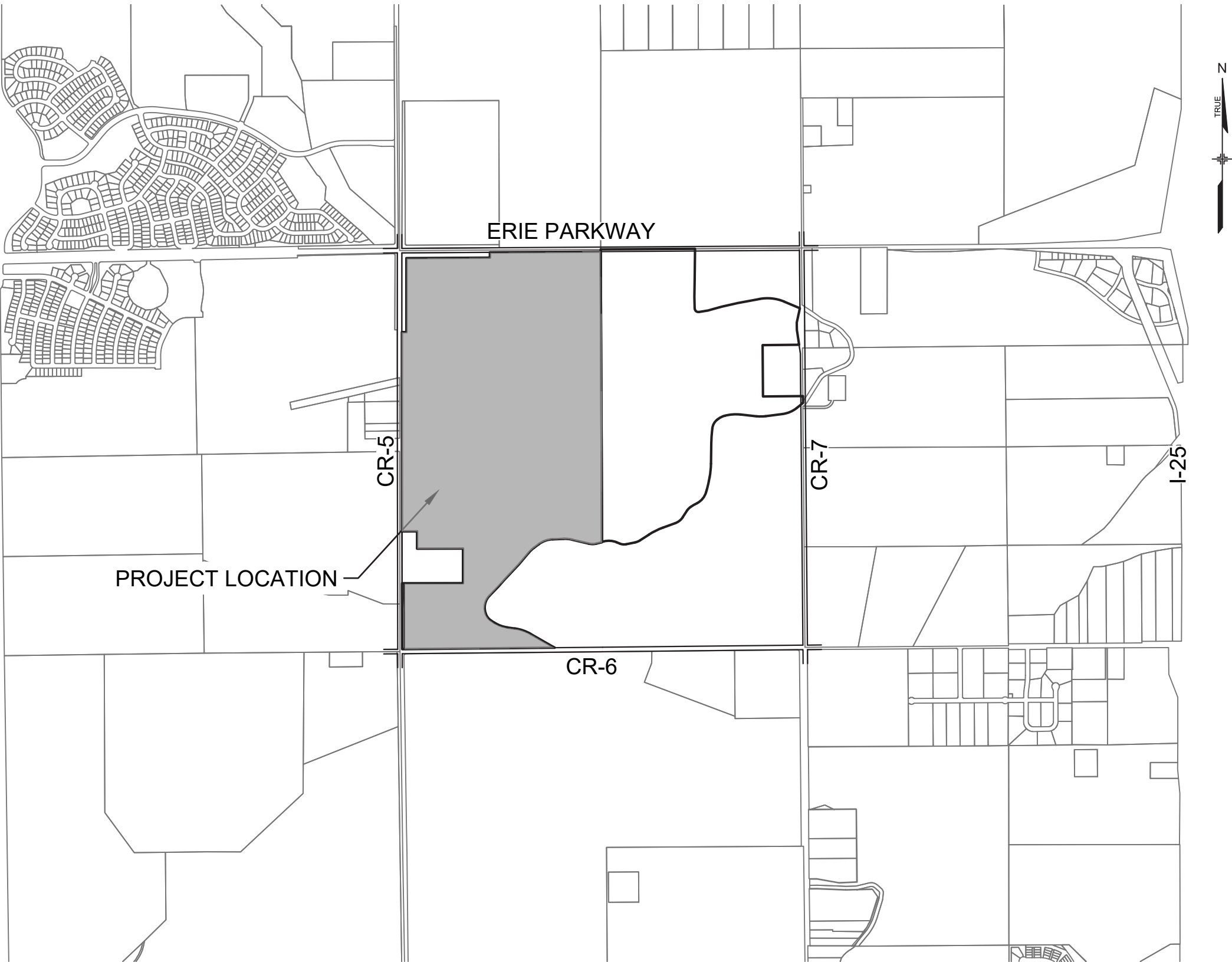


# DEARMIN SKETCH PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

266.66 ACRES  
SK-001023-2018

| TRACT SUMMARY CHART |          |                      |              |              |
|---------------------|----------|----------------------|--------------|--------------|
| TRACT               | AREA     |                      | OWNERSHIP    | MAINTENANCE  |
| A                   | 12.27 AC | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| AA                  | 0.31 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| AAA                 | 0.25 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| B                   | 0.1 AC   | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| BB                  | 0.34 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| BBB                 | 0.21 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| C                   | 0.67 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| CC                  | 0.6 AC   | POCKET PARK          | HOA/DISTRICT | HOA/DISTRICT |
| CCC                 | 0.69 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| D                   | 0.37 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| DD                  | 0.17 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| DDD                 | 0.09 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| E                   | 1.48 AC  | COMMERCIAL USE TRACT | HOA/DISTRICT | HOA/DISTRICT |
| EE                  | 0.08 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| EEE                 | 0.08 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| F                   | 2.36 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| FF                  | 0.07 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| FFF                 | 0.48 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| G                   | 0.06 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| GG                  | 0.63 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| GGG                 | 0.1 AC   | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| H                   | 0.07 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| HH                  | 0.29 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| HHH                 | 0.73 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| I                   | 1.17 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| II                  | 0.09 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| III                 | 0.28 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| J                   | 0.07 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| JJ                  | 0.17 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| JJJ                 | 0.37 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| K                   | 0.08 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| KK                  | 0.25 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| KKK                 | 0.26 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| L                   | 1.58 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| LL                  | 0.52 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| LLL                 | 0.52 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| M                   | 0.2 AC   | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| MM                  | 0.48 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| MMM                 | 0.33 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| N                   | 0.11 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| NN                  | 0.06 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| NNN                 | 8.94 AC  | NEIGHBORHOOD PARK    | TOWN OF ERIE | TOWN OF ERIE |
