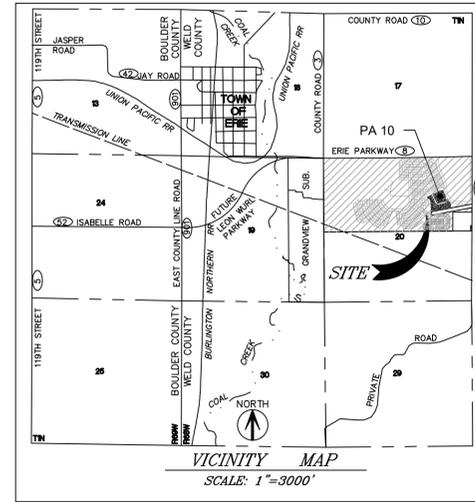
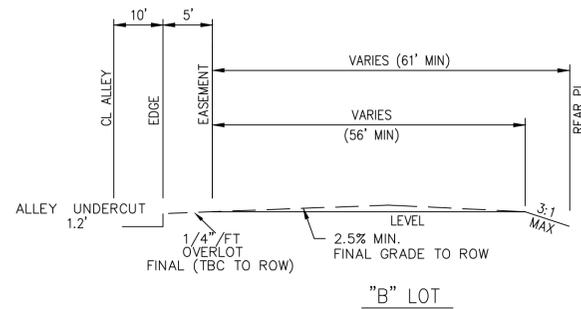
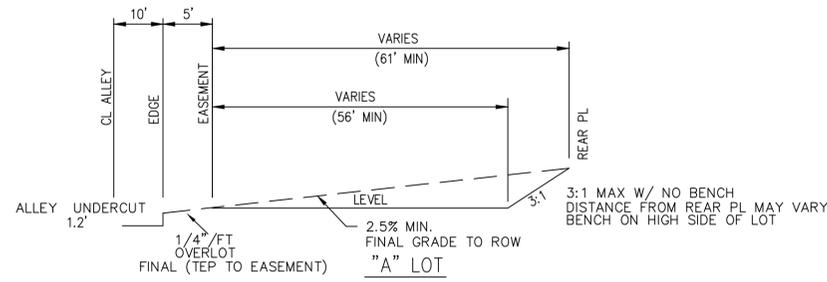


# PRELIMINARY GRADING AND UTILITY PLANS

## ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

### OVERLOT GRADING TEMPLATES



SHEET #	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	UTILITY PLAN
4	SIGNAGE PLAN
5	GRADING PLAN
6	INITIAL EROSION CONTROL PLAN
7	INTERIM & FINAL EROSION CONTROL PLAN
8	EROSION DETAILS

**OWNER**  
J DEARMIN LLC  
10343 FEDERAL BOULEVARD  
UNIT 515  
WESTMINSTER, CO 80260  
CONTACT: JAMES DEARMIN

**OWNER**  
J GAZ LLC  
4955 WEST 65TH AVENUE  
ARVADA, CO 80003  
CONTACT: JOHNNY GAZ

**OWNER**  
WY&K HOLDINGS, LLC  
28221 HIDDEN VILLAGE DRIVE  
EVERGREEN, CO 80439  
CONTACT: ROBERT E. YOULE

**OWNER**  
THE JACK SHELL & SONIA SHELL  
FAMILY TRUSTS  
10015 MEADE COURT  
WESTMINSTER, CO 80031  
CONTACT: JACK SHELL

**APPLICANT**  
OAKWOOD HOMES LLC  
4908 TOWER ROAD  
DENVER, CO 80249  
(303) 486-8500  
CONTACT: BRUCE RAU

**PLANNER**  
TERRACINA DESIGN  
10200 E. GIRRARD AVE., A-314  
DENVER, CO 80231  
(303) 632-8867  
CONTACT: LAYLA ROSALES

**ENGINEER**  
CORE CONSULTANTS  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
(303) 703-4444, EXT 113  
CONTACT: DAVID FORBES

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST QUARTER CORNER BY A 2 1/2" ALUMINUM CAP STAMPED "PLS 28656", AND AT THE CENTER QUARTER CORNER BY A 2 1/2" ALUMINUM CAP STAMPED "PLS 28258", ASSUMED TO BEAR NORTH 89°05'29" EAST, A DISTANCE OF 2640.94 FEET.

### PROJECT BENCHMARK:

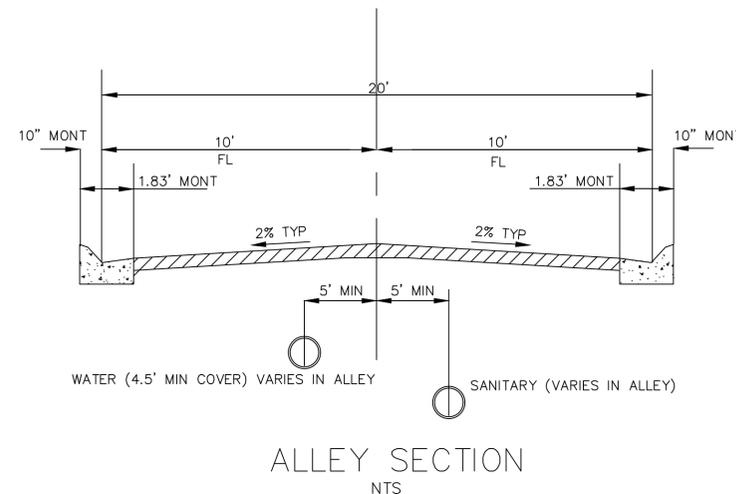
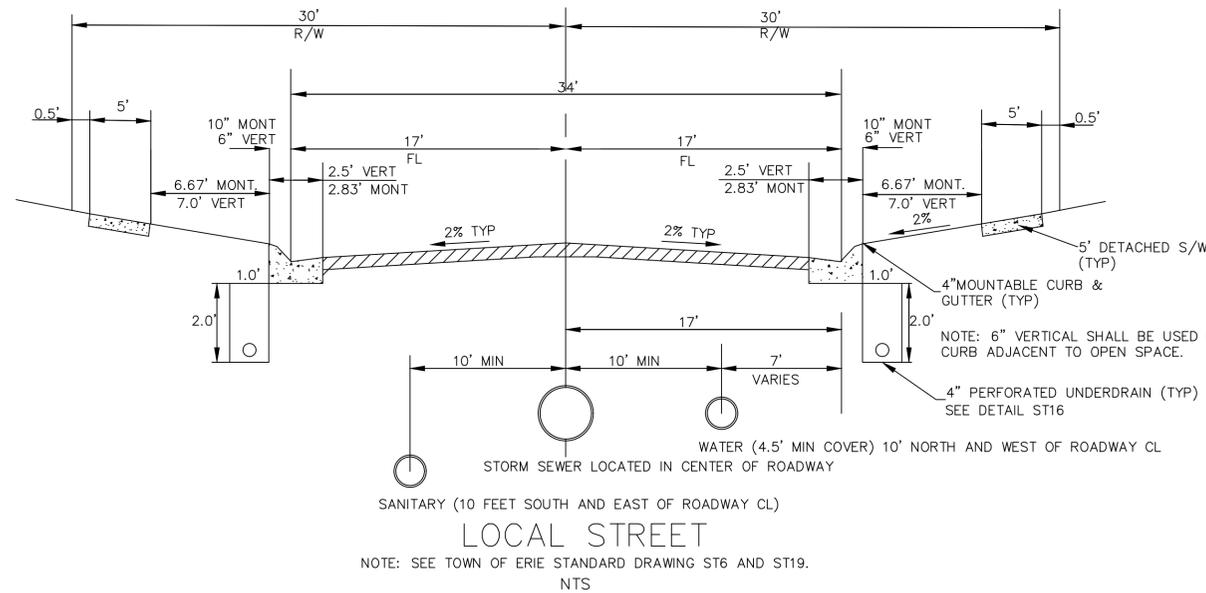
NGS POINT 48VA 1999 - ELEVATION = 5074.66 U.S. SURVEY FEET (NAVD88)

### NOTICE:

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, CORE CONSULTANTS APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

### NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY THE SEARCH OF AVAILABLE RECORDS. THE ENGINEER ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF SUCH DATA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE PROTECTION OR AND ANY DAMAGE TO SAID FACILITIES.



LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



CALL & BIDDERS MUST BE SUBMITTED TO THE PROJECT OFFICE FOR THE MARKING OF UNDERGROUND UTILITY LINES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	DATE	BY
7	24.2022	JRS
7		7TH SUBMITTAL

ERIE HIGHLANDS  
PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY COVER SHEET  
OAKWOOD HOMES

INITIAL PLAN	RELEASE
	2.4.2022
DESIGNED BY:	JRS
DRAWN BY:	LMK
CHECKED BY:	JRS

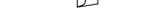
JOB NO.	SHEET
17-027-001	1 OF 8

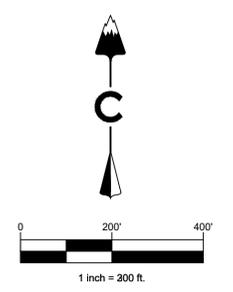
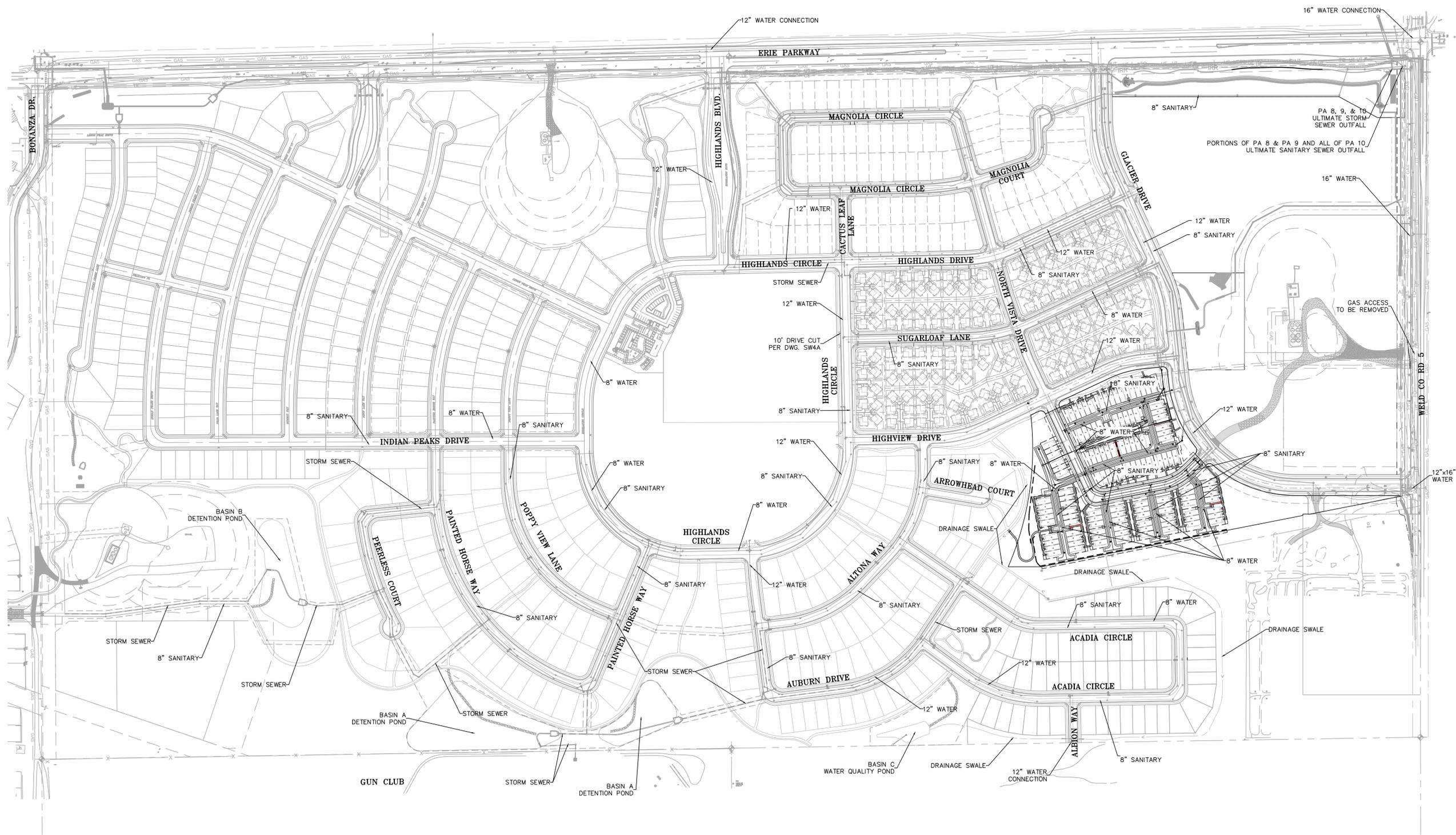
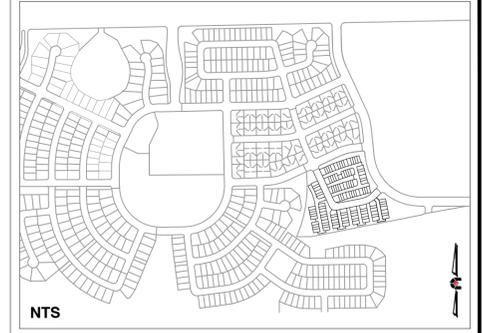
PRELIMINARY GRADING AND UTILITY PLANS FOR ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

X:\17-027-ERIE HIGHLANDS\_889\CADD\CIVIL\PRELIMINARY PLAT NO. 5\GRADING & UTILITY\02-OVERALL SITE PLAN.DWG - JSIMPSON

PP-001150-2020

**LEGEND**

-  PROPOSED STORM SEWER
-  PROPOSED TYPE R INLET
-  PROPOSED FES
-  SANITARY MH W/ MAIN
-  FIRE HYDRANT
-  GATE VALVE
-  TEE W/ TRUST BLOCK
-  BEND W/ TRUST BLOCK
-  WATER MAIN



CALL ALL UTILITIES BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION, HORIZONTAL AND VERTICAL. THE EXISTING LOCATION AND DEPTH OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	DATE	BY
# 7	7/11	JSIMPSON
# 7	7/11	JSIMPSON

