

Michael Kelly Architecture
3223 Arapahoe Avenue, Suite 220, Boulder, Colorado 80303
303 442 1228

March 23, 2017,

Town of Erie
Community Development Department/Planning Division
645 Holbrook Street
PO Box 750
Erie, Colorado

RE:

**PERRY STREET TOWNHOMES
100 & 220 PERRY STREET
ERIE, COLORADO**

SKETCH PLAN NARRATIVE

220 Perry Street is a 0.71 acre parcel (Parcel 1) and a 0.72 acre parcel (Parcel 2). Current improvements include: a one story, single family residence, a detached garage and a small shed on Parcel 1 and a small shed on otherwise vacant ground on Parcel 2.

100 Perry Street is a 1.33 acre parcel. Current improvements include: six individually leased mobile homes, a service garage and six out buildings.

The existing zoning for the property is Old Town Residential (OTR) for Parcel 1 and Neighborhood Mixed Use (NMU) for Parcels 2 and 3. The proposed project involves the clearing of all existing improvements and subsequent construction of 28 new 2 and 3 bedroom residential townhomes and associated site and landscape development.

The project goal is to develop a comfortably integrated, covenant controlled, quality living environment, designed to respect and reinforce the traditional characteristics of Old Town to the north but to also reflect and compliment the more urban and contemporary aspects of the neighboring development to the south.

To facilitate the development, the Owners will seek re-zoning of Parcel 1 from OTR to NMU to match Parcels 2 and 3 and will apply for a property re-plat to accommodate the proposed 28 townhome lots and associated open space development.

The proposal is for a two-phase development. Each phase will have 14 townhomes. The completed development will include 9 homes, 24' wide x 52' deep, approximately 1,625 square feet on two levels, two bedrooms and an attached two-car garage. 12 homes, 24' wide x 52' deep, approximately 2,150 square feet on three levels, three bedrooms and an attached two-car garage. 7 homes 39' wide x 52' deep, approximately 1,880 square feet on two levels, three bedrooms (including a main level bedroom suite) and an attached two-car garage.

Sketch Plan Narrative

March 23, 2017

Page 2 of 2

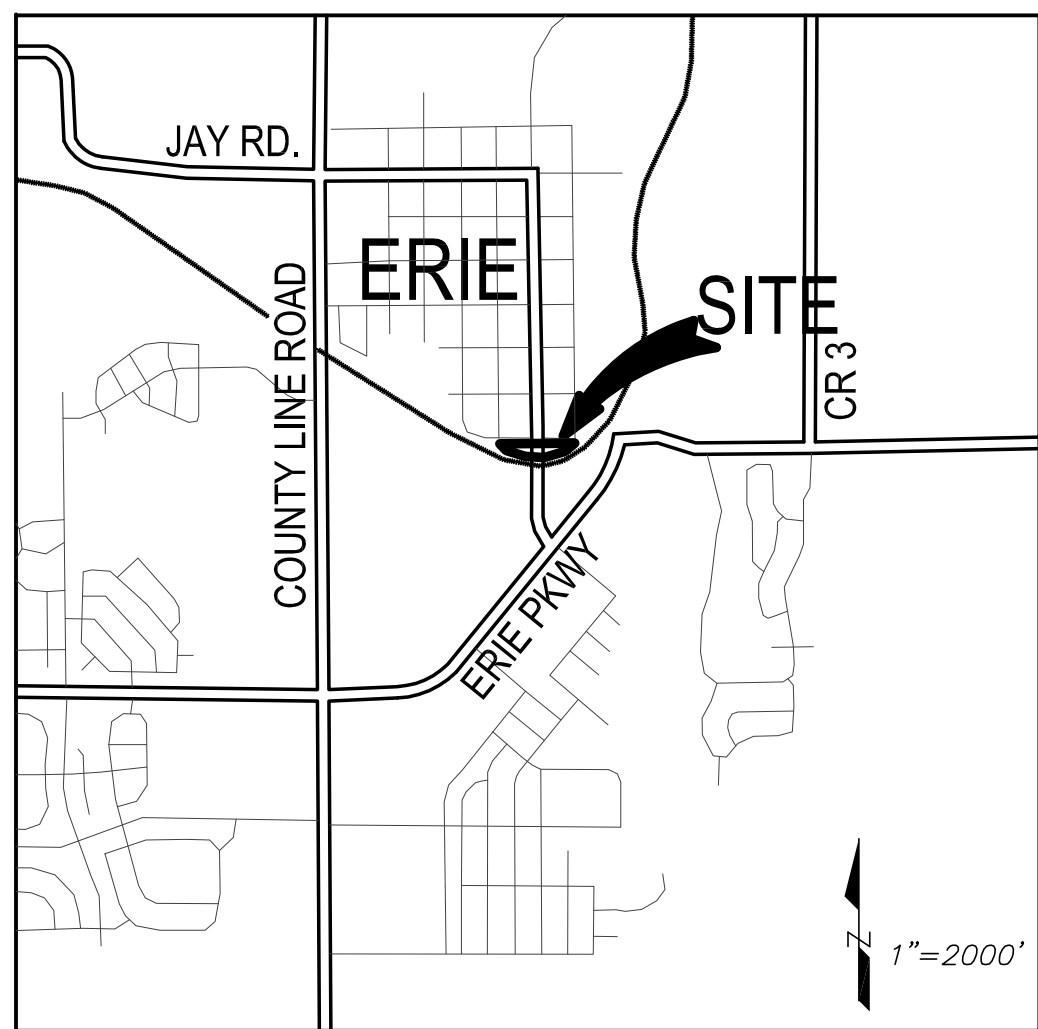
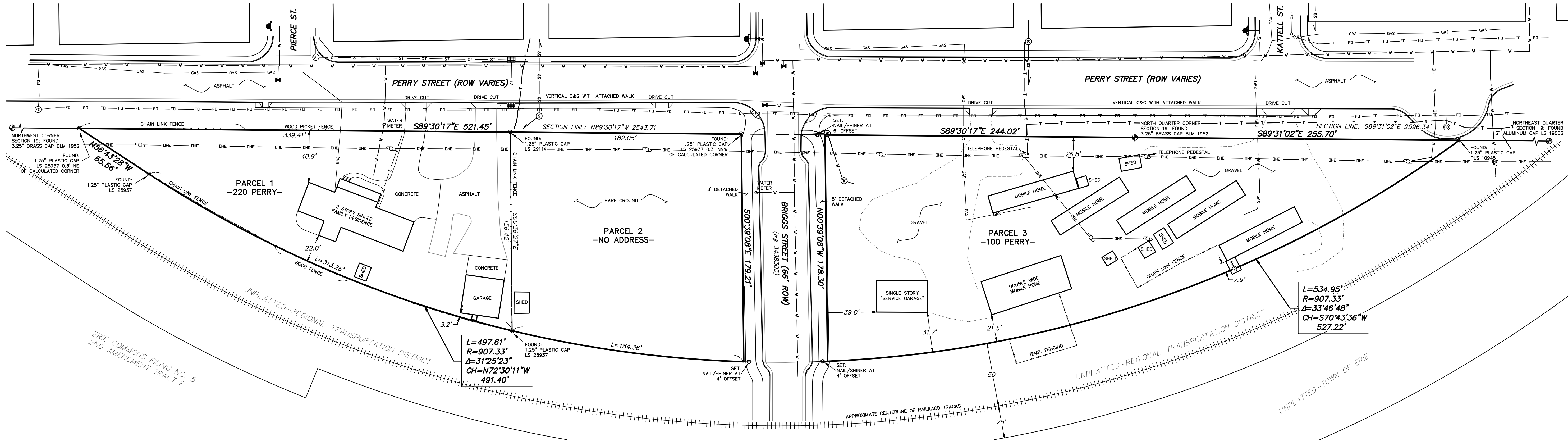
The Townhomes are arranged in 8 buildings (4 buildings per phase). Buildings One and Five have 5 homes each, they face Briggs Street with tree-lined walks accessing terraced steps to covered entry stoops. Buildings Two and Three, Six and Seven have 3 - 4 homes each facing landscaped courts with terraced steps to covered entries. Buildings Four and Eight have two homes each, facing landscaped open areas and a common garden. The proposed density is 10.14 dwelling units per acre with 0.88 acres (31.9 percent) of the land area devoted to building coverage and with 1.88 acres (68.1 percent) devoted to open space. The open space area includes a 30' wide landscaped buffer along the adjacent RTD right of way to the south.

