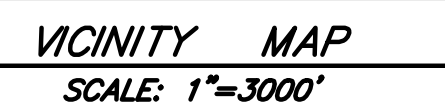


LEGAL DESCRIPTION

CONTAINING AN AREA OF 12.490 ACRES, (544,056 SQUARE FEET), MORE OR LESS.

VICINITY MAP



SHEET INDEX

- Know what's **below**.
Call before you dig.

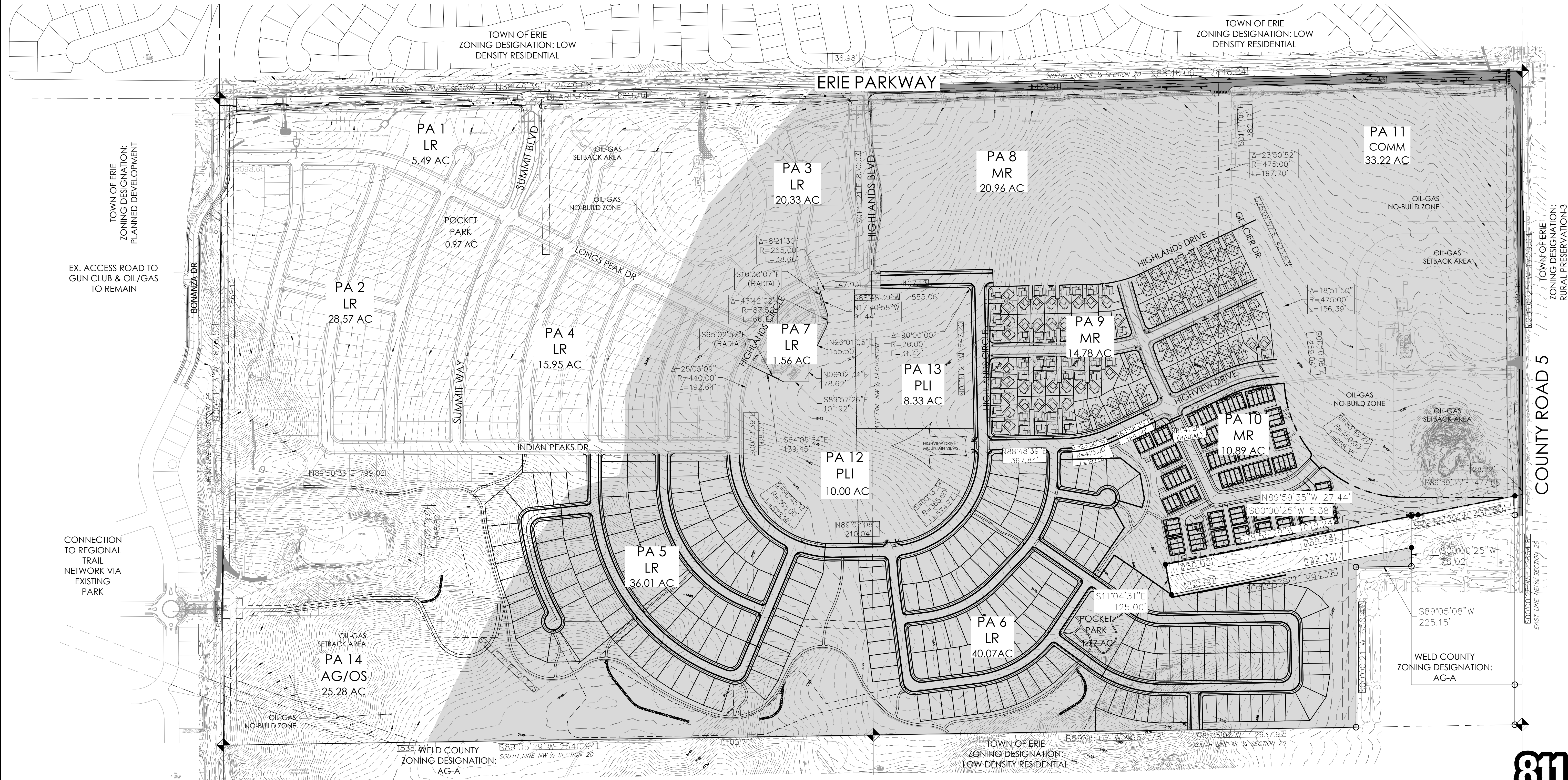
TRACT SUMMARY CHART

TRACT	AREA (SF)	USE	OWNERSHIP	MAINTENANCE
A	223,325	LANDSCAPE, OPEN SPACE, ALLEYS	EHMD	EHMD
B	56,491	LANDSCAPE, OPEN SPACE, ALLEYS	EHMD	EHMD