**ERIE HIGHLANDS**  
 PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY  
 OVERALL SITE PLAN  
 OAKWOOD HOMES

INITIAL PLAN  
 RELEASE: 2.4.2022  
 DESIGNED BY: JRS  
 DRAWN BY: LMK  
 CHECKED BY: JRS

JOB NO.  
 17-027-001  
 SHEET  
 2 OF 8

CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.703.4444  
 LIVE@CORE.COM

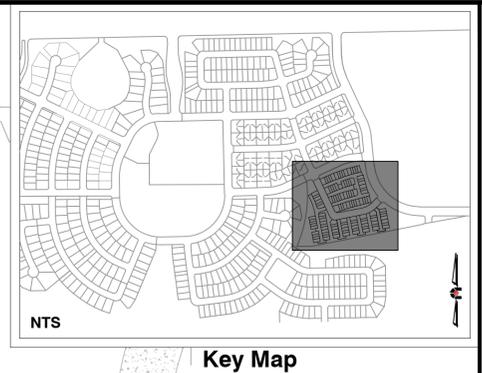
LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE



PRELIMINARY GRADING AND UTILITY PLANS FOR  
 ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

**LEGEND**

	PROPOSED STORM SEWER
	PROPOSED TYPE R INLET
	PROPOSED FES
	SANITARY MH W/ MAIN
	FIRE HYDRANT
	GATE VALVE
	TEE W/ THRUST BLOCK
	BEND W/ THRUST BLOCK
	WATER MAIN



CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 ENERWOOD, CO 80113  
 303.703.4444  
 LIVEFOURCORE.COM

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE



CALL A BUSINESS DAY BEFORE WORK BEGINS TO  
 DISCUSS GRADE OR EXCAVATE FOR THE MARKING OF  
 UNDERGROUND MEMBER UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
 LOCATION (HORIZONTAL AND VERTICAL), THE EXISTING  
 DEPT. RECORDS, OR THE BEST AVAILABLE INFORMATION. IT IS THE USER'S  
 RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE  
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE BY
7	7TH SUBMITTAL	2.4.2022 JRS

**ERIE HIGHLANDS**  
 PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY  
 UTILITY PLAN  
 OAKWOOD HOMES

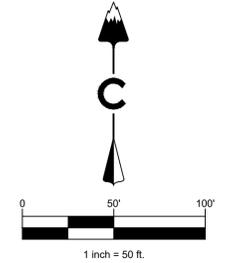
INITIAL PLAN

RELEASE:	2.4.2022
DESIGNED BY:	JRS
DRAWN BY:	LMK
CHECKED BY:	JRS

JOB NO.  
17-027-001  
 SHEET  
3 OF 8

PP-001150-2020

PRELIMINARY GRADING AND UTILITY PLANS FOR  
 ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

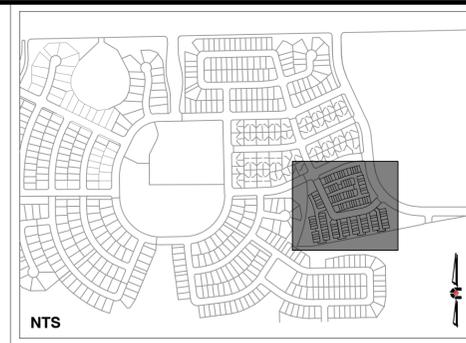


X:\17-027-ERIE HIGHLANDS\_88\9\CADD\CIVIL\PRELIMINARY PLAT NO. 5\GRADING & UTILITY\03-UTILITY PLAN.DWG - JSIMPSON



X:\17-027-ERIE HIGHLANDS\_88\9\CADD\CIVIL\PRELIMINARY PLAT NO. 5\GRADING & UTILITY\05-GRADING PLAN.DWG -J.SIMPSON

PP-001150-2020



CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 ENERWOOD, CO 80113  
 303.703.4444  
 LIVEFOURCORE.COM

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE



CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL), THE EXISTING FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE	BY
7	7TH SUBMITTAL	24.2022	JRS

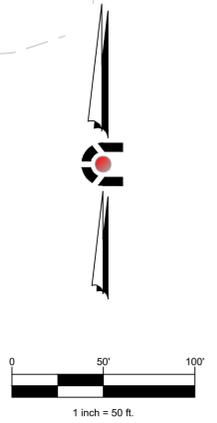
**ERIE HIGHLANDS**  
 PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY  
 GRADING PLAN  
 OAKWOOD HOMES

INITIAL PLAN

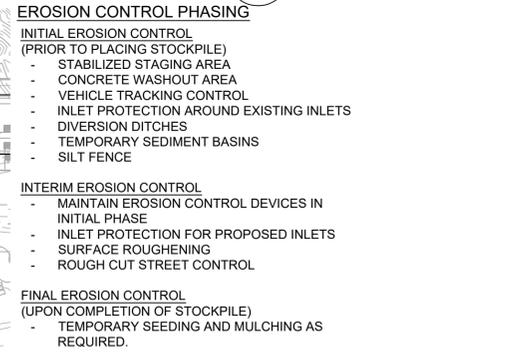
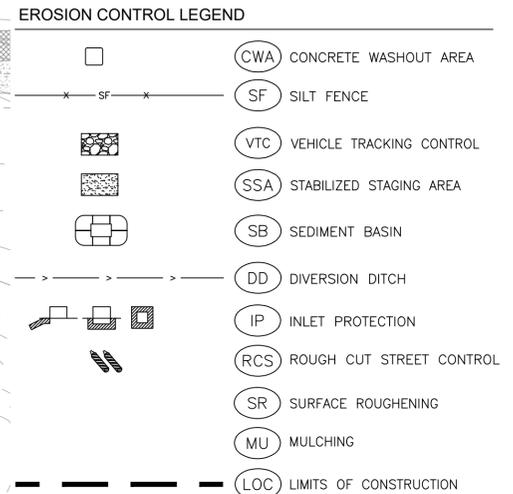
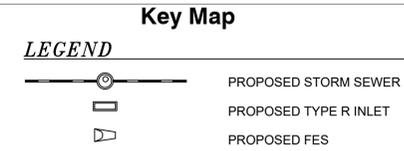
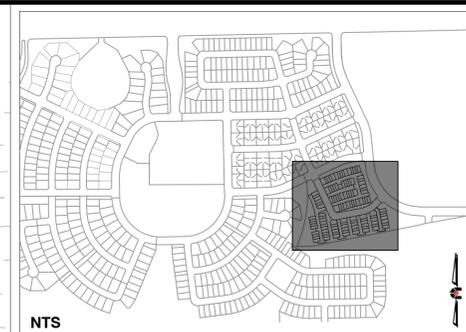
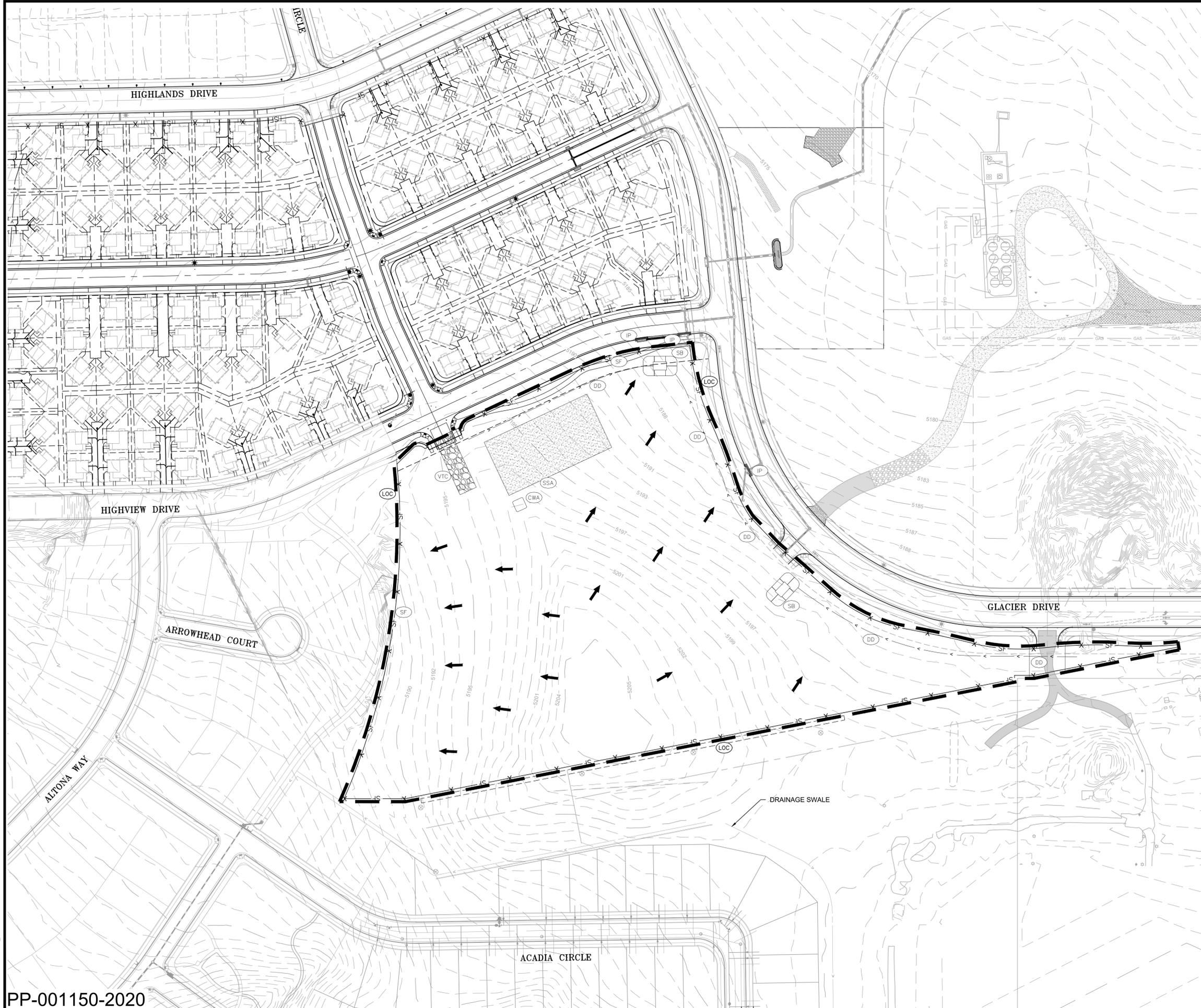
RELEASE:	24.2022
DESIGNED BY:	JRS
DRAWN BY:	LMK
CHECKED BY:	JRS

JOB NO.  
17-027-001  
 SHEET  
5 OF 8

- LEGEND
- 5840 EXISTING CONTOURS
  - 5840 PROPOSED CONTOURS
  - FLOW DIRECTION
  - LOT TYPE
  - PROPOSED STORM SEWER
  - PROPOSED TYPE R INLET
  - PROPOSED FES

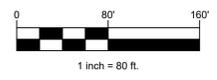


COAL MINE TO BE RECLAIMED



\*HOME BUILDER SHALL USE STRAW WADDLE OR SILT FENCE FOR HOME CONSTRUCTION

TOTAL DISTURBED AREA = 11.09 AC.



**LAND DEVELOPMENT**  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@CORE.COM

**CORE**

CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL). THE EXISTING LOCATION IS BASED ON THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig.

**811**

REVISIONS	
#	DATE BY
7	24.2022 JRS
7	7TH SUBMITTAL

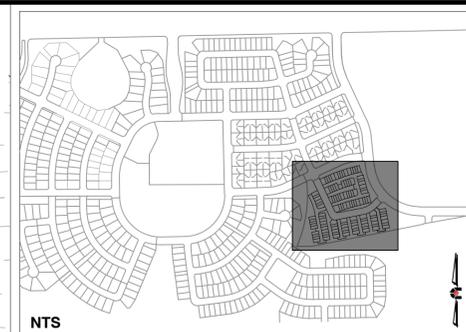
**ERIE HIGHLANDS**  
PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY  
INITIAL EROSION CONTROL PLAN

INITIAL PLAN	RELEASE: 24.2022
DESIGNED BY: JRS	DRAWN BY: LMK
CHECKED BY: JRS	

JOB NO. 17-027-001  
SHEET 6 OF 8

PP-001150-2020

PRELIMINARY GRADING AND UTILITY PLANS FOR  
ERIE HIGHLANDS PRELIMINARY PLAT NO. 5



Key Map

LEGEND

- PROPOSED STORM SEWER
- PROPOSED TYPE R INLET
- PROPOSED FES

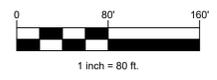
EROSION CONTROL LEGEND

- CWA CONCRETE WASHOUT AREA
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SB SEDIMENT BASIN
- DD DIVERSION DITCH
- IP INLET PROTECTION
- RCS ROUGH CUT STREET CONTROL
- SR SURFACE ROUGHENING
- MU MULCHING
- LOC LIMITS OF CONSTRUCTION

EROSION CONTROL PHASING

- INITIAL EROSION CONTROL (PRIOR TO PLACING STOCKPILE)**
- STABILIZED STAGING AREA
  - CONCRETE WASHOUT AREA
  - VEHICLE TRACKING CONTROL
  - INLET PROTECTION AROUND EXISTING INLETS
  - DIVERSION DITCHES
  - TEMPORARY SEDIMENT BASINS
  - SILT FENCE
- INTERIM EROSION CONTROL (INITIAL PHASE)**
- MAINTAIN EROSION CONTROL DEVICES IN INITIAL PHASE
  - INLET PROTECTION FOR PROPOSED INLETS
  - SURFACE ROUGHENING
  - ROUGH CUT STREET CONTROL
- FINAL EROSION CONTROL (UPON COMPLETION OF STOCKPILE)**
- TEMPORARY SEEDING AND MULCHING AS REQUIRED.

\*HOME BUILDER SHALL USE STRAW WADDLE OR SILT FENCE FOR HOME CONSTRUCTION  
 TOTAL DISTURBED AREA = 11.09 AC.



