



WESTERLY

ERIE • COLO

PROJECT TEAM
WESTERLY

1

DEVELOPER

Erie Land Company, LLC

2

PLANNING & URBAN DESIGN

Southern Land Company, LLC

3

PLANNING & LANDSCAPE ARCHITECTURE

PCS Group, Inc.

4

CIVIL ENGINEER & TRAFFIC ENGINEER

Matrix Design Group

5

ENVIRONMENTAL CONSULTANT

Western Environment and Ecology, Inc.

6

MINE SUBSIDENCE

Western Environment and Ecology, Inc.

7

GEOTECHNICAL

A.G. Wassenaar, LLC

8

ECOLOGICAL CONSULTANT

Ecological Resource Consultants, Inc.

9

PRE-CONSTRUCTION SERVICES

Terra Forma Solutions, Inc.

10

LEGAL CONSULTANT / LAND USE

Otten Johnson Robinson Neff & Ragonetti, PC

11

LEGAL TITLE

Fox Rothschild, LLP

12

RESTORATION SPECIALIST

Duraroot Environmental Consulting



ERIE, COLORADO

LIFESTYLES. ROOFTOPS. CUSTOMERS.

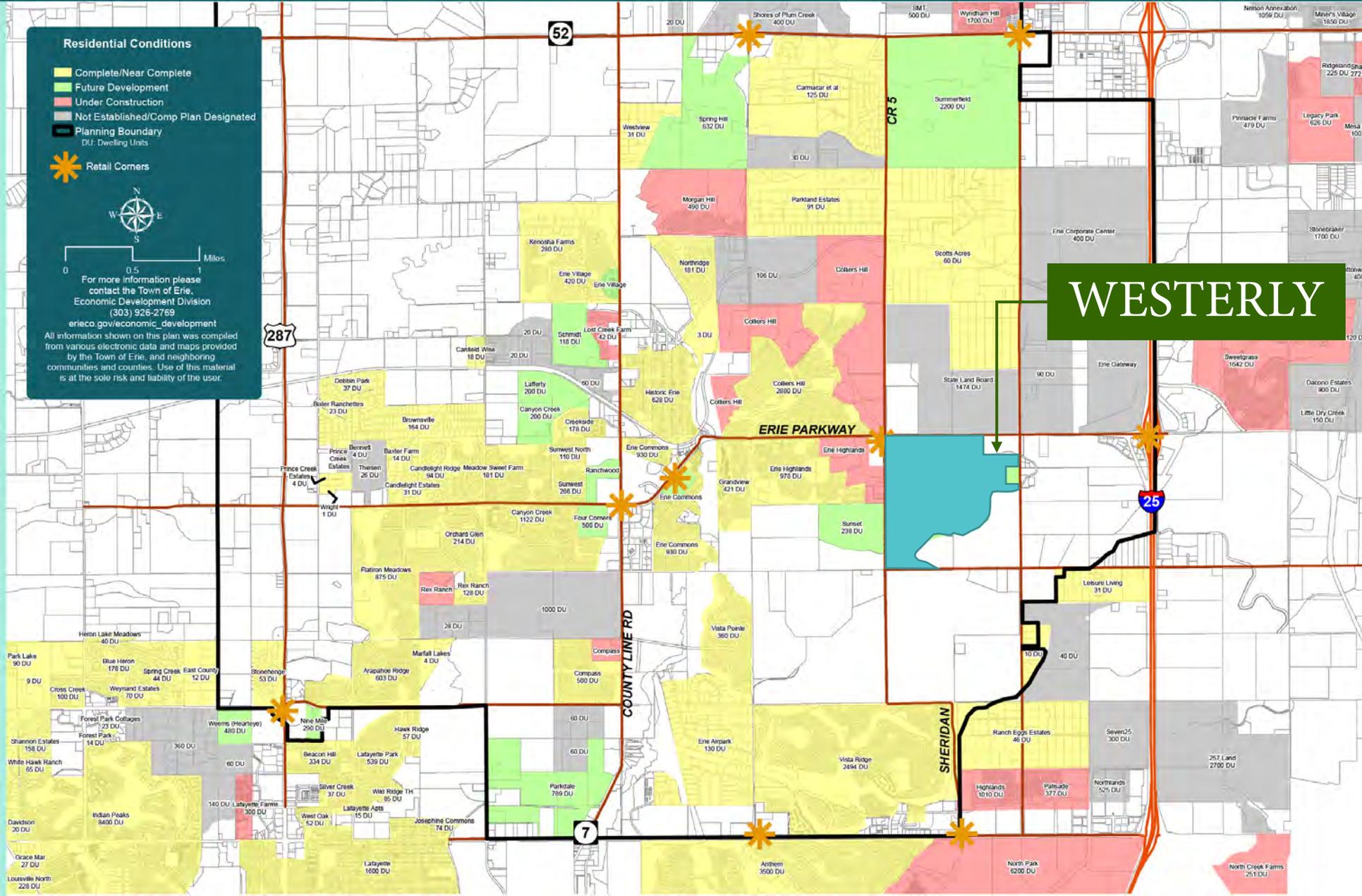
RESIDENTIAL DEVELOPMENT CONDITIONS 2020

Residential Conditions

- Complete/Near Complete
- Future Development
- Under Construction
- Not Established/Comp Plan Designated
- Planning Boundary
- DU: Dwelling Units
- Retail Corners

For more information please contact the Town of Erie, Economic Development Division (303) 926-2769 erieco.gov/economic_development

All information shown on this plan was compiled from various electronic data and maps provided by the Town of Erie, and neighboring communities and counties. Use of this material is at the sole risk and liability of the user.



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PROJECT HISTORY / TIMELINE

2017	<ul style="list-style-type: none">• Southern Land presents an initial Sketch Plan for the Dearmin portion of the property and rezoning for the Dearmin portion of the property, and purchases both the Dearmin and Swink properties.
2018 - 2019	<ul style="list-style-type: none">• Southern Land works with the Town on Annexing and Zoning the Swink portion of the Westerly Community and refines the overall Community design.
JANUARY 2020	<ul style="list-style-type: none">• The Annexation, Initial Zoning, and Annexation Agreement is completed for the Swink property.
MAY-JAN 2021	<ul style="list-style-type: none">• Re-Zoning for the NMU portion of the Dearmin property was unanimously approved, Planning Commission & BOT unanimously recommended approval of the PUD & Preliminary Plat. The First Final Plat was administratively approved, and construction efforts have commenced.
2021	<ul style="list-style-type: none">• Construction efforts are continuing. Which brings us to this evening, we are requesting approval of a minor amendment to Filing 1, a Re-Zone on the south boundary to match the annexation agreement, and a PUD Amendment to incorporate the Swink property.

