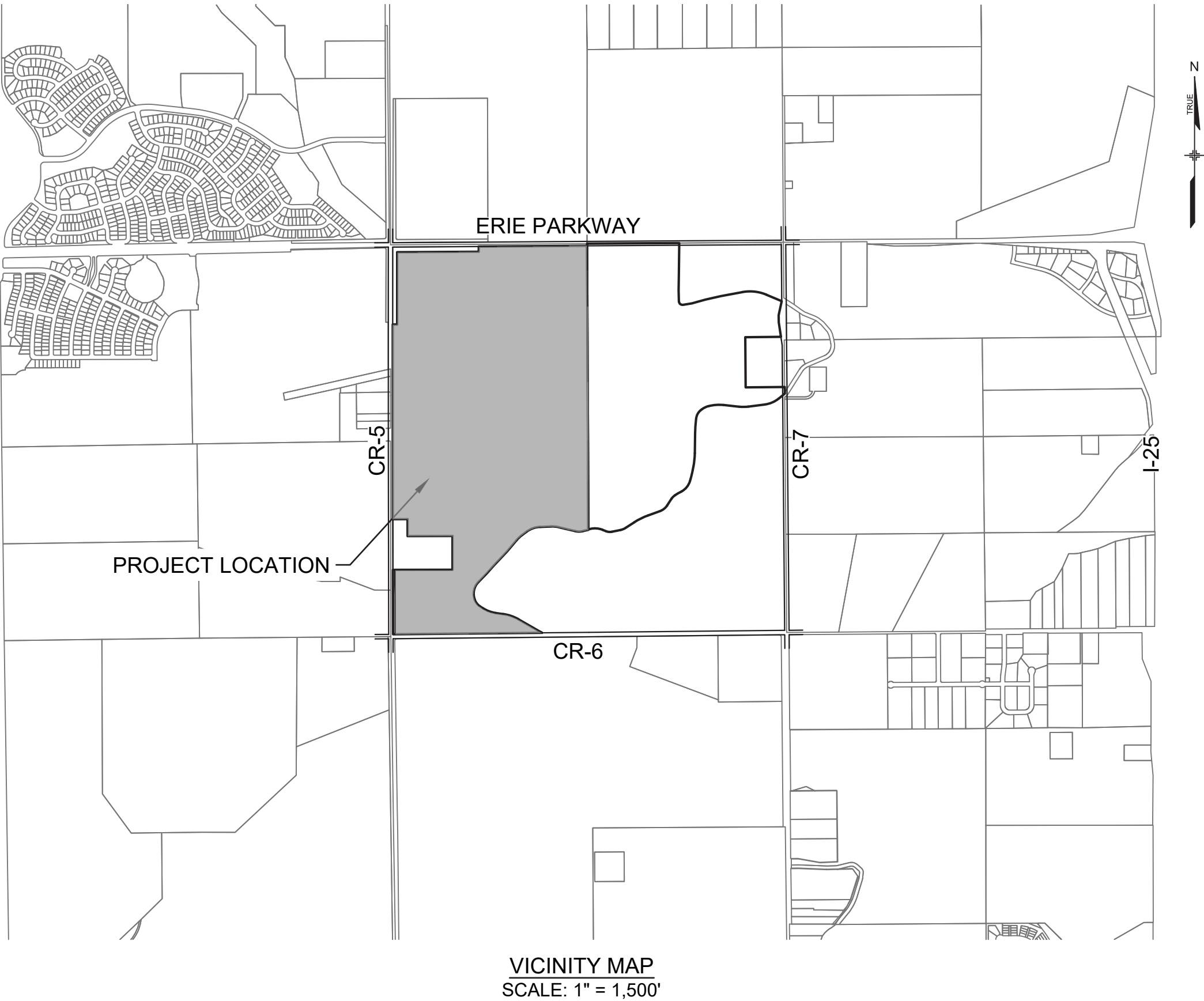


DEARMIN SKETCH PLAN

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



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%

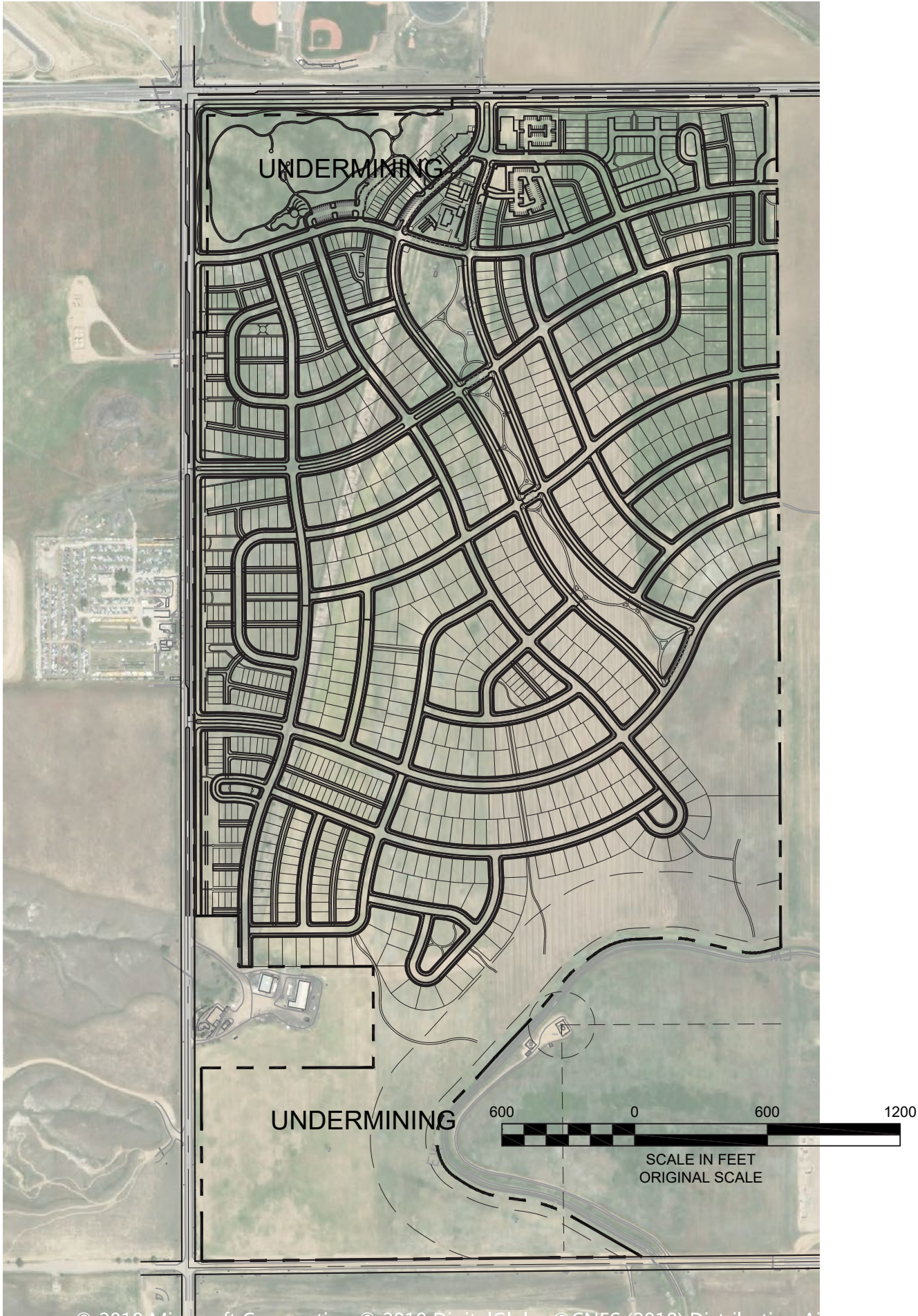
PARKS AND OPEN SPACE DEDICATIONS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
POCKET PARKS	0.5 AC / 1,000 residents	1.37	1.40
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	8.20	8.94
COMMUNITY PARKS	5 AC / 1,000 residents	13.67	0.00
OPEN SPACE	17 AC / 1,000 residents	46.48	46.48