| O                   | 0.33 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| OO                  | 0.06 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| OOO                 | 1.28 AC  | COMMERCIAL USE TRACT | HOA/DISTRICT | HOA/DISTRICT |
| P                   | 3.02 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| PP                  | 46.48 AC | DEDICATED OPEN SPACE | TOWN OF ERIE | TOWN OF ERIE |
| PPP                 | 0.8 AC   | POCKET PARK          | HOA/DISTRICT | HOA/DISTRICT |
| Q                   | 0.14 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| QQ                  | 0.14 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| R                   | 0.13 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| RR                  | 0.31 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| S                   | 0.25 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| SS                  | 0.35 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| T                   | 1.41 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| TT                  | 0.34 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| U                   | 0.23 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| UU                  | 0.08 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| V                   | 0.19 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| VV                  | 0.08 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| W                   | 1.28 AC  | COMMERCIAL USE TRACT | HOA/DISTRICT | HOA/DISTRICT |
| WW                  | 0.41 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| X                   | 1.26 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| XX                  | 0.16 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| Y                   | 0.27 AC  | OPEN SPACE           | HOA/DISTRICT | HOA/DISTRICT |
| YY                  | 0.16 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| Z                   | 2.03 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |
| ZZ                  | 0.15 AC  | ALLEY TRACT          | HOA/DISTRICT | HOA/DISTRICT |



VICINITY MAP  
SCALE: 1" = 1,500'

## SHEET INDEX

|           |                           |
|-----------|---------------------------|
| SHEET 1   | COVER SHEET               |
| SHEET 2   | PARKS AND OPEN SPACE PLAN |
| SHEET 3   | SKETCH PLAN INDEX         |
| SHEET 4-6 | SKETCH PLAN               |

- NOTES:
- NO KNOWN HISTORICAL OR ARCHAEOLOGICAL SITES ARE LOCATED ON THE DEARMIN PARCEL.
  - NO KNOWN UNIQUE NATURAL OR MANMADE LAND FEATURES ARE LOCATED ON THE DEARMIN PARCEL.

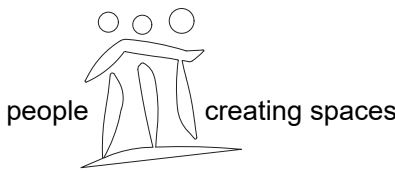
## PLANNING & URBAN DESIGN

ERIE LAND COMPANY  
1225 17th STREET, SUITE 2420  
DENVER, CO 80202  
(303) 888-3866  
CONTACT: HEIDI MAJERIK  
heidi.majerik@southernland.com

SOUTHERN LAND  
COMPANY

## PLANNING & LANDSCAPE ARCHITECT

PCS GROUP INC  
200 KALAMATH STREET  
DENVER, CO. 80223  
(303) 531-4905  
CONTACT: JOHN PRESTWICH  
john@pcsgroupco.com



## CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: PATRICK CHELIN, P.E.  
patrick\_chelin@matrixdesigngroup.com



## COVER SHEET

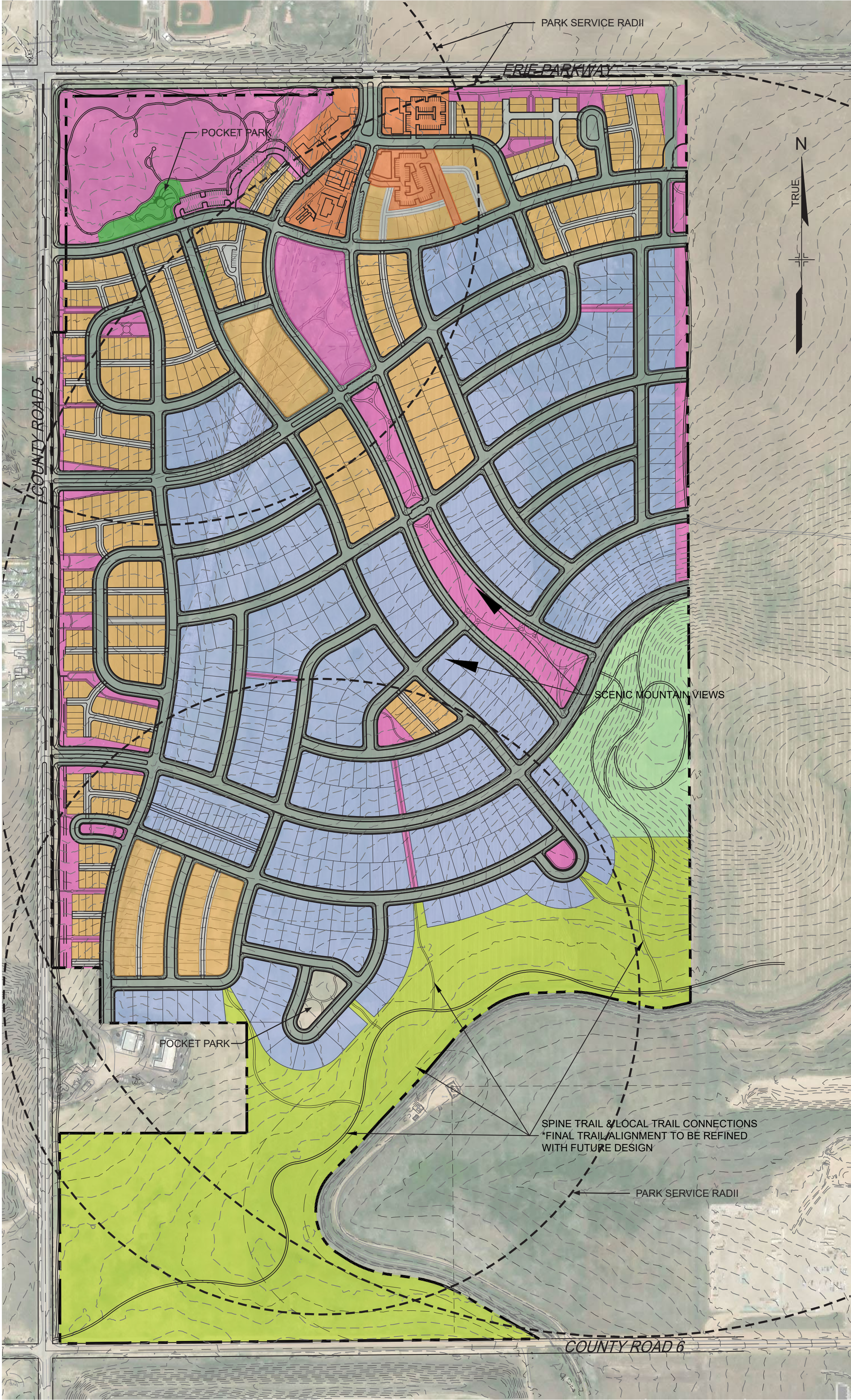
SHEET 1 OF 6

DATE: 2019.01.08



# DEARMIN SKETCH PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
266.66 ACRES  
SK-001023-2018



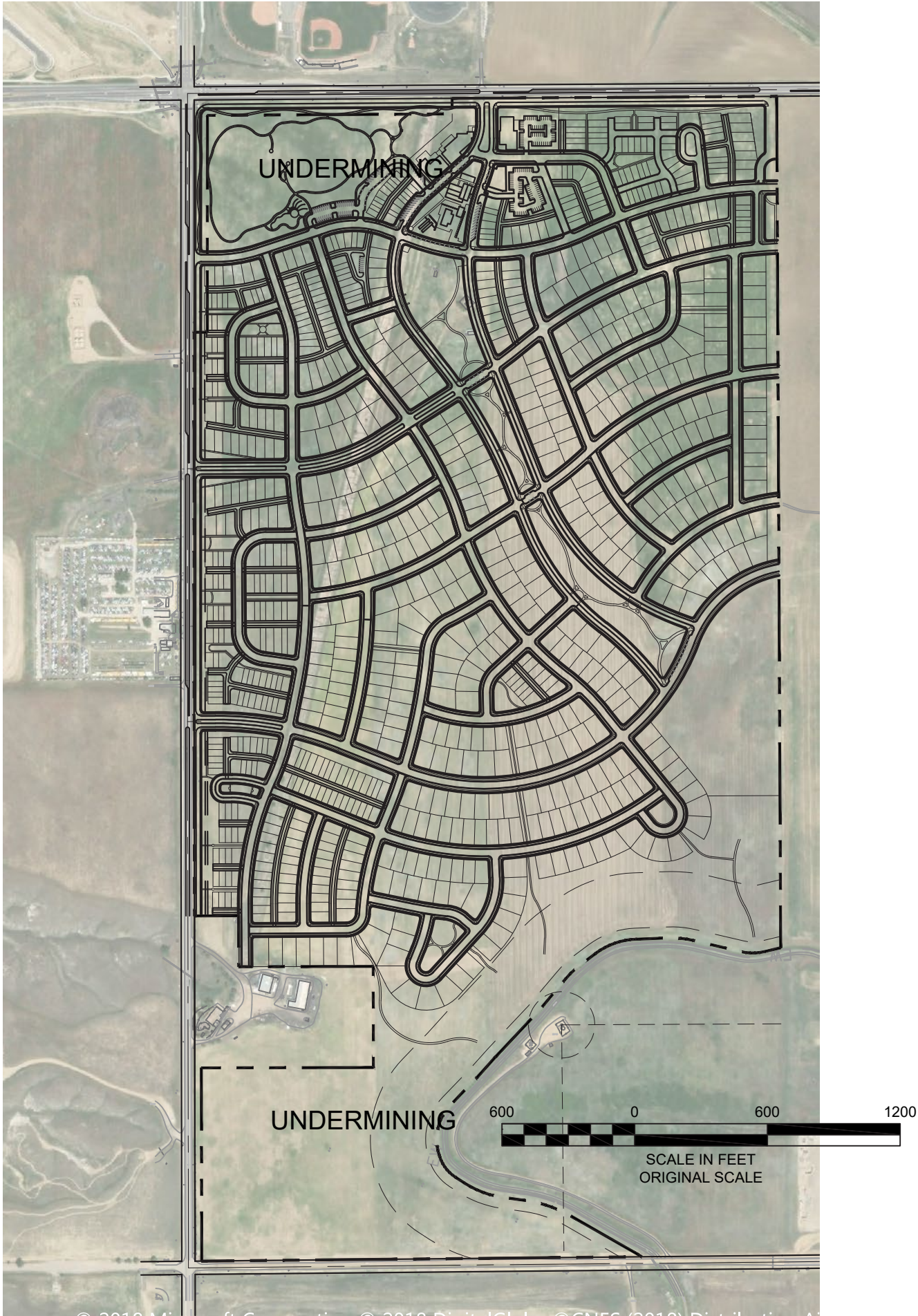
| LAND SUMMARY CHART            |          |               |                 |
|-------------------------------|----------|---------------|-----------------|
| TYPE                          | AREA     | REQUIRED AREA | % OF TOTAL AREA |
| POCKET PARK TRACT             | 1.4 AC   | 1.37 AC       | 0.53%           |
| COMMERCIAL AREA TRACT         | 3.92 AC  | N/A           | 1.48%           |
| DEDICATED OPEN SPACE          | 46.48 AC | 46.48 AC      | 17.54%          |
| OPEN SPACE TRACTS             | 28.88 AC | N/A           | 10.90%          |
| PRIVATE ALLEY TRACTS          | 9.54 AC  | N/A           | 3.60%           |
| FRONT LOADED LOTS             | 74.98 AC | N/A           | 28.30%          |
| ALLEY LOADED RESIDENTIAL LOTS | 34.82 AC | N/A           | 13.14%          |
| PUBLIC RIGHT OF WAY           | 55.97 AC | N/A           | 21.13%          |
