



North Westerly - PD 2nd Review

Planning & Development

To: John Prestwich, PCS Group
From: Aly Burkhalter, Senior Planner
Date: August 16, 2024
Re: PD-001700-2024 North Westerly - PD

2nd Review & Referral Comments

Town Planning Division staff has reviewed the applications for the North Westerly - PD for conformance with Municipal Code, Title 10 and all relevant Town policy, standards, and specifications. Other Town staff and outside agency reviews can be found in your eTRAKiT portal.

The next step for the application is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies. All resubmittals shall be submitted via eTRAKiT.

Planning Comments

These comments are organized by submittal requirement. Previous comments and comments that have been resolved are in grey and can be removed from response to comments for the 3rd submittal. Applicant 2nd submittal responses in blue if unresolved and Town 2nd review comments are in red.

#1 Land Use Application – Not provided with 2nd Submittal. No Comment.

#2 Application Fee - Not provided with 2nd Submittal. No Comment.

#3 Proof of Ownership - Not provided with 2nd Submittal. No Comment.

#4 Letter of Authorization - Not provided with 2nd Submittal. No Comment.

#5 Special Agreements - Not provided with 2nd Submittal. No Comment.

#6 Written Narrative – Provided as separate document with 2nd Submittal

1. The written narrative is located on pages 2&3 of the PD Zoning Document. Please remove it from the PD Zoning document and provide it as a separate document. Applicant Response: The Written Narrative is now a separate document. Town Response: Resolved.
2. Under A-General Project Concept And Purpose Of The Request, "Erie" Gateway is misspelled with no "i" Applicant Response: Corrected spelling. Town Response: Resolved.
3. Under A-General Project Concept And Purpose Of The Request, it states "accessory dwelling units" but this is not accounted for in the Home Diversity Plan. Please update the PD document to reflect the inclusion of ADUs. Applicant Response: We have added a note stating that only single family detached homes may include ADU's. Town Response: Resolved.
4. Under "3. The PD zone district is not a general waiver of the UDC regulations. PD zone districts are to be based on one or more of the following attributes that could not otherwise be achieved through other standard zone districts", please list only the attributes you are achieving and how you are meeting the individual attribute. This

- PD is not achieving "retention of historic structures and sites". Applicant Response: We have clarified which criteria is being met and how. Town Response: Resolved.
5. Under E. Adequate And Sufficient Public Safety, Utility Facilities And Services, please respond in a manner consistent with what you are currently proposing not stating future conformance. This text may be similar to the Impact Report text. Applicant Response: Added the information from the Impact Report that pertains to this section. Town Response: Resolved.

#7 ALTA Survey

The following items are regarding future easements which are not recorded with the PD zoning. Town staff would like to ensure that the necessity of future easements are accounted for in the development plan shown with the PD.

6. Town staff is concerned about irrigation structures outside of easement. How will this be addressed? Applicant RESPONSE: A new easement will be granted the irrigation company over the current ditch alignment. Town Response: If future easements are anticipated, please provide future major easement exhibit for comparison to concept plan.
7. Town staff is concerned about overhead transmission lines "without the benefit of recorded easements" along Weld County Rd 10. How will this be addressed? Are these utilities planned to underground Applicant RESPONSE: New easements will be granted to Xcel for the overhead transmission lines. These lines are large transmission lines on large towers. There are no plans to underground. Town Response: If future easements are anticipated, please provide future major easement exhibit for comparison to concept plan.
8. Town staff is concerned about High school gravel access road without a recorded easement. How will this be addressed? Will there be a dedicated easement in the future to provide access. Applicant RESPONSE: We believe a large portion of this access road can remain and if needed an easement could be granted. Also, new access could be provided off the proposed roadway. Town Response: If future easements are anticipated, please provide future major easement exhibit for comparison to concept plan.

#8 PD Zoning Map and Development Guide

See attached redlined. All redlines have been captured below for written responses.

9. Please provide a Land Use Summary Chart on the Cover Sheet or Concept Plan as described in the PD User Guide This is in addition to the Housing Diversity Percentages provided on Sheet 6. Applicant Response: We have included a Land Use Plan and Summary Chart on one sheet. And placed the Concept Plan on an additional sheet to show the housing diversity within the community. Town Response: Resolved. Please see new comment 117 below.
10. All Sheets: Project number under title block is PD-001700-2024. Applicant Response: Project # has been added to each sheet as part of the Titleblock. Town Response: Resolved
11. All Sheets: Please replace all mention of Board of Trustees with Town Council. Applicant Response: Replaced with Town Council. Town Response: Resolved
12. Overall comment: there is no clear correlation between UDC land uses and zoning and what is proposed in the PD. It is unclear what commercial uses are allowed. It is unclear what uses are allowed within community amenity. It is unclear if front loaded duplex or townhomes would be allowed. Applicant Response: This has been clarified

in the permitted uses and home diversity chart. The Community Amenity area is essentially a "private park" similar to the pool facilities at Westerly. Town Response: A permitted use section could not be found in the PD Development Guide. No Permitted Use Table is required if applicant is planning to match the permitted uses allowed by underlying zone district under the current Unified Development Code. See comment #117 regarding assuming Community Amenity area to be PLI zone district. Applicant should review and confirm PLI permitted use of Neighborhood Recreation Center to cover intended uses for Community Amenity. Applicant shall confirm in response to comments that commercial area uses will conform to CMU permitted uses.

13. All Sheets: Land Use (and Lot Type) colors that depict a built environment shall not be shades of green. Green shall be reserved for parks and open space uses.

Applicant Response: We updated the Concept Plan and Land Use plan so that "green" is reserved for open space & parks only. Town Response: Resolved

14. Overall comment: please provide more detail regarding the 10.6 ac Community Amenity in regards to land uses, design standards, and intent. Applicant Response: The Community Amenity area is essentially a "private park." It will have similar amenities and uses to a typical park with a potential pool facility similar to the Westerly pool facility. Town Response: See Comment #39

New Comment #117: Staff would like to see the following sheet changes:

- a. Zone Map shall show underlying zone district areas (LR, MR, CMU). Community Private Amenity is assumed to be PLI zone district unless applicant demonstrates otherwise. Open Space and Parks land uses will not be their own zone district but included in other zone districts. Legal Descriptions will be provided for each of the underlying zone district boundaries. Zone District boundaries shall be determined based on density ranges of LR/MR/HR, existing zone district boundaries of LR/MR/HR, and future uses to be permitted for PLI/CMU.
- b. Land Use Plan remove sheet and move Land Use Summary Chart to Concept Plan sheet
- c. Concept Plan sheet graphic to remain as-is with land use summary chart added to sheet and Dimensional Standard Table moved to same sheet as Parking Requirements.

