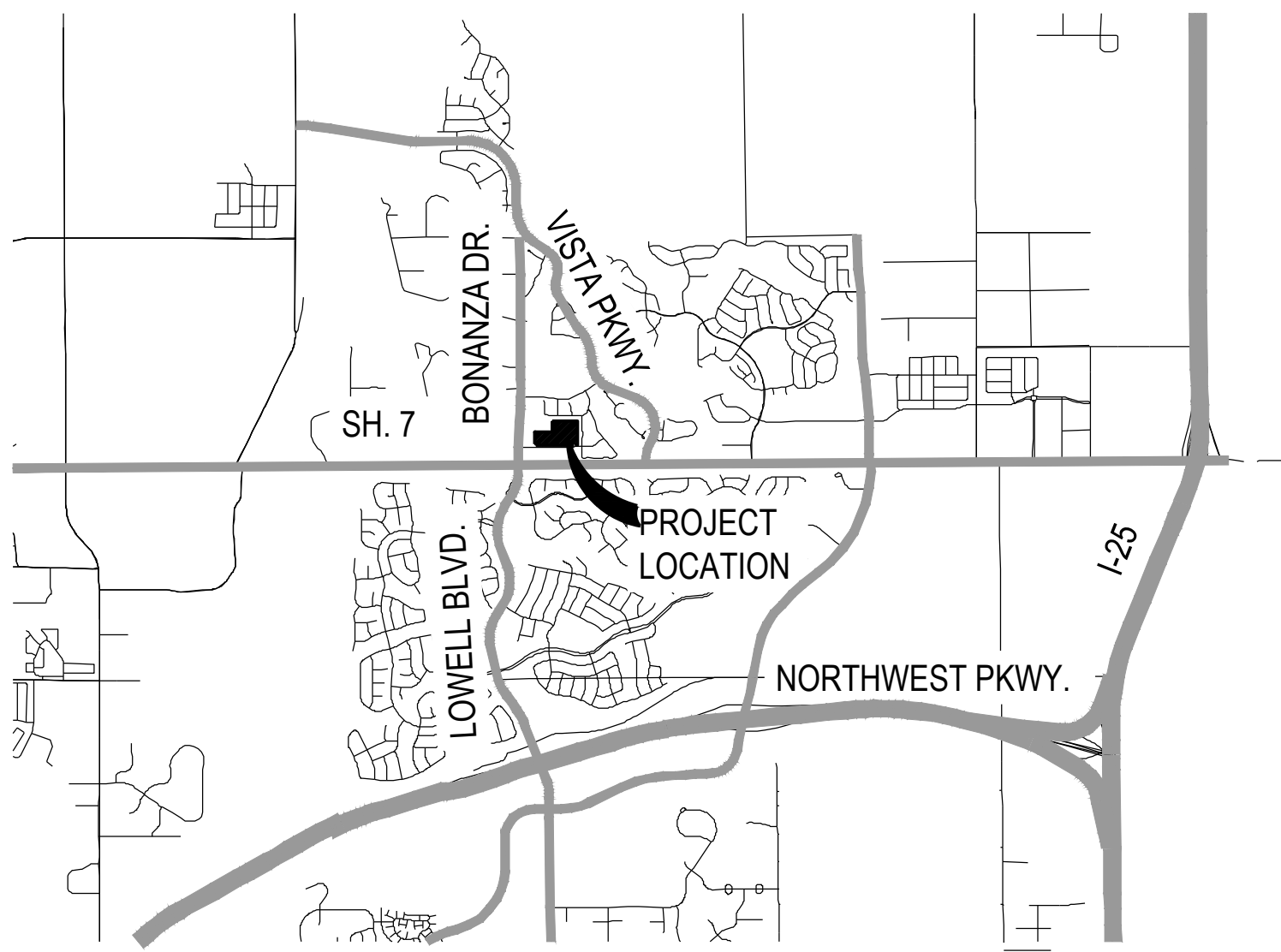


VISTA RIDGE-LOT 7

A PART OF TRACT A1, VISTA RIDGE FILING NO. 6, 1ST AMENDMENT, TO BE KNOWN AS LOT 7, VISTA RIDGE FILING NO. 6, 2ND AMENDMENT
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SKETCH PLAN - SK-000915-2017