| NEIGHBORHOOD PARK TRACT       | 8.94 AC  | 8.20 AC       | 3.37%           |
| COMMUNITY PARK                | 0 AC     | *             | 0.00%           |

| PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |
|----------------------------------|--------------------------|---------------|---------------|
| TYPE                             | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) |
| POCKET PARKS                     | 0.5 AC / 1,000 residents | 1.37          | 1.40          |
| NEIGHBORHOOD PARKS               | 3 AC / 1,000 residents   | 8.20          | 8.94          |
| COMMUNITY PARKS                  | 5 AC / 1,000 residents   | 13.67         | 0.00          |
| OPEN SPACE                       | 17 AC / 1,000 residents  | 46.48         | 46.48         |

Note: Requirements anticipate 946 Units @ 2.89 residents per household for an expected total of 2,734 residents

- NOTES:
- FOR CALCULATION PURPOSES, THE BUFFER/INFORMAL OPEN SPACE CATEGORY INCLUDES THE REQUIRED 30' LANDSCAPE BUFFER AND TRAIL ALONG THE NORTH AND WEST SIDE OF THE PROPERTY, AS WELL AS THE OPENS SPACE WITHIN THE OVERHEAD POWER LINE EASEMENT AND OIL/GAS BUFFER. NONE OF THESE AREAS HAVE BEEN USED TO MEET THE TOWN OF ERIE REQUIREMENTS FOR THE PARK LAND AND OPEN SPACE.