#9a Concept Plan (Sheet 4)

15. The Concept Plan should depict Land Uses as listed in Chapter 3 of the Unified Development Code. Land Use categories can be general such as Residential, Commercial, or Mixed Use, or specific such Dwelling, Single Family Detached or Bank. Staff recommends general land use categories to prevent the need for PD amendments as future development may request different lot types. If proposing a new land use, the PD must define the land use. Lot Types may be used on the Home Diversity Plan. Applicant Response: We have included a Land Use Plan and Summary Chart on one sheet. And placed the Concept Plan on an additional sheet to show the housing diversity within the community. Town Response: Concept Plan legend and graphic to remain as-is as long as Comment 12 and 117 are addressed regarding underlying zone districts and permitted uses.
16. On the legend, please include parks and open space colors for legend. See comment #13 above regarding use of green for lot type legend. Applicant Response: We updated the Concept Plan and Land Use plan so that "green" is reserved for open space & parks only and included it on the legends. Town Response: Resolved

17. On concept plan, a Pocket Park is shown adjacent CR5 on Park Plan. Please coordinate what is being proposed between pocket park shape on Park Plan and linework of detention pond on Concept Plan. Applicant Response: This pocket park has been removed. Town Response: Resolved
18. On concept plan, please remove linework from Neighborhood Park, unless proposing something here or showing mine shaft. If so, please label. Applicant Response: The linework has been removed Town Response: Resolved
19. On concept plan, the open space (effluent wet pond detention/irrigation) is shown as a Pocket Park on the Park Plan not Open Space. See Engineering comment that this cannot be both effluent and irrigation. Applicant Response: We are now showing 2 ponds for each. The area has been updated to Open Space Town Response: Resolved
20. On concept plan, please show trails on concept plan as a thick legible line. Line may be dashed. Please include it in the legend. Applicant Response: The trails have been included in a separate sheet with the open space for clarification. Town Response: Trails may remain excluded from Concept Plan as long as they continue to be shown on Pedestrian Circulation (sheet 15) and are added on the Parks and Open Space (Sheet 23)
21. On concept plan, color entire lot/block land use color rather than individual buildings. The lot/block is the land use. Applicant Response: We have included a Land Use Plan and Summary Chart on one sheet. The colors fill the entire planning area. The Concept Plan is included on an additional sheet to show the housing diversity within the community Town Response: Resolved
22. On concept plan, remove Pocket Park green color from between commercial block or show lot lines delineating park from commercial lot. Applicant Response: On the Concept Plan, the commercial lot is separate from the park lot. Town Response: Resolved. Planning staff will defer to DNS comments regarding pocket park.
23. On concept plan, boundary needs to match boundary shown on Zone Map (sheet 4). Applicant Response: The boundary has been updated. Town Response: Resolved
24. The Dimensional Standards Summary Table shall be provided on its own separate sheet from the Concept Plan. It shall include dimensional standards for commercial, mixed use, or community amenity. See additional comments below under #9c Building form/Characteristics Plan. Applicant Response: The Dimensional Standards Summary Table is on the same sheet as the Concept Plan, but a separate sheet from the Land Use Plan, which now the concept plan focuses on the types of residences and not the planning areas. We have updated to include additional standards for commercial. Town Response: See Comment 117 regarding reformatting. Dimensional Standards shall be moved to Parking Requirement sheet.
25. Please provide Parking Requirements as a separate table from dimensional standards. If Parking Requirements do not vary from UDC *per land use*, please remove altogether. See additional comments below under #9c Building form/Characteristics Plan. Applicant Response: We have added parking requirements per the Land Use and added a note where we refer to the standard UDC requirements. Town Response: Resolved
26. On dimensional standards, staff is unsure if the minimum lot area for townhome and live-work is reasonable. Please provide as a separate exhibit a lot typical of the Townhome and Live Work with a 700sf lot area. Staff recommends increasing to minimum 1000sf lot area. Applicant Response: Updated to 1,000sf as suggested Town Response: Resolved

27. On dimensional standards, please state Multi-Family minimum lot area is 1000 sf "per DU". Applicant Response: The minimum lot area for Multi-family is now 20,000 sf. Town Response: Multifamily minimum lot area to be regulated "per DU" rate rather than flat number.
28. Remove footnote 1, 2, and 4 of Dimensional Standards Table as it is consistent with the UDC and the PD is not proposing a variation from the UDC. Applicant Response: These notes have been removed. Town Response: Resolved
29. Regarding footnote 3 of the Dimensional Standards Table, the allowable 2-ft encroachment for "above grade features" is unclear if it just ornamental features or would allow patios, decks, balconies. Please refer to UDC 10-4-2. If you are not varying from the exceptions in this section, please remove it from the PD. Applicant Response: We follow the UDC. These notes have been removed Town Response: Resolved
30. Regarding footnote 5 of the Dimensional Standards Table, it states that it may encroach up to 6-ft into the rear setback but the rear setback is 5-ft. Please modify allowable encroachment to a number less than the minimum rear setback. Please clarify that it is the deck surface that is 30-inches above grade. Applicant Response: We follow the UDC. These notes have been removed Town Response: Resolved
31. Remove "utility" just "easements" for footnote 6 of the Dimensional Standards Table Applicant Response: We follow the UDC. These notes have been removed Town Response: Resolved

New Comment #118: The concept plan design has changed since the last submittal and is showing blocks and land uses crossing the ditch in the southeast corner. It is unclear how the uses relate to the ditch as shown. If ditch is being relocated, please update linework. Please see Engineering memo comment #23 regarding coordinating with Utility Plan.

New Comment #119: The concept plan design has changed since the last submittal and is showing the third north-south connection (other than Westerly Blvd and Waterford Blvd) is no longer continuous. Staff preferred the previous alignment and would prefer more connectivity with a continuous street to the north border.

New Comment #120: The concept plan design has changed since the last submittal and is showing a more curvilinear east-west collector. Staff preferred the previous alignment.

New Comment #121: The previous concept plan showed a boundary for the water tank site. Please add the boundary back. Additionally, please refer to DNS comments regarding the suitability of the Neighborhood Park location with the plugged and abandoned oil wells.

#9b Home Diversity Plan (Sheet 5)

32. Please remove "market rate" language as the Pre-DA requires inclusion of affordable housing. May use term such as "standard" or "unrestricted" residential to indicate that is separate from the age-restricted residential. Applicant Response: The language has been changed to "standard" Town Response: Resolved
33. Please indicated how the Higher Density Housing requirement of the Pre-DA is being met Applicant Response: We have added the language from the Pre-DA to the chart for the Housing Diversity Town Response: Town was requesting Pre-DA section 7c "High Density Housing. Developer shall cause at least 20% of the total residential units in the Development to be constructed as higher density housing, including without limitation condominiums, townhomes, apartments, cooperative housing." Please add this note and remove affordable housing note.
34. Remove Commercial & Mixed Use as it is not relevant to the Home Diversity Plan. It shall be included as part of the Land Use Summary Chart. Applicant Response:

Commercial and Mixed Use has been removed from the Home Diversity Plan and instead included as part of the Land Use. Town Response: Resolved

35. Per the written narrative comments, please include ADUs on the Home Diversity Plan if they are being proposed. Applicant Response: The Accessory Dwelling Units will be determined by the homeowner or builder. We have indicated that Single Family Detached may have ADU's in the future. Town Response: Please add note on Home Diversity sheet indicating ADUs will be allowed and not captured in unit counts and percentages.

