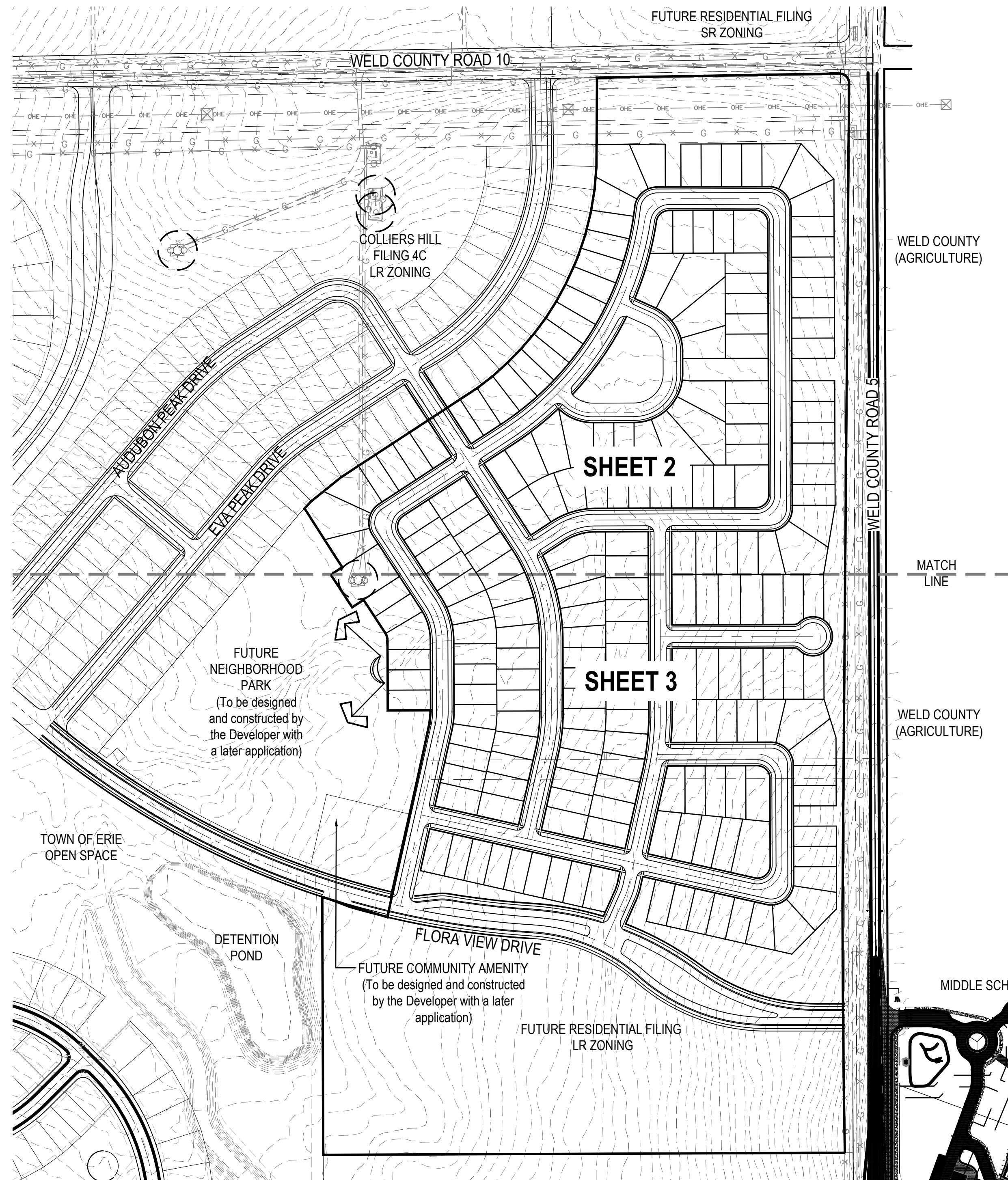


COLLIERS HILL FILING 4G SKETCH PLAN

TRACT E OF "COLLIERS HILL FILING NO. 4C" LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
82.05 ACRES SKETCH PLAN- SK-001000-2018

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1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

