



Excerpt from Title 10 - Unified Development Code dated: NOVEMBER 2013

County Line Road

i. A minimum 30-foot landscaped buffer shall be maintained on either side of the street. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum 8 foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.

ii. All fencing facing the street shall be a maximum of 4 feet in height and should have an open character, such as split rail or picket. Opaque fencing is prohibited.

iii. Parking shall be screened to the greatest extent reasonably practicable from the street using a combination of berming, walls, or fencing and landscaping with a minimum height of 3 feet and maximum height of 4 feet. Parking, internal drives or streets may not extend into the landscape buffer.

iv. Permanent signage along County Line Road shall be limited to wall signs and monument signs constructed from similar materials as the primary buildings on the site. Ground signs shall be prohibited.

v. Garages may not be used as a barrier between the street and a development site.

ERIE APARTMENTS SKETCH PLAN
PART OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF
WELD, STATE OF COLORADO,
2.73 ACRES
SK-1.5

30' BUFFER
ALONG COUNTY
LINE ROAD

30' ADDITIONAL R.O.W.
DEDICATION REQUIRED
PER ERIE PUBLIC WORKS
FOR A TOTAL OF 60' ROW
FROM CENTERLINE

FRONT SETBACK
20' PRINCIPLE
30' ACCESSORY
NOTE: BUFFER GOVERNS
AS MOST RESTRICTIVE
FOR BUILDING SETBACK
PER ERIE COMMUNITY
PLANNING

E. COUNTY LINE ROAD

SUMMARY

- 40 DWELLING UNITS.
- 56 OFF-STREET PARKING SPACES REQUIRED (ASSUMES 20 UNITS ARE 2 BEDROOM AND 20 UNITS ARE 1 BEDROOM, 20% REDUCTION TAKEN PER SECT. 10.6.6.4 AUTOMATIC PARKING REDUCTION IN OTR), 20 GARAGE SPACES. (NOTE: IF ALL UNITS ARE 2 BEDROOM OR MORE 8 ADDITIONAL SPACES REQUIRED FOR TOTAL OF 64 SPACES - 75 SPACES SHOWN ON SITE)
- REQUIRED ACCESSIBLE DWELLING UNITS AND REQUIRED ACCESSIBLE PARKING T.B.D.
- 14 GUEST SPACES REQUIRED, CURRENTLY SHOWN ON STREET. (NOTE: IF ON-STREET PARKING IS NOT ALLOWED GUEST SPACES WILL NEED TO BE PART OF OFF-STREET PARKING COUNT).
- POCKET PARK - +/-11,000 SF PROVIDED (10,890 SF REQUIRED).
- OPEN SPACE, NEIGHBORHOOD AND COMMUNITY PARK TO BE FEE IN LIEU.

TABLE 6.6-1: OFF-STREET PARKING SCHEDULE A		
du = dwelling unit sr = gross square feet		
USE CATEGORY	USE TYPE	OFF-STREET SPACES REQUIRED
Household Living Residential	Dwelling, Duplex	2 per du
	Dwelling, Live/Work	See Subsection 6.6.D.3
	Dwelling, Mobile Home	2 per du
	Dwelling, Multi-Family	1.5 spaces per efficiency, studio or 1-bedroom du; 2 spaces per du with 2 or more bedrooms, plus 1 guest space per 3 du's
	Dwelling, Single-Family Attached	2 spaces per du, + 1 guest space per 3 du's
	Dwelling, Single-Family Detached	2 spaces per du
	Mobile Home Park	2 spaces per du, + 1 guest space per 4 du's
	Model Home	See Subsection 6.6.D.3

MULTIFAMILY DEVELOPMENTS SHALL MEET ONE OF THE FOLLOWING:

Chapter 6: DEVELOPMENT AND DESIGN STANDARDS
Section 10.6.7 Residential USE CATEGORY DESIGN STANDARDS

- (A) A minimum of 50 percent of the total planned dwelling units shall vary in size from other dwelling units by at least 250 square feet.
- (B) A maximum of 50 percent of the total planned dwelling units may have the same number of bedrooms.
- (C) A minimum of 10 percent of the total planned dwelling units shall have at least 3 bedrooms.

NOTE:

ZONE DISTRICT: OTR (OLD TOWN RESIDENTIAL) UP TO 16 DWELLING UNITS PER ACRE.

