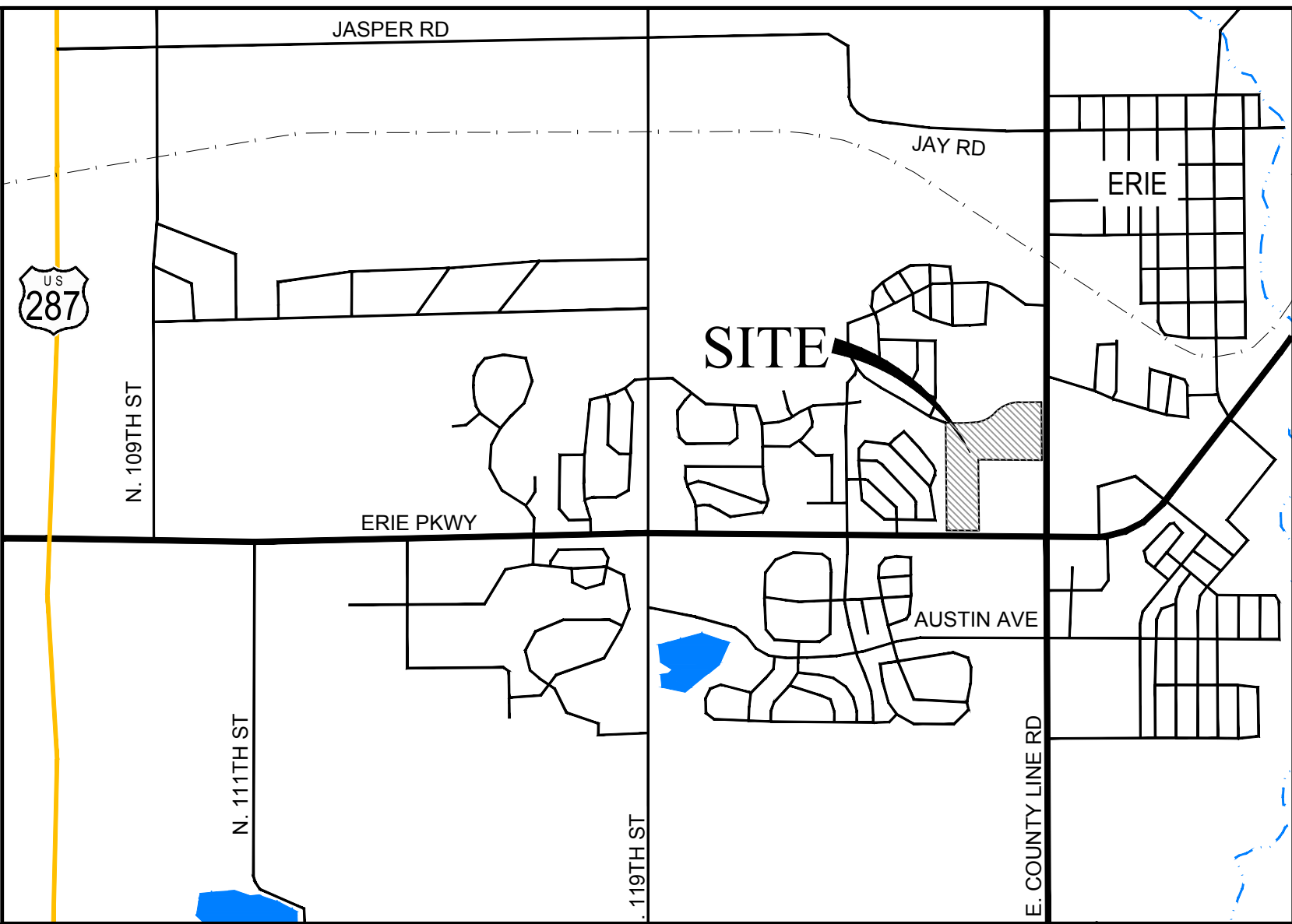
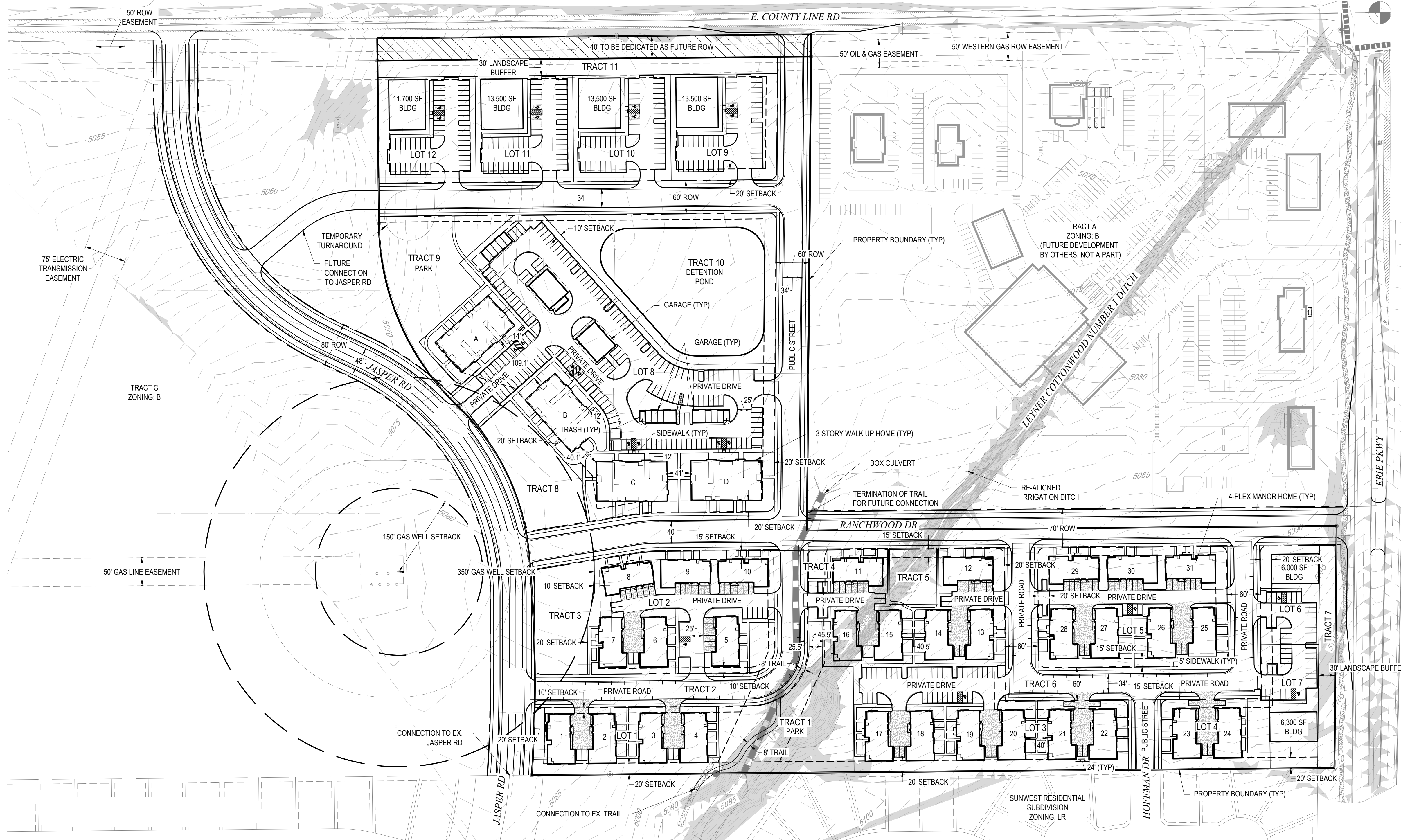


RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018

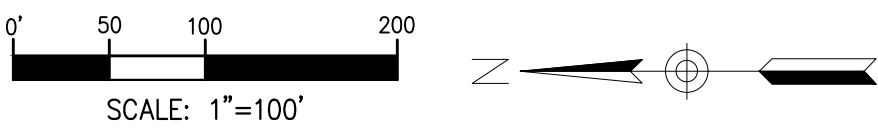


VICINITY MAP
SCALE 1"=2000'

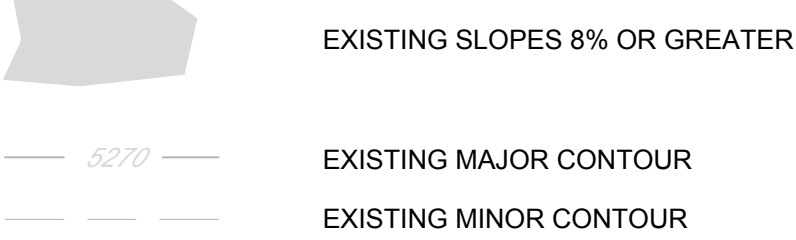
TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
TRACT 1	0.90 AC	POCKET PARK	HOA	HOA
TRACT 2	0.94 AC	ACCESS	HOA	HOA
TRACT 3	0.45 AC	PRIVATE COMMON AREA	HOA	HOA
TRACT 4	0.04 AC	PRIVATE COMMON AREA	HOA	HOA
TRACT 5	0.20 AC	PRIVATE COMMON AREA	HOA	HOA
TRACT 6	1.23 AC	ACCESS	HOA	HOA
TRACT 7	0.28 AC	LANDSCAPE BUFFER	HOA	HOA
TRACT 8	0.52 AC	PRIVATE COMMON AREA	HOA	HOA
TRACT 9	0.79 AC	POCKET PARK	HOA	HOA
TRACT 10	1.84 AC	PRIVATE COMMON AREA / DETENTION POND	HOA	HOA
TRACT 11	0.49 AC	LANDSCAPE BUFFER	HOA	HOA

LOT SUMMARY CHART	
LOT	AREA
LOT 1	0.91 AC
LOT 2	1.62 AC
LOT 3	3.23 AC
LOT 4	0.56 AC
LOT 5	1.67 AC
LOT 6	0.43 AC
LOT 7	0.48 AC
LOT 8	4.36 AC
LOT 9	0.83 AC
LOT 10	0.76 AC
LOT 11	0.76 AC
LOT 12	0.76 AC

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
MULTI-FAMILY RESIDENTIAL / COMMON AREAS / POCKET PARKS	17.10 AC	59.7%
COMMERCIAL	4.02 AC	14.0%
LANDSCAPE BUFFER	0.77 AC	2.7%
TRACTS (ACCESS)	2.16 AC	7.5%
RIGHT-OF-WAY	4.60 AC	16.1%
TOTAL	28.65 AC	100%



LEGEND



RANCHWOOD MINOR SUBDIVISION SITE PLAN

APPLICANT:
CHARTERED DEVELOPMENT CORP.
GRANITE CAPITAL GROUP
2555 49TH ST, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

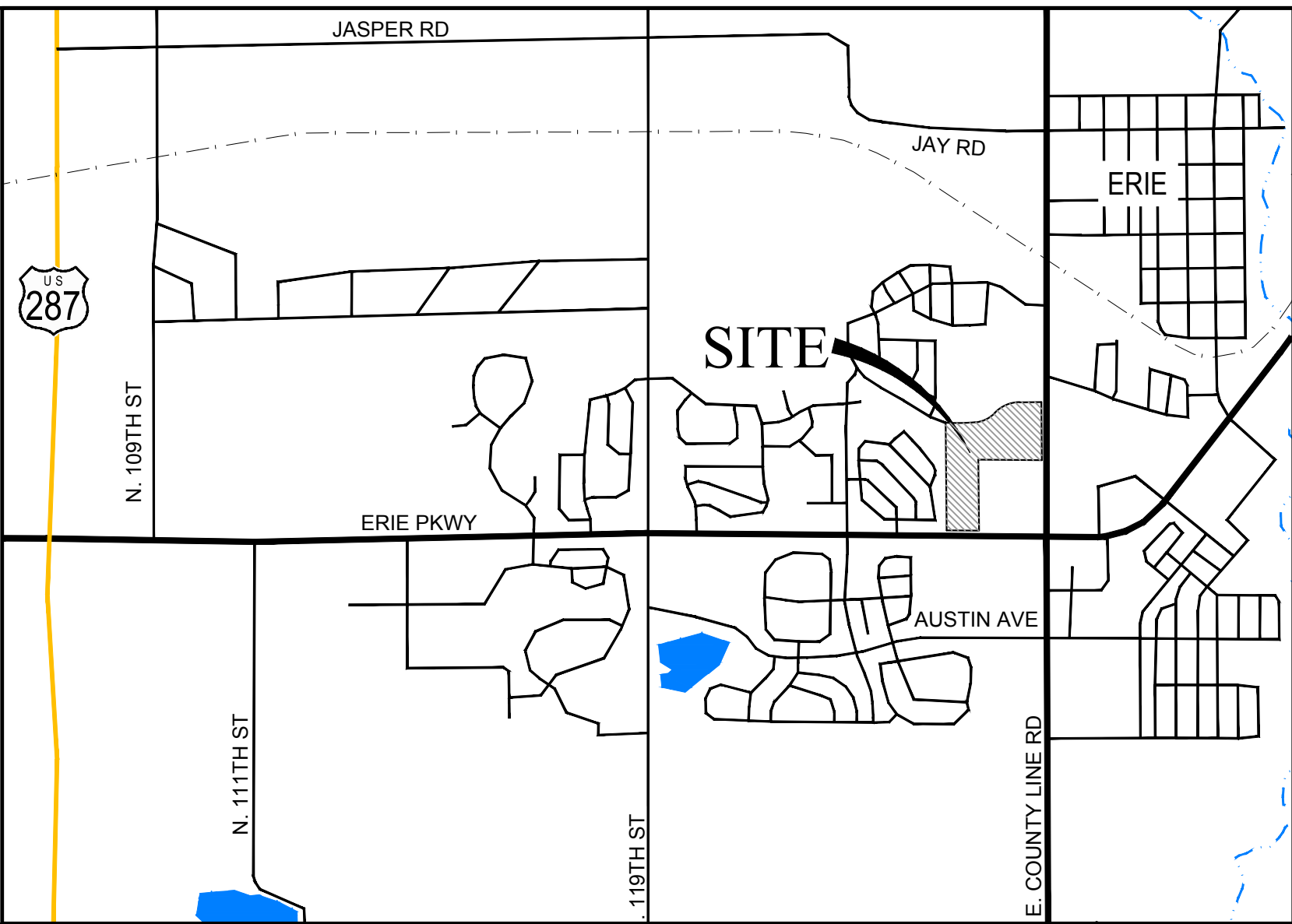
ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