Regarding Infrastructure: The Property lies within the St. Vrain School District and Mountain View Fire Protection District. Water and Sewer Service provided by the Town of Erie. Gas and Electric Service provided by Public Service Company of Colorado. Telephone and Cable/Internet Services available through Century Link.

Regarding Maintenance: Individual Homeowners to assume responsibility for maintenance and care of their own individual Lots and Improvements. The Homeowners Association (HOA) will assume all maintenance responsibilities for Tracts 1A and 2A including: Alleys, Parking Areas, Open Landscaped Areas and Common Gardens.

ALTA/ACSM LAND TITLE SURVEY 100 AND 220 PERRY STREET

LOCATED IN THE NORTH HALF OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP

PARCEL DESCRIPTION (FROM BINDER):

A PARCEL OF LAND SITUATE IN THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SAID SECTION 19 WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF BRIGG STREET, 66.0 FEET WIDE AS SHOWN ON THE ORIGINAL TOWN PLAT OF ERIE;
THENCE WEST ALONG SAID NORTH LINE OF SECTION 19 TO A POINT THAT IS 50.0 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS NOW CONSTRUCTED AND OPERATED;
THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL AND/OR RADIALY WITH SAID CENTERLINE OF THE MAIN TRACK TO A POINT IN THE SOUTHERLY EXTENSION OF SAID WEST LINE OF BRIGG STREET;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION TO THE POINT OF BEGINNING.

AND

THAT PART OF THE N 1/2 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS:

BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 19;
THENCE N88°53'25"W ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 306.45 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF BRIGG STREET;
THENCE S00°00'00"E ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 180.82 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING 50.00 FEET DISTANT RADIALY AND NORTHEASTERLY FROM THE CENTERLINE OF THE BOULDER VALLEY BRANCH OF THE UNION PACIFIC RAILROAD, THE DELTA OF SAID CURVE IS 37°53'09" THE RADIUS OF SAID CURVE IS 904.93 FEET, THE CHORD OF SAID CURVE BEARS N73°11'20"E, 587.53 FEET;
THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 598.37 FEET TO A POINT ON THE NORTH LINE SAID SECTION 19;
THENCE N88°53'25"W ALONG SAID NORTH LINE, A DISTANCE OF 256.07 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN DEED RECORDED 11/30/2006 AT RECEPTION NO. 3438305.

