

Colliers Hill

Filing No.4G Preliminary Plat
Board of Trustees | December 8, 2020





Filing 4F Duplex

Future MF

Community Park

Neighborhood Park

Filing 4C SFD

Filing 4G SFD

Future SFA

COLLIERS PKWY

WELD CO. ROAD 5

FLORA VIEW DR.

Context Map

Proximity to future elementary school and existing middle and high schools.

Proximity to planned and existing parks and open space.

Proximity to existing SFD and future SFA housing.

Diversity in Housing:

- Single family detached (3 size variations)
- Single family attached (duplex)
- Future Single family attached (townhome)
- Future Multi-Family



Preliminary Plat

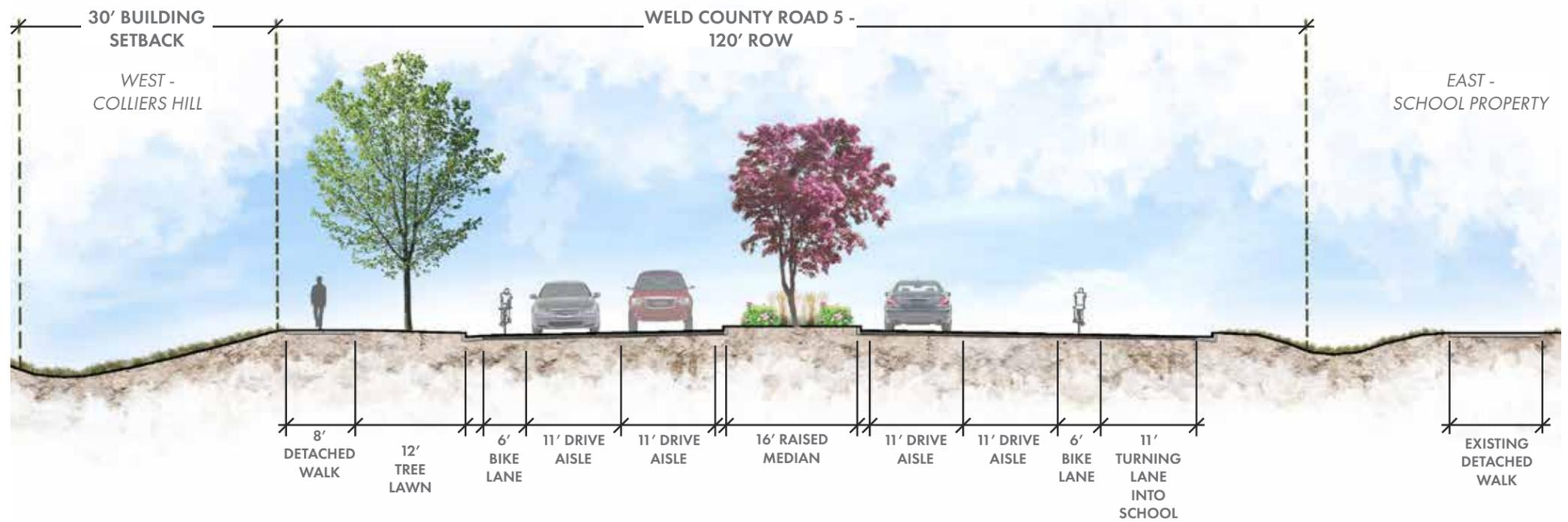
- 58.08 total acres
- 205 SFD homes
- 3.5 du/ac
- Min. lot size - 52'x110'
- Blocks oriented to maximize views
- Connections to parks and trails
- 0.63 acre Pocket Park
- 9.25 acre Neighborhood Park
- 1.0 acre Private Amenity
- 14.68 acre future SFA



