

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Erie Highlands PA 8 and PA 9

PROJECT ADDRESS: N/A. Located south of Erie Pkwy., north of Highview Dr., east of Highlands Cir., west of Glacier Dr.

PROJECT DESCRIPTION: Planning Areas 8 and 9 of the Erie Highlands PUD

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Erie Highlands (see attached legal description)

Filing #: _____ **Lot #:** _____ **Block #:** _____ **Section:** _____ **Township:** _____ **Range:** _____

OWNER (attach separate sheets if multiple)

Name/Company: see attached

Contact Person: _____

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

AUTHORIZED REPRESENTATIVE

Company/Firm: Oakwood Homes, LLC

Contact Person: John Cheney

Address: 4908 Tower Road

City/State/Zip: Denver, CO 80249

Phone: 303-486-8555

Fax: _____

E-mail: jcheney@oakwoodhomesco.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: William H Peltier / Boulder Valley Coal Co.

Address: 5503 S. Franklin Lane

City/State/Zip: Littleton, CO 80121

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Encana Oil & Gas Inc.

Address: 370 17th Street, Suite 1700

City/State/Zip: Denver, CO 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR and AG/OS

Proposed Zoning: MR

Gross Acreage: 40.50 acres

Gross Site Density (du/ac): 6.44 du/ac

Lots/Units Proposed: 261

Gross Floor Area: _____

SERVICE PROVIDERS

Electric: United Power

Metro District: Erie Highlands Metro District No. 1

Water (if other than Town): _____

Gas: XCel Energy

Fire District: Mountain View Fire District

Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input checked="" type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	
			\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____

Date: _____

Owner: _____

Date: _____

Applicant: _____

Date: 5/4/16

STATE OF COLORADO)
County of Denver) ss.

The foregoing instrument was acknowledged before me this 4th day of May, 2016, by John Cheney.

My commission expires: 6/17/2020
Witness my hand and official seal.

KAREN L. WILBORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084020498
MY COMMISSION EXPIRES JUNE 17, 2020

Karen L. Wilborn
Notary Public

Erie Highlands Planning Areas 8 & 9

Sketch Plan Narrative

December 22, 2016

a. *General project concept and purpose of the request:*

Oakwood Homes is proposing to begin the subdivision process for Phase 3 of Erie Highlands. This phase includes 269 single family homes. 104 single family homes have a minimum 47' width. The remaining 165 homes are Carriage House product. A typical Carriage House layout consists of 4 detached units around a central motor court. The buildings are configured with the garages facing the motor court which, when combined with the protruding front porches, provides a visually appealing streetscape. Each unit is 2-3 stories with a maximum height of 35'. Units have 2-car garage parking, individual fenced in yards and front and rear porches. Carriage house brings diversity to Erie Highlands in both style and affordability. The neighborhood is organized around the east side of the school-neighborhood park site with trail connections to the Carriage Houses.

b. The total land area to be subdivided totals 39.9 acres

c. *The total number of lots, and if residential the proposed density:*

Planning Area 8 is zoned MR with a maximum of 120 lots. The plan shows 104 lots in this area. Planning Area 9 is also zoned MR with a maximum of 170 lots. The plan shows 165 lots in this area. The Sketch Plan shows a total of 269 residential lots at a density of 6.7 units/acre.

d. N/A

e. The total land area to be preserved as open space is 4.2 acres. All open spaces are private landscape and buffer areas. Public open space for Erie Highlands has already been dedicated in previous phases.

f. *A brief description regarding the phasing of the proposed subdivision:*

Oakwood Homes hopes to begin construction on the first phase of the development in fall 2017 with models opening summer 2018. The additional phases of the Property will be developed in multiple phases as the market allows.

- g. *A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers:*

The Property is within the Town of Erie's infrastructure service area and will be designed in accordance with the Town of Erie Master Plans for water, sewer and drainage. This Property was contemplated in the Master Plans, therefore capacity is available on the existing systems. Streets will be constructed in accordance with the Town of Erie's standards. Fire protection will be provided under the Mountain View Fire Protection District. Dry Utilities will be provided by United Power and Xcel.

The development is anticipated to increase the demand on the St. Vrain Valley School District RE-1J (the "School District") due to the predicted increase in the number of school age children who will reside in the development. Oakwood Homes anticipates entering into an agreement with the School District and dedicating land for school purposes which would be reasonably necessary to serve the development and the future residents thereof.

- h. *A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings:*

The private landscape tracts are primarily located along Erie Parkway, Highlands Blvd., Glacier Drive and various other locations. An 8' pedestrian walkway links PA-9 with the Neighborhood Park. With the completion of Highview Drive and Glacier Drive, the trail is extended to Erie Parkway. All common drives and front yard landscape within PA 8 will be maintained by the Metro District including snow removal.

- i. *A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.*

The oil and gas operations located throughout the property are consistent with the Surface Use Agreements.

The existing covenants and design guidelines and any subsequent revisions are applicable to the residential portions of this sketch plan.

Proposed Variances to Unified Development Code to be included in PUD

10.5.4.E.6 – "Each residential lot shall be provided with lot frontage on a street. Non-residential lots shall be provided with lot frontage on a street or private drive."

Variance: Each residential lot shall be provided with lot frontage on a street or access easement. Non-residential lots shall be provided with lot frontage on a street or private drive.

10.6.7.E.2 – “Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit located on the elevation of the dwelling unit facing the front lot line of the property, on or within 8 feet of the most forward plane of the living space within the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, the pedestrian doorway may be located facing any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or park-like common open area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a pedestrian walk in the park that connects to a street.”

Variance: In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a walk or motor court.

Standards and Specifications for design and Construction of Public Improvements -

641.00 - All water service line locations shall be marked on the curb with a “W” or “V” symbol where services cross under the curb. Water service shall be in a separate trench and shall be a minimum of ten (10) feet from the sewer service line. The water service line shall be a minimum of eighteen (18) inches above any sanitary sewer crossing. All service lines shall be stubbed into the lot either ten (10) feet beyond the back of the walk or five (5) feet past any utility easement, whichever is greater, and shall be marked at the end of the water service with a 2x4 painted blue. The water service line at the curb stop shall be no deeper than five (5) feet - six (6) inches. The water service line shall be a minimum of two (2) feet from the property line and shall not be located under a driveway unless approved by the Public Works Director.

Variance: The water service line may cross onto neighboring lots if located within a utility easement. The water service line will be located under a shared driveway.

10.5.4.J.3 - Public utility installations shall be so located as to permit multiple utility installations within the easements, to avoid cross connections, to minimize trenching and adequately separate incompatible systems. No utilities shall be placed within 1 foot of the property line of any property. Where a portion of an existing easement is contiguous to a proposed easement or right-of-way of the new subdivision, proof of the dedication of the existing easement or right-of-way must be submitted to and be acceptable to the Town.

Variance: No utilities shall be placed within 1 foot of the property line of any property unless located within a utility easement. In such cases, utilities may cross onto neighboring properties within utility easements.

t:\cd_projects\oakwood master folder\deamin property-erie_pa 8-9\cad\submit\ak sketch plan-current.dwg

LEGAL DESCRIPTION

A PORTION OF TRACT K, ERIE HIGHLANDS FILING NO. 11, AS RECORDED ON APRIL 6, 2017, AT RECEPTION NO. 4291875 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR NORTH 88°48'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 26°26'40" EAST, A DISTANCE OF 77.39 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT L AND THE **POINT OF BEGINNING**

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT L, NORTH 88°48'06" EAST, A DISTANCE OF 1,430.49 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 01°11'06" EAST, A DISTANCE OF 212.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 435.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'52", AN ARC LENGTH OF 181.06 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 25°01'57" EAST, A DISTANCE OF 427.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 490.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'50", AN ARC LENGTH OF 161.33 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 06°10'08" EAST, A DISTANCE OF 206.66 FEET;

THENCE SOUTH 83°49'52" WEST, A DISTANCE OF 170.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 415.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'50", AN ARC LENGTH OF 136.63 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 64°58'03" WEST, A DISTANCE OF 331.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,135.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°32'43" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°51'37", AN ARC LENGTH OF 36.85 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 24°54'48" WEST, A DISTANCE OF 34.89 FEET;

THENCE SOUTH 64°58'03" WEST, A DISTANCE OF 189.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°50'36", AN ARC LENGTH OF 183.10 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 88°48'39" WEST, A DISTANCE OF 277.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 01°11'21" WEST, A DISTANCE OF 568.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 01°11'21" WEST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 88°48'39" WEST, A DISTANCE OF 457.13 FEET TO THE EASTERLY RIGHT-OF-WAY OF HIGHLANDS BOULEVARD AS SHOWN ON ERIE HIGHLANDS FILING NO. 7 PLAT, AS RECORDED ON FEBRUARY 11, 2016, AT RECEPTION NO. 4180236 OF SAID RECORDS, AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- 2) TANGENT TO SAID CURVE, NORTH 01°11'21" WEST, A DISTANCE OF 19.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 277.00 FEET;
- 3) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°51'33", AN ARC LENGTH OF 52.50 FEET;
- 4) TANGENT TO SAID CURVE, NORTH 09°40'12" EAST, A DISTANCE OF 102.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 523.00 FEET;
- 5) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°00'02", AN ARC LENGTH OF 200.82 FEET;
- 6) TANGENT TO SAID CURVE, NORTH 12°19'51" WEST, A DISTANCE OF 86.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 377.00 FEET;
- 7) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'30", AN ARC LENGTH OF 73.31 FEET;
- 8) TANGENT TO SAID CURVE, NORTH 01°11'21" WEST, A DISTANCE OF 111.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
- 9) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'27", AN ARC LENGTH OF 47.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 40.499 ACRES, (1,764,142 SQUARE FEET), MORE OR LESS.

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

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
THE JACK SHELL & SONYA SHELL
FAMILY TRUSTS
10015 MEADE COURT
WESTMINSTER, CO 80031
CONTACT: JACK SHELL

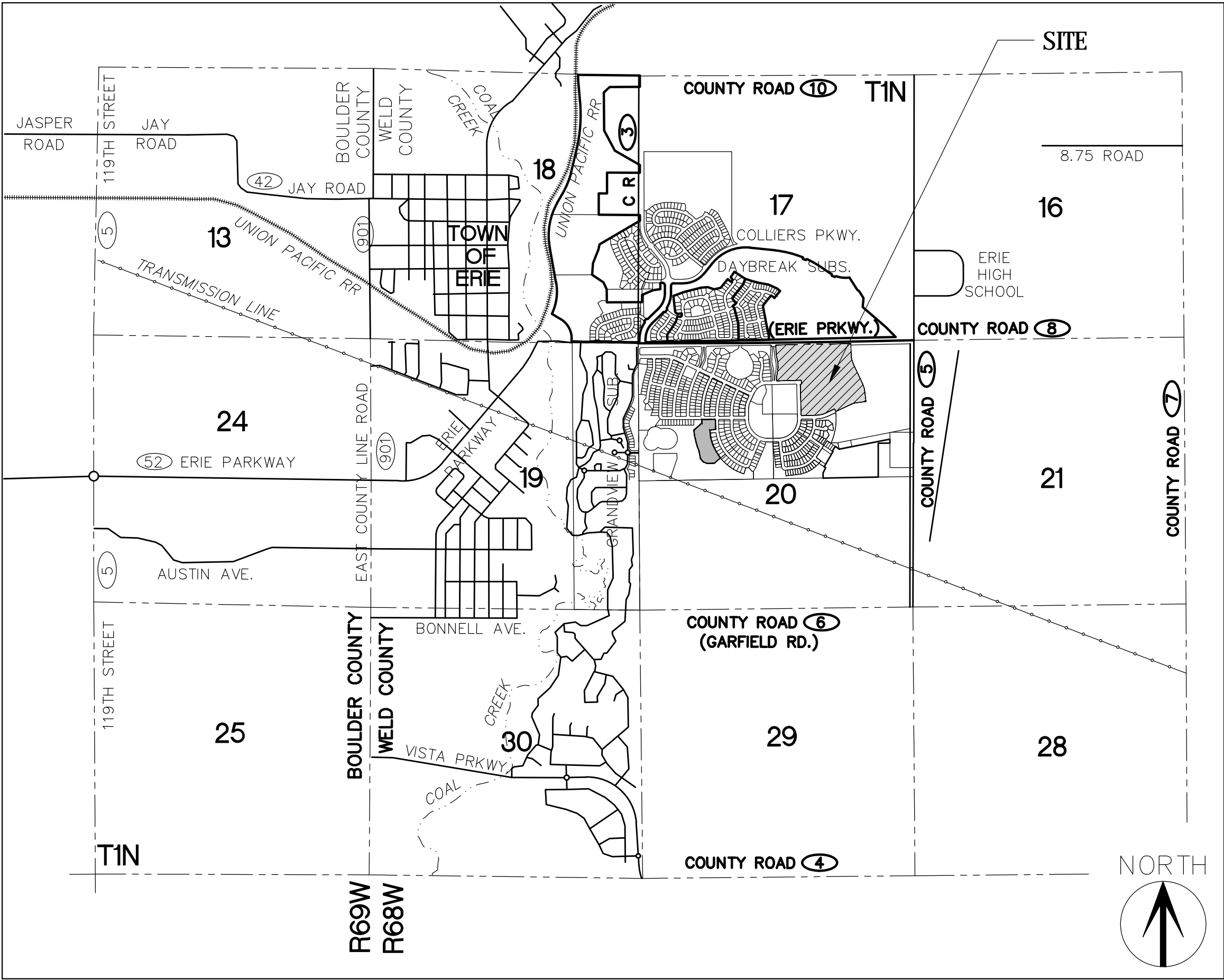
OWNER
WY&K HOLDINGS, LLC
28221 HIDDEN VILLAGE DRIVE
EVERGREEN, CO 80439
CONTACT: ROBERT E. YOULE

