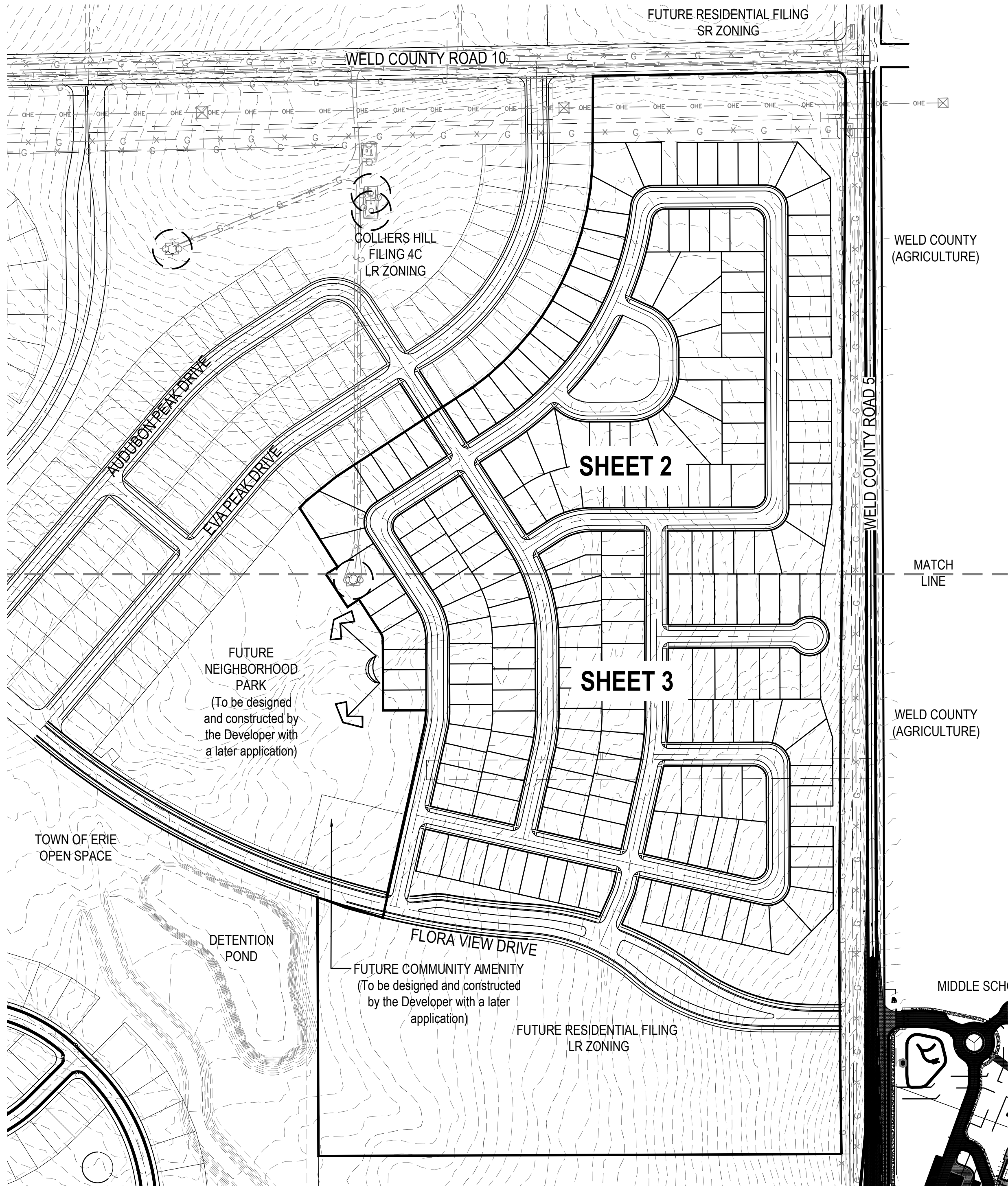


COLLIERS HILL FILING 4G SKETCH PLAN

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

COMPOSITE MAP



LAND SUMMARY CHART		
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%

LEGEND

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

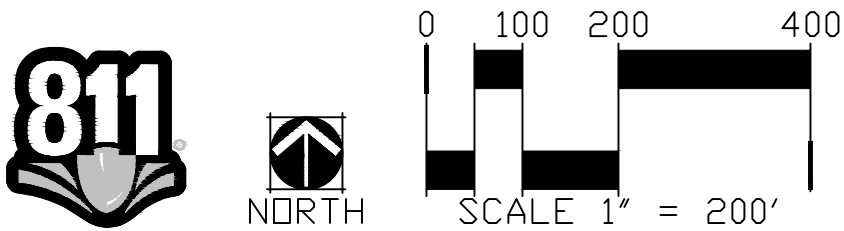
GENERAL NOTES:

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- THERE ARE NO KNOWN FLOODPLAIN AREAS WITHIN THE PROPOSED SKETCH PLAN BOUNDARY.
- THERE ARE NO KNOWN WETLAND, RIPARIAN AREAS, STREAMS, LAKES, DITCHES AND/OR LATERALS WITHIN THE SKETCH PLAN BOUNDARY.
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- THERE ARE NO EXISTING TREES WITHIN THE PROPOSED SKETCH PLAN BOUNDARY.
- PUBLIC ROADWAYS TO FOLLOW STANDARD TOWN OF ERIE SPECIFICATIONS.

TRACT SUMMARY CHART				
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



VICINITY MAP



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
JRICHPOND@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:
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JERRY B. RICHMOND III
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CENTENNIAL, CO 80112

DATE:

