

County Line Road

i. A minimum 30-foot landscaped buffer shall be maintained on either side of the street. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum 8 foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.

ii. All fencing facing the street shall be a maximum of 4 feet in height and should have an open character, such as split rail or picket. Opaque fencing is prohibited.

iii. Parking shall be screened to the greatest extent reasonably practicable from the street using a combination of berming, walls, or fencing and landscaping with a minimum height of 3 feet and maximum height of 4 feet. Parking, internal drives or streets may not extend into the landscape buffer.

iv. Permanent signage along County Line Road shall be limited to wall signs and monument signs constructed from similar materials as the primary buildings on the site. Ground signs shall be prohibited.

v. Garages may not be used as a barrier between the street and a development site.

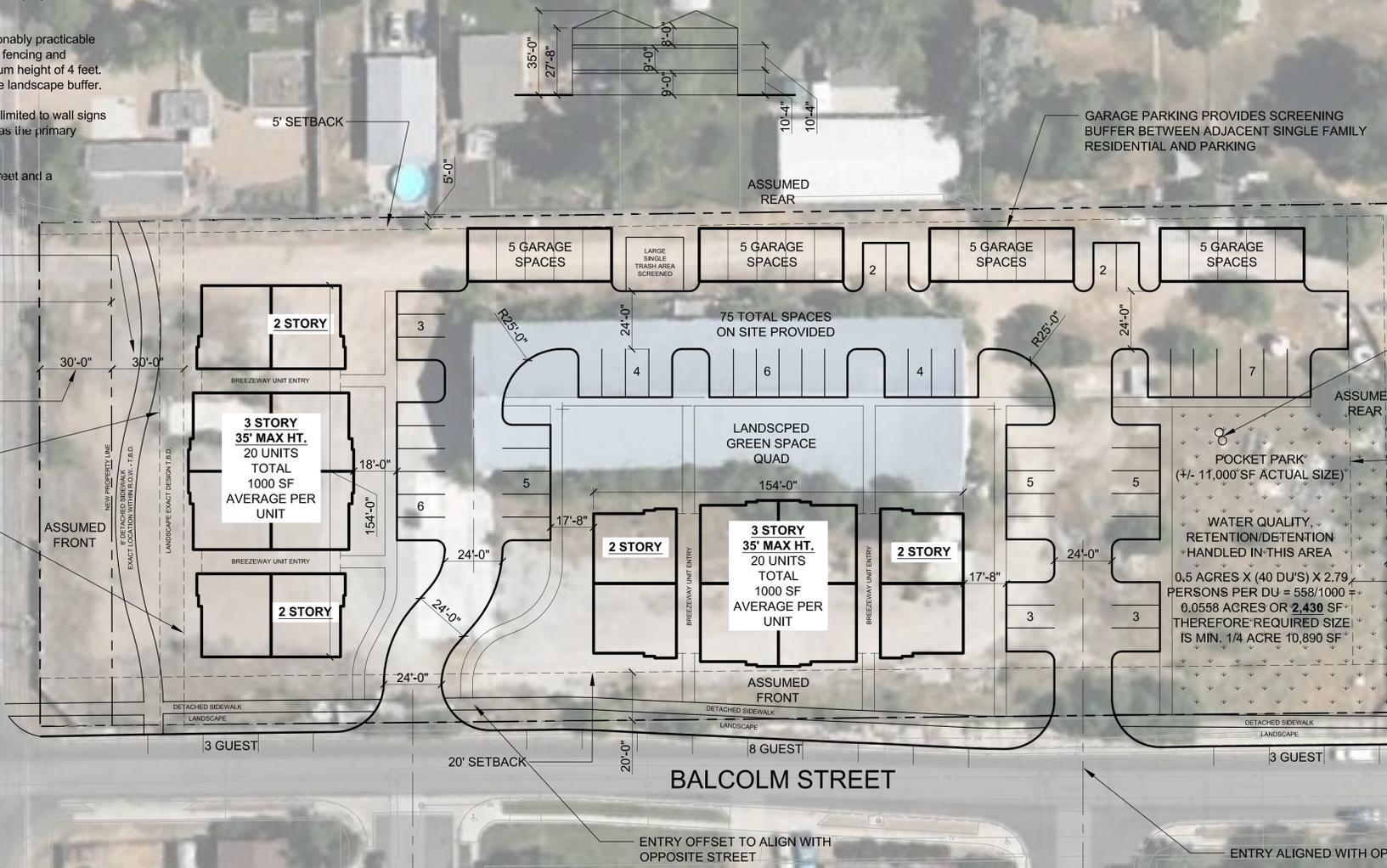
ERIE APARTMENTS SKETCH PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF
WELD, STATE OF COLORADO,
2.73 ACRES
SK-1.5

30' BUFFER
ALONG COUNTY
LINE ROAD

30' ADDITIONAL R.O.W.
DEDICATION REQUIRED
PER ERIE PUBLIC WORKS
FOR A TOTAL OF 60' ROW
FROM CENTERLINE

FRONT SETBACK
20' PRINCIPLE
30' ACCESSORY
NOTE: BUFFER GOVERNS
AS MOST RESTRICTIVE
FOR BUILDING SETBACK
PER ERIE COMMUNITY
PLANNING