PROPERTY INFORMATION BINDER NOTES:

THIS SURVEY IS BASED UPON PROPERTY INFORMATION BINDER ORDER NUMBER FOC 25129898 DATED 03/27/2015 PREPARED BY LAND TITLE GUARANTEE COMPANY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE BINDER. UNLESS OTHERWISE NOTED, ALL EXCEPTIONS LISTED AFFECT THE SUBJECT BY BEING INCLUDED IN DESCRIPTIONS CONTAINED IN DOCUMENT NUMBER IN PARENTHESES REFERS TO DOCUMENT NUMBER LISTED IN THE BINDER. UNLESS OTHERWISE NOTED, ALL DOCUMENTS AFFECT SUBJECT PROPERTY.

(1) - RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION LINES BY ORDER RECORDED 10/14/1889 IN BOOK 86 AT PAGE 273. MAY OR MAY NOT AFFECT PROPERTY; ORDER ONLY AFFECTED LANDS IN THE PUBLIC DOMAIN AT TIME OF ORDER. FURTHER RESEARCH IS REQUIRED TO DETERMINE 1889 OWNERSHIP. BASED ON LOCATION OF PERRY STREET AND LINES OF POSSESSION, IT APPEARS THIS RIGHT OF WAY IS NOT IN AFFECT.

(2) - RESERVATIONS OF ALL MINERAL RIGHTS AND COVENANTS IN DEED RECORDED 03/27/1947 IN BOOK 1200 AT PAGE 423. NOT PLOTTABLE

(3) - RESERVATIONS CONTAINED IN QUITCLAIM DEED RECORDED 04/14/1971 AT RECEPTION NO. 1565713. NOT PLOTTABLE

(4 & 5) - MINERAL DEED RECORDED 11/30/1972 AT RECEPTION NO. 1602712. NOT PLOTTABLE

(6) - OIL AND GAS LEASE RECORDED 11/30/1972 AT RECEPTION NO. 1602713. NOT PLOTTABLE

(7) - RIGHTS AS RESERVED IN QUITCLAIM DEED RECORDED 04/18/1994 AT RECEPTION NO. 2384042. NOT PLOTTABLE

(8) - ANNEXATION AGREEMENT RECORDED 03/11/1996 AT RECEPTION NO. 2480250. NOT PLOTTABLE

(9) - ORDINANCE 492 RECORDED 08/29/1997 AT RECEPTION NO. 2566355, RE-RECORDED 02/20/1998 AT RECEPTION NO. 2595282 AND RE-RECORDED 10/16/1998 AT RECEPTION NO. 2647192. NOT PLOTTABLE

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. COUNTY ASSESSOR SHOWS THREE PARCELS CONTAINED IN PROPERTY:
PARCEL 1 (220 PERRY): PARCEL# 146719000047
PARCEL 2 (NO ADDRESS): PARCEL# 146719000046
PARCEL 3 (100 PERRY): PARCEL# 146719200019

3. BASIS OF BEARINGS: THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 19, ASSUMED S89°30'17"E BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER, BOTH BEING 3.25" BRASS CAPS, BLM 1952

4. PROPERTY CORNER MONUMENTATION IS NOTED HEREON.

5. CALCULATED AREA:
PARCELS 1 & 2: 62,236 S.F.
PARCEL 3: 58,351 S.F.
TOTAL: 120,587 S.F. (2.77 ACRES)

6. UNDERGROUND UTILITY LOCATES MARKED BY SITEWISE, LLC IN OCTOBER, 2014. DO NOT RELY ON THIS SURVEY FOR EXACT LOCATIONS, CALL 811 FOR LOCATES PRIOR TO ANY EXCAVATION.

7. ACCORDING TO THE TOWN OF ERIE ZONING MAP REVISED 03/24/2015 PARCEL 1 IS ZONED OTR (OLD TOWN RESIDENTIAL), PARCELS 2 AND 3 ARE ZONED NMU (NEIGHBORHOOD MIXED-USE).

AREAS OF CONCERN:

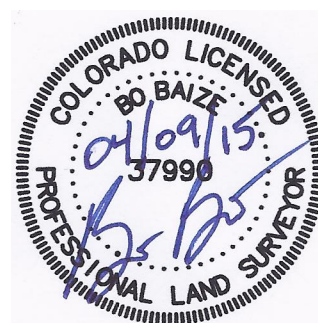
1. OVERHEAD ELECTRIC LINE AS SHOWN WITHOUT APPARENT BENEFIT OF EASEMENT.
2. FENCING AND SHED ON 100 PERRY STREET CROSSING PROPERTY LINE.

SURVEY CERTIFICATION:

CERTIFIED TO:
DENNIS AND LISA SIMPLOT
TOWN OF ERIE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6a, 8 & 11b OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 10/30/2014.

DATE OF PLAT OR MAP: 04/09/2015



FOR AND ON BEHALF OF HURST AND ASSOCIATES:
BO BAIZE, COLORADO PLS NO. 37990
EMAIL ADDRESS: bo@hurst-associates.com

LEGEND	
⊙	Sanitary Sewer Manhole
⊕	Storm Sewer Manhole
✕	Fire Hydrant
⌵	Water Valve
⌵	Utility Pole
⌵	6" Type 'R' Inlet
⊙	Water Manhole
⊕	Fiber Optic Manhole
— v — v —	Water Line
— ss — ss —	Sanitary Sewer Line
— st — st —	Storm Sewer Line
— gas —	Gas Line
— t — t —	Telephone Line
— e — e —	Electric Line
— dhe —	Overhead Electric Line