08/06/2018
03/11/2019

SHEET TITLE:
COVER SHEET

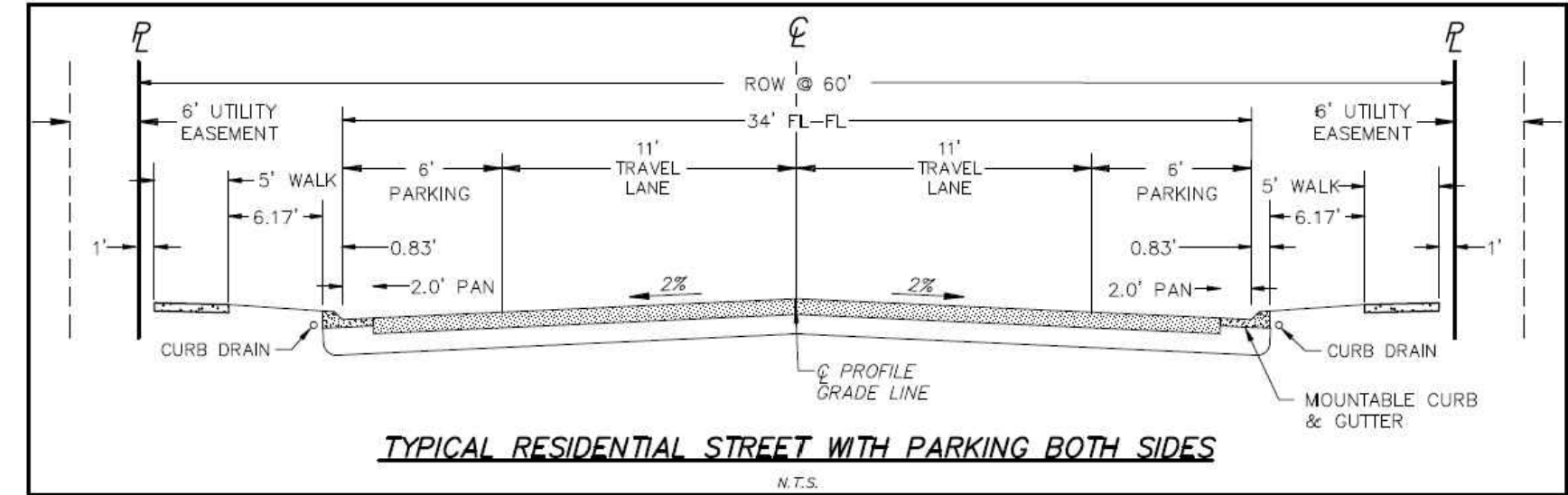