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

ERIE HIGHLANDS- PA 8 & 9 SKETCH PLAN

A PART OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
40.50 ACRES- 260 LOTS/3 TRACTS
SK-000765-2016

VICINITY MAP



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

- | | |
|---|-------------------------|
| 1 | COVER |
| 2 | LAND USE PLAN |
| 3 | OPEN SPACE PLAN |
| 4 | DETAILED SITE PLAN-PA 8 |
| 5 | DETAILED SITE PLAN-PA 9 |
| 6 | CARRIAGE HOUSE EXHIBITS |



PROJECT TITLE

ERIE HIGHLANDS- PA 8 & 9
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE:
05-04-2016
REVISION DATE:
10-5-2016
12-22-2016
04-21-2017
05-15-2017

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

SHEET 1 OF 6

MAY 15, 2017

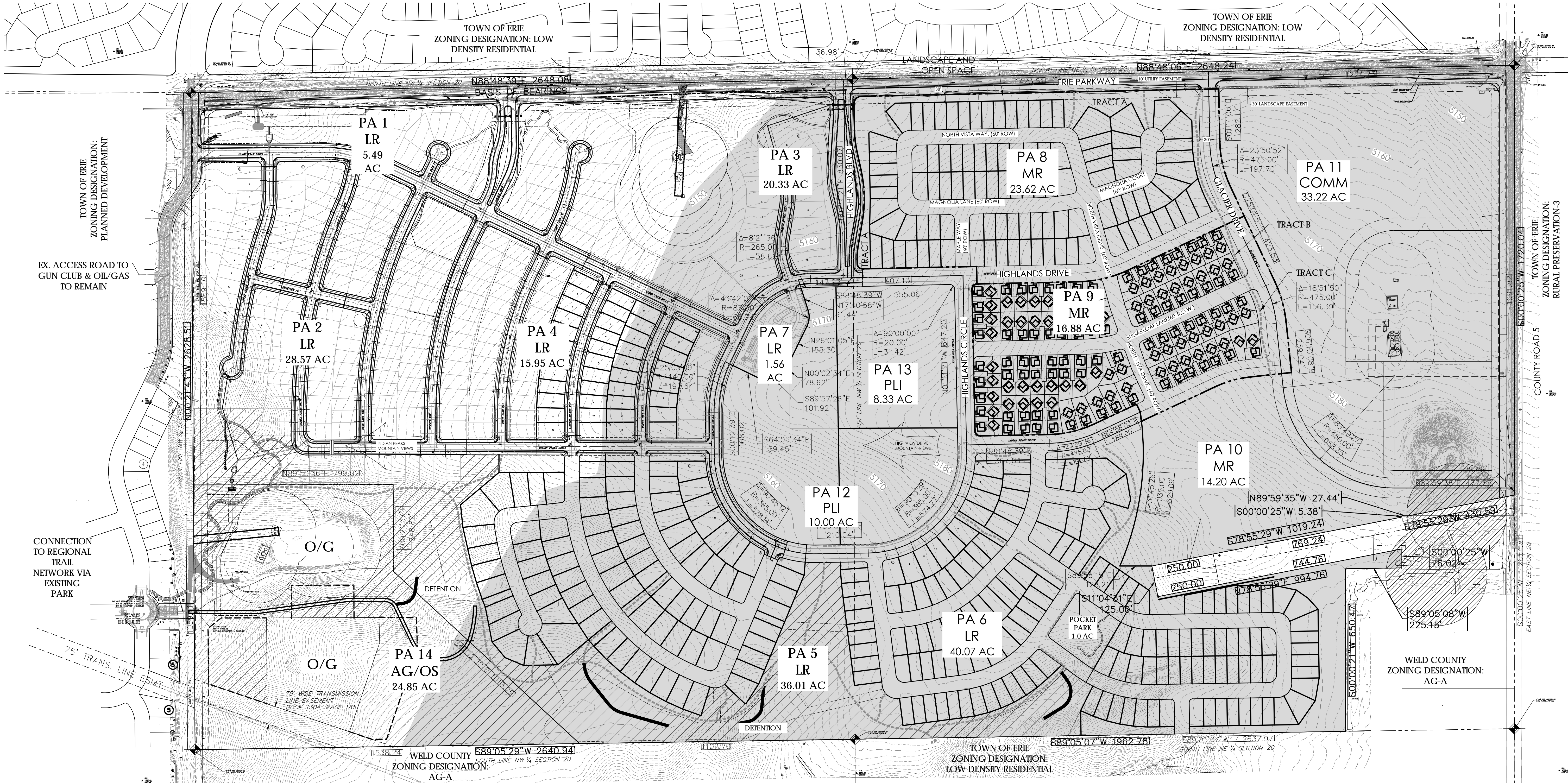
TRACT SUMMARY CHART

PA 8 & 9 TRACT SUMMARY CHART				
TRACT	AREA (SF)	USE	OWNERSHIP	MAINTENANCE
A	127,864	LANDSCAPE AND OPEN SPACE	EHMD	EHMD
B	5,711	LANDSCAPE AND OPEN SPACE	EHMD	EHMD
C	7,105	LANDSCAPE AND OPEN SPACE	EHMD	EHMD

*EHMD - ERIE HIGHLANDS METRO DISTRICT

ERIE HIGHLANDS- PA 8 & 9
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LAND SUMMARY CHART

TYPE	AREA (AC)	% OF TOTAL AREA	LOTS	DU/AC
RESIDENTIAL UNITS	26.37	65.1%	260	6.4
TRACTS	3.23	8.0%		
PUBLIC ROW	10.90	26.9%		
TOTAL	40.50	100.0%		

LOT SUMMARY

PA	APPROVED	PROPOSED
PA 8	120	104
PA 9	170	156

DWELLING UNIT SUMMARY

PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA 8	104	23.62	4.4
PA 9	156	16.88	9.2

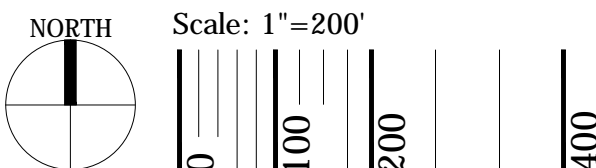
DEVELOPMENT SUMMARY

LAND USE	ACRES	% ACRES	UNITS	% UNITS	DU / AC
SINGLE FAMILY RESIDENTIAL	26.4	65.1%	104	40.0%	
PARK HOUSE (47'X100') MIN. CARRIAGE HOUSE			156	60.0%	
PUBLIC OPEN SPACE (PA 2, PA 5, PA 6 & PA 14)	0.0	0.0%			
PRIVATE OPEN SPACE/ TRACTS	3.2	8.0%			
PUBLIC RIGHT OF WAY	10.9	26.9%			
TOTAL	40.5	100.0%	260	100.0%	6.4

Public open space dedicated in PA's 2, 5, 6, & 14

LEGEND

- UNDERMINING - SIGNIFICANT RISK
- UNDERMINING - LOW RISK
- TRAIL
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PARCEL BOUNDARY



ERIE HIGHLANDS- PA 8 & 9
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05-15-2017

SHEET TITLE

LAND USE
PLAN

SHEET NUMBER

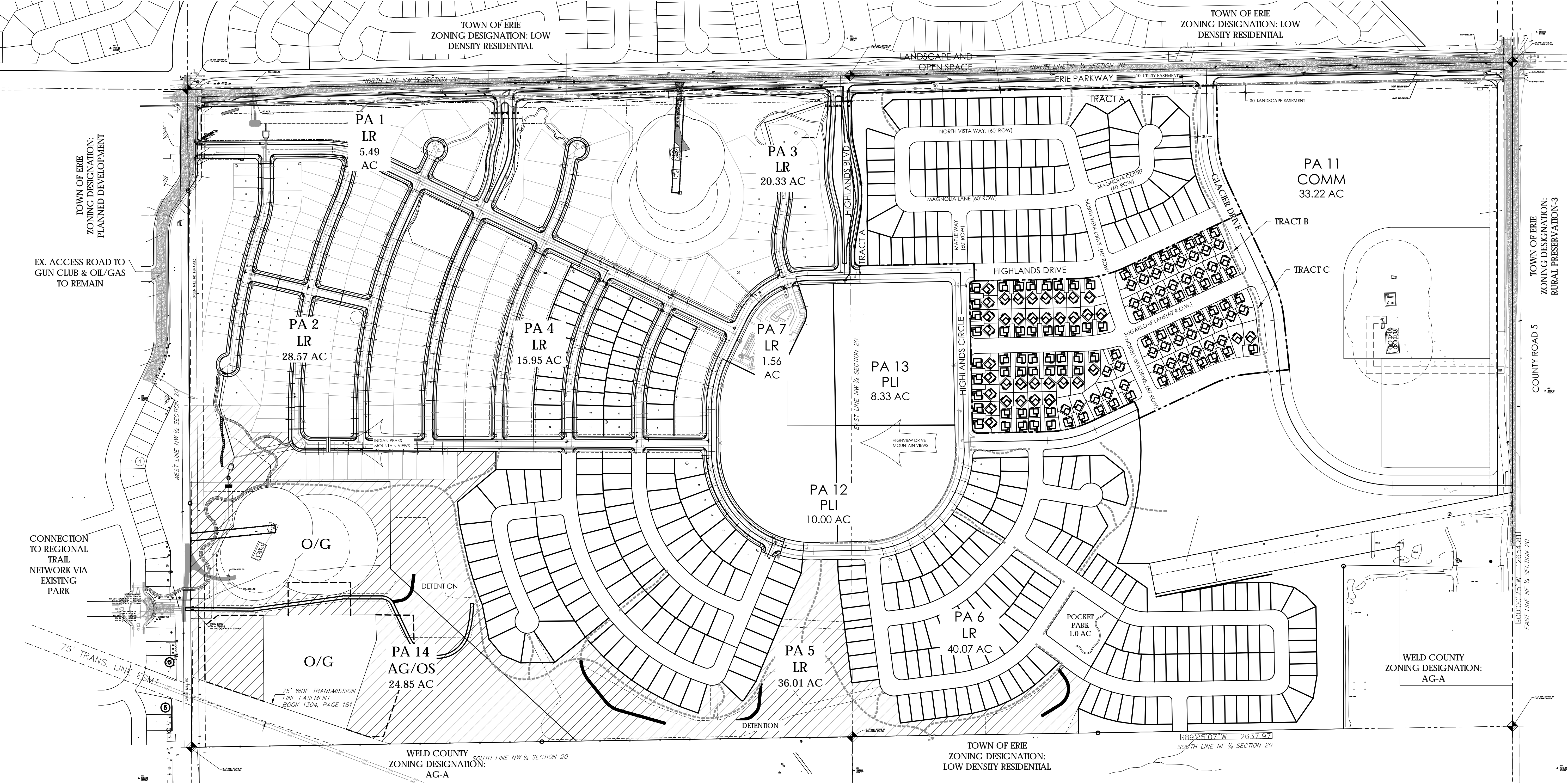
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SHEET 2 OF 6

