

The Shores on
PLUM CREEK



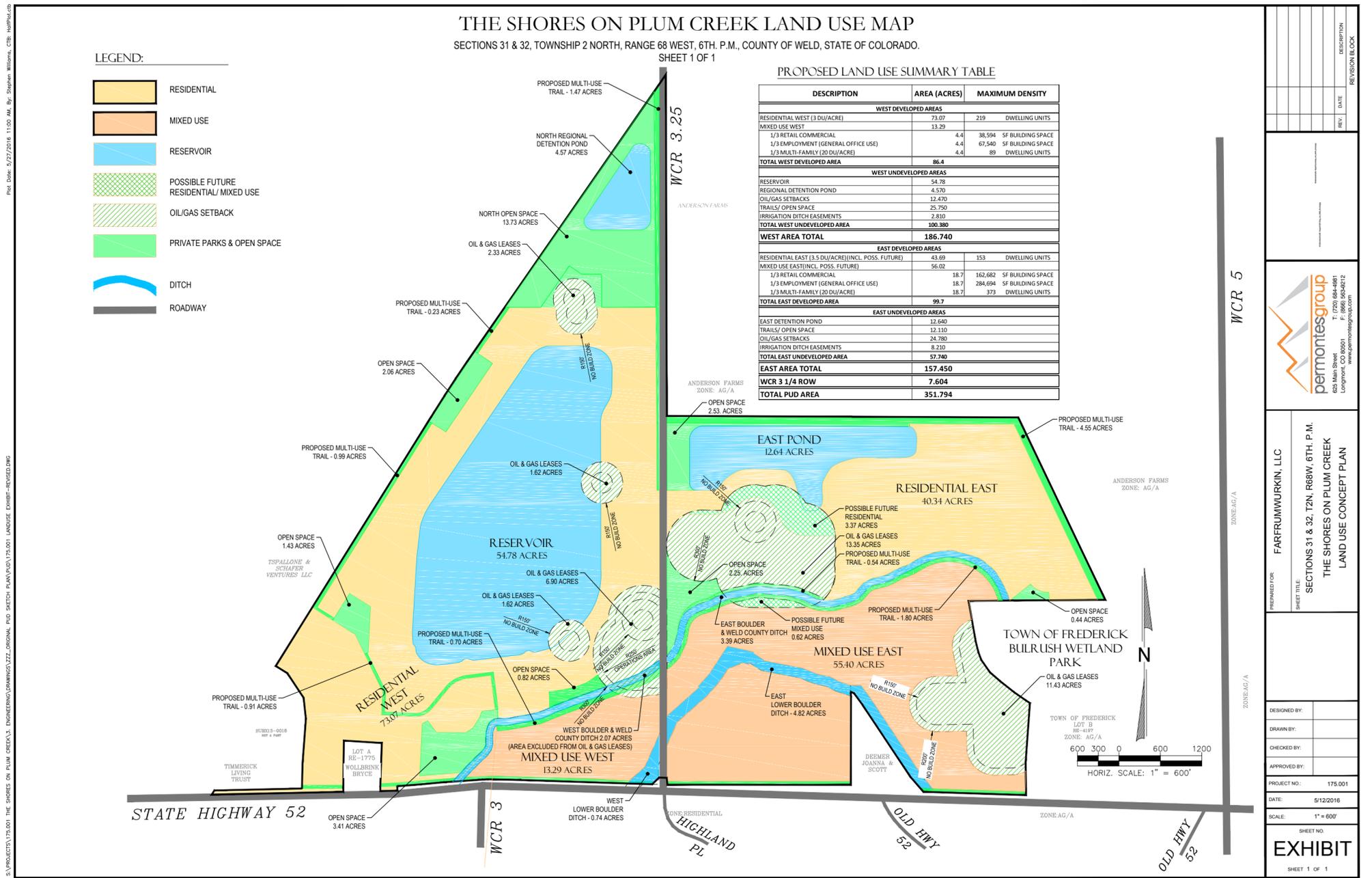
LAND USE

Mixed Land Use

Open Space, Reservoir and Trails

10 K Lots for SF

Apartments and Commercial Employment along SH 52



RESERVOIR AND WATER RIGHTS















SF RESIDENTIAL

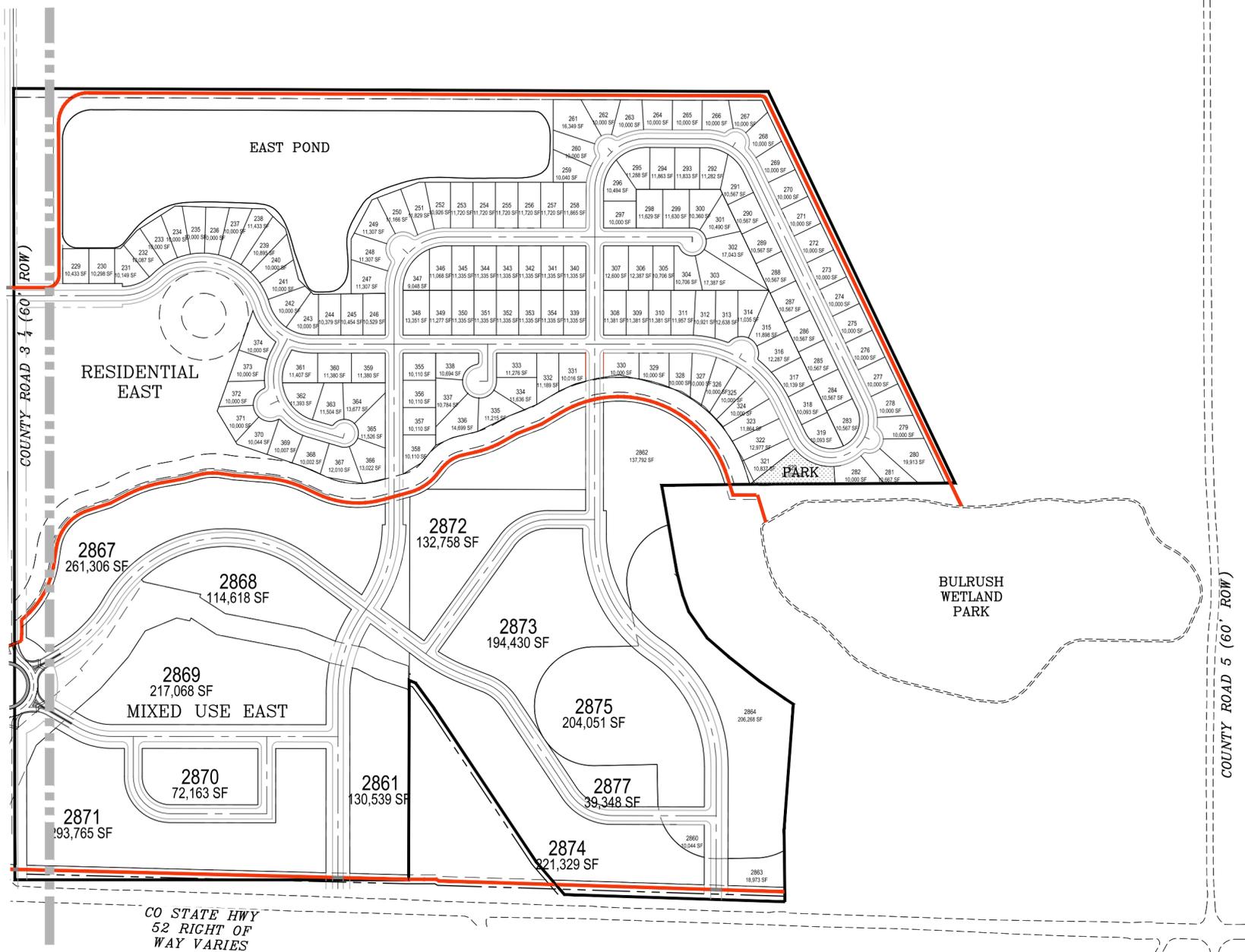
THE SHORES ON PLUM CREEK CONCEPT PLAN

SECTIONS 31 & 32, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO.

Plot Date: 7/24/2015 2:43 PM, By: Laurie Clark, CIB, COMM-TECH, D-SIZ-BW.ctb

S:\PROJECTS\175.001 THE SHORES ON PLUM CREEK\3. ENGINEERING\DRAWINGS\CONCEPT LAYOUT\175.001 PARCEL LAYOUT.DWG

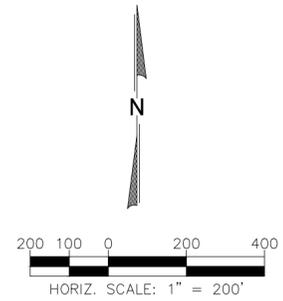
MATCHLINE - SEE SHEET C3 FOR CONTINUATION



RESIDENTIAL EAST PARCEL INFORMATION	
TOTAL NUMBER OF PARCELS	145
AVERAGE LOT SIZE	10,936 S.F.
MINIMUM LOT SIZE	10,000 S.F.
MAXIMUM LOT SIZE	19,913 S.F.

LEGEND

- POND/RESERVOIR
- PARKS
- PARCELS
- PROPOSED ROADWAY
- EXISTING TRAIL
- PROPOSED TRAIL
- PROJECT BOUNDARY
- OIL/GAS SET BACKS



REV.	DATE	DESCRIPTION



permontesgroup
 T: (720) 884-4981
 F: (866) 963-9212
 www.permontesgroup.com

PREPARED FOR: FARFRUMWURKIN, LLC
 SHEET TITLE: SECTIONS 31 & 32, T2N, R68W, 6TH. P.M.
 THE SHORES ON PLUM CREEK
 CONCEPT PLAN (2)

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 PROJECT NO.: 175.001