#9c Building Form/Characteristics Plans (Sheet 6-10)

36. Per the user guide, provide a table/matrix of housing types, a representable graphic, and brief description. Provide Typical Building floor plans or lot layouts and architectural elevations or renderings. Applicant Response: Renderings are included on the Home Diversity sheet. Town Response: In lieu of a table/matrix, please provide a brief description of the applicability at the top of each sheet (as indicated on the redlines)
- a. [SHEET 6] Single Family Detached Architectural Standards shall apply to all single family types including front load, alley load, lot size under 5,000 square feet, lot size 5,000 to 9,999 square feet. The Single Family Detached Architectural Standards architectural standards replace sections 10.6.7 of the Erie Unified Development code, as the same may be amended from time to time.
 - b. [SHEET 7] "The purposes of these building design and character standards are to establish a more predictable approach to duplex and townhome areas that encourages creativity in design for individualism of buildings or dwelling units that results in attractive, long-lasting neighborhoods. Single Family Attached Architectural Standards shall apply to all single family types including duplex front load, duplex alley load, townhouse front load, townhouse alley load, and live-work townhomes. The Single Family Attached Architectural Standards replace sections 10.6.7 of the Erie Unified Development code, as the same may be amended from time to time. "
 - c. [SHEET 8] "The Multi Family Architectural Standards shall apply to all apartments or multi-family dwelling units. The Multi Family Architectural Standards replace sections 10.6.7 of the Erie Unified Development code, as the same may be amended from time to time."
 - d. [SHEET 9] "The Commercial Development Standards shall apply to all non-residential development including mixed-use, commercial and public/institutional. The Commercial Development Standards replace sections 10.6.4 Landscaping, Screening, Fenctin; 10.6.6 Off-street parking and loading; 10.6.8 Commercial and public/institutional use categories, mixed-use design standards; 10.6.10 Exterior Lighting of the Erie Unified Development code, as the same may be amended from time to time."
37. Overall Sheets 7-11 are unclear in their organization. The outline of the sections is inconsistent and hard to track. (e.g section 1.A.I.A. under single family detached versus 1.a.i.(A)(1) under single family detached). Section (C) Townhomes is unclear by its indent if it is under b. Building Orientation ii. Design Standards. Because of indenting and the outline, it is hard to tell what applies to duplexes or both duplex and townhomes. Applicant Response: This section has been reformatted Town Response: See sheet redlines where outline lettering/numbering can be improved. Example of outline lettering and numbering below. Additionally, the orders of

sections shall duplicate between sections, such as Architecture Character is always the second section. Try to match section names such as "Building Orientation" and "Orientation to the Street". Example images should be directly below the text they are explaining or given a caption.

I.

A.

1.

a.

(1)

(a)

(b)

(2)

b.

2.

B.

II.

38. There is mixing of the terms Multi-Family, Mixed-Use, and Commercial when the title of the page may say otherwise. Applicant Response: The titles for each sheet have been updated and formatted to include information for only each type of development standard. The language has also been cleaned up so that terms are more concise for each type. Town Response: Resolved
 - a. Sheet 7 shall be labeled "Single Family Detached Development Standards" and fit exclusively all single-family detached standards on that sheet.
 - b. Sheet 8 shall be labeled "Single Family Attached Development Standards" and fit exclusively all single-family attached standards on that sheet.
 - c. Sheet 9 shall be labeled "Multi-Family Development Standards".
 - d. Sheet 10-11 shall be labeled "Commercial Development Standards".
39. Please add a section for Community Amenity as it is a use on the concept plan. Applicant Response: The Community Amenity area is essentially a "private park." It will have similar amenities and uses to a typical park with a potential pool facility similar to the Westerly pool facility. Town Response: Per comments above regarding underlying zone district, unless included in the PD Development Guide, the Community Area will default to UDC requirements for public institution (UDC 10-6-8.B) including setbacks (UDC 10-4-2). If not, please add a Community Area development standards section and add Community Amenity row on Dimensional Standards Summary Table.
40. Overall, it is unclear if live/work is "mixed-use" and under what section of standards would it apply. Please clarify. Applicant Response: Live/work units are essentially Townhomes with the potential for main floor office/retail Town Response: See comment 36b that Single Family Attached standards will apply to live/work units if that is the intent that they be treated as Townhomes in development standards.
41. Overall, it does not appear there are large mixed-use buildings in the Concept Plan the Multi-Family Development Standards section would apply to but the section frequently refers to "mixed-use". If the intent is for Multi-Family as indicated on the

Concept Plan is allowed ground floor retail and may be mixed use, please indicate that in the land use labels and development standards. Applicant Response: Changed the Mixed-Use references in this section to Multi Family for clarification. Town Response: Resolved

42. Overall, parking requirements should be consistently located. Some parking requirements are listed on the dimensional standards table on Sheet 5 and should be removed. Some parking requirements are listed under the development standards by use/lot type. Either located parking requirements under development standards by use/lot type or make a single parking requirement sheet. Applicant Response: Provided a Parking Requirement chart Town Response: Resolved. Parking Requirement Chart on single sheet provided.
43. [Sheet 7] Regarding item #1 under enhanced elevations, windows of "sufficient size" is not enforceable. Please provide a minimum area of the window. Town standards dictate a minimum of 8sf of glass area. Applicant Response: Added the minimum square footage. Town Response: Resolved
44. [Sheet 8] Under Single Family Attached Architectural Standards 1.b.ii.(A)(2), please consistently use the term "garden court" as it what the UDC term is. UDC states "Each residential lot shall be provided with lot frontage on a street, garden court, or pocket park". Please use similar language. Applicant Response: Updated the reference to the above. Town Response: Resolved
45. [Sheet 8] Under Single Family Attached Architectural Standards 1.c.ii.(D), please revise roof slope is 6:12 not 16:12. Applicant Response: Corrected. Town Response: Resolved
46. [Sheet 8] Under Single Family Attached Architectural Standards 1.c.ii.(C) "the maximum length of any townhome building shall be 156 feet." needs to be moved to the section with the maximum number of dwelling units in a townhome building as these are similar standards that would need to be reviewed together. Applicant Response: Moved the standard to the section with similar criteria. Town Response: Apologies but please revert to including maximum length to under II. Architectural Character B. Design Standards [Sheet 7].
47. [Sheet 8] Under e. Materials, it references "Multi-Family" repeated. It is unclear if Multi-Family is a typo that needs removed, or if this section is incorrectly located. Applicant Response: Multi-family does not pertain to this section since it pertains to duplexes. "Multi-family" has been removed from this section. Town Response: Resolved
48. [Sheet 8] Under A. General Multi-Family Standards, move "Exterior Building Lighting" item to Lighting Standards with Overall Photometric Plan on Sheet 15. Please coordinate all lighting standards with Overall Photometric Plan (sheet 15) so that lighting standards are consistently in one location. Applicant Response: All the lighting standards have been moved to the Overall Photometric Plan. Town Response: Same comment applies to Commercial Development Standards. Move Area Lighting section to Overall Photometric Plan.
49. [Sheet 8-g] replace "PUD" with "PD" and "UDO" with "UDC" Applicant Response: These terms have been corrected. Town Response: Resolved
50. [Sheet 8] Under B. Mixed Use Site Standards, remove "setbacks and building separations shall be measured from the street right-of-way or property lot line". This is not a variation from the UDC and would be a footnote with the dimensional standards section if so. Applicant Response: This standard has been removed. Town Response: Resolved