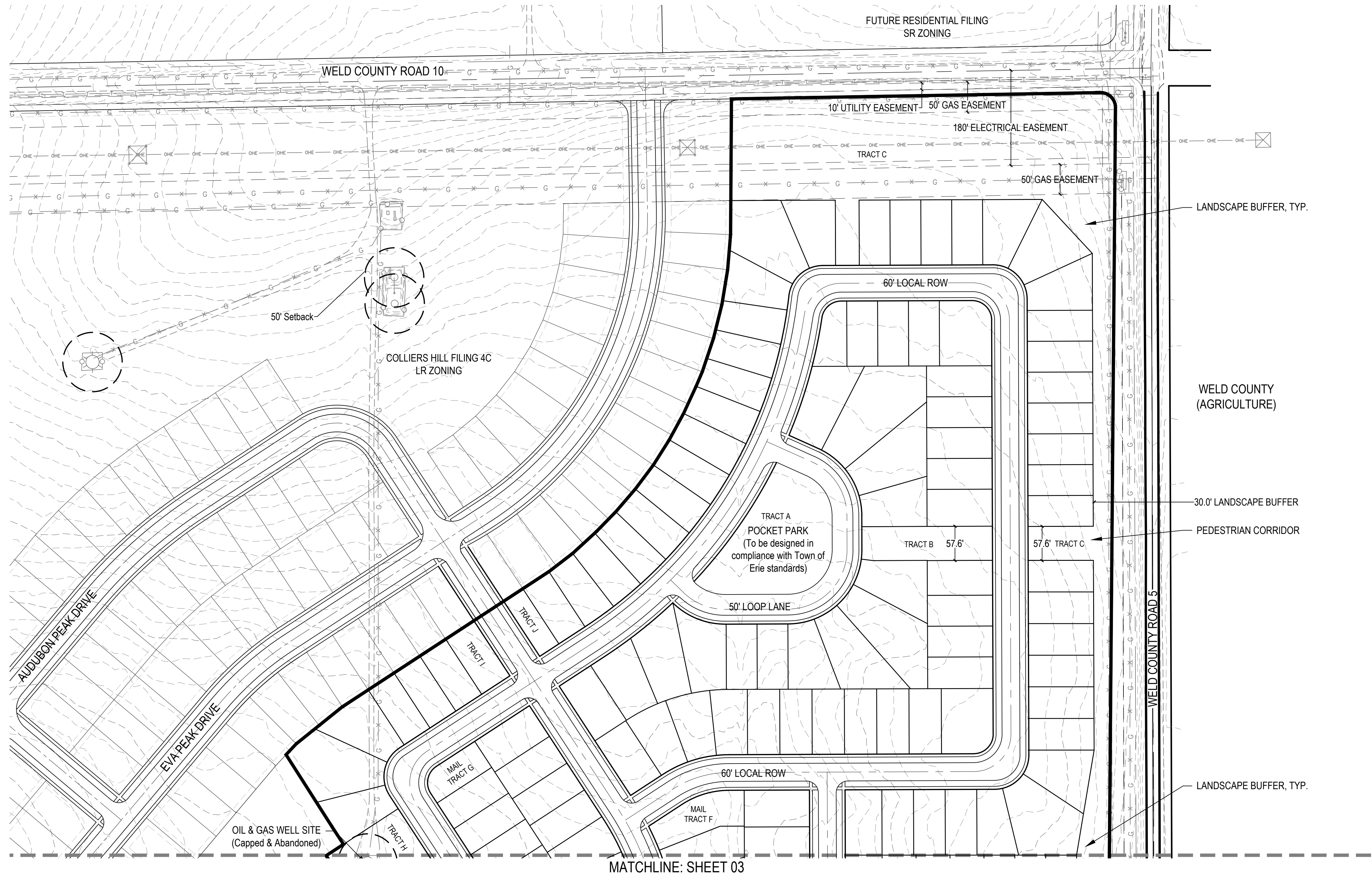
01 OF 3