COMPOSITE MAP



VICINITY MAP



LEGEND

- SKETCH PLAN BOUNDARY
- RESIDENTIAL LOT LINE
- EXISTING EASEMENT
- OIL & GAS WELL 50' RESIDENTIAL SETBACK
- TOPOGRAPHY (1' INTERVALS)
- SHEET MATCH LINE
- VIEW CORRIDOR

GENERAL NOTES:

1. LAND PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
2. THERE ARE NO KNOWN FLOODPLAIN AREAS WITHIN THE PROPOSED SKETCH PLAN BOUNDARY.
3. THERE ARE NO KNOWN WETLAND, RIPARIAN AREAS, STREAMS, LAKES, DITCHES AND/OR LATERALS WITHIN THE SKETCH PLAN BOUNDARY.
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5. THERE ARE NO KNOWN HISTORICAL OR ARCHAEOLOGICAL SITES WITHIN THE PROPOSED SKETCH PLAN BOUNDARY.
6. THERE ARE NO EXISTING TREES WITHIN THE PROPOSED SKETCH PLAN BOUNDARY.
7. PUBLIC ROADWAYS TO FOLLOW STANDARD TOWN OF ERIE SPECIFICATIONS.

OWNER:
DAYBREAK RECOVERY ACQUISITION, LLC
JON SHUMAKER
1250 AVENUE OF THE AMERICA'S
50TH FLOOR
NEW YORK, NY 10020

APPLICANT:
RAINTREE INVESTMENT CORP
JERRY RICHMOND
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112
JRICHMOND@RAINTREE.US.COM
303-267-6195

PLANNER:
NORRIS DESIGN
EVA MATHER
1101 BANNOCK STREET
DENVER, CO 80204
EMATHER@NORRIS-DESIGN.COM
303-892-1166

CIVIL ENGINEER/SURVEYOR:
HURST & ASSOCIATES, INC.
JOHN JORGENSON
1265 S. PUBLIC RD., SUITE B
LAFAYETTE, CO 80026
JOHN@HURST.DESIGN
303-449-9105

COLLIERS HILL
FILING 4G SKETCH PLAN
ERIE, COLORADO

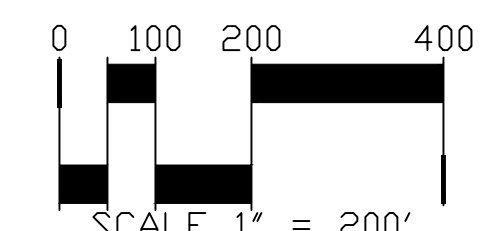
OWNER:
JON SHUMAKER
JERRY B. RICHMOND III
7220 S. ALTON WAY
SUITE C-400
CENTENNIAL, CO 80112

TYPE	AREA (Acres)	% OF TOTAL AREA
RESIDENTIAL LOTS : 201 total (52'x110')	31.27	57.9%
TRACTS	37.25	17.1%
PUBLIC ROW	13.53	25.0%
TOTAL	82.05	100%

TYPE	AREA (Acres)	USE	OWNERSHIP	MAINTENANCE
A	0.74	POCKET PARK	TOWN OF ERIE	H.O.A.
B	0.29	TRAIL CONNECTION	H.O.A.	H.O.A.
C	6.14	TRAIL CONNECTION / LANDSCAPE BUFFER	H.O.A.	H.O.A.
D	0.31	LANDSCAPE BUFFER	H.O.A.	H.O.A.
E	0.16	MAIL KIOSK / LA BUFF.	H.O.A.	H.O.A.
F	0.21	MAIL KIOSK / LA BUFF.	H.O.A.	H.O.A.
G	0.13	MAIL KIOSK / LA BUFF.	H.O.A.	H.O.A.
H	0.33	OIL & GAS OPERATIONS	H.O.A.	H.O.A.
I	0.14	LANDSCAPE BUFFER	H.O.A.	H.O.A.
J	0.10	LANDSCAPE BUFFER	H.O.A.	H.O.A.
K	0.20	LANDSCAPED MEDIAN	H.O.A.	H.O.A.
L	0.45	LANDSCAPED MEDIAN	H.O.A.	H.O.A.
M	28.05	FUTURE RES. FILING	H.O.A.	H.O.A.

NOTE: TRACTS ARE SUBJECT TO CHANGE WITH FUTURE PRELIMINARY PLAT APPLICATION.