MAY 15, 2017

ERIE HIGHLANDS- PA 8 & 9
SKETCH PLAN

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OPEN SPACE DATA CHART

PUD	ACRES	PROPOSED	ACRES
PA 8	0	PA 8	0
PA 9	0	PA 9	0
TOTAL	0	TOTAL	0

LEGEND

	PUBLIC OPEN SPACE - APPROVED		PARCEL BOUNDARY
	TRAIL		PARK HOUSE (47' x 110' MIN. LOT SIZE)
			CARRIAGE HOUSE

NOTES

1. TRACT A:

1.1. PROPOSED USE: LANDSCAPE BUFFER

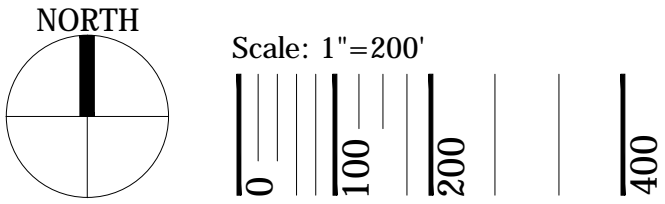
1.2. DISPOSITION: LANDSCAPE DESIGN CONTINUATION FROM WESTERN PLANNING AREAS

1.3. MAINTENANCE RESPONSIBILITIES: METRO DISTRICT
1. TRACT B, C:

1.1. PROPOSED USE: LANDSCAPE BUFFER

1.2. DISPOSITION: BUFFER FROM OIL & GAS SITE TO THE EAST

1.3. MAINTENANCE RESPONSIBILITIES: METRO DISTRICT



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ERIE HIGHLANDS- PA 8 & 9
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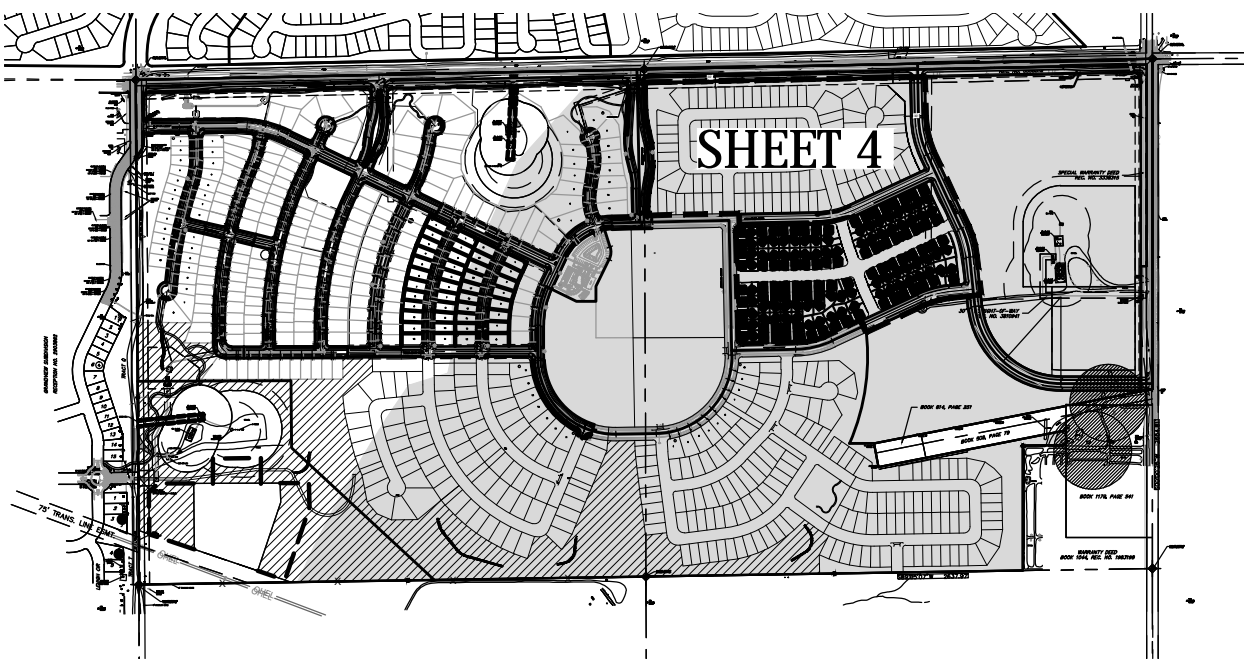
SHEET TITLE

OPEN SPACE
PLAN

SHEET NUMBER

3
SHEET 3 OF 6
MAY 15, 2017

KEYMAP:



ERIE HIGHLANDS- PA 8 & 9

SKETCH PLAN

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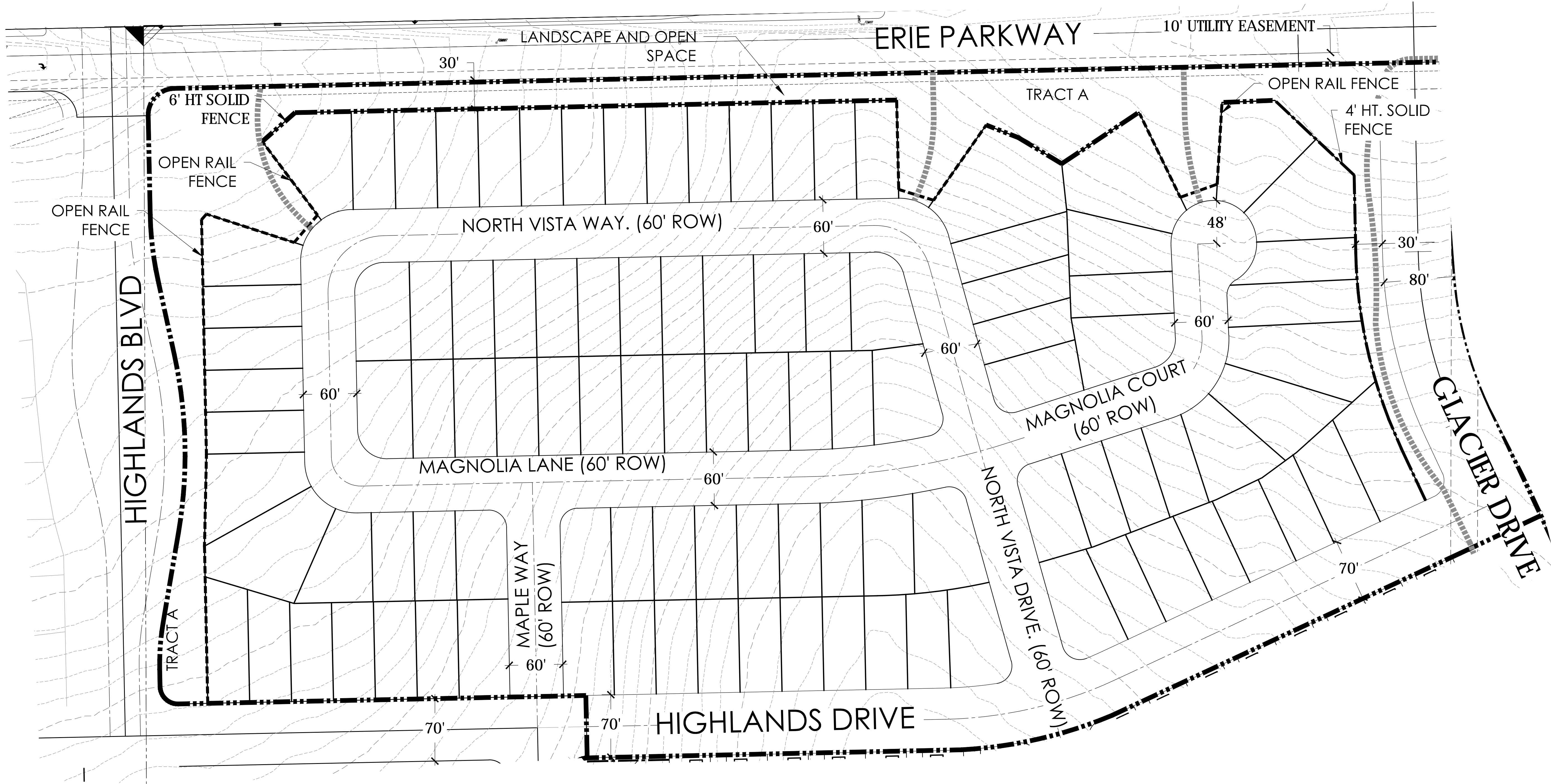
DETAILED
SITE PLAN
PA 8

SHEET NUMBER

4

SHEET 4 OF 6

MAY 15, 2017

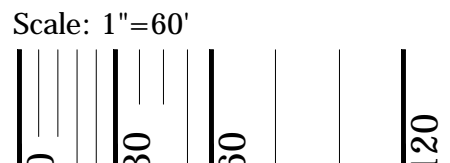
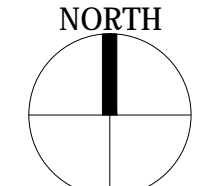


NOTES

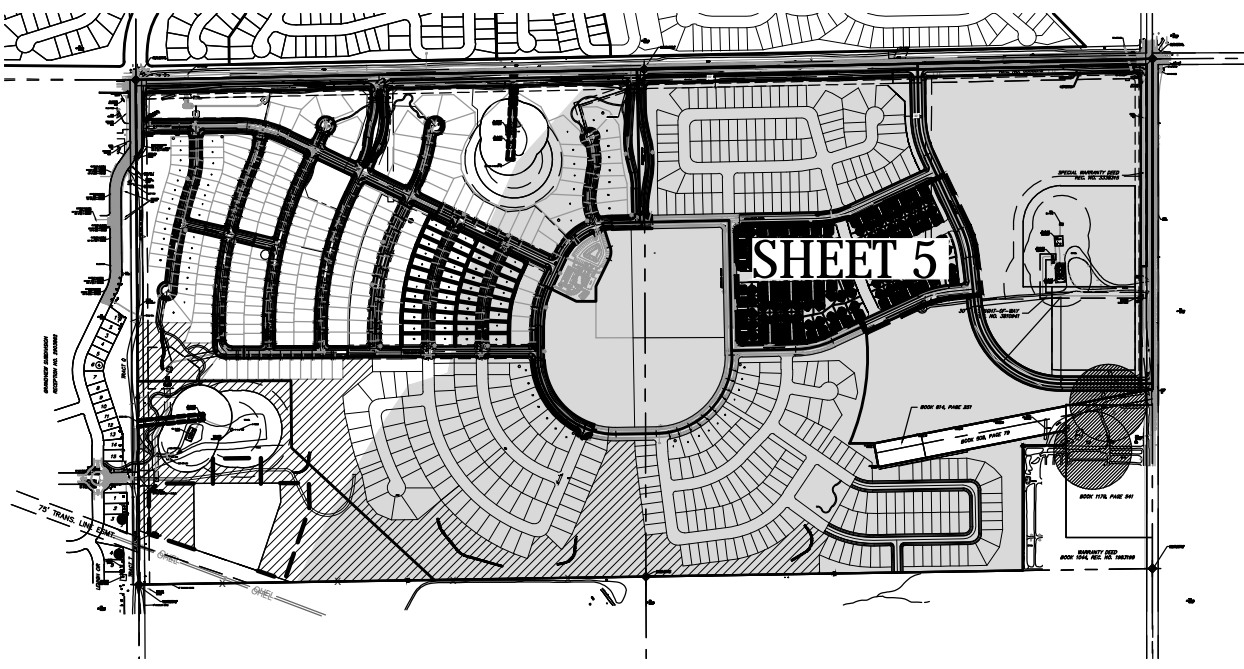
1. 8' PROPOSED UTILITY EASEMENT ALONG BACK OF LOTS.
2. 6' PROPOSED UTILITY EASEMENT ALONG ROAD RIGHT-OF-WAY ON SINGLE FAMILY LOTS.
3. 5' PROPOSED UTILITY EASEMENT ALONG ROAD RIGHT-OF-WAY ON LOTS W/ CARRIAGE HOUSE
4. EXISTING GRADES ARE SHOWN AT A 1' INTERVAL
5. THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, OR WATER COURSES ON SITE.