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	REVISIONS	DATE	BY
1				

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

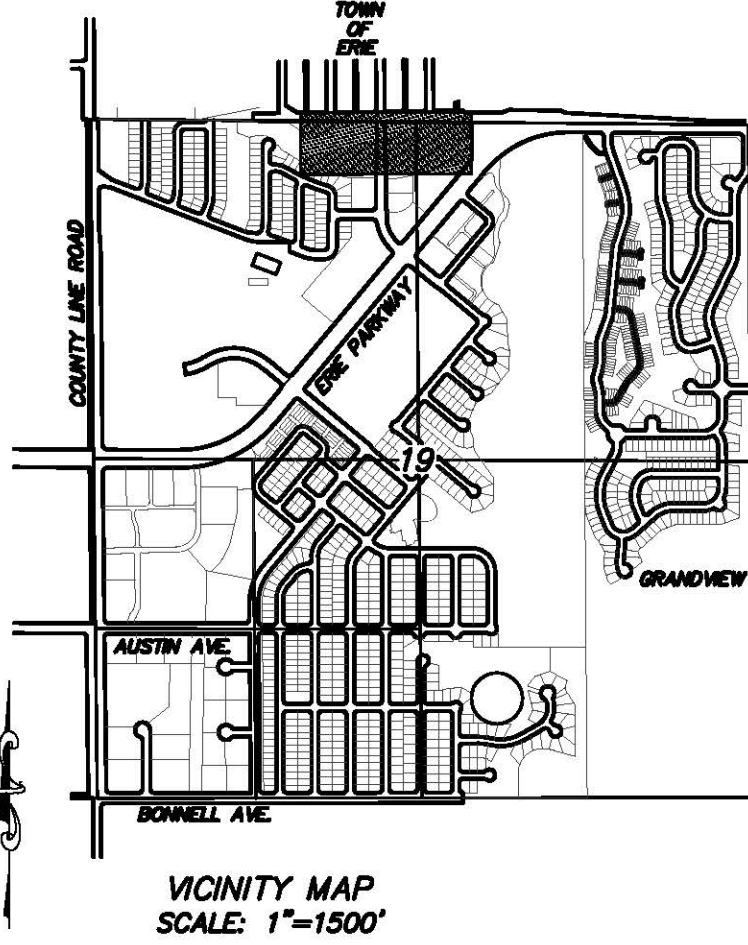
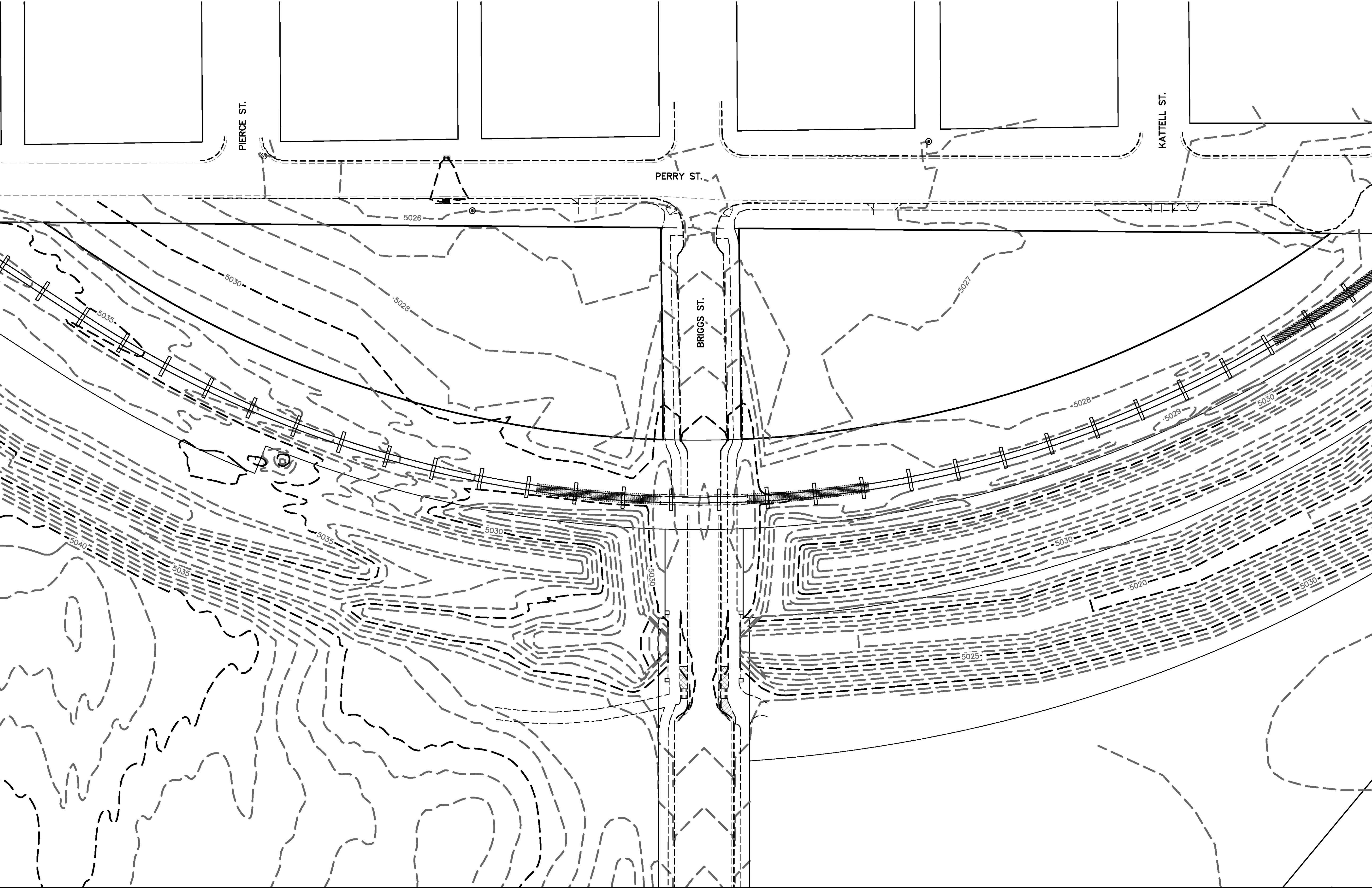
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

