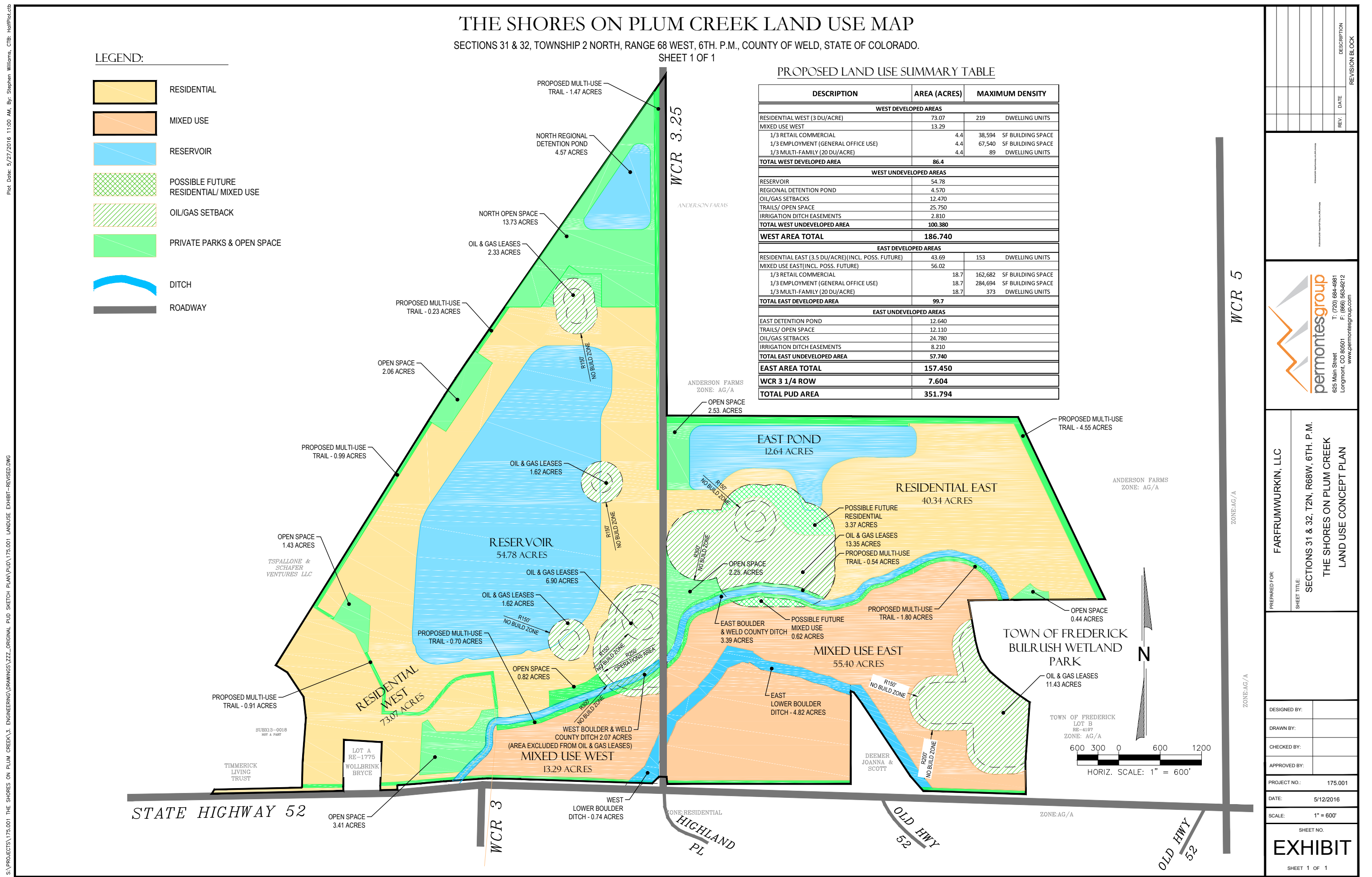


The Shores on
PLUM CREEK



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













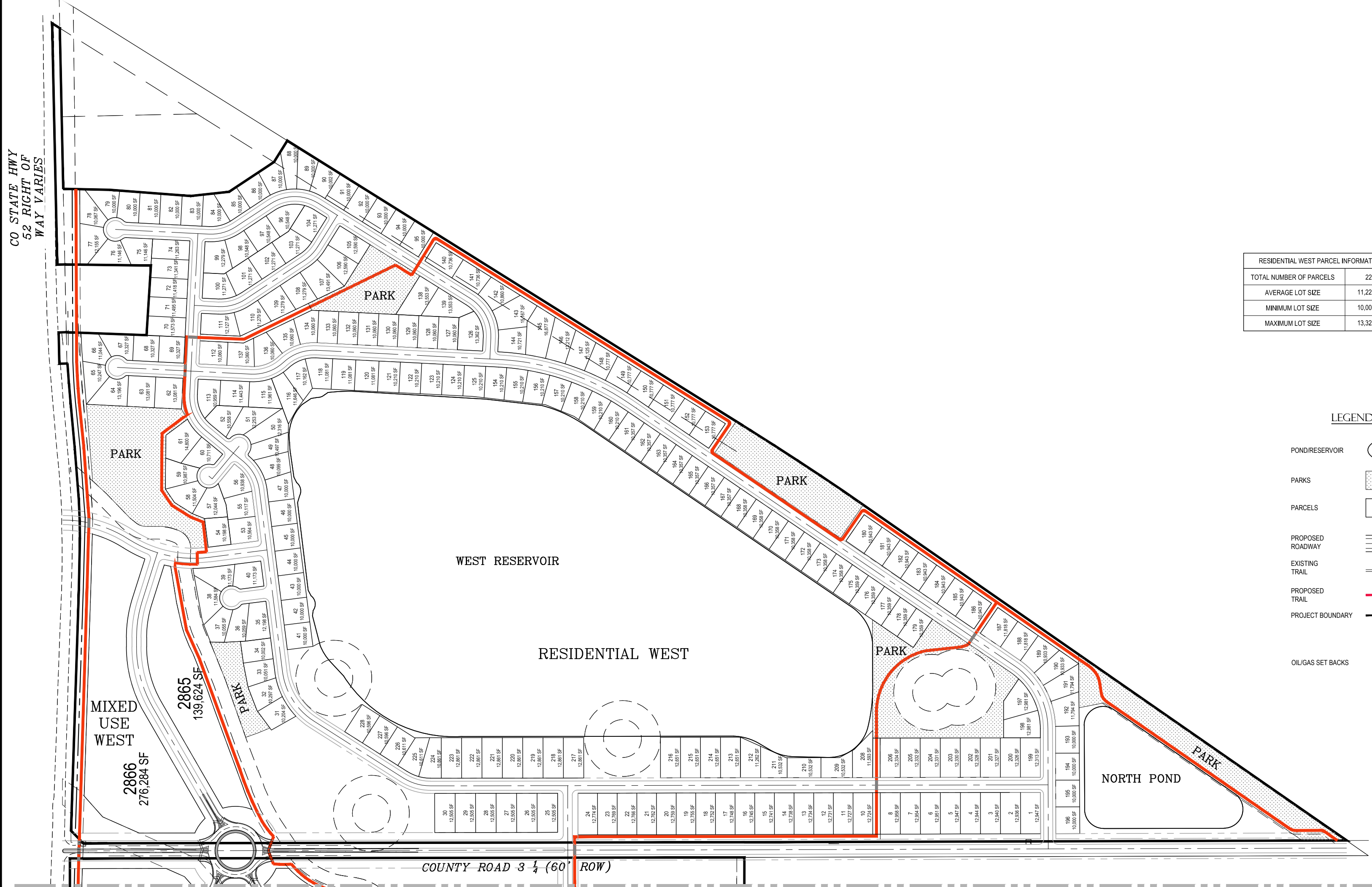


SF RESIDENTIAL

S:\PROJECTS\175.001 THE SHORES ON PLUM CREEK\3. ENGINEERING\DRAWINGS\CONCEPT_LAYOUT\175.001 PARCEL_LAYOUT.DWG Plot Date: 7/24/2015 2:44 PM By: Laurie Clark, CTB, COMM-TECH_D-SIZE-BW.ctb

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.