CALL A BUSINESS DAY BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CALL BEFORE YOU DIG. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL). THE EXISTING LOCATION IS SHOWN FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

**CORE**

ERIC HIGHLANDS  
PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY  
INTERIM & FINAL EROSION CONTROL PLAN

**REVISIONS**

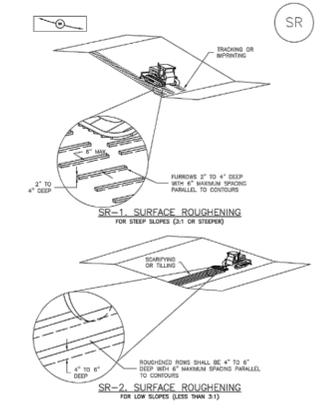
#	DESCRIPTION	DATE BY
7	7TH SUBMITTAL	2.4.2022 JRS

JOB NO.  
17-027-001

SHEET  
7 OF 8

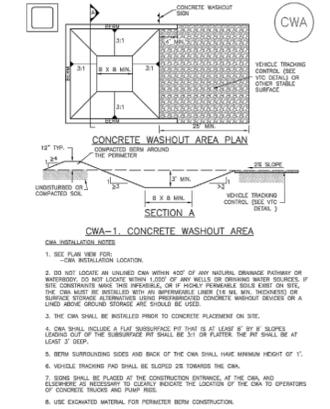
INITIAL PLAN  
RELEASE: 2.4.2022  
DESIGNED BY: JRS  
DRAWN BY: LMK  
CHECKED BY: JRS

**Surface Roughening (SR) EC-1**



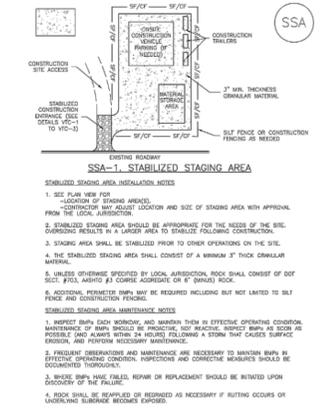
November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SR-1

**Concrete Washout Area (CWA) MM-1**



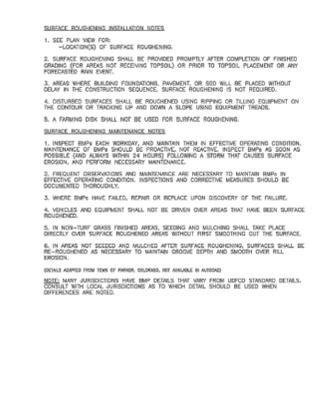
November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 CWA-1

**Stabilized Staging Area (SSA) SM-6**



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SSA-1

**Surface Roughening (SR) EC-1**



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SR-1

**Concrete Washout Area (CWA) MM-1**



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 CWA-1

**Stabilized Staging Area (SSA) SM-6**



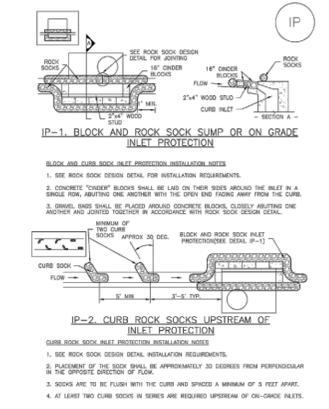
November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SSA-1

**Mulching (MU) EC-4**



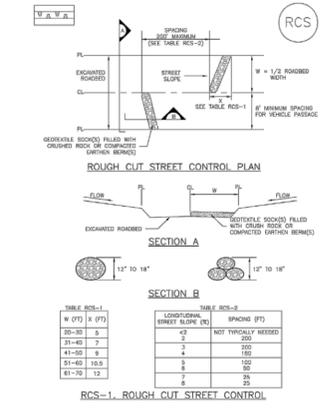
June 2012 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 MU-2

**Inlet Protection (IP) SC-6**



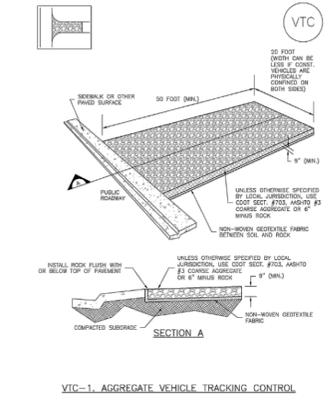
August 2013 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 IP-1

**Rough Cut Street Control (RCS) EC-9**



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 RCS-2

**Vehicle Tracking Control (VTC) SM-4**



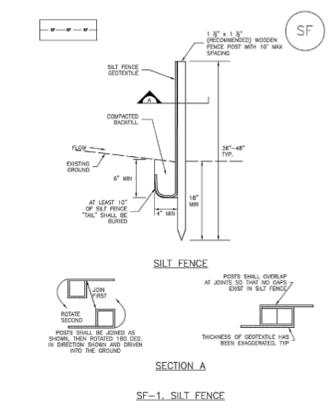
November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 VTC-3

**Rough Cut Street Control (RCS) EC-9**



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 RCS-3

**Silt Fence (SF) SC-1**



November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SF-3

X:\17-027-ERIE HIGHLANDS\_8&9\ADD\CVL\PRELIMINARY PLAT NO. 5\GRADING & UTILITY\08 EROSION CONTROL DETAILS.DWG - J.SIMPSON

PP-001150-2020

PRELIMINARY GRADING AND UTILITY PLANS FOR  
ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

**ERIE HIGHLANDS**  
PRELIMINARY PLAT NO. 5 - GRADING AND UTILITY  
EROSION DETAILS  
OAKWOOD HOMES

**811**  
Know what's below.  
Call before you dig.

REVISIONS	DATE	BY
# 7	7/11/2022	JRS
# 6	7/11/2022	JRS
# 5	7/11/2022	JRS
# 4	7/11/2022	JRS
# 3	7/11/2022	JRS
# 2	7/11/2022	JRS
# 1	7/11/2022	JRS

JOB NO.  
17-027-001  
SHEET  
8 OF 8

**CORE**

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@CORE.COM

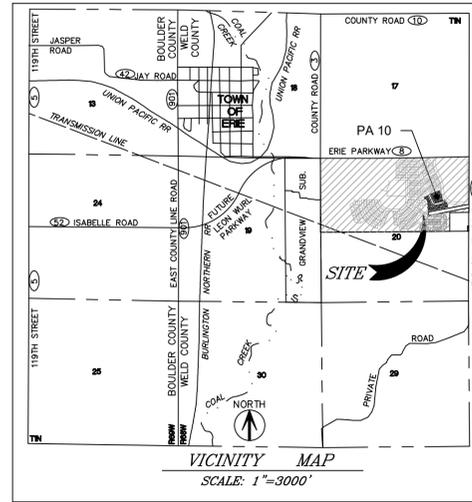
LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CALL 811 BEFORE YOU DIG TO IDENTIFY ALL UTILITIES IN THE AREA.  
UNDERGROUND UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES.  
LOCATION, HORIZONTAL AND VERTICAL, OF EXISTING UTILITIES IS THE BEST AVAILABLE INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

# PRELIMINARY TRANSPORTATION ENGINEERING PLAN

## ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER SHEET
2	NORTH VISTA DRIVE PLAN & PROFILE
3	GREYS PEAK ALY. PLAN & PROFILE
4	MT. AUDUBON ALY. PLAN & PROFILE
5	MT. MEEKER ALY. PLAN & PROFILE
6	SAWTOOTH MNT. & TWIN PEAKS ALY. PLAN & PROFILE
7	SUMMIT PEAKS & NARROWS ALY. PLAN & PROFILE
8	MT. NEVA & CASCADE CREEK ALY. PLAN & PROFILE
9	CURB RETURNS PLAN AND PROFILE
10	CURB RETURNS PLAN AND PROFILE

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST QUARTER CORNER BY A 2 1/2" ALUMINUM CAP STAMPED "PLS 28656", AND AT THE CENTER QUARTER CORNER BY A 2 1/2" ALUMINUM CAP STAMPED "PLS 28258", ASSUMED TO BEAR NORTH 89°05'29" EAST, A DISTANCE OF 2640.94 FEET.

### PROJECT BENCHMARK:

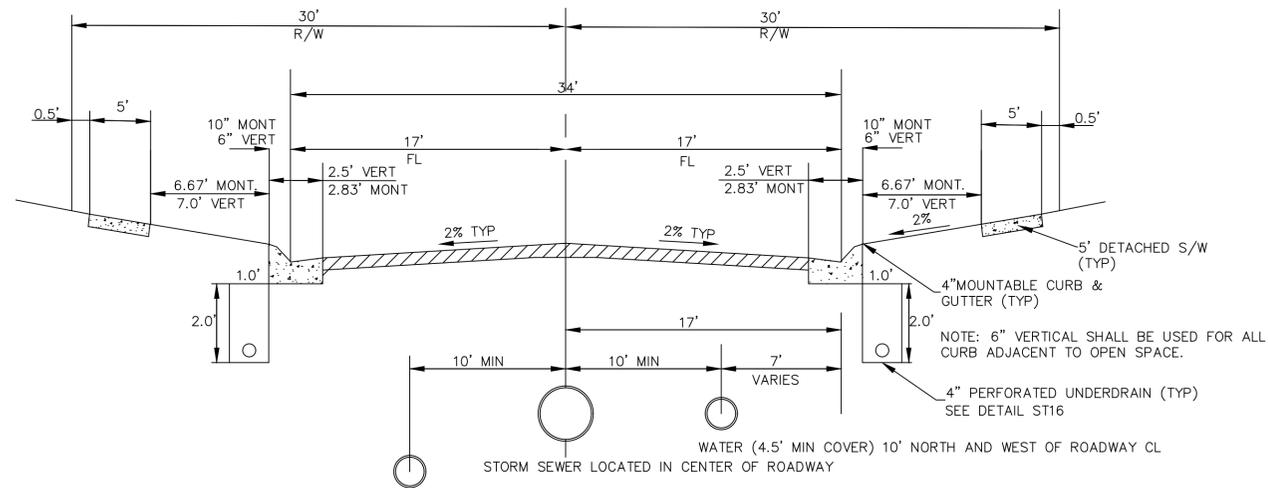
NGS POINT 48VA 1999 - ELEVATION = 5074.66 U.S. SURVEY FEET (NAVD88)

### NOTICE:

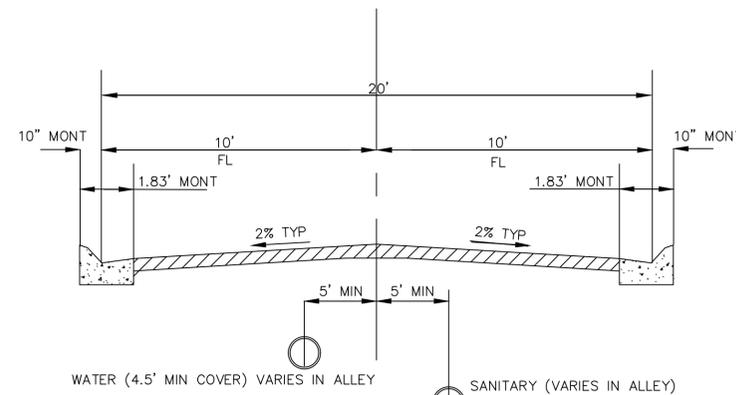
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, CORE CONSULTANTS APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

### NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY THE SEARCH OF AVAILABLE RECORDS. THE ENGINEER ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF SUCH DATA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE PROTECTION OR AND ANY DAMAGE TO SAID FACILITIES.



LOCAL STREET  
NOTE: SEE TOWN OF ERIE STANDARD DRAWING ST6 AND ST19.  
NTS



ALLEY SECTION  
NTS

**OWNER**  
J DEARMIN LLC  
10343 FEDERAL BOULEVARD  
UNIT 515  
WESTMINSTER, CO 80260  
CONTACT: JAMES DEARMIN

**OWNER**  
WY&K HOLDINGS, LLC  
28221 HIDDEN VILLAGE DRIVE  
EVERGREEN, CO 80439  
CONTACT: ROBERT E. YOULE

**APPLICANT**  
OAKWOOD HOMES LLC  
4908 TOWER ROAD  
DENVER, CO 80249  
(303) 486-8500  
CONTACT: BRUCE RAU

**ENGINEER**  
CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
(303) 703-4444, EXT 113  
CONTACT: DAVID FORBES

**OWNER**  
J GAZ LLC  
4955 WEST 65TH AVENUE  
ARVADA, CO 80003  
CONTACT: JOHNNY GAZ

**OWNER**  
THE JACK SHELL & SONJA SHELL  
FAMILY TRUSTS  
10015 MEADE COURT  
WESTMINSTER, CO 80031  
CONTACT: JACK SHELL

**PLANNER**  
TERRACINA DESIGN  
10200 E. GIRRARD AVE., A-314  
DENVER, CO 80231  
(303) 632-8867  
CONTACT: LAYLA ROSALES

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



CALL & SERVICES AVAILABLE BEFORE YOU DIG. GRAZE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL). THE EXISTING LOCATION IS BASED ON RECORD DRAWINGS AND FIELD SURVEY FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	
#	DESCRIPTION
7	7TH SUBMITAL

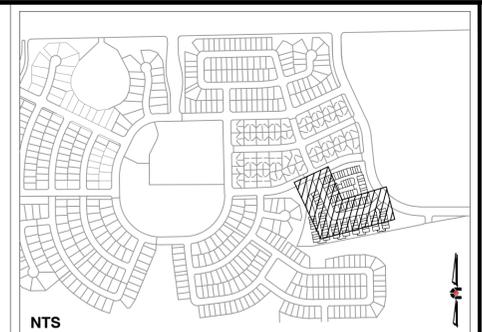
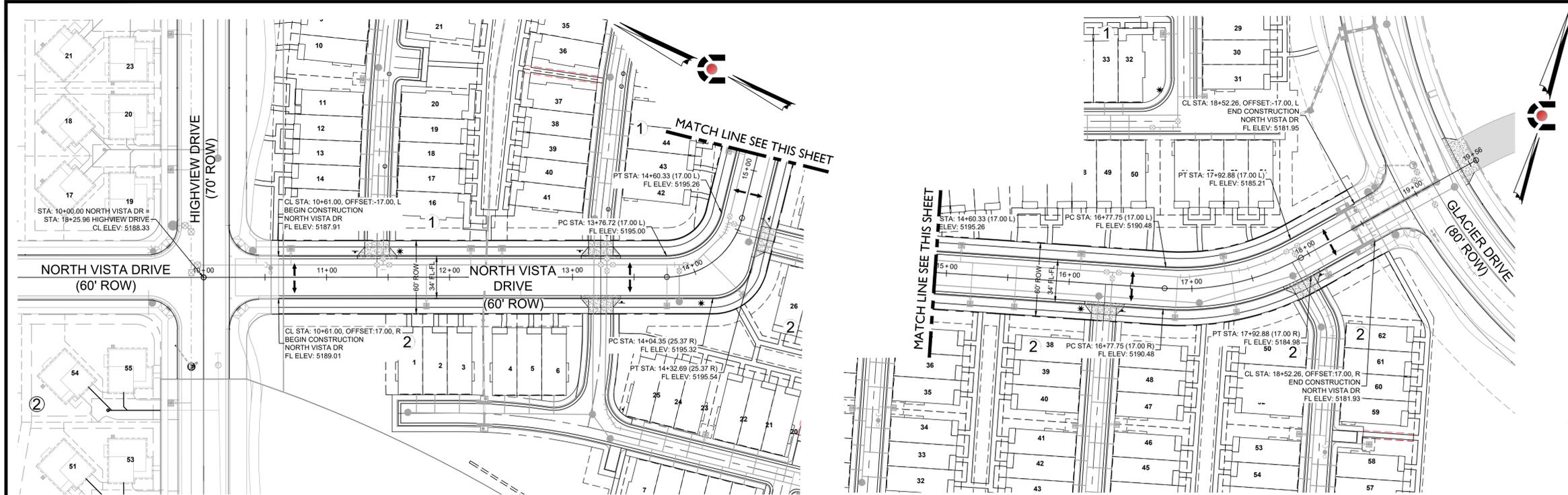
ERIE HIGHLANDS  
PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
COVER SHEET  
OAKWOOD HOMES