LEGEND

- | | | | |
|------|---------------------------------------|-----|------------------------|
| 47 | PARK HOUSE (47' x 100' MIN. LOT SIZE) | --- | OPEN RAIL FENCE |
| ---- | TRAIL | --- | EXISTING MINOR CONTOUR |
| ---- | RIGHT-OF-WAY CENTER LINE | --- | EXISTING MAJOR CONTOUR |
| --- | 4' HT. SOLID FENCE | --- | PARCEL BOUNDARY |
| --- | 6' HT. SOLID FENCE | | |



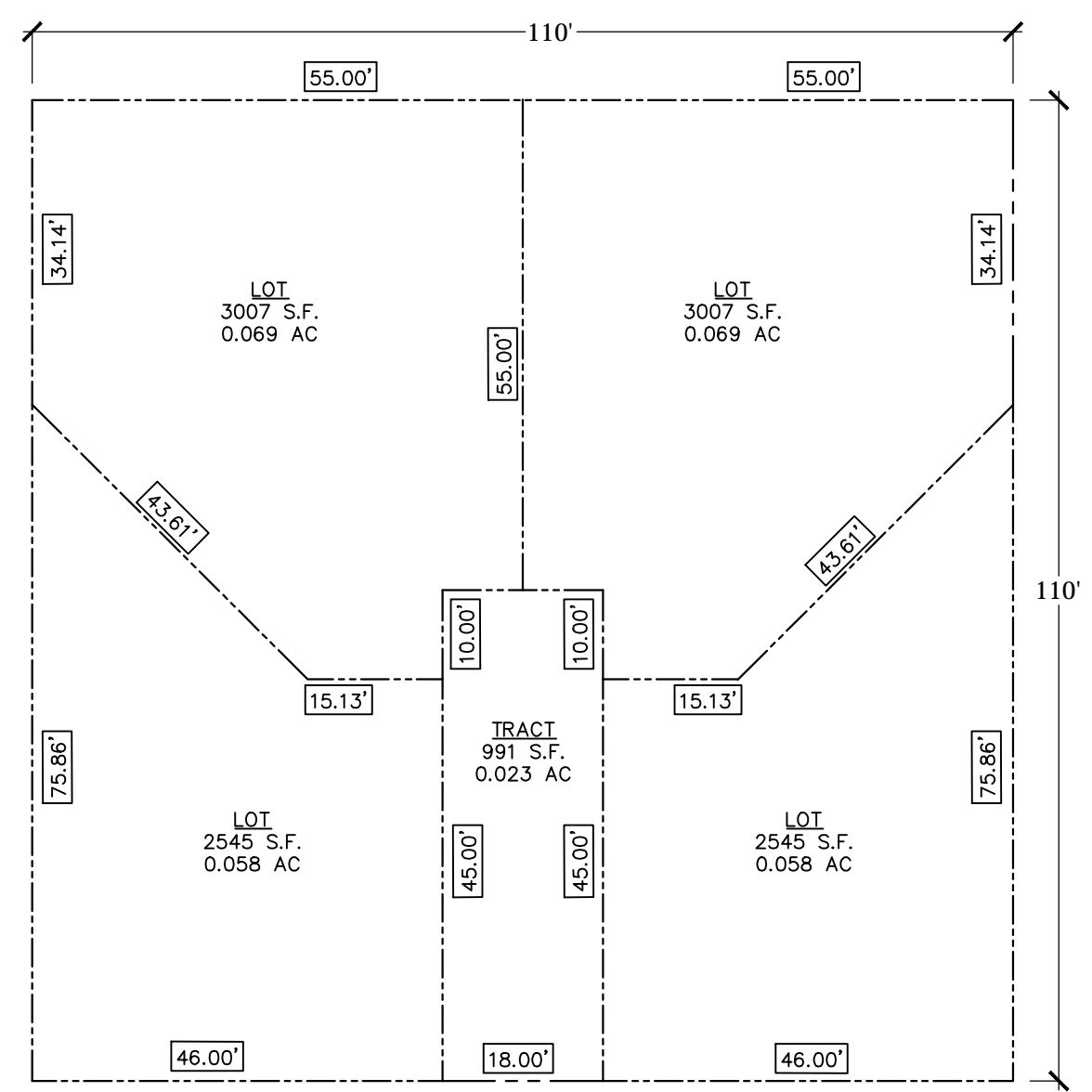
KEYMAP:



ERIE HIGHLANDS- PA 8 & 9

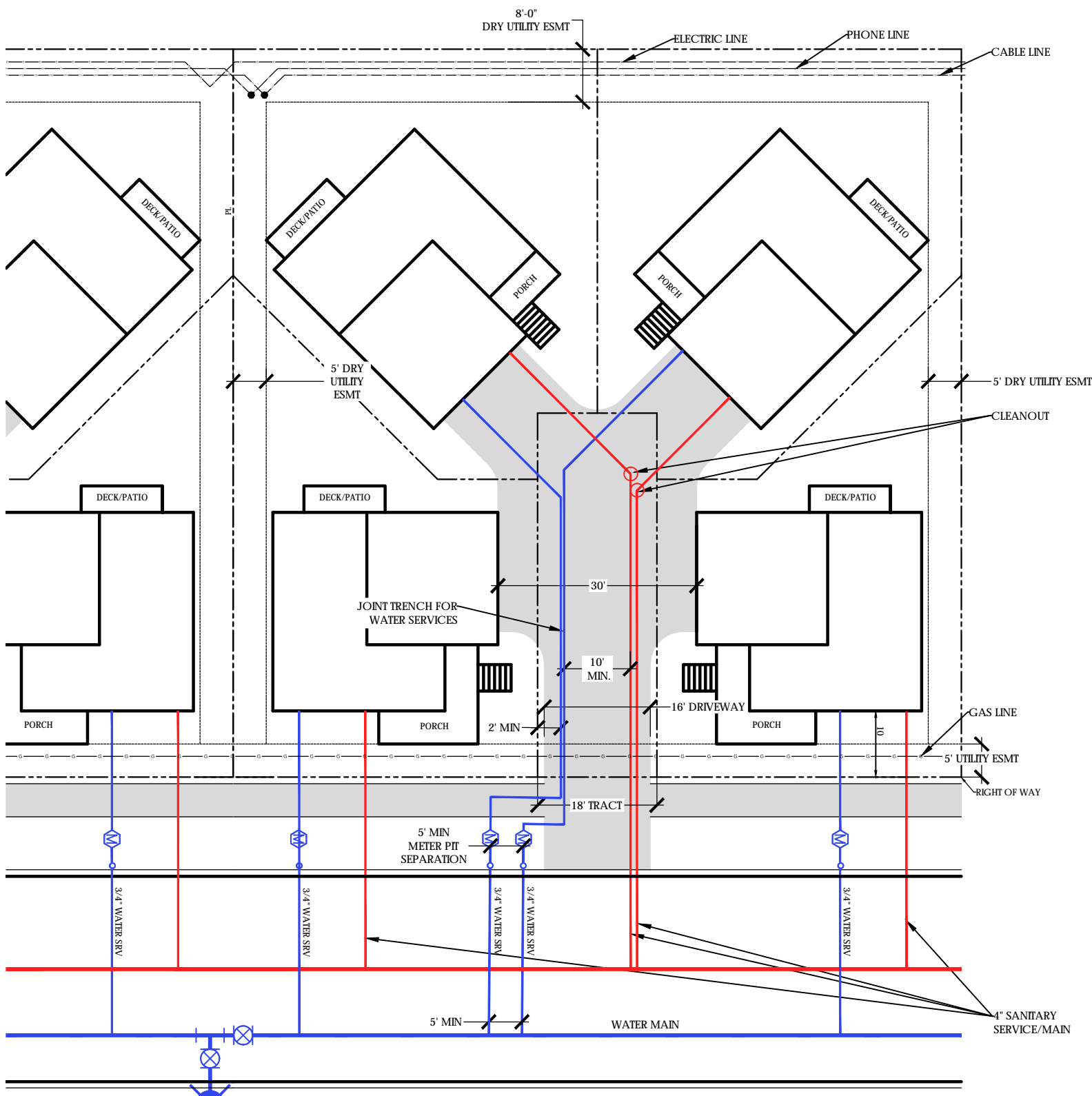
SKETCH PLAN

A PART OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
40.50 ACRES- 260 LOTS/3 TRACTS
SK-000765-2016



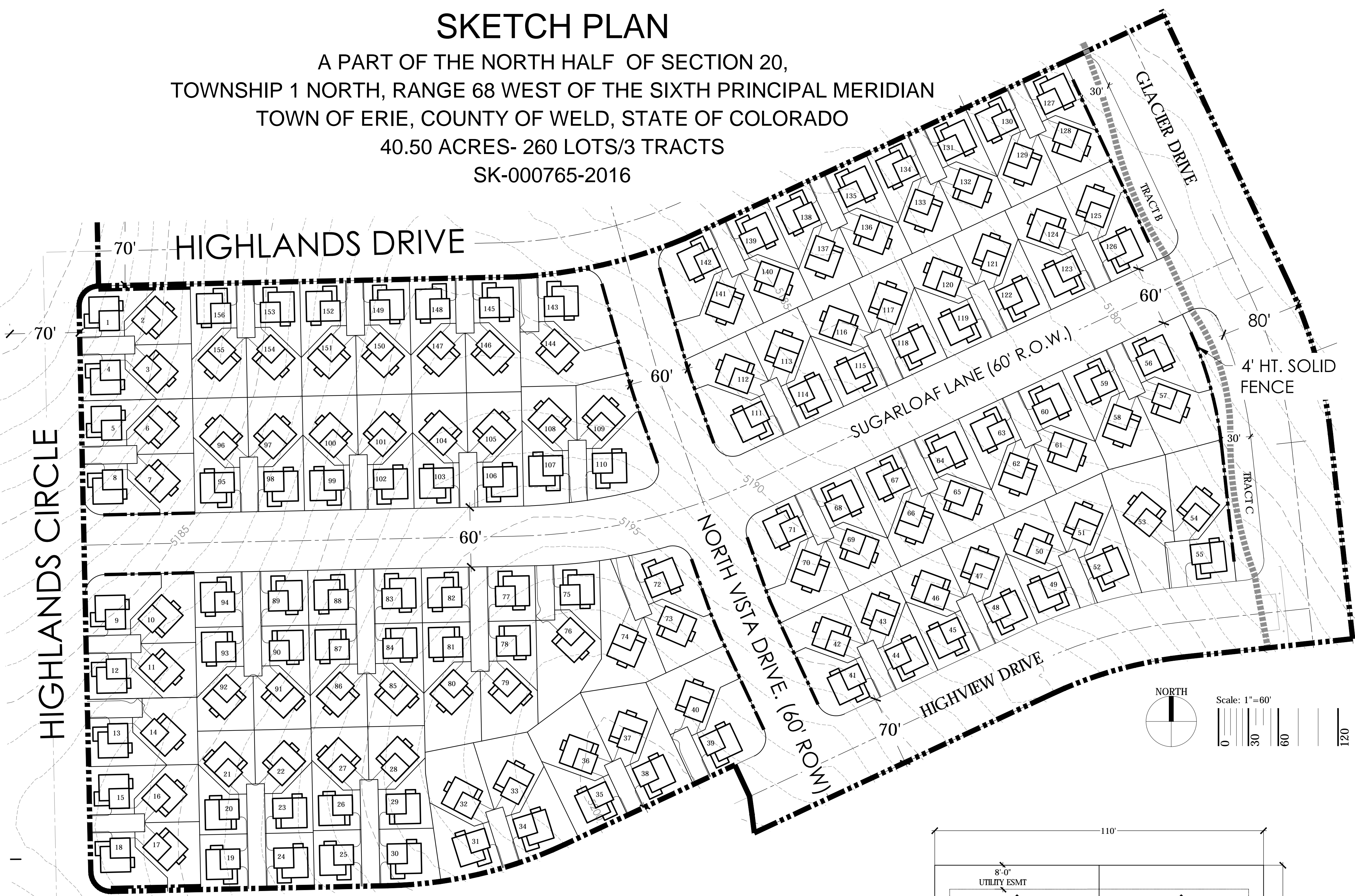
TYPICAL CARRIAGE HOUSE PLAT EXHIBIT

Scale: 1"=20'



TYPICAL CARRIAGE HOUSE UTILITY LAYOUT

Scale: 1"=20'

