

LEGAL DESCRIPTION

A PARCEL OF LAND BEING all of tract g and A PORTION OF TRACT L, ERIE HIGHLANDS FILING NO. 11 AS RECORDED UNDER RECEPTION NO. 4291875 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE. LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 88°48'06" WEST, A DISTANCE OF 2,648.24 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENce SOUTH 33°51'10" WEST, A DISTANCE OF 2,560.71 FEET TO THE southeasterly CORNER OF SAID TRACT g AND THE **POINT OF BEGINNING**;

THENCE ALONG THE southerly, WESTERLY, northerly and easterly BOUNDARY OF SAID TRACT g THE FOLLOWING nineteen (19) COURSES:

1. NORTH 54°44'58" WEST, A DISTANCE OF 90.98 FEET;
2. NORTH 55°27'21" WEST, A DISTANCE OF 190.27 FEET;
3. SOUTH 34°32'39" WEST, A DISTANCE OF 110.00 FEET;
4. NORTH 55°27'21" WEST, A DISTANCE OF 30.00 FEET;
5. NORTH 34°32'39" EAST, A DISTANCE OF 224.61 FEET;
6. NORTH 28°53'42" WEST, A DISTANCE OF 93.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 48.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°53'42" WEST;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°22'18", AN ARC LENGTH OF 37.17 FEET;
8. SOUTH 73°16'00" EAST, A DISTANCE OF 97.53 FEET;
9. NORTH 16°44'00" EAST, A DISTANCE OF 36.68 FEET;
10. NORTH 09°43'19" WEST, A DISTANCE OF 103.74 FEET;
11. NORTH 51°16'48" WEST, A DISTANCE OF 102.30 FEET;
12. SOUTH 88°27'29" WEST, A DISTANCE OF 56.86 FEET;
13. SOUTH 88°22'03" WEST, A DISTANCE OF 106.09 FEET;
14. SOUTH 88°48'39" WEST, A DISTANCE OF 80.11 FEET;
15. NORTH 01°11'21" WEST, A DISTANCE OF 15.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
16. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'36", AN ARC LENGTH OF 23.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 510.00 FEET;
17. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°09'13", AN ARC LENGTH OF 214.99 FEET;
18. NORTH 64°58'03" EAST, A DISTANCE OF 177.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1135.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°32'43" WEST;
19. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'20", AN ARC LENGTH OF 31.80 FEET;

THENCE departing said easterly boundary, NORTH 64°58'03" EAST, A DISTANCE OF 341.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 385.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'50", AN ARC LENGTH OF 126.76 FEET;

THENCE NORTH 83°49'52" EAST, A DISTANCE OF 90.63 FEET;

THENCE SOUTH 06°10'08" EAST, A DISTANCE OF 26.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 490.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°18'56", AN ARC LENGTH OF 225.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°22'25", AN ARC LENGTH OF 29.45 FEET;

THENCE SOUTH 38°06'38" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°06'38" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°22'25", AN ARC LENGTH OF 29.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°15'22", AN ARC LENGTH OF 395.59 FEET;

THENCE SOUTH 89°59'35" EAST, A DISTANCE OF 387.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°43'01", AN ARC LENGTH OF 13.99 FEET TO THE southerly BOUNDARY OF SAID TRACT L;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT L THE FOLLOWING Four (4) COURSES:

1. SOUTH 78°55'29" WEST, A DISTANCE OF 352.62 FEET;
2. NORTH 89°59'35" WEST, A DISTANCE OF 27.44 FEET;
3. SOUTH 00°00'25" WEST, A DISTANCE OF 5.38 FEET;
4. SOUTH 78°55'29" WEST, A DISTANCE OF 1019.24 FEET TO the easterly boundary of said tract g;

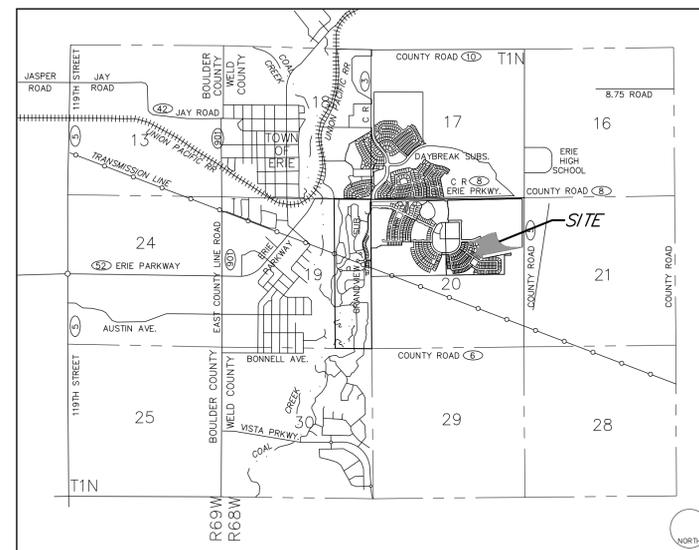
thence along said easterly boundary, SOUTH 11°04'31" EAST, A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 12.490 ACRES, (544,056 SQUARE FEET), MORE OR LESS.