LANDSCAPE:
OUTSIDE L.A., LLC
BOULDER, COLORADO 80304
303-517-9256

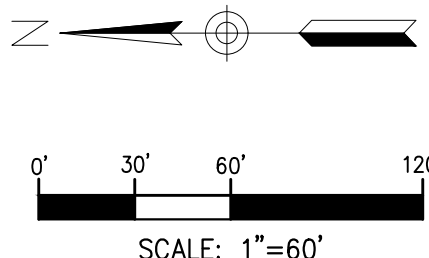
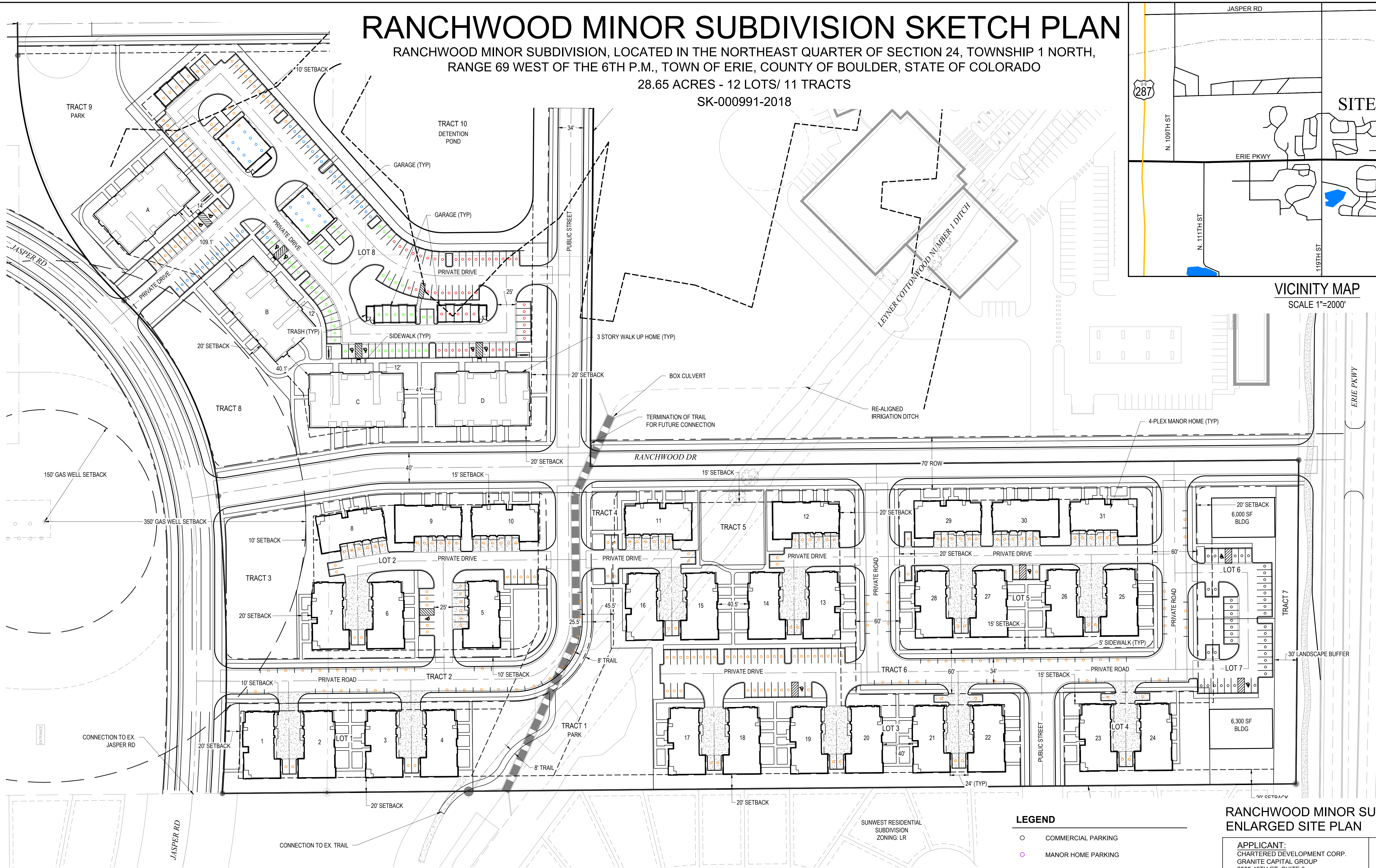
DATE: 06/01/2018
REVISED: 11/12/2018
01/18/2019

RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018



VICINITY MAP
SCALE 1"=2000'



- LEGEND**
- COMMERCIAL PARKING
 - MANOR HOME PARKING
 - GARDEN APARTMENT BUILDING A PARKING
 - GARDEN APARTMENT BUILDING B PARKING
 - GARDEN APARTMENT BUILDING C PARKING
 - GARDEN APARTMENT BUILDING D PARKING

