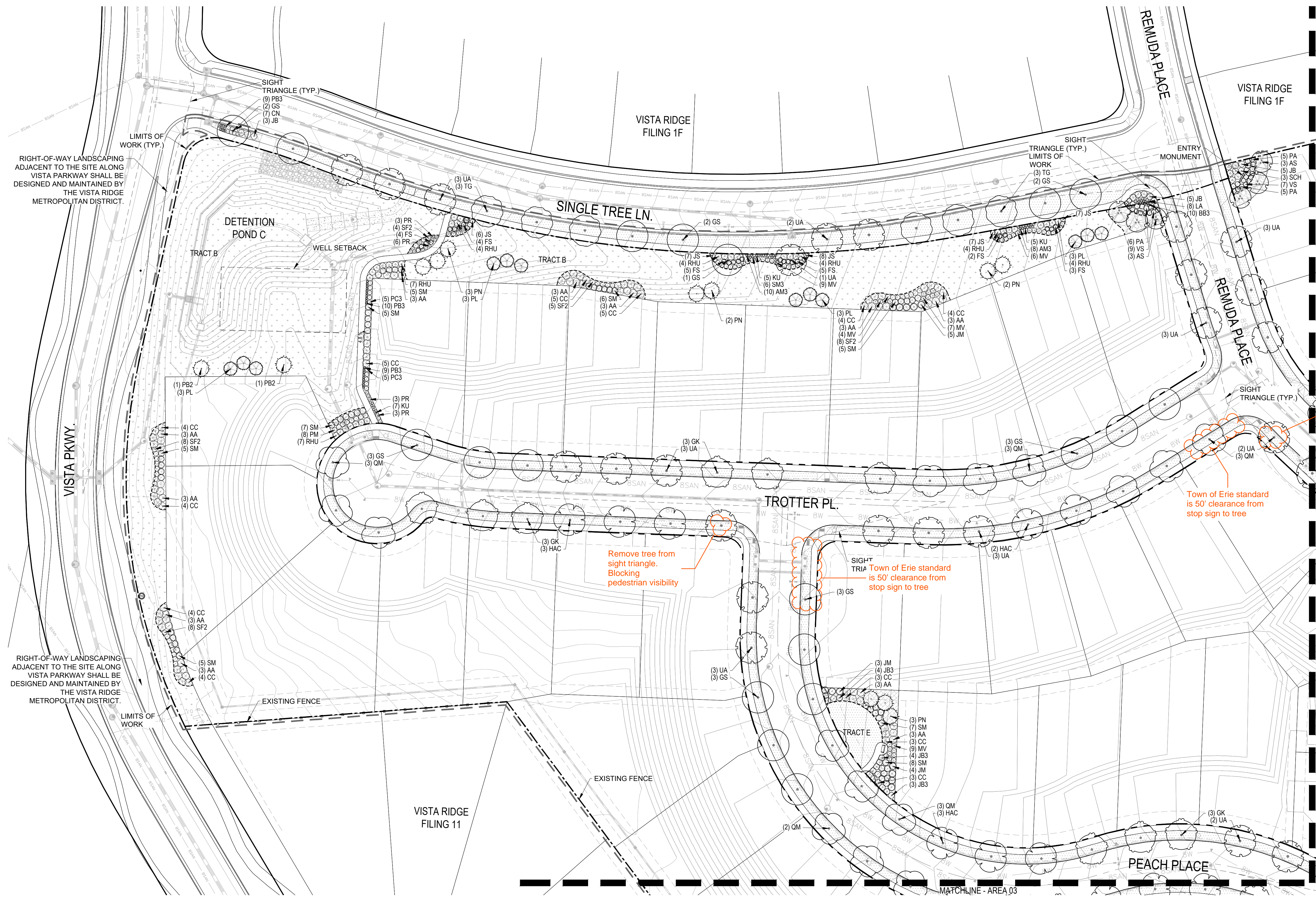
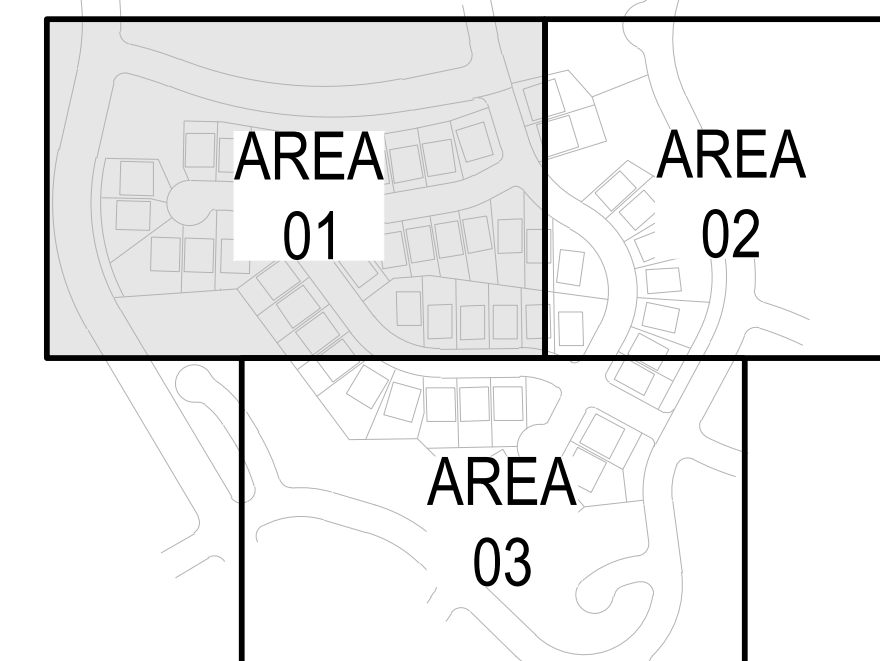
VISTA RESERVE

PRELIMINARY CONSTRUCTION PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

NOTE:
LANDSCAPING WITHIN THE ROW ADJACENT TO FEE SIMPLE LOTS IS CONCEPTUAL IN NATURE. DRIVEWAY LOCATIONS ARE NOT SHOWN AS FINAL LOCATIONS WILL BE DETERMINED WITH INDIVIDUAL LOT AND BUILDING PLANS. FINAL DESIGN SHALL MAINTAIN THE ORIGINAL DESIGN INTENT AND REQUIRED PLANT QUANTITIES TO MEET TOWN OF ERIE UDC REQUIREMENTS. FINAL LANDSCAPE AND DRIVEWAY DESIGN SHALL BE REVIEWED AND APPROVED WITH BUILDING PERMITS. IMPROVEMENTS SHALL BE INSTALLED BY THE HOME BUILDER UNDER SEPARATE BUILDING PERMITS IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REQUIREMENTS.

KEY MAP
SCALE: NTS



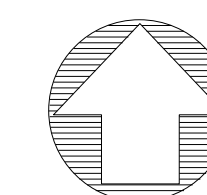
Remove tree from sight triangle. Block light pole and pedestrian visibility

Town of Erie standard is 50' clearance from stop sign to tree

Remove tree from sight triangle. Blocking pedestrian visibility

Town of Erie standard is 50' clearance from stop sign to tree

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- PERENNIALS
- WOOD MULCH
- ROCK MULCH
- TAHOMA 31 BERMUDA GRASS
- NATIVE SEED
- STEEL EDGER
- EXISTING FENCE
- SITE BOUNDARY
- SIGHT TRIANGLE



SCALE: 1" = 40'

1 LANDSCAPE PLAN AREA 1

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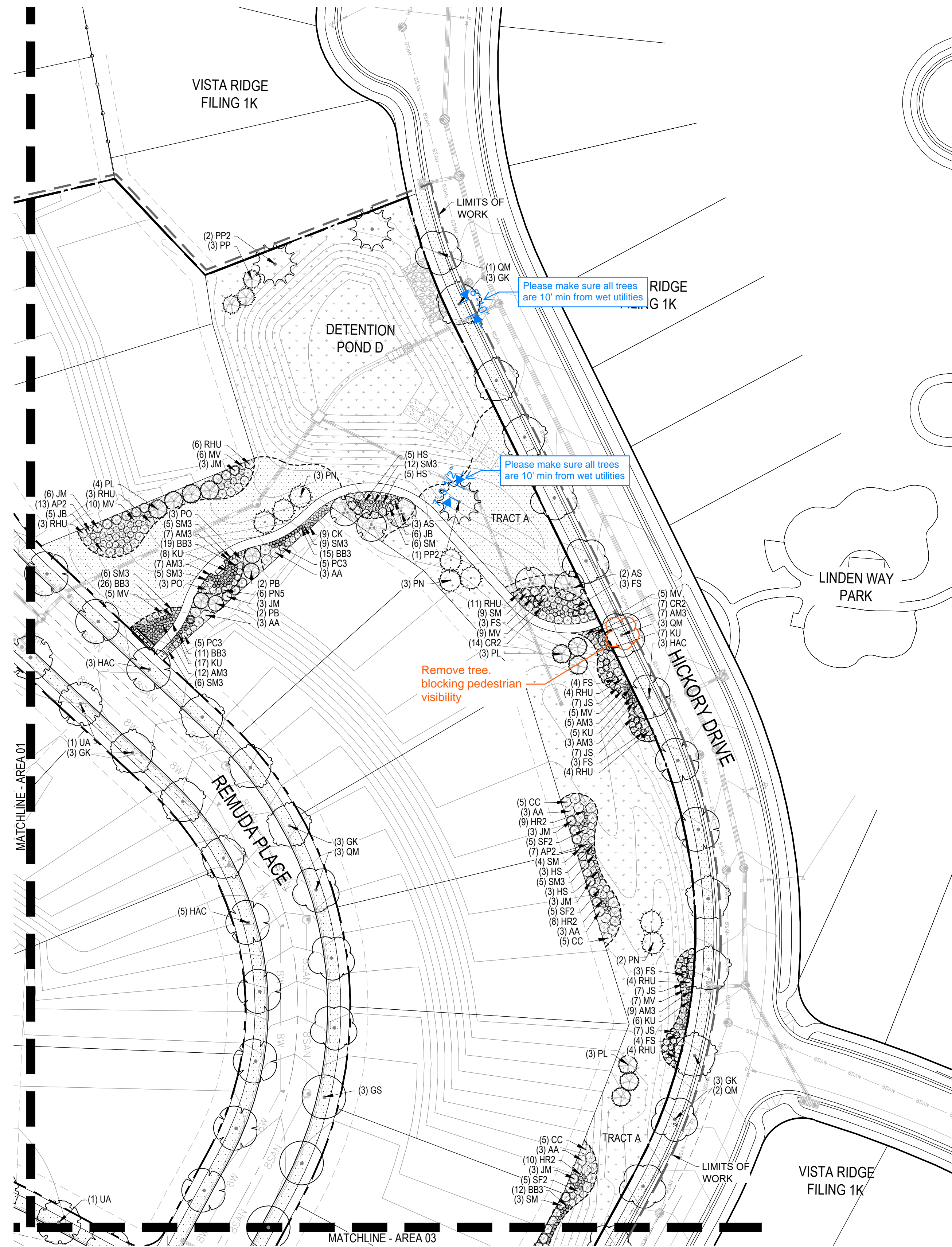
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VISTA RESERVE PRELIMINARY CONSTRUCTION PLAN LANDSCAPE PLAN <small>PREPARED FOR</small> AFFINITY HOLDINGS, LLC							
JOB NUMBER:							
DRAWN BY: BTN							
DESIGNED BY: BTN							
DATE: 02.24.2026							
SCALE: 1" = 40'- 0"							
SHEET NO: 4 OF 10							

