

ERIE VILLAGE FILING NO. 5 SKETCH PLAN

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
14.823 ACRES INCLUDING OUTLOT X - 70 LOTS - 7 TRACTS
SK-000997-2018

GENERAL NOTES

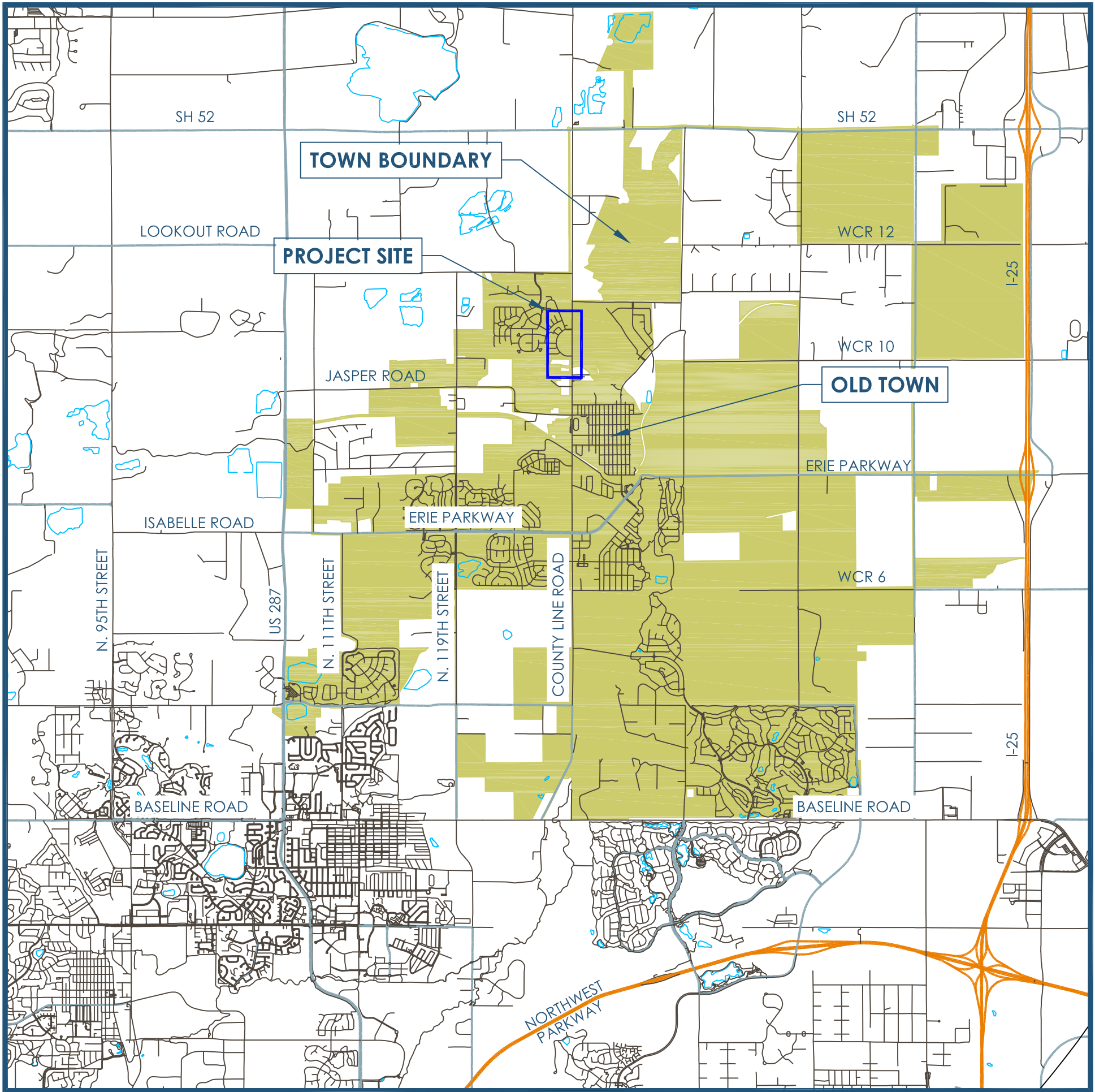
1. ALTA/ACSM LAND SURVEY PLAN PROVIDED BY FLATIRONS SURVEYING, DATED AUGUST 29, 2017, PROJECT NO. 17-70,166.
2. ALL ROADWAY AND OPEN SPACE TRACTS WILL BE DEDICATED WITH PUBLIC ACCESS EASEMENTS AS REQUIRED.
3. ALL GEOLOGICAL HAZARDS, UNDERMINED AND SUBSIDENCE AREAS, AND EXPANSIVE SOILS HAVE BEEN OUTLINED IN THE PREVIOUS MINING SUBSIDENCE AND GEOTECHNICAL ENGINEERING REPORTS.
4. THERE ARE NO KNOWN HISTORICAL OR ARCHAEOLOGICAL SITES.
5. IMPORTANT VIEWS ONTO AND FROM THE SITE, INCLUDING SCENIC MOUNTAIN VIEWS AND UNIQUE MANMADE FEATURES, AREA SHOWN HEREON. THERE ARE VIEWS OF THE FRONT RANGE, BACK RANGE AND INDIAN PEAKS FROM AREAS ON AND ADJACENT TO THE SITE.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1.01	COVER SHEET
C2.01	CONCEPTUAL SITE PLAN
C3.01	SITE DETAILS