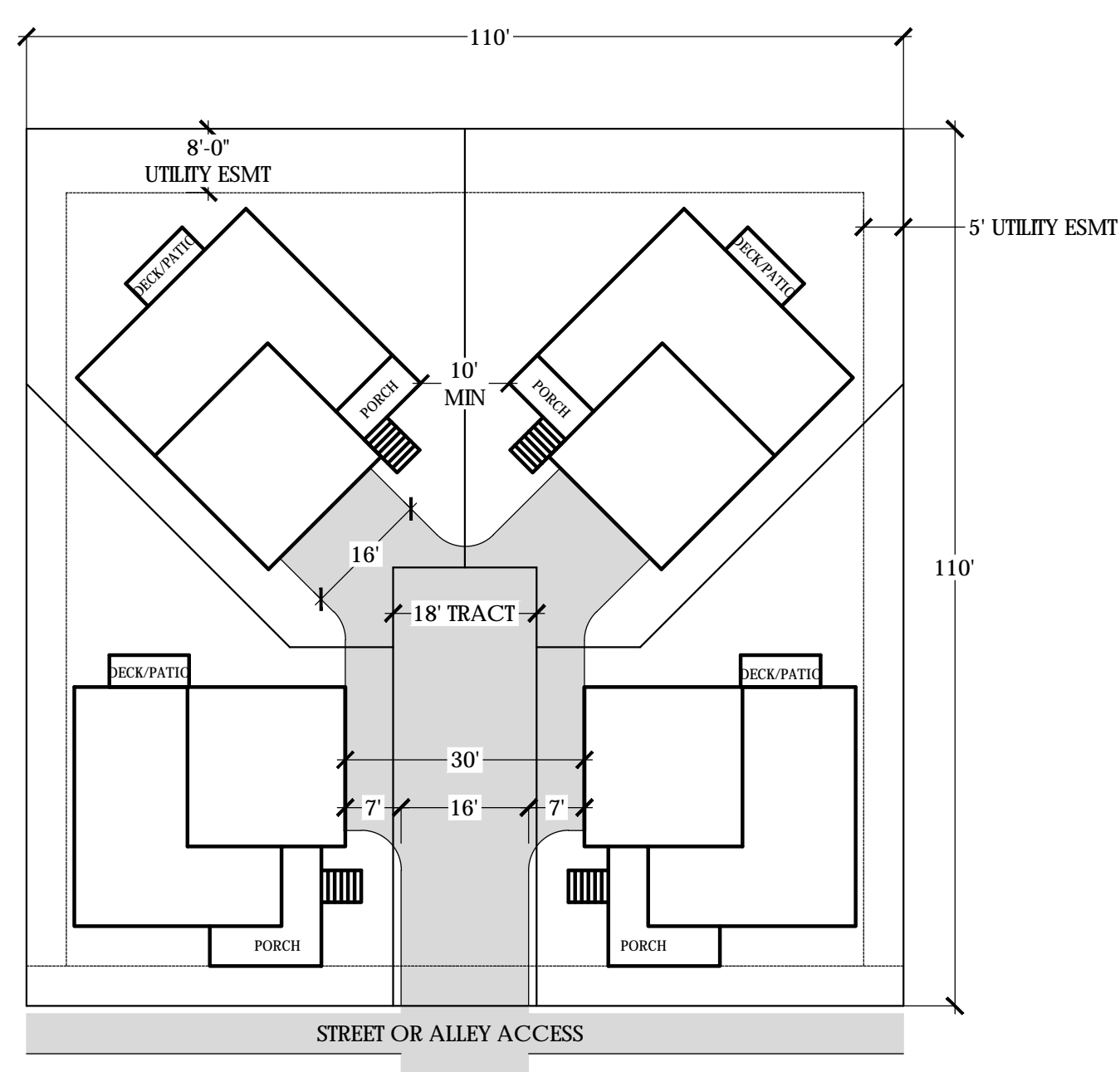


NOTES

- 8' PROPOSED UTILITY EASEMENT ALONG BACK OF LOTS.
- 6' PROPOSED UTILITY EASEMENT ALONG ROAD RIGHT-OF-WAY ON LOTS W/ PARK HOUSE.
- 5' PROPOSED UTILITY EASEMENT ALONG ROAD RIGHT-OF-WAY ON LOTS W/ CARRIAGE HOUSE
- SHARED DRIVEWAYS SHALL HAVE A 25' WIDTH UTILITY/ACCESS EASEMENT. A MINIMUM OF 16' OF PAVEMENT IS REQUIRED.
- EXISTING GRADES ARE SHOWN AT A 1' INTERVAL
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, OR WATER COURSES ON SITE.

LEGEND

- RIGHT-OF-WAY CENTER LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PARCEL BOUNDARY
- TRAIL
- 4' HT. SOLID FENCE



TYPICAL CARRIAGE HOUSE EXHIBIT

Scale: 1"=20'



PROJECT TITLE

ERIE HIGHLANDS- PA 8 & 9
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE:
05-04-2016
REVISION DATE:
10-5-2016
12-22-2016
04-21-2017
05-15-2017

SHEET TITLE

DETAILED
SITE PLAN
PA 9

SHEET NUMBER

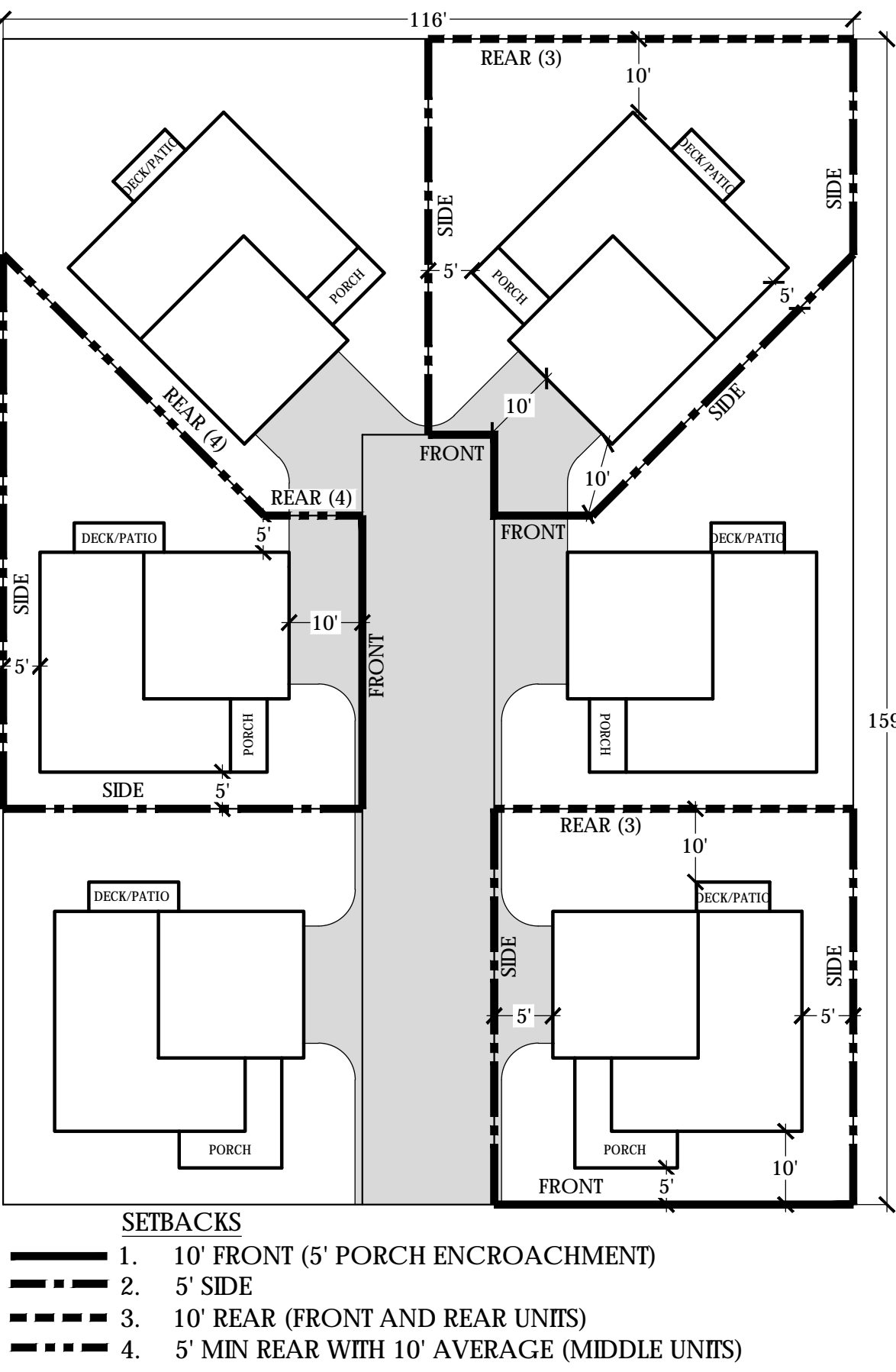
5

SHEET 5 OF 6

MAY 15, 2017

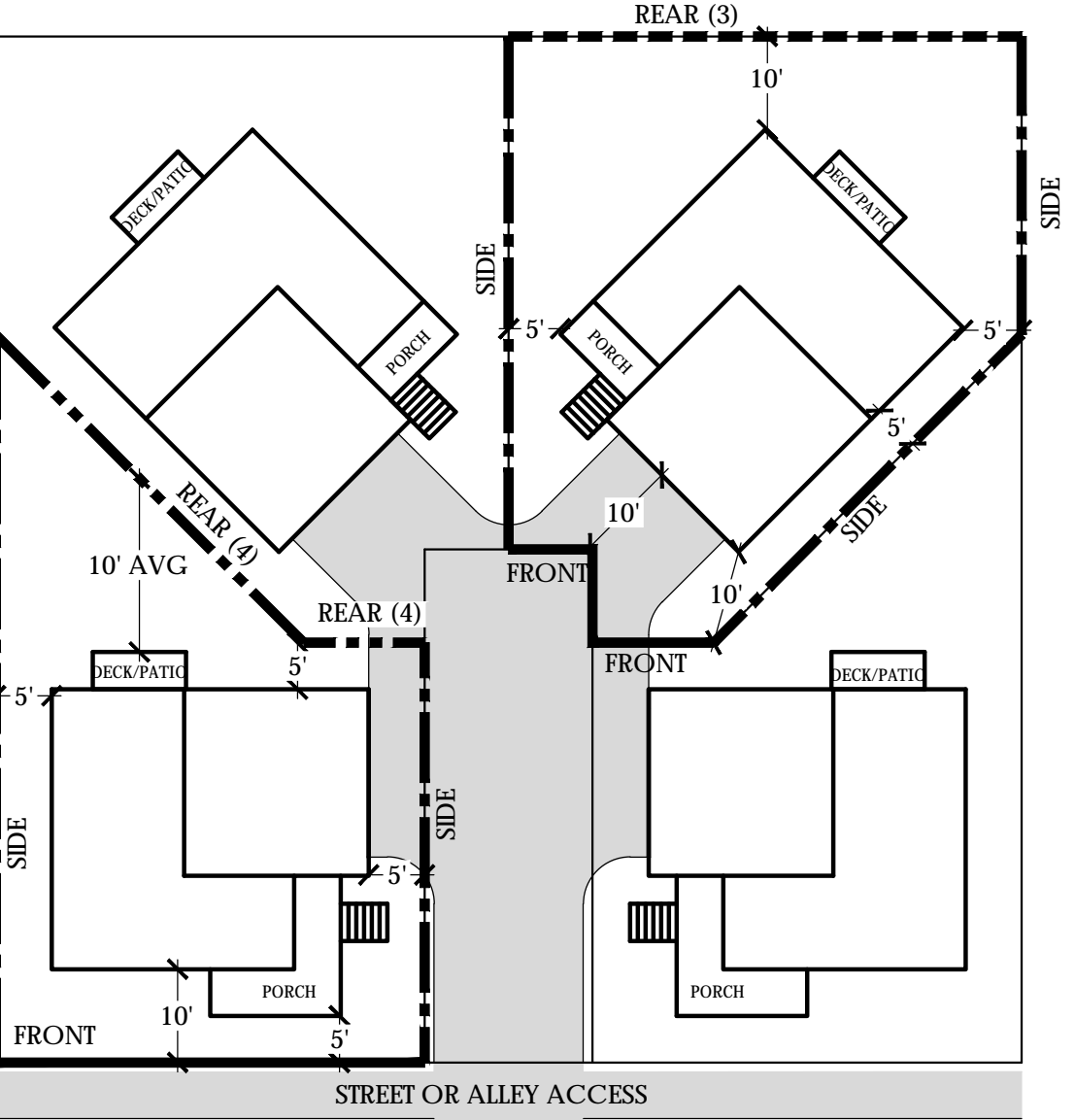
ERIE HIGHLANDS- PA 8 & 9 SKETCH PLAN

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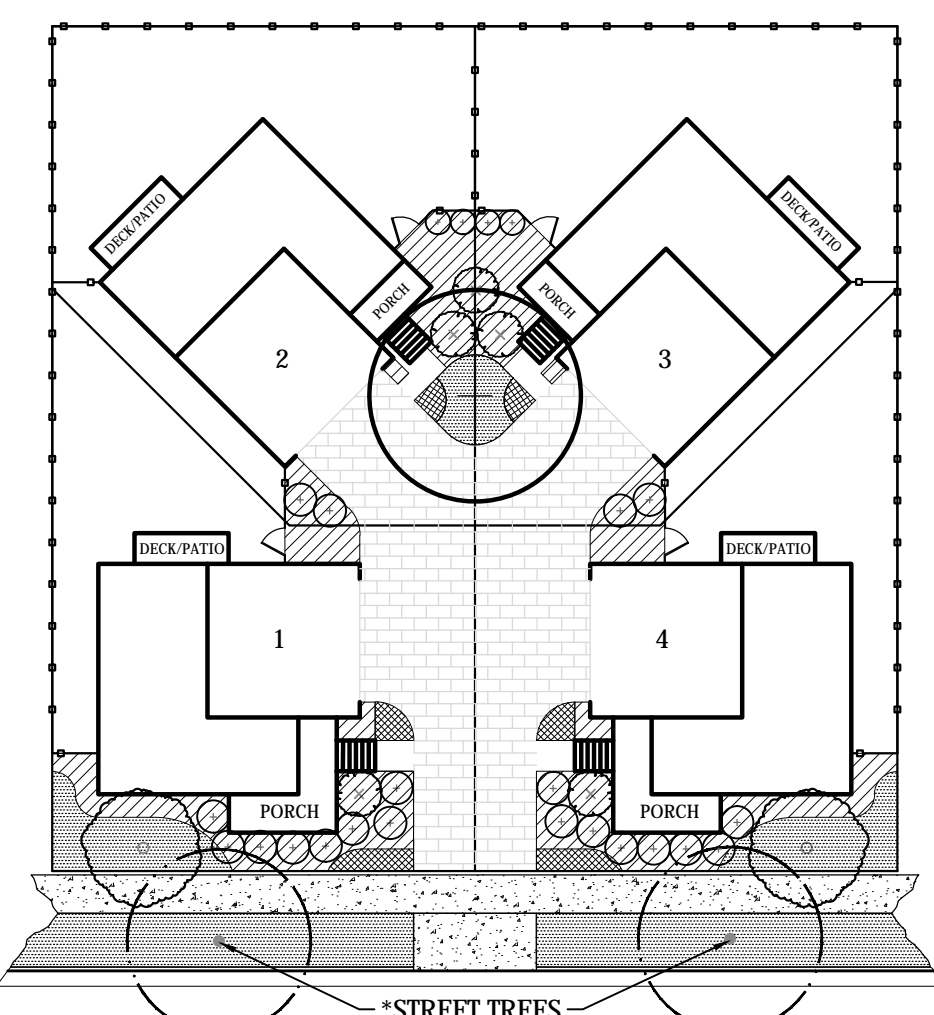
TYPICAL 6 PACK CARRIAGE HOUSE SETBACK EXHIBIT