UNDERMINING - PER WESTERN ECOLOGY REPORT



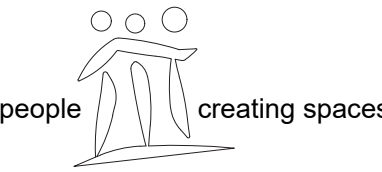
## PLANNING & URBAN DESIGN

ERIE LAND COMPANY  
1225 17th STREET, SUITE 2420  
DENVER, CO 80202  
(303) 888-3866  
CONTACT: HEIDI MAJERIK  
heidi.majerik@southernland.com

SOUTHERN LAND  
COMPANY

## PLANNING & LANDSCAPE ARCHITECT

PCS GROUP INC  
200 KALAMATH STREET  
DENVER, CO 80223  
(303) 531-4905  
CONTACT: JOHN PRESTWICH  
john@pcsgroupco.com



## CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: PATRICK CHELIN, P.E.  
patrick\_chelin@matrixdesigngroup.com

## PARKS AND OPEN SPACE

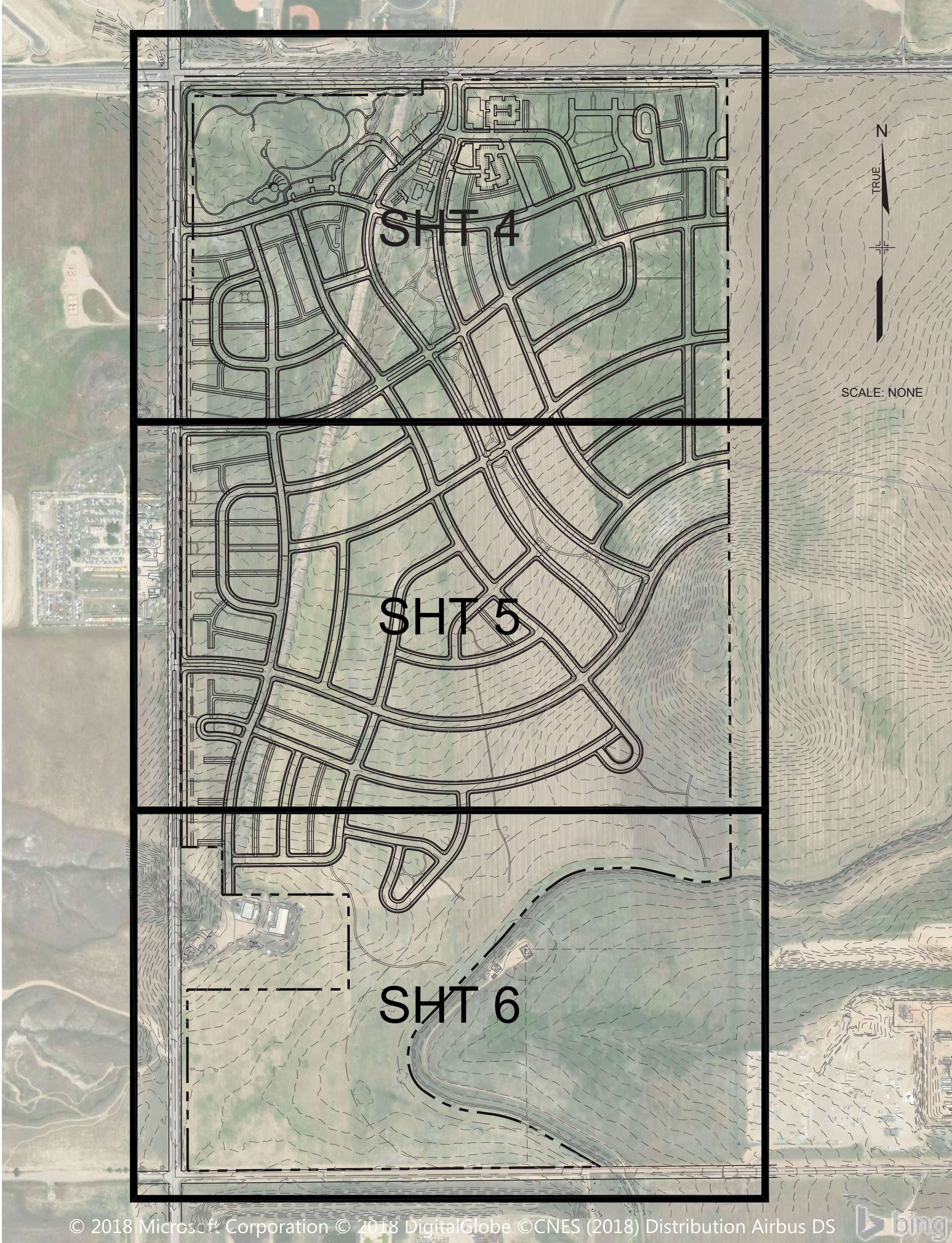


SHEET 2 OF 6  
DATE: 2019.01.08



# DEARMIN SKETCH PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
266.66 ACRES  