ERIE HIGHLANDS- PA 10 SKETCH PLAN

A PART OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.49 ACRES- 132 UNITS/ 2 TRACT
SK-000975-2018

VICINITY MAP



VICINITY MAP
SCALE: 1"=3000'

SHEET INDEX

- 1 COVER
- 2 LAND USE PLAN
- 3 OPEN SPACE PLAN
- 4 SKETCH PLAT
- 5 SKETCH PLAN

OWNER
OAKWOOD HOMES LLC
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: BRUCE RAU

PLANNER
TERRACINA DESIGN
10200 E. GIRARD AVE, A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: LAYLA ROSALES



Know what's below.
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PROJECT NAME

ERIE HIGHLANDS- PA 10
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE: 04-20-2018
REVISION DATE: 05-25-2018
09-13-2018

SHEET TITLE

COVER

SHEET NUMBER

1

SHEET 1 OF 5

September 13, 2018

TRACT SUMMARY CHART

TRACT	AREA (SF)	USE	OWNERSHIP	MAINTENANCE
A	223,325	LANDSCAPE, OPEN SPACE, ALLEYS	EHMD	EHMD
B	56,491	LANDSCAPE, OPEN SPACE, ALLEYS	EHMD	EHMD

*EHMD - ERIE HIGHLANDS METRO DISTRICT