51. [Sheet 8] Under B. Mixed Use Site Standards, remove "see community design planned unit development standards for landscape requirements within front, side and rear setback areas" unless adding a landscape requirement section to the PD. Applicant Response: This standard has been removed. Town Response: Resolved
52. [Sheet 9] Under 1. Building Mass, d. list of items should be under c. which indicates a list of items to choose from Applicant Response: This list has been moved to the correct location. Town Response: Resolved
53. [Sheet 9] under A. Commercial Standards "it is the intent of this section that the following qualitative and quantitative standards serve as general guidelines in the review of site plans and building elevations. It is not expected that every development will meet all of the following standards, but that the principles of good design be applied in the best combination determined by the use, nature of the site, and location of the development. Commercial buildings and streetscape design shall activate public right-of-ways to the maximum extent possible." This statement makes the entire section un-enforceable. Please remove. Applicant Response: This statement has been removed. Town Response: Resolved
54. [Sheet 9] Under B. Commercial Site Standards, remove "setbacks and building separations shall be measured from the street right-of-way or property lot line". This is not a variation from the UDC and would be with the dimensional standards section if so. Applicant Response: This statement has been removed. Town Response: Resolved
55. [Sheet 9] Under B. Commercial Site Standards, remove "commercial landscape standards should be referenced for landscape requirements and allowed features within setback areas" unless adding a landscape requirement section to the PD. If proposing landscape standards, they should be under separate landscape standard section. See Sheet 16 regarding landscaping comments. Applicant Response: This standard has been removed. Town Response: Resolved
56. [Sheet 9] Under B. Commercial Site Standards, remove "internal connectivity will be determined at time of final pd, but should promote pedestrian connections to major trails/open space corridors and the surrounding communities". This does create an enforceable statement. There should not be references to "final PD". This may reference the parks, open, space, and trails plan, if applicable. Applicant Response: Removed standard. Town Response: Resolved
57. [Sheet 9] Under B. Commercial Site Standards, move item 4 list of allowable encroachments to the dimensional standards table footnotes. Applicant Response: The list of allowable encroachments has been moved to the dimensional standards table. Town Response: Resolved
58. [Sheet 9/10] Under 5. Parking Lots, remove item c paving materials statement as it is not a variation from the UDC Applicant Response: Removed standard. Town Response: Resolved
59. [Sheet 10] under C. Commercial Architecture Standards, please remove "wall-mounted signage shall also be on the building faces adjacent to the right-of-way" unless you provide a full sign standard section. Applicant Response: Removed standard. Town Response: Resolved
60. [Sheet 10] under C. Commercial Architecture Standards item 1.c, define "main street". Applicant Response: Main street is identified on the Concept Plan. Town Response: This label could not be found on Sheet 4.
61. [Sheet 10] under C. Commercial Architecture Standards item 1.c, Describe what four-sided architecture means. Applicant Response: Four-sided architecture has been

defined. Town Response: Staff would like clarity if this would apply to an elevation facing a commercial alley.

62. [Sheet 10] under C. Commercial Architecture Standards item 1.c, provide separate Drive Through standard section. Applicant Response: Minimized the section and clarified which standards apply as a separate section. Town Response: Resolved
63. [Sheet 10] "third-story step back is not required" should be remove or make separate requirement. This is not appropriately located. Applicant Response: Removed standard. Town Response: Resolved
64. [Sheet 10] Table 1 move to the dimensional standard section. Applicant Response: Removed standard Town Response: Resolved
65. [Sheet 10] Table 1 - Please provide more information regarding the minimum open space requirements. Open Space Requirements should be part of Parks and Open Space section (sheet 16) if creating additional standards for commercial development to provide dedicated open space. If this is a requirement for non-dedicated land, please refer to it as "private open space" or "private landscape area" Applicant Response: Changed category to "Private" open space/landscape requirement. Town Response: Staff could not find this section in the 2nd submittal. Minimum private open space requirements appears to b removed.
66. [Sheet 11] Examples may be provided but should not be the subject of the PD standard text. Please rewrite this section as guidelines or requirements. Applicant Response: Minimized the section and clarified which standards apply. Town Response: Disclaimer should be removed from Standards text and read as caption to the photo. Copy example disclaimer from sheet 9 to sheet 10 to accompany the additional photos.

New comment #122: [Sheet 7 Single Family Attached Development Standards] Throughout Architectural Variety section, please differentiate between variety amongst individual units in a single building and variety of buildings along a block face. Where possible, please use the same language as the Single Family Detached standards.

New comment #123: [Sheet 8 Multi Family Development Standards] Why is this not included in Single Family or Commercial? Please include there if applicable.

New comment #124: [Sheet 11 Parking Standards] Commercial parking requirements still need a base ratio of spaces per gross floor area even if a shared parking agreement is utilized. Unless otherwise stated, the Commercial parking requirement will be used for Community Amenity.

New comment #125 [Sheet 11 – new location of Dimensional Standards]: Does note 2 apply to ADUs when there is not a garage present?

#9d Illustrative Concept Plans – not provided. No response required.

#9e Utility Concept Plan (Sheet 12) – see Engineering (Merrick) comments

67. Depict locations of existing overhead electric lines (along WCR 10) and electric distribution per the ALTA Applicant RESPONSE: The existing overhead electric lines are now shown. Town Response: Resolved

9f Undermining Plan (Sheet 13) – see CGS comments. Please follow the direction provided by Colorado Geologic Survey regarding geotechnical considerations and mine subsidence as these present potentially significant impacts which could alter development

68. Please show mine shaft, as well as are known, on this sheet and all sheets. **Applicant RESPONSE: The approximate locations of the mine shafts are now shown.** **Town Response: Per UDC 10-6-13, Mineshafts may be located in a street right-of-way, tract, or in a nonresidential lot with an easement restricted for parking, open space or landscape use. Any modifications to this provision proposed by the applicant for town consideration shall be in compliance with recommendations from the geological and geotechnical hazards reports and the Colorado Geological Survey. Please see CGS comments. Please provide Undermining Plan as its own separate sheet with Subsidence Zones requirements from CGS (such as foundation lengths) and shaft setbacks diagramed on the plan.**
69. Staff is concerned about the undermining impacting the developability of the larger multi-family buildings in Phase 1. **Applicant RESPONSE: An updated subsidence report has been included with this submittal** **Town Response: Multi-family buildings where located in Subsidence Zone A will be subject to the foundation length maximum and two-story maximum per CGS comments.**

#9g Oil/gas plan (Sheet 13) - Thank you for depicting both best (50'x100') and worst (150') case scenario setbacks. We look forward to reviewing the plugging and abandonment report(s).