RANCHWOOD MINOR SUBDIVISION ENLARGED SITE PLAN

APPLICANT:
CHARTERED DEVELOPMENT CORP.
GRANITE CAPITAL GROUP
2555 49TH ST, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

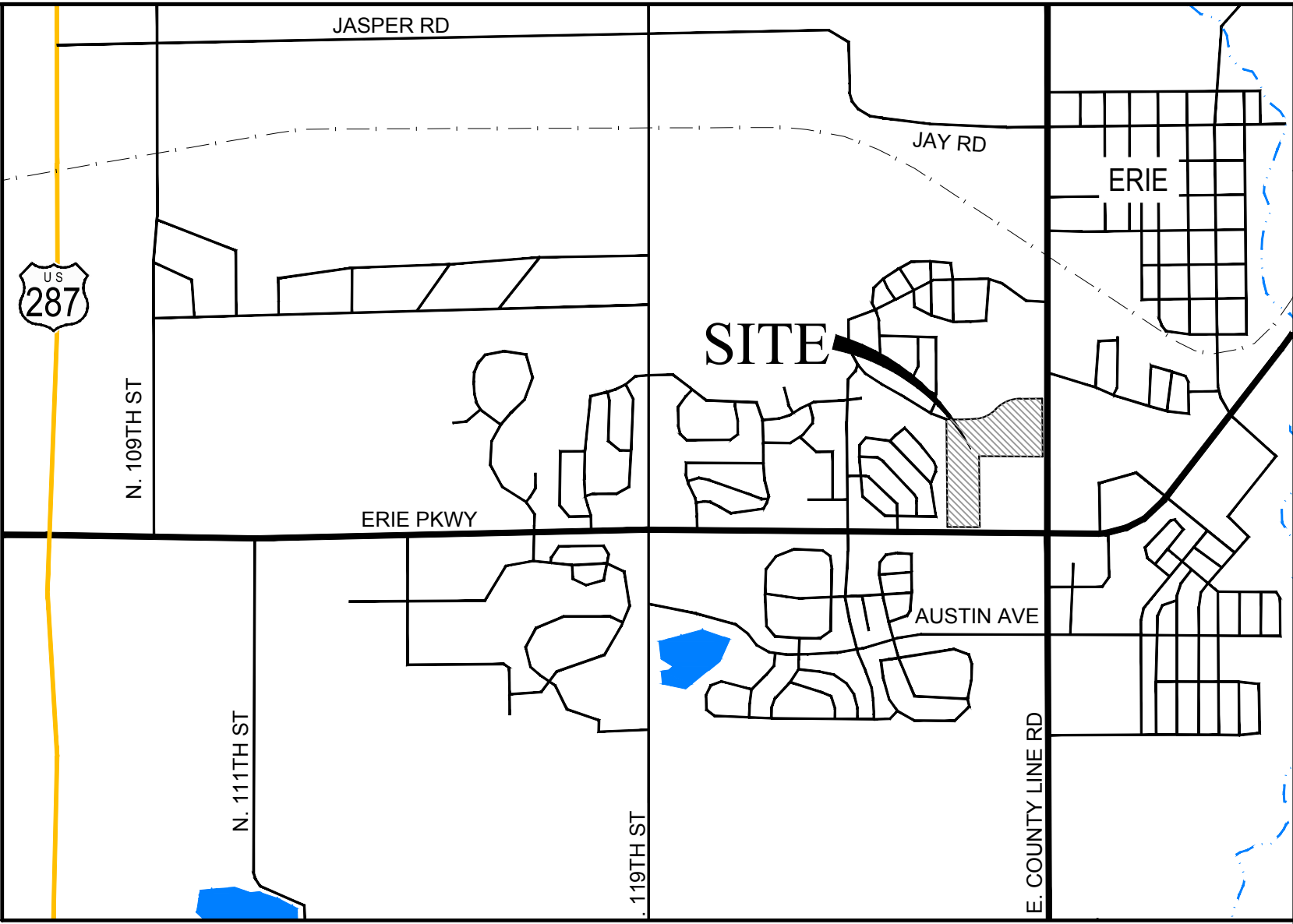
ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

LANDSCAPE:
OUTSIDE L.A., LLC
BOULDER, COLORADO 80304
303-517-9256

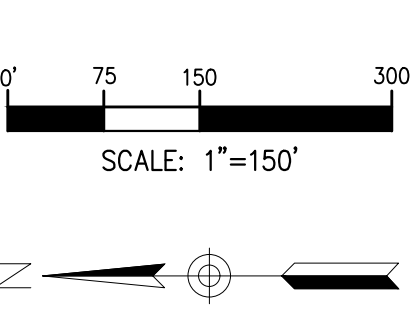
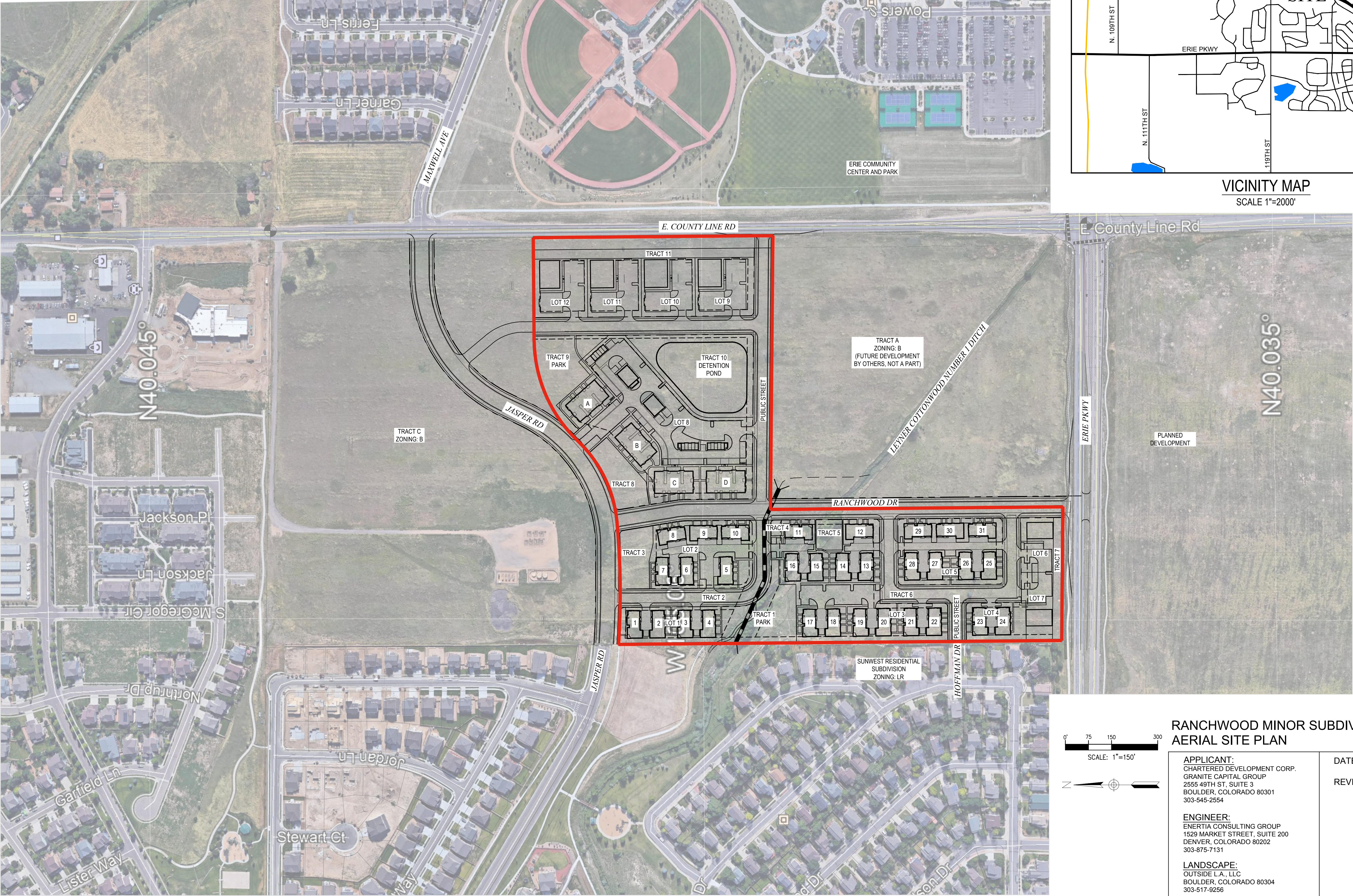
DATE: 06/01/2018
REVISED: 11/12/2018
01/18/2019

RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018



VICINITY MAP
SCALE 1"=2000'



RANCHWOOD MINOR SUBDIVISION AERIAL SITE PLAN

APPLICANT:
CHARTERED DEVELOPMENT CORP.
GRANITE CAPITAL GROUP
2555 49TH ST, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

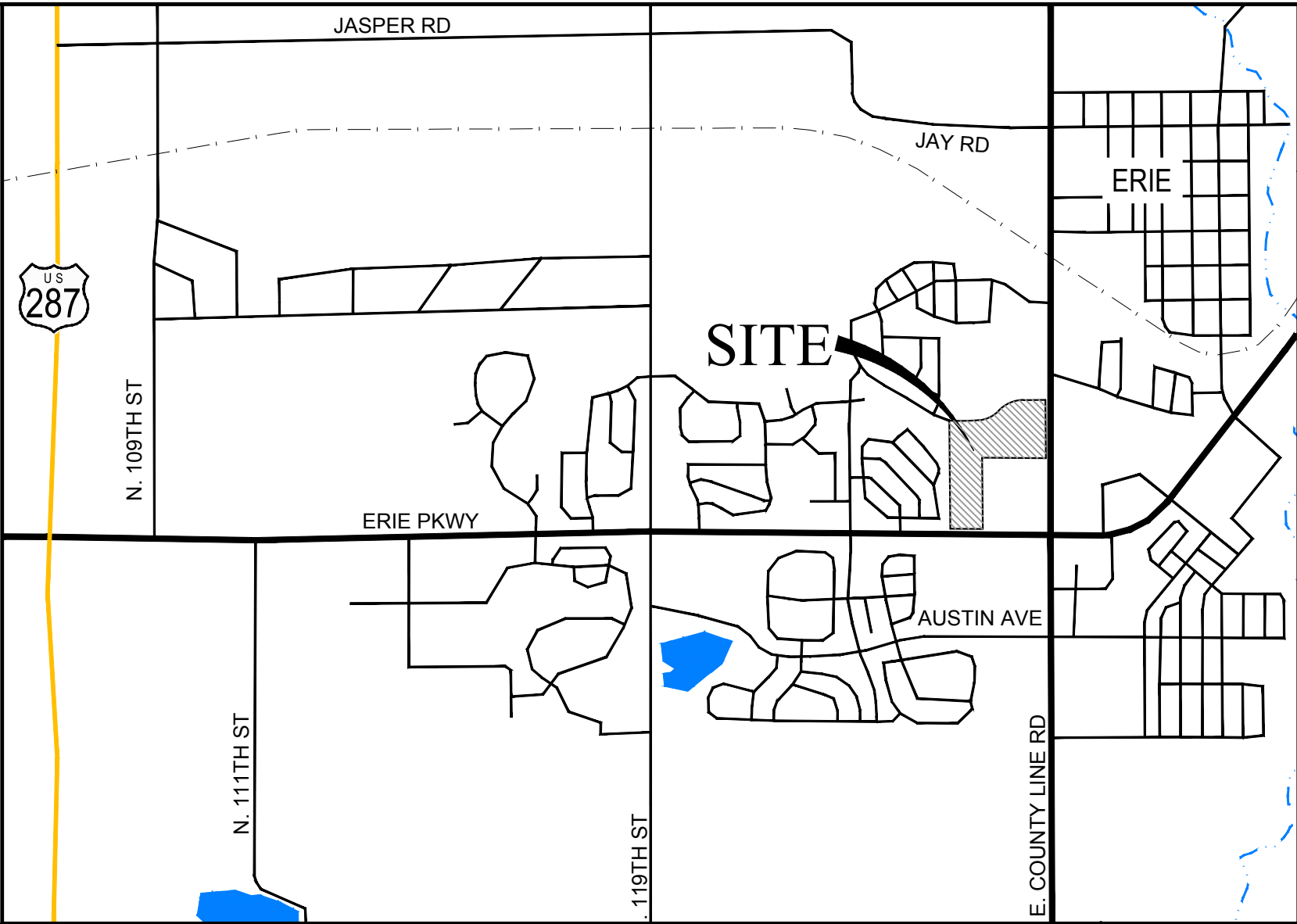
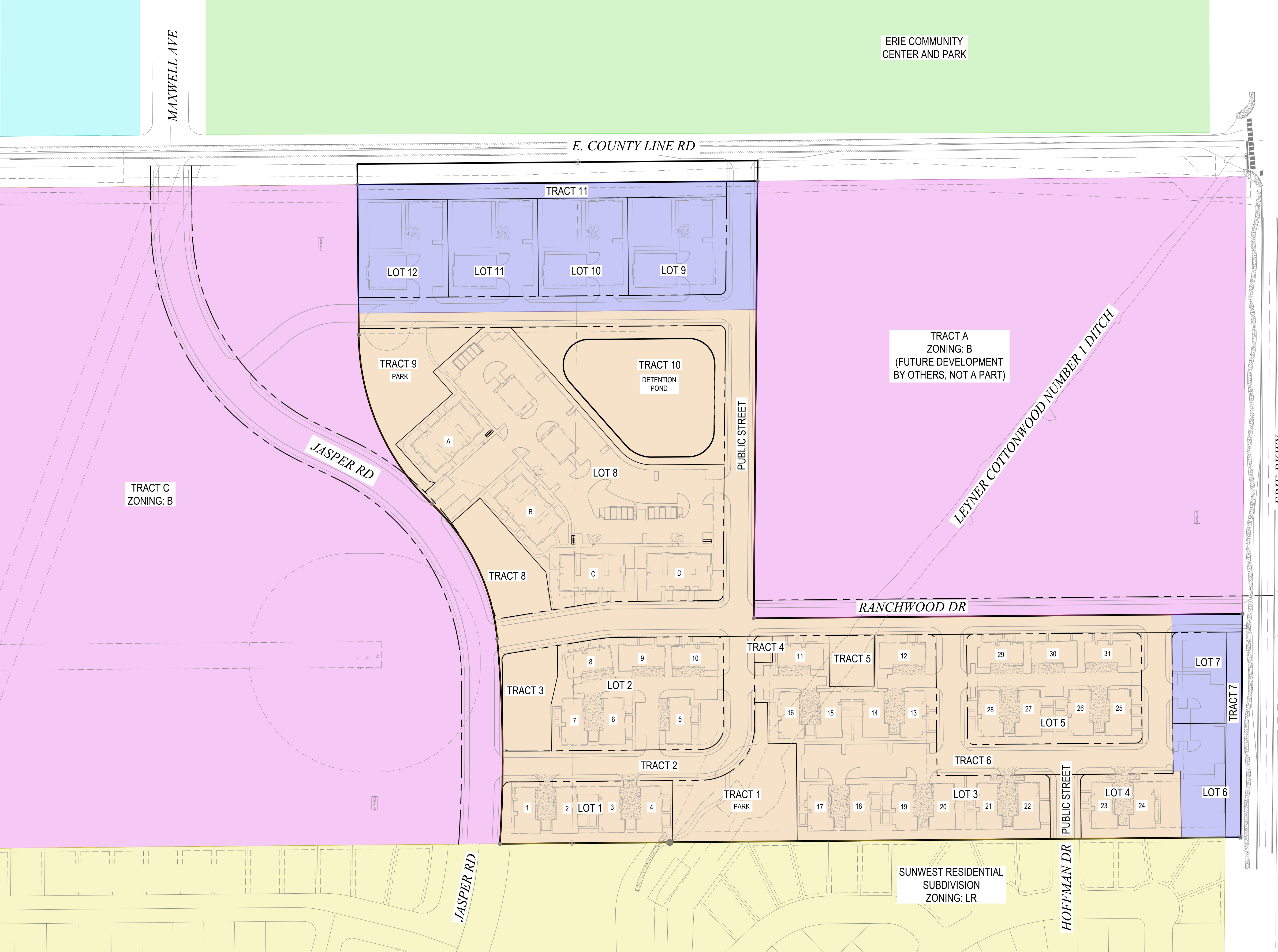
ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

