SPRING HILL SKETCH PLAN

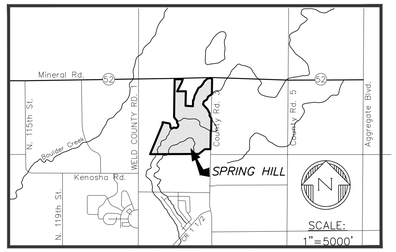
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
SK-000978-2018

LOT SUMMARY CHART

	TYPICAL DEPTH	TOTAL UNITS
	LOT TYPE	
	A-45'x110'	114
	B-50'x110'	76
	C-60'x110'	67
	D-65'x115'	24
	E-50'x110'	134
	F-32'x95' (ALLEY LOAD)	82
	TOWNHOMES	
	H-20'x60'	135
	TOTAL	**632**

OPEN SPACE KEY
GENERAL OPEN SPACE
PARKS
TOWN DEDICATED OPEN SPACE
OIL AND GAS

NOTES:
1. PER THE PRELIMINARY GEOTECHNICAL SUBSURFACE EXPLORATION REPORT THERE ARE NO KNOWN HAZARD AREAS, INCLUDING GEOLOGIC HAZARDS, UNDERMINED AND SUBSIDENCE AREAS & EXPANSIVE SOILS.



VICINITY MAP

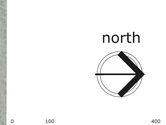
LAND SUMMARY CHART

Type	Area (in Acres)	% of Total Area
Residential Lots	76.23	25.25%
Oil and Gas	21.26	7.04%
Public Right-Of-Way	43.84	14.52%
Private Alley Right-Of-Way	2.69	0.89%
Open Space Tracts	142.70	47.27%
Pocket Park	5.17	1.71%
School	10.00	3.31%
Total Subdivision Area:	301.89	100.00%

Dedicated Open Space	49.61	16.43%
Non-Dedicated Park and Open Space	98.26	32.55%

TRACT SUMMARY CHART

TRACT	AREA (in Acres)	USE	OWNERSHIP	MAINTENANCE
A	24.47	Trail Corridor	Town of Erie	Town of Erie
B	33.00	Trail Corridor	HOA/District	HOA/District
C	10.10	Open Space/Wetland	HOA/District	HOA/District
D	25.14	Open Space/Wetland	Town of Erie	Town of Erie
E	4.25	Open Space	HOA/District	HOA/District
F	1.70	Open Space	HOA/District	HOA/District
G	1.64	Open Space	HOA/District	HOA/District
H	0.56	Open Space	HOA/District	HOA/District
I	0.28	Open Space	HOA/District	HOA/District
J	0.19	Open Space	HOA/District	HOA/District
K	3.93	Pocket Park	HOA/District	HOA/District
L	0.55	Open Space	HOA/District	HOA/District
M	0.12	Open Space	HOA/District	HOA/District
N	0.12	Open Space	HOA/District	HOA/District
O	5.55	Open Space	HOA/District	HOA/District
P	7.36	Open Space	HOA/District	HOA/District
Q	17.19	Open Space/Canal	HOA/District	HOA/District
R	2.13	Open Space	HOA/District	HOA/District
S	4.35	Open Space/Wetland	HOA/District	HOA/District
T	0.48	Open Space	HOA/District	HOA/District
U	0.21	Open Space	HOA/District	HOA/District
V	0.10	Open Space	HOA/District	HOA/District
W	0.06	Open Space	HOA/District	HOA/District
AA	0.12	Open Space	HOA/District	HOA/District
BB	0.24	Open Space	HOA/District	HOA/District
CC	0.18	Open Space	HOA/District	HOA/District
DD	0.18	Open Space	HOA/District	HOA/District
EE	0.05	Open Space	HOA/District	HOA/District
FF	0.20	Open Space	HOA/District	HOA/District
GG	0.21	Open Space	HOA/District	HOA/District
HH	0.16	Open Space	HOA/District	HOA/District
II	0.11	Open Space	HOA/District	HOA/District
JJ	0.10	Open Space	HOA/District	HOA/District
KK	0.11	Open Space	HOA/District	HOA/District
LL	0.53	Pocket Park	HOA/District	HOA/District
MM	0.20	Open Space	HOA/District	HOA/District
NN	0.08	Open Space	HOA/District	HOA/District
OO	0.09	Open Space	HOA/District	HOA/District
PP	0.12	Open Space	HOA/District	HOA/District
QQ	0.71	Pocket Park	HOA/District	HOA/District
RR	0.16	Open Space	HOA/District	HOA/District
SS	0.36	Open Space	HOA/District	HOA/District
TT	0.14	Open Space	HOA/District	HOA/District
UU	0.03	Open Space	HOA/District	HOA/District
VV	0.13	Open Space	HOA/District	HOA/District
WW	0.21	Open Space	HOA/District	HOA/District
XX	21.26	Oil & Gas	Private	HOA/District
YY	10.00	School	School District	HOA/District
TOTAL	179.13			