*EHMD - ERIE HIGHLANDS METRO DISTRICT

ERIE HIGHLANDS- PA 10
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
12.49 ACRES- 132 UNITS/ 2 TRACT
SK-000975-2018



LAND SUMMARY CHART

TYPE	AREA (AC)	% OF TOTAL AREA	UNITS	DU/AC
RESIDENTIAL LOTS	3.91	31.3%	124	9.9
TRACTS	6.42	51.4%		
PUBLIC ROW	1.11	8.9%		
PRIVATE ALLEY	1.04	8.3%		
TOTAL	12.49	100.0%		

DWELLING UNIT SUMMARY

PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA10	124	12.49	9.9

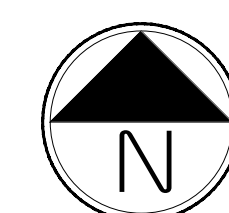
*MR zoning district requires 5-10 DU/ACRE.

DEVELOPMENT SUMMARY

LAND USE	ACRES	% ACRES	UNITS	% UNITS	DU / AC
MULTI FAMILY RESIDENTIAL	3.9	31.3%	124	100.0%	
PUBLIC OPEN SPACE (PA 2, PA 5, PA 6 & PA 14)	0.0	0.0%			
PRIVATE OPEN SPACE/ TRACTS	6.4	51.4%			
PUBLIC RIGHT OF WAY	1.1	8.9%			
PRIVATE ALLEY	1.0	8.3%			
TOTAL	12.49	100.0%	124	100.0%	9.9

LEGEND

- UNDERMINING - SIGNIFICANT RISK (NONE)
- UNDERMINING - LOW RISK
- TRAIL
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PARCEL BOUNDARY



Scale: 1"= 200'-0"



ERIE HIGHLANDS- PA 10
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE:
04-20-2018
REVISION DATE:
05-25-2018
09-13-2018