NOT FOR CONSTRUCTION

COLLIERS HILL FILING 4G SKETCH PLAN

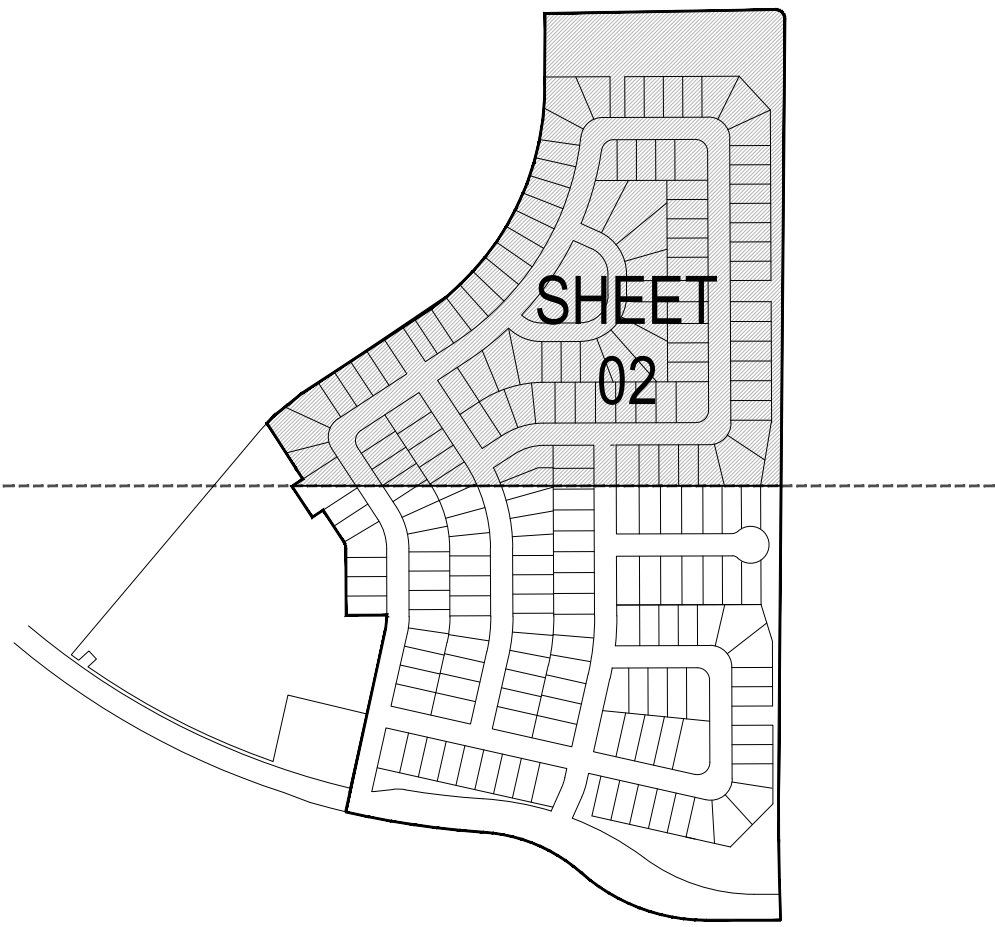
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LAND USE PLAN



NOTE: REFER TO GETOTECHNICAL REPORT FOR PAVEMENT SECTION.