E. COUNTY LINE ROAD by Line Rd



SUMMARY

- 40 DWELLING UNITS.
- 56 OFF-STREET PARKING SPACES REQUIRED (ASSUMES 20 UNITS ARE 2 BEDROOM AND 20 UNITS ARE 1 BEDROOM, 20% REDUCTION TAKEN PER SECT. 10.6.6.4 AUTOMATIC PARKING REDUCTION IN OTR), 20 GARAGE SPACES. (NOTE: IF ALL UNITS ARE 2 BEDROOM OR MORE 8 ADDITIONAL SPACES REQUIRED FOR TOTAL OF 64 SPACES - 75 SPACES SHOWN ON SITE)
- REQUIRED ACCESSIBLE DWELLING UNITS AND REQUIRED ACCESSIBLE PARKING T.B.D.
- 14 GUEST SPACES REQUIRED, CURRENTLY SHOWN ON STREET. (NOTE: IF ON-STREET PARKING IS NOT ALLOWED GUEST SPACES WILL NEED TO BE PART OF OFF-STREET PARKING COUNT).
- POCKET PARK - +/-11,000 SF PROVIDED (10,890 SF REQUIRED).
- OPEN SPACE, NEIGHBORHOOD AND COMMUNITY PARK TO BE FEE IN LIEU.

TABLE 6.6-1: OFF-STREET PARKING SCHEDULE A
du = dwelling unit sq' = gross square feet

| USE CATEGORY | USE TYPE | OFF-STREET SPACES REQUIRED |
|----------------------------------|---|---|
| Household Living Residential | Dwelling, Duplex | 2 per du |
| | Dwelling, Live/Work | See Subsection 6.6.D.3 |
| Dwelling, Mobile Home | Dwelling, Mobile Home | 2 per du |
| | Dwelling, Multi-Family | 1.5 spaces per efficiency, studio or 1-bedroom du; 2 spaces per du with 2 or more bedrooms, plus 1 guest space per 3 du's |
| | Dwelling, Single-Family Attached | 2 spaces per du, + 1 guest space per 3 du's |
| Dwelling, Single-Family Detached | 2 spaces per du | |
| Mobile Home Park | 2 spaces per du, + 1 guest space per 4 du's | |
| Model Home | See Subsection 6.6.D.3 | |

MULTIFAMILY DEVELOPMENTS SHALL MEET ONE OF THE FOLLOWING:

Chapter 6: DEVELOPMENT AND DESIGN STANDARDS
Section 10.6.7 Residential USE CATEGORY DESIGN STANDARDS

(A) A minimum of 50 percent of the total planned dwelling units shall vary in size from other dwelling units by at least 250 square feet.

(B) A maximum of 50 percent of the total planned dwelling units may have the same number of bedrooms.

(C) A minimum of 10 percent of the total planned dwelling units shall have at least 3 bedrooms.

| District | Minimum Lot Standards | | | | Minimum Setbacks (ft.) | | | | Max Height (ft) |
|----------|---------------------------|--------------------|-------------------------------|--------------------------------|------------------------|---|-------------------------------|---------------------|-----------------|
| | Max/Min Density (DU/Acre) | Width (ft) | Net Area (sq ft) | Front | Street (all uses) | Interior Lot Line | Rear | | |
| OTR | SF: 5/ha MF: 15/ha | SF: 50 MF: none | SF: 5,000 MF: 3,000 per DU | Principal: 20 Accessory: 30 | 20 | Prin: 5 ⁰ Acc: 5 ⁰ | Principal: 20 Accessory: 5 | Prin: 35 Acc: 25 | |

- ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING NOT ATTACHED.
- MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.
- NET AREA IS THE SIZE OF THE LOT; NOT TO INCLUDE TRACTS AND STREETS AND THEIR RIGHT-OF-WAYS.

NOTE:

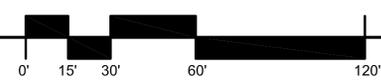
ZONE DISTRICT: OTR (OLD TOWN RESIDENTIAL) UP TO 16 DWELLING UNITS PER ACRE.

SITE AREA: 118,867 GSF
112,567 NET SF (EXCLUDES 30 ROW INCREASE)
112,567/43,560 = 2.58 NET ACRES X 16 DU = 41.28 TOTAL DU PERMITTED (40 DU PROPOSED).

LANDSCAPE AREA: 112,567 NET SF X 15% = 16,885 REQUIRED
NOTE: 35,540 +/- SF AREA OF SITE AVAILABLE FOR LANDSCAPING AND SIDEWALKS - FINAL

DOCUMENTS USED IN SITE OPTION PREPARATION:

GOOGLE EARTH SATELLITE PHOTO
ALTA SURVEY BY TRISTATE SURVEYING, INC. DRAWING NO. 201525_ALTA DATED: 01 MAY 15.



SITE CONCEPT 1



A1.5
SHEET 1 of 2

RH 14-174

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ERIE APARTMENTS
4060 COUNTY LINE ROAD
ERIE, COLORADO 80516

ISSUE:
PRELIMINARY 06.19.2015
PRELIMINARY 08.07.2015
SKETCH PLAN 08.21.2015

PRELIMINARY
SITE CONCEPT 5

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 SITE CONCEPT 5

A2.5
 SHEET 2 of 2