ALTA/ACSM LAND TITLE SURVEY
SIMPLOT PROPERTY
100 & 220 PERRY STREET
ERIE, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY: BO
JOB NUMBER: 2524-01	DATE: 04/09/15	SCALE: 1"=40'
SHEET NO. 1 OF 1	FILE LOCATION: G:\2524\1SURVEYS\SIMPLOT SITE PLAN	

PERRY STREET TOWN HOMES, 100 & 220 Perry Street, Erie Colorado
EXISTING GRADING PLAN

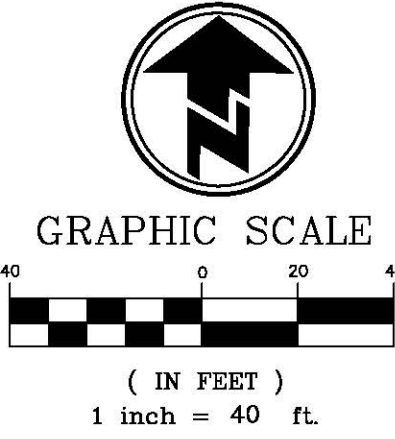
A PORTION OF THE N ½ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, COLORADO
2.77 ACRES – 28 LOTS/2 TRACTS
SK – 000837–2016



LEGEND

- Manhole
- Storm Pipe
- Existing Contours
- Proposed Contours

BENCHMARK:
NGS STATION "JR 53":
USGS 3.5" BRASS CAP SET IN CONCRETE MONUMENT LOCATED
AT NORTHEAST CORNER OF WCR 8 & UPRR TRACKS
ELEV: 5028.66 (NAVD 88 DATUM)



72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV AND
PANHANDLE EASTERN PIPELINE LOCATIONS

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			

OWNER:
DENNIS & LISA SIMPLOT
5454 COUNTY ROAD 7
ERIE, CO 80516

**PERRY STREET
TOWN HOMES
EXISTING GRADING PLAN**

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
2500 Broadway, Suite 8
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

SCALE: HOR. 1"=40'
VERT. N/A
DESIGN/APPR. DH
DRAWN BY DH
DATE 03/23/2017
SHEET 3 OF 3
FILE G:\25241\CONST\25241-MD

PERRY STREET TOWNHOMES

100 & 220 PERRY STREET, ERIE, COLORADO

LOCATED IN THE NORTH HALF OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

2.76 ACRES, 28 LOTS / 2 TRACTS
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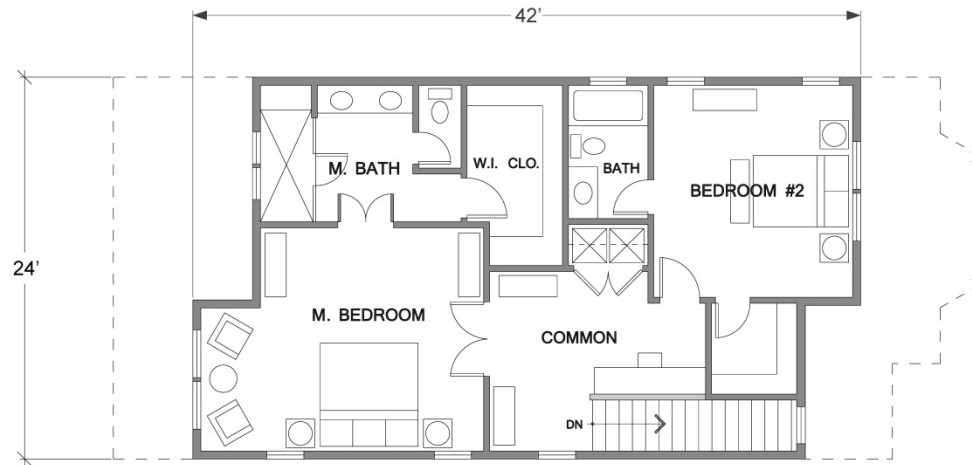


PERRY STREET TOWNHOMES

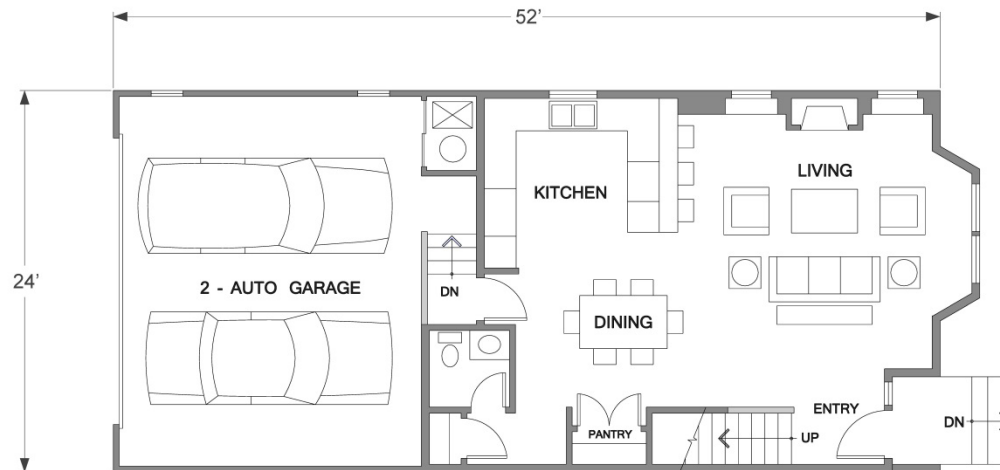
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UPPER LEVEL