INITIAL PLAN  
RELEASE: 2.4.2022  
DESIGNED BY: JRS  
DRAWN BY: LMK  
CHECKED BY: JRS

JOB NO.  
17-027-001  
SHEET  
1 OF 10

X:\17-027-ERIE HIGHLANDS\_889\CADD\CIVIL\PRELIMINARY PLAT NO. 5\TEPI COVER SHEET.DWG - JSIMPSON

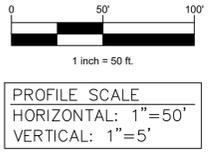
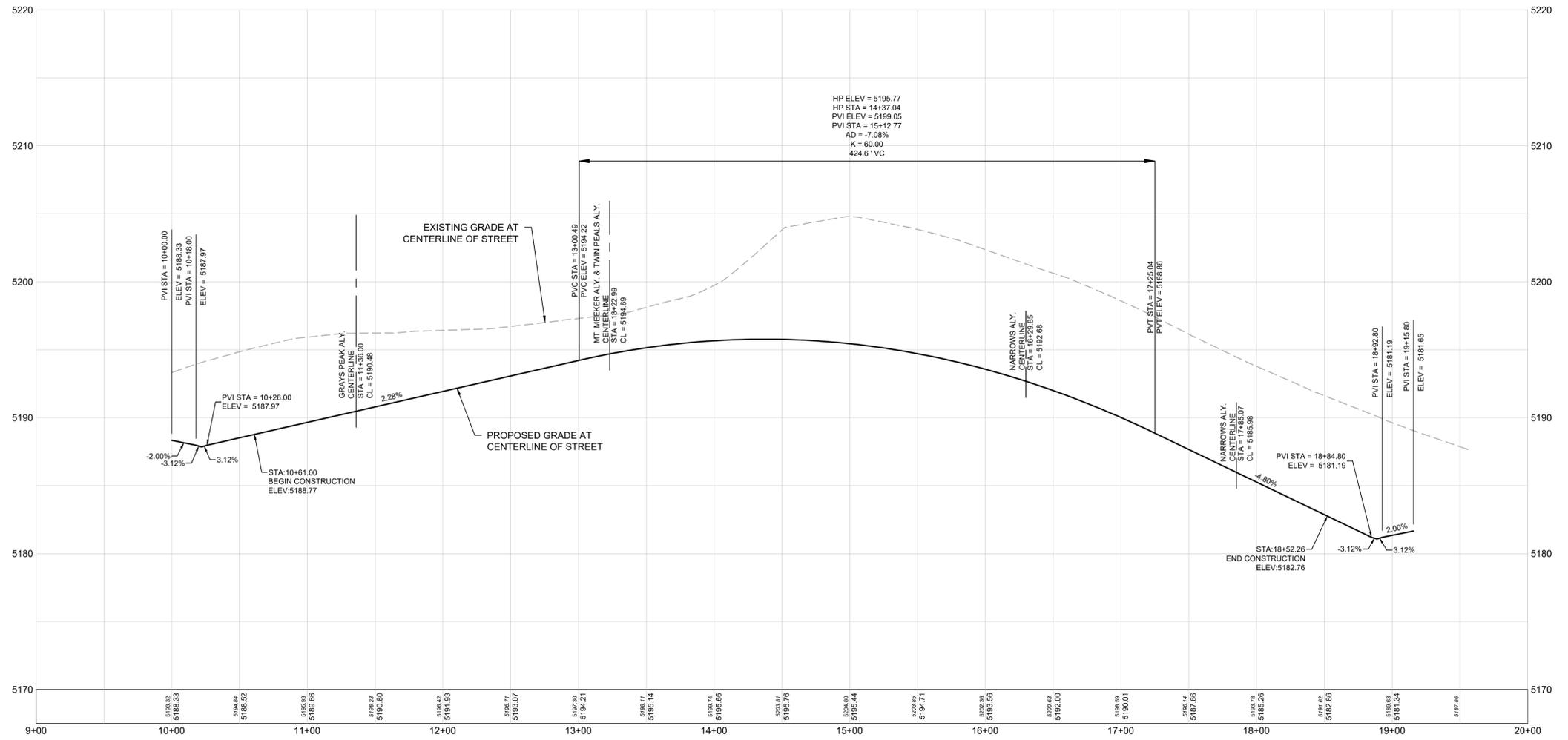
X:\17-027-ERIE HIGHLANDS\_88\9\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEP 2 NORTH VISTA LANE PLAN AND PROFILE DWG. -J.SIMPSON



**LEGEND**

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY

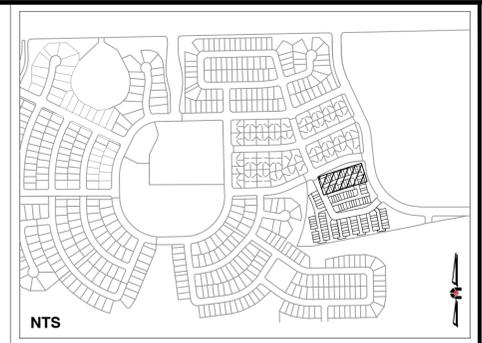
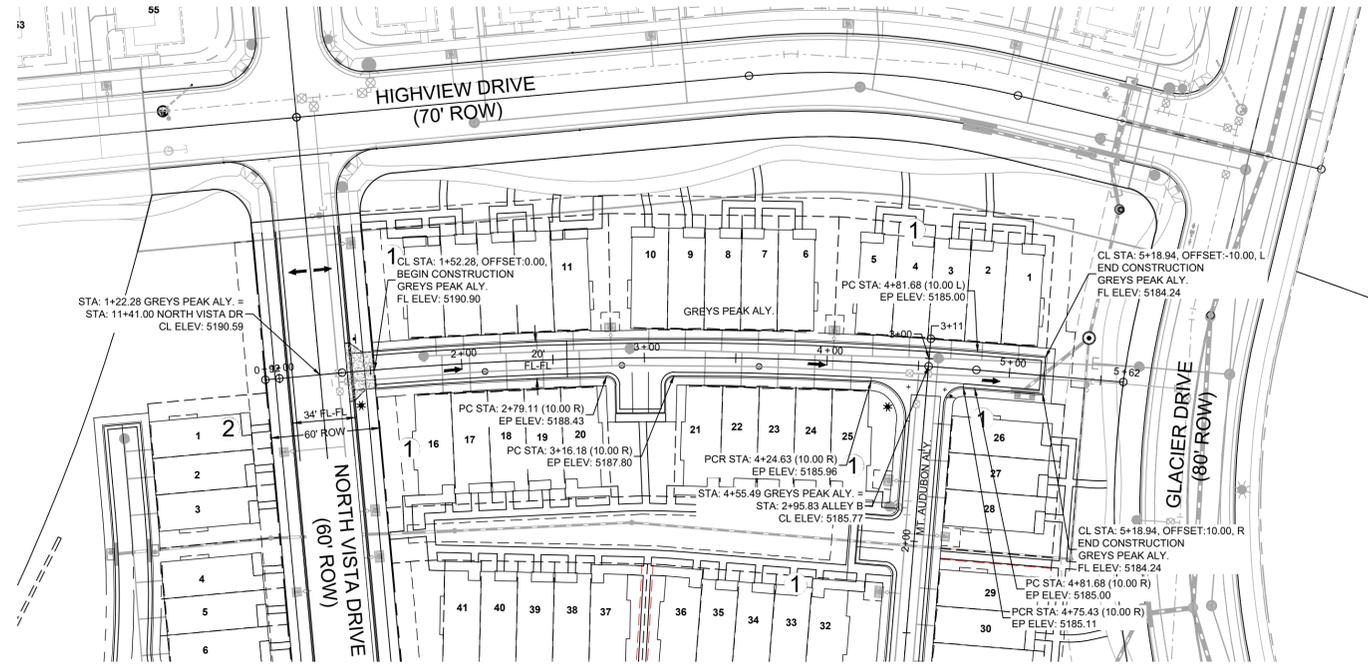
**PROFILE OF NORTH VISTA DR**  
 H: 1" = 50.00  
 V: 1" = 5.00



**ERIIE HIGHLANDS**

PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
 NORTH VISTA DRIVE PLAN & PROFILE  
 OAKWOOD HOMES

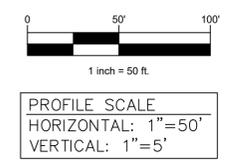
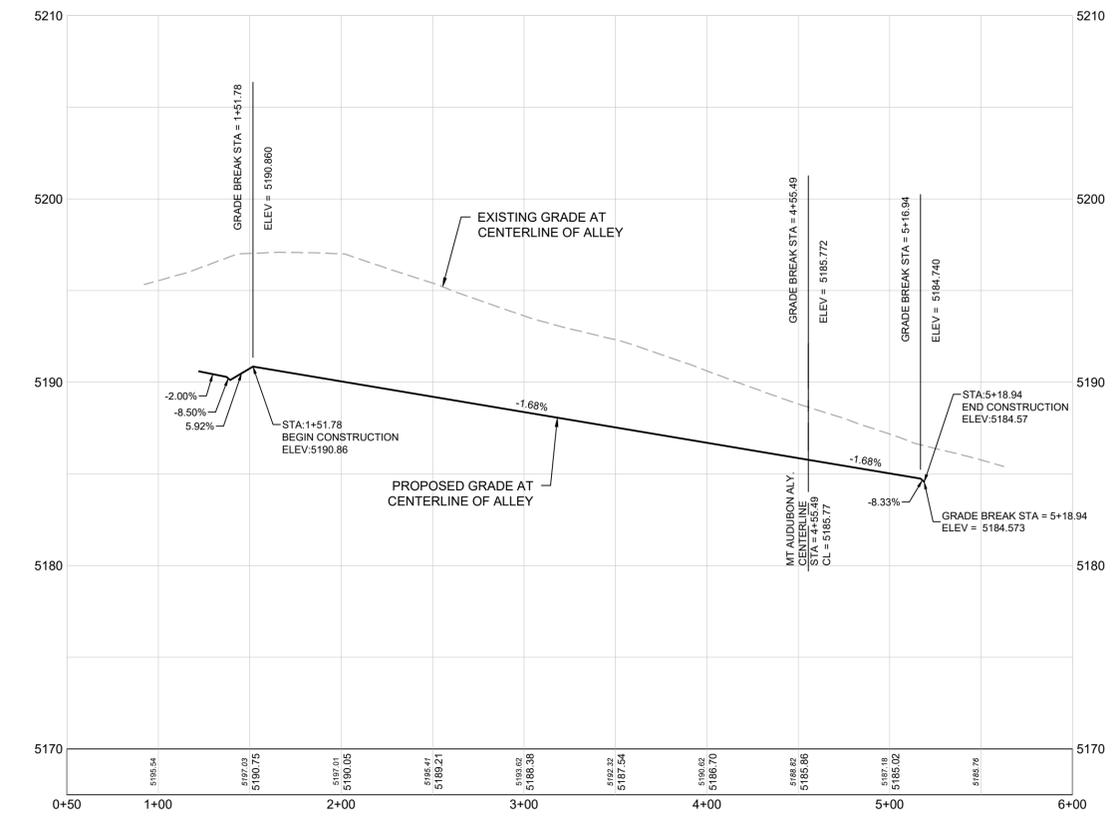
<p>CALL &amp; INQUIRE ABOUT ANY ADVANCE WORK YOU WISH TO DO. CORE WILL BE RESPONSIBLE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.</p> <p>LOCATIONS: HORIZONTAL AND VERTICAL. THE EXISTING LOCATION INFORMATION IS FOR INFORMATION ONLY. THE LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CLIENT AT THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.</p>									
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>#</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>7TH SUBMITTAL</td> <td>2.4.2022</td> <td>JRS</td> </tr> </tbody> </table>	#	DESCRIPTION	DATE	BY	7	7TH SUBMITTAL	2.4.2022	JRS	<p>LAND DEVELOPMENT          ENERGY          PUBLIC INFRASTRUCTURE</p> <p>CORE CONSULTANTS, INC.          3473 S. BROADWAY          ENGLEWOOD, CO 80113          303.703.4444          LIVE@CORE.COM</p> <p><b>CORE</b></p>
#	DESCRIPTION	DATE	BY						
7	7TH SUBMITTAL	2.4.2022	JRS						
<p>INITIAL PLAN          RELEASE: 2.4.2022          DESIGNED BY: JRS          DRAWN BY: LMK          CHECKED BY: JRS</p>									
<p>JOB NO.          17-027-001          SHEET          2 OF 10</p>									



**LEGEND**

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY

PROFILE OF GREYS PEAK ALY.  
 H: 1" = 50.00  
 V: 1" = 5.00



CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 ENERWOOD, CO 80113  
 303.703.4444  
 LIVEFOURCORE.COM



CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION: HORIZONTAL AND VERTICAL. THE EXISTING UTILITY INFORMATION IS FOR INFORMATION ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



**REVISIONS**

#	DESCRIPTION	DATE	BY
7	7TH SUBMITTAL	2.4.2022	JRS

**ERIE HIGHLANDS**  
 PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
 GREYS PEAK ALY. PLAN & PROFILE  
 OAKWOOD HOMES