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



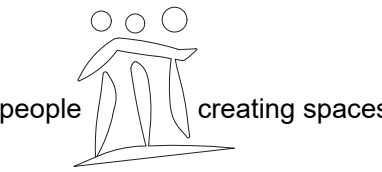
PLANNING & URBAN DESIGN

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

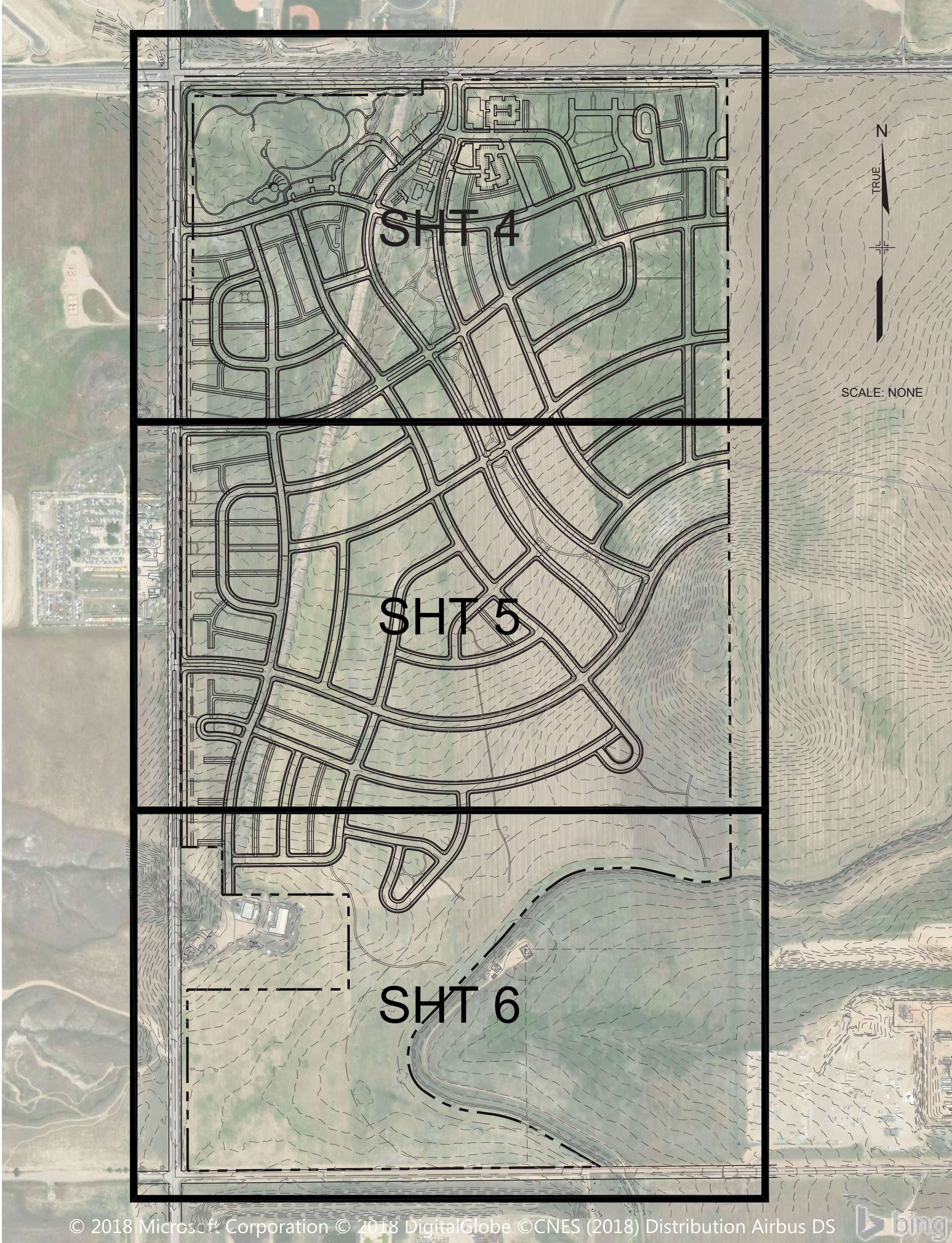
PARKS AND OPEN SPACE