LANDSCAPE:
OUTSIDE L.A., LLC
BOULDER, COLORADO 80304
303-517-9256

DATE: 06/01/2018
REVISED: 11/12/2018
01/18/2019

RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018



VICINITY MAP
SCALE 1"=200'

LEGEND

- LOW DENSITY RESIDENTIAL (LR)
- PLANNED DEVELOPMENT (PD)
- BUSINESS (B)
- AGRICULTURE/ OPEN SPACE (AG/OS)
- MEDIUM DENSITY RESIDENTIAL (MR)
- COMMUNITY COMMERCIAL (CC)

NOTE:

RANCHWOOD MINOR SUBDIVISION IS CURRENTLY
ZONED COMMUNITY MIXED USE (CMU)

RANCHWOOD MINOR SUBDIVISION ZONING PLAN

APPLICANT:
CHARTERED DEVELOPMENT CORP.
GRANITE CAPITAL GROUP
2555 49TH ST, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

LANDSCAPE:
OUTSIDE L.A., LLC
BOULDER, COLORADO 80304
303-517-9256

DATE: 06/01/2018
REVISED: 11/12/2018
01/18/2019

RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018



RANCHWOOD MINOR SUBDIVISION GARDEN APARTMENTS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
GRANITE CAPITAL GROUP
2555 49TH ST, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