TYPICAL RESIDENTIAL STREET WITH PARKING BOTH SIDES

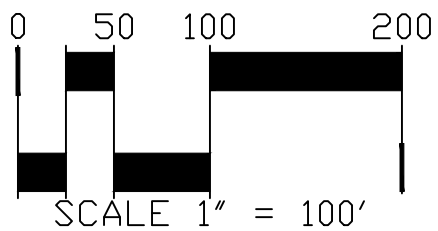


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www.norris-design.com

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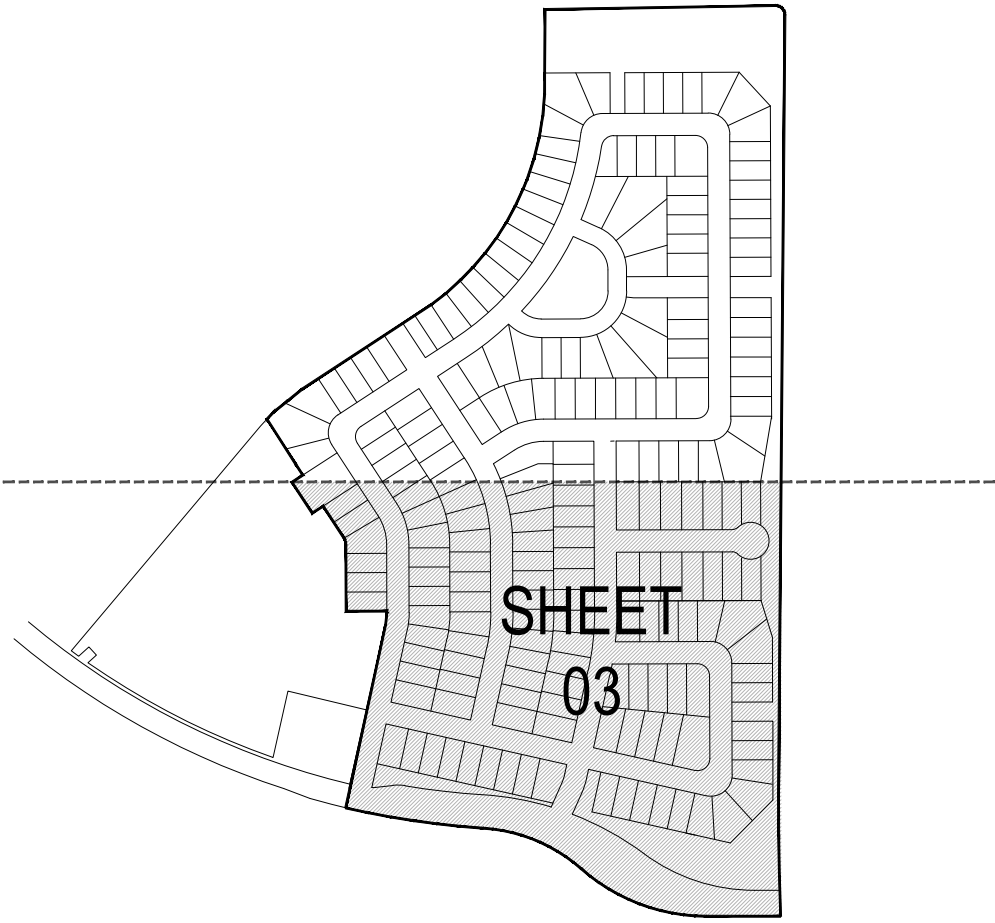
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SHEET TITLE:
PLAN
ENLARGEMENT