INITIAL PLAN  
 RELEASE: 2.4.2022  
 DESIGNED BY: JRS  
 DRAWN BY: LMK  
 CHECKED BY: JRS

JOB NO.  
 17-027-001  
 SHEET  
 3 OF 10

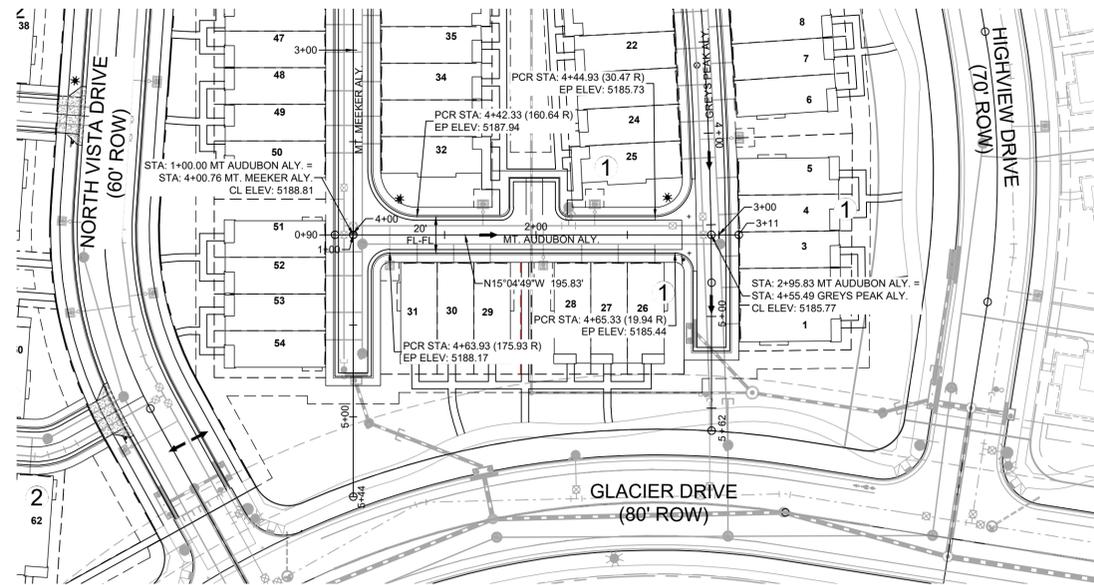
PRELIMINARY TRANSPORTATION ENGINEERING PLAN FOR  
 ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

PP-001150-2020

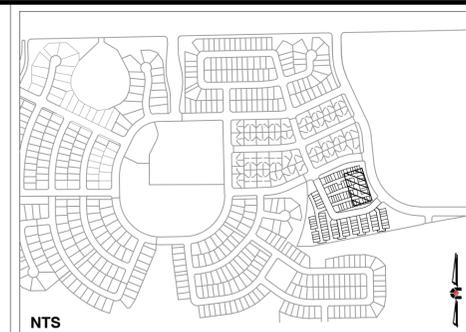
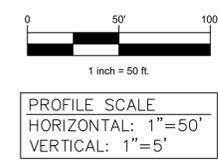
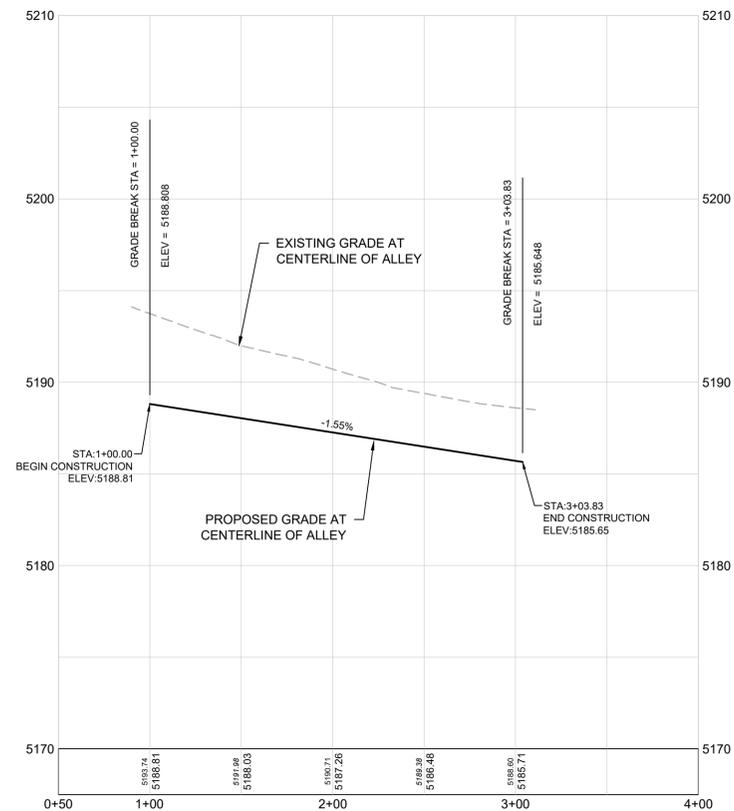
X:\17-027-ERIE HIGHLANDS\_88\9\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEP 9 ALLEY A PLAN AND PROFILE.DWG - JIMPSON

X:\17-027-ERIE HIGHLANDS\_88\9\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEP4 ALLEY B PLAN AND PROFILE.DWG - JSIMPSON

PP-001150-2020



PROFILE OF MT AUDUBON ALY.  
H: 1" = 50.00  
V: 1" = 5.00



Key Map

LEGEND

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY



**ERIIE HIGHLANDS**  
PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
MT. AUDUBON ALY. PLAN & PROFILE  
OAKWOOD HOMES

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@CORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

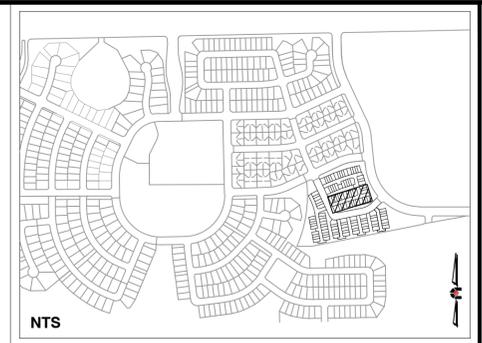
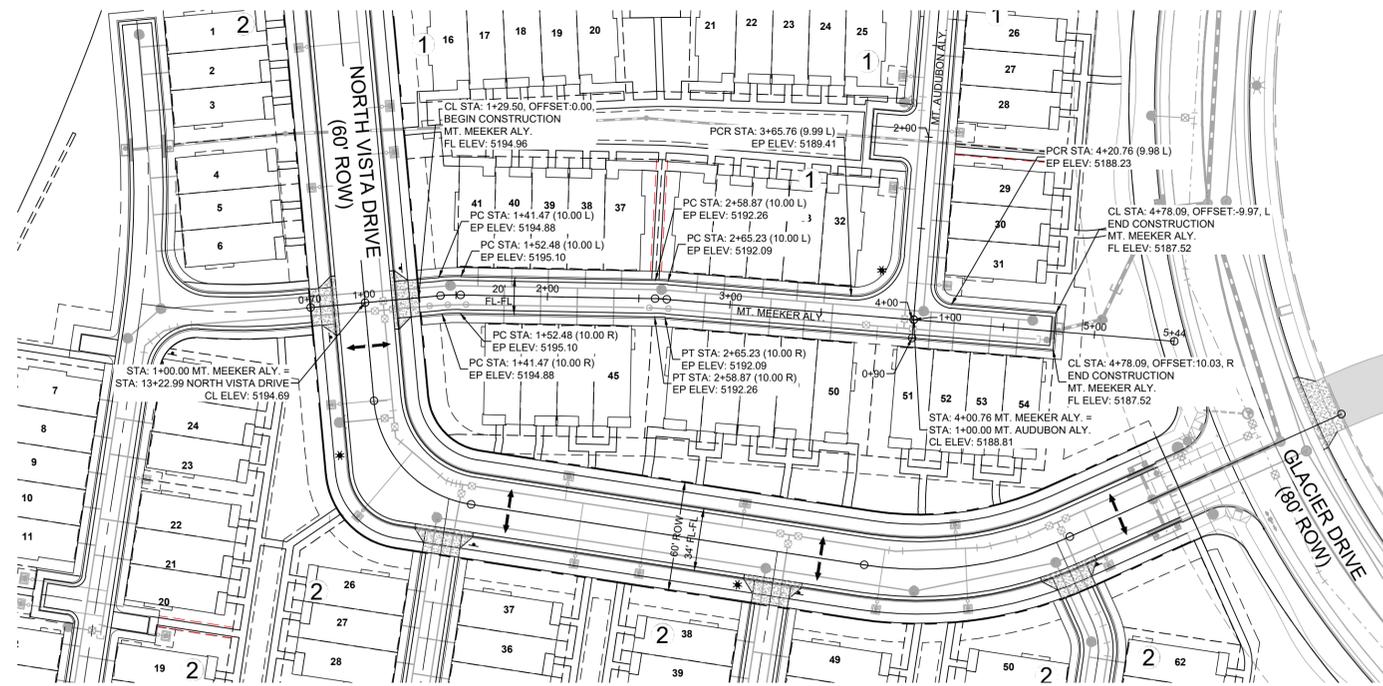
CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU  
DIG. GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
LOCATION, HORIZONTAL AND VERTICAL. THE EXISTING  
UTILITY INFORMATION IS FOR INFORMATION ONLY. IT IS THE USER'S  
RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE  
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
#	DESCRIPTION	
7	7TH SUBMITTAL	JRS

DATE: 2.4.2022  
BY: JRS

INITIAL PLAN  
RELEASE: 2.4.2022  
DESIGNED BY: JRS  
DRAWN BY: LMK  
CHECKED BY: JRS

JOB NO.  
17-027-001  
SHEET  
4 OF 10

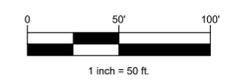
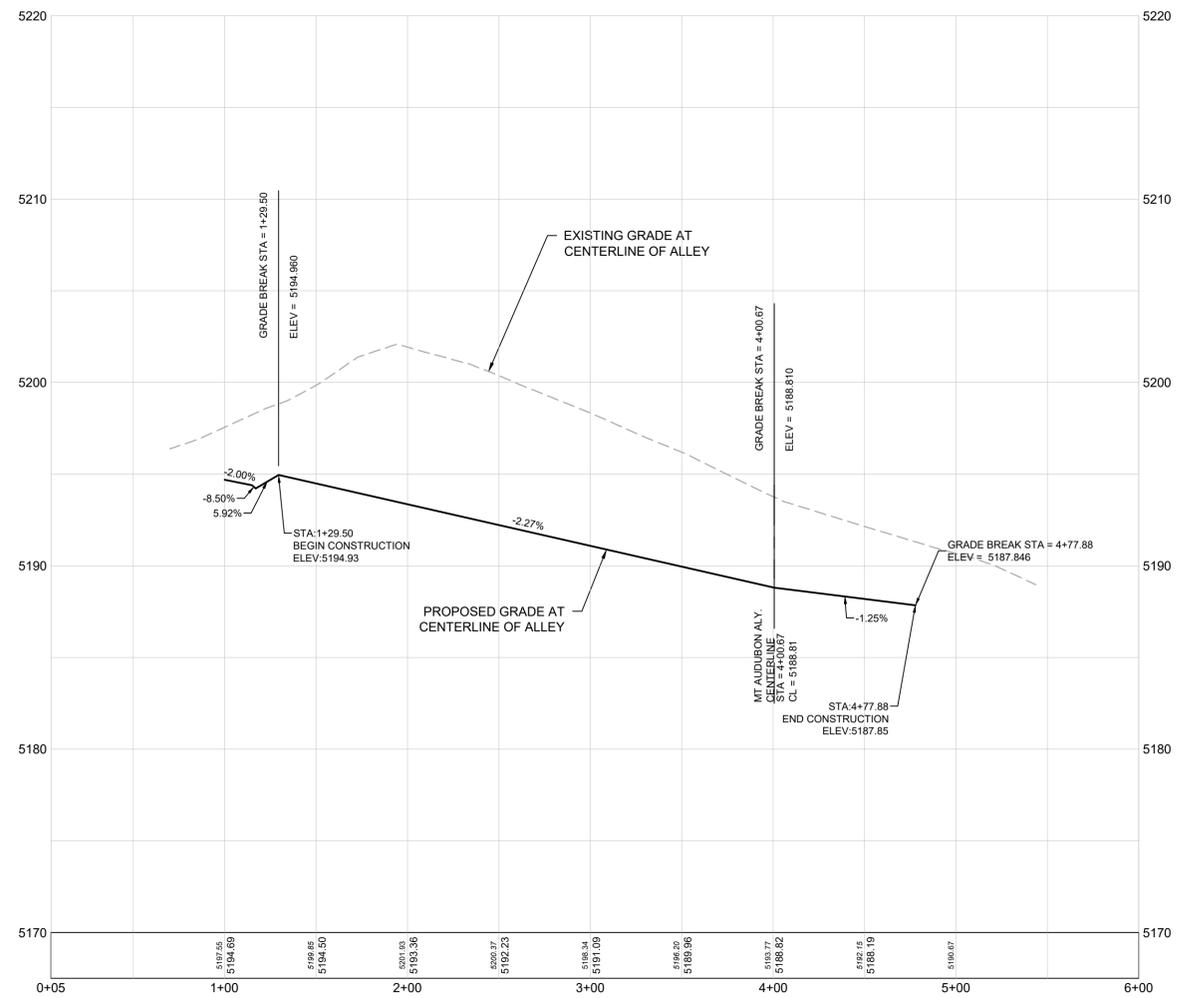


Key Map

LEGEND

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY

PROFILE OF MT. MEEKER ALY.  
 H: 1" = 50.00  
 V: 1" = 5.00



PROFILE SCALE

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.703.4444  
 LIVEFOURCORE.COM

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE



CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU  
 DIG. GRADE OR EXCAVATE FOR THE MARKING OF  
 UNDERGROUND MEMBER UTILITIES.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
 LOCATION, HORIZONTAL AND VERTICAL. THE EXISTING  
 FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER  
 THE LOCATION OF ALL UTILITIES PRIOR TO THE  
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE	BY
7	7TH SUBMITTAL	2.4.2022	JRS

ERIE HIGHLANDS  
 PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
 MT. MEEKER ALY. PLAN & PROFILE  
 OAKWOOD HOMES