SITE AREA: 118,867 GSF
112,567 NET SF (EXCLUDES 30 ROW INCREASE)

LANDSCAPE AREA: 112,567 NET SF X 15% = 16,885 REQUIRED
NOTE: 35,540 +/- SF AREA OF SITE AVAILABLE FOR LANDSCAPING AND SIDEWALKS - FINAL

DOCUMENTS USED IN SITE OPTION PREPARATION:

GOOGLE EARTH SATELLITE PHOTO

ALTA SURVEY BY TRISTATE SURVEYING, INC. DRAWING NO. 201525_ALTA DATED: 01 MAY 15.



TRUE NORTH

SITE CONCEPT

1

1" = 30'

A100

0' 15' 30' 60' 120'

RH 14-174

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austin-denver architecture

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ERIE APARTMENTS

4060 COUNTY LINE ROAD
ERIE, COLORADO 80516

ISSUE:

PRELIMINARY 06.19.2015
PRELIMINARY 08.07.2015
SKETCH PLAN 08.21.2015

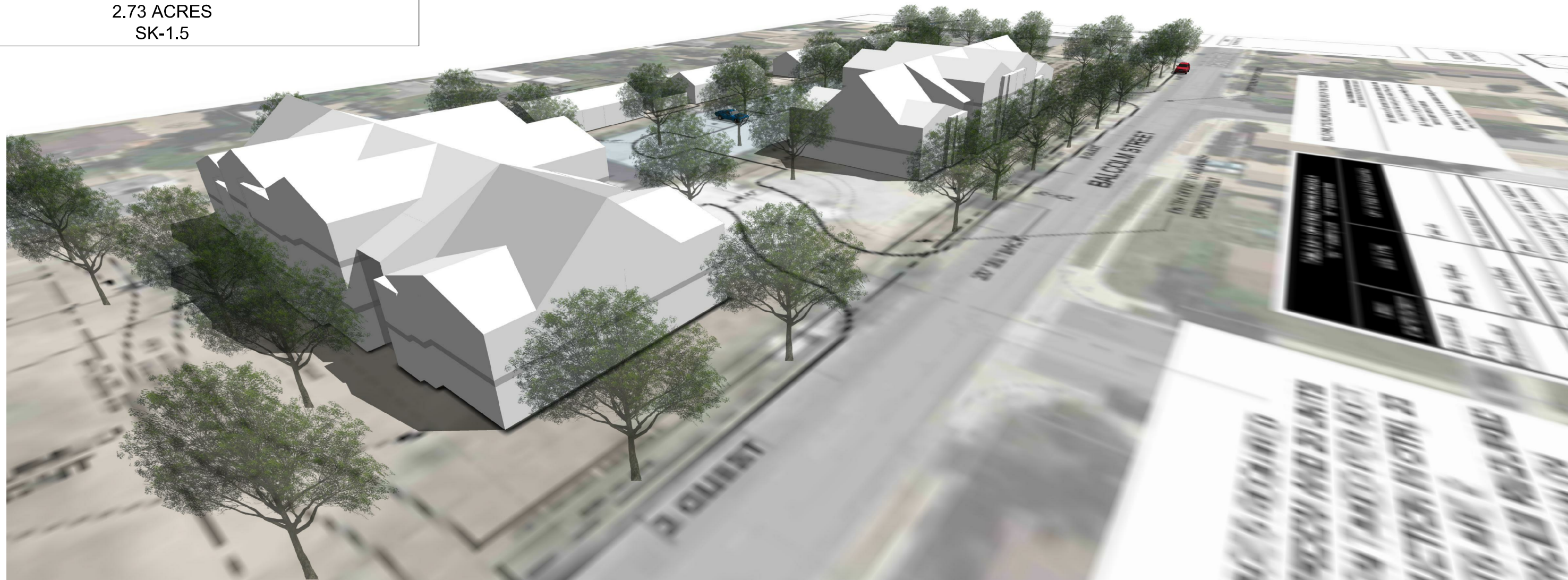
PRELIMINARY
SITE CONCEPT 5

A1.5

SHEET 1 of 2



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SITE CONCEPT 5

A2.5
SHEET 2 of 2

MASSING STUDIES

1

NOT TO SCALE

A100