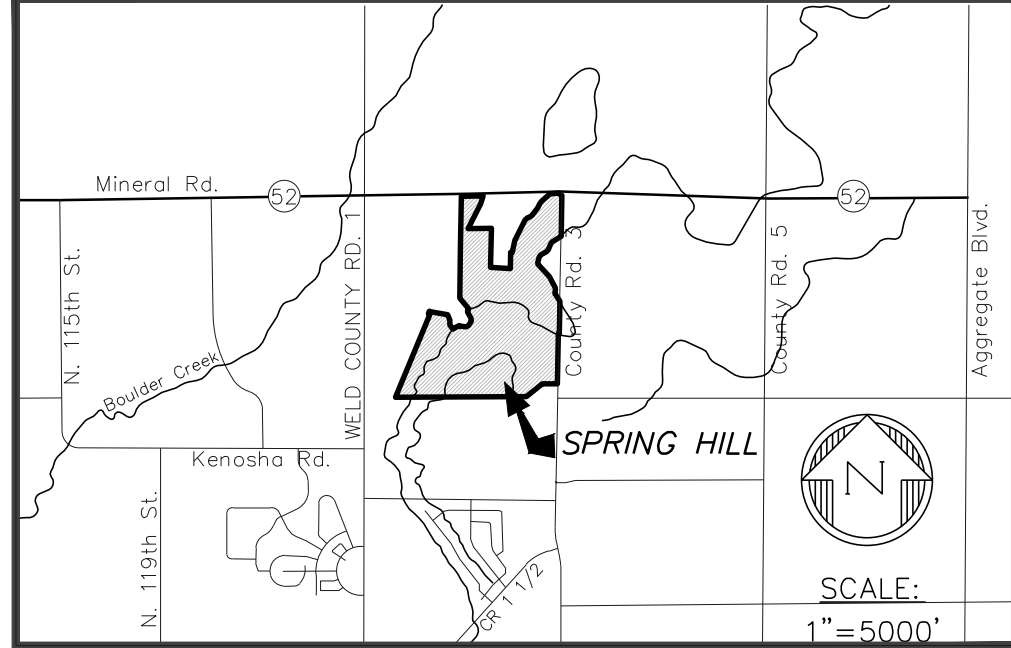


SPRING HILL SKETCH PLAN

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
SK-000978-2018

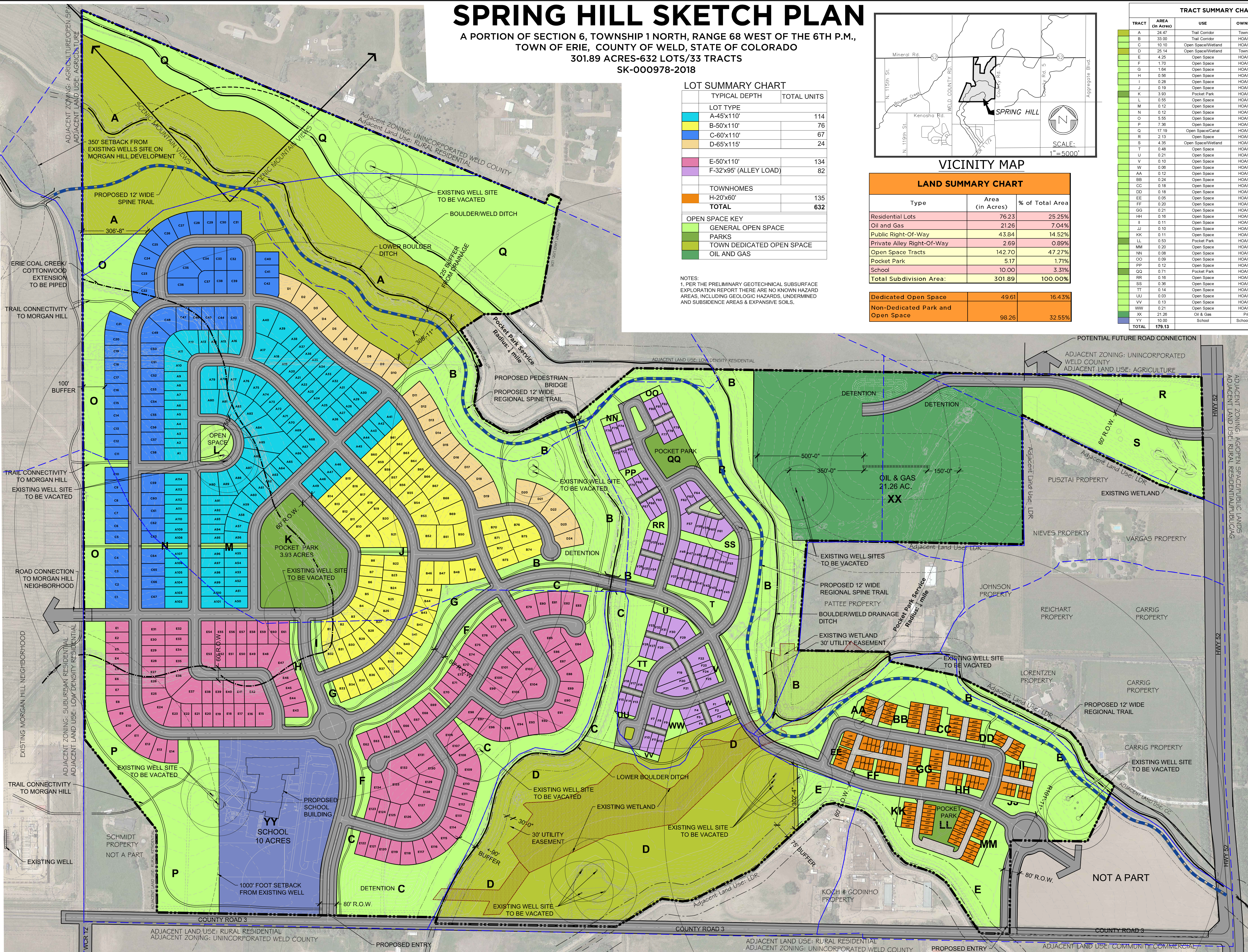
LOT SUMMARY CHART		
TYPICAL DEPTH	LOT TYPE	TOTAL UNITS
114'	A-45'x110'	114
76'	B-50'x110'	76
67'	C-60'x110'	67
24'	D-65'x115'	24
134	E-50'x110'	134
82	F-32'x95' (ALLEY LOAD)	82
135	TOWNHOMES H-20'x60'	135
632	TOTAL	632
OPEN SPACE KEY		
GENERAL OPEN SPACE		
PARKS		
TOWN DEDICATED OPEN SPACE		
OIL AND GAS		

NOTES:
1. PER THE PRELIMINARY GEOTECHNICAL SUBSURFACE EXPLORATION REPORT THERE ARE NO KNOWN HAZARDOUS AREAS, INCLUDING GEOLOGIC HAZARDS, UNDERMINED AND SUBSIDENCE AREAS & EXPANSIVE SOILS.



LAND SUMMARY CHART		
Type	Area (in Acres)	% of Total Area
Residential Lots	76.23	25.25%
Oil and Gas	21.26	7.04%
Public Right-Of-Way	43.84	14.52%
Private Alley Right-Of-Way	2.69	0.89%
Open Space Tracts	142.70	47.27%
Pocket Park	5.17	1.71%
School	10.00	3.31%
Total Subdivision Area:	301.89	100.00%
Dedicated Open Space	49.61	16.43%
Non-Dedicated Park and Open Space	98.26	32.55%