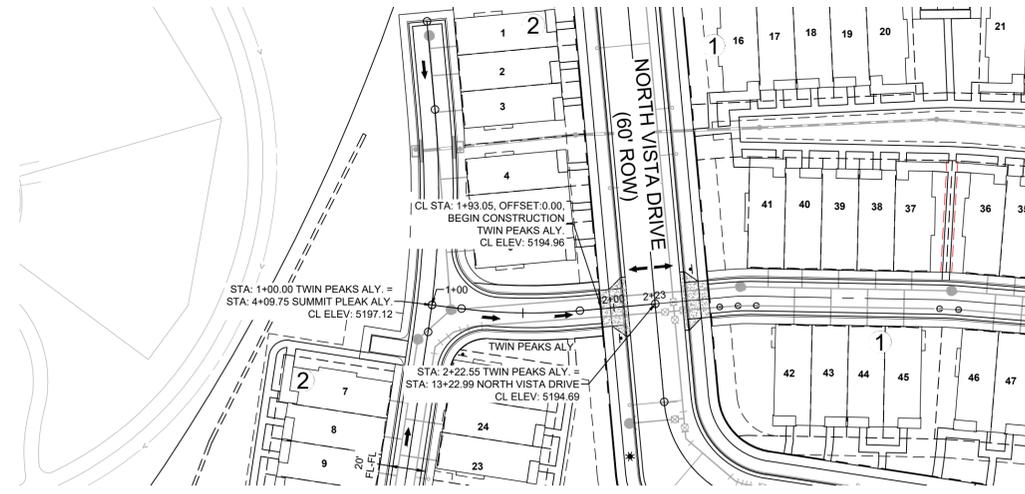
INITIAL PLAN

RELEASE:	2.4.2022
DESIGNED BY:	JRS
DRAWN BY:	LMK
CHECKED BY:	JRS

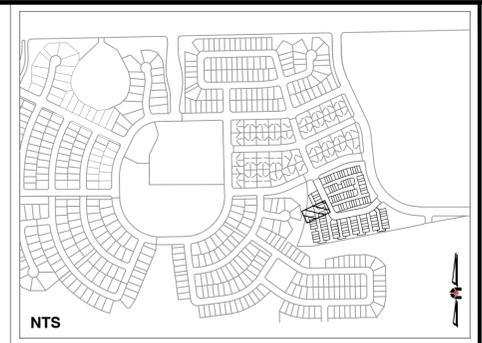
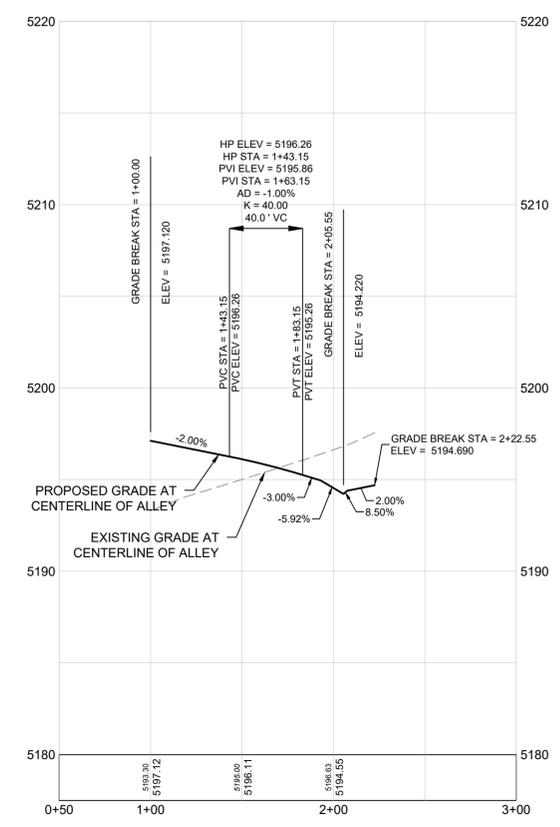
JOB NO.  
 17-027-001

SHEET  
 5 OF 10

PRELIMINARY TRANSPORTATION ENGINEERING PLAN FOR  
 ERIE HIGHLANDS PRELIMINARY PLAT NO. 5



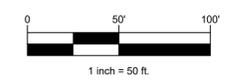
PROFILE OF TWIN PEAKS ALY.  
 H: 1" = 50.00  
 V: 1" = 5.00



Key Map

LEGEND

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY



PROFILE SCALE  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

CORE CONSULTANTS, INC.  
 3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.703.4444  
 LIVEFOURCORE.COM



CALL A BUSINESS PARTNER TO ADVISE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL), THE EXISTING LOCATION OF UTILITIES, OR THE LOCATION OF UTILITIES FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	DATE	BY
#	DESCRIPTION	
7	7TH SUBMITTAL	JRS

**ERIE HIGHLANDS**  
 PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
 SAWTOOTH MNT. & TWIN PEAKS ALY. PLAN & PROFILE  
 OAKWOOD HOMES

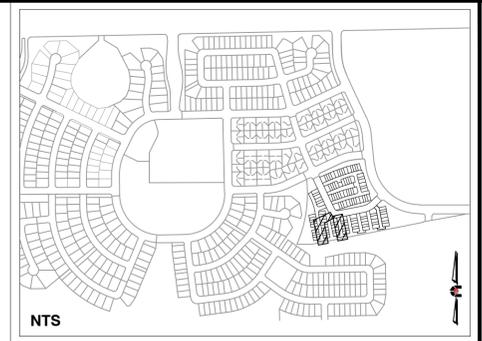
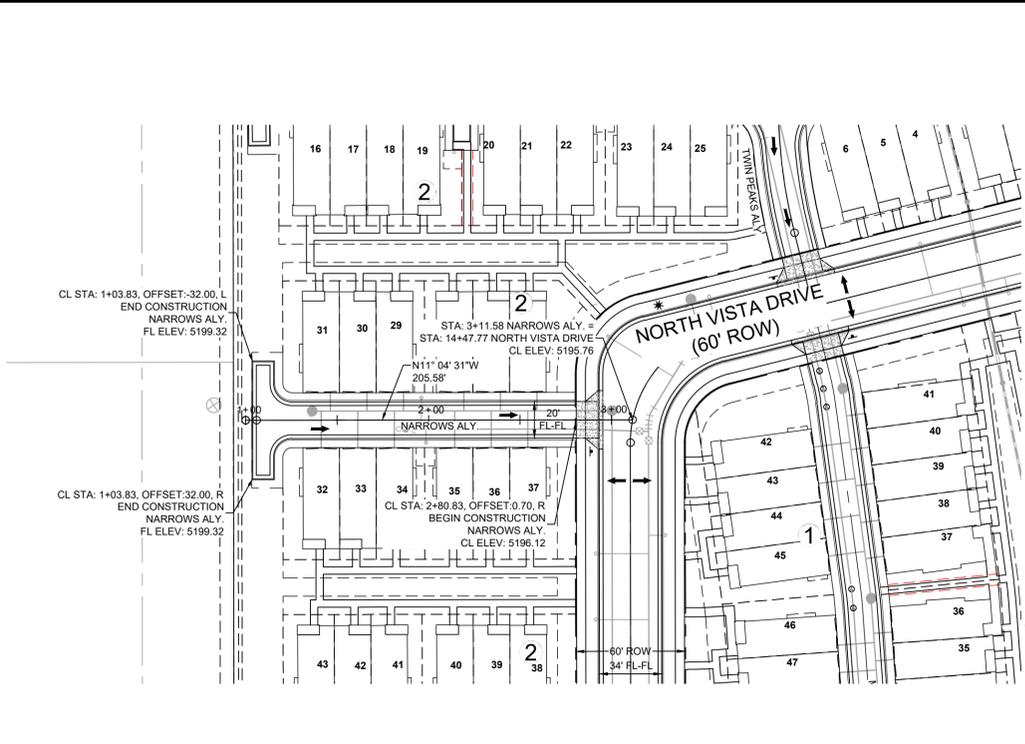
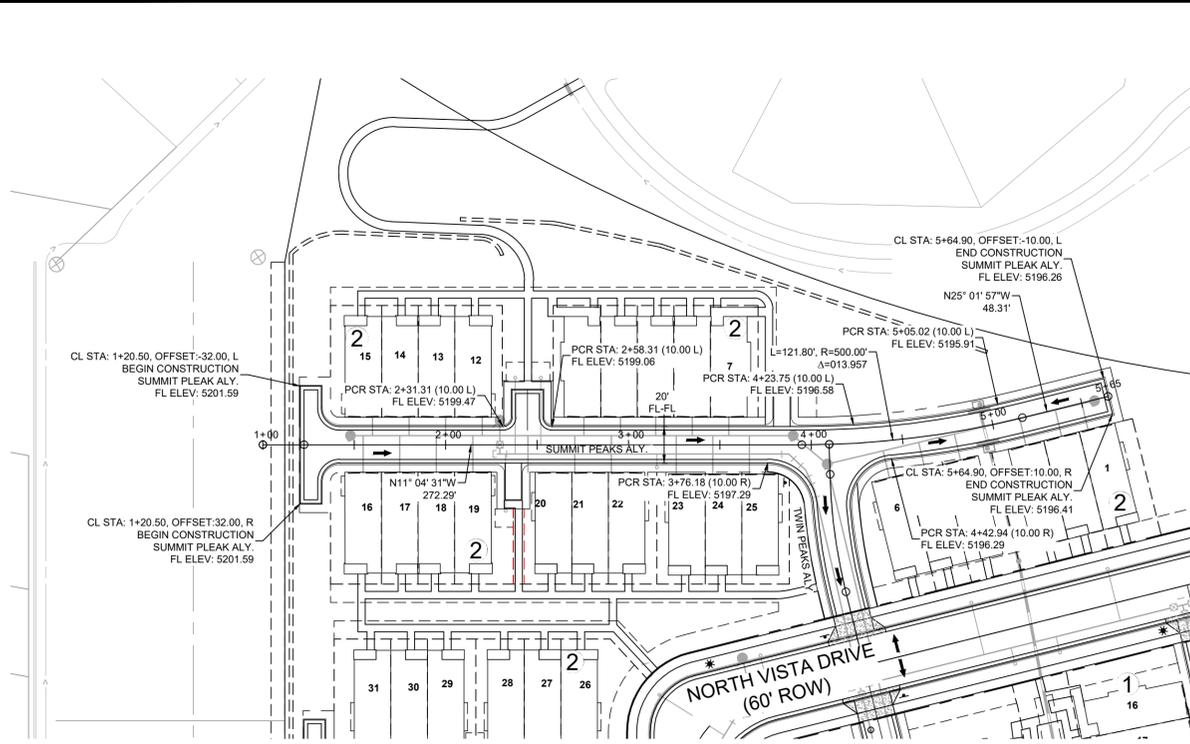
INITIAL PLAN  
 RELEASE: 2.4.2022  
 DESIGNED BY: JRS  
 DRAWN BY: LMK  
 CHECKED BY: JRS

JOB NO.  
 17-027-001  
 SHEET  
 6 OF 10

X:\17-027-ERIE HIGHLANDS\_8849\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEP 6\ALLEY D-1 PLAN AND PROFILE DWG - J.SIMPSON

PP-001150-2020

PRELIMINARY TRANSPORTATION ENGINEERING PLAN FOR  
 ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

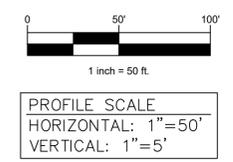
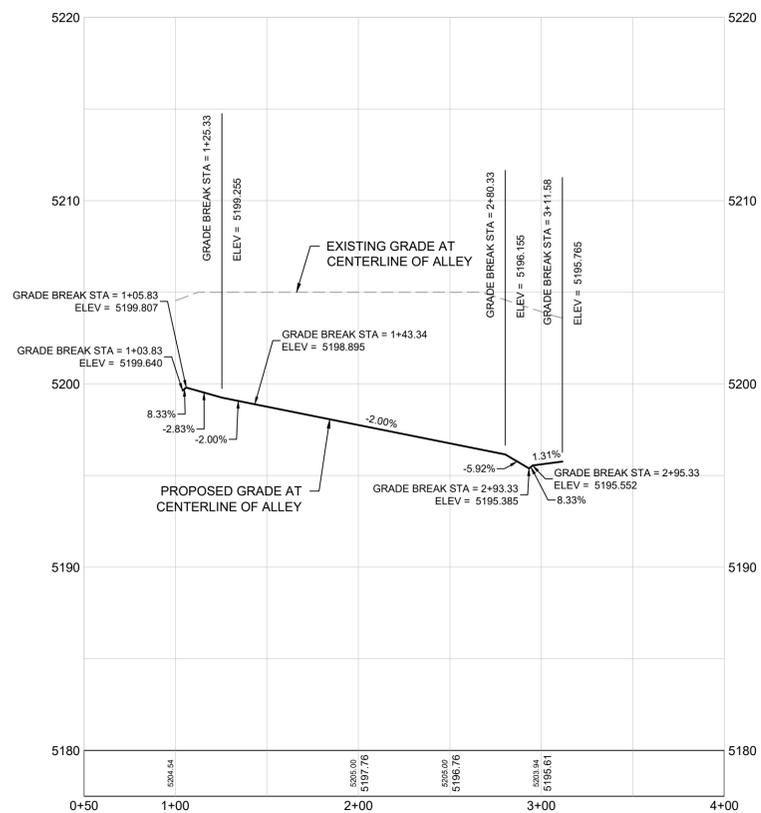
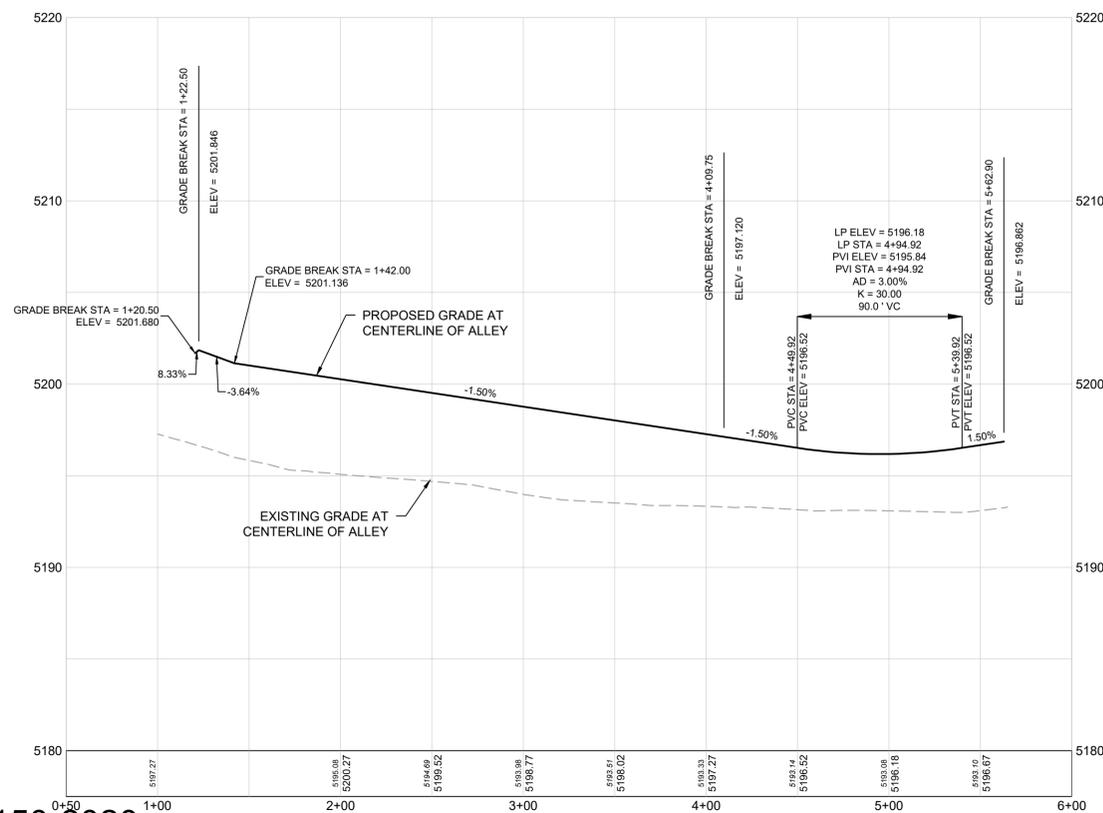