Scale: 1"=20'



TYPICAL 4 PACK CARRIAGE HOUSE
SETBACK EXHIBIT

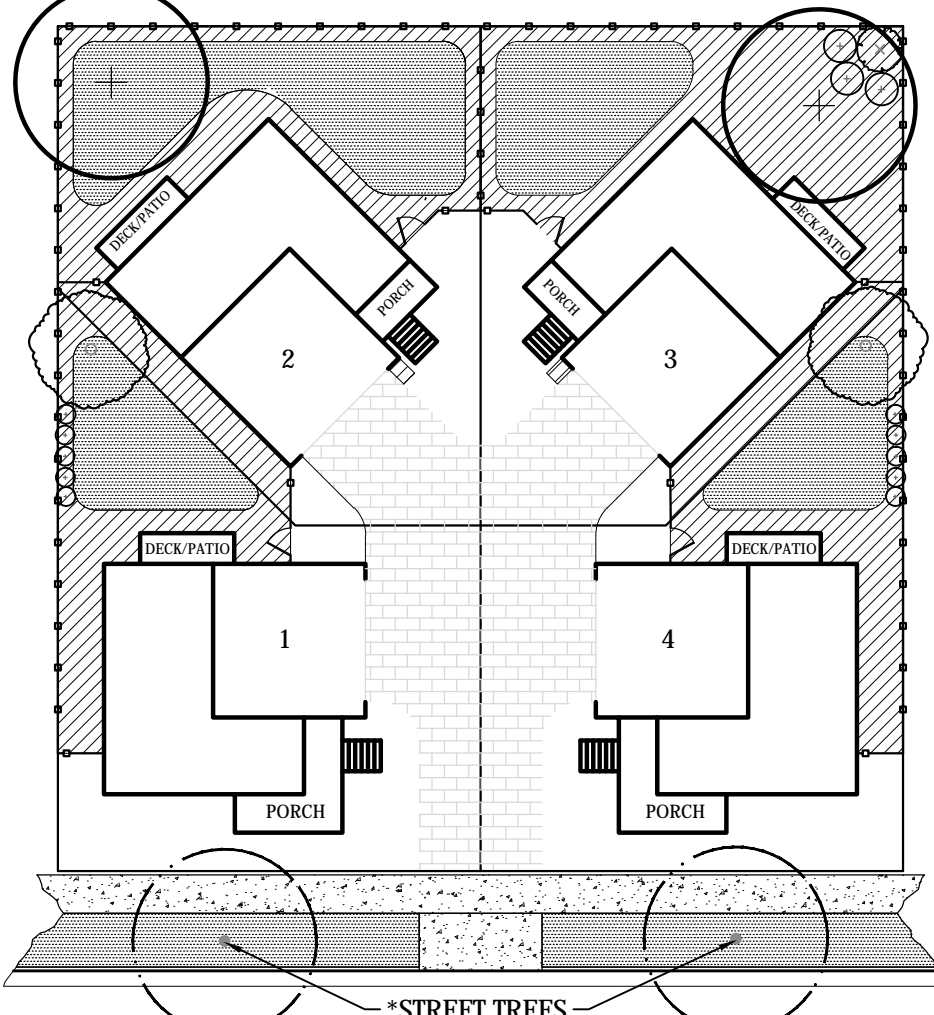
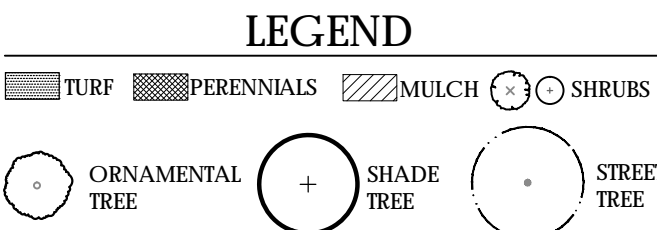
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Typical Front Yard Landscape Plan

* Street trees not counted toward the landscape requirement

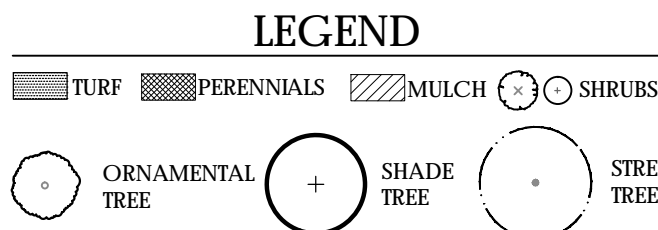
Live Plant Material Requirement				
	Unit 1	Unit 2	Unit 3	Unit 4
Front Yard				
Planting Area	447 Sq. Ft.	195 Sq. Ft.	195 Sq. Ft.	447 Sq. Ft.
Total Area	549 Sq. Ft.	256 Sq. Ft.	256 Sq. Ft.	549 Sq. Ft.
Percentage of Live Plant Coverage	81%	76%	76%	81%



Typical Back Yard Landscape Plan

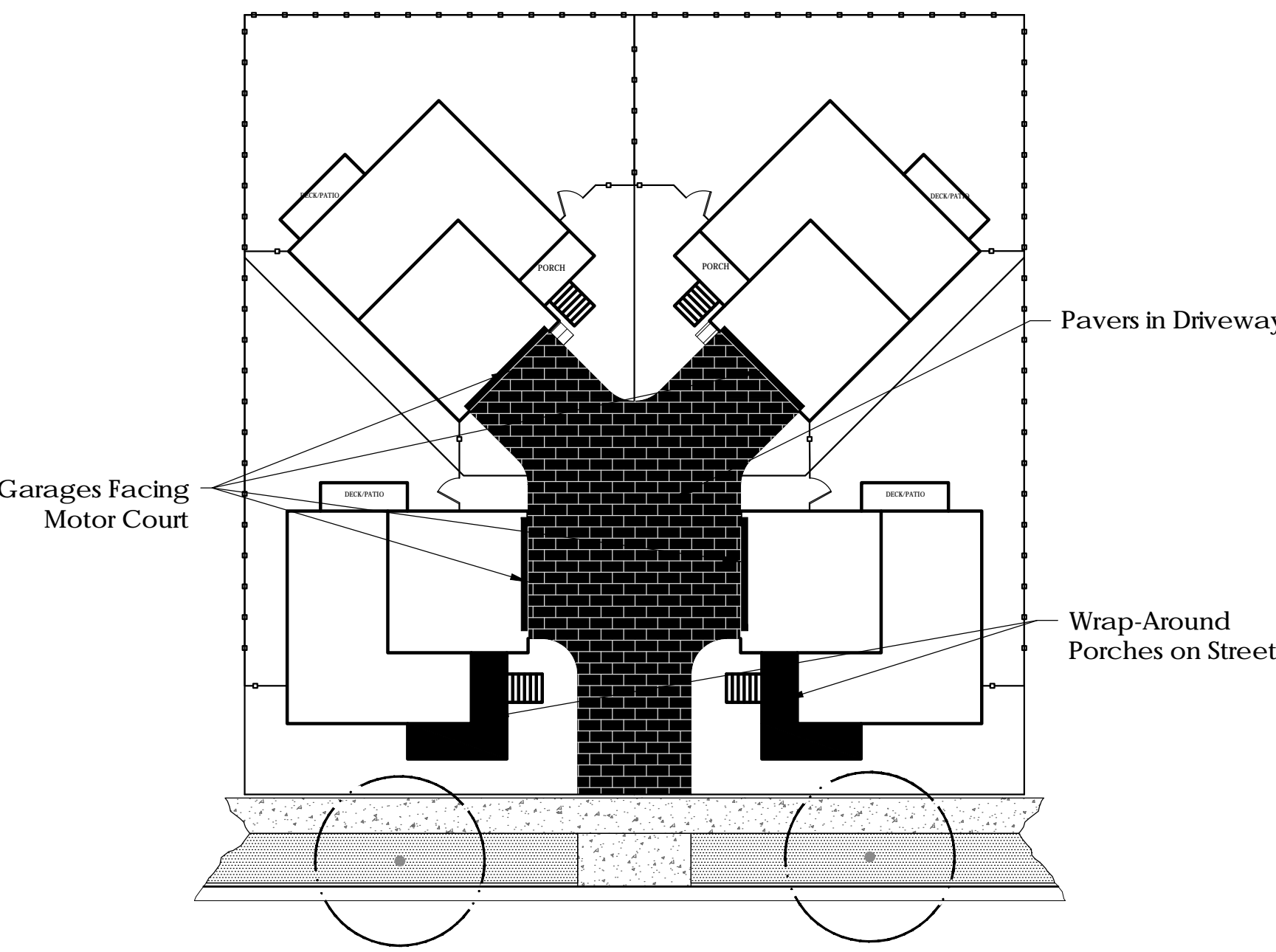
* Street trees not counted toward the landscape requirement

Live Plant Material Requirement				
	Unit 1	Unit 2	Unit 3	Unit 4
Back Yard				
Planting Area	474 Sq. Ft.	827 Sq. Ft.	872 Sq. Ft.	474 Sq. Ft.
Total Area	920 Sq. Ft.	1253 Sq. Ft.	1253 Sq. Ft.	920 Sq. Ft.
Percentage of Live Plant Coverage	52%	66%	70%	52%



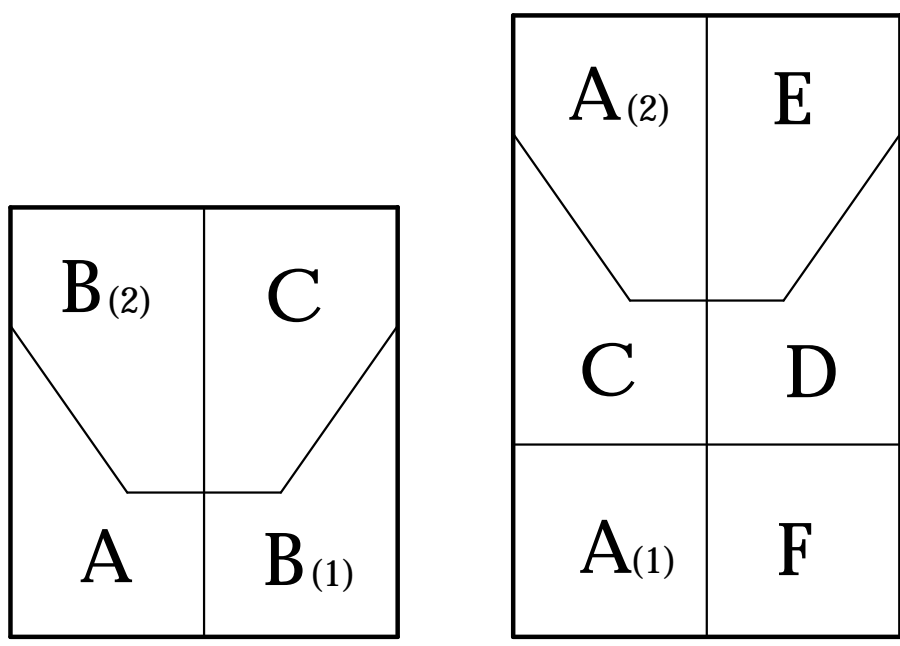
TYPICAL CARRIAGE HOUSE LANDSCAPE EXHIBITS