CONTACT INFO

OWNER:	PORCHFRONT HOMES AT ERIE VILLAGE, LLC
DEVELOPER:	TIM COONCE PORCHFRONT HOMES
OWNER'S REPRESENTATIVE AND PLANNER	JACK BESTALL BESTALL COLLABORATIVE
ENGINEER:	DONALD P. ASH, P.E.



1 LOCATION MAP

SCALE: 1" = 500'



LAND USE SUMMARY

DESCRIPTION	AREA (AC)	% OF TOTAL
SINGLE FAMILY RESIDENTIAL - 32 LOTS	3.925	26.48%
TOWNHOMES - 38 UNITS	2.508	16.92%
COMMERCIAL - 3 BUILDINGS*	2.095	14.14%
TRACTS	4.655	31.40%
PUBLIC ROW	1.639	11.06%
TOTAL	14.823	100.00%

* EXISTING COMMERCIAL BUILDING C1 NOT INCLUDED IN OVERALL AREA CALCULATIONS.

TRACT SUMMARY

TRACT	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT 1	0.986	OUTLOT X	HOA	HOA
TRACT 2	1.639	ROW	TOWN OF ERIE	TOWN OF ERIE
TRACT 3	0.991	PRIVATE DRIVES	HOA	HOA
TRACT 4	0.487	30' LANDSCAPE COURT	HOA	HOA
TRACT 5	0.609	COMMON OPEN SPACE	HOA	HOA
TRACT 6	0.759	30' LANDSCAPE BUFFER	HOA	HOA
TRACT 7	0.824	30' DRAINAGE EASEMENT	HOA	HOA
TOTAL	6.294			

OPEN SPACE AND PARKS SUMMARY

DESCRIPTION	REQUIRED (AC)*	PROVIDED (AC)
POCKET PARK (0.5 ACRES/1,000 RESIDENTS)	0.0977	PROVIDED WITH THE PREVIOUS DEVELOPMENTS
NEIGHBORHOOD PARK (3 ACRES/1,000 RESIDENTS)	0.5859	CASH-IN-LIEU
COMMUNITY PARK (5 ACRES/1,000 RESIDENTS)	0.9765	CASH-IN-LIEU
OPEN SPACE (17 ACRES/1,000 RESIDENTS)	3.3201	PROVIDED WITH THE PREVIOUS DEVELOPMENTS
TOTAL	4.9802	- -

* BASED ON 70 LOTS AT 2.79 PERSONS PER DWELLING UNIT



ERIE VILLAGE FILING NO. 5

ERIE VILLAGE
ERIE, COLORADO

PROJ. NO. 1069
DRAWN: -
CHECKED: DPA
CADD FILE: .dwg
DATE: 03/25/2019
REVISIONS:

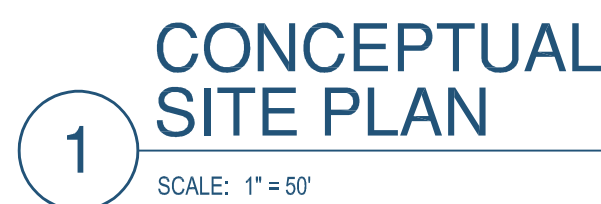
SKETCH PLAN
SUBMITTAL
SHEET TITLE:
COVER SHEET

SCALE: AS NOTED
SHEET NUMBER:

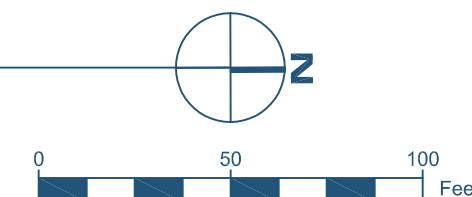
C1.01

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
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SCALE: 1" = 50'



Porchfront
HOMES

ERIE VILLAGE
ERIE, COLORADO

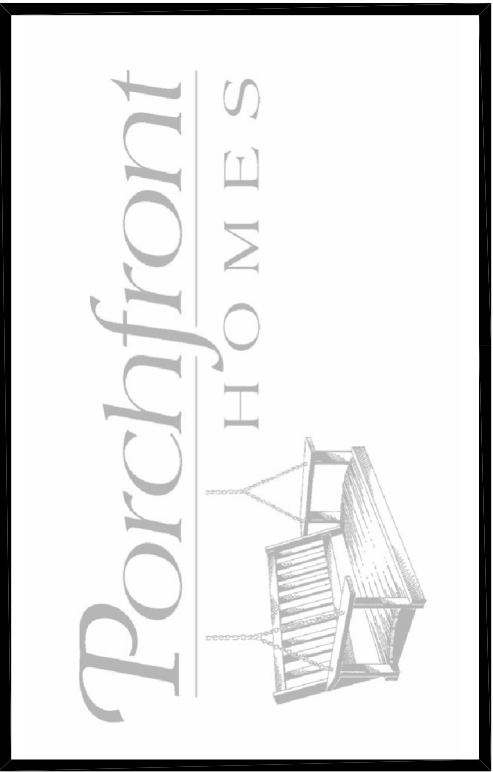
SKETCH PLAN
SUBMITTAL
SHEET TITLE:
CONCEPTUAL
SITE PLAN

SCALE: 1" = 50'
SHEET NUMBER:

C2.01

ERIE VILLAGE FILING NO. 5 SKETCH PLAN

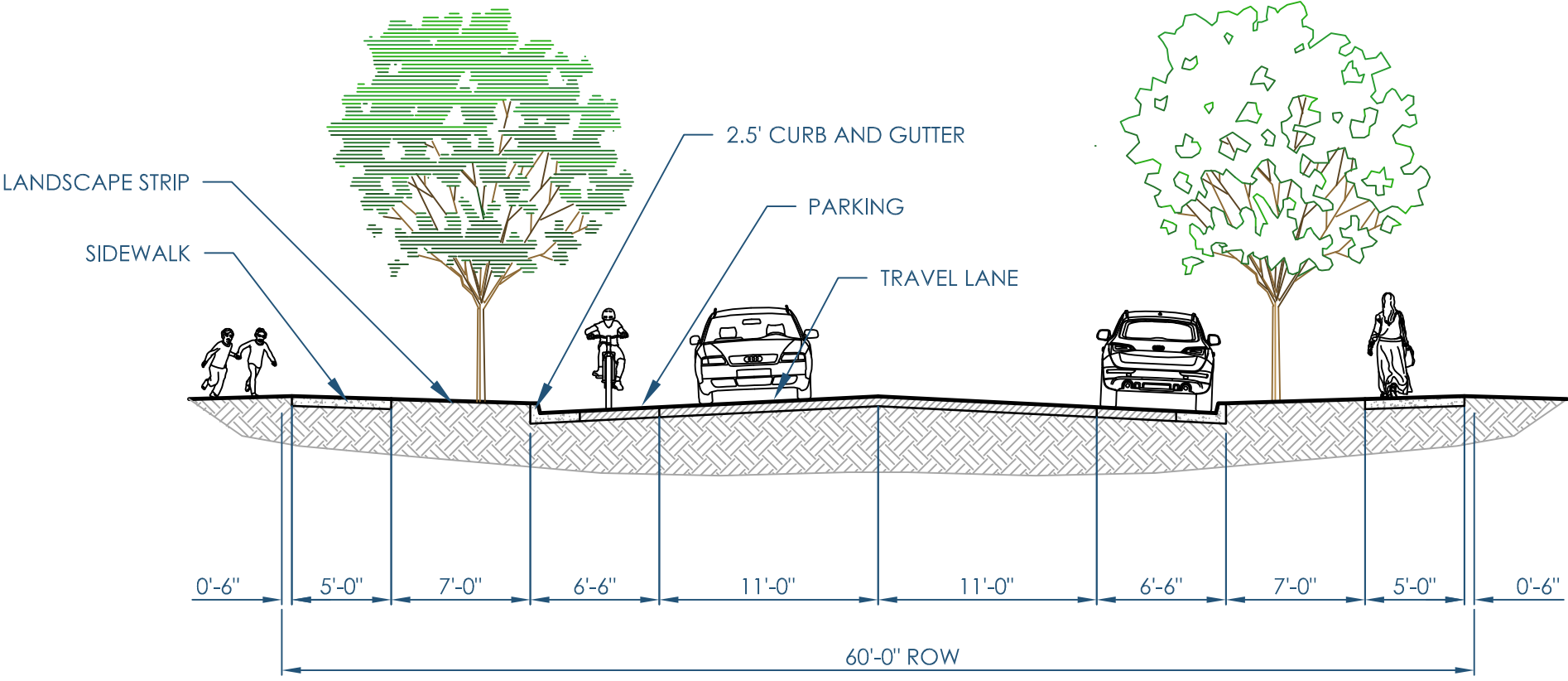
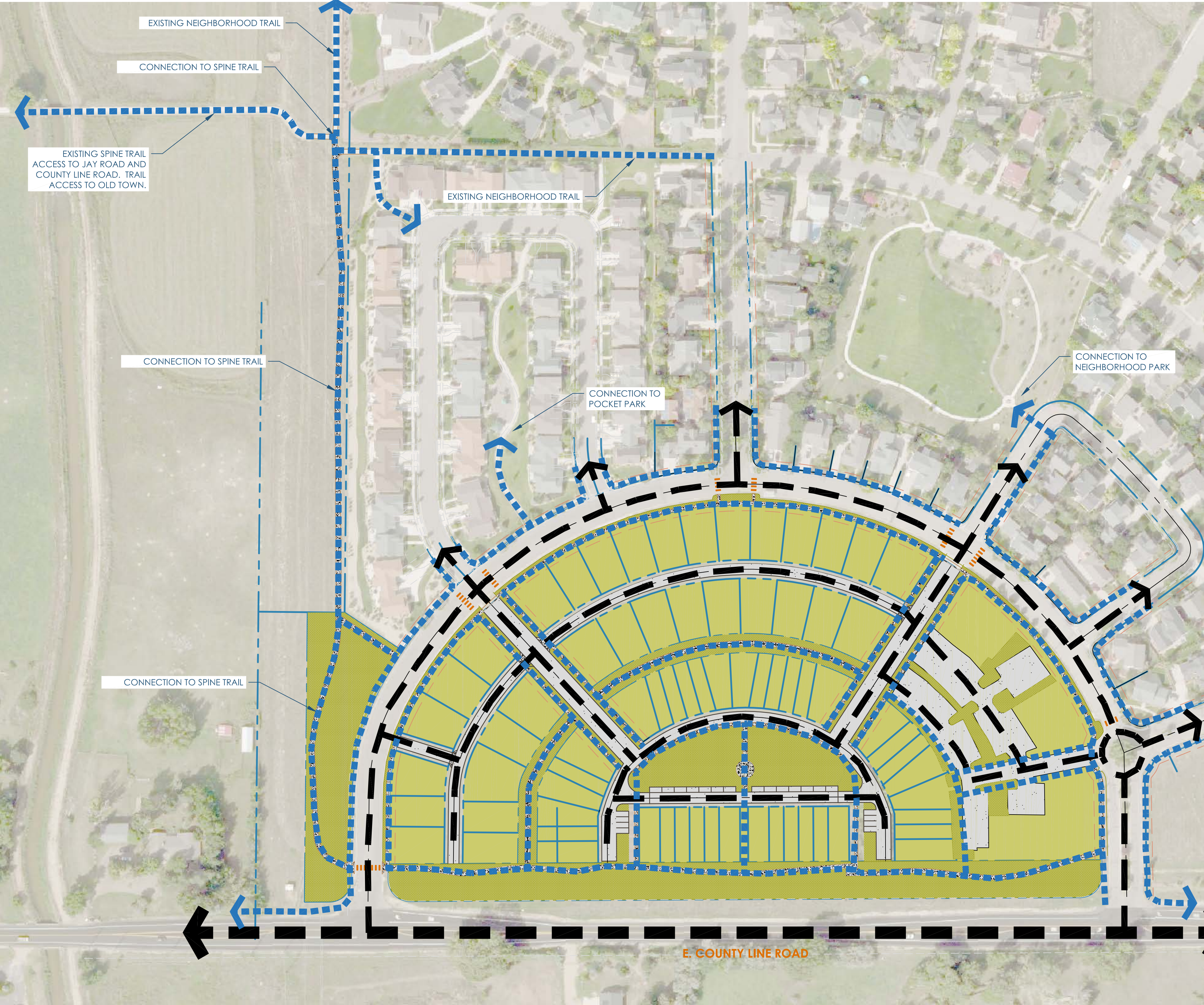
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ERIE VILLAGE FILING NO. 5 ERIE VILLAGE ERIE, COLORADO