VISTA RESERVE PRELIMINARY CONSTRUCTION PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
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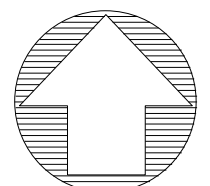


KEY MAP
SCALE: NTS



LEGEND

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
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SCALE: 1" = 40'-0"

1 LANDSCAPE PLAN AREA 2

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VISTA RESERVE
PRELIMINARY CONSTRUCTION PLAN
LANDSCAPE PLAN
PREPARED FOR:
AFFINITY HOLDINGS, LLC

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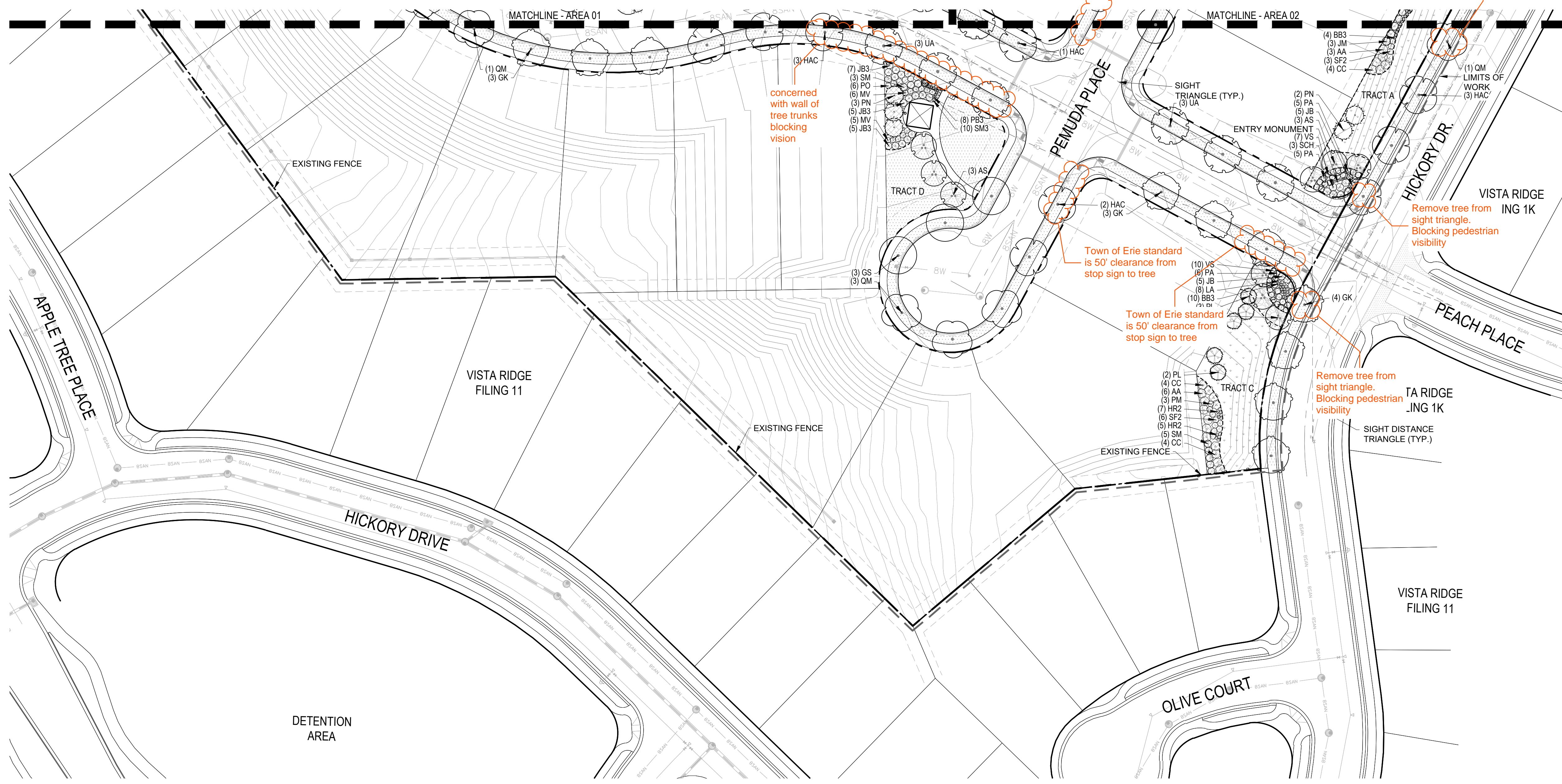
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VISTA RESERVE

PRELIMINARY CONSTRUCTION PLANS

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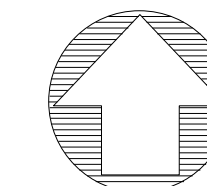
KEY MAP

SCALE: NTS



LEGEND

- CANOPY TREES
- EVERGREEN TREES
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SCALE: 1" = 40'

1 LANDSCAPE AREA 3

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VISTA RESERVE
PRELIMINARY CONSTRUCTION PLAN
LANDSCAPE PLAN

PREPARED FOR:
AFFINITY HOLDINGS, LLC

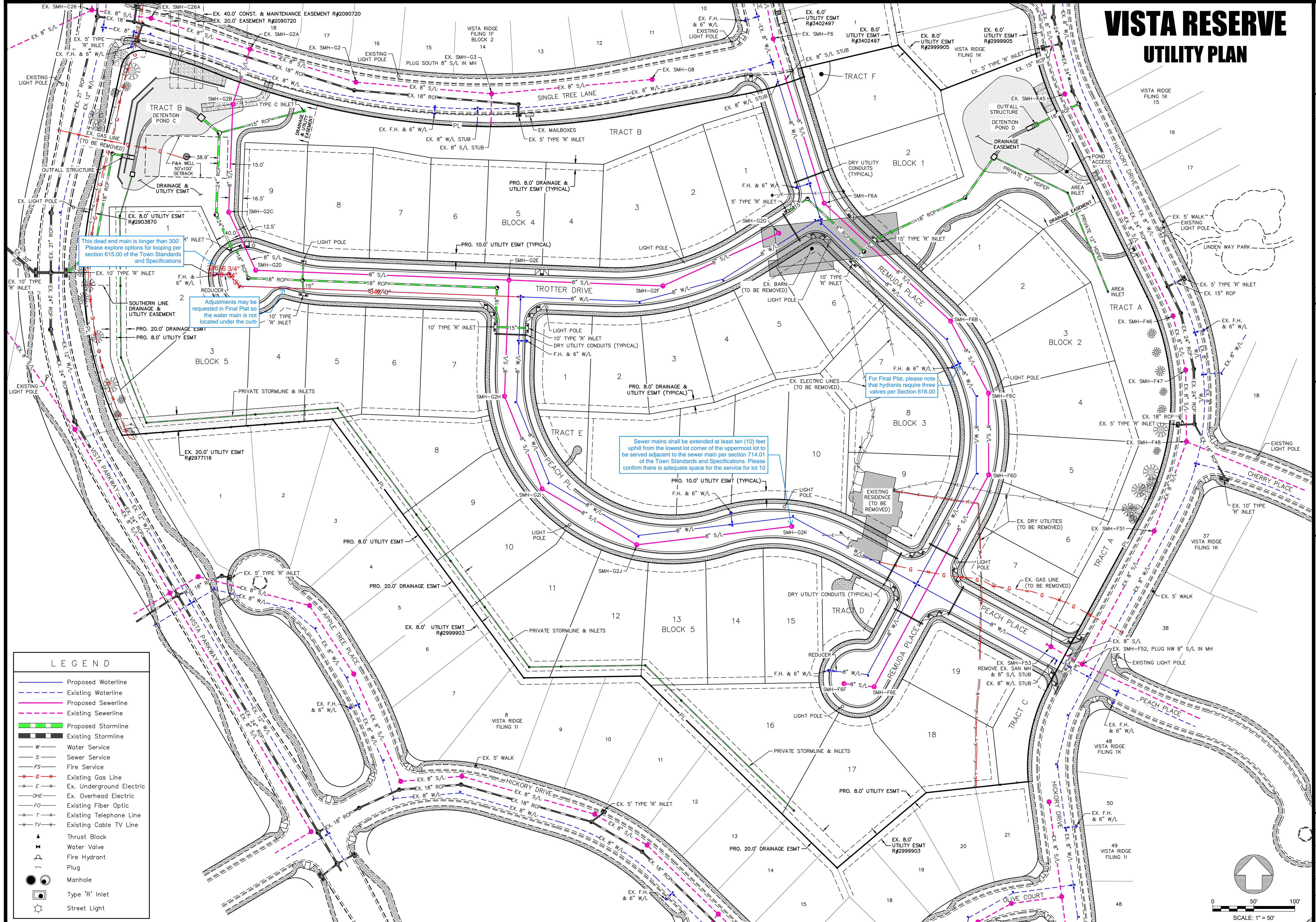
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VISTA RESERVE UTILITY PLAN

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CENTER OF COLORADO (U.N.C.C.)