NTS



TYPICAL CARRIAGE HOUSE ENHANCED
DESIGN ELEMENTS EXHIBIT

Scale: 1"=20'

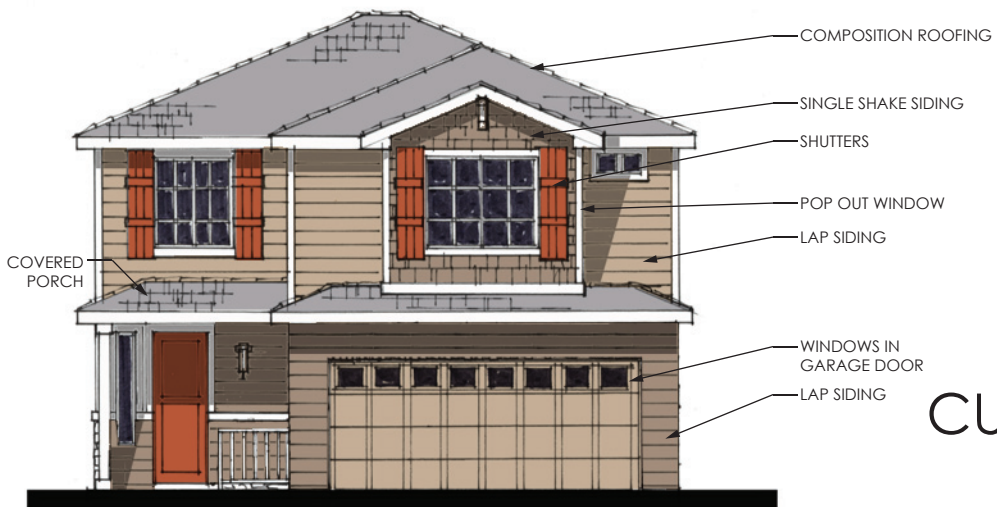


MOTORCOURT

1. No more than two (2) of the same model are permitted within a motor court.
2. If two (2) of the same model exist within the same motorcourt, one shall be of a different elevation.

TYPICAL CARRIAGE HOUSE MONOTONY EXHIBIT

Scale: 1"=60'

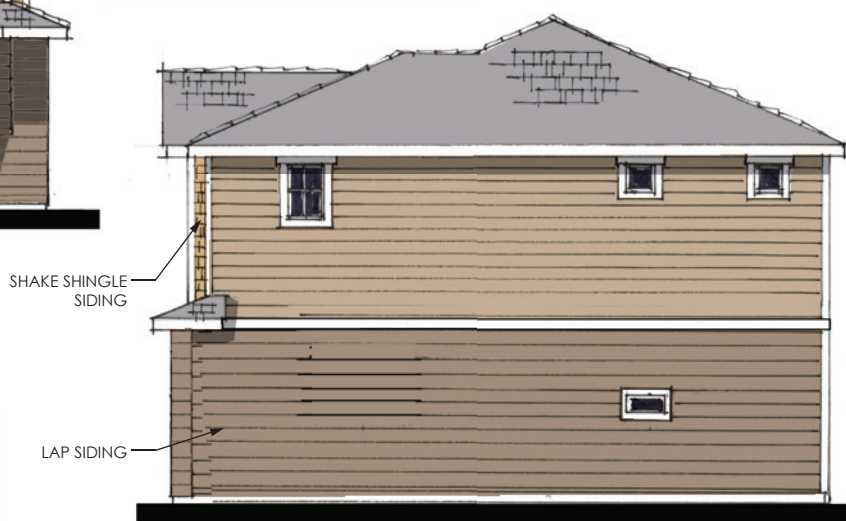


FRONT

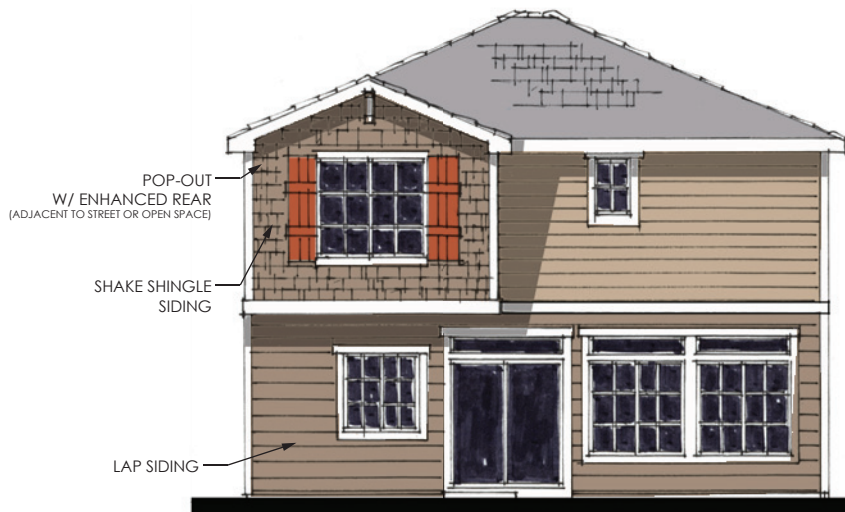
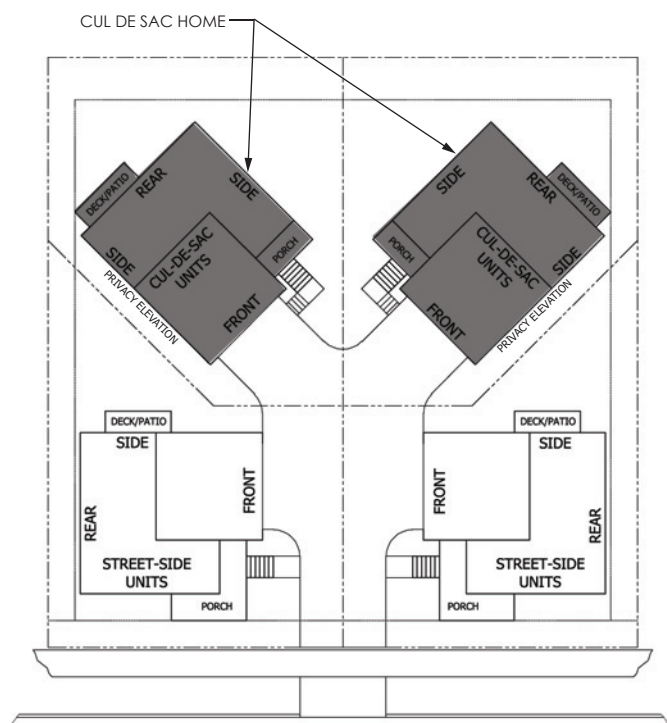
TWO STORY CUL DE SAC ELEVATION



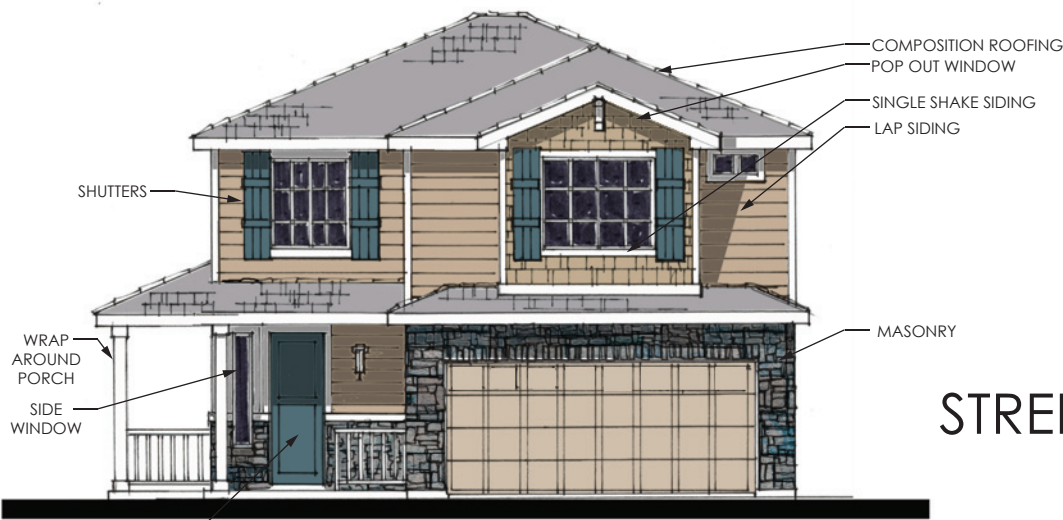
LEFT SIDE



PRIVACY SIDE



REAR

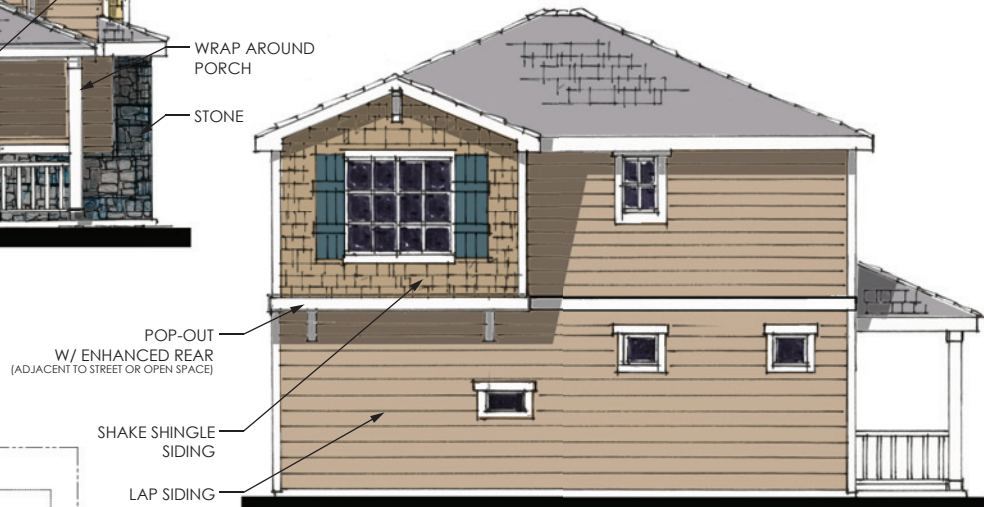


TWO STORY STREET-SIDE ELEVATION

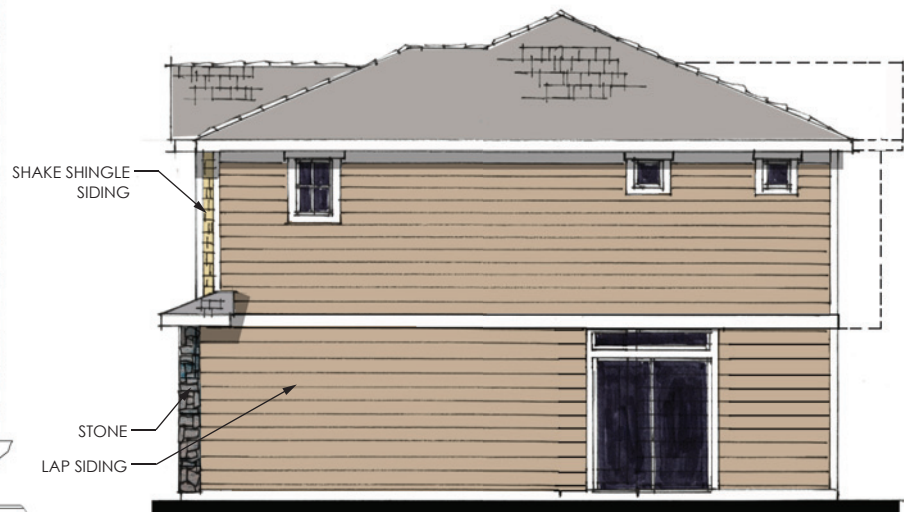
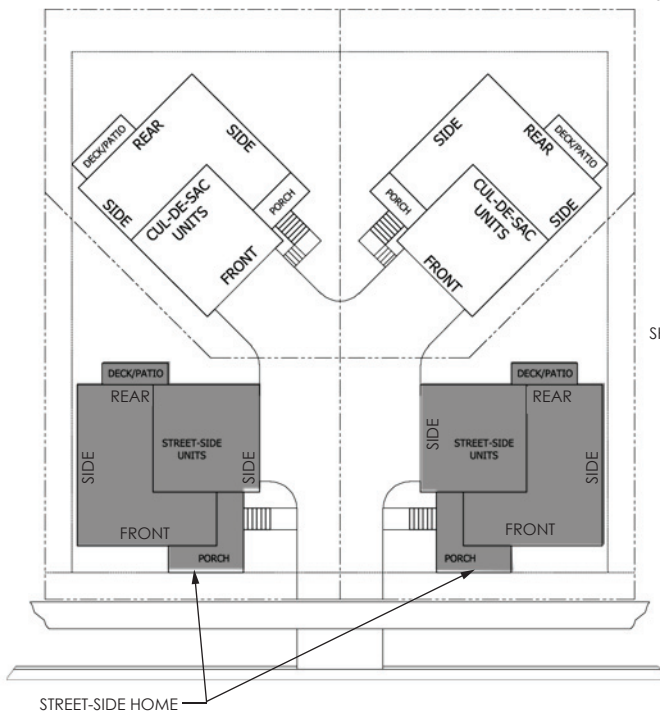
SIDE