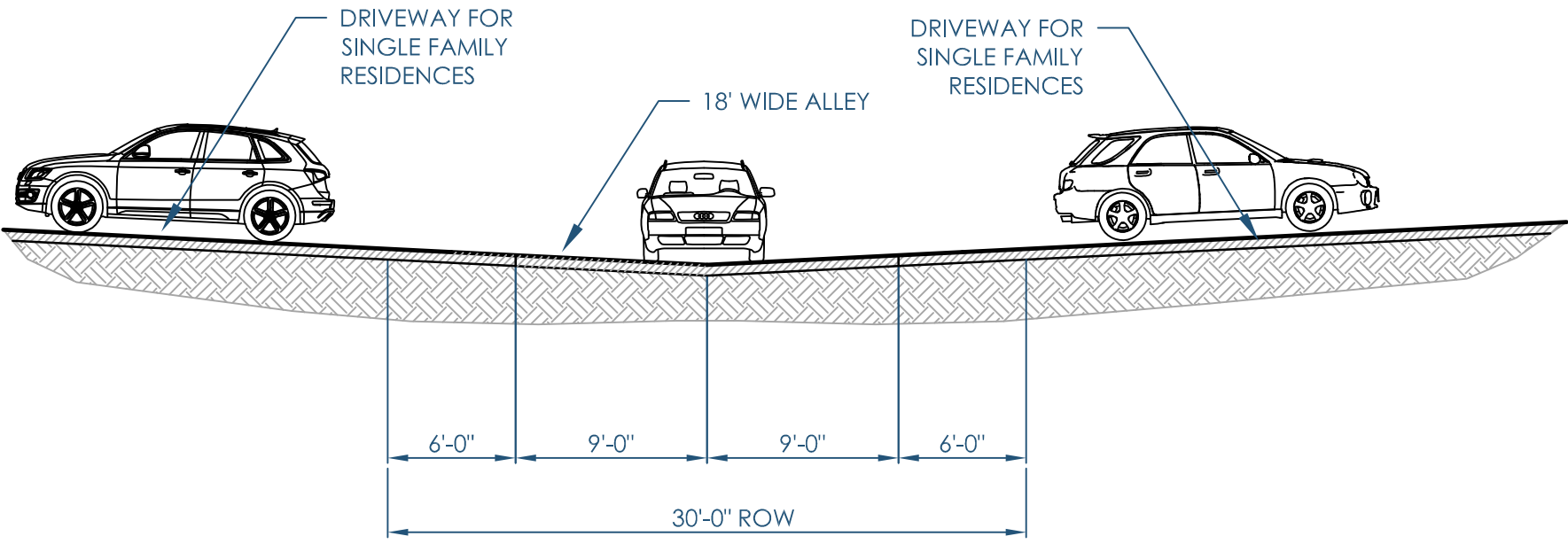
PROJ. NO.	1069
DRAWN:	-
CHECKED:	DPA
CADD FILE:	.dwg
DATE:	03/25/2019
REVISIONS:	