Preparation Date: 04-25-2018

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 14th street . denver co. 80265
t 303.531.4905 . f 303.531.4908

ENGINEERING:
CVL CONSULTANTS
10333 E. DRY CREEK RD.
#240
ENGLEWOOD, CO 80112
720-482-9526

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISION-DESC-01	1/8/2018	
2.	REVISION-DESC-02	2/25/2019	
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:

SPRING HILL
SKETCH PLAN

PROJECT NO: SK-000978-2018
DRAWN BY: BM
DESIGNED BY: JP
SCALE: AS_SHOWN
SUBMITTED ON: 11/8/2018

SPRING HILL SKETCH PLAN

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
301.89 ACRES-632 LOTS/33 TRACTS
SK-000978-2018

ADJACENT ZONING: AGRICULTURE/OPENSPACE
ADJACENT LAND USE: AGRICULTURE

BOULDER/WELD DITCH

350' SETBACK FROM EXISTING WELLS SITE ON MORGAN HILL DEVELOPMENT

TRAIL CONNECTIVITY TO MORGAN HILL

PROPOSED 12' WIDE REGIONAL TRAIL

ERIE COAL CREEK COTTONWOOD EXTENSION TO BE PIPED

TRAIL CONNECTIVITY TO MORGAN HILL

EXISTING MORGAN HILL TRAIL

ADJACENT LAND USE: LDR

100' BUFFER

TRAIL CONNECTIVITY TO MORGAN HILL

EXISTING WELL SITE TO BE VACATED

MATCHLINE SEE SHEET 4

Adjacent ZONING: UNINCORPORATED WELD COUNTY
Adjacent Land Use: RURAL RESIDENTIAL

EXISTING WELL SITE TO BE VACATED

BOULDER/WELD DITCH

TRAIL CONNECTION TO SPINE TRAIL

LOWER BOULDER DITCH

125' BUFFER FROM DRAINAGE

ADJACENT LAND USE: LDR

MATCHLINE SEE SHEET 5

ADJACENT LAND USE: LDR

TRAIL CONNECTION TO SPINE TRAIL

PROPOSED 12' WIDE REGIONAL SPINE TRAIL

PROPOSED PEDESTRIAN BRIDGE

EXISTING WELL SITE TO BE VACATED

60' ROW

OPEN SPACE M

Potential future road connections if required.

north

0 50 100 200
25 100
Scale: 1"= 100'

Preparation Date: 04-25-2018

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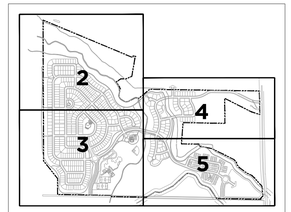

KEYMAP

LAND PLANNING:

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 14th street . denver co. 80265
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SHEET INFO:

SPRING HILL
SKETCH PLAN

PROJECT NO:

DRAWN BY:

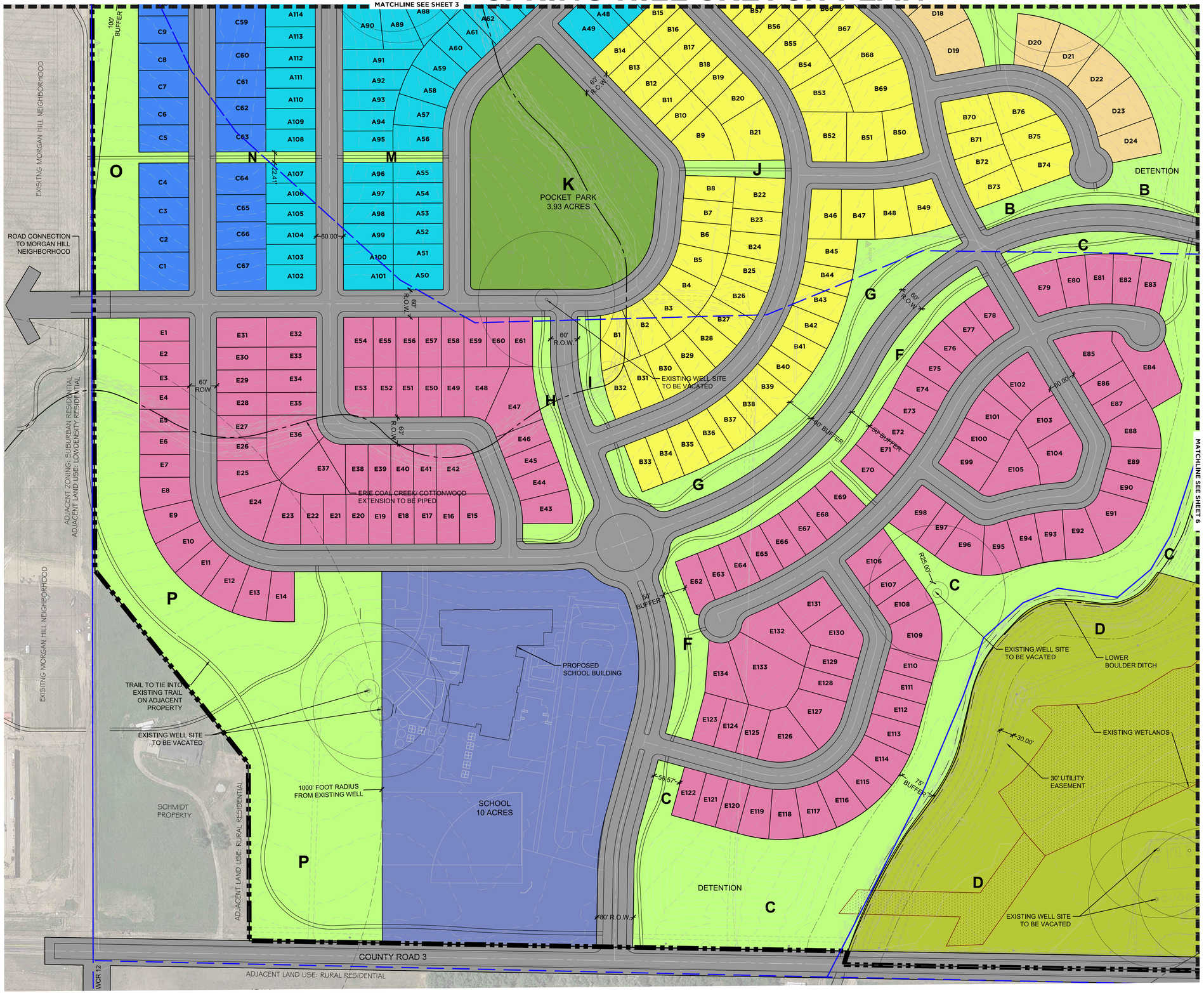
DESIGNED BY:

SCALE:

SUBMITTED ON:

2
OF 5

SPRING HILL SKETCH PLAN



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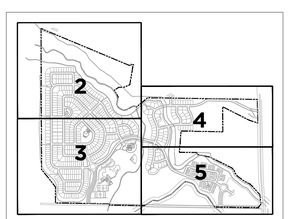

KEYMAP

north

Scale: 1"= 100'

Preparation Date: 04-25-2018

LAND PLANNING:

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SKETCH PLAN

PROJECT NO:

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DESIGNED BY:

SCALE:

SUBMITTED ON:

3 OF 5

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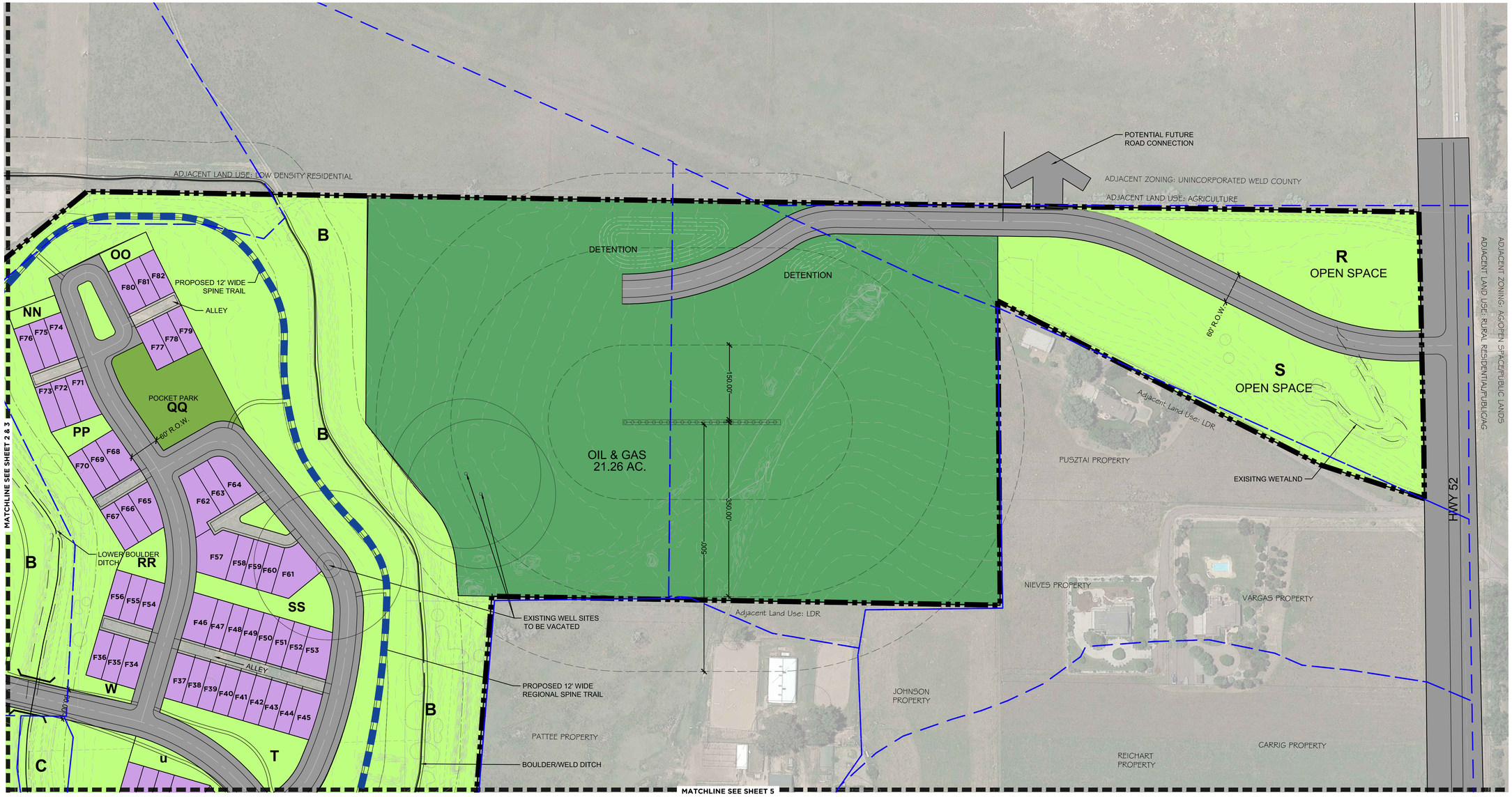

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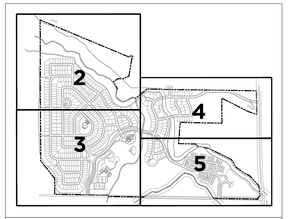

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Scale: 1"= 100'

Preparation Date: 02-07-2018

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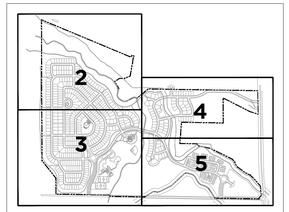