VICINITY MAP



PROJECT SUMMARY

SITE:
A MAXIMUM OF 118 TOWNHOME UNITS IS PROPOSED FOR THE PROJECT SITE. THE SITE IS BOUNDED BY SINGLE-FAMILY RESIDENTIAL & COMMERCIAL TO THE NORTH & MULTI-FAMILY RESIDENTIAL TO THE EAST. EXISTING COMMONS DRIVE COMPRISES THE SOUTH BOUNDARY. FUTURE COMMERCIAL USE IS PROPOSED SOUTH OF COMMONS DRIVE. OPEN SPACE AREAS WILL BE LANDSCAPED AND PROVIDE BUFFERS BETWEEN BUILDINGS AND ADJACENT PROPERTIES. A PLAYGROUND AND SHELTER AMENITY IS PROPOSED.

ACCESS, CIRCULATION & PARKING:

SITE WILL BE ACCESSED FROM THREE INTERSECTIONS OFF COMMONS DRIVE. PRIVATE DRIVES WILL PROVIDE NORTH/SOUTH INTERIOR ACCESS. AN EMERGENCY ACCESS EASEMENT IS PROPOSED ALONG THE NORTH OF THE PROPERTY BETWEEN PRIVATE DRIVES 'A' & 'B'. PARKING WILL BE SINGLE-LOADED ALONG PRIVATE DRIVES. TOWNHOMES WILL BE REAR-LOADED WITH ALLEY ACCESS. INTERIOR ALLEYS WILL ACCOMMODATE EMERGENCY VEHICULAR MOVEMENT. ATTACHED WALKS AND INTERIOR WALKS WILL ALLOW FOR PEDESTRIAN CIRCULATION. UNITS WILL INCORPORATE A 2-CAR GARAGE. GUEST PARKING WILL BE PROVIDED WITH ON & OFF-STREET PARKING.

UTILITIES & DRAINAGE:

THE PROJECT WILL BE SERVED WITH DOMESTIC WATER AND FIRE PROTECTION DEMANDS VIA A TWO CONNECTIONS TO THE EXISTING WATERMAIN WITHIN COMMONS DRIVE TO THE SOUTH. THE PRELIMINARY WATER SYSTEM DESIGN INTENT WILL INCORPORATE INDIVIDUAL METERS LOCATED IN COMMON VAULTS FOR EACH BUILDING. SANITARY SEWER SERVICE WILL BE ACCOMPLISHED VIA A COMBINATION OF GRAVITY FLOW TO THE EXISTING LIFT STATION WEST OF THE SITE AND GRAVITY FLOW TO AN EXISTING MANHOLE LOCATED JUST NORTH OF THE PROJECT, WHICH IS ALSO THE OUTFLOW FOR THE AFOREMENTIONED LIFT STATION. SANITARY SEWER LATERALS WILL BE PROVIDED FOR EACH INDIVIDUAL UNIT. DRY UTILITY SERVICE WILL BE PROVIDED BY EXTENDING SERVICES THROUGH ONSITE EASEMENTS. INITIAL DESIGN CONCEPTS PLACE METERS ON BUILDING ENDS. THE UTILITY DESIGNS WILL BE PERFECTED DURING THE SUBSEQUENT SUBMITTAL PHASES. ONSITE DRAINAGE WILL BE ACCOMPLISHED VIA CONCRETE STORM PIPE AND INLETS IN ALLEYS AND STREETS, AND IN PLASTIC PIPE AND INLETS IN LANDSCAPE AREAS. THE DRAINAGE SYSTEM AND SITE GRADING WILL CONVEY FLOWS WESTERLY TO THE EXISTING DETENTION POND LOCATED NORTH OF COMMONS DRIVE. THE DETENTION POND WILL INCORPORATE SHORT RETAINING WALLS TO ACHIEVE THE REQUIRED STORAGE VOLUMES.