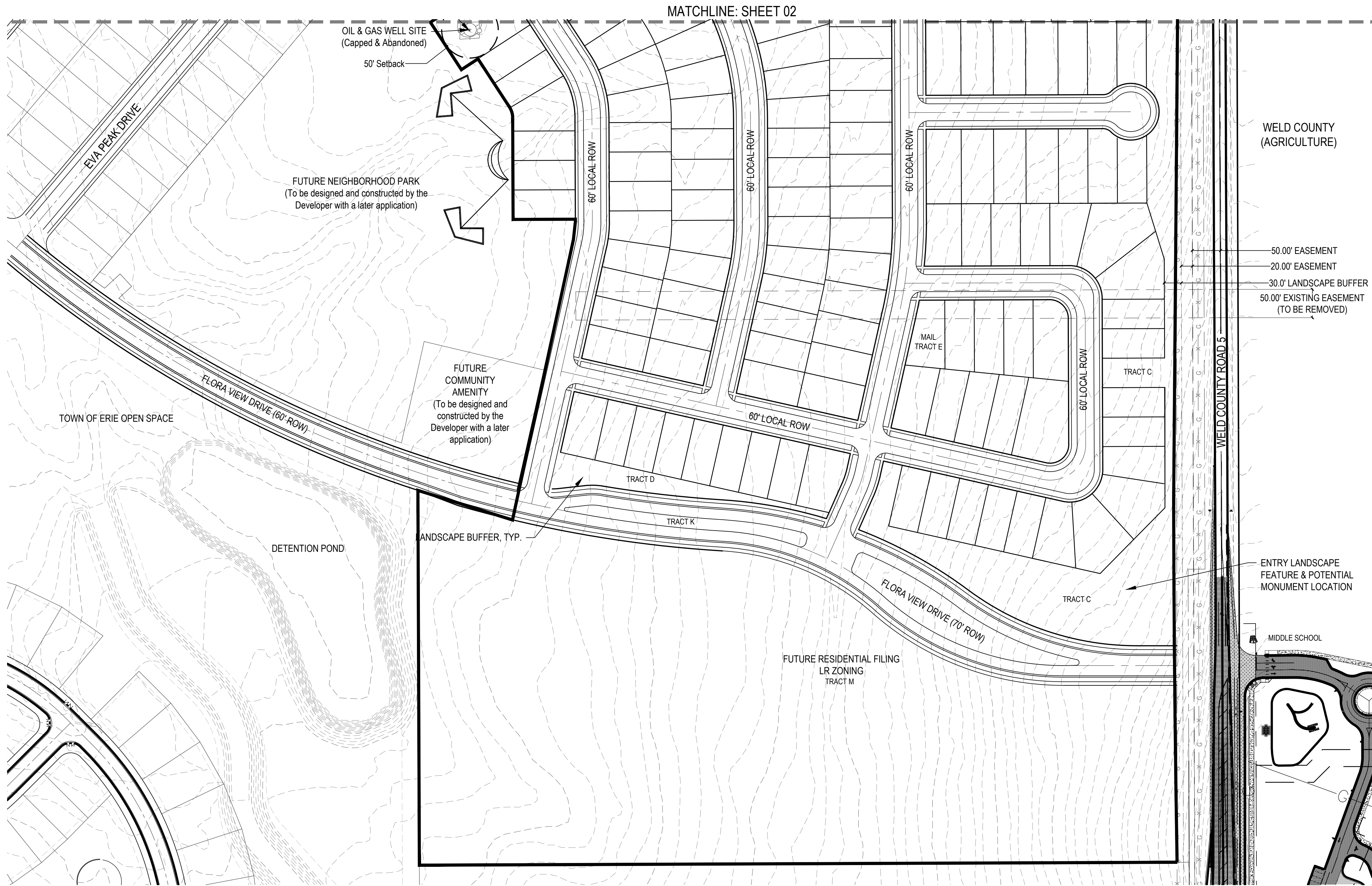
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LAND USE PLAN