CO STATE HWY
52 RIGHT OF
WAY VARIES

MIXED
USE
WEST
2866
276,284 SF

2865
139,624 SF

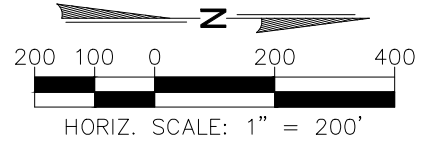
COUNTY ROAD 3 1/4 (60' ROW)

MATCHLINE - SEE SHEET C4
FOR CONTINUATION

RESIDENTIAL WEST PARCEL INFORMATION	
TOTAL NUMBER OF PARCELS	226
AVERAGE LOT SIZE	11,222 S.F.
MINIMUM LOT SIZE	10,000 S.F.
MAXIMUM LOT SIZE	13,320 S.F.

LEGEND

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



REV.	DATE	DESCRIPTION



PREPARED FOR: FARFRUMWURKIN, LLC
 SHEET TITLE: SECTIONS 31 & 32, T2N, R68W, 6TH. P.M.
 THE SHORES ON PLUM CREEK
 CONCEPT PLAN (1)

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:

PROJECT NO.: 175.001
 DATE: 7/24/2015
 SCALE: 1" = 200'

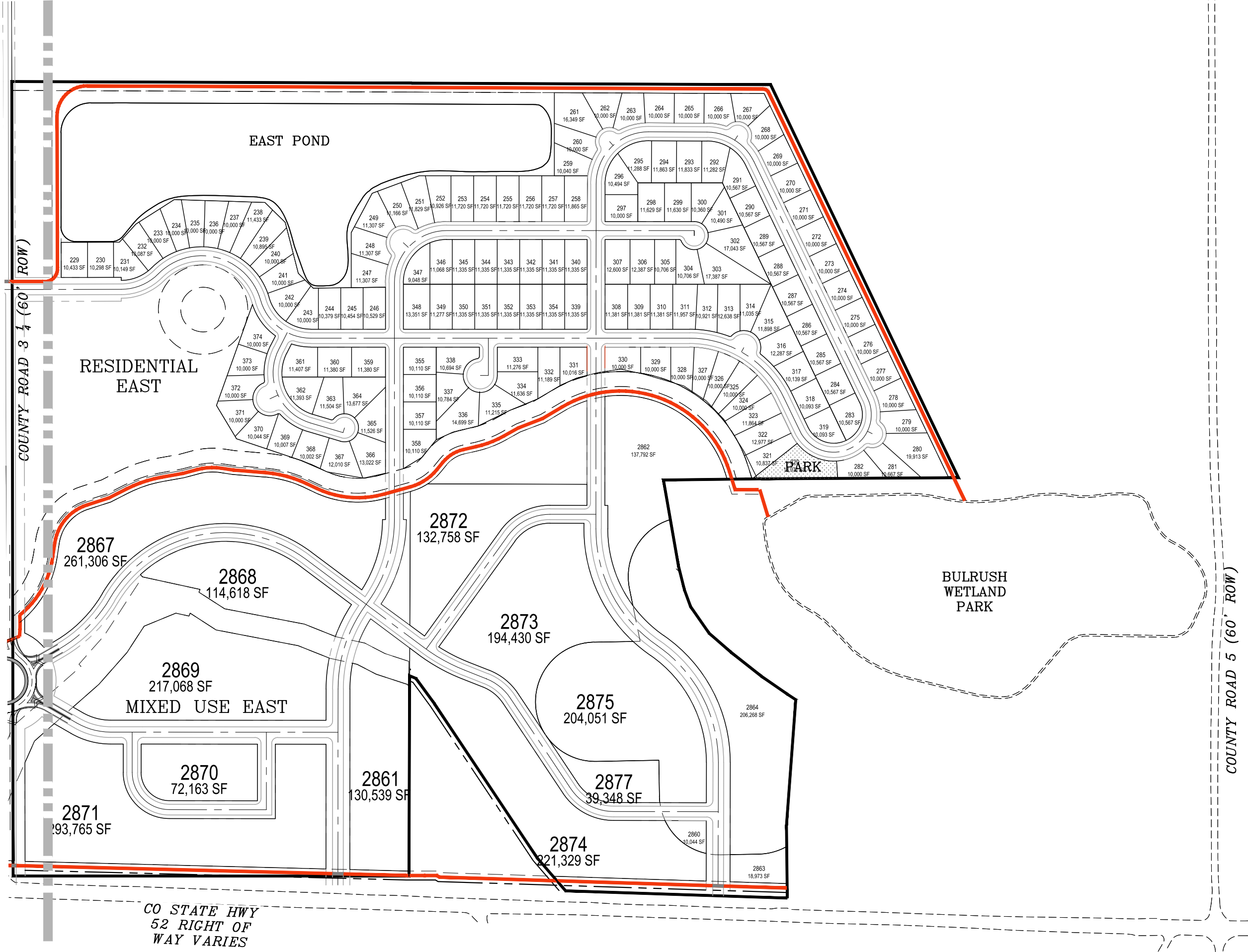
SHEET NO.
C1
 SHEET 1 OF 2

THE SHORES ON PLUM CREEK CONCEPT PLAN

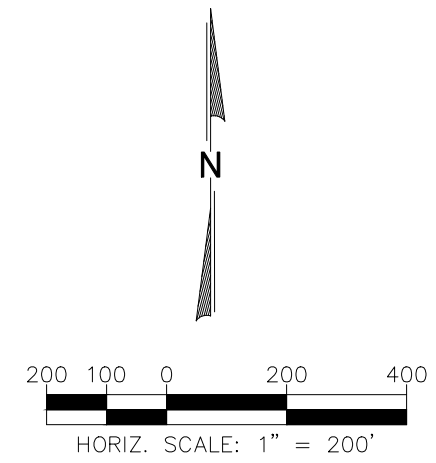
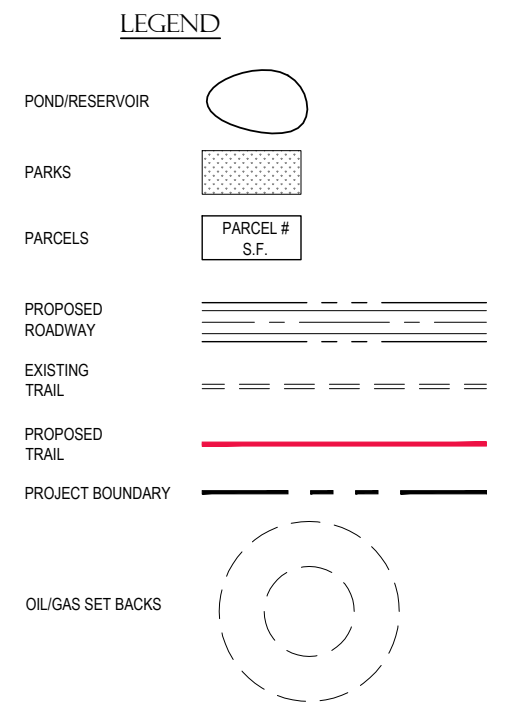
SECTIONS 31 & 32, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO.

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.