SHEET INDEX:
01 COVER SHEET
02 PLAN ENLARGEMENT
03 PLAN ENLARGEMENT
3 TOTAL SHEETS



NOT FOR CONSTRUCTION

DATE:
08/06/2018
03/11/2019

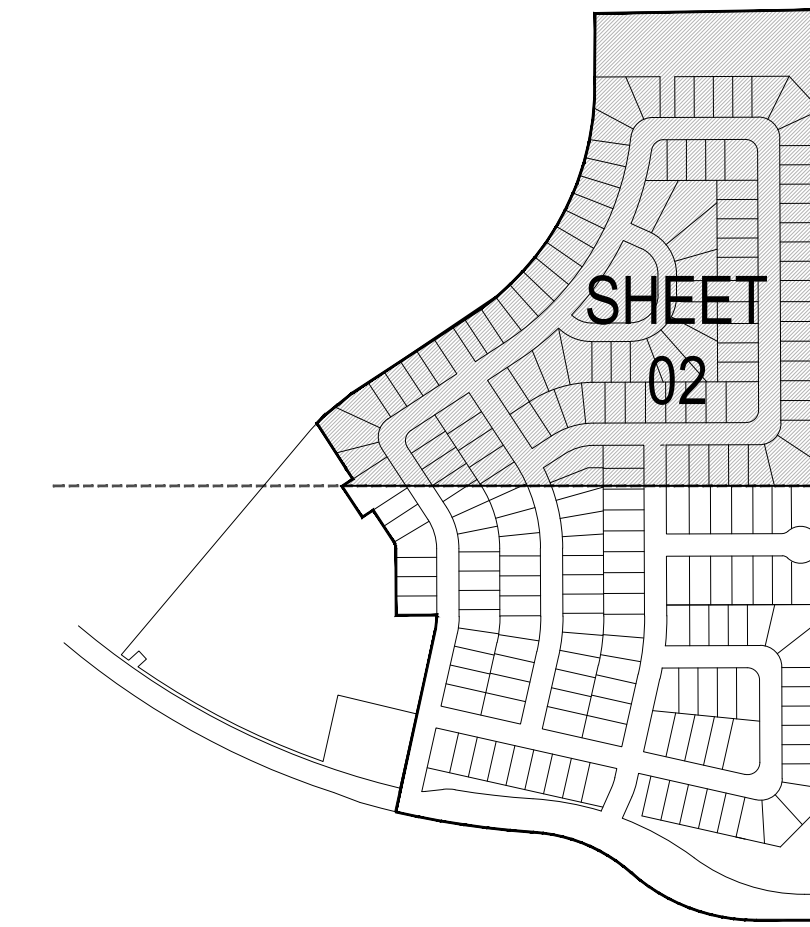
SHEET TITLE:
COVER SHEET

01 OF 3

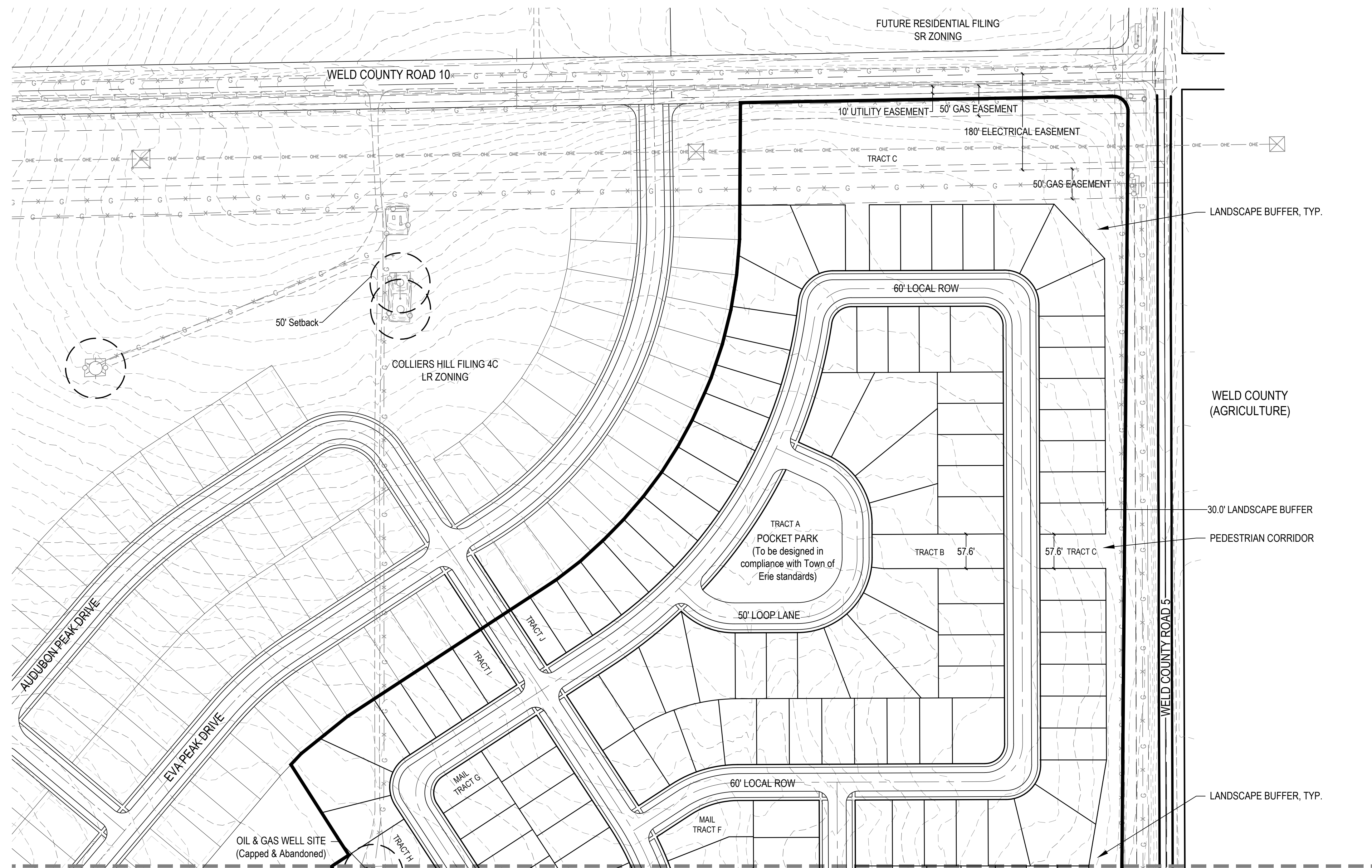
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LAND USE PLAN