70. Please remove the separate Oil and Gas exhibit as it is duplicative of Sheet 13 of the PD zone map and guide document **Applicant Response: Removed.** **Town Response: Resolved**
71. Please note "to be reduced by recording of Final Plat" to oil & gas setback to lot line. Indicate that lots proposed will not be in violation of setbacks at Final Plat recording. **Applicant RESPONSE: The additional text above has been added to the legend.** **Town Response: Resolved**

#9h Parking, Loading, and vehicular and pedestrian circulation – Pedestrian Circulation provided as separate Sheet 15 at 2nd Submittal

72. Please provide two separate sheets for Circulation Plan and Streetscape Plan. Provide a circulation plan that depicts all modes of transportation – vehicular, bicycle, and pedestrian – per UDC 10-6-5.D.2.a. Trails as depicted on Sheet 16 Parks - Open Space and Landscape Character should be repeated on the Circulation Plan. Please relabel the Circulation Plan provided as the Streetscape Plan to remain in conjunction with the Road Sections. Streetscape Plan and Road Section comments below. **Applicant Response: We have created (3) separate sheets and graphics for the "Streetscape Plan" and (2) "Circulation Plans" which shows the pedestrian trails and bicycle circulation. We will add the road sections to the Streetscape Plan when available from the Town of Erie.** **Town Response: Resolved**
73. At first submittal, parking was adequately depicted on the Concept Plan to indicate that sufficient parking may be provided per land use. See above comment #25 regarding providing parking requirements throughout the development standards or in one consolidated section. **Applicant Response: Parking standards will be met in the detailed site plans, as appropriate.** **Town Response: Resolved**

74. EV Parking as required through the Pre-DA was not mentioned. Please provide in the same location as other parking standards the following statement: "Electric Vehicle charging shall be provided per building code with the additional minimum standards as follows. The Development shall include a minimum of 3 publicly accessible Level 3 Electric Vehicle ("EV") charging stations in convenient locations, as approved by the Town. In addition, at least 2% of the total parking spaces for multifamily units in the Development shall be EV charging spaces, and an additional 5% of the total parking spaces for multifamily units shall be EV charging-ready spaces." Applicant Town Response: Resolved

#gi Signage Plan (Sheet 17)

75. Please provide characteristics for monument signs such as height, maximum gross surface area, and material if specified and deviating from UDC 10-6-12. Applicant Response: Added that we intend to meet UDC requirements Town Response: Resolved.
76. The PD only addresses monument signs. Please confirm UDC 10-6-12 will apply to all other signs. Are separate sign standards necessary for Live-Work units? Applicant Response: The signage for live-work units will also need to meet UCD requirements. Town Response: Resolved

New Comment #126: [Sheet 17 Signage Plan] Please provide a key map of planned Monument Signs. Per UDC, only one monument sign per street frontage is allowed for each development. If multiple monument signs are desired along Erie Parkway, a monument sign plan shall be provided in the PD Development Guide.

#gj Overall ~~Photometric~~ Lighting Plan (Sheet 17)

77. Please provide design characteristics such as height or other characteristics if deviating from UDC 10-6-10. Please consolidate lighting standards to a single section. They should not be in the Commercial Development Standards and this section. The concepts and themes provided on Sheet 15 are not enforceable and may provide conflict with the code. For example, "Only be on when needed" should be tied to a time period such as turned off from 10pm to 6am or "All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours." This may be labeled as an "intent" statement but they need to be correlated to enforceable standards. Applicant Response: Added that we intend to meet UDC requirements. Town Response: Some lighting text still exists on Sheet 9 Commercial Development standards and has been redlined to move to Sheet 17 Overall Photometric Plan
78. Establish fixture styles Applicant Response: The fixtures will meet UDC requirements. Town Response: Resolved

New Comment #127: [Sheet 17 Overall Lighting Plan] Staff have reconsidered the naming of the required sheet and would prefer it be called Overall "Lighting" Plan

New Comment #128: [Sheet 17 Overall Lighting Plan] If you are using the same fixtures of the existing Westerly neighborhood. Please provide a scaled fixture design with height label.

#9k Parks and Open Space Plan (Sheet 22-27) – Please refer to any additional comments by DNS.

79. Please separate the Landscape concept from the Parks and Open Space Plan. Provide a Parks and Open Space concept narrative describing how the PD meets the UDC, Town Standards and Specifications, and Mixed Use Vision Guide Requirements. Applicant Response: A separate park and open space narrative has been added. Town Response: Resolved
80. Please show detention ponds on Parks Plan as indicated on Concept Plan. Pond B and Pond E as indicated on Sheet 12: Utility Concept Plan are indicated as pocket parks on Sheet 16: Parks and Open Space Plan. Please describe in the concept narrative how drainage ponds will be utilized as parks and in compliance with UDC 10-6-3.B.4.b.ii. *Usability*: "At least 75 percent of the dedicated land required by this section shall be well-drained, level, and suitable for playing fields and recreational facilities" and UDC 10-6-4.E.6.f: "Credit towards minimum park or open space requirements may be available for portions of detention ponds that are outside the area required to store water quality volume, provided they are designed according to sections 10-6-4 E.6.a and b, and are useable by residents as parks or open space. To be eligible for this credit, detention basins shall not be more than an average of three feet deep and shall also meet at least one of the use definitions of parks and open space. Average depth shall be measured from existing grade". Applicant Response: At this time, we do not anticipate credit for the detention ponds. Town Response: Resolved
81. All trails shall be at least 10-ft wide per the Pre-DA. Applicant Per the response from the "North Westerly – PD 1st Review Applicant Question Response" dated 4/25/2024, the Town will only require the 10' wide trail for the spine trail, and all other trails can remain as 8'. Town Response: Resolved
82. Please include Community Gardens in the Parks and Open Space Plan and compliance with item #10 of the Pre-Development Agreement. "The Development shall provide community gardens, edible landscaping, or on-site urban agriculture accessible to all residents of the Development, to be served by potable water. Edible landscaping is the practice of fully integrating a variety of edible plants into ornamental landscapes. Community gardens shall not count toward pocket park requirements and shall not be owned or maintained by the Town." Applicant Response: Since we are only at the zoning stage, the community gardens have been included as part of narrative for the future development/requirements of the parks and open space plans. Town Response: Resolved
83. Please note the "Water Tank Land" *may* count as park space per the Pre-DA Applicant Response: This has been noted and included in our Parks & Open Space Credit chart. Town Response: Resolved
84. Please indicate the significant [at-grade] road crossings and underpasses per the Pre-DA at Erie Parkway, CR5, and CR7 to neighboring communities, in particular Westerly, Colliers Hill and Gateway. Applicant Response: We will work with the Town on alternatives and will be determined with the Preliminary Plat. Town Response: Connections to adjacent neighborhoods shall be labeled and noted as at-grade crosswalk, overpass, or underpass on Pedestrian Circulation Plan (Sheet 15) if trails are not shown on Parks and Open Space Concept Plan (Sheet 23). Pedestrian Tunnel to Westerly at Erie Parkway shall be labeled "pedestrian underpass". This should be for every connection out of the PD boundary. Particular areas of interest were

marked in the redlines. This will be determined at time of Final Plat per note, but staff would like to get a better understanding of connections.