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This dead end main is longer than 300'. Please explore options for looping per section 615.00 of the Town Standards and Specifications

Adjustments may be requested in Final Plat so the water main is not located under the curb

Sewer mains shall be extended at least ten (10) feet uphill from the lowest lot corner of the uppermost lot to be served adjacent to the sewer main per section 714.01 of the Town Standards and Specifications. Please confirm there is adequate space for the service for lot 10

For Final Plat, please note that hydrants require three valves per Section 616.00

LEGEND	
	Proposed Waterline
	Existing Waterline
	Proposed Sewerline
	Existing Sewerline
	Proposed Stormline
	Existing Stormline
	Water Service
	Sewer Service
	Fire Service
	Existing Gas Line
	Ex. Underground Electric
	Ex. Overhead Electric
	Existing Fiber Optic
	Existing Telephone Line
	Existing Cable TV Line
	Thrust Block
	Water Valve
	Fire Hydrant
	Plug
	Manhole
	Type 'R' Inlet
	Street Light

NO.	DATE	REVISIONS

NOT FOR
CONSTRUCTION

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite 8
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RESERVE
ERIE, CO - SUB2025-00012
PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN
PREPARED FOR:
AFFINITY HOLDINGS

JOB NUMBER:	2718-1
DRAWN BY:	TA
DESIGNED BY:	TA
DATE:	02/24/2026
SCALE:	1"=50'
SHEET NO.:	4 OF 21

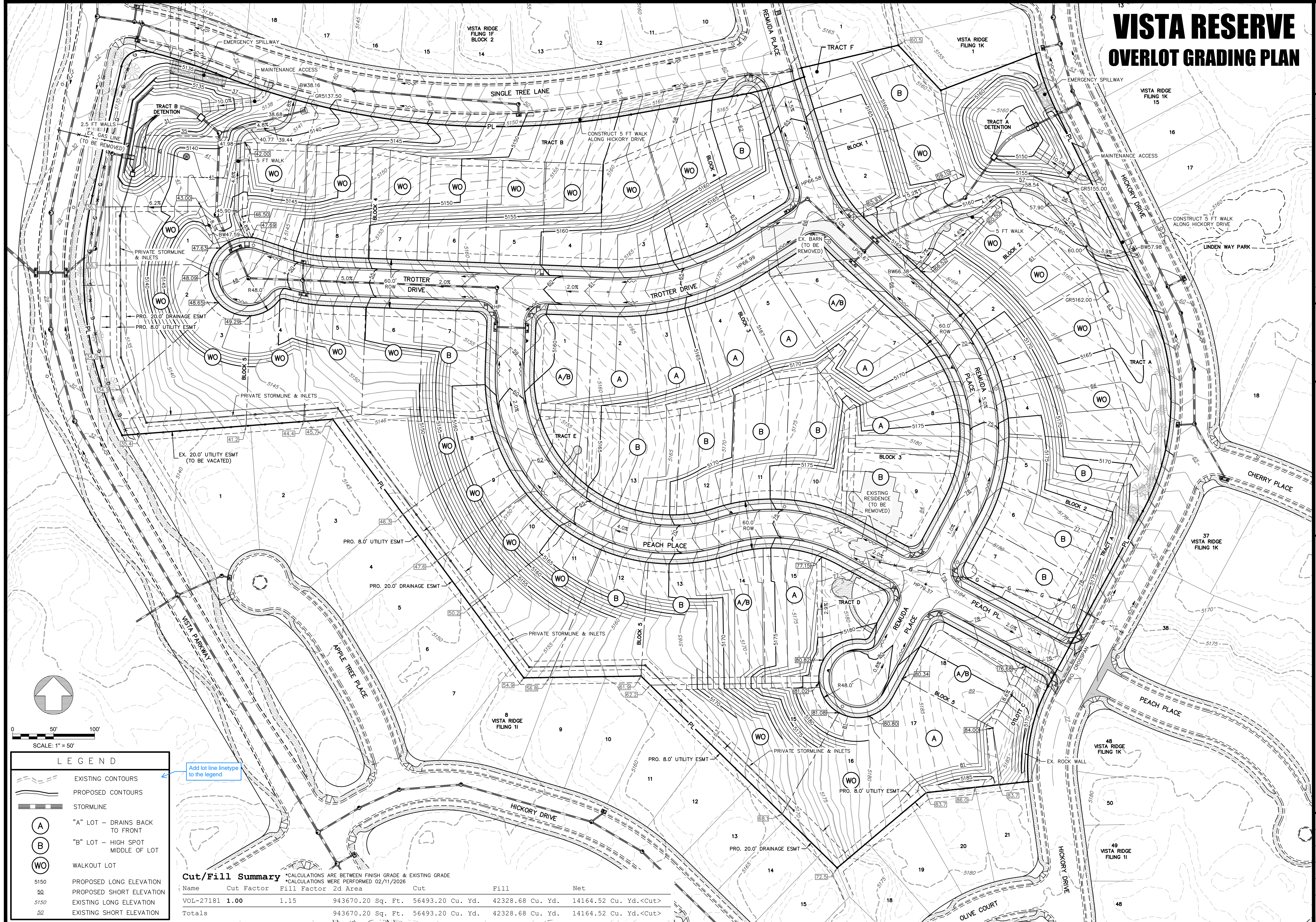
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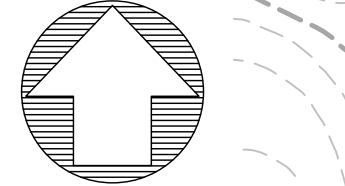
VISTA RESERVE OVERLOT GRADING PLAN

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)

811



LAST SAVED: 2/12/2025 5:31 PM



SCALE: 1" = 50'

LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	STORMLINE
	"A" LOT - DRAINS BACK TO FRONT
	"B" LOT - HIGH SPOT MIDDLE OF LOT
	WALKOUT LOT
5150	PROPOSED LONG ELEVATION
50	PROPOSED SHORT ELEVATION
5150	EXISTING LONG ELEVATION
50	EXISTING SHORT ELEVATION

Add lot line linetype to the legend

Cut/Fill Summary *CALCULATIONS ARE BETWEEN FINISH GRADE & EXISTING GRADE
*CALCULATIONS WERE PERFORMED 02/11/2026

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOL-27181	1.00	1.15	943670.20 Sq. Ft.	56493.20 Cu. Yd.	42328.68 Cu. Yd.	14164.52 Cu. Yd.<Cut>
Totals			943670.20 Sq. Ft.	56493.20 Cu. Yd.	42328.68 Cu. Yd.	14164.52 Cu. Yd.<Cut>

NO.	DATE	REVISIONS

NOT FOR CONSTRUCTION

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CIVIL ENGINEERING
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SURVEYING

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1265 S. Public Road, Suite 8
Lafayette, CO 80026
303.445.9105

VISTA RESERVE
ERIE, CO - SUB2025-00012
PRELIMINARY CONSTRUCTION PLANS
OVERLOT GRADING PLAN
PREPARED FOR:
AFFINITY HOLDINGS

JOB NUMBER:	2718-1
DRAWN BY:	TA
DESIGNED BY:	TA
DATE:	02/24/2026
SCALE:	1"=50'
SHEET NO.:	5 OF 21

VISTA RESERVE SIGNING PLAN

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811

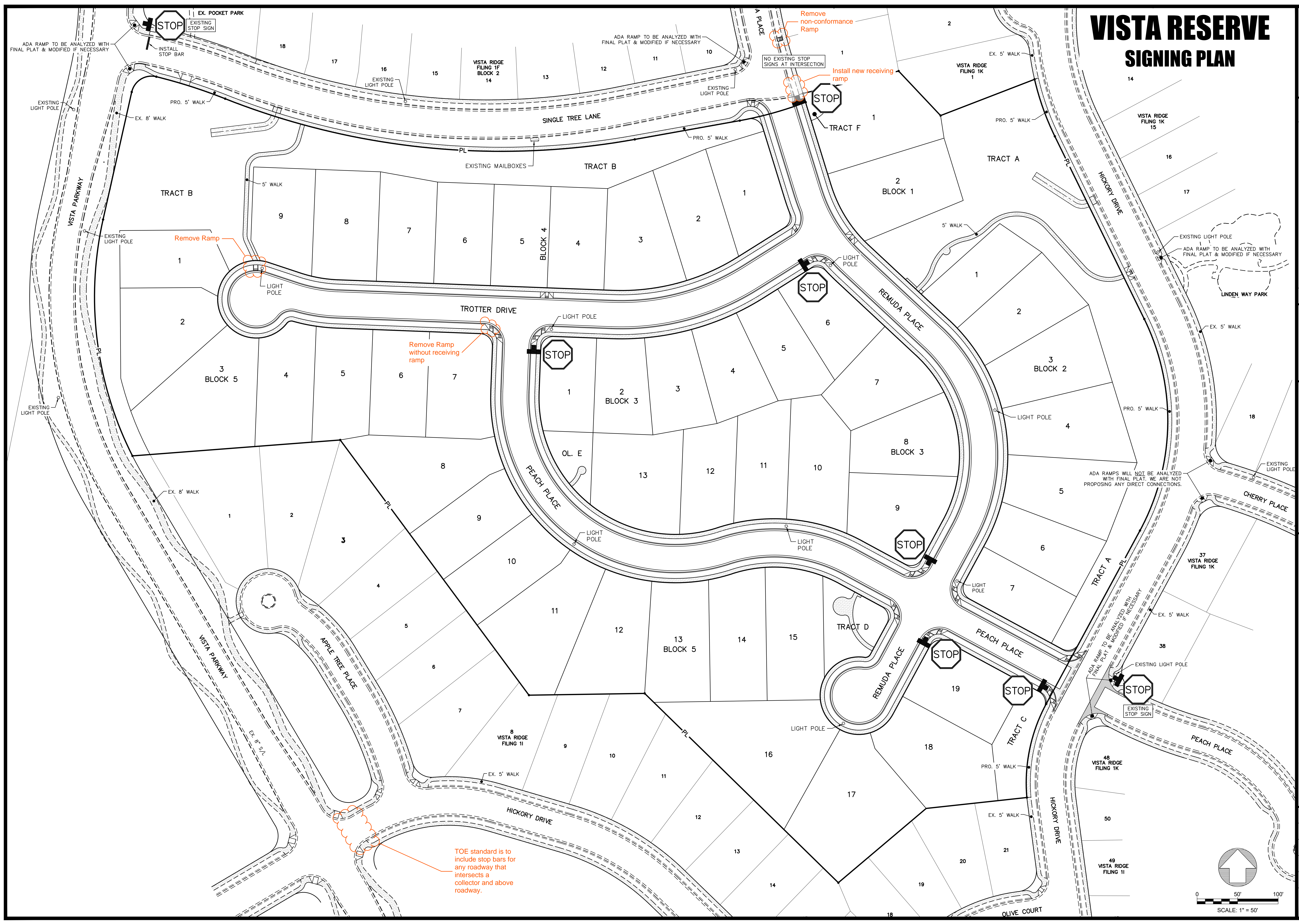
NO.	DATE	REVISIONS

NOT FOR
CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite 8
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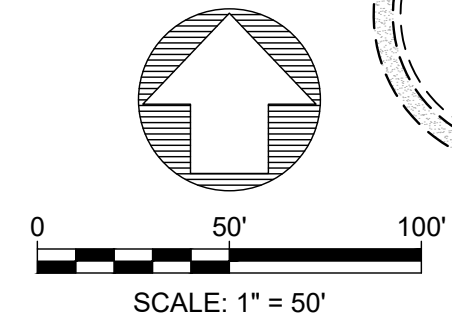
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ERIE, CO - SUB2025-00012
PRELIMINARY CONSTRUCTION PLANS
SIGNING PLAN
PREPARED FOR:
AFFINITY HOLDINGS