SK-001023-2018



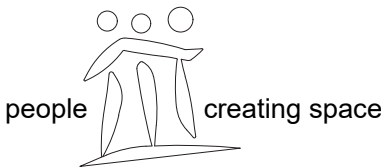
## PLANNING & URBAN DESIGN

ERIE LAND COMPANY  
1225 17th STREET, SUITE 2420  
DENVER, CO 80202  
(303) 888-3866  
CONTACT: HEIDI MAJERIK  
heidi.majerik@southernland.com

SOUTHERN LAND  
COMPANY

## PLANNING & LANDSCAPE ARCHITECT

PCS GROUP INC  
200 KALAMATH STREET  
DENVER, CO. 80223  
(303) 531-4905  
CONTACT: JOHN PRESTWICH  
john@pcsgroupco.com



## CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: PATRICK CHELIN, P.E.  
patrick\_chelin@matrixdesigngroup.com



## INDEX PLAN

SHEET 3 OF 6  
DATE: 2019.01.08







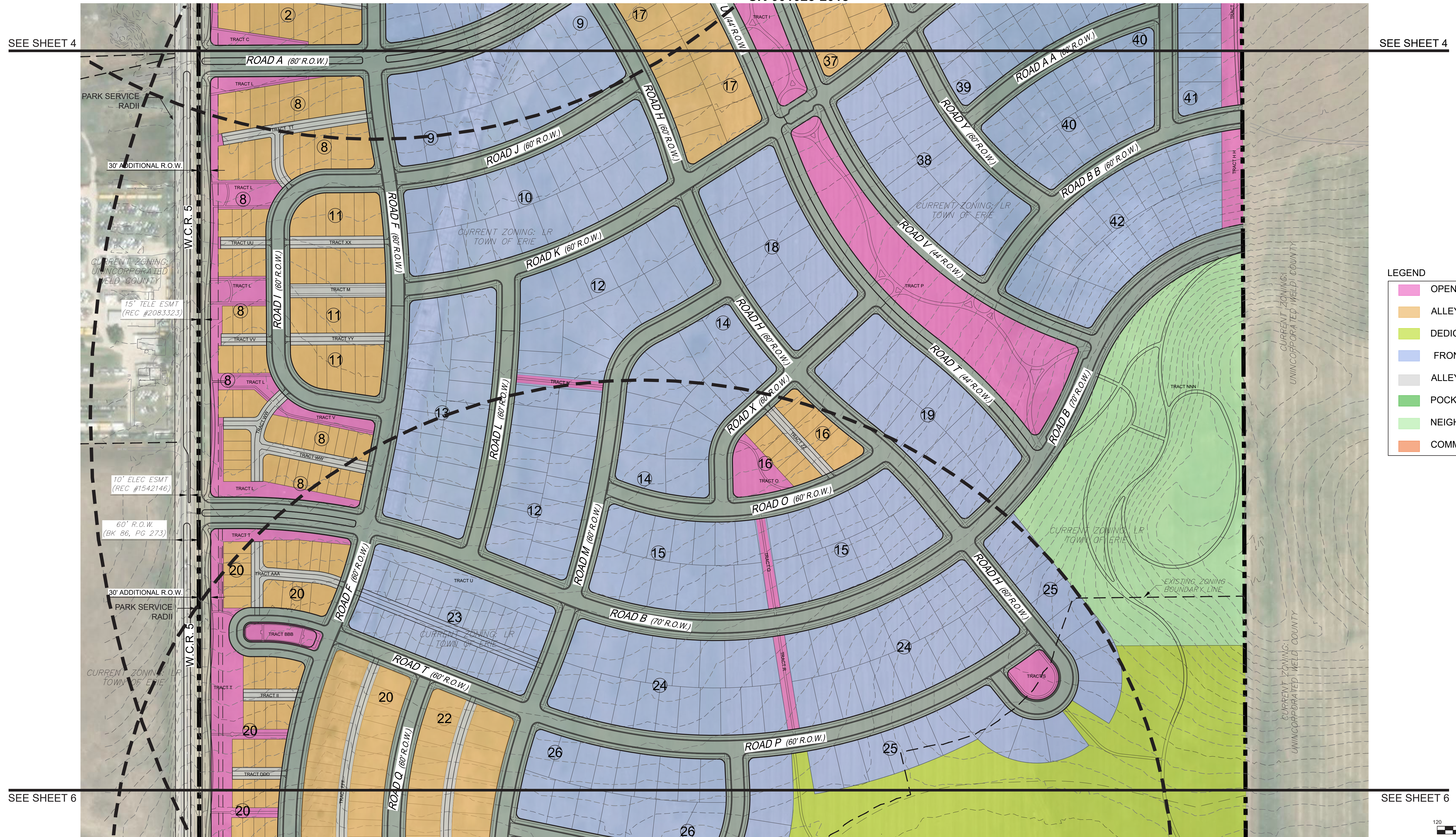
# DEARMIN SKETCH PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