LANDSCAPING & OPEN SPACE:

LANDSCAPE AREAS WILL CONSIST OF PRIMARILY MANICURED OPEN SPACE WITH A NETWORK OF INTERNAL PEDESTRIAN WALKS CONNECTING FRONT DOORS OF UNITS TO ATTACHED SIDEWALKS. A SMALL PLAYGROUND WILL ACCOMMODATE SHELTER, SEATING AND IRRIGATED TURF AREAS. UNITS WILL INCORPORATE ATTRACTIVE FOUNDATION PLANTINGS WITH A MIXTURE OF DECIDUOUS, EVERGREEN AND PERENNIAL PLANT VARIETIES. THE MAJORITY OF BUILDING FRONTAGES WILL HAVE FRONT DOOR ACCESS TO INTERNAL LANDSCAPE AREAS. THESE AREAS WILL BE LANDSCAPED WITH A MIXTURE OF SHRUBS AND IRRIGATED TURF. UNITS FRONTING PRIVATE DRIVES WILL BE LANDSCAPED FROM BACK OF WALK TO FRONT OF UNIT.

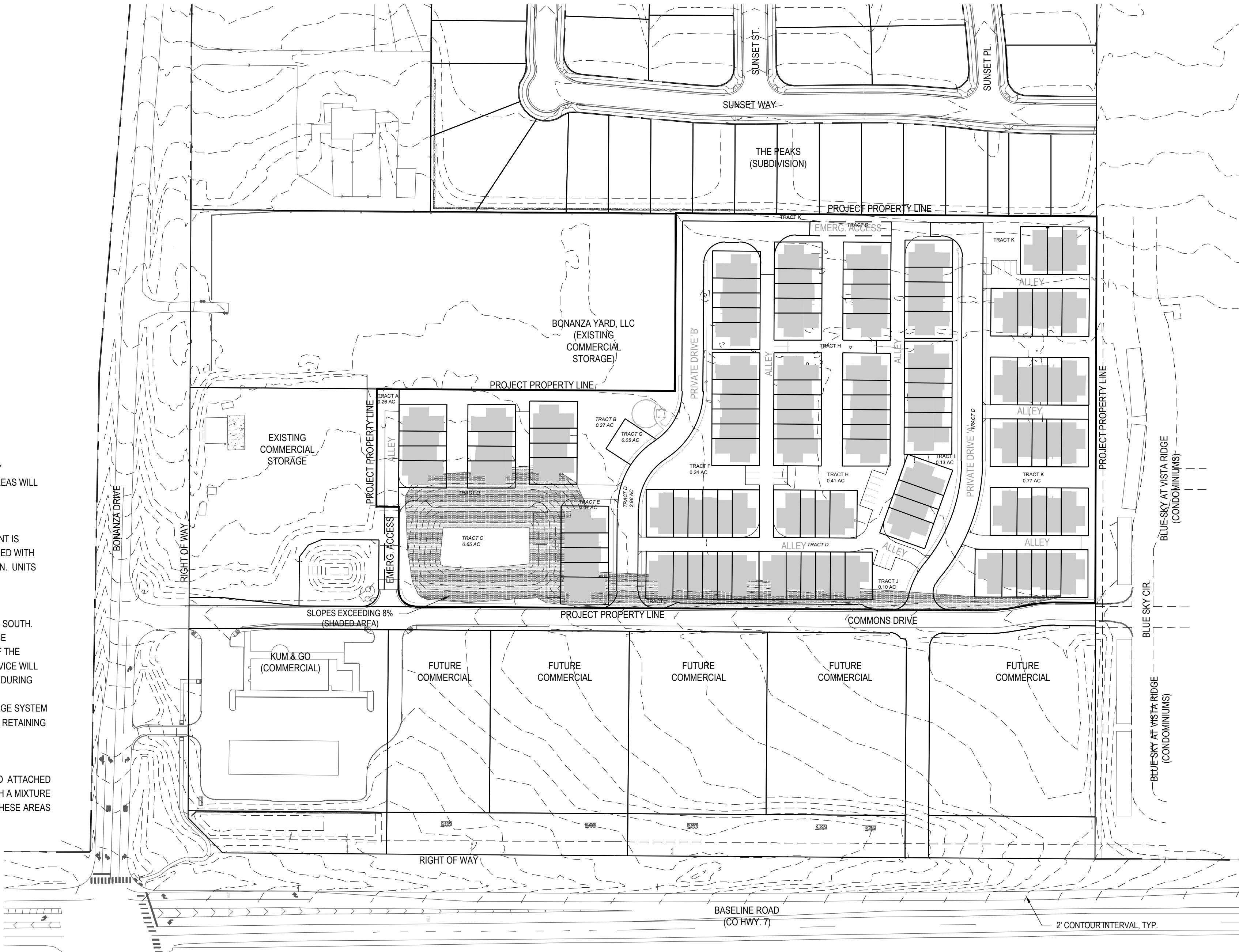
PRELIMINARY SITE DATA

TOTAL PROJECT AREA (AC.)	10.627
CURRENT ZONING	COMMERCIAL
PROPOSED ZONING	RESIDENTIAL (HR)
PROPOSED UNIT TYPE	TOWNHOME (3, 4, 5 & 6 UNIT BUILDINGS)
PROPOSED NUMBER OF UNITS	116
PROPOSED MAX. UNIT DENSITY	10.92
MAXIMUM BUILDING HEIGHT	35' (2-STORY)
PROPOSED GARAGE SPACES (2 PER UNIT)	232
PROPOSED OFF-STREET GUEST SPACES	34
PROPOSED ON-STREET GUEST SPACES	49

PRELIMINARY LAND USE SUMMARY CHART

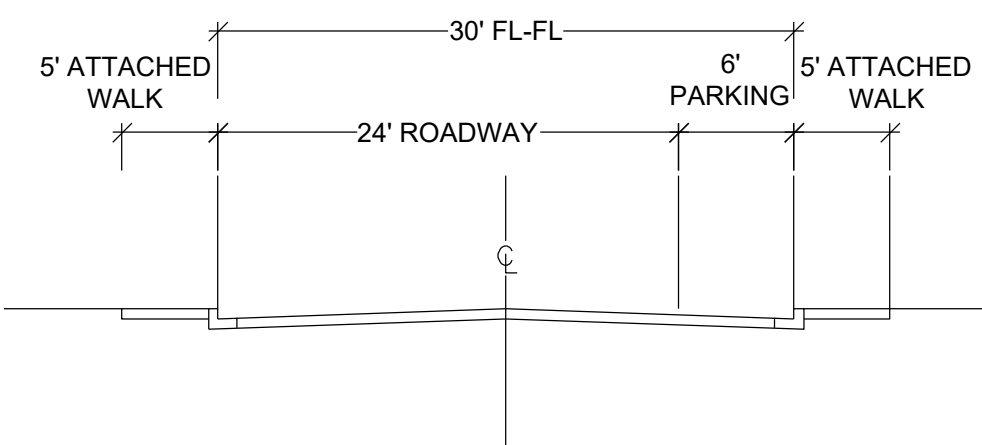
USE TYPE	AREA +/- (AC.)	% OF TOTAL AREA
RESIDENTIAL (HR)	5.05	48%
PRIVATE DRIVE	0.96	9%
ALLEYS/PARKING (TRACTS)	1.29	12%
PRIVATE OPEN SPACE / DETENTION (TRACTS)	3.327	31%
	10.627	100%