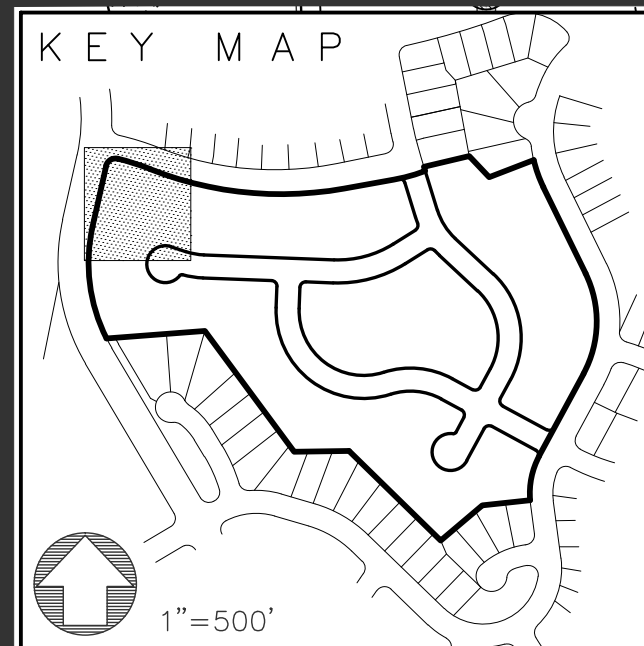
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DRAWN BY:	TA
DESIGNED BY:	TA
DATE:	02/24/2026
SCALE:	1"=50'
SHEET NO.:	13 OF 21



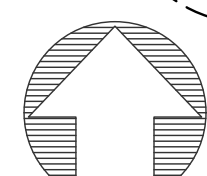
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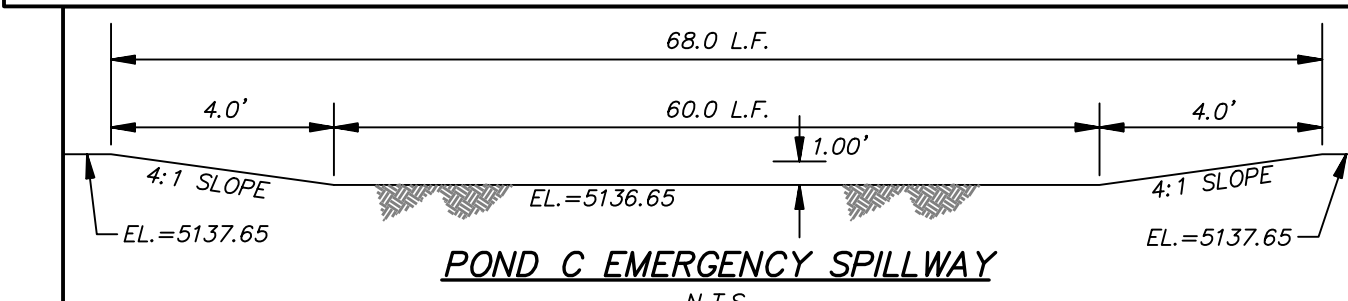
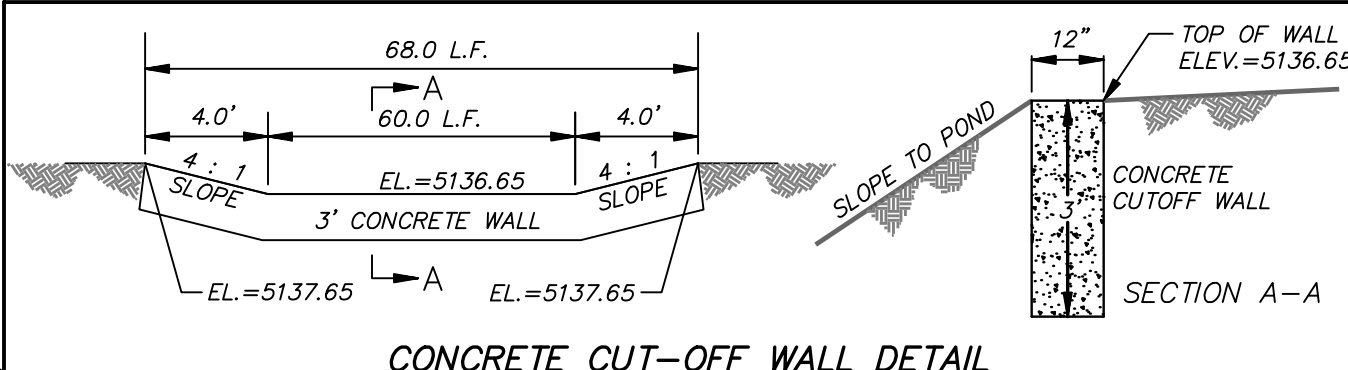




DETENTION POND C

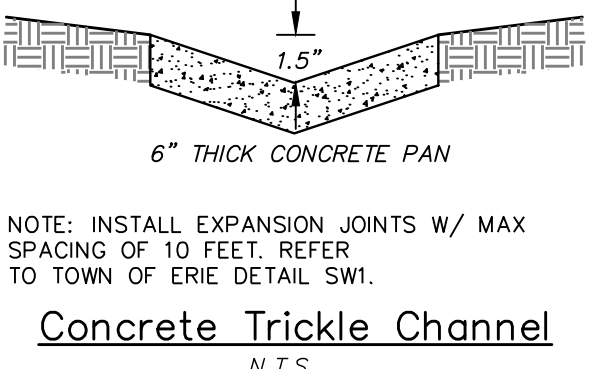


SCALE: 1" = 20'

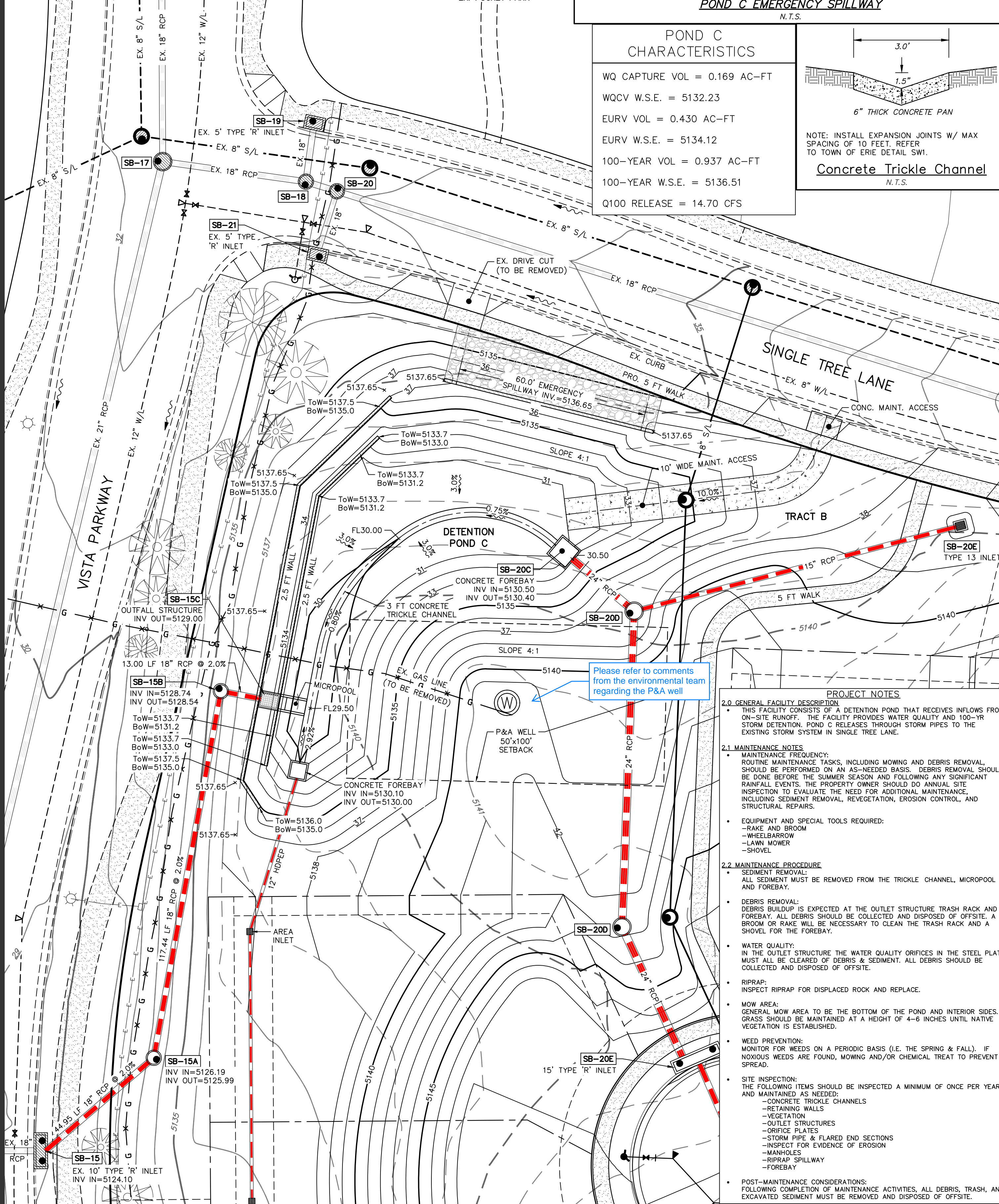


POND C CHARACTERISTICS

WQ CAPTURE VOL = 0.169 AC-FT
 WQCV W.S.E. = 5132.23
 EURV VOL = 0.430 AC-FT
 EURV W.S.E. = 5134.12
 100-YEAR VOL = 0.937 AC-FT
 100-YEAR W.S.E. = 5136.51
 Q100 RELEASE = 14.70 CFS



NOTE: INSTALL EXPANSION JOINTS W/ MAX SPACING OF 10 FEET. REFER TO TOWN OF ERIE DETAIL SWI.
Concrete Trickle Channel
 N.T.S.



PROJECT NOTES

2.0 GENERAL FACILITY DESCRIPTION:
 THIS FACILITY CONSISTS OF A DETENTION POND THAT RECEIVES INFLOWS FROM ON-SITE RUNOFF. THE FACILITY PROVIDES WATER QUALITY AND 100-YR STORM DETENTION. POND C RELEASES THROUGH STORM PIPES TO THE EXISTING STORM SYSTEM IN SINGLE TREE LANE.