85. Please designate types of parks per the UDC, Town standards or Mixed Use Vision Guide designations of 100% / 40% / 10% credit open space. "Open space in easements" shall be labeled as *private* open space if seeking no credit or as *dedicated* open space with percentage if seeking credit. Parks and Open space are separate buckets of requirements. Do not show one total for parks and open space. Applicant Response: The Parks and Open Space chart has been updated to incorporate the park and open space requirements and designations per the Mixed Use Vision Guide. Town Response: Resolved. Please refer to any comments by DNS.
86. As indicated above, the Town is still in conversation with the applicant regarding the Town's new Mixed Use Vision Guide. An example of a table that might indicate Parks and Open Space is shown below. **Numbers are just an example and should be verified.** Applicant Response: The Parks and Open Space chart has been updated to incorporate the park and open space requirements and designations per the Mixed Use Vision Guide. Town Response: Resolved. Please refer to any comments by DNS.

Population Generation				
	Lot Type	Persons Per Unit	Anticipated Units	Anticipated Population
Single-Family	Single-Family Alley Single-Family Front Load Live-Work Townhome Townhouse Cottage Paired Villas	2.99 PPU	2,085	6,234.15
Multi-Family	Multi-Family Apartments	2.1 PPU	215	451.5
Total Anticipated Population				6,685.65
Park Requirement				
Park Type	Requirement (AC per 1,000 residents)	Required (AC)	Provided (AC)	Difference (AC)
MU Pocket Park (0.1)	0.5	3.34	0	+0.68
Pocket Park (0.25-2)			4.03	
MU Neighborhood Park (1-7ac)	3	20.05	4.9	-3.36
MU Neighborhood Park (7+ac)			0	
Neighborhood Park			11.8	
Community Park	5	NA – 33.43	N/A - FIL	NA
MU Civic Space (0.1)	NA	NA	1	
Total Park Space		23.39	21.73	-1.66

Open Space Requirement				
Open Space Type	Provided (AC)	% Credit	Credited (AC)	
10% MU Open Space	20	0.1	2	
40% MU Open Space	29.93	0.4	11.972	
100% Open Space	44.99	1	44.99	
Total Open Space	Required (17 Ac/1000 residents)	113.66 Req'd	58.96 Credit	-54.69

New comment #129: Remove pictures unless they are showing a specific requirement. If so, please add a caption stating what requirement they are demonstrating

#9l Typical Road Sections & Streetscape Plans (Sheet 14) - Note: applicant was given further comments by staff in an Interim Feedback memo dated June 3, 2024.

87. Per the PD User Guide, reference specific land use areas where they would be used in relationship with the Streetscape Plan. **Applicant Response:** We have not received any updates from the Town regarding the latest street standards. Currently, we have listed the types of ROW widths we are proposing at this time and have removed the street sections for now. **Town Response:** Please show building types from Concept Plan (single family detached front load, commercial, pocket park) faded back as underlay to Streetscape Plan on Sheet 14 so that staff can review streets in conjunction with land use.

88. Please label the classification of each road section. **Applicant Response:** See comment #88 **Town Response:** Please update the legend with the street classifications and no width as described in the June 3rd memo. Legend should include:

- a. Major Collector with Median
- b. Minor Collector on a Designated Bikeway
- c. Minor Collector
- d. Local Street

Because the final street sections have not been determined, staff would prefer if the Streetscape Plan described street classifications without dictating widths. Street Classifications are determined by the AADT. The mark ups on Sheet 14 show what staff believes could be minor collectors based on adjacent land uses. Staff recommends the applicant work with their traffic consultant to determine the AADT of what was shown as green and light blue streets on the Streetscape Plan to determine if minor or major collector classifications are required.

89. Per the Pre-DA item 15.d. Other Roadways. "Developer shall provide north/south and east/west minor arterial, neighborhood, and collector streets across the Property, in an orthogonal alignment to the extent possible, as generally depicted on connectivity plan attached hereto as Exhibit C", the major connections as depicted in Exhibit C of the Pre-DA shall be classified as at a minimum collector streets. The major east/west connection from Flora View Drive to Gateway shall be at a minimum a collector classification. Additionally, the commercial designated east/west major connection to Gateway shall be designated a collector. **Applicant Response:** Per the response from the "North Westerly – PD Interim Feedback" dated

6/3/2024: Director of Planning & Development, Sarah Nurmela, and case planner, Aly Burkhalter, met with Fox Tuttle on May 29th and anticipate updated sketch design on June 14th. Staff will allow the applicant to move forward with resubmittal showing a road into the existing school roundabout and dashed lines of future realignment (as shown below). To make sure this is addressed in the future but does not hold up the PD review process, staff would like to consider amending the Pre-Development Agreement that this be resolved prior to the approval of the Preliminary Plat. **Town Response: Staff is continuing to work with Town's consultant on the Flora View intersection. Please show a dashed connection to Flora View per redlines and note that it will be determined per the Pre-DA prior to Final Plat**

90. Front loaded homes will not be allowed on Collector streets. Alley will not be allowed direct access onto Collector streets. **Applicant Response: Homes and alleys along the collectors have been updated accordingly. Town Response: Front Loaded homes are shown near the elementary/middle school.**
91. Road sections should show a commitment to multi-modal circulation. Separated bicycle facilities shall be provided on collector streets and encouraged in the design of local streets. **Applicant Response: We are proposing a shared street network with a multi-use off-street trail. Town Response: Bicycle Connectivity Plan (Sheet 16) was provided with second submittal. The legend on the Bicycle Connectivity Plan should reflect the bicycle facilities as designated on the Streetscape Plan (Road Classifications) such as Separated On-Street Bike Lane. The main commercial throughfare was recommended to be a Minor Collector on a Designated Bikeway and shall have bicycle facilities. If local streets are intended to be shared streets, they should also be shown on the Bicycle Connectivity Plan, similarly to how local streets were shown as on-street pedestrian connection on the Pedestrian Connectivity Plan.**
92. Travel lanes may be reduced. Minimum drive lane width outside striping and shoulder for local street is 8-ft and for collector street is 10-ft. For clarity on the Two-Way Yield-2S-28/51 "Local" street, please show two 8-ft travel lanes and 6-ft parking on both sides. **Applicant Response: We have not received any updates from the Town regarding the latest street standards. Currently, we have listed the types of ROW widths we are proposing at this time and have removed the street sections for now. Town Response: Staff will continue to work with the applicant**

New comment #130:: [Sheet 14 Streetscape Plan] Similar to Comment #84, please add symbology for what the intended connections outside the site will be, such as signalized intersection, right in-right out, etc.