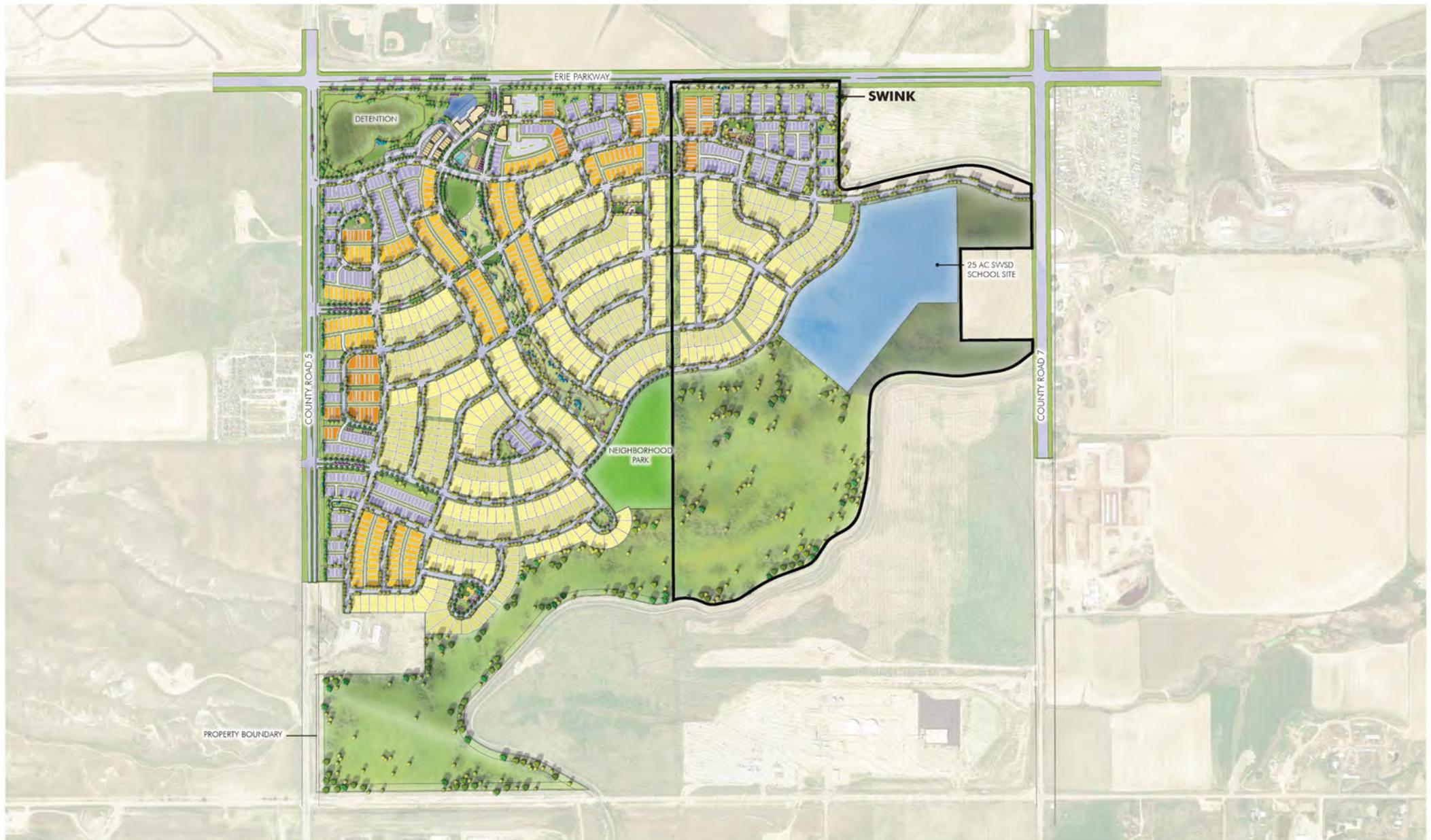


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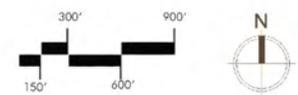
ERIE • COLO

RE-ZONE & PUD
AMENDMENT
PLAT AMENDMENT

SOUTHERN LAND
COMPANY



SWINK ANNEXATION AGREEMENT
PROJECT CONCEPT PLAN
ERIE, CO
01.14.2020



REZONE ALONG SOUTH BOUNDARY



PUD AMENDMENT TO INCLUDE SWINK

APPROVED
WESTERLY P.U.D.

COUNTY ROAD 5

ERIE PARKWAY

DETENTION

WESTERLY P.U.D.
AMENDMENT

ST. VRAIN VALLEY
SCHOOL DISTRICT
SITE

COUNTY ROAD 7

NEIGHBORHOOD
PARK

THIS AREA IS PART OF
THE REPLAT AND PUD
AMENDMENT

North



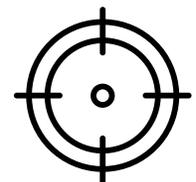
CURRENT FILING ONE PLAT

PROPOSED FILING ONE PLAT



FILING ONE
PLAT AMENDMENT

North



OIL AND GAS INFORMATION



ERIE PARKWAY

PRODUCT TYPE	LOT SIZE	TYPE
	LW 22' X 50' (MIN)	MIXED USE - LIVE/WORK ALLEY LOAD
	G1 56' X 72' (MIN)	DUPLEX ALLEY LOAD
	F 22' X 90' (MIN)	TOWNHOME ALLEY LOAD
	D 35' X 90'	SFD ALLEY LOAD
	C 50' X 110'	SFD FRONT LOAD
	A 60' X 110' (MIN)	SFD FRONT LOAD
	COMM N.A.	FIRST FLOOR AREA (SQ. FT.)

- NOTES:**
- ALL OIL AND GAS EASEMENTS ARE SHOWN ON THE ALTA'S FOR SWINK AND DEARMIN, BOTH OF WHICH THE TOWN HAS.
 - DEARMIN S.U.A., INCLUDING EASEMENT GRANTED ON HALF SECTION LINE, IS INCLUDED IN PRELIMINARY PLAT APPLICATION.

North



COUNTY RD. 6



Open Space & Parks

- 95.75 Acres for potential Dedicated Open Space, 59.15 is required.
- Approximately 10 Acres of Neighborhood Park
- 53.5 Acres of Additional Open Space/Parks
- 149.28 Total Acres of Open Space, 35% of the Site