266.66 ACRES  
SK-001023-2018

SEE SHEET 4

SEE SHEET 4



## LEGEND

|  |                      |
|--|----------------------|
|  | OPEN SPACE           |
|  | ALLEY LOT            |
|  | DEDICATED OPEN SPACE |
|  | FRONT LOADED LOT     |
|  | ALLEY TRACT          |
|  | POCKET PARK          |
|  | NEIGHBORHOOD PARK    |
|  | COMMERCIAL USE TRACT |

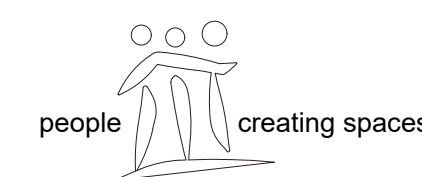
## PLANNING & URBAN DESIGN

ERIE LAND COMPANY  
1225 17th STREET, SUITE 2420  
DENVER, CO 80202  
(303) 888-3866  
CONTACT: HEIDI MAJERIK  
heidi.majerik@southernland.com

SOUTHERN LAND  
COMPANY

## PLANNING & LANDSCAPE ARCHITECT

PCS GROUP INC  
200 KALAMATH STREET  
DENVER, CO 80223  
(303) 531-4905  
CONTACT: JOHN PRESTWICH  
john@pcsgroupco.com



## CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: PATRICK CHELIN, P.E.  
patrick\_chelin@matrixdesigngroup.com



## SKETCH PLAN

SHEET 5 OF 6

DATE: 2019.01.08



# DEARMIN SKETCH PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST  
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