SHEET TITLE

LAND USE PLAN

SHEET NUMBER

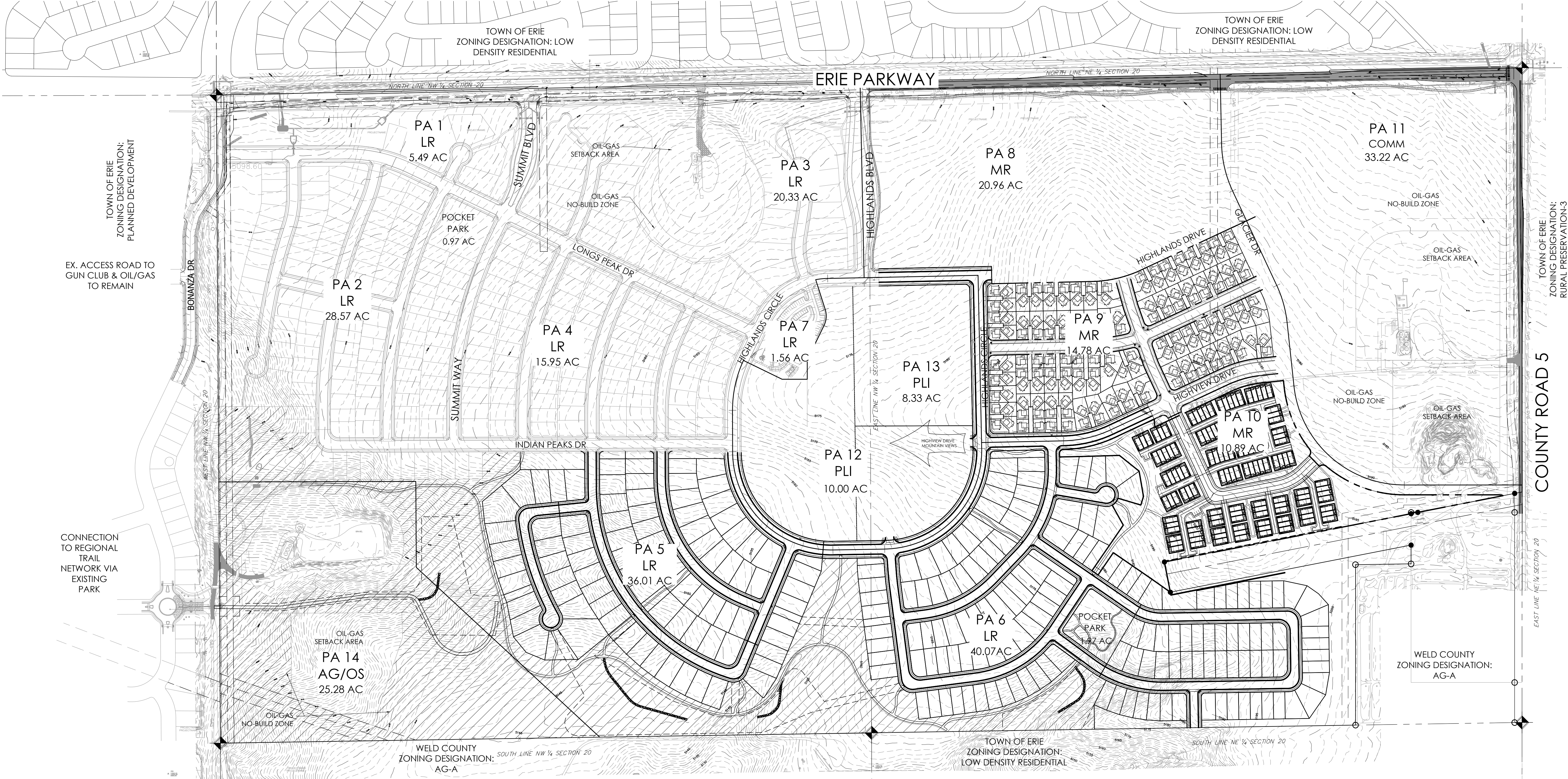
2

SHEET 2 OF 5

September 13, 2018

ERIE HIGHLANDS- PA 10
SKETCH PLAN

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
12.49 ACRES- 132 UNITS/ 2 TRACT
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PUBLIC OPEN SPACE DATA CHART

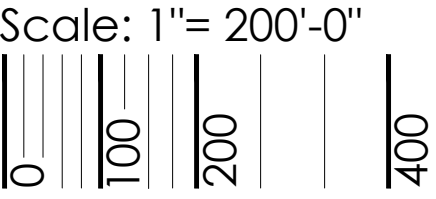
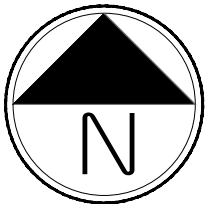
PUBLIC OPEN SPACE DATA			
PUD	ACRES	PROPOSED	ACRES
PA 10	0	PA 10	0
TOTAL	0	TOTAL	0

LEGEND

PUBLIC OPEN SPACE - APPROVED PARCEL BOUNDARY

NOTES

- TRACT A:
 - PROPOSED USE: LANDSCAPE BUFFER/Common Space/ALLEY
 - DISPOSITION: LANDSCAPE DESIGN CONTINUATION FROM WESTERN PLANNING AREAS. COMMON AREA FOR MULTIFAMILY UNITS
 - MAINTENANCE RESPONSIBILITIES: METRO DISTRICT
- TRACT B:
 - PROPOSED USE: LANDSCAPE BUFFER/Common Space/ALLEY
 - DISPOSITION: COMMON AREA FOR MULTIFAMILY UNITS
 - MAINTENANCE RESPONSIBILITIES: METRO DISTRICT



ERIE HIGHLANDS- PA 10
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE: 04-20-2018
REVISION DATE: 05-25-2018
09-13-2018