Weld CR 5



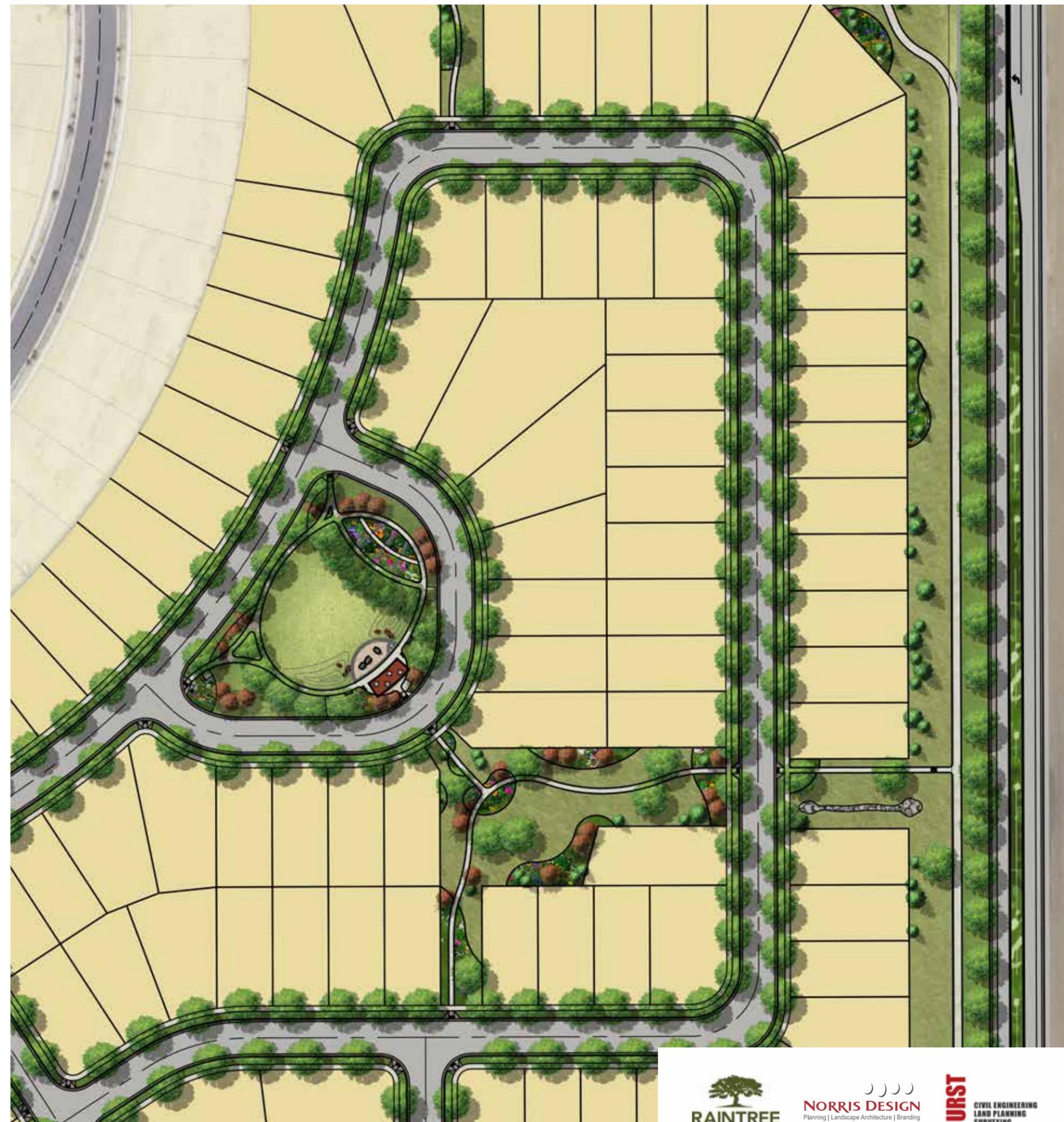
CR 5 | Existing Condition



CR 5 | Proposed Condition

Pocket Park

- 0.63 Acres
- Bocce ball lawn
- Multi-use activity lawn
- Boulder play area
- Covered shelter & picnic tables
- Bench seating throughout
- Bermed & sculpted lawn
- Xeric display gardens
- Owned and Maintained by H.O.A.



Neighborhood Park & Private Amenity

- **9.25 Acre Neighborhood Park**

- Owned and Maintained by Town of Erie
- Basketball court
- Sand volleyball court
- Lawn games specialty lawn
- Large multi-use activity lawn
- Playground areas for variable age groups
- Two (2) covered shelters with picnic tables
- Looped walking paths
- Bench seating throughout
- Off-street parking

- **1.05 Acre Private Amenity**

- Owned and Maintained by H.O.A.
- Clubhouse
- Recreational Pool
- Large pool deck with amenities



Approval Criteria

- Consistent with the Town of Erie Comprehensive Plan as well as the underlying LR zoning and the standards set forth in the Bridgewater P.U.D.
- The neighborhood is designed to meet all Town of Erie, State, and Federal standards, as applicable
- The neighborhood is in compliance with all master drainage, utility and infrastructure plans
- Pedestrian and vehicular circulation is provided in a safe and efficient manner
- Connections to adjacent parks and trails are provided
- The neighborhood is consistent with the adjacent development within the community
- Adequate public facilities are provided for future residents through proposed parks, trails and adjacent open space
- Phasing of the neighborhood will be dictated by market demands



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