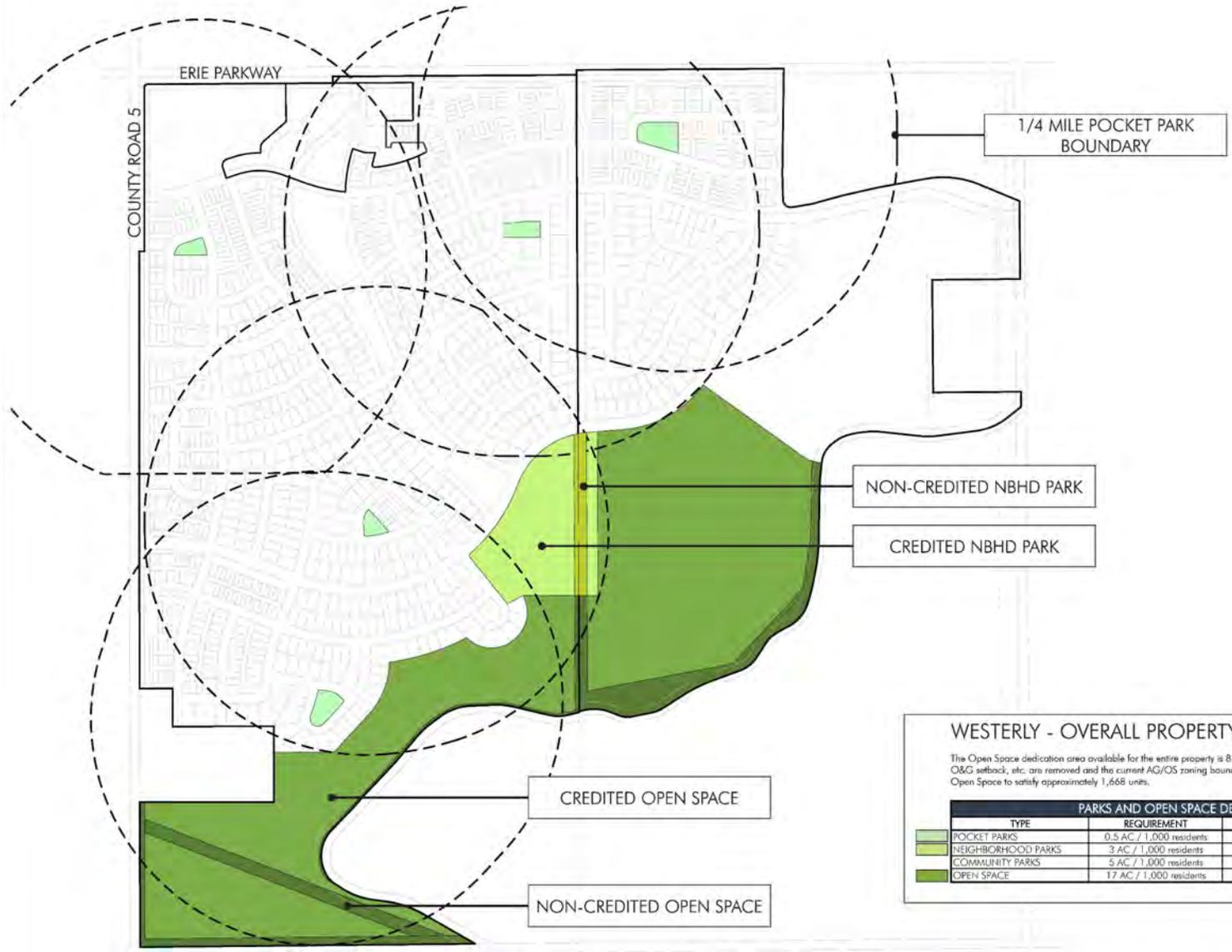


WESTERLY

ERIE • COLO

SOUTHERN LAND
COMPANY

WESTERLY - OPEN SPACE EXHIBIT



WESTERLY - OVERALL PROPERTY

The Open Space dedication area available for the entire property is 81.94 acres once the area of easements, ROW, O&G setback, etc. are removed and the current AG/OS zoning boundary remains in place. This equates to enough Open Space to satisfy approximately 1,666 units.

PARKS AND OPEN SPACE DEDICATIONS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
POCKET PARKS	0.5 AC / 1,000 residents	1.73	2.60
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	10.39	10.70
COMMUNITY PARKS	5 AC / 1,000 residents	17.31	0.00
OPEN SPACE	17 AC / 1,000 residents	58.86	81.94

SOUTHERN LAND COMPANY
 Southern Land Company, LLC
 1586 W. McQueen Drive, Suite 200 - Franklin, Tennessee 37067
 615-791-1910 - fax 615-791-8257 - www.southernland.com

pcs group inc.
 www.pcsgrupegpa.com
 10000 N. 19th - Denver CO 80242
 303.551.4700 - 1.800.251.4700

Matrix DESIGN GROUP

WESTERLY
 OPEN SPACE EXHIBIT

REVISIONS:

DATE: 07/14/2021
 PROJECT #:

SHEET NO.
 01

APPLICANT/DEVELOPER:
 SOUTHERN LAND COMPANY, LLC
 1223 17TH STREET, SUITE 2400
 DENVER, CO - 80202
 303.887.4075

COUNTY ROAD 5

NEIGHBORHOOD
PARK

**EXISTING
ZONING
BOUNDARY**
**PROPOSED
ZONING
BOUNDARY**

North