2.1 MAINTENANCE NOTES
 MAINTENANCE FREQUENCY:
 ROUTINE MAINTENANCE TASKS, INCLUDING MOWING AND DEBRIS REMOVAL, SHOULD BE PERFORMED ON AN AS-NEEDED BASIS. DEBRIS REMOVAL SHOULD BE DONE BEFORE THE SUMMER SEASON AND FOLLOWING ANY SIGNIFICANT RAINFALL EVENTS. THE PROPERTY OWNER SHOULD DO ANNUAL SITE INSPECTION TO EVALUATE THE NEED FOR ADDITIONAL MAINTENANCE, INCLUDING SEDIMENT REMOVAL, REVEGETATION, EROSION CONTROL, AND STRUCTURAL REPAIRS.

EQUIPMENT AND SPECIAL TOOLS REQUIRED:
 - RAKE AND BROOM
 - WHEELBARROW
 - LAWN MOWER
 - SHOVEL

2.2 MAINTENANCE PROCEDURE
 SEDIMENT REMOVAL:
 ALL SEDIMENT MUST BE REMOVED FROM THE TRICKLE CHANNEL, MICROPOOL AND FOREBAY.

DEBRIS REMOVAL:
 DEBRIS BUILDUP IS EXPECTED AT THE OUTLET STRUCTURE TRASH RACK AND FOREBAY. ALL DEBRIS SHOULD BE COLLECTED AND DISPOSED OFF-SITE. A BROOM OR RAKE WILL BE NECESSARY TO CLEAN THE TRASH RACK AND A SHOVEL FOR THE FOREBAY.

WATER QUALITY:
 IN THE OUTLET STRUCTURE THE WATER QUALITY ORIFICES IN THE STEEL PLATE MUST ALL BE CLEARED OF DEBRIS & SEDIMENT. ALL DEBRIS SHOULD BE COLLECTED AND DISPOSED OF OFF-SITE.

RIPRAP:
 INSPECT RIPRAP FOR DISPLACED ROCK AND REPLACE.

MOW AREA:
 GENERAL MOW AREA TO BE THE BOTTOM OF THE POND AND INTERIOR SIDES. GRASS SHOULD BE MAINTAINED AT A HEIGHT OF 4-6 INCHES UNTIL NATIVE VEGETATION IS ESTABLISHED.

WEED PREVENTION:
 MONITOR FOR WEEDS ON A PERIODIC BASIS (I.E. THE SPRING & FALL). IF NOXIOUS WEEDS ARE FOUND, MOWING AND/OR CHEMICAL TREAT TO PREVENT SPREAD.

SITE INSPECTION:
 THE FOLLOWING ITEMS SHOULD BE INSPECTED A MINIMUM OF ONCE PER YEAR AND MAINTAINED AS NEEDED:
 - CONCRETE TRICKLE CHANNELS
 - RETAINING WALLS
 - VEGETATION
 - OUTLET STRUCTURES
 - ORIFICE PLATES
 - STORM PIPE & FLARED END SECTIONS
 - INSPECT FOR EVIDENCE OF EROSION
 - MANHOLES
 - RIPRAP SPILLWAY
 - FOREBAY

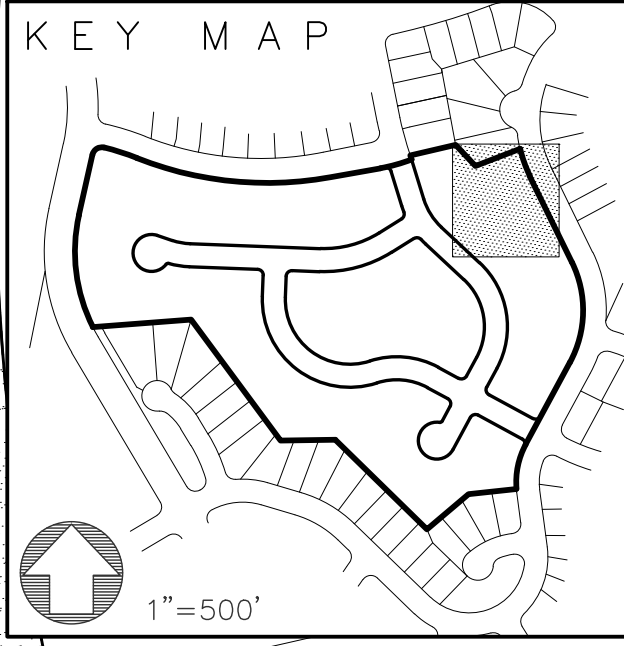
POST-MAINTENANCE CONSIDERATIONS:
 FOLLOWING COMPLETION OF MAINTENANCE ACTIVITIES, ALL DEBRIS, TRASH, AND EXCAVATED SEDIMENT MUST BE REMOVED AND DISPOSED OF OFF-SITE.

LEGEND

- PROPOSED WATERLINE
- - - EXISTING WATERLINE
- PROPOSED SEWERLINE
- - - EXISTING SEWERLINE
- PROPOSED STORMLINE
- - - EXISTING STORMLINE
- W WATER SERVICE
- S SEWER SERVICE
- FS FIRE SERVICE
- G EXISTING GAS LINE
- E EX. UNDERGROUND ELECTRIC
- OHE EX. OVERHEAD ELECTRIC
- FO EXISTING FIBER OPTIC
- T EXISTING TELEPHONE LINE
- TV EXISTING CABLE TV LINE
- ▲ THRUST BLOCK
- ▲ WATER VALVE
- ▲ FIRE HYDRANT
- Plug
- MANHOLE
- ☀ STREET LIGHT
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- 5150 PROPOSED LONG ELEVATION
- 50 PROPOSED SHORT ELEVATION
- 5150 EXISTING LONG ELEVATION
- 50 EXISTING SHORT ELEVATION
- FLOW ARROW
- ToW TOP OF WALL ELEVATION
- BoW BOTTOM OF WALL AT GROUND ELEVATION

POND D CHARACTERISTICS

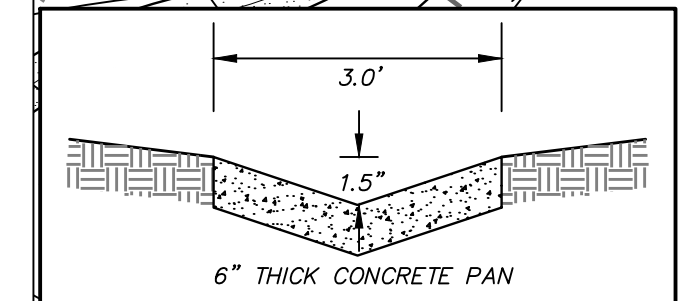
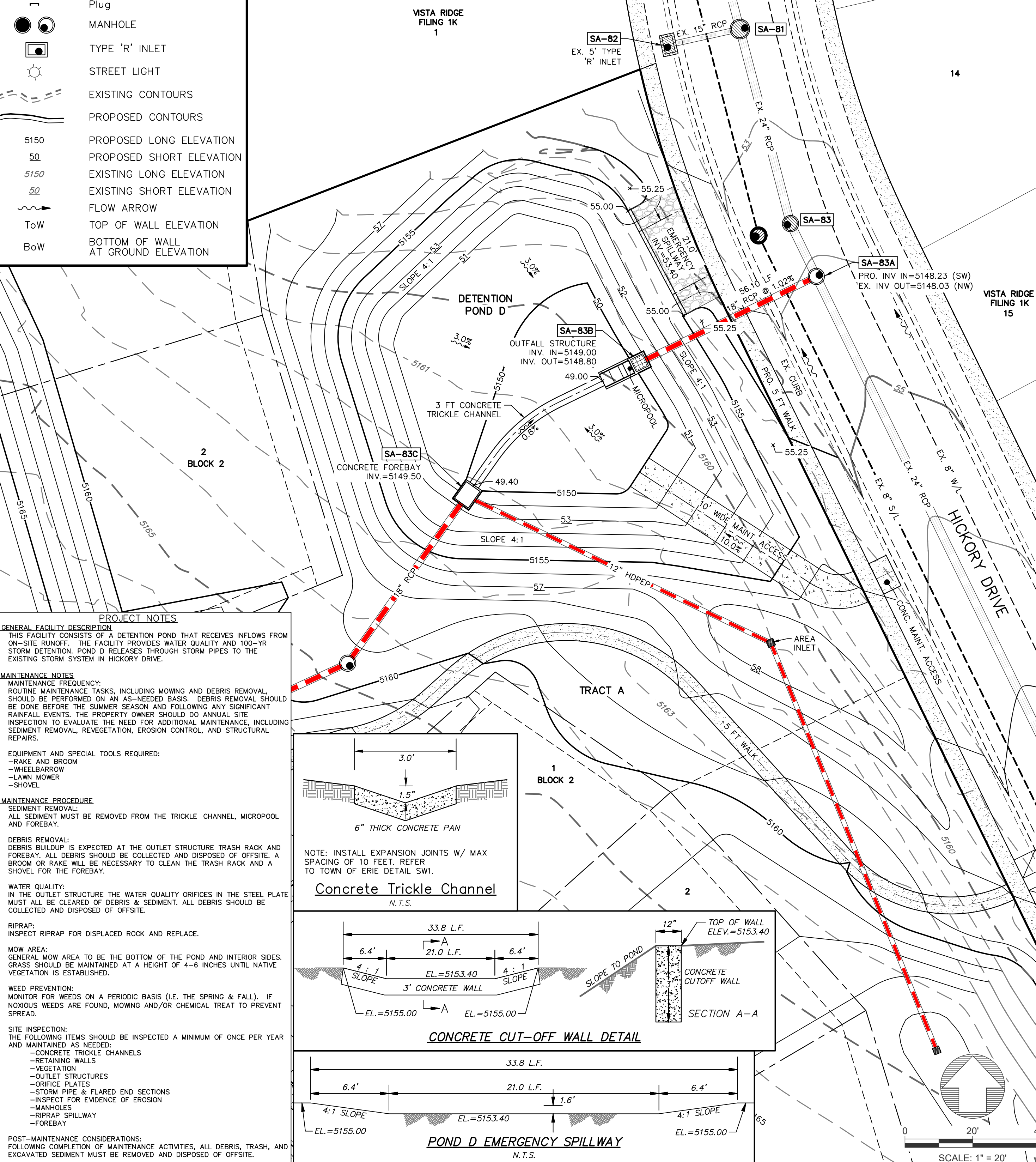
WQ CAPTURE VOL = 0.073 AC-FT
 WQCV W.S.E. = 5150.26
 EURV VOL = 0.184 AC-FT
 EURV W.S.E. = 5151.20
 100-YEAR VOL = 0.520 AC-FT
 100-YEAR W.S.E. = 5152.64
 Q100 RELEASE = 3.87 CFS