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SHEET TITLE

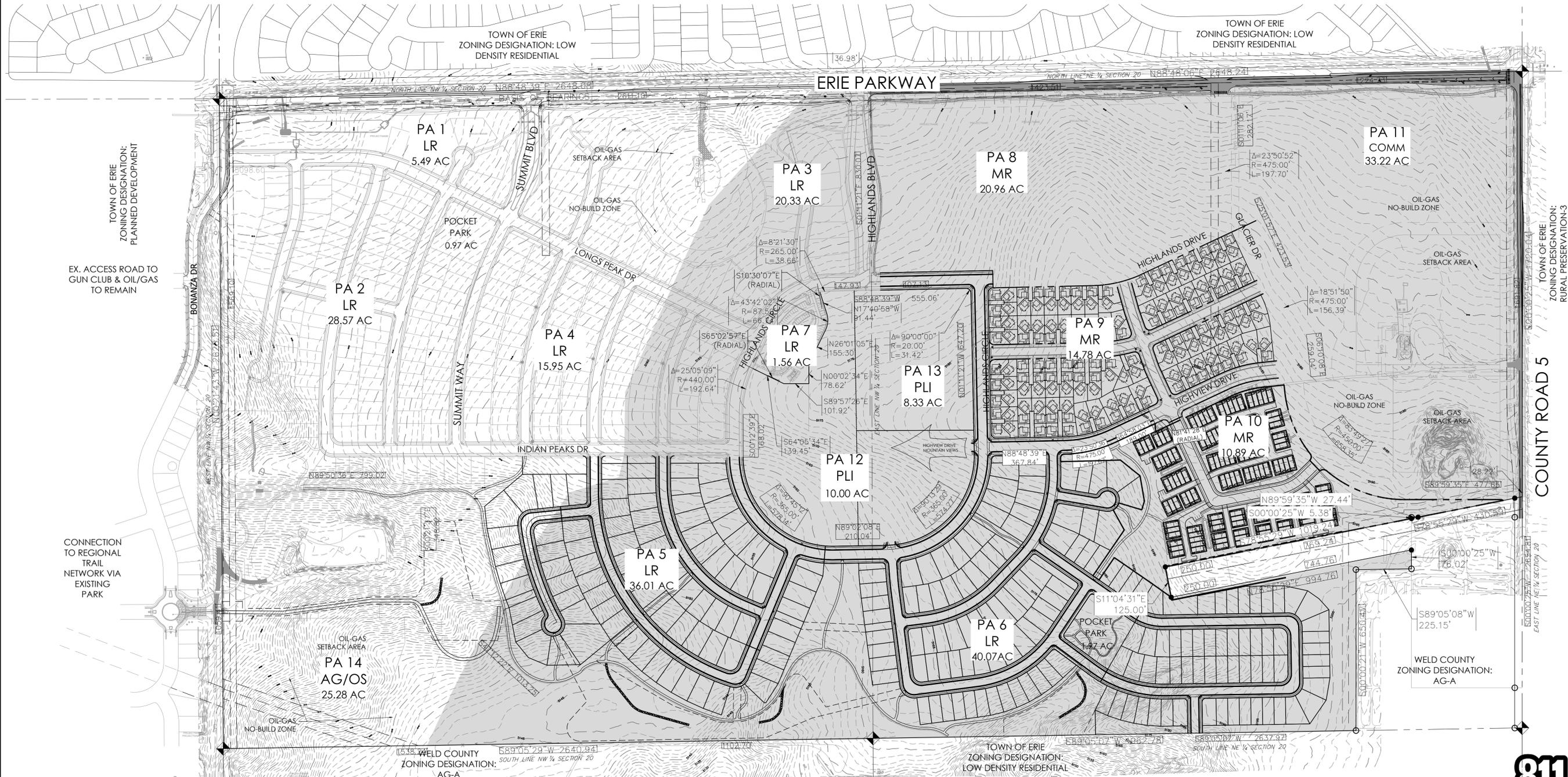
LAND USE PLAN

SHEET NUMBER

2

SHEET 2 OF 5

September 13, 2018



LAND SUMMARY CHART

TYPE	AREA (AC)	% OF TOTAL AREA	UNITS	DU/AC
RESIDENTIAL LOTS	3.91	31.3%	124	9.9
TRACTS	6.42	51.4%		
PUBLIC ROW	1.11	8.9%		
PRIVATE ALLEY	1.04	8.3%		
TOTAL	12.49	100.0%		

DWELLING UNIT SUMMARY

PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA10	124	12.49	9.9

*MR zoning district requires 5-10 DU/ACRE.

DEVELOPMENT SUMMARY

LAND USE	ACRES	% ACRES	UNITS	% UNITS	DU / AC
MULTI FAMILY RESIDENTIAL	3.9	31.3%	124	100.0%	
PUBLIC OPEN SPACE (PA 2, PA 5, PA 6 & PA 14)	0.0	0.0%			
PRIVATE OPEN SPACE/ TRACTS	6.4	51.4%			
PUBLIC RIGHT OF WAY	1.1	8.9%			
PRIVATE ALLEY	1.0	8.3%			
TOTAL	12.49	100.0%	124	100.0%	9.9

LEGEND

- UNDERMINING - SIGNIFICANT RISK (NONE)
- UNDERMINING - LOW RISK
- TRAIL
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PARCEL BOUNDARY