DATE: 7/24/2015
 SCALE: 1" = 200'
 SHEET NO. **C2**
 SHEET 2 OF 2

UTILITIES

THE SHORES ON PLUM CREEK UTILITY EXHIBIT

LEGEND:

- PROPOSED SEWER MAIN LINE —
- PROPOSED WATER LINE W/
PARALLEL IRRIGATION LINE —
- PROPOSED STORM LINE —
- PROPOSED SEWER
INTERCEPTOR LINE —
- PROPOSED POND OUTLET
STRUCTURE
- PROPOSED STORM INLET
- PROPOSED SEWER MANHOLE
- PROJECT BOUNDARY
- IRRIGATION TANK



Plot Date: 7/24/2015 1:54 PM, By: Laurie Clark, CTB. S:\PROJECTS\175.001 THE SHORES ON PLUM CREEK\3. ENGINEERING\DRAWINGS\CONCEPT LAYOUT\175.001 UTILITY_LAYOUT.DWG

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ECONOMIC AND COMMUNITY DEVELOPMENT

Community of Interest to be Annexed into Erie - if Erie is interested

Significant property tax to the Town: development and oil/gas

Employment and retail opportunities along SH 52

Title 32 Metro District will provide utilities, water plant, tank, dual water service and necessary facilities to the project

Developer will use street materials already available on-site

Significant water resources available to the development. And to Erie?

Sanitary sewer extensions/easements to other areas of Erie

Project appears to be qualified to be included into the Erie Urban Renewal District

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PLUM CREEK