TRACT SUMMARY CHART			
TRACT	AREA (in Acres)	USE	OWNERSHIP
A	24.47	Trail Corridor	Town of Erie
B	33.00	Trail Corridor	HOA/District
C	10.10	Open Space/Wetland	HOA/District
D	23.14	Open Space	Town of Erie
E	4.25	Open Space	HOA/District
F	1.70	Open Space	HOA/District
G	1.64	Open Space	HOA/District
H	0.56	Open Space	HOA/District
I	0.28	Open Space	HOA/District
J	0.19	Open Space	HOA/District
K	3.93	Pocket Park	HOA/District
L	0.55	Open Space	HOA/District
M	0.12	Open Space	HOA/District
N	0.12	Open Space	HOA/District
O	5.55	Open Space	HOA/District
P	7.36	Open Space	HOA/District
Q	17.19	Open Space/Canal	HOA/District
R	2.13	Open Space	HOA/District
S	4.35	Open Space/Wetland	HOA/District
T	0.48	Open Space	HOA/District
U	0.21	Open Space	HOA/District
V	0.10	Open Space	HOA/District
W	0.06	Open Space	HOA/District
AA	0.12	Open Space	HOA/District
BB	0.24	Open Space	HOA/District
CC	0.18	Open Space	HOA/District
DD	0.18	Open Space	HOA/District
EE	0.05	Open Space	HOA/District
FF	0.20	Open Space	HOA/District
GG	0.21	Open Space	HOA/District
HH	0.16	Open Space	HOA/District
II	0.11	Open Space	HOA/District
JJ	0.10	Open Space	HOA/District
KK	0.11	Open Space	HOA/District
LL	0.53	Pocket Park	HOA/District
MM	0.20	Open Space	HOA/District
NN	0.08	Open Space	HOA/District
OO	0.09	Open Space	HOA/District
PP	0.12	Open Space	HOA/District
QQ	0.71	Pocket Park	HOA/District
RR	0.16	Open Space	HOA/District
SS	0.36	Open Space	HOA/District
TT	0.14	Open Space	HOA/District
UU	0.03	Open Space	HOA/District
VV	0.13	Open Space	HOA/District
WW	0.21	Open Space	HOA/District
XX	21.26	Oil & Gas	Private
YY	10.00	School	School District
TOTAL	179.13		



LAND PLANNING:
people creating spaces
pcsgroup inc. www.pcsgroupco.com
1315 16th Street, Denver CO 80202
1303.531.4905 / 1303.531.4908

ENGINEERING:
CVL CONSULTANTS
10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:	
NO.	REVISION DESCRIPTION
1.	REVISION-DESC-01
2.	REVISION-DESC-02
3.	
4.	
5.	
6.	
7.	
8.	

DATE	BY
11/8/2018	
2/25/2019	

PROJECT NO:
SK-000978-2018

DRAWN BY:
BM

DESIGNED BY:
JP

SCALE:
AS SHOWN

SUBMITTED ON:
11/8/2018

Preparation Date:
04-25-2018

1 OF 5

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
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A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
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KEYMAP

LAND PLANNING:


people creating spaces

pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street, denver co 80265
t 303.531.4905 f 303.531.4908

ENGINEERING:



10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISION-DESC-01	11/8/2018	
2.	REVISION-DESC-02	2/25/2019	
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SHEET INFO:

SPRING HILL

SKETCH PLAN

PROJECT NO:

DRAWN BY:

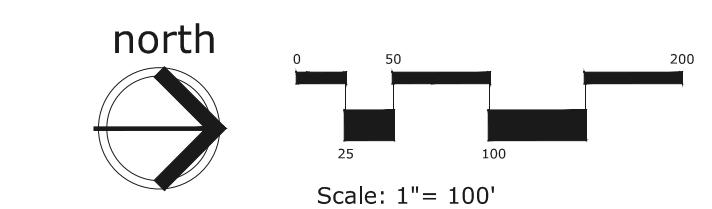
DESIGNED BY:

SCALE:

SUBMITTED ON:

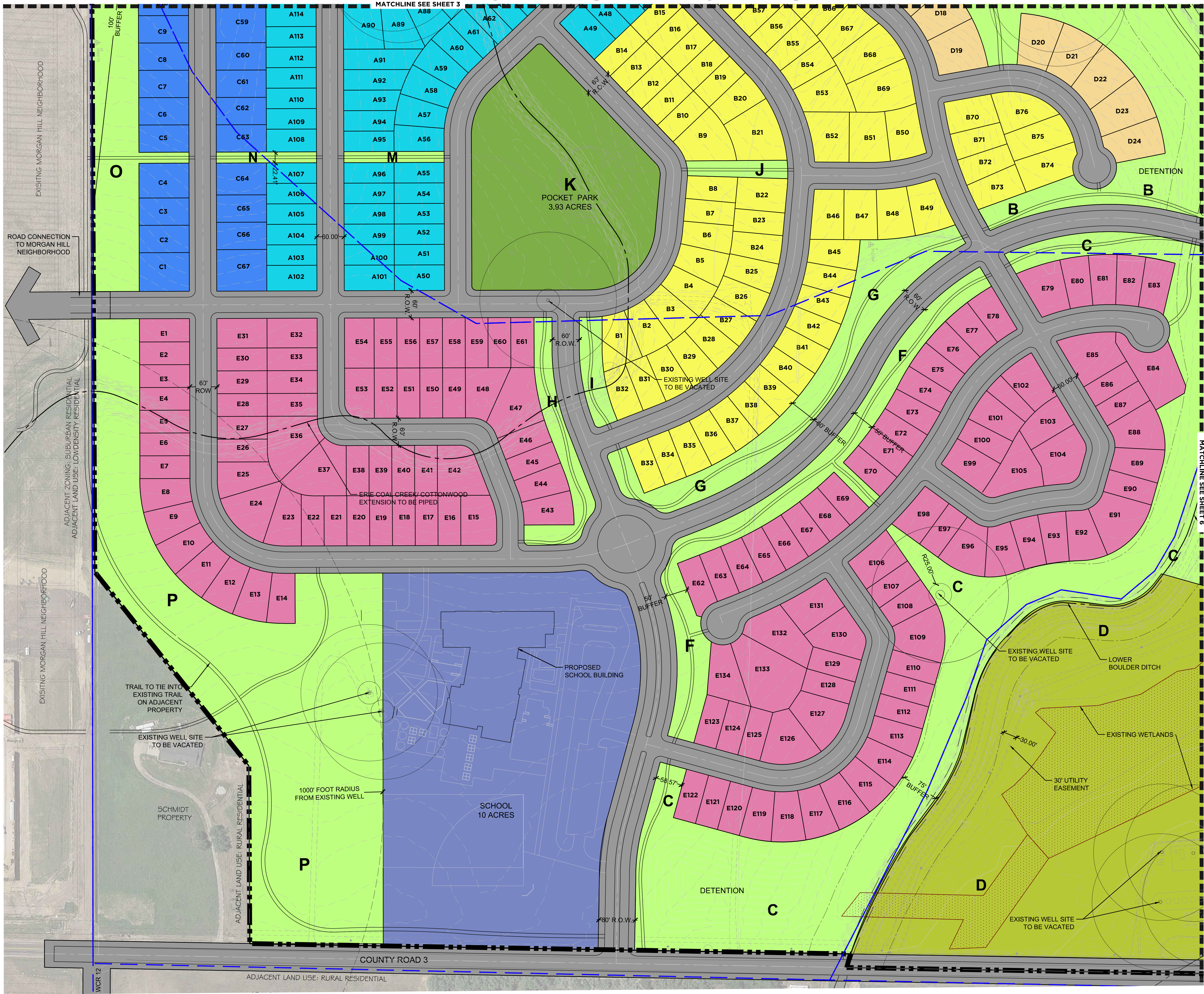
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OF 5

 Potential future road connections if required.



Preparation Date:	04-25-2018
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SPRING HILL SKETCH PLAN