#9m Phasing Plan (Sheet 17)

93. Please show phasing boundaries to edge of right-of-way, lot, or tract rather than centerline of right-of-way or through tracts. A thinner boundary line may be required. **Applicant Response: We have updated the phasing plan boundaries so that they include to the edge of right of way or tract. Town Response: Resolved**
94. Please provide a land summary chart per phase showing number of dwelling units by type and parks and open space by type per phase. **Applicant Response: We have provided a phasing plan with a summary chart per phase. Town Response: Resolved**

#9n Landscaping Plan (Sheet 18-21)

95. Please separate the Landscape concept from the Parks and Open Space Plan. In lieu of a plan, you may provide graphic representations of the concept and intent. See comment #40 and #44 regarding landscaping standards. Landscaping standards shall also be separated into public versus private landscaping. See DNS comments. Applicant Response: We have separated the Landscape Concept from the Parks and Open Space concept. We have included imagery to show representations of the types of landscape, parks and open space that are envisioned for this community. Town Response: To further differentiate between the two sections, please update the title to "Private" Landscape Concept. Per your note "Any landscaping within the public right-of-way, trail corridors, and parks shall follow the town of Erie landscape standards.", please remove Public Streetscapes content from this sheet as it would be per Town standards.
96. Please indicate conformance with UDC 10-6-4.F.2. Water efficiency in landscape design. Staff recommends making a commitment to xeric landscaping and reduction of turf. Applicant Response: Added criteria for plantings to be xeric, low-water or drought tolerant; turf sod should be a low-water species variety; and that turf sod shall be used in areas of usability or pedestrian-oriented/residential walkways and use native seeding within the open areas. Town Response: Resolved.

New comment #131: Remove pictures unless they are showing a specific requirement. If so, please add a caption stating what requirement they are demonstrating. Many of the images are showing non-functional turf in contradiction to the water wise landscaping the Town is encouraging.

New comment #132: Although the section is for intent and concept, because there are no quantifiable standards such as percentage live plant material, quantity of shrubs or trees, or percentage of permeable surface, the PD will default to the Town standards and code in place at the time of review.

New comment #133: The intent and character does not address Commercial Mixed-Use Landscape Standards or the Community Amenity (Public Institutional zone district) Landscape Standards.

#90 Environmental Plan (Sheet 29) – no comment

#10a. An Assessment of Impact Report

97. Section I. PD Map has language referring to the previous annexation. Please remove language regarding "proposed" boundaries of the municipality and "proposed annexation". Applicant Response: Removed "proposed" for the boundaries and the annexation. Town Response: Resolved
98. Section 3. Please update that each perimeter street along the property frontage will be improved according to the preliminary and final plat. Applicant Response: Added that the improvements will be according to the preliminary and final plat. Town Response: Please update to state only per plat and not per Transportation Plan: "Each perimeter street along the property frontage ~~will be improved according to the street classifications presented in the Erie Transportation Plan by Felsburg Holt & Ullevig dated January 2018 and~~ will be improved according to the preliminary and final plat."

99. Section 3. Roadway Network references culs-de-sac. Cul-de-sac are not proposed in the PD and will not be approved. Is this referring to dead end alleys or stubbed streets for future connections? Applicant Response: Removed cul-de-sacs and replaced with dead end alleys or stubbed streets. Town Response: Resolved
100. Section 8. Street Maintenance – Maintenance of sidewalks and tree lawns shall be provided by the adjacent property owner or HOA. Applicant Response: Added that the maintenance of sidewalks and tree lawns shall be provided by adjacent property owner or HOA. Town Response: Resolved
101. The Town of Erie does not have its own Fire Protection District. Mountain View Fire Protection District is the fire protection district. Applicant Response: Replaced with Mountain View Fire Protection District. Town Response: Resolved
102. Urban Drainage and Flood Control District is now Mile High Flood District Applicant Response: Updated to Mile High Flood District. Town Response: Resolved
103. The proposed PD Zoning Area is not encompassed in the Northern Water Conservancy District and will require petition for inclusion. Please see referral comments. Applicant Response: We will work with the Northern Water Conservancy for a petition for inclusion. Town Response: Resolved
104. V. School District Impact. It is 2,300 dwelling units not 2,300 single family residential units. Applicant Response: Changed to dwelling units and updated the # to current count. Town Response: Please add "will be determined at Final Plat". Please note that although some housing is identified as age-restricted, the Town is unable to waive school fees for age-restricted housing.

#10b. A Market Study or Economic Impact Study

105. Please provide a Market Study or Economic Impact Study as there is commercial uses proposed. Applicant Response: The consultant is working with the Town of Erie and the report is forthcoming. Town Response: Acknowledged. Please see Economic Development comments
106. The Metro District application indicated 230,000sf of commercial. Please clarify the discrepancy between the Metro District 230,000 sf and PD 175,000 sf. Applicant Response: The consultant is working with the Town of Erie and the report is forthcoming to determine the actual square footage that will be proposed. Town Response: Acknowledged. Please see Economic Development comments.

#10c. A Phase I Drainage Report and Plan – see Engineering comments

#10d. Traffic Impact Narrative

107. Under Land Use and Access, please make sure the numbers match the highest estimate from the PD Zone Map document. The Home Diversity Plan (sheet 6 of the PD Zone Map and Guide) shows maximums of 770 single family detached, 870 single family attached, 215 multi-family, 445 age-restricted, and 175,000 sf of commercial. Applicant RESPONSE: Site data has been updated in the narrative. Town Response: It appears that the numbers on the Home Diversity Plan are still much higher than what is shown on the Traffic Narrative.
108. The intersection of Erie Parkway and WCR 7 is signalized Applicant RESPONSE: Text has been revised. Town Response: Resolved
109. WCR 7 is no longer shifting alignment in the updated Transportation Mobility Plan. Applicant RESPONSE: Noted. Town Response: Resolved

110. WCR 10 is paved not gravel Applicant RESPONSE: Noted. Town Response: Resolved

#10e. General Conceptual Utility Report – see Engineering comments

#10f. Threatened and Endangered Species, Habitat, and Wetlands report – no comment

#10g. Cultural, Archaeological, and Historical Resource Report and Protection Plan – no comment

#10h. Environmental Hazards Report – no comment

#10j. Soils Report – no comment

#10k. A Geological Report – see CGS comments

111. It is indicated in the Mine Subsidence Report that buildings should be limited to less than 165-ft and two-stories or less in the Subsidence Zone A. It is unclear where this area is indicated on Undermining Plan (Sheet 13 of the PD Zone Map and Guide). Additionally no structures should be located within 25-ft of the capped shafts of the Clayton Mine which was not clearly demarcated on the Undermining Plan. Applicant RESPONSE: An updated subsidence report has been included with this submittal. Town Response: Resolved. Please see comments #68 and #69 above.

#10l. Separate Exhibit providing a comparative chart that lists the UDC regulation that is requested to be modified and the proposed modified PD regulation that will replace it.