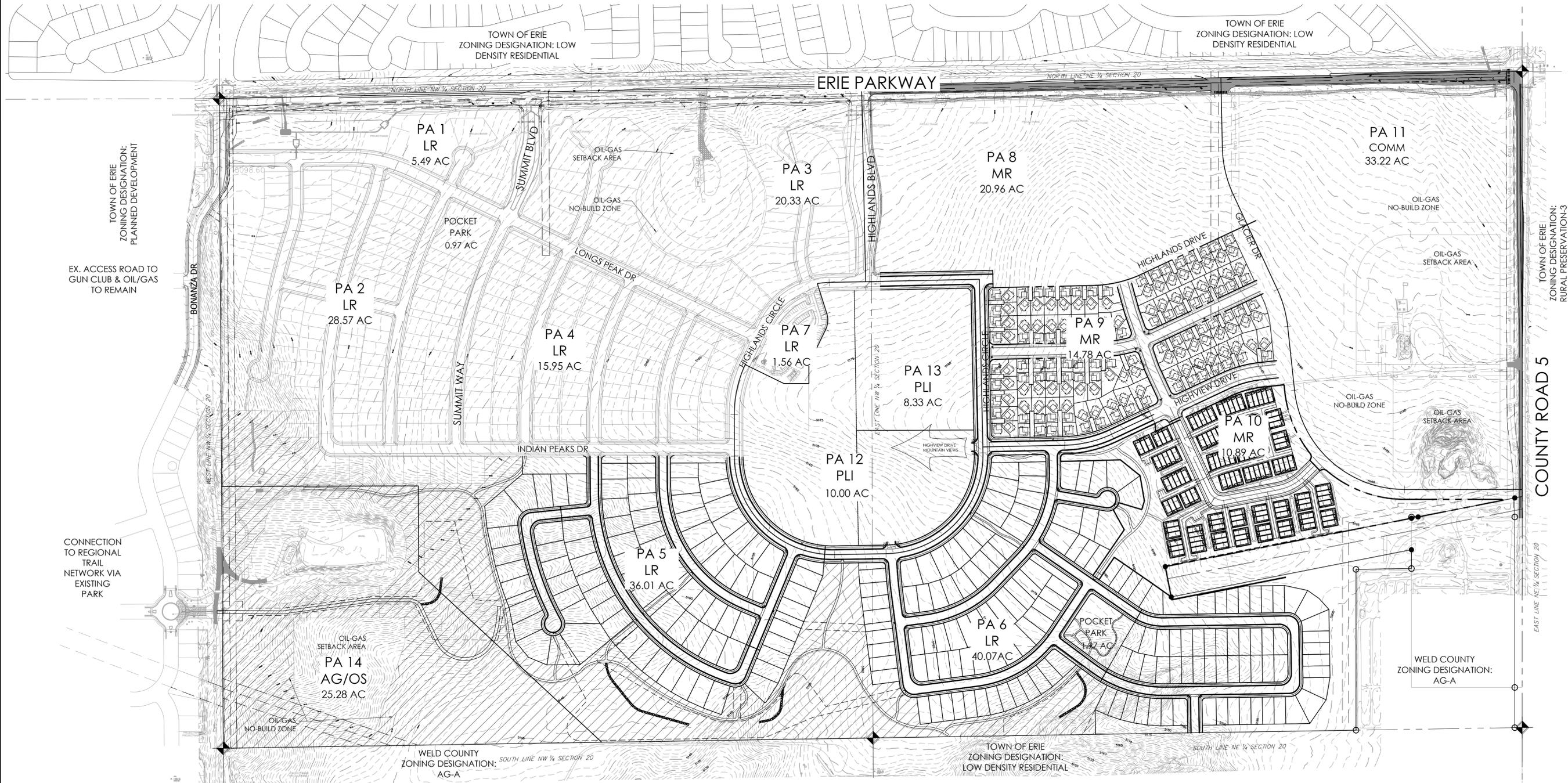
Scale: 1" = 200'-0"



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TOWN OF ERIE, COLORADO

SUBMITTAL DATE:
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REVISION DATE:
05-25-2018
09-13-2018

SHEET TITLE

**OPEN SPACE
PLAN**

SHEET NUMBER

3

SHEET 3 OF 5

September 13, 2018

PUBLIC OPEN SPACE DATA CHART

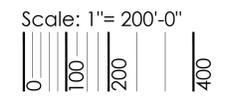
PUBLIC OPEN SPACE DATA			
PUD	ACRES	PROPOSED	ACRES
PA 10	0	PA 10	0
TOTAL	0	TOTAL	0