LANDSCAPE:
OUTSIDE L.A., LLC
BOULDER, COLORADO 80304
303-517-9266

DATE: 06/01/2018

REVISED: 11/12/2018
01/18/2019

RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018



RANCHWOOD MINOR SUBDIVISION MANOR HOME PICTURES

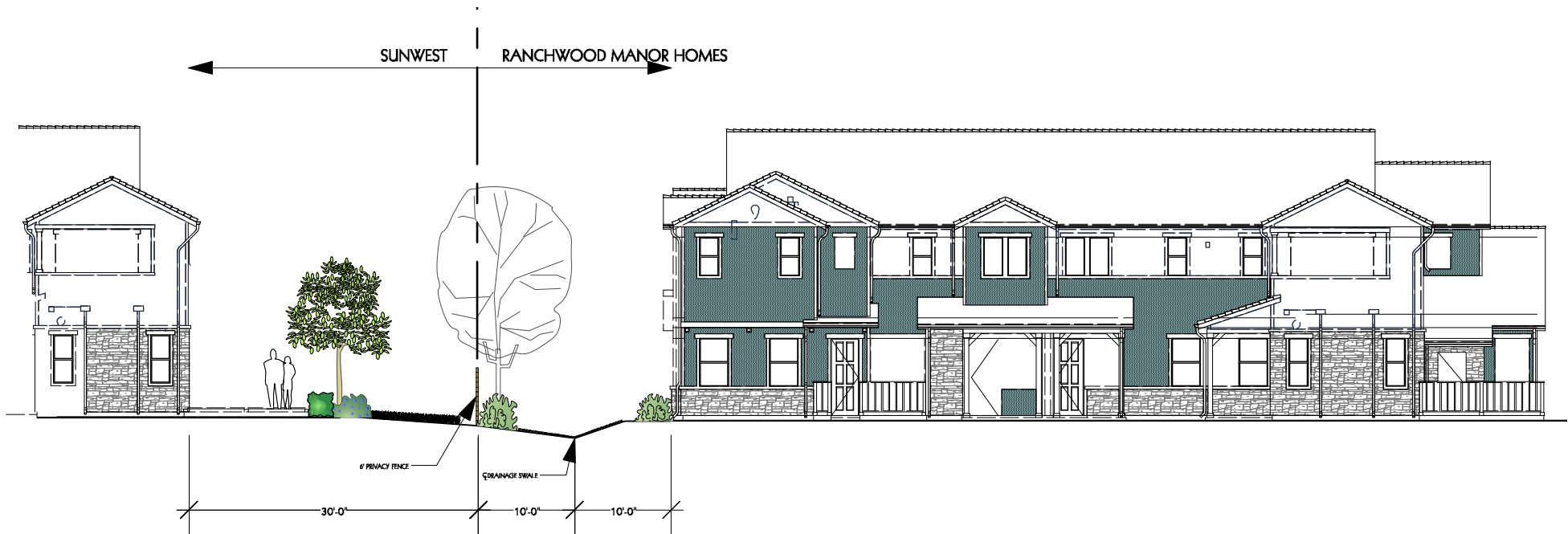
APPLICANT:
CHARTERED DEVELOPMENT CORP.
GRANITE CAPITAL GROUP
2555 49TH ST, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