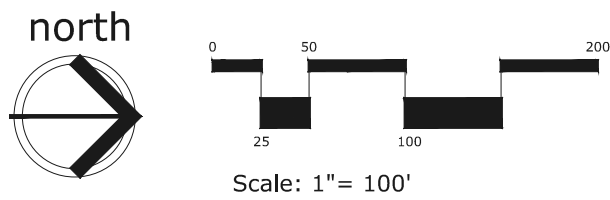
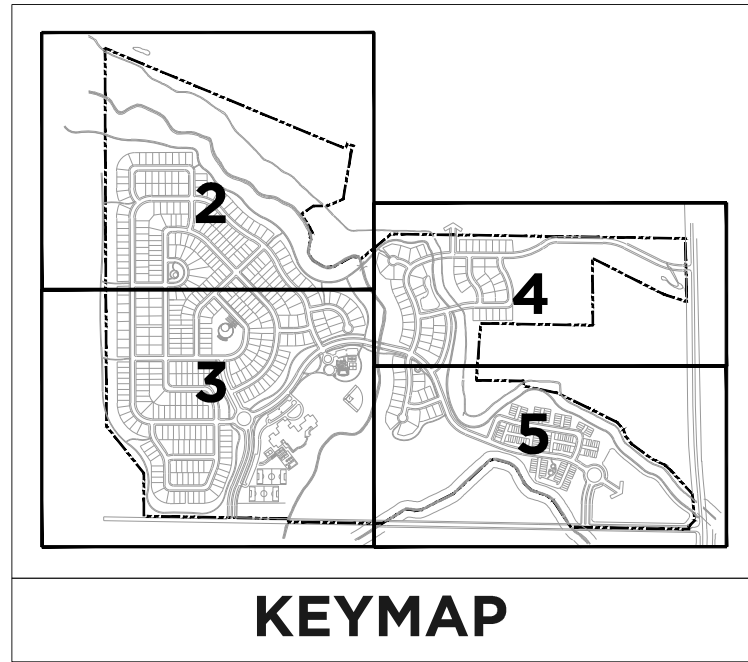


LOT SUMMARY CHART

TYPICAL DEPTH	TOTAL UNITS
AGE TARGETED	
A-45'x110'	114
B-50'x110'	76
C-60'x110'	67
D-65'x115'	24
TRADITIONAL	
E-50'x110'	134
F-32'x95' (ALLEY LOAD)	82
TOWNHOMES	
H-20'x60'	135
TOTAL	632

OPEN SPACE KEY

GENERAL OPEN SPACE
PARKS
TOWN DEDICATED OPEN SPACE
OIL AND GAS



Preparation Date: 04-25-2018

LAND PLANNING:

people creating spaces

pcs group inc. www.pcsgruppco.com
435 E. 18th Street, Suite 200
1007 16th Street, Denver, CO 80202
1.303.531.4905 | 1.303.531.4908

ENGINEERING:

CVL
CONSULTANTS

10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISION-DESC-01	11/8/2018	
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SHEET INFO:

SPRING HILL
SKETCH PLAN

PROJECT NO:

DRAWN BY:

DESIGNED BY:

SCALE:

SUBMITTED ON:

SPRING HILL SKETCH PLAN

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
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LAND PLANNING:



pcs group inc. www.pcsgruopco.com
#240
1007 16th street - denver co 80265
1 303.531.4905 / 1 303.531.4908

ENGINEERING:



10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

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303.770.9111

REVISIONS:

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SHEET INFO:

SPRING HILL SKETCH PLAN

PROJECT NO:

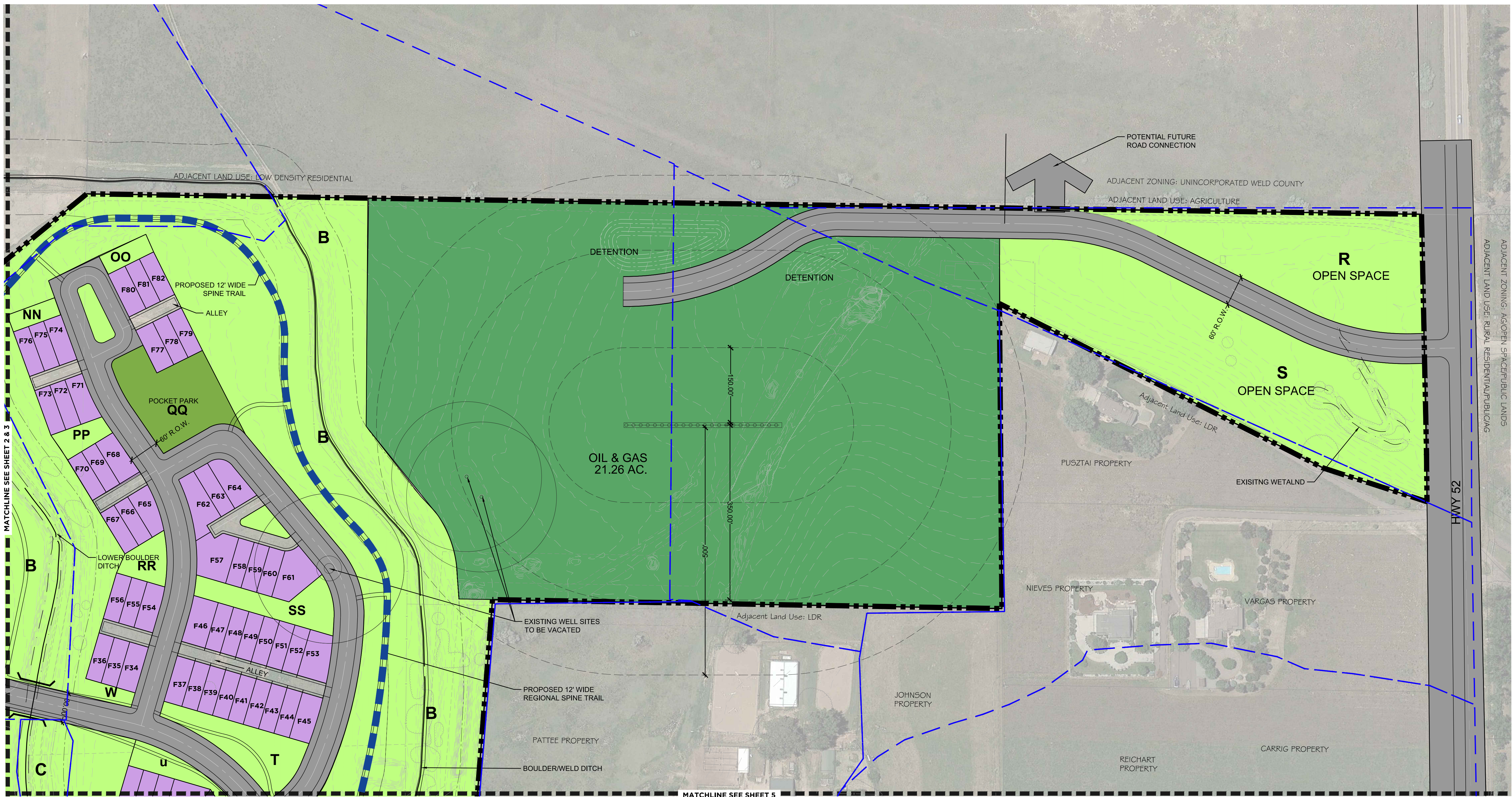
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DESIGNED BY:

SCALE:

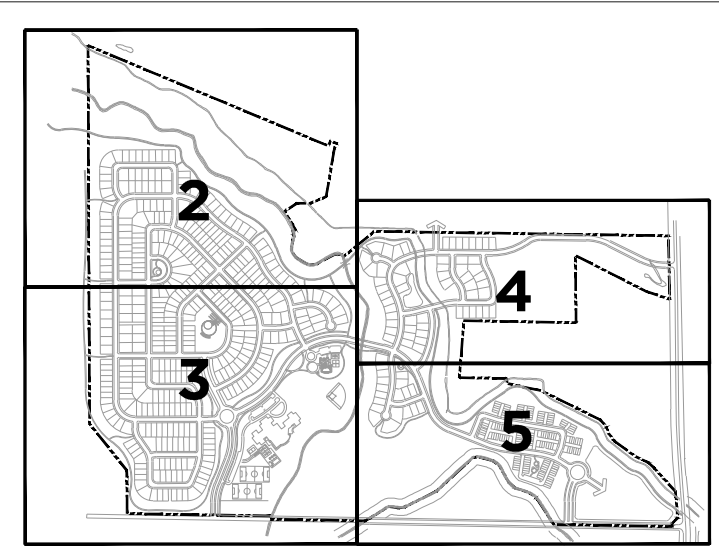
SUBMITTED ON:

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OF 5

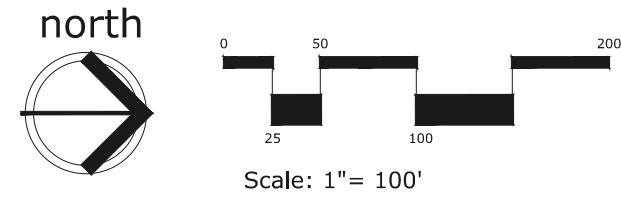


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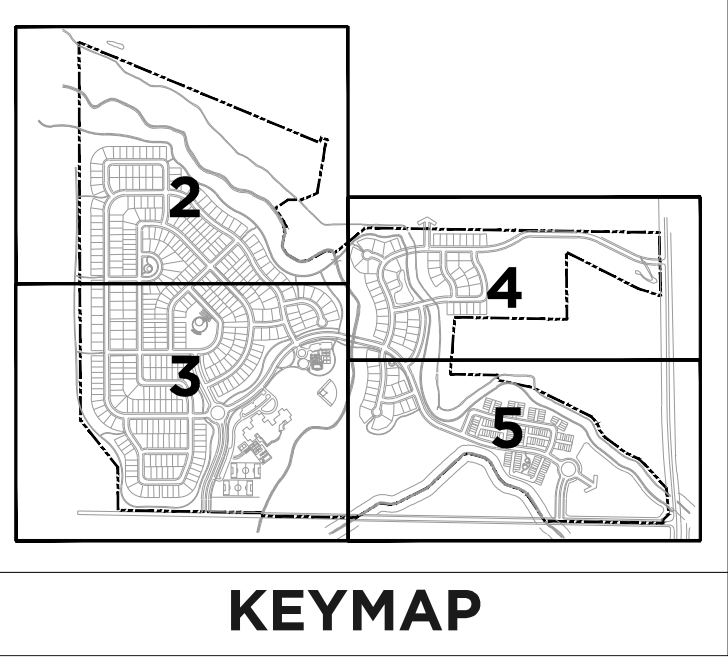


KEYMAP



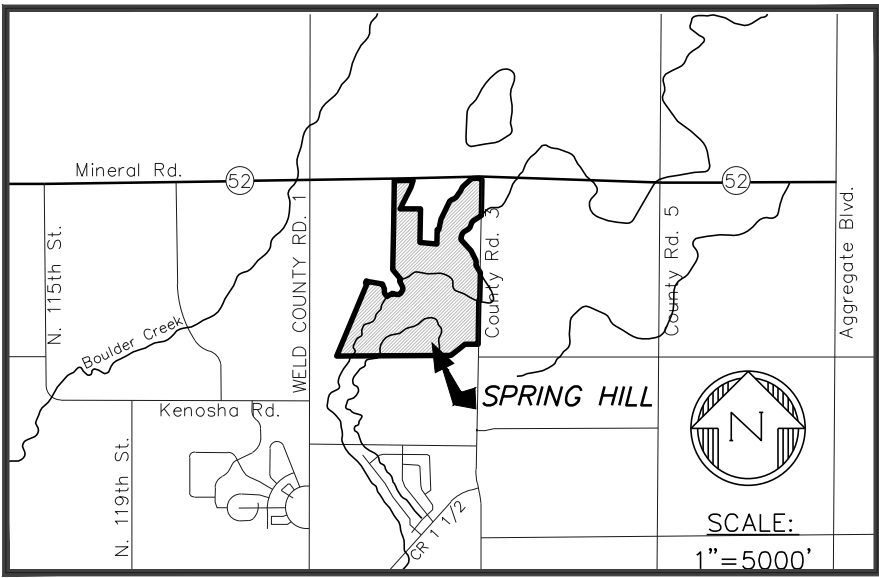
Preparation Date: 02-07-2018

LOT SUMMARY CHART		
TYPICAL DEPTH	TOTAL UNITS	
AGE TARGETED		
A-45'x110'	114	
B-50'x110'	76	
C-60'x110'	67	
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SPRING HILL SKETCH PLAN

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
SK-000978-2018



VICINITY MAP

LAND PLANNING:



ENGINEERING:



10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:

OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

SPRING HILL SKETCH PLAN

PROJECT NO:

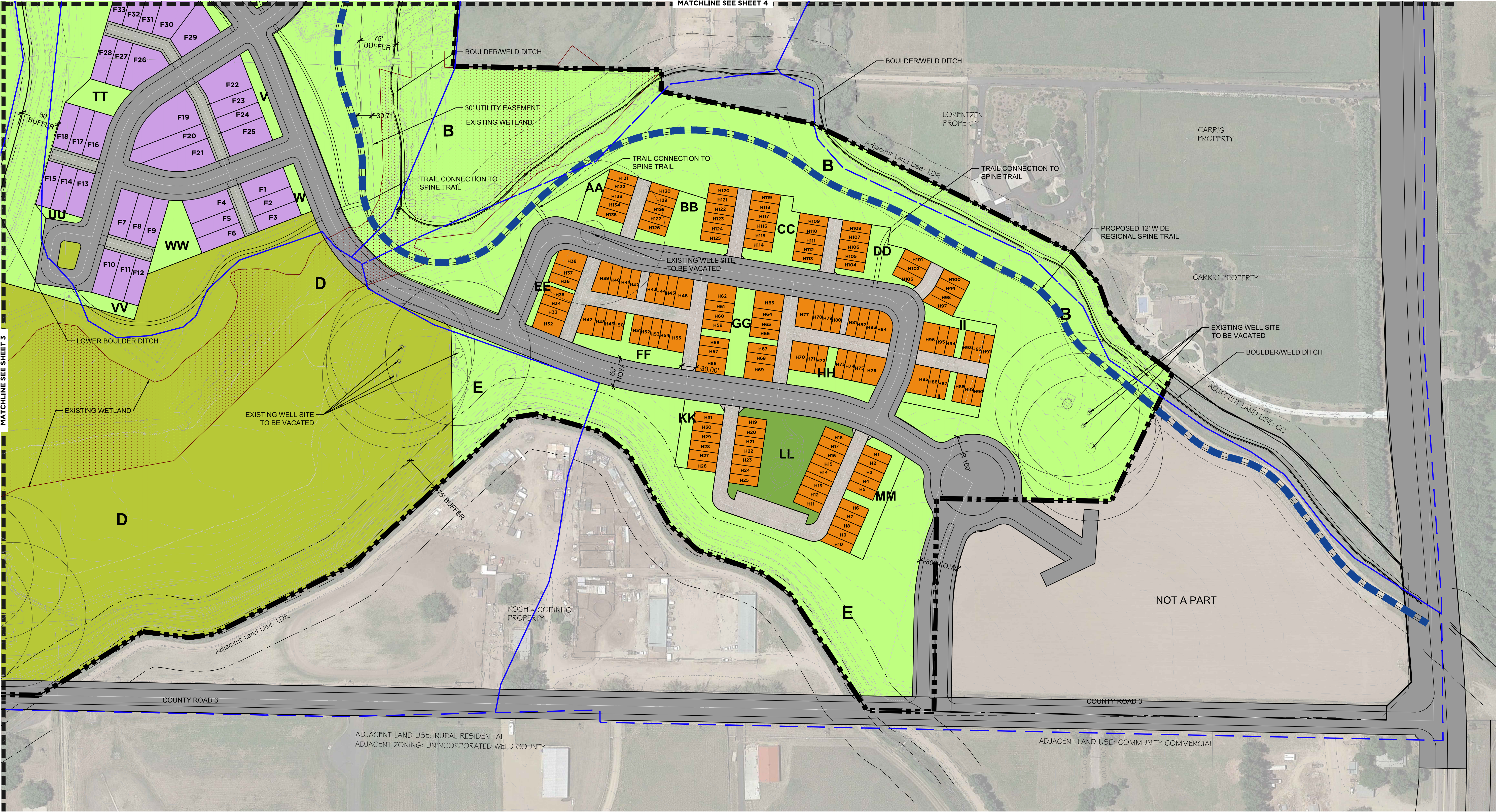
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DESIGNED BY:

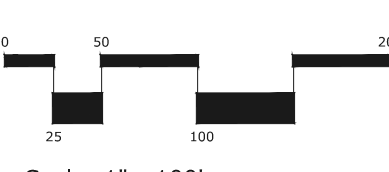
SCALE:

SUBMITTED ON:

5
OF 5



north



Preparation Date: 04-25-2018