LEGEND

- PUBLIC OPEN SPACE - APPROVED
- PARCEL BOUNDARY

NOTES

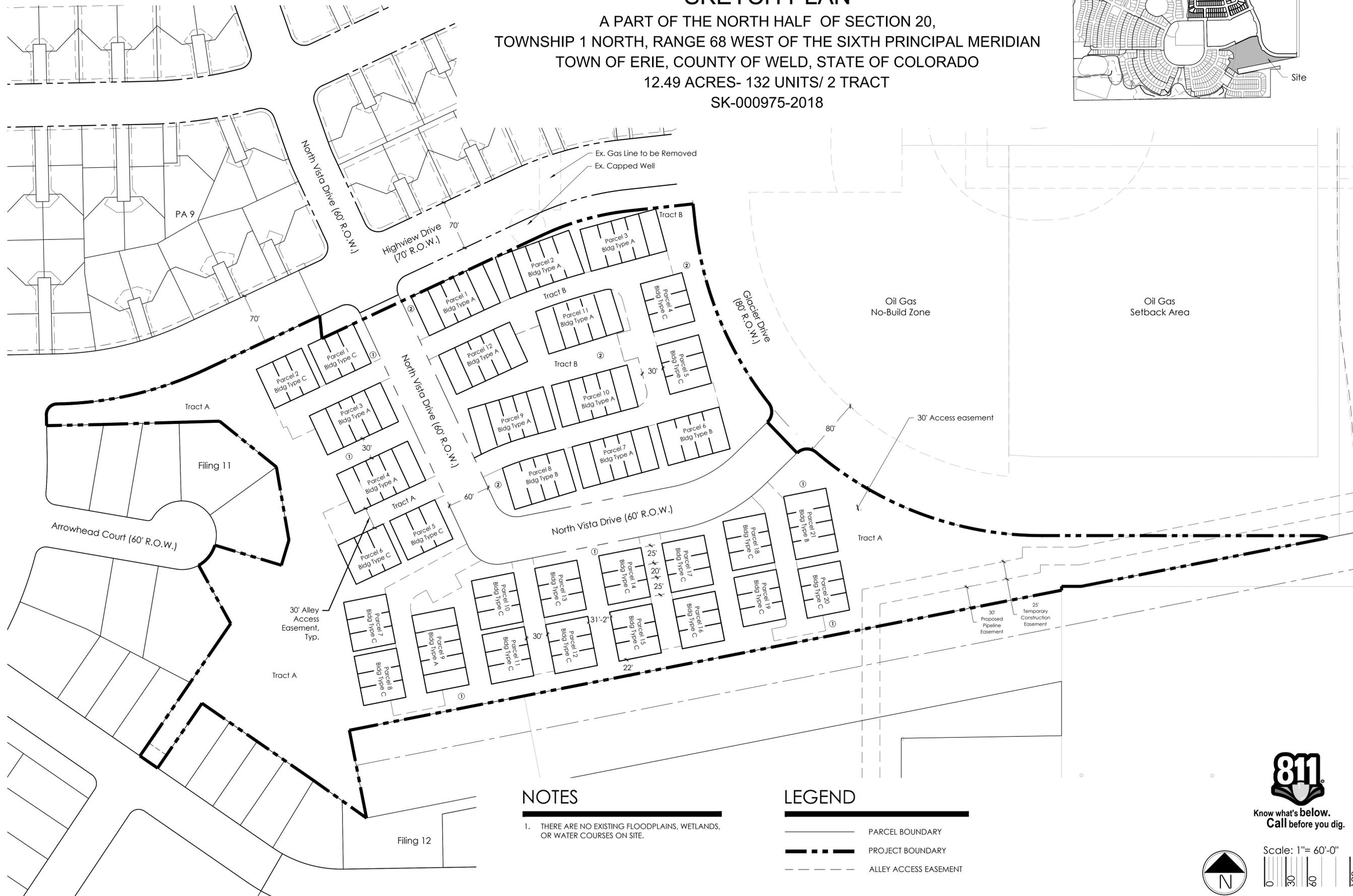
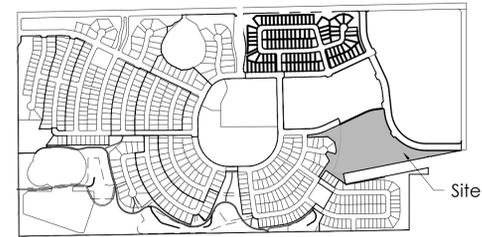
1. TRACT A:
 - 1.1. PROPOSED USE: LANDSCAPE BUFFER/COMMON SPACE/ALLEY
 - 1.2. DISPOSITION: LANDSCAPE DESIGN CONTINUATION FROM WESTERN PLANNING AREAS. COMMON AREA FOR MULTIFAMILY UNITS
 - 1.3. MAINTENANCE RESPONSIBILITIES: METRO DISTRICT
2. TRACT B:
 - 2.1. PROPOSED USE: LANDSCAPE BUFFER/COMMON SPACE/ALLEY
 - 2.2. DISPOSITION: COMMON AREA FOR MULTIFAMILY UNITS
 - 2.3. MAINTENANCE RESPONSIBILITIES: METRO DISTRICT



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KEYMAP:



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TOWN OF ERIE, COLORADO

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REVISION DATE:
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SHEET TITLE

SKETCH PLAT

SHEET NUMBER

4

SHEET 4 OF 5

September 13, 2018

NOTES

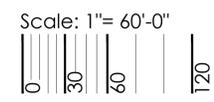
1. THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, OR WATER COURSES ON SITE.