REV.	DATE	DESCRIPTION



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'

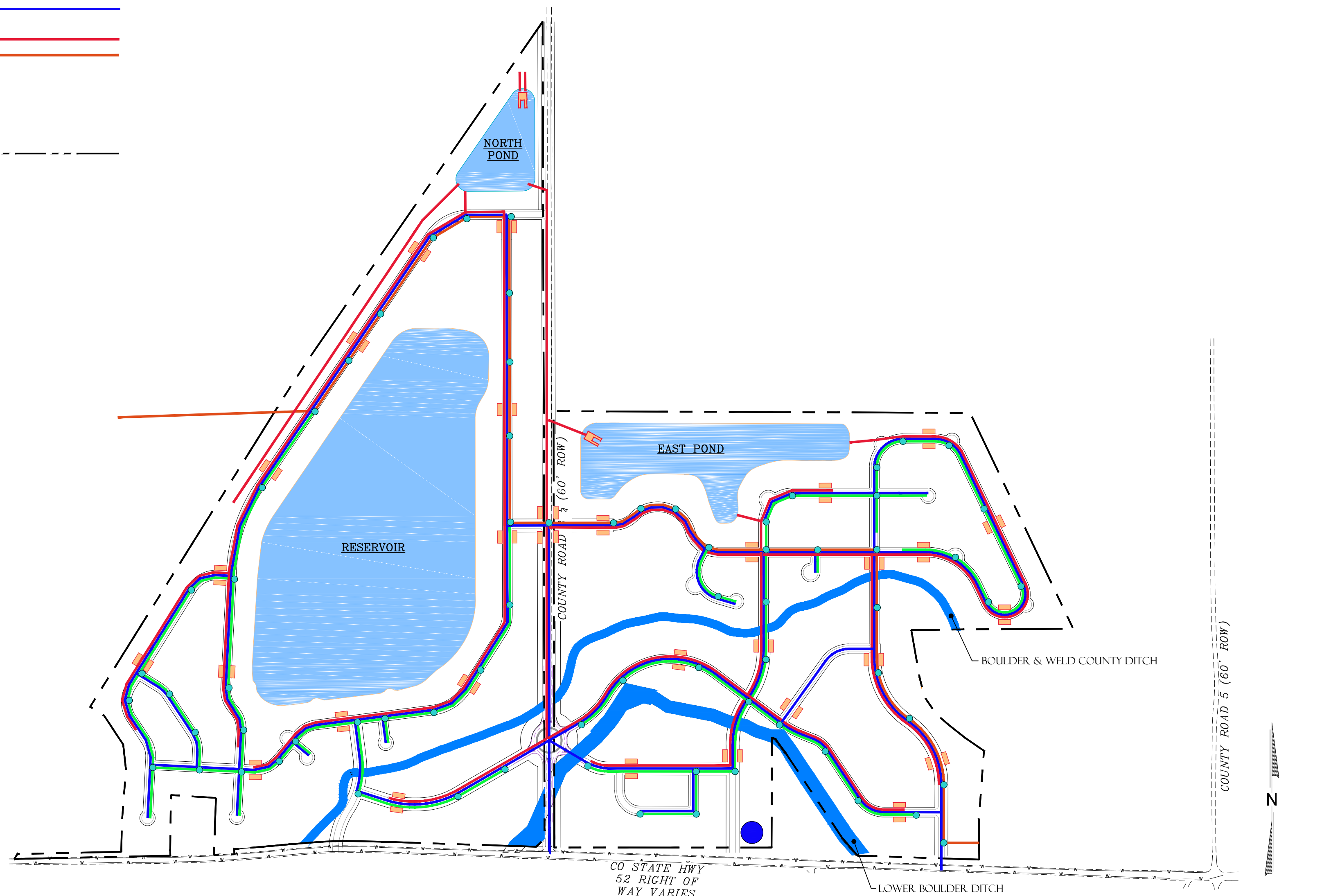
SHEET NO.
C2
SHEET 2 OF 2

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

	REVISION BLOCK REV. DATE DESCRIPTION
 T: (720) 684-0811 F: (960) 583-8212 www.permontesgroup.com	
PREPARED FOR: FARFRUMWURKIN, LLC SHEET TITLE: THE SHORES ON PLUM CREEK UTILITY EXHIBIT	
DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY:	
PROJECT NO.: 175.001 DATE: 5/15/2015 SCALE: 1" = 300'	
SHEET NO. UTL EX SHEET 1 OF 1	

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

The Shores on
PLUM CREEK