112. Please add PD commercial dimensional standards to this comparison. Applicant Response: Commercial will defer to UDC standards. Town Response: Commercial dimensional standards were provided on the Dimensional Standards Chart of the PD Development Guide. Please include those dimensions for comparison on this chart.
113. Please compare to all options of LR/MR/HR, such as MR Medium, MR Large SFD and Atch, HR Medium, HR Large SFD and Atch. Please fill out all sections of the chart unless a use is not allowed in the zone district. For example, MR Small should be filled in for Single Family Front Load, but not for Live-Work. Applicant Response: All categories have been added as requested. Town Response: Resolved
114. Remove "1,000-2,499" under HR Small for Front on Street – Minimum Lot Setbacks Applicant Response: This has been removed. Town Response: Resolved
115. Multifamily lot area should compare to HR Large Atch: 2,500 per DU. Please fill out the comparable setbacks for HR. Applicant Response: This has been added. Town Response: Resolved. See Comment #27
116. Add dimensional standards for Commercial and Community Amenity. Applicant Response: Commercial will defer to UDC Standards, the Community Amenity is essentially a park use similar to the Waypoint in the existing Westerly Community. Town Response: See comment #112. Community Amenity will default to PLI zone district setbacks. Please confirm that is the intent.

New Comment #134: Staff is concerned about the 5' rear setback on Single Family Front Load homes that they will not have a backyard compared to UDC requirement of 20' rear

setback. Can you explain more about the intention for this requirement? The PD's rear setback for alley loaded should differentiate between when an alley is present or not.

#10m. Separate Exhibit showing existing and proposed major easements (i.e. gas lines, overhead utility lines, etc.). – Please provide per comments #6-8

#11. Any additional information or referral documents as required by the Planning & Development Director, in order to thoroughly review the impacts of the proposed development. – not required at this time

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-981-5985 or aburkhalter@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

Aly Burkhalter
Senior Planner

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

COVER SHEET / GENERAL NOTES

PD ZONING LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16 BEING N 89°30'52" E AND MONUMENTED AS FOLLOWS:

-CENTER 1/4 CORNER OF SECTION 16, BEING A FOUND 3.25" ALUMINUM CAP, LS 6973, RW BAYER ASSOC., PER MON REC DATED 3-1-14.

-EAST 1/4 CORNER OF SECTION 16, BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX, PARTIALLY ILLEGIBLE, PLS 14083, PER MONUMENT RECORD DATED 4-9-96.

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 16;

THENCE N 89°30'52" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 2630.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 AS DESCRIBED IN BOOK 86 PAGE 273;

THENCE S 00°22'39" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2075.17 FEET TO THE NORTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 4925429;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 4925429 THE FOLLOWING FIVE (5) COURSES;

- 1) S 89°37'21" W A DISTANCE OF 40.00 FEET;
- 2) S 00°22'39" E A DISTANCE OF 473.00 FEET;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°37'59" W 35.36 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.28 FEET, AND A DELTA OF 90°01'15";
- 4) S 89°38'36" W A DISTANCE OF 912.35 FEET;
- 5) S 00°21'24" E A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (AKA WELD COUNTY ROAD NO. 8) RECORDED IN BOOK 86 PAGE 273;

THENCE S 89°38'36" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1656.00 FEET;

THENCE S 89°38'17" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1343.47 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3158505;

THENCE N 00°13'30" W ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 1949.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 4206840;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:

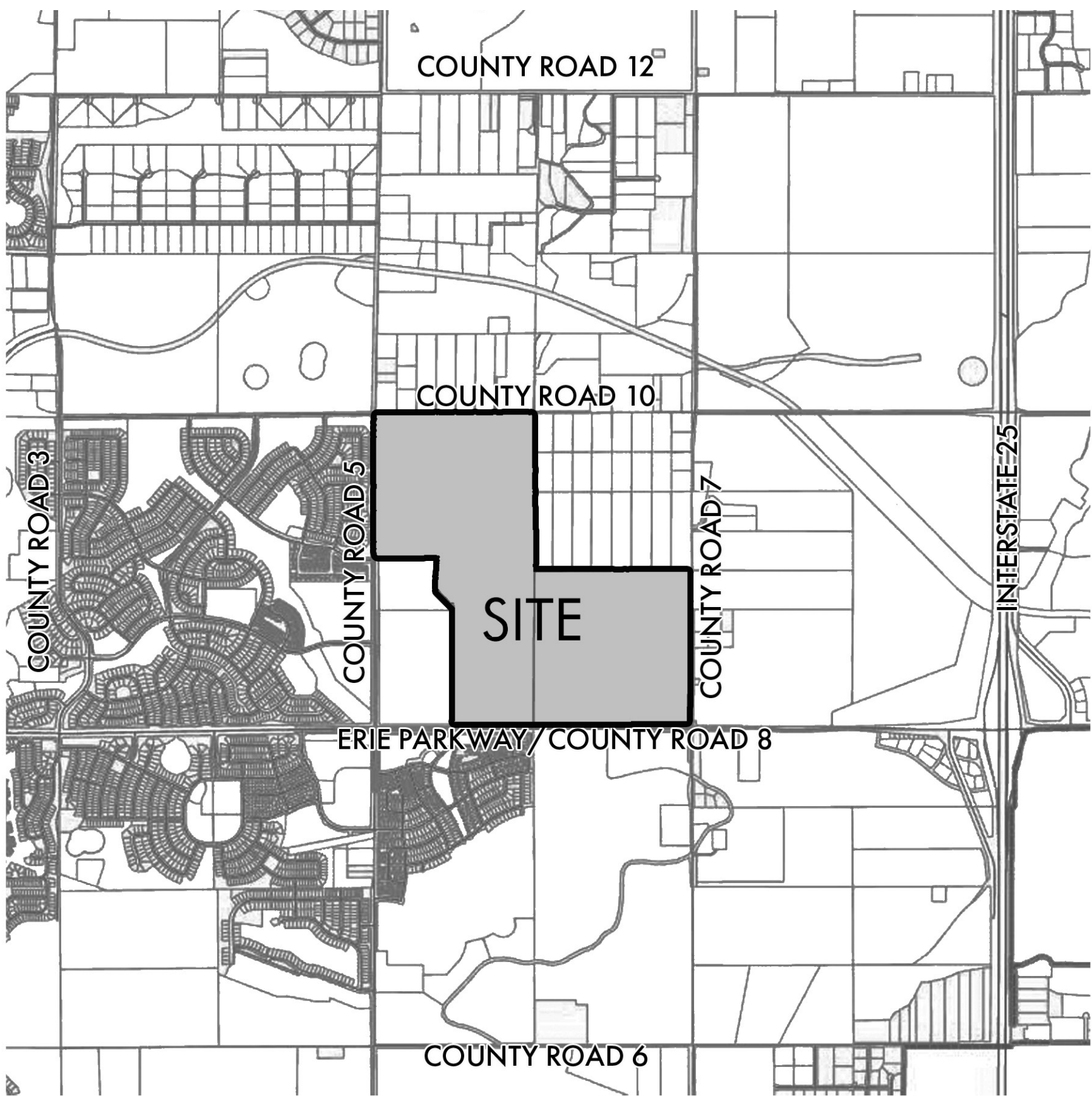
- 1) N 89°38'27" E A DISTANCE OF 2.00 FEET;
- 2) N 04°46'24