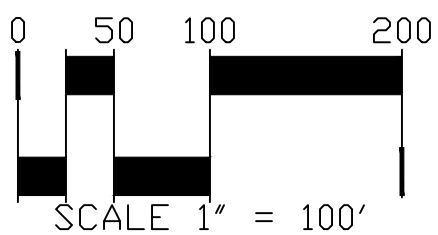


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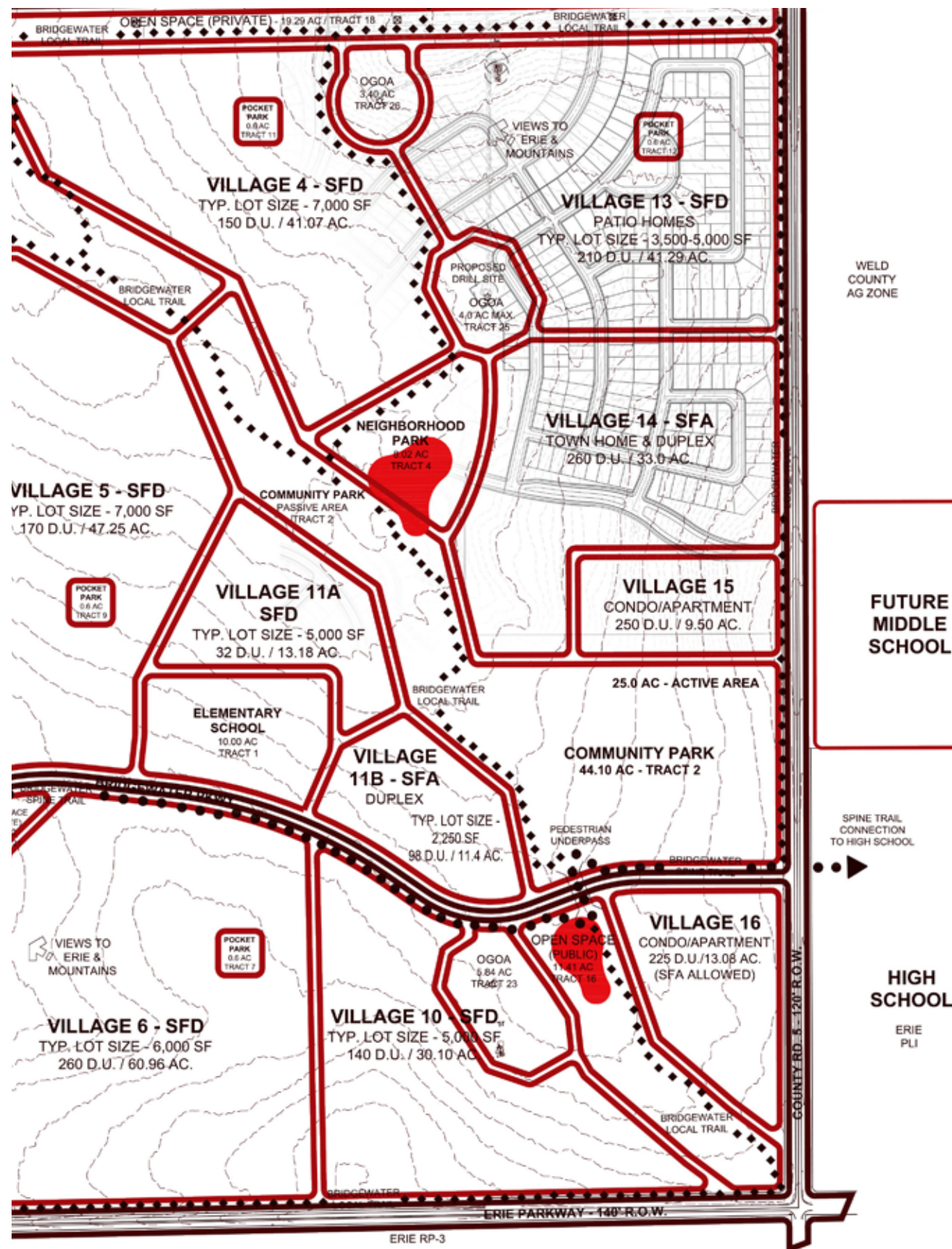
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ENLARGEMENT