266.66 ACRES

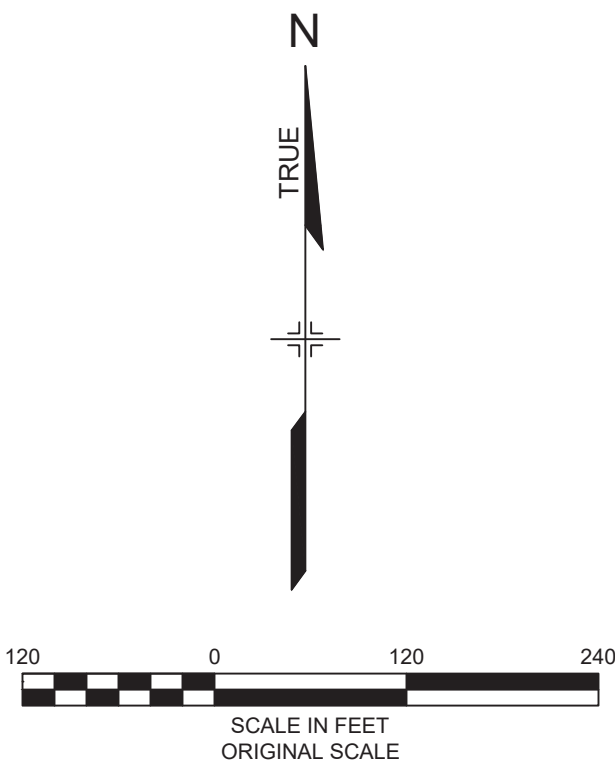
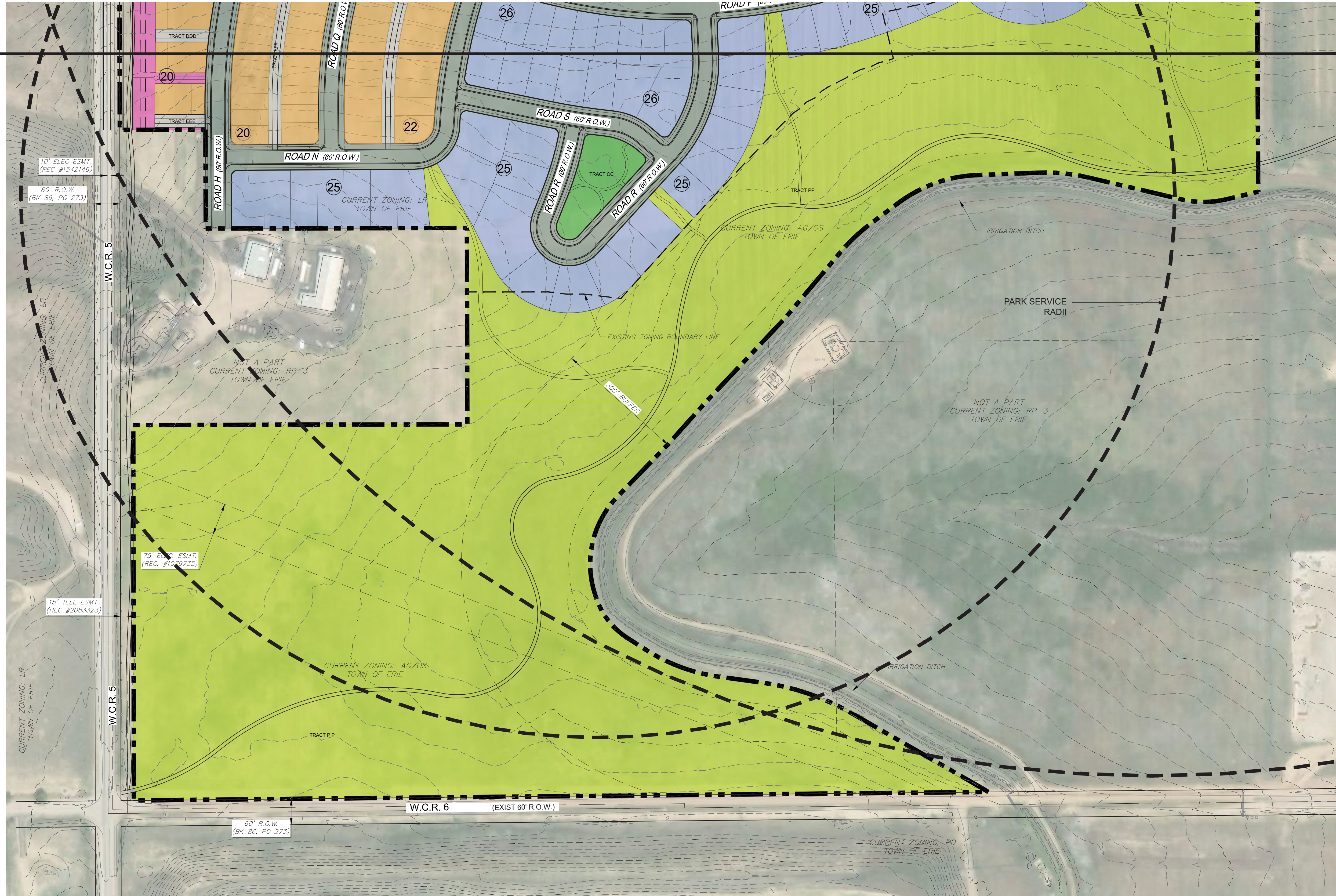
SK-001023-2018

SEE SHEET 5

SEE SHEET 5

## LEGEND

- OPEN SPACE
- ALLEY LOT
- DEDICATED OPEN SPACE
- FRONT LOADED LOT
- ALLEY TRACT
- POCKET PARK
- NEIGHBORHOOD PARK
- COMMERCIAL USE TRACT



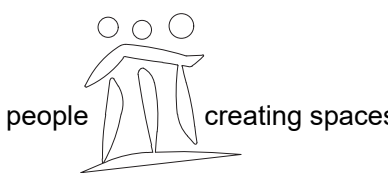
## PLANNING & URBAN DESIGN

ERIE LAND COMPANY  
1225 17th STREET, SUITE 2420  
DENVER, CO 80202  
(303) 888-3866  
CONTACT: HEIDI MAJERIK  
heidi.majerik@southernland.com

SOUTHERN LAND  
COMPANY

## PLANNING & LANDSCAPE ARCHITECT

PCS GROUP INC  
200 KALAMATH STREET  
DENVER, CO. 80223  
(303) 531-4905  
CONTACT: JOHN PRESTWICH  
john@pcsgroupco.com



## CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
(303) 572-0200  
CONTACT: PATRICK CHELIN, P.E.  
patrick\_chelin@matrixdesigngroup.com



## SKETCH PLAN

SHEET 6 OF 6

DATE: 2019.01.08