LEGEND

- PARCEL BOUNDARY
- PROJECT BOUNDARY
- ALLEY ACCESS EASEMENT



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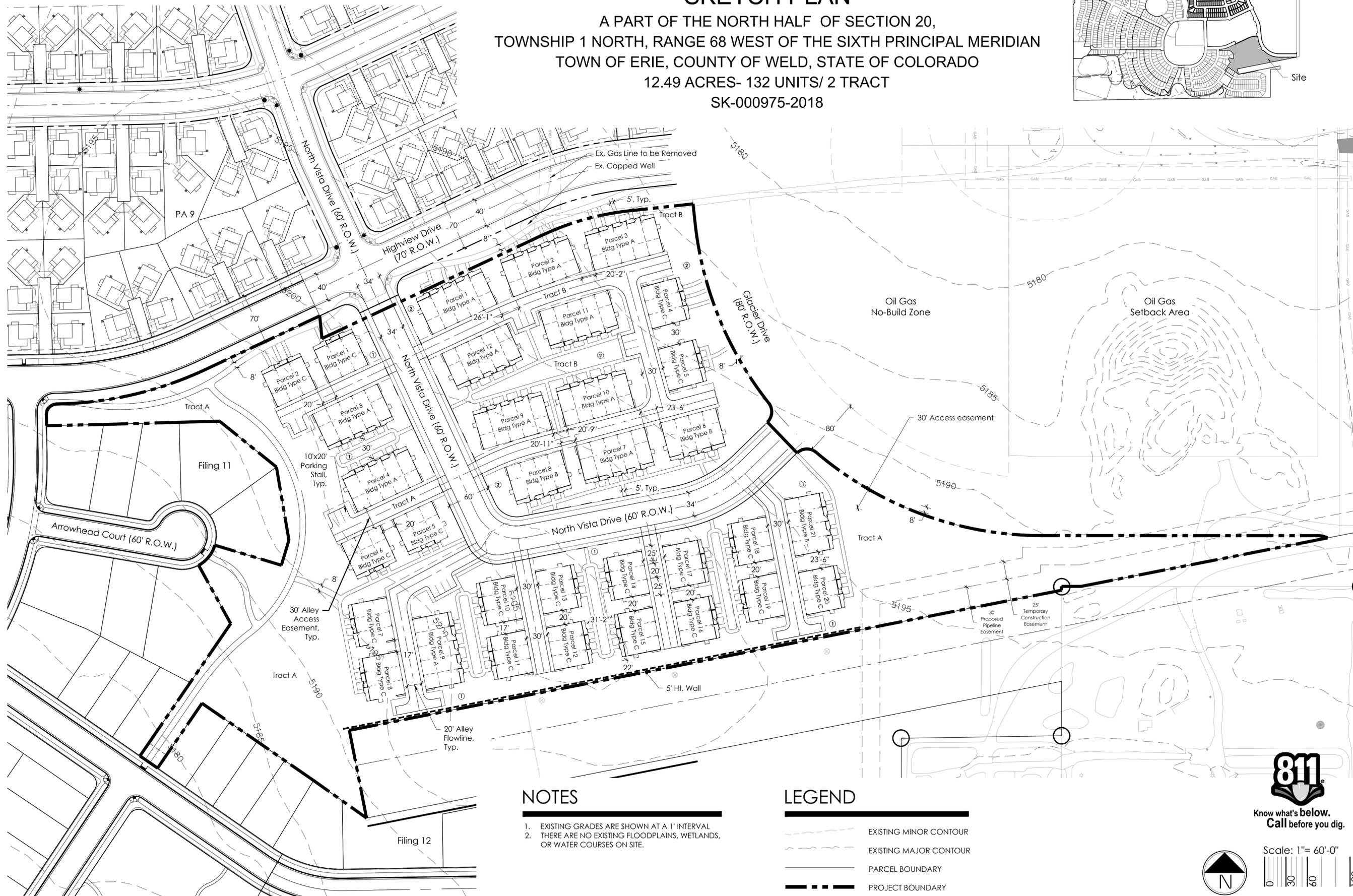
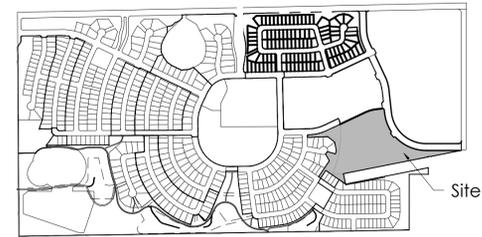


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SHEET TITLE

SKETCH PLAN

SHEET NUMBER

5

SHEET 5 OF 5

September 13, 2018

NOTES

- EXISTING GRADES ARE SHOWN AT A 1' INTERVAL
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, OR WATER COURSES ON SITE.

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PARCEL BOUNDARY
- PROJECT BOUNDARY
- ALLEY ACCESS EASEMENT



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