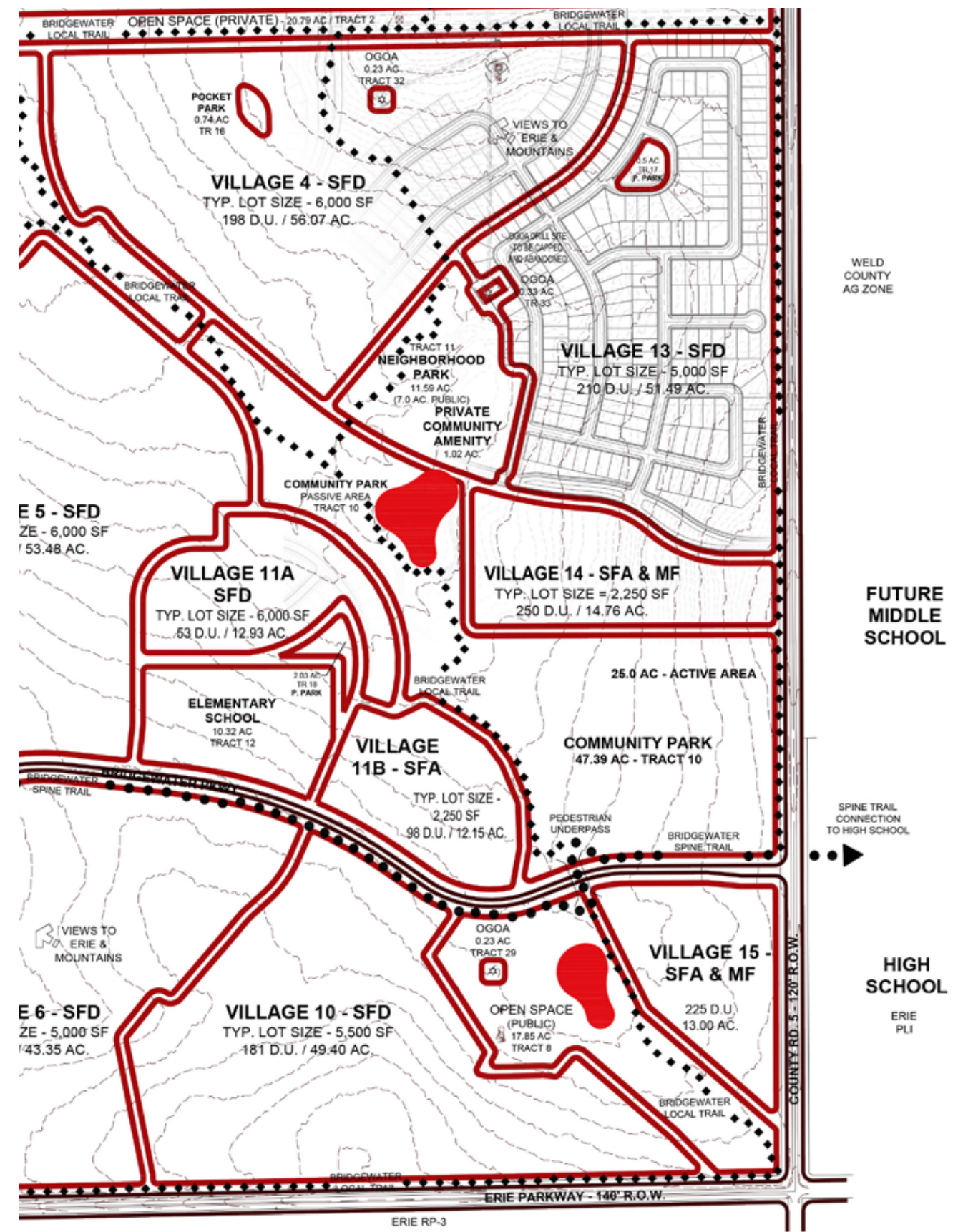
03 OF 3

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CHECKED BY:
DRAWN BY:



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



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