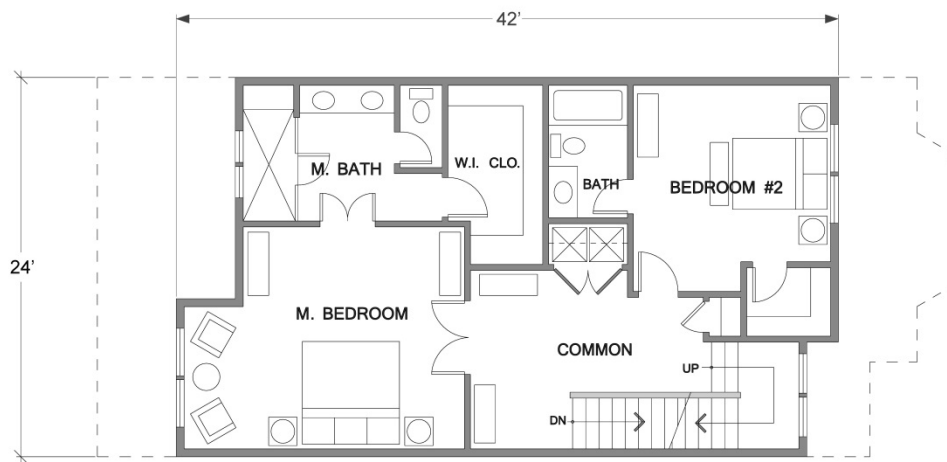
MAIN LEVEL

UNIT A - END UNIT, 2 BEDROOM

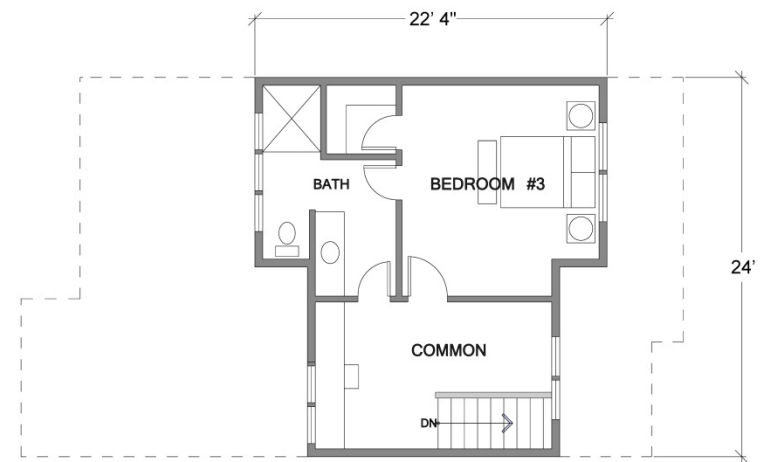
(approx. 1,625 s.f. - 2 car garage, approx. 515 s.f.)