LEGEND

- SKETCH PLAN BOUNDARY
- RESIDENTIAL LOT LINE
- EXISTING EASEMENT
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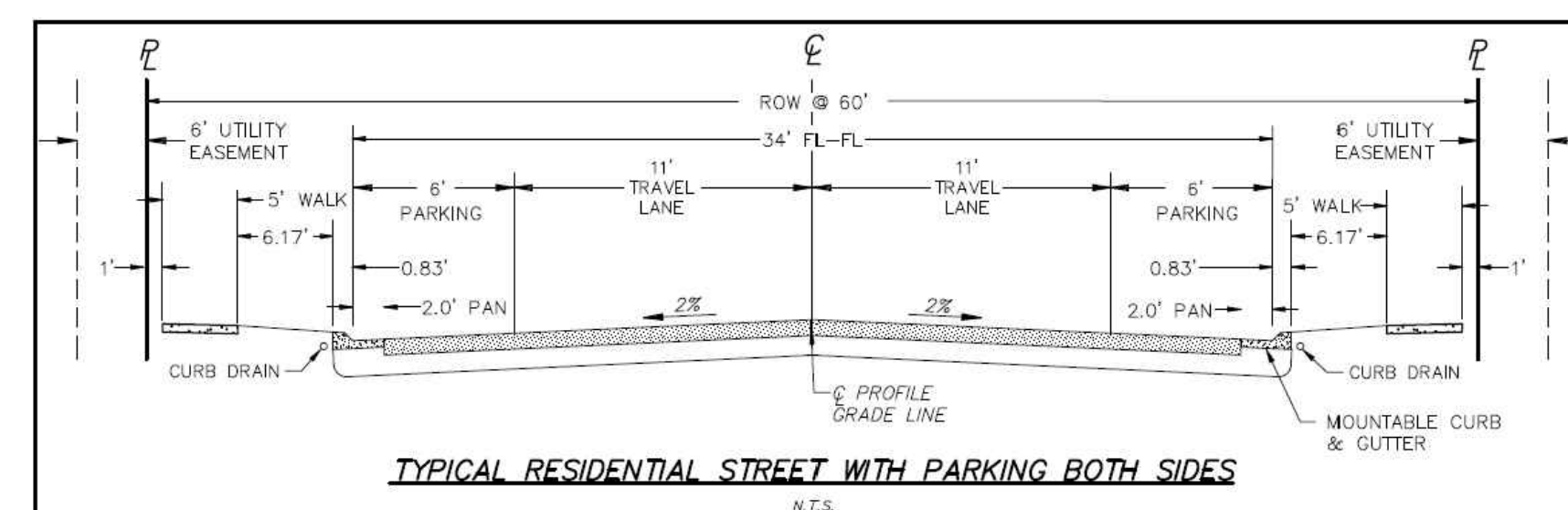
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FILING 4G SKETCH PLAN
ERIE, COLORADO