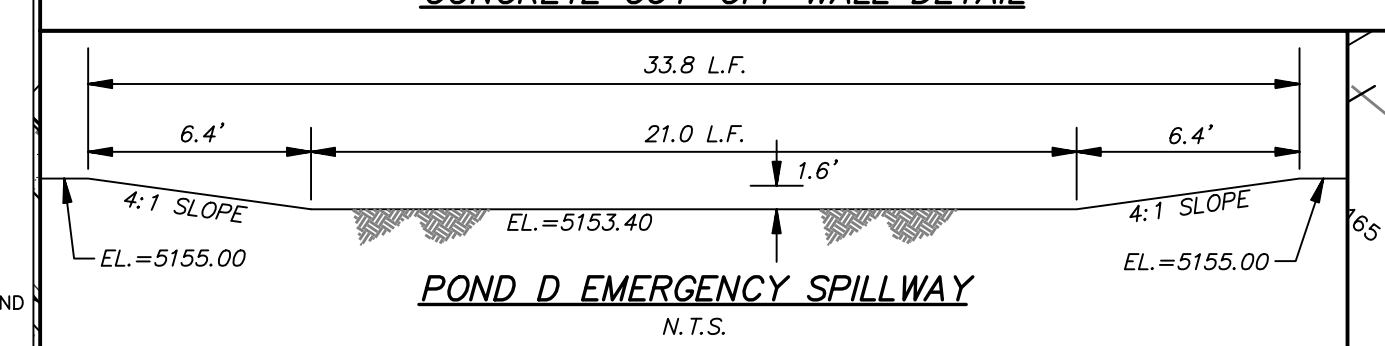
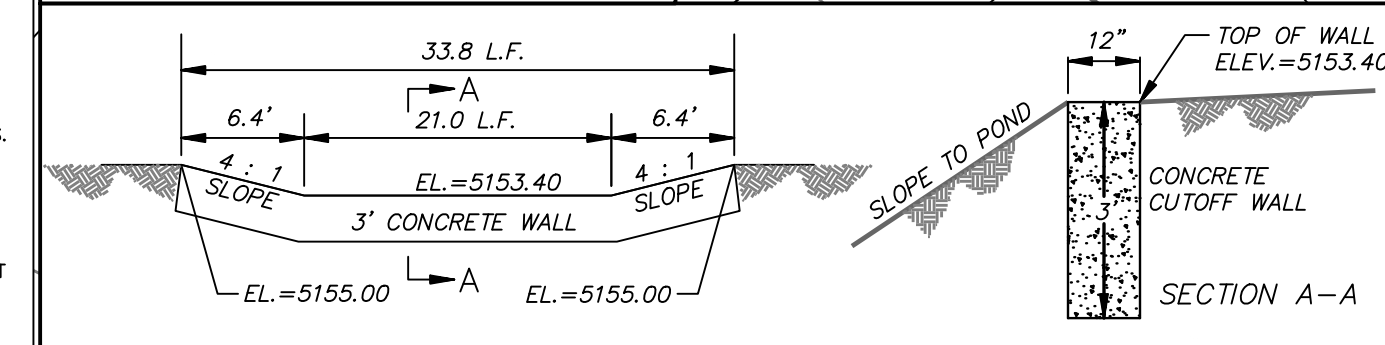
VISTA RESERVE DETENTION POND D



SCALE: 1" = 500'



NOTE: INSTALL EXPANSION JOINTS W/ MAX SPACING OF 10 FEET. REFER TO TOWN OF ERIE DETAIL SWI.
Concrete Trickle Channel
 N.T.S.



PROJECT NOTES

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2.1 MAINTENANCE NOTES
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 - RETAINING WALLS
 - VEGETATION
 - OUTLET STRUCTURES
 - ORIFICE PLATES
 - STORM PIPE & FLARED END SECTIONS
 - INSPECT FOR EVIDENCE OF EROSION
 - MANHOLES
 - RIPRAP SPILLWAY
 - FOREBAY

POST-MAINTENANCE CONSIDERATIONS:
 FOLLOWING COMPLETION OF MAINTENANCE ACTIVITIES, ALL DEBRIS, TRASH, AND EXCAVATED SEDIMENT MUST BE REMOVED AND DISPOSED OF OFF-SITE.

G:\27181P\Draw\Contest\27181-POND.Dwg

72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
 CENTER OF COLORADO (U.N.C.C.)

811

NO.	DATE	REVISIONS

NOT FOR CONSTRUCTION

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

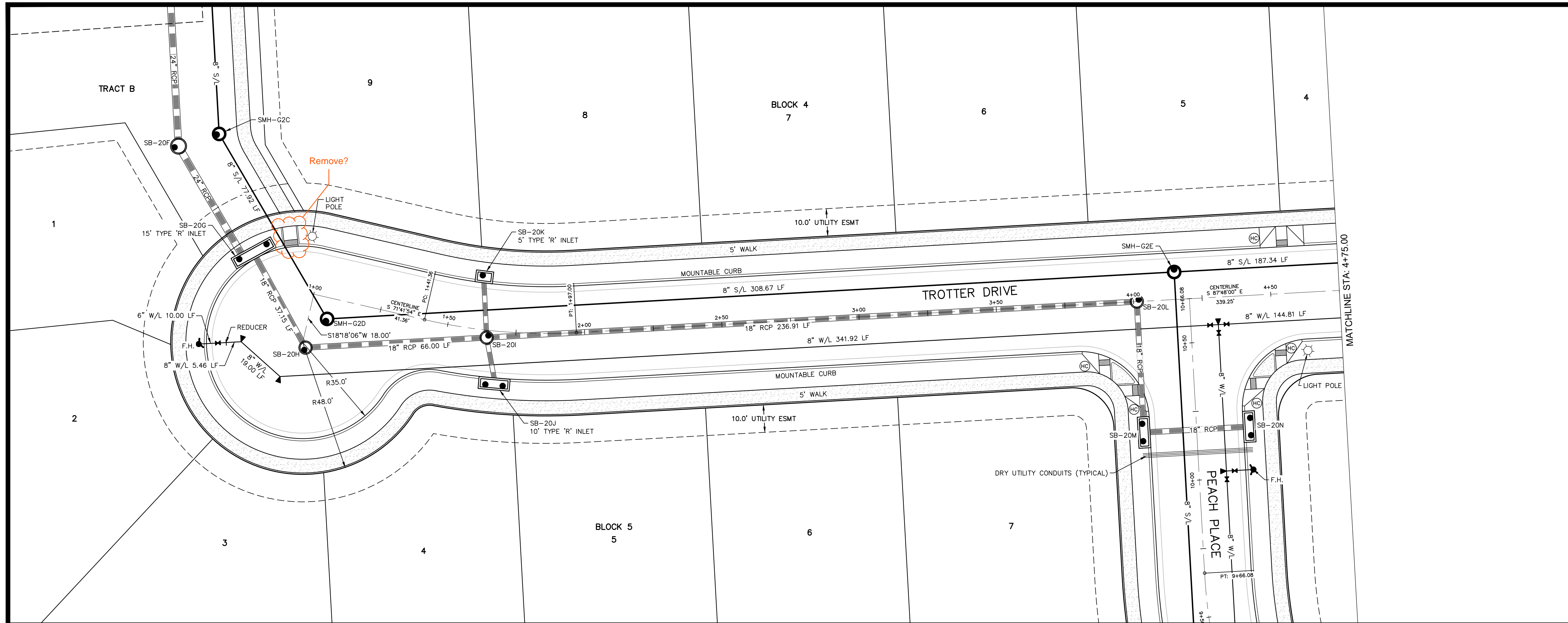
VISTA RESERVE
 ERIE, CO - SUB2025-00012
 PRELIMINARY CONSTRUCTION PLANS
 DETENTION POND PLANS

PREPARED FOR:
 AFFINITY HOLDINGS

JOB NUMBER: 2718-1
 DRAWN BY: TA
 DESIGNED BY: TA
 DATE: 02/24/2026
 SCALE: 1"=20'
 SHEET NO: 14 OF 21

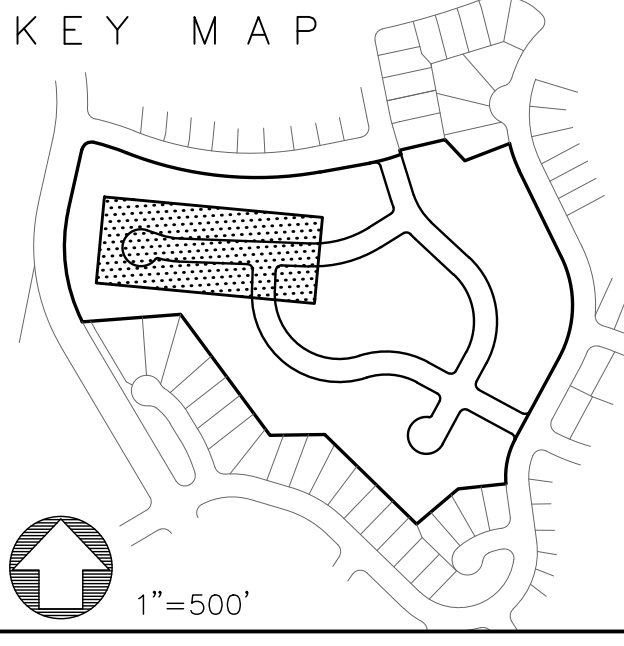
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LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W Water Service
- S Sewer Service
- FS Fire Service
- G Existing Gas Line
- E Ex. Underground Electric
- OHE Ex. Overhead Electric
- FO Existing Fiber Optic
- T Existing Telephone Line
- TV Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