TYPICAL FLOOR PLAN

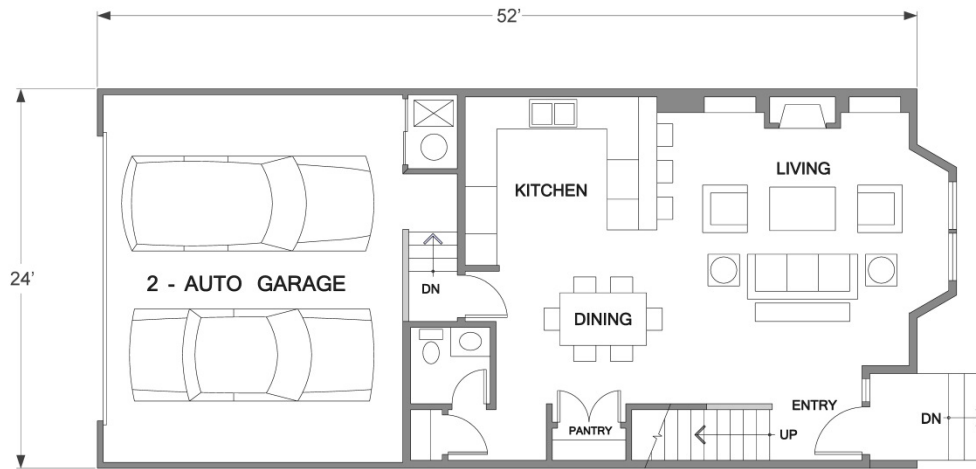
NO SCALE



LEVEL 2



LEVEL 3



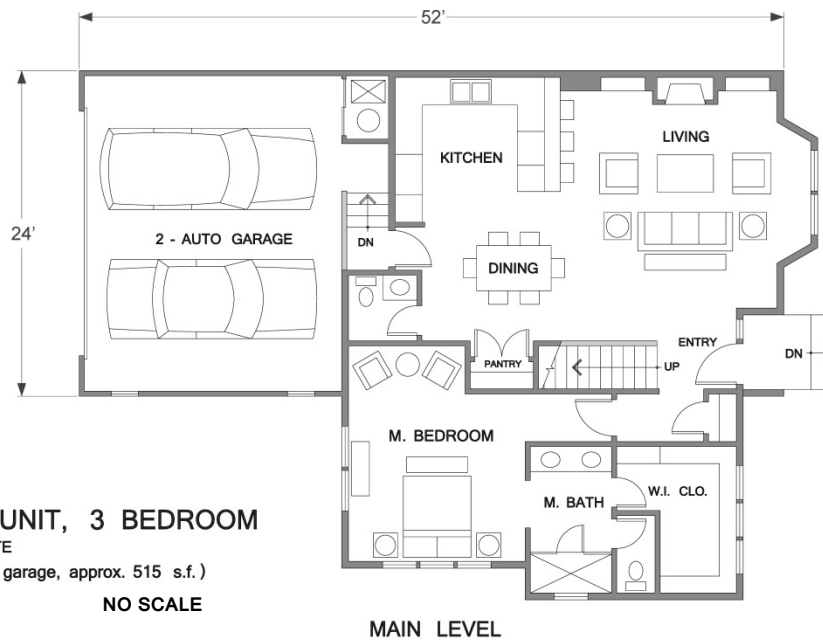
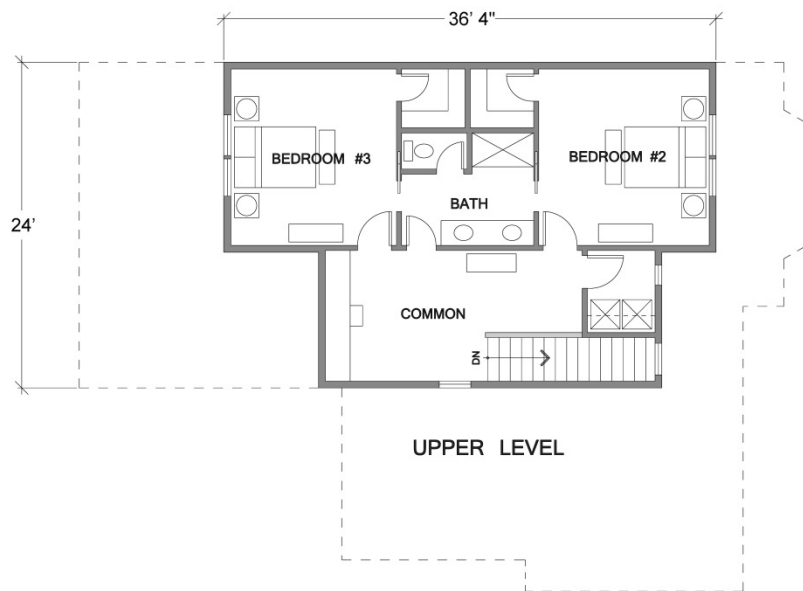
MAIN LEVEL

UNIT B - INTERIOR UNIT, 3 BEDROOM

(approx. 2,150 s.f. - 2 car garage, approx. 515 s.f.)

TYPICAL FLOOR PLAN

NO SCALE



UNIT C - END UNIT, 3 BEDROOM
 MAIN LEVEL MASTER SUITE
 (approx. 1,880 s.f. - 2 car garage, approx. 515 s.f.)
 TYPICAL FLOOR PLAN NO SCALE