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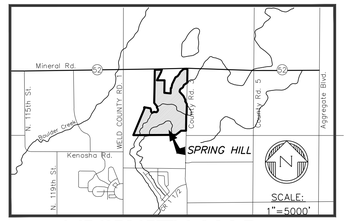
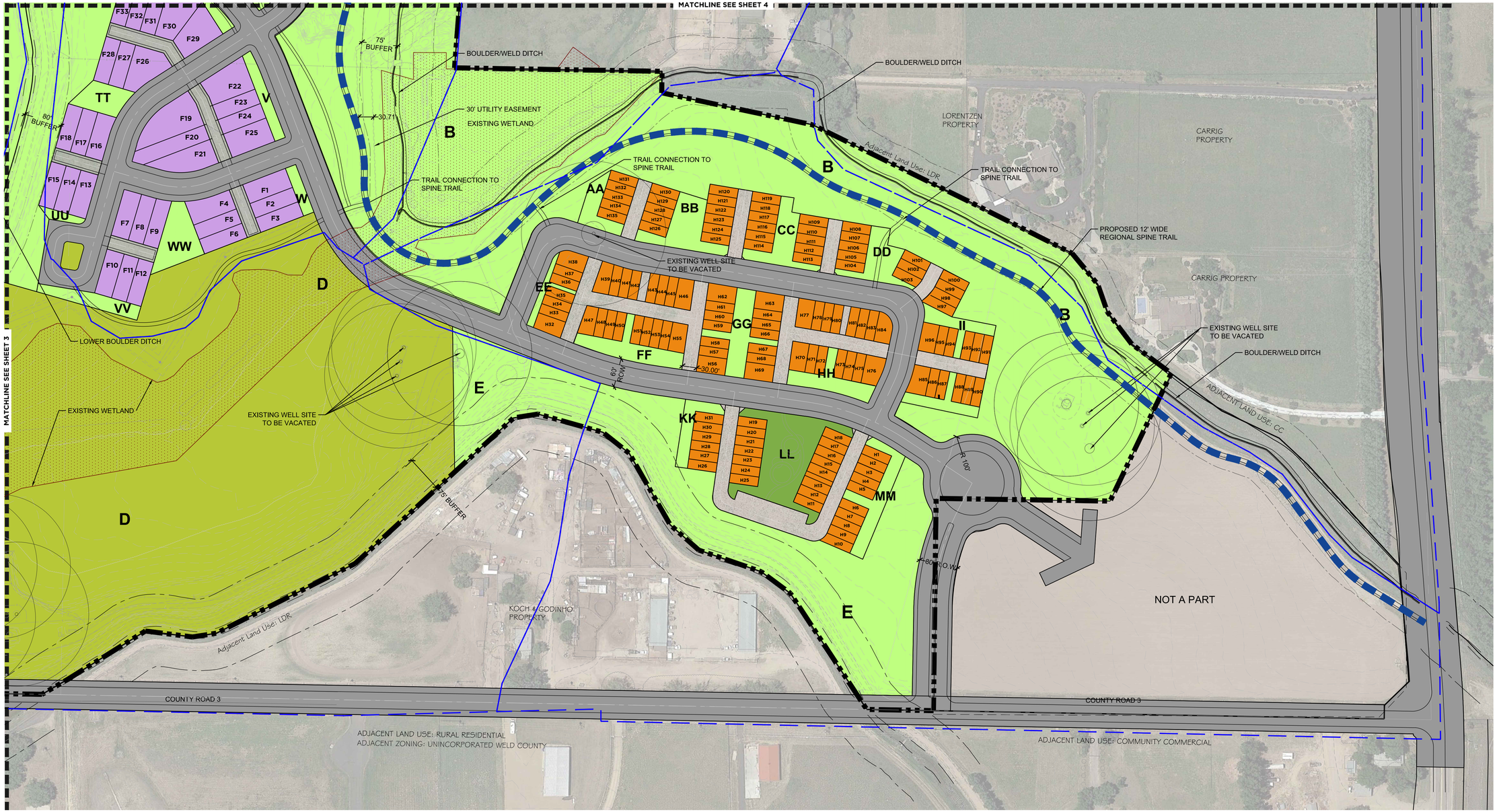


VICINITY MAP



north

Scale: 1"= 100'

Preparation Date: 04-25-2018

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SKETCH PLAN

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DESIGNED BY:

SCALE:

SUBMITTED ON:

5
OF 5