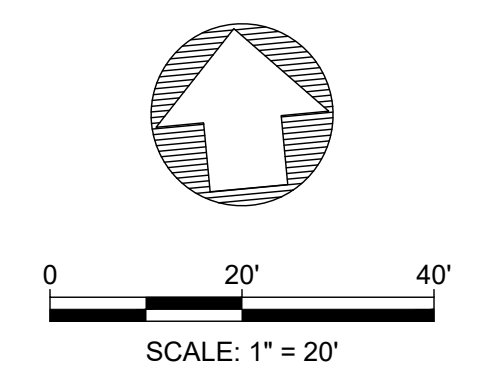
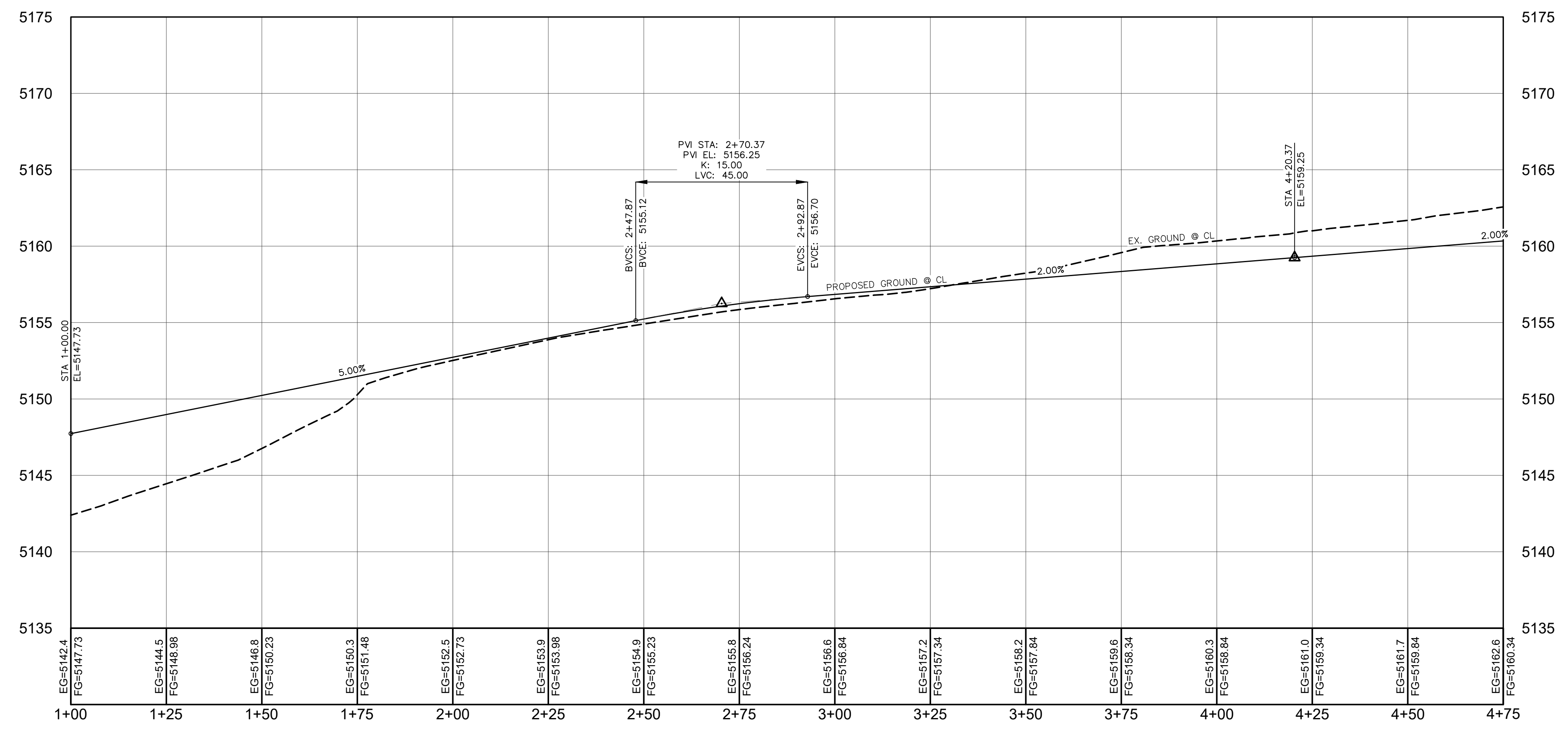


LOCAL STREET PROPERTIES

ROW = 60.0 FEET
 FL-FL = 34.0 FEET
 MOUNTABLE CURB & GUTTER
 PAN = 2.0'
 FL-BoC = 0.83'
 BoC-WALK = 6.67'
 BoW-ROW = 0.5'

*SEE CONSTRUCTION DETAILS

Alignment - TROTTER DRIVE PROFILE
 SCALE: (H) 1" = 20' (V) 1" = 5'
 START STA: 1+00.00, END STA: 4+75.00



72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
 CENTER OF COLORADO (UNICC)

811

NO.	DATE	REVISIONS

NOT FOR CONSTRUCTION

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

VISTA RESERVE
 ERIE, CO - SUB2025-00012
 PRELIMINARY CONSTRUCTION PLANS
 TROTTER DRIVE PLAN & PROFILE STA 1+00 - 4+75
 PREPARED FOR
 AFFINITY HOLDINGS

JOB NUMBER: 2718-1
 DRAWN BY: TA
 DESIGNED BY: TA
 DATE: 02/24/2026
 SCALE: 1" = 20'
 SHEET NO: 20 of 21



Memo

To: Chris LaRue, Principal Planner
From: Nick Wagner, Transportation Engineer
Date: April 10th, 2026
Subject: Vista Reserve Prelim Plat & PD Amendment – 2nd Submittal -
Transportation Engineering Comments
CC: John Firouzi

General Notice: *The Town is in the process of establishing a street-cut moratorium to protect newly paved roadways. Except in emergency situations or cases specifically approved by the Town, any street cut required for development or construction will require a mill and overlay extending 300 feet on either side of the cut. This moratorium is expected to go to town council in late April 2026.*

Transportation Construction Drawing Comments:

1. Please see attached Prelim Construction Set Engineering and Transportation markup for comments. Comments are summarized below:
 - a. Remove proposed curb ramp at the intersection of Peach & Trotter. There is no proposed receiving ramp. (Sheet 13 and 19)
 - b. Include stop bar for traffic utilizing Hickory Drive. Town of Erie standard to include stop bars for roadway connections to collector and above roadways. (Sheet 13)
 - c. Relocate curb ramp at the intersection of Single Tree Lane and Remuda Place (sheet 13)
 - d. Remove ramp in Cul de sac for Trotter drive (sheet 13 and 20)
 - e. Remove “Planned Driveway Location” note (Sheet 15)

Transportation Landscape Plan Comments:

1. Please see attached Landscape Plan Set Transportation markup for comments. Comments are summarized below:
 - a. Include sign placement on landscape plans to ensure correct spacing/offset.
 - b. Relocate trees within 50’ of stop signs per Town of Erie Standard Detail ST11
 - c. Relocate multiple trees within sight triangles due to their proximity to the crosswalk ramps at intersections
 - d. The town has concerns with the intersection of Pemuda and Peach Place. The SW quadrant sight triangle has multiple trees in alignment creating a tree truck wall blocking visibility. Recommendation is to remove every other tree to enhance visibility.

VISTA RESERVE PRELIMINARY PLAT

A REPLAT OF PARCELS 8A, 8B AND TRACT 20, VISTA RIDGE MASTER FINAL PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 19.05 ACRES – 50 RESIDENTIAL LOTS, 4 TRACTS
 SUB2025-00012