SHEET TITLE

OPEN SPACE
PLAN

SHEET NUMBER

3

SHEET 3 OF 5

September 13, 2018

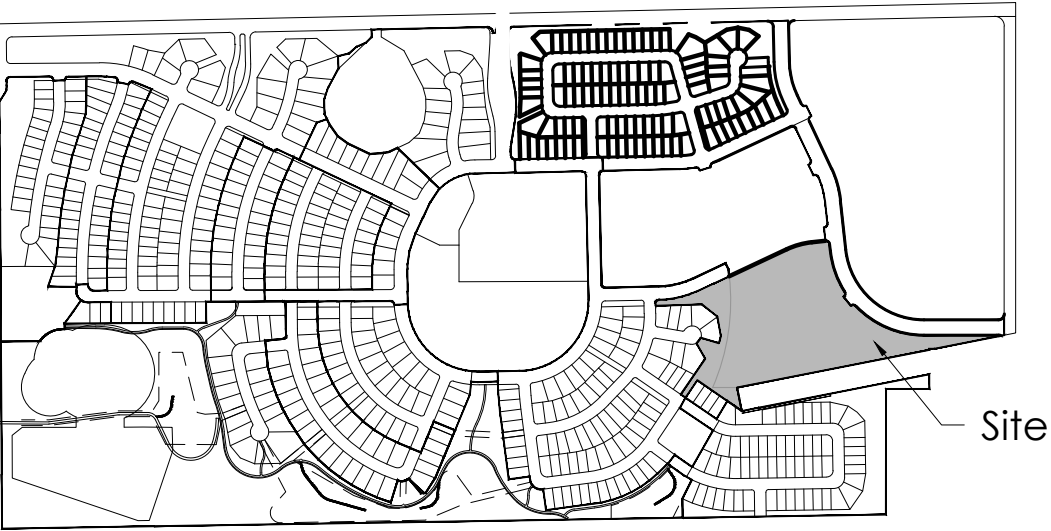


PROJECT NAME

ERIE HIGHLANDS- PA 10
SKETCH PLAN

A PART OF THE NORTH HALF OF SECTION 20,
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KEYMAP:



PROJECT NAME

ERIE HIGHLANDS- PA 10
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE:
04-20-2018
REVISION DATE:
05-25-2018
09-13-2018