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

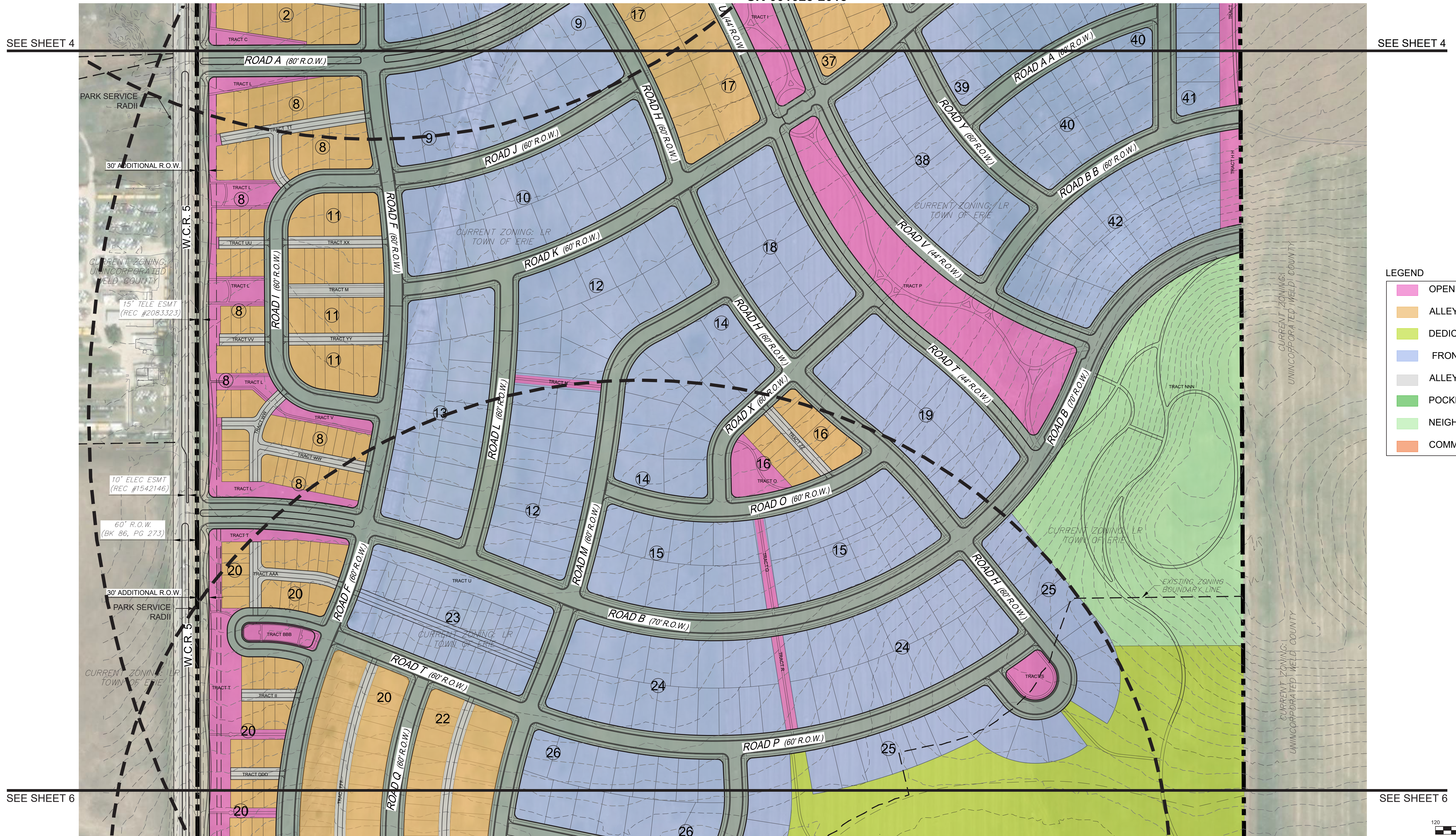
DEARMIN SKETCH PLAN

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

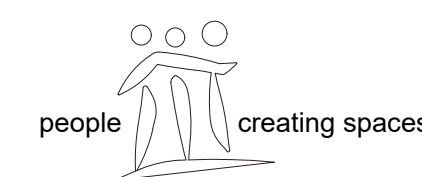
PLANNING & URBAN DESIGN

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