APPLICANT/DEVELOPER
 AFFINITY HOLDINGS, LLC
 13330 RED DEER TRAIL
 BROOMFIELD, CO 80020

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 (303)449-9105

PLANNER & LANDSCAPE ARCHITECT:
 PCS GROUP
 200 KALAMATH STREET
 DENVER, CO 80223
 (303)531-4905

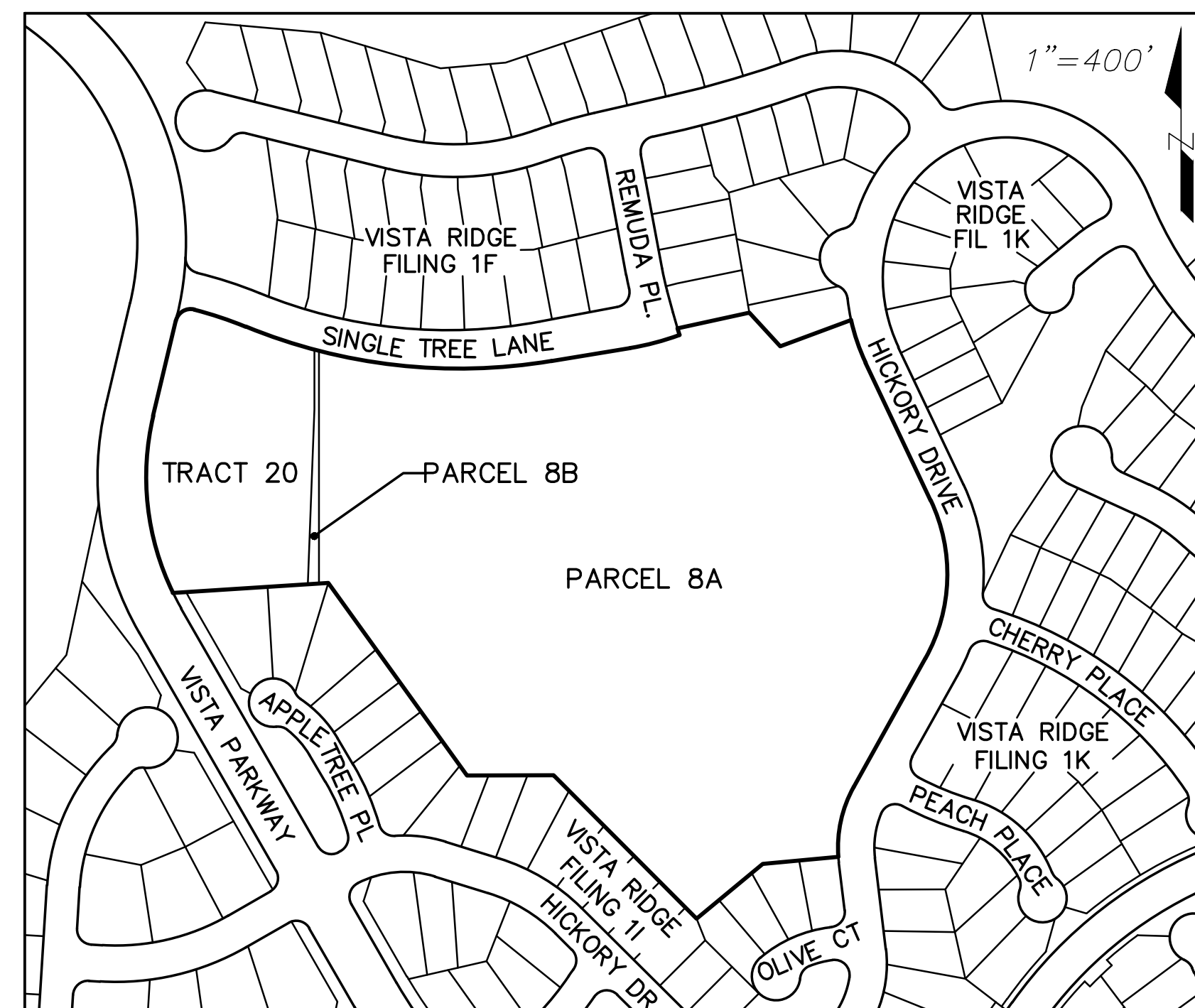
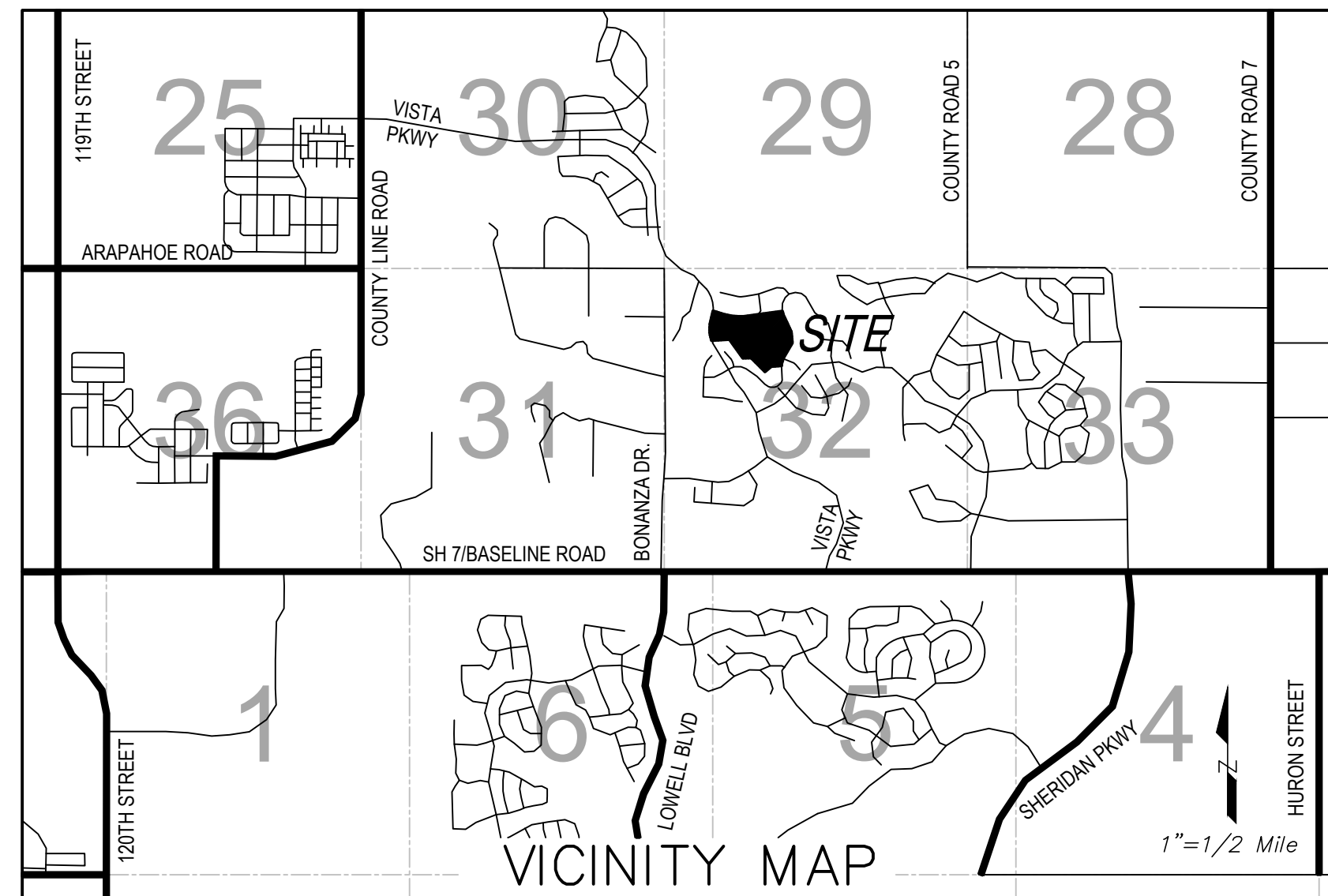
PROPERTY DESCRIPTION:

PARCEL A:

PARCELS 8A AND 8B, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

TRACT 20, VISTA RIDGE, MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 UNDER RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.



NOTES:

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE EAST LINE OF PARCEL 8A, VISTA RIDGE MASTER FINAL PLAT WHICH BEARS S26°05'27" EAS MEASURED BETWEEN THE MONUMENTS SHOWN HEREON. PER VISTA RIDGE MASTER FINAL PLAT RECORDED AT RECEPTION NO. 2903870 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS 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 PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0801300444 AND DATED DECEMBER 18, 2012 & COMMUNITY PANEL NUMBER 0801300443K AND DATED AUGUST 15, 2019 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- TRACTS A, B, & C SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS.
- THERE ARE NO EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES OR LATERALS ON PROPERTY.
- LINEAR DISTANCES ARE U.S. SURVEY FEET.
- MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- THE PLUGGED AND ABANDONED WELL IN TRACT B SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATION NOTED PER CERTIFICATES OF LOCATION TO BE RECORDED.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AND EASEMENT ON ITS STANDARD FORM.

TRACT SUMMARY CHART				
TRACT	AREA (Ac.)	USE	OWNERSHIP	MAINTENANCE
A	1.34	LANDSCAPING, DETENTION	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
B	1.49	LANDSCAPING, DETENTION, UTILITIES	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
C	0.12	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
D	0.14	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
E	.08	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
F	.02	MONUMENT SIGN, LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT

LAND SUMMARY CHART			
TYPE	AREA (Ac.)	% OF TOTAL AREA	
RESIDENTIAL LOTS (SFD)	12.33	64.7%	
TRACTS	3.20	16.8%	
PUBLIC ROW	3.52	18.5%	
TOTAL	19.05	100.0%	

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY

HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

VISTA RESERVE
 PRELIMINARY PLAT
 ERIE, COLORADO

DATE: 08/04/2025	SCALE: 1"=50'	SHEET NO: 1 OF 2
JOB NUMBER: 2718-1	DATE: 08/04/2025	SCALE: 1"=50'
DATE: 08/04/2025	SCALE: 1"=50'	SHEET NO: 1 OF 2



RE:

Dear

Thank you for referring the _____ to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds Erie High School will exceed the benchmark within the next 5 years.**

General Comments:

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new buildings are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at kragerud_ryan@svvdsd.org or at the number below.

Sincerely,

Ryan Kragerud, AICP
Planning/GIS

Enc.: Attachment A – Specific Project Analysis

ATTACHMENT A - Specific Project Analysis

PROJECT:

(1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder are noted in the chart below.

CAPACITY INFORMATION				CAPACITY BENCHMARK*									
				(includes projected students, plus development's student impact)									
School	Building	Stdts.	Std.	2025-26		2026-27		2027-28		2028-29		2029-30	
Level	Capacity	Oct-24	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.
Elementary	564	568	11	577	102%	583	103%	597	106%	589	104%	596	106%
Middle (EMS)	810	763	5	804	99%	816	101%	829	102%	841	104%	853	105%
High (EHS)	1456	1728	6	1720	118%	1756	121%	1793	123%	1829	126%	1865	128%
Total	2496		22	3101		3156		3218		3259		3314	

Specific comments concerning this proposal regarding School Capacity are as follows:

- Specific Impact* - This application add additional residential unit(s) and yield additional student(s) in the **feeder.**
- Benchmark Determination* – the affected schools exceed the benchmark within 5 years.
- Mitigation Options* -
- Phasing Plan* –

(2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

- Dedication and/or Cash-in-lieu Requirements* – A land dedication is not required. Cash-in-lieu payments will be required. Please see the calculations below for the total amount. Calculation details can be found on the attachments.

Cash-in-Lieu per unit payment by housing type: Erie

<input checked="" type="checkbox"/> Housing type:	Cash in lieu payment	Units proposed	Cost
<input checked="" type="checkbox"/> Single Family Unit	\$1,143		
<input checked="" type="checkbox"/> Duplex/Triplex Unit	\$997		
<input checked="" type="checkbox"/> Multi-Family Unit	\$695		
<input checked="" type="checkbox"/> *Condo/TH Unit	\$409		
<input checked="" type="checkbox"/> Mobile Home Unit	\$925		
			Total =

*TH = Townhouse

- Dedication/Cash-in-lieu Procedures* – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. CIL payments can be made at the St. Vrain Schools Business office located at 395 S. Pratt Parkway, Longmont CO 80501

3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

- Provision of Busing* - Busing for this project, under the current boundaries, will be provided at
- the *Pedestrian/Access Issues* –

School Planning Standards And Calculation of In Lieu Fees

Single Family							
<u>School Planning Standards</u>							
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	50	0.22 11	525	10	0.21	\$94,416	
Middle Level	50	0.1 5	750	25	0.17	\$94,416	
High School	50	0.11 5.5	1200	50	0.23	\$94,416	
Total		21.5			0.61	\$94,416	\$57,155
							\$1,143 Per Unit

School Planning Standards And Calculation of In Lieu Fees

Duplex/Triplex							
		School Planning Standards					
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.2	525	10	0.00	\$94,416	
		0.2					
Middle Level	1	0.09	750	25	0.00	\$94,416	
		0.09					
High School	1	0.09	1200	50	0.00	\$94,416	
		0.09					
Total		0.38			0.01	\$94,416	\$997
							\$997 Per Unit

School Planning Standards And Calculation of In Lieu Fees

Multi-Family							
School Planning Standards							
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.15	525	10	0.00	\$94,416	
		0.15					
Middle Level	1	0.06	750	25	0.00	\$94,416	
		0.06					
High School	1	0.06	1200	50	0.00	\$94,416	
		0.06					
Total		0.27			0.01	\$94,416	\$695
							\$695 Per Unit

School Planning Standards And Calculation of In Lieu Fees

Condo/Townhouse							
School Planning Standards							
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.07 0.07	525	10	0.00	\$94,416	
Middle Level	1	0.04 0.04	750	25	0.00	\$94,416	
High School	1	0.04 0.04	1200	50	0.00	\$94,416	
Total		0.15			0.00	\$94,416	\$409
							\$409 Per Unit

School Planning
Standards And
Calculation of
In Lieu Fees

Mobile Home							
		School Planning Standards					
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	1	0.16	525	10	0.00	\$94,416	
		0.16					
Middle Level	1	0.09	750	25	0.00	\$94,416	
		0.09					
High School	1	0.09	1200	50	0.00	\$94,416	
		0.09					
Total		0.34			0.01	\$94,416	\$925
							\$925 Per Unit