VIEW 1 ALONG BRIGGS STREET



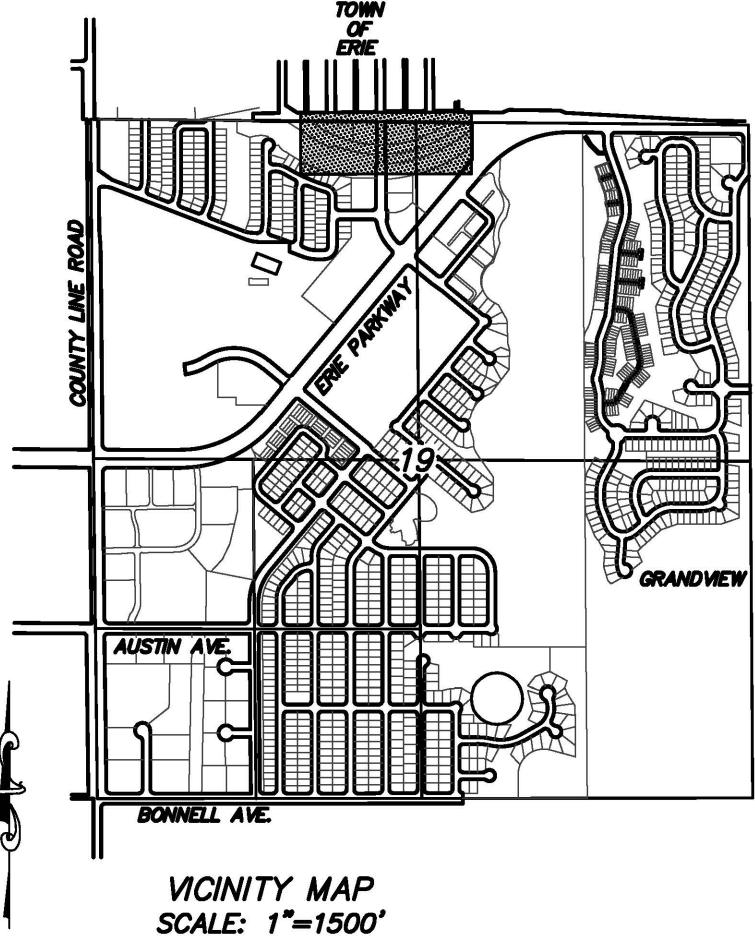
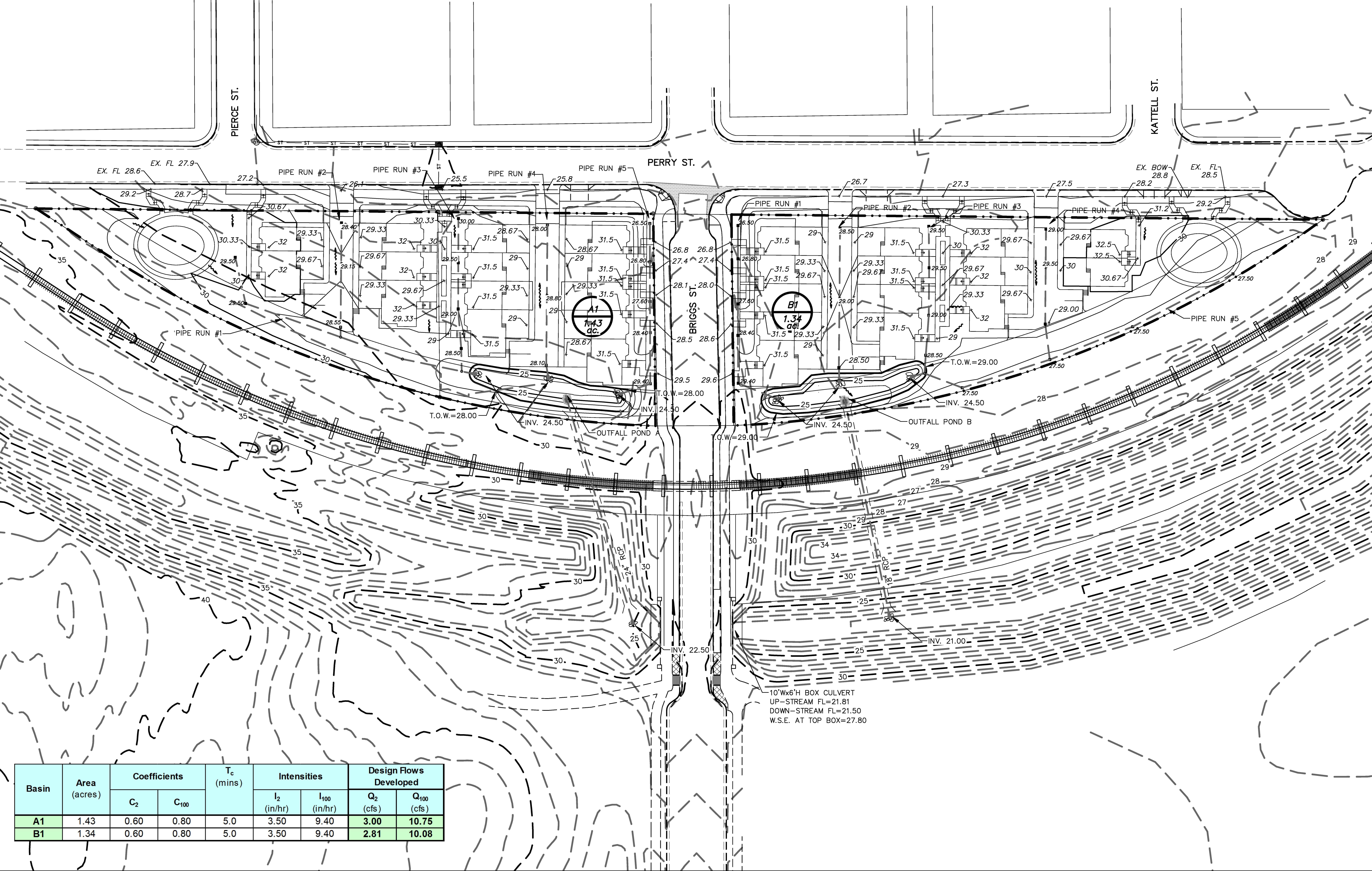
VIEW 2 ALONG ALLEY



TYPICAL EXTERIOR CHARACTER

PERRY STREET TOWN HOMES, 100 & 220 Perry Street, Erie Colorado
Drainage Plan

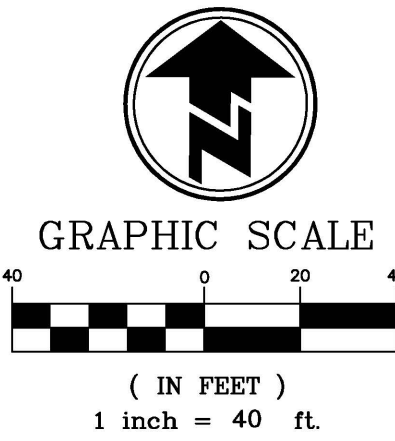
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SK – 000837–2016



LEGEND

- Manhole
- Storm Pipe
- Existing Contours
- Proposed Contours
- Basin Boundary
- Flow Arrow
- Area Inlet with Grate Elevation
- Basin Designation

BENCHMARK:
NGS STATION 'JR 53':
USGS 3.5" BRASS CAP SET IN CONCRETE MONUMENT LOCATED
AT NORTHEAST CORNER OF WCR 8 & UPRR TRACKS
ELEV: 5028.66 (NAVD 88 DATUM)



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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			

OWNER:
DENNIS & LISA SIMPLOT
5454 COUNTY ROAD 7
ERIE, CO 80516

PERRY STREET
TOWN HOMES
PHASE I DRAINAGE PLAN

Basin	Area (acres)	Coefficients		T _c (mins)	Intensities		Design Flows Developed	
		C ₂	C ₁₀₀		I ₂ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₁₀₀ (cfs)
A1	1.43	0.60	0.80	5.0	3.50	9.40	3.00	10.75
B1	1.34	0.60	0.80	5.0	3.50	9.40	2.81	10.08