**LEGEND**

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY

PROFILE OF SUMMIT PLEAK ALY.  
H: 1" = 50.00  
V: 1" = 5.00

PROFILE OF NARROWS ALY.  
H: 1" = 50.00  
V: 1" = 5.00



CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@CORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU DIG. EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. HORIZONTAL AND VERTICAL. THE EXISTING LOCATION INFORMATION IS FOR INFORMATION ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE	BY
7	7TH SUBMITTAL	2.4.2022	JRS

**ERIE HIGHLANDS**  
PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
SUMMIT PEAKS & NARROWS ALY. PLAN & PROFILE  
OAKWOOD HOMES

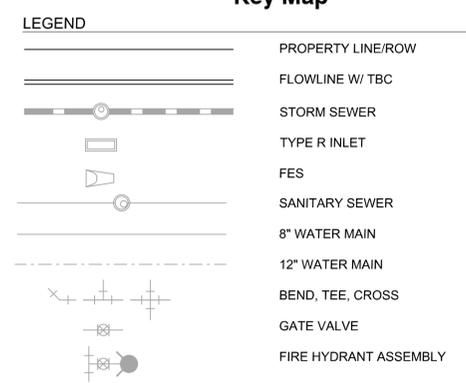
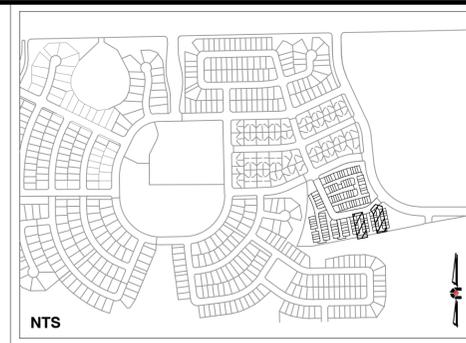
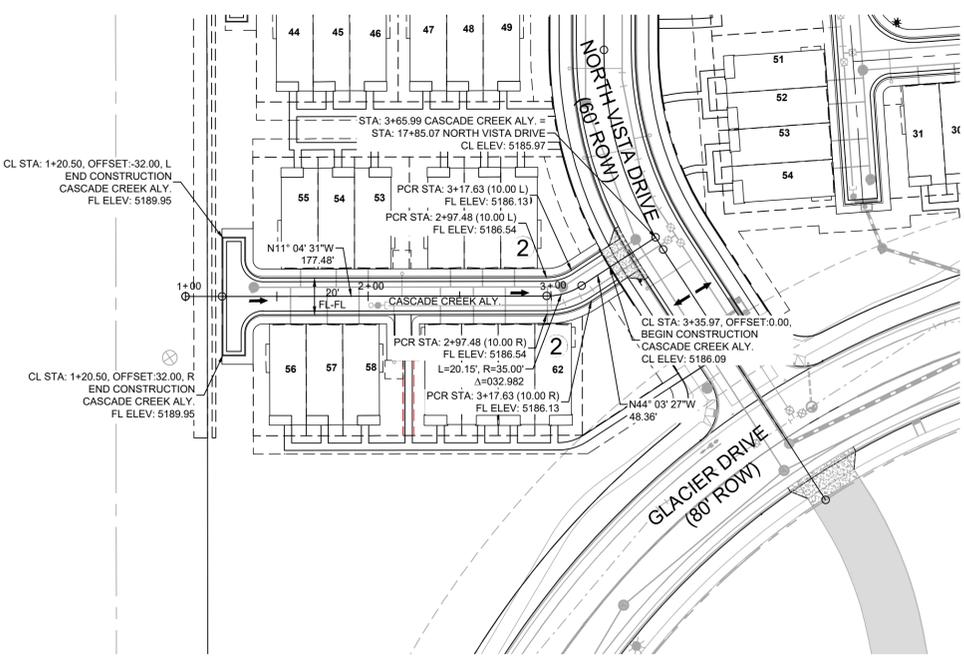
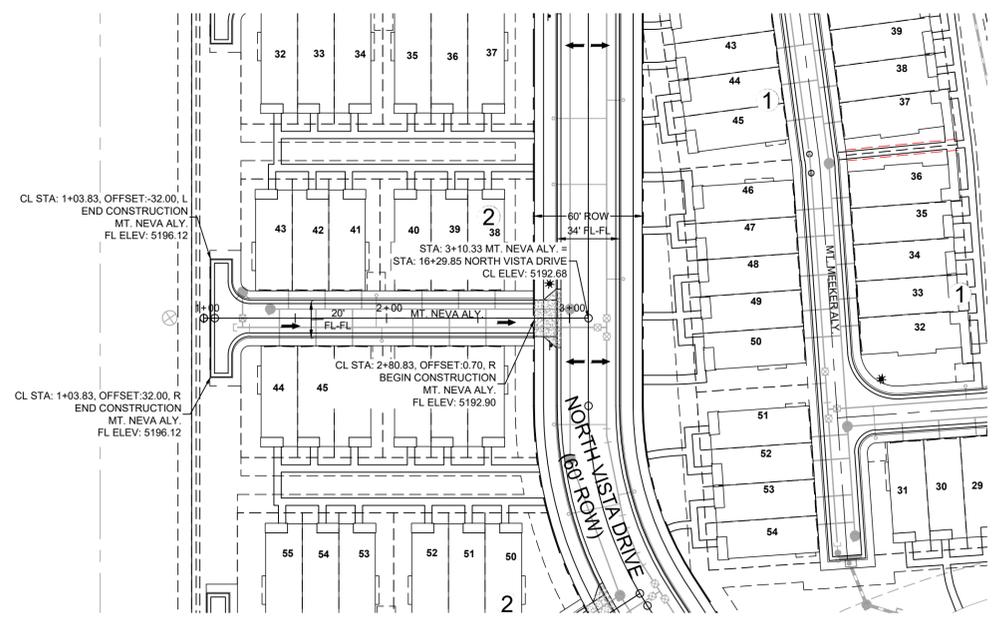
INITIAL PLAN  
RELEASE: 2.4.2022  
DESIGNED BY: JRS  
DRAWN BY: LMK  
CHECKED BY: JRS

JOB NO. 17-027-001  
SHEET 7 OF 10

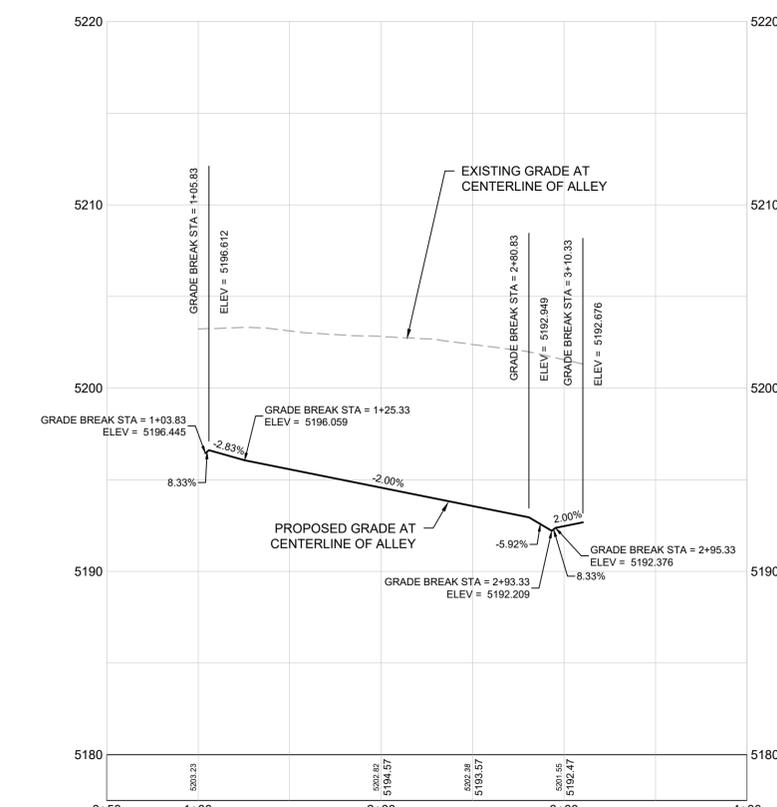
PRELIMINARY TRANSPORTATION ENGINEERING PLAN FOR  
ERIE HIGHLANDS PRELIMINARY PLAT NO. 5

PP-001150-2020

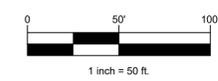
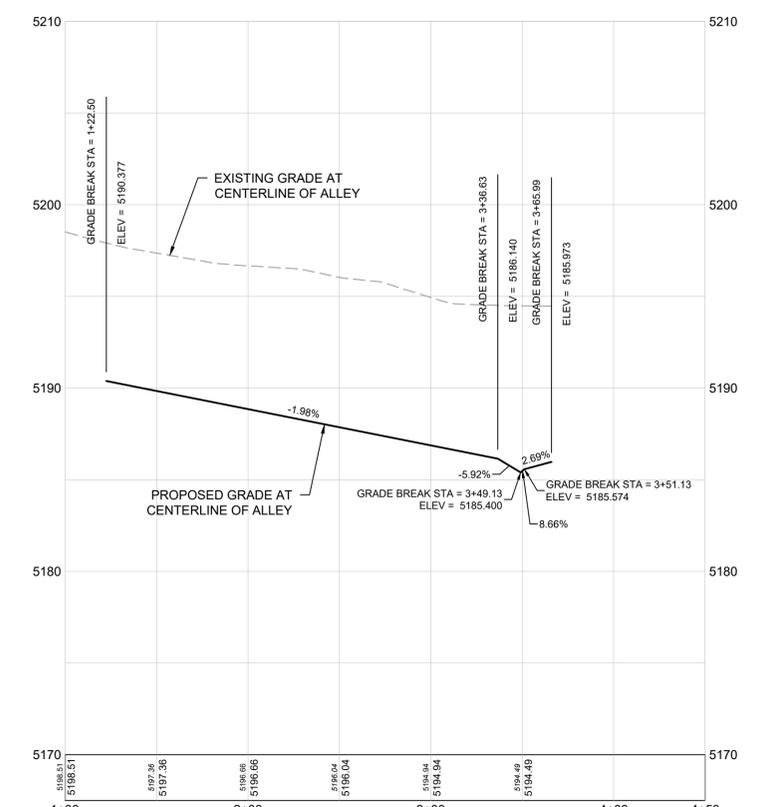
X:\17-027-001\ERIE HIGHLANDS\_8849\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEP 6\ALLEY D-I PLAN AND PROFILE DWG - JSMIMPSON



**PROFILE OF MT. NEVA ALY.**  
 H: 1" = 50.00  
 V: 1" = 5.00



**PROFILE OF CASCADE CREEK ALY.**  
 H: 1" = 50.00  
 V: 1" = 5.00



**PROFILE SCALE**  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

**ERIIE HIGHLANDS**

**PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE**  
**MT. NEVA & CASCADE CREEK ALY, PLAN & PROFILE**  
**OAKWOOD HOMES**

**PP-001150-2020**

**PRELIMINARY TRANSPORTATION ENGINEERING PLAN FOR**  
**ERIIE HIGHLANDS PRELIMINARY PLAT NO. 5**

**17-027-001**  
**SHEET 8 OF 10**

**REVISIONS**

#	DESCRIPTION	DATE	BY
7	7TH SUBMITTAL	2.4.2022	JRS

**LEGEND**

- PROPERTY LINE/ROW
- FLOWLINE W/ TBC
- STORM SEWER
- TYPE R INLET
- FES
- SANITARY SEWER
- 8" WATER MAIN
- 12" WATER MAIN
- BEND, TEE, CROSS
- GATE VALVE
- FIRE HYDRANT ASSEMBLY

**Key Map**

**LEGEND**

- PROPERTY LINE/ROW
- FLOWLINE W/ TBC
- STORM SEWER
- TYPE R INLET
- FES
- SANITARY SEWER
- 8" WATER MAIN
- 12" WATER MAIN
- BEND, TEE, CROSS
- GATE VALVE
- FIRE HYDRANT ASSEMBLY

**SCALE**

0 50' 100'  
 1 inch = 50 ft.

**PROFILE SCALE**  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

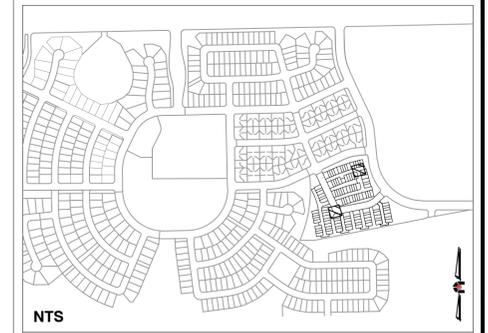
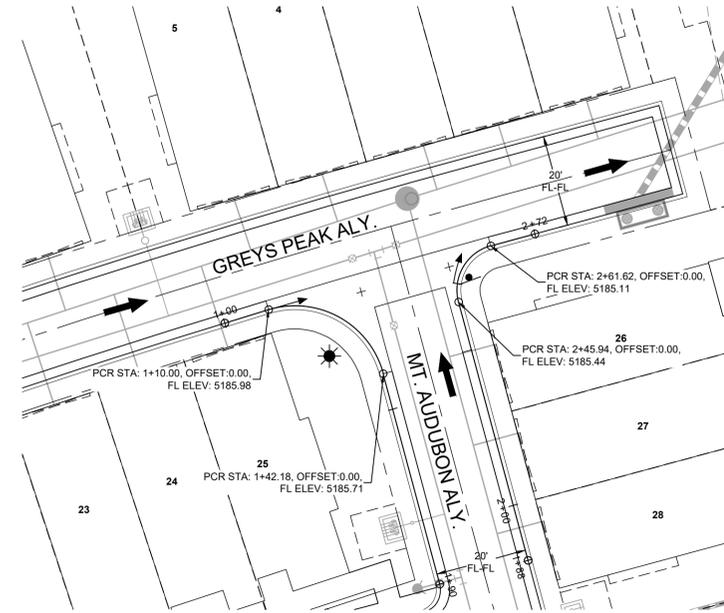
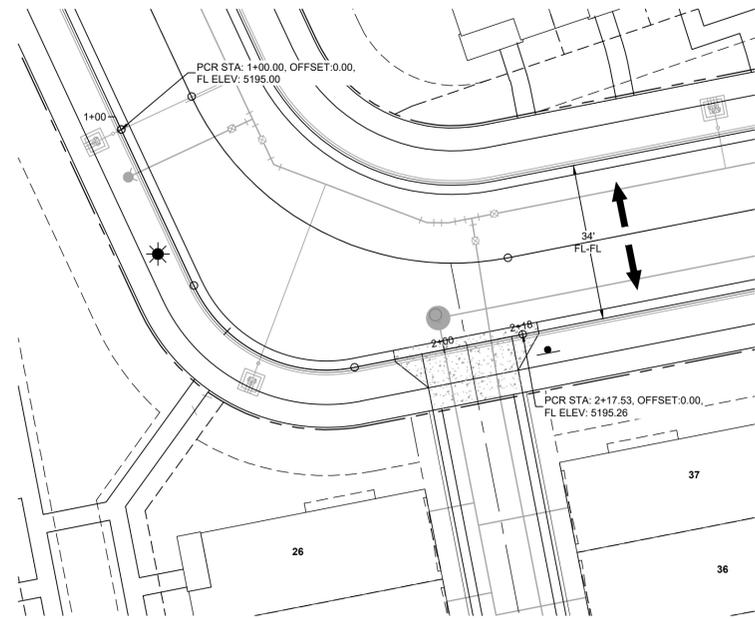
**811**  
 Know what's below.  
 Call before you dig.