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CENTENNIAL, CO 80112

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03/11/2019

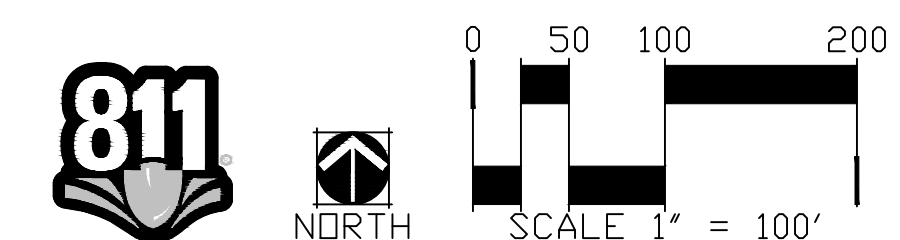
SHEET TITLE:
PLAN
ENLARGEMENT

02 OF 3



NOTE: REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTION.

TYPICAL RESIDENTIAL STREET WITH PARKING BOTH SIDES



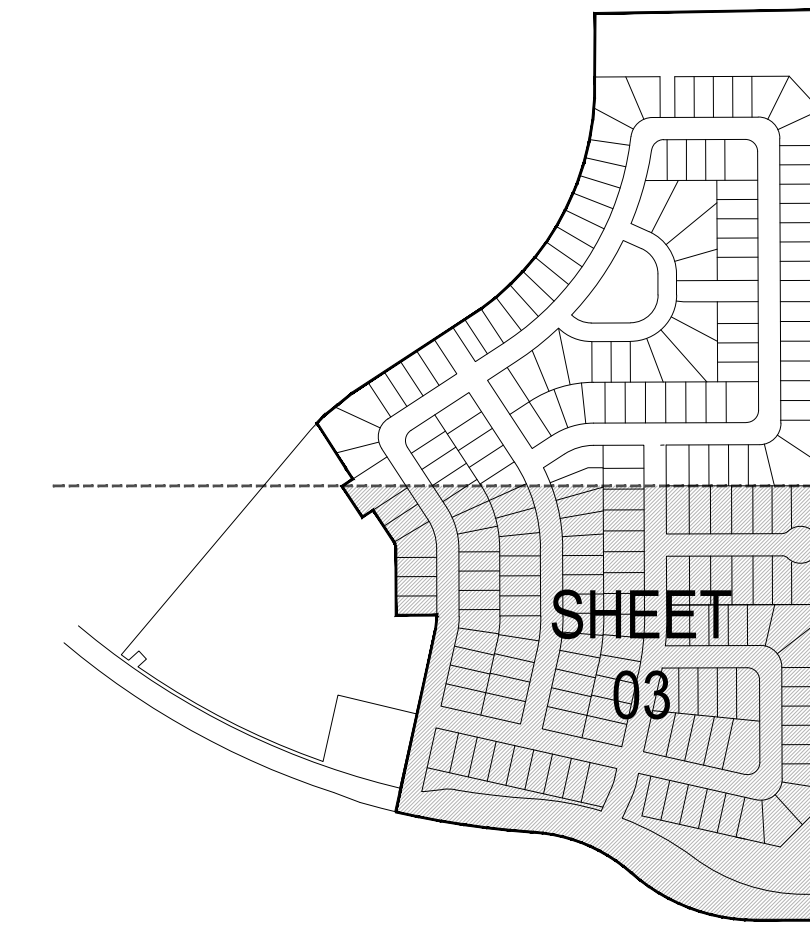
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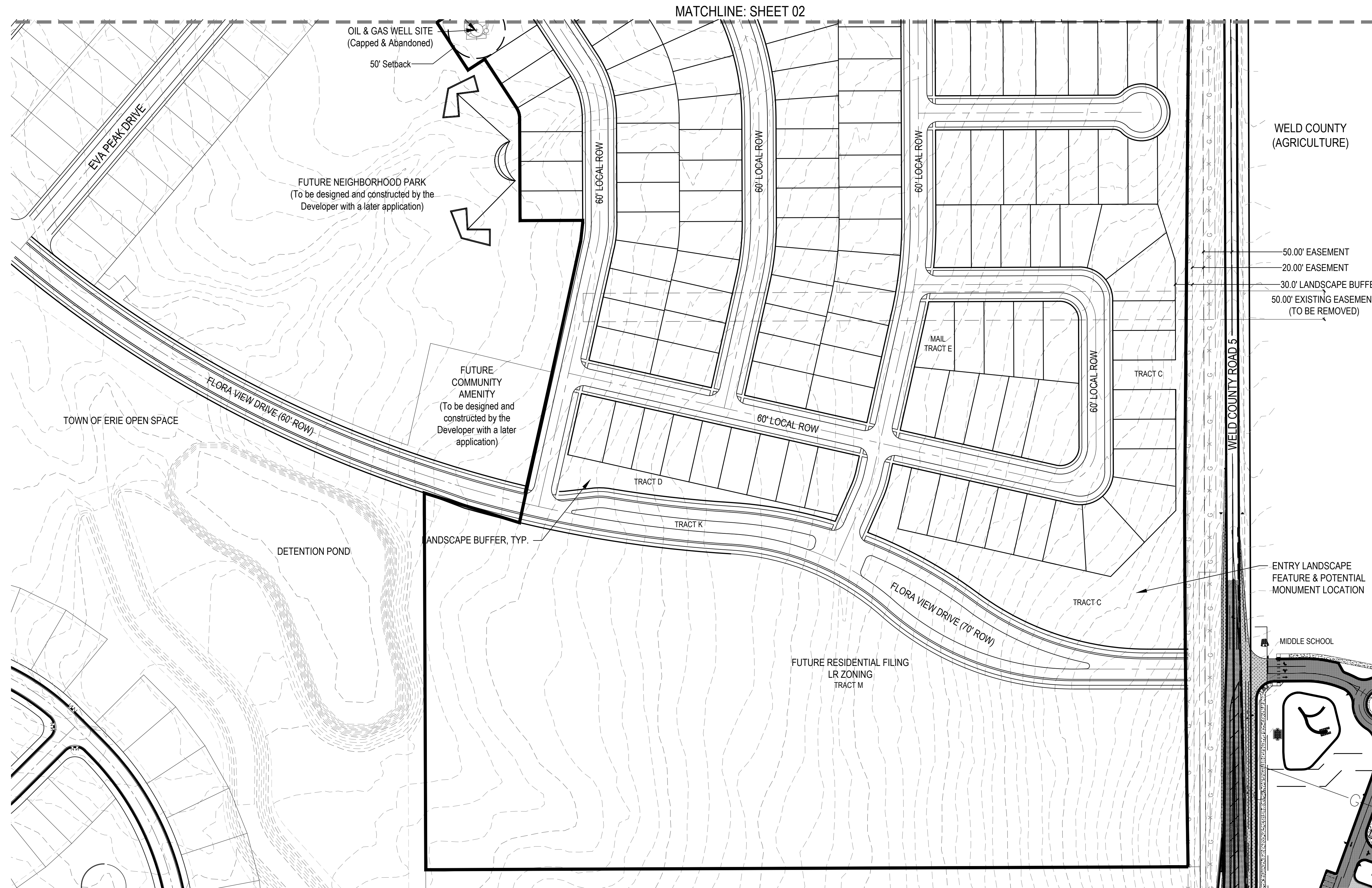
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LAND USE PLAN