CONTEXT MAP



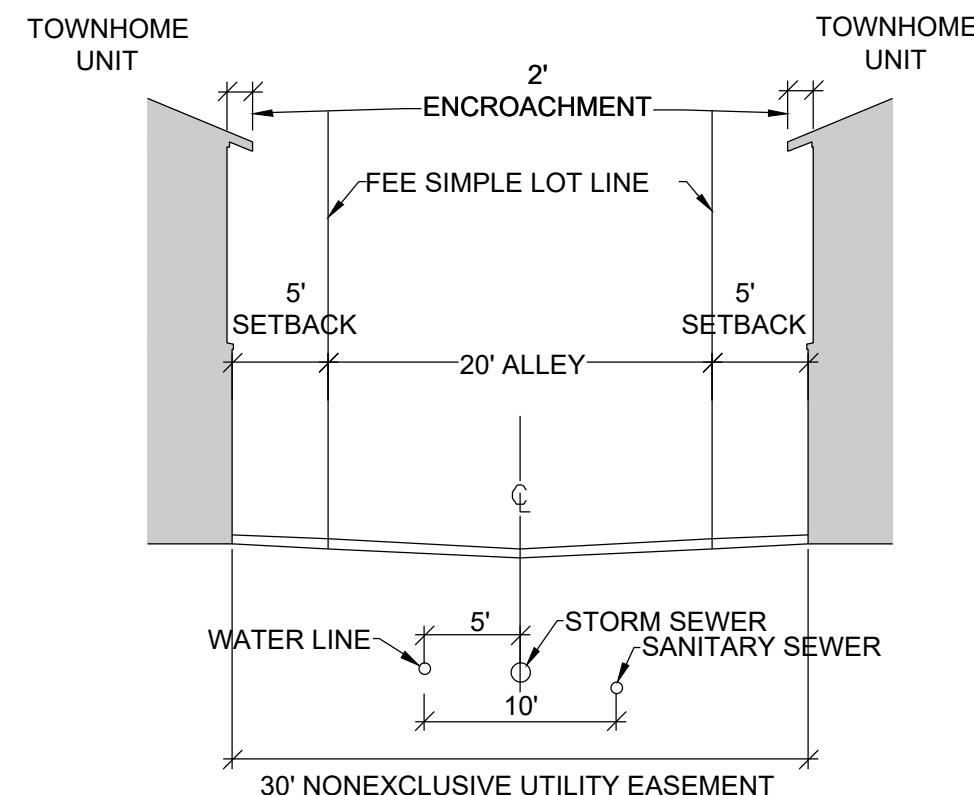
TRACT SUMMARY

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
A	11,306	0.26	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
B	11,761	0.27	ACTIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
C	28,314	0.66	DETENTION	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
D	129,609	2.98	PRIVATE DRIVE / ALLEY	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
E	1,742	0.04	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
F	10,454	0.24	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
G	2,178	0.05	CAPPED WELL	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
H	17,860	0.41	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
I	5,663	0.13	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
J	4,366	0.10	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT
K	33,541	0.77	PASSIVE OPEN SPACE	VISTA RIDGE METRO DISTRICT	VISTA RIDGE METRO DISTRICT



1 PRIVATE DRIVE SECTION

SCALE: 1"=10'-0"



2 ALLEY SECTION

SCALE: 1"=10'-0"

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET & NOTES
2	AERIAL CONTEXT MAP
3	CONCEPTUAL SITE & UTILITY PLAN
4	TYPICAL BUILDING ELEVATIONS

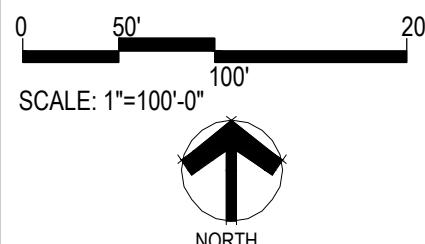
VISTA RIDGE - LOT 7

SKETCH PLAN
SK-000915-2017

Sheet Name:

COVER SHEET & NOTES

Drawing Scale:



Preparation Date: 7.19.17

Revision Date:

Applicant/Developer:

MARATHON LAND COMPANY
7887 EAST BELLEVUE AVENUE, SUITE 825
ENGLEWOOD, CO 80111
TEL: 303.920.9400

Land Planner/Prepared by:

people creating spaces
pcs group inc. www.pcsgroupco.com
p.o. box 18287
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Civil Engineer:

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10333 E. DRY CREEK RD. #240
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Sheet Number:

1 of 4

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SKETCH PLAN - SK-000915-2017



VISTA RIDGE - LOT 7

SKETCH PLAN
SK-000915-2017

Sheet Name:
AERIAL CONTEXT MAP

Drawing Scale:
0 50' 100' 200'
SCALE: 1"=100'-0"
NORTH

Preparation Date: 7.19.17
Revision Date:

Applicant/Developer:
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COMPANY
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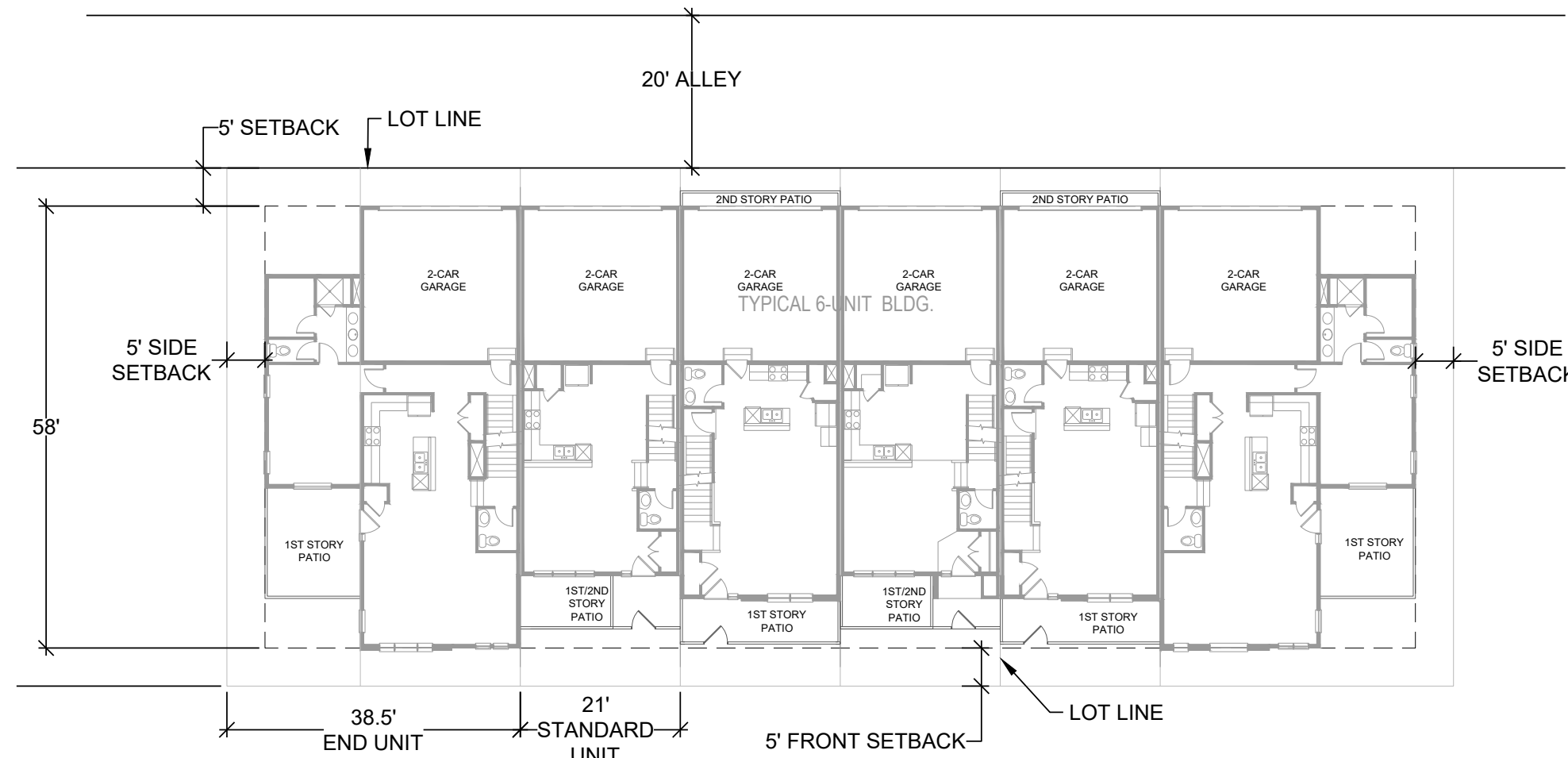
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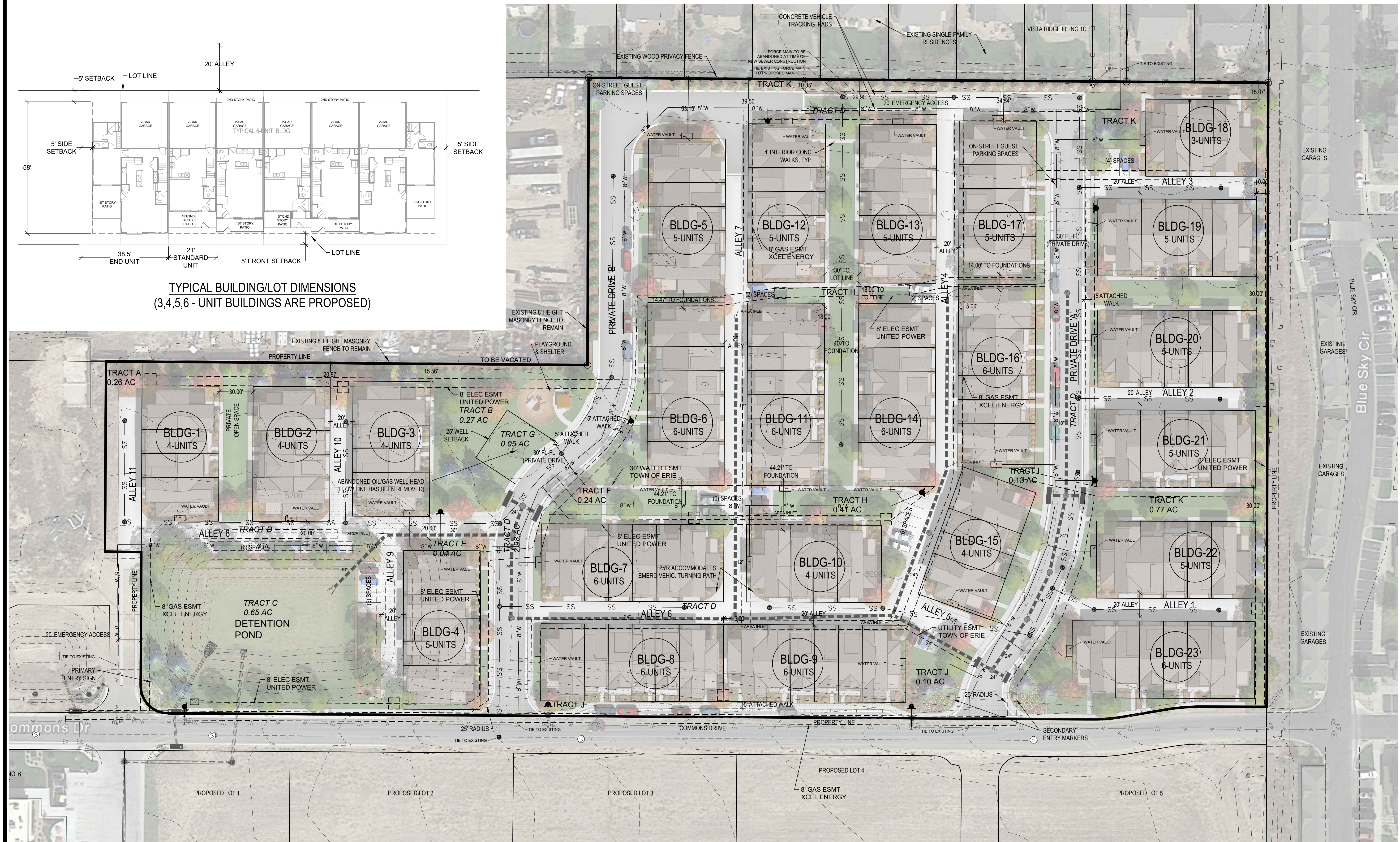
SKETCH PLAN - SK-000915-2017