LANDSCAPE:
OUTSIDE L.A., LLC
BOULDER, COLORADO 80304
303-517-9266

DATE: 06/01/2018

REVISED: 11/12/2018
01/18/2019

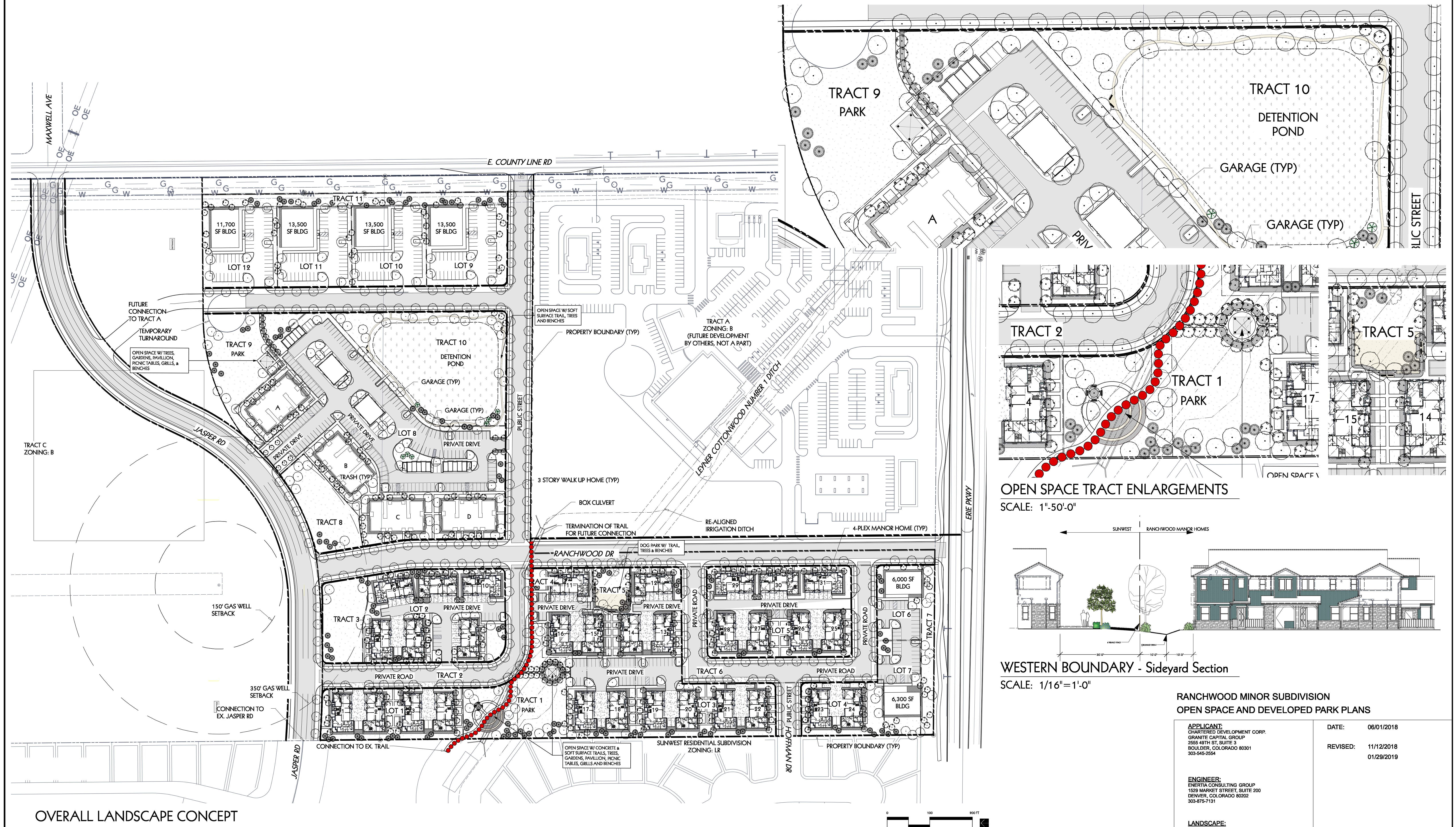


WESTERN BOUNDARY - Sideyard Section

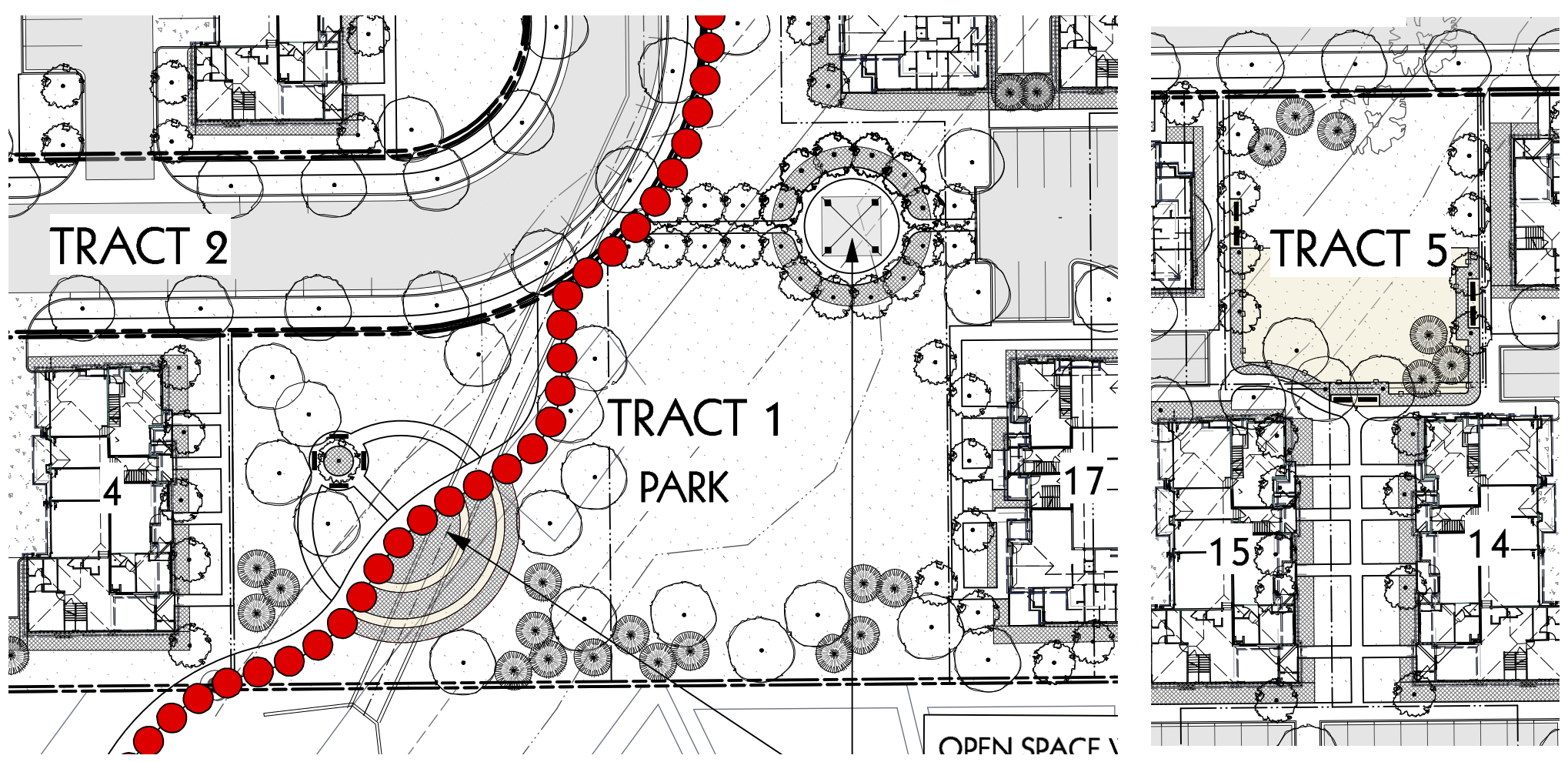
SCALE: 1/16" = 1'-0"

RANCHWOOD MINOR SUBDIVISION SKETCH PLAN

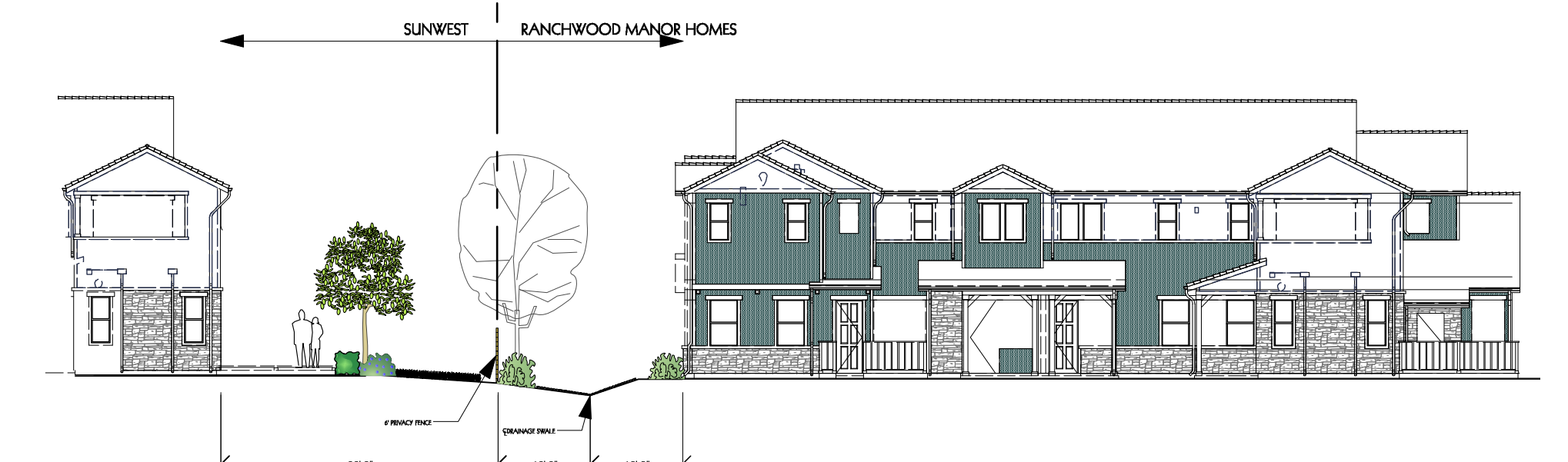
RANCHWOOD MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
28.65 ACRES - 12 LOTS/ 11 TRACTS
SK-000991-2018



OVERALL LANDSCAPE CONCEPT
SCALE: 1"=100'-0"



OPEN SPACE TRACT ENLARGEMENTS
SCALE: 1"=50'-0"



WESTERN BOUNDARY - Sideyard Section
SCALE: 1/16"=1'-0"

RANCHWOOD MINOR SUBDIVISION OPEN SPACE AND DEVELOPED PARK PLANS	
APPLICANT: CHARTERED DEVELOPMENT CORP. GRANITE CAPITAL GROUP 2655 40TH ST. SUITE 3 BOULDER, COLORADO 80301 303-445-2554	DATE: 06/01/2018 REVISED: 11/12/2018 01/29/2019
ENGINEER: ENERVIA CONSULTING GROUP 1209 MARKET STREET, SUITE 200 DENVER, COLORADO 80202 303-675-7131	
LANDSCAPE: OUTSIDE L.A., LLC BOULDER, COLORADO 80304 303-617-9266	