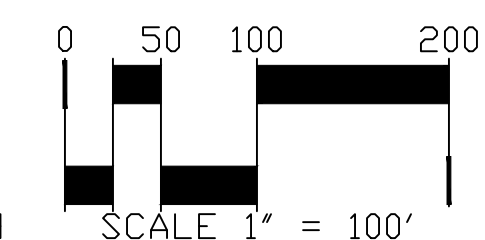


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FILING 4G SKETCH PLAN
ERIE, COLORADO

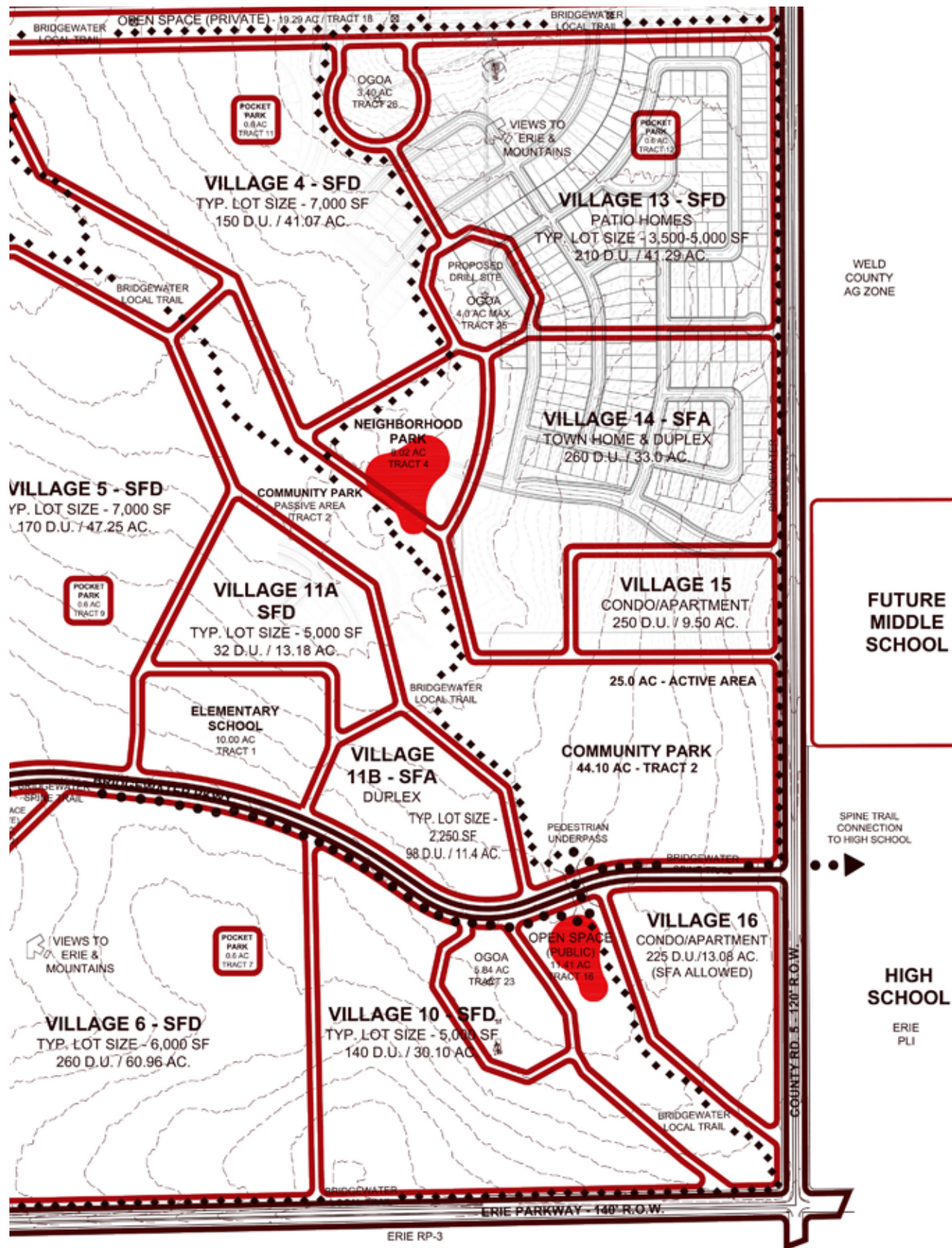
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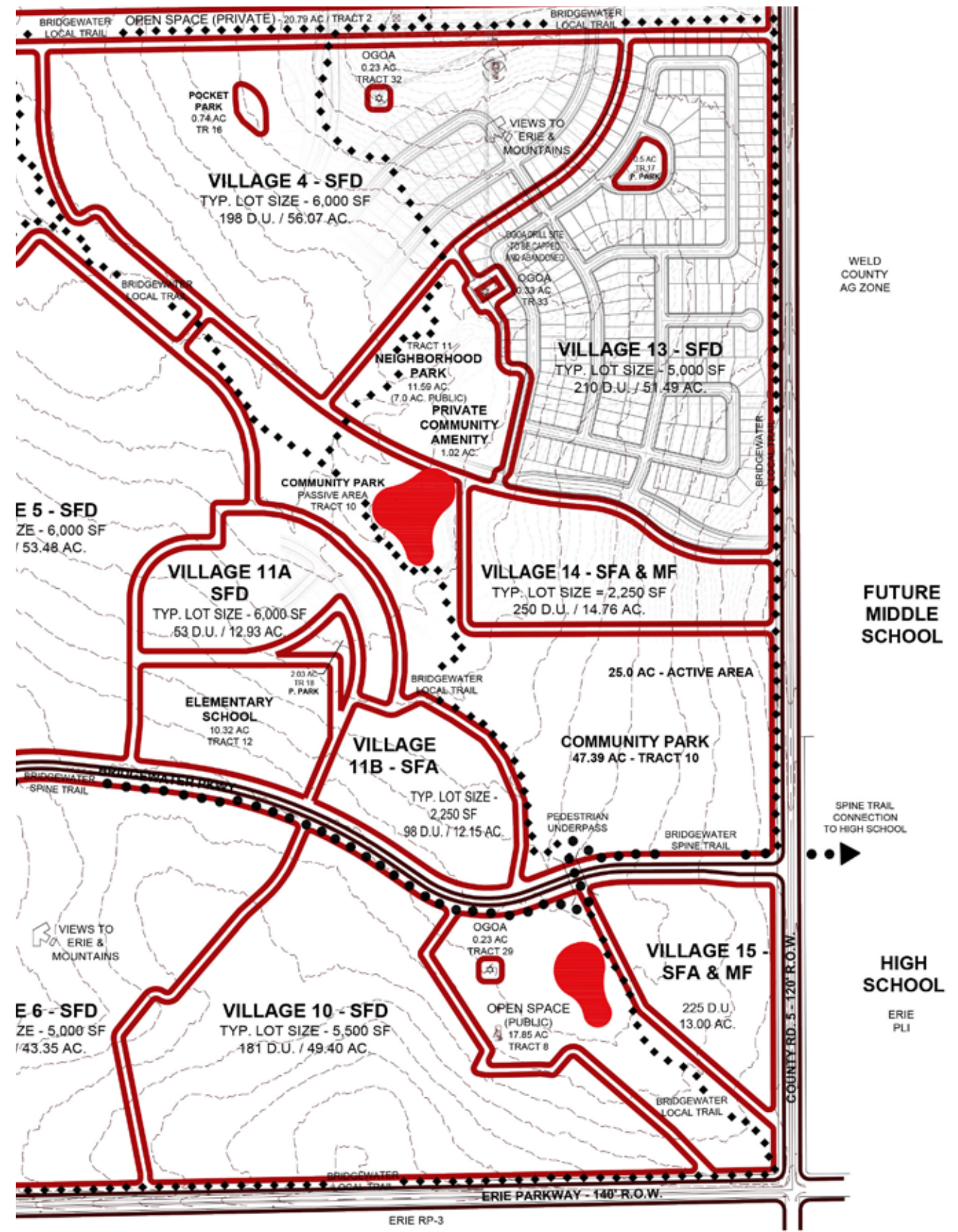
SHEET TITLE:
PLAN
ENLARGEMENT

03 OF 3

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Sketch Plan & Bridgewater P.U.D. Amendment 4 Overlay



Sketch Plan & Proposed Bridgewater P.U.D. Amendment 5 Overlay