SKETCH PLAN NOTES:

1. ALL IMAGERY, LANDSCAPING, UTILITIES & SITE AMENITIES ARE CONCEPTUAL IN NATURE AND MAY BE REMOVED, RELOCATED OR MODIFIED.



TYPICAL BUILDING/LOT DIMENSIONS
(3,4,5,6 - UNIT BUILDINGS ARE PROPOSED)



VISTA RIDGE -LOT 7

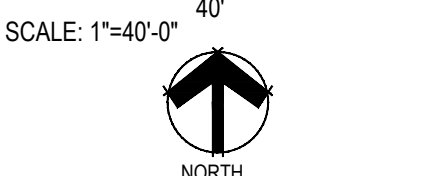
SKETCH PLAN
SK-000915-2017

Sheet Name:

CONCEPTUAL SITE &
UTILITY PLAN

Drawing Scale:

0 20' 40' 80'



Preparation Date: 7.19.17

Revision Date:

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SKETCH PLAN - SK-000915-2017



TYPICAL END UNIT ELEVATION
SCALE: 1/8"=1'-0"



TYPICAL END UNIT ELEVATION
SCALE: 1/8"=1'-0"



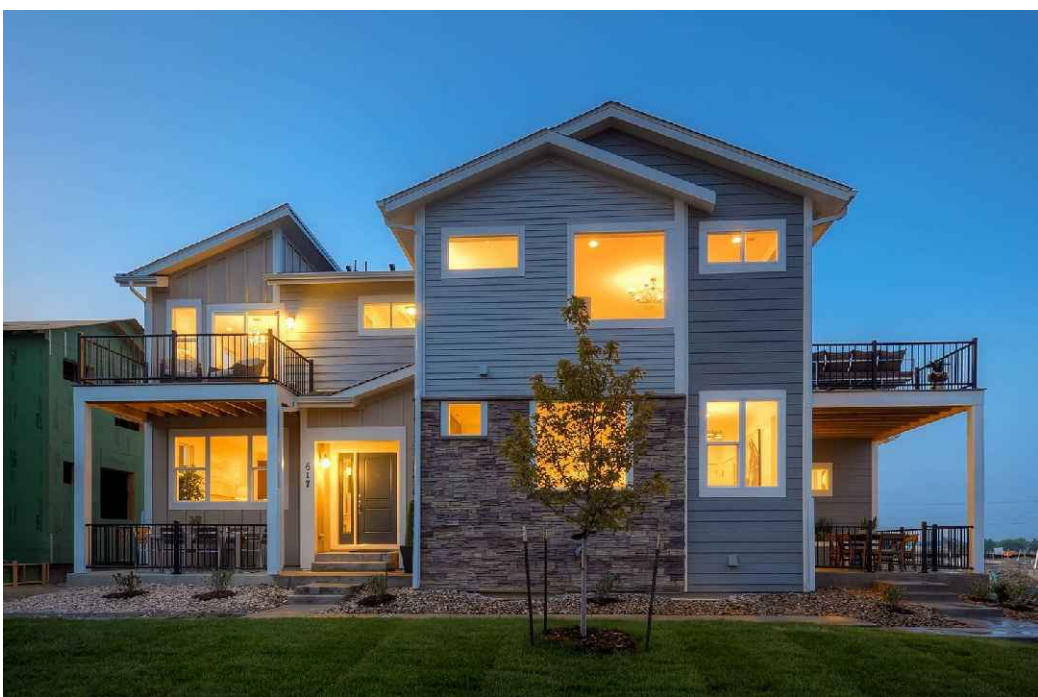
TYPICAL FRONT ELEVATION (6-UNIT)
SCALE: 1/8"=1'-0"



TYPICAL REAR ELEVATION (6-UNIT)
SCALE: 1/8"=1'-0"



ILLUSTRATIVE FRONT ELEVATION



PRODUCT PHOTOS

VISTA RIDGE - LOT 7

SKETCH PLAN
SK-000915-2017

Sheet Name:

TYPICAL BUILDING
ELEVATIONS

Drawing Scale: AS DEPICTED

Preparation Date: 7.19.17

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4 of 4