CALL ALL UTILITIES (GAS, WATER, SEWER, POWER, FIBER, TV) TO VERIFY DEPT. RECORDS FOR LOCATION, DEPTH, AND STATUS OF ALL UTILITIES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION. HORIZONTAL AND VERTICAL. THE EXISTING LOCATION INFORMATION IS FOR INFORMATION ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

**CORE CONSULTANTS, INC.**  
 3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.703.4444  
 LIVE@CORE.COM

**LAND DEVELOPMENT**  
**ENERGY**  
**PUBLIC INFRASTRUCTURE**

X:\17-027-ERIIE HIGHLANDS\_8849\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEP 6 ALLEY D1 PLAN AND PROFILE DWG - J.SIMPSON

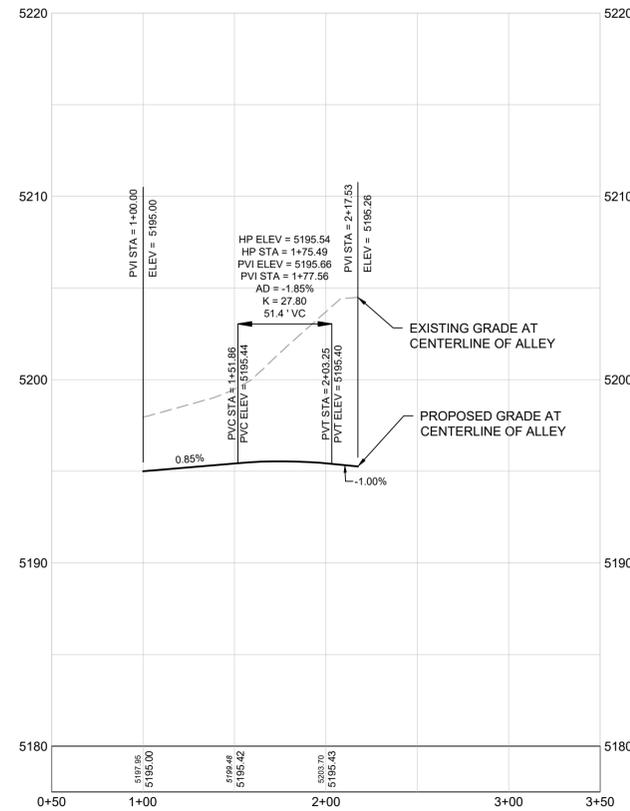


Key Map

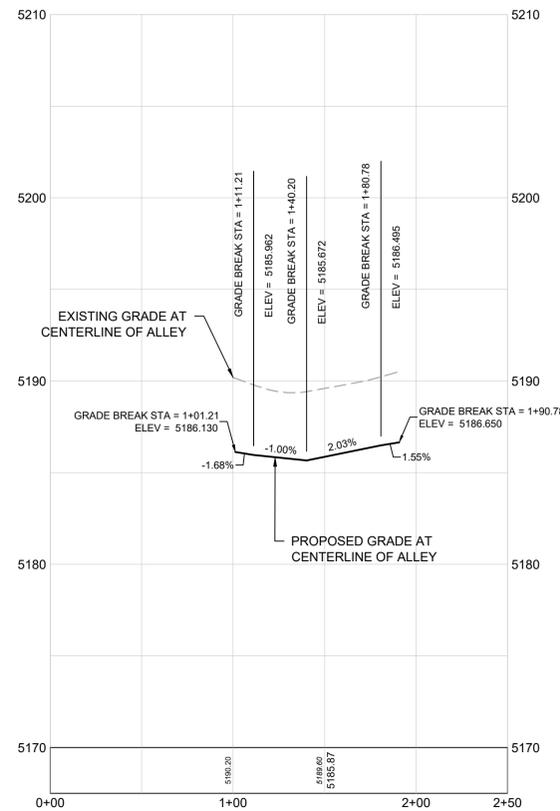
LEGEND

	PROPERTY LINE/ROW
	FLOWLINE W/ TBC
	STORM SEWER
	TYPE R INLET
	FES
	SANITARY SEWER
	8" WATER MAIN
	12" WATER MAIN
	BEND, TEE, CROSS
	GATE VALVE
	FIRE HYDRANT ASSEMBLY

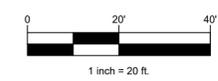
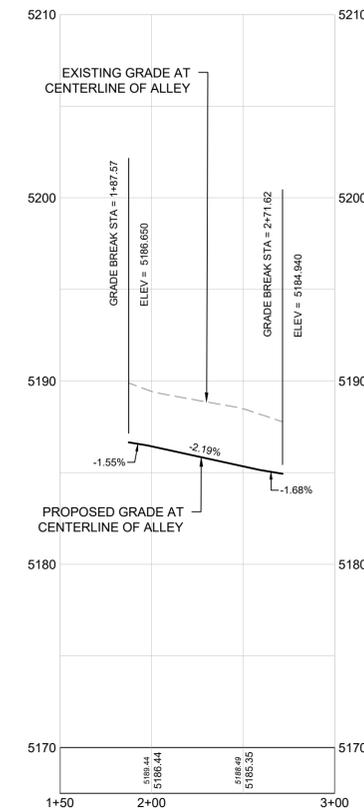
PROFILE OF N VISTA KNUCKLE - PA10  
H: 1" = 50.00  
V: 1" = 5.00



PROFILE OF ALLEYS A & B CR-SW  
H: 1" = 50.00  
V: 1" = 5.00



PROFILE OF ALLEYS A & B CR-SE  
H: 1" = 50.00  
V: 1" = 5.00



PROFILE SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@FOURCORE.COM

**CORE**

CALL A BUSINESS PARTNER AT 800.456.8600 FOR MORE INFORMATION.  
DISCOVER THE ADVANTAGES OF CORE'S 811 SERVICE.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL. THE EXISTING LOCATION INFORMATION IS FOR INFORMATION ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
#	DATE <td>BY</td>	BY
7	2.4.2022	JRS
DESCRIPTION		
7	7TH SUBMITTAL	

**ERIE HIGHLANDS**  
PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
CURB RETURNS PLAN AND PROFILE  
OAKWOOD HOMES

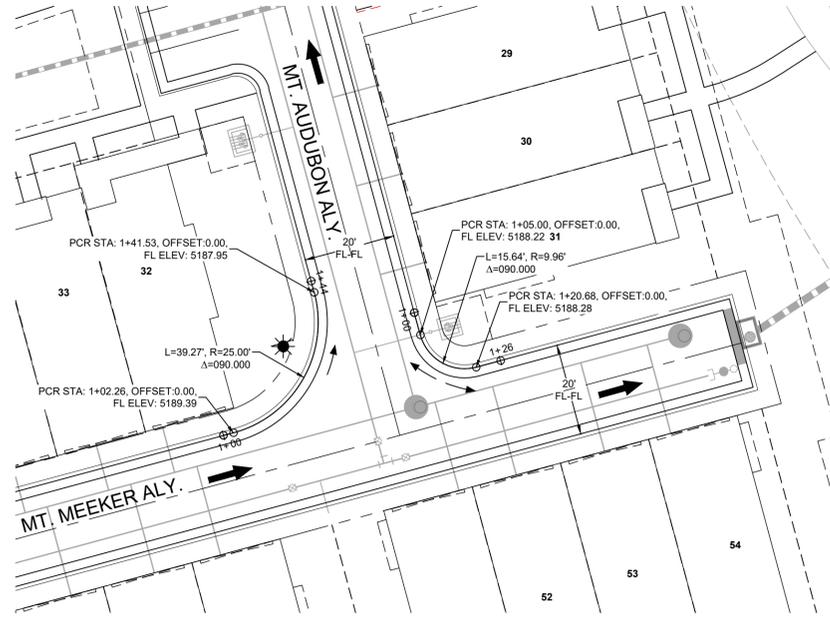
INITIAL PLAN  
RELEASE: 2.4.2022  
DESIGNED BY: JRS  
DRAWN BY: LMK  
CHECKED BY: JRS

JOB NO.  
17-027-001  
SHEET  
9 OF 10

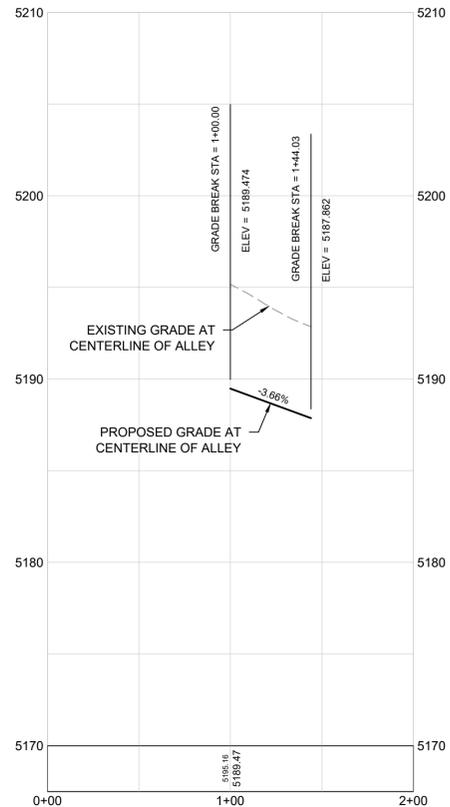
X:\17-027-ERIE HIGHLANDS-8849\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEPY CURB RETURNS PLAN AND PROFILE.DWG -J.SIMPSON

X:\17-027-ERIE HIGHLANDS 889\CADD\CIVIL\PRELIMINARY PLAT NO. 5\STEPY CURB RETURNS PLAN AND PROFILE.DWG - J.SIMPSON

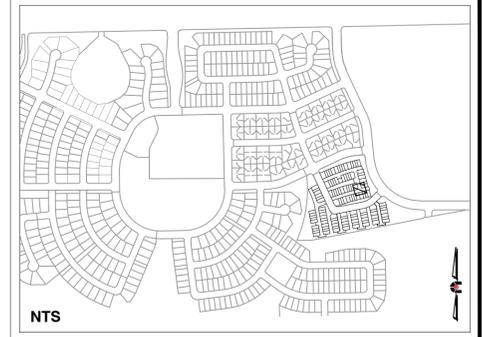
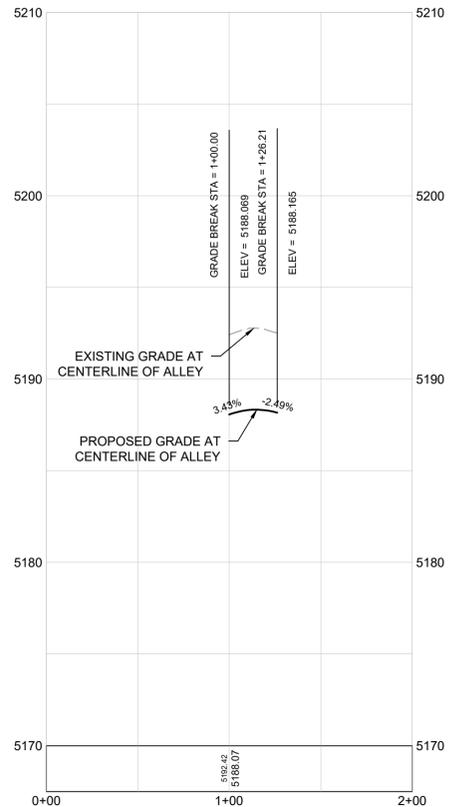
PP-001150-2020



PROFILE OF ALLEYS B & C CR-NW  
H: 1" = 50.00  
V: 1" = 5.00



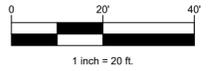
PROFILE OF ALLEYS B & C CR-NE  
H: 1" = 50.00  
V: 1" = 5.00



Key Map

LEGEND

- PROPERTY LINE/ROW
- FLOWLINE W/ TBC
- STORM SEWER
- TYPE R INLET
- FES
- SANITARY SEWER
- 8" WATER MAIN
- 12" WATER MAIN
- BEND, TEE, CROSS
- GATE VALVE
- FIRE HYDRANT ASSEMBLY



PROFILE SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEFOURCORE.COM

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CALL A BUSINESS PARTNER AT ADVANCE BEFORE YOU  
DIG. GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
LOCATION, HORIZONTAL AND VERTICAL. THE EXISTING  
LOCATION IS BASED ON THE BEST AVAILABLE INFORMATION. IT IS HOWEVER  
THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE  
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE	BY
7	7TH SUBMITTAL	2.4.2022	JRS

ERIE HIGHLANDS  
PRELIMINARY PLAT NO. 5 - STREET PLAN AND PROFILE  
CURB RETURNS PLAN AND PROFILE  
OAKWOOD HOMES

INITIAL PLAN  
RELEASE: 2.4.2022  
DESIGNED BY: JRS  
DRAWN BY: LMK  
CHECKED BY: JRS

JOB NO.  
17-027-001  
SHEET  
10 OF 10

PRELIMINARY TRANSPORTATION ENGINEERING PLAN FOR  
ERIE HIGHLANDS PRELIMINARY PLAT NO. 5