SKETCH PLAN SUBMITTAL SHEET TITLE: SITE DETAILS
SCALE: AS NOTED SHEET NUMBER: C3.01



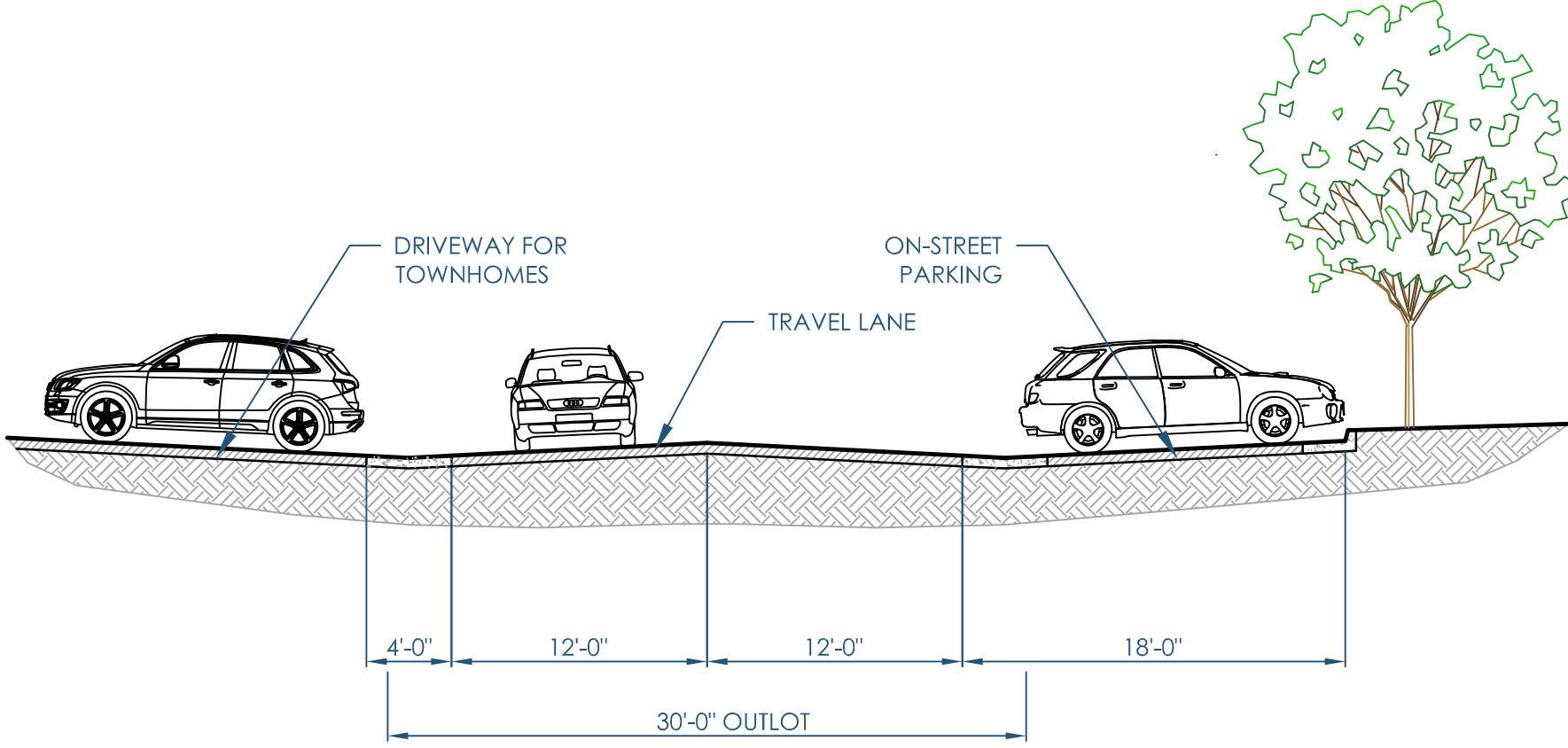
2 LOCAL STREET

SCALE: 1/8" = 1'-0"



3 ALLEY

SCALE: 1/8" = 1'-0"



4 PRIVATE DRIVE

SCALE: 1/8" = 1'-0"