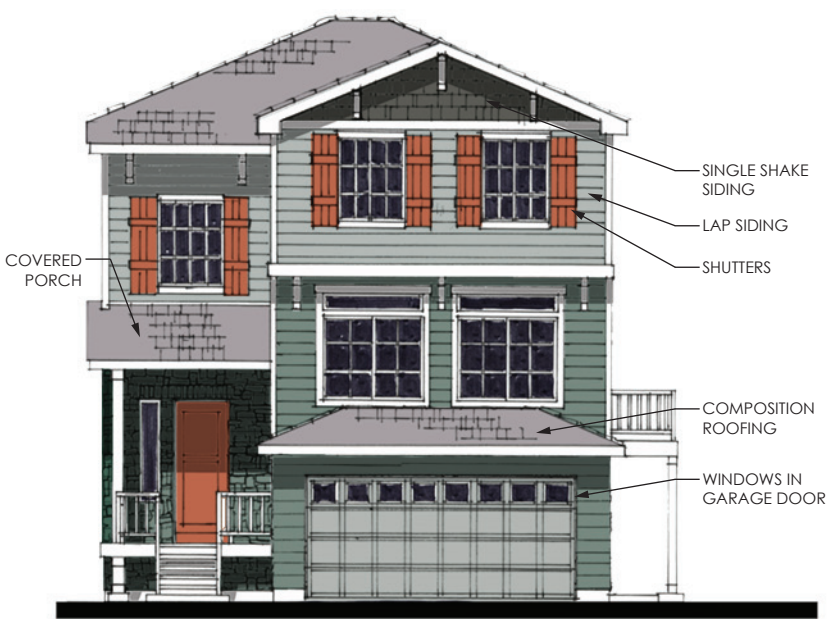
FRONT



SIDE

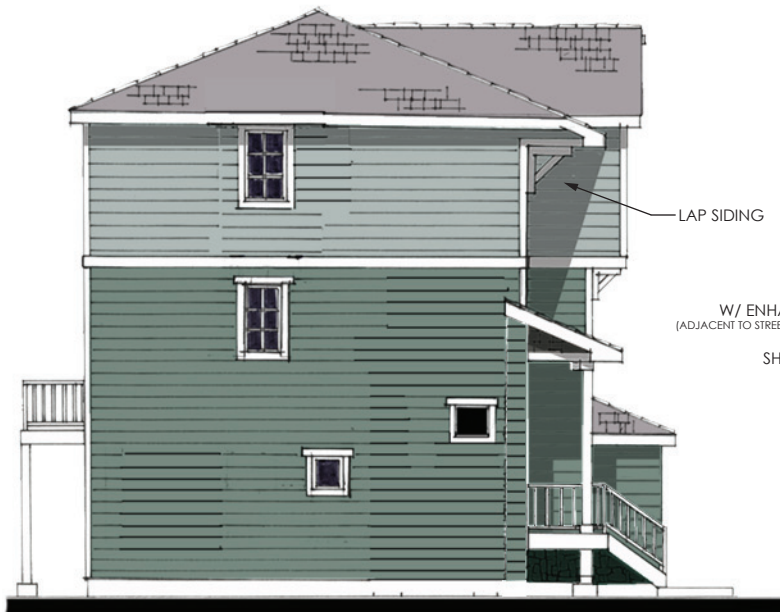


REAR



FRONT

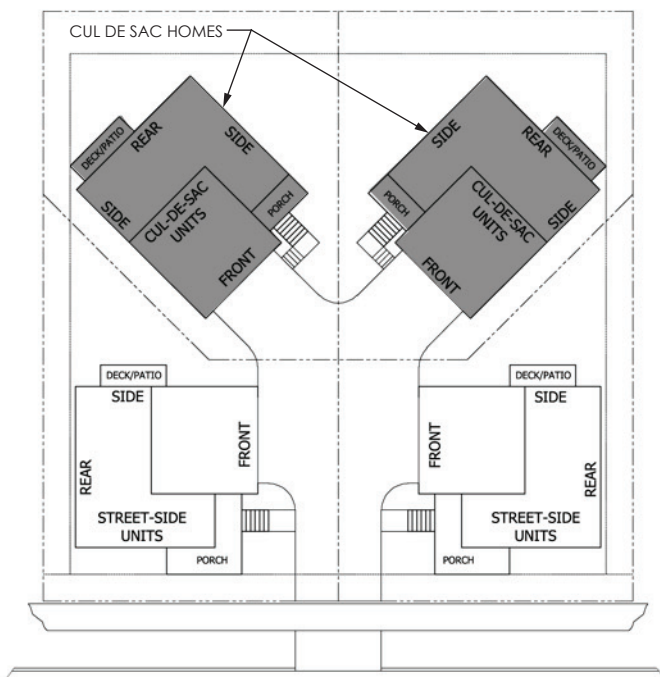
THREE STORY CUL DE SAC ELEVATION



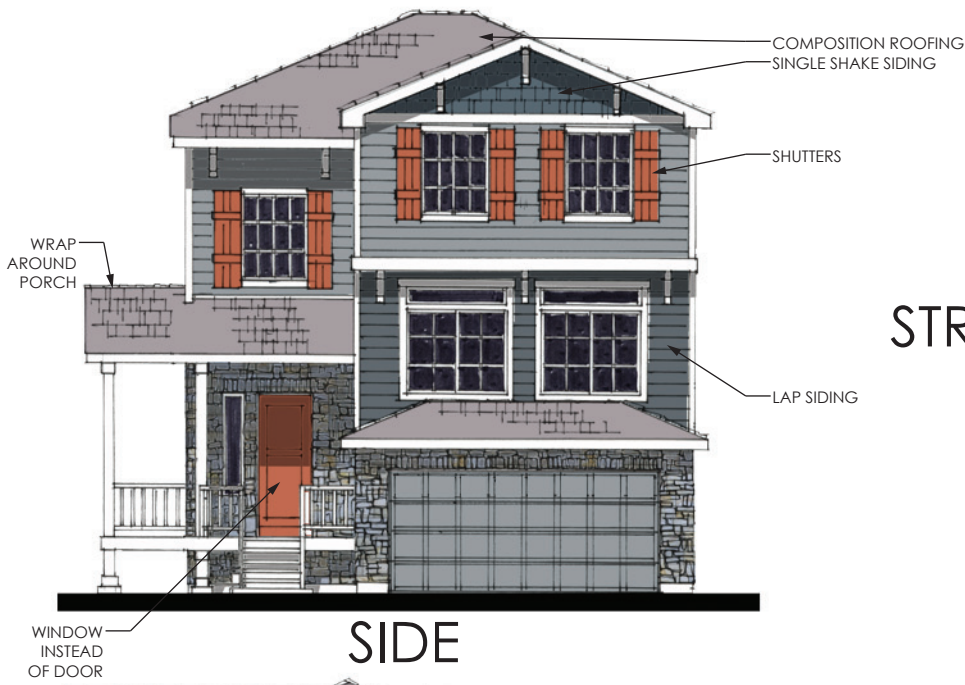
LEFT SIDE



REAR

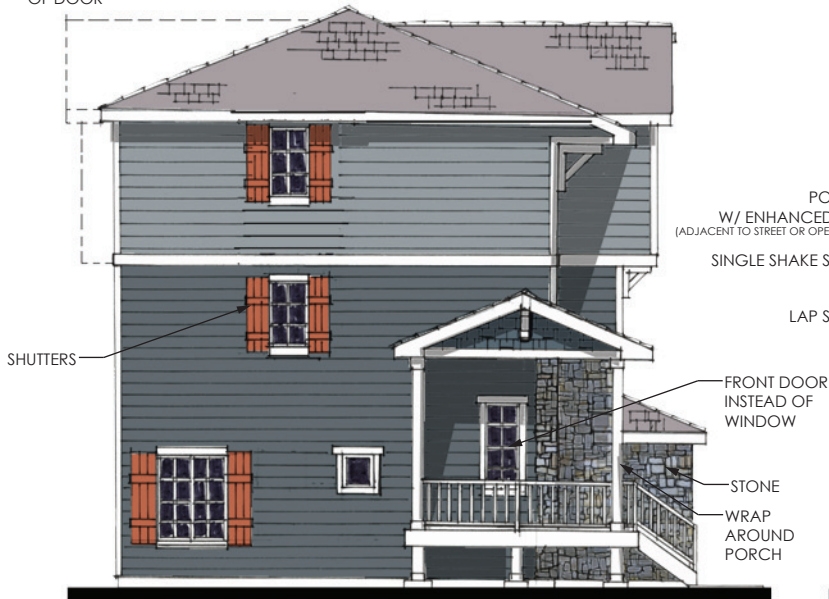


PRIVACY SIDE

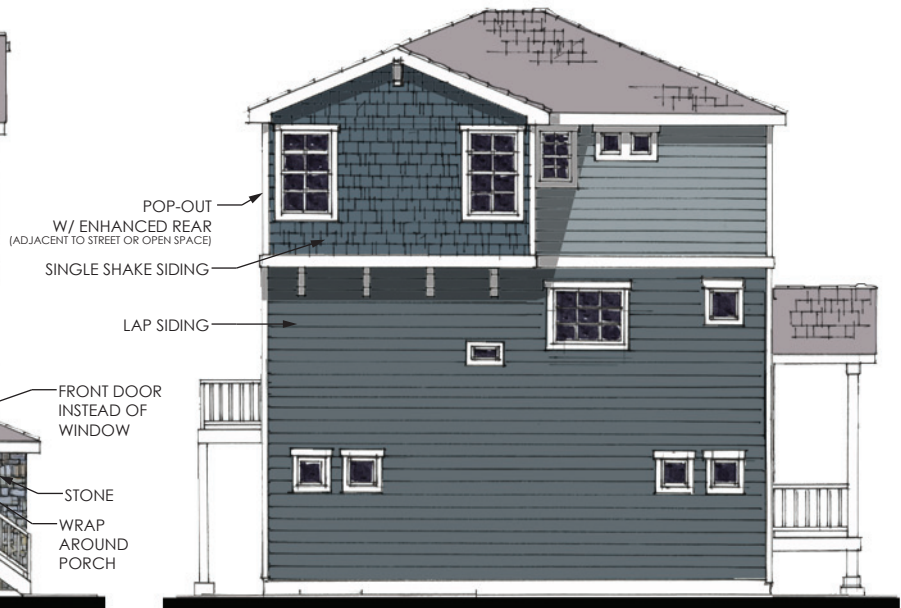


SIDE

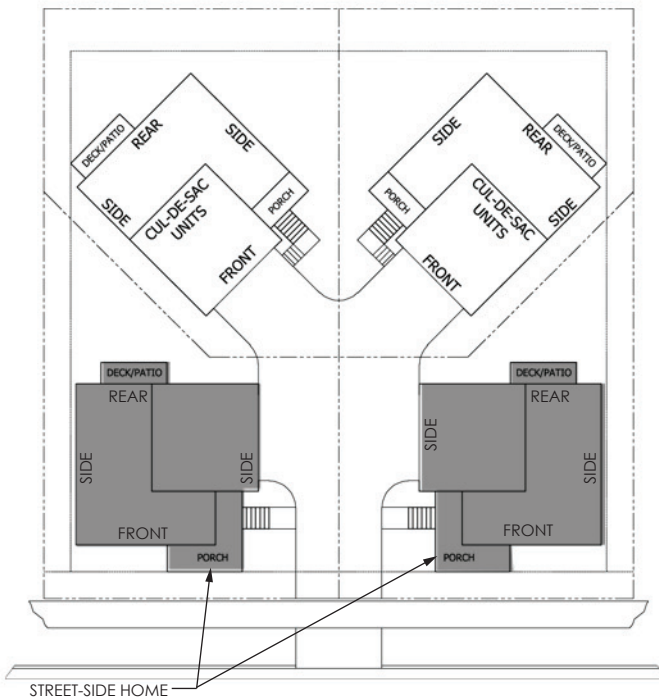
THREE STORY STREET-SIDE ELEVATION



FRONT



SIDE



REAR