SHEET TITLE

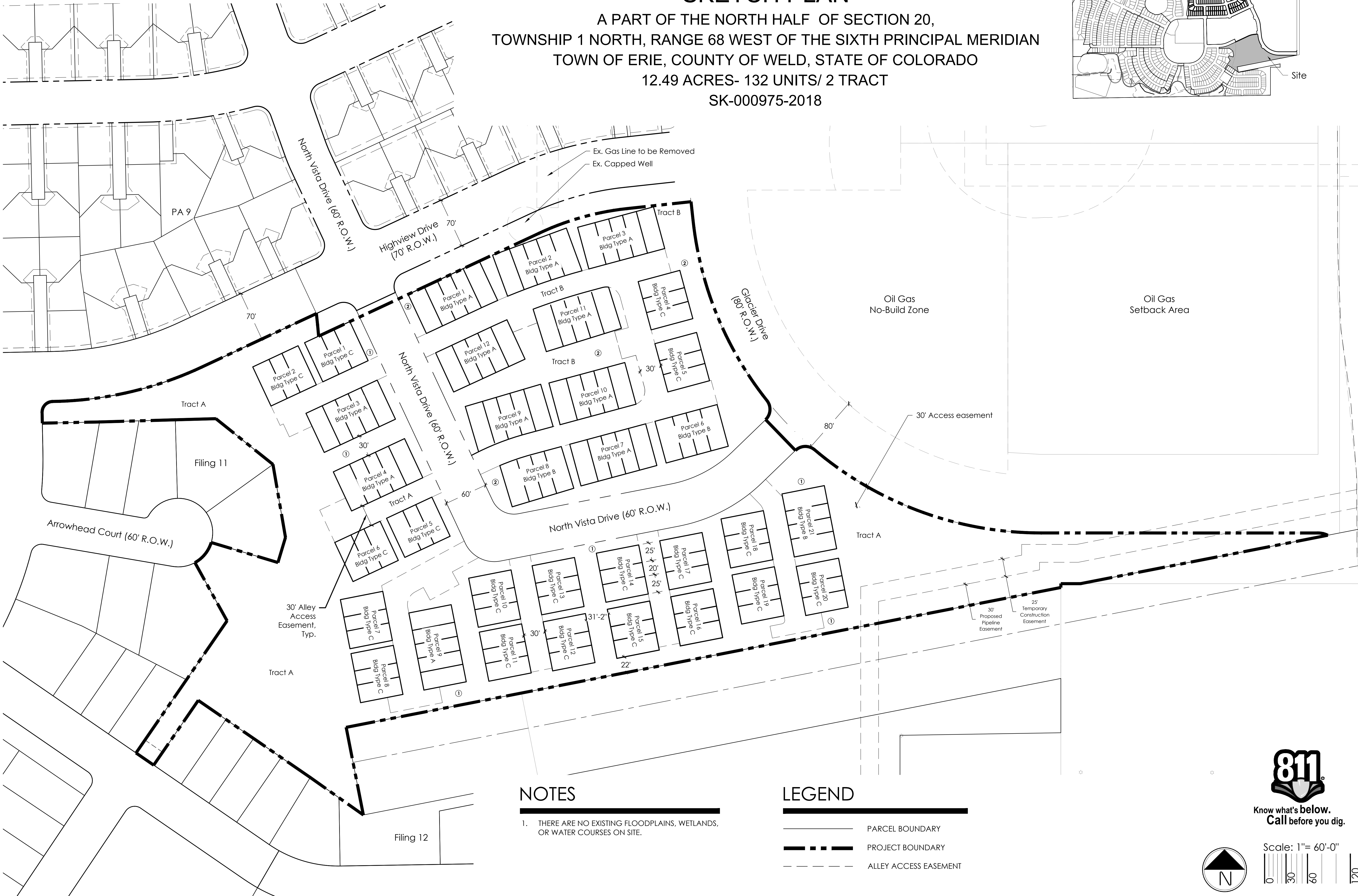
SKETCH PLAT

SHEET NUMBER

4

SHEET 4 OF 5

September 13, 2018



NOTES

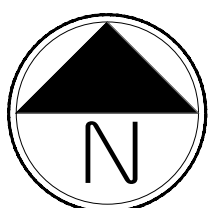
1. THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, OR WATER COURSES ON SITE.

LEGEND

- PARCEL BOUNDARY
- PROJECT BOUNDARY
- ALLEY ACCESS EASEMENT



Know what's below.
Call before you dig.



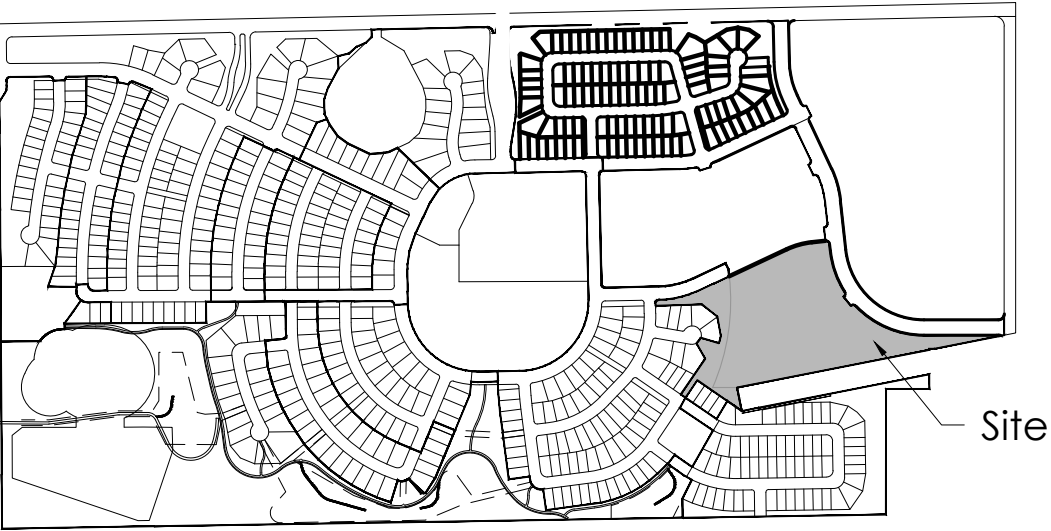
Scale: 1"= 60'-0"

120

ERIE HIGHLANDS- PA 10
SKETCH PLAN

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12.49 ACRES- 132 UNITS/ 2 TRACT
SK-000975-2018

KEYMAP:



terraccina
design
10200 E. Colorado Ave., A-314
Denver, CO 80231
ph: 303.432.8867

PROJECT NAME

ERIE HIGHLANDS- PA 10
SKETCH PLAN
TOWN OF ERIE, COLORADO

SUBMITTAL DATE:
04-20-2018
REVISION DATE:
05-25-2018
09-13-2018

SHEET TITLE

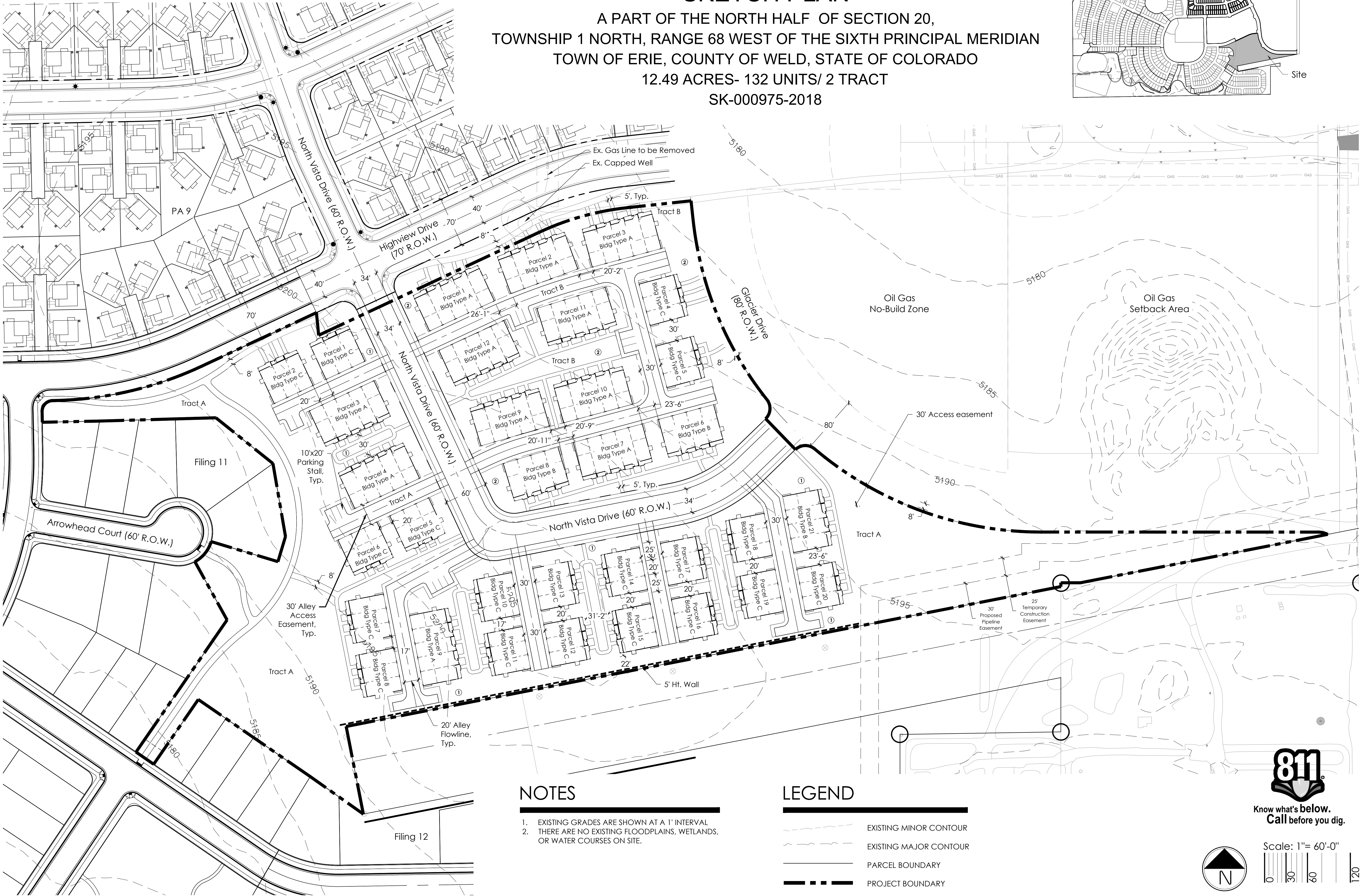
SKETCH PLAN

SHEET NUMBER

5

SHEET 5 OF 5

September 13, 2018



NOTES

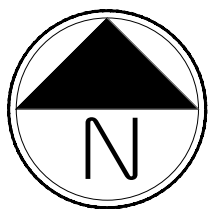
- EXISTING GRADES ARE SHOWN AT A 1' INTERVAL.
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, OR WATER COURSES ON SITE.

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PARCEL BOUNDARY
- PROJECT BOUNDARY
- ALLEY ACCESS EASEMENT



Know what's below.
Call before you dig.



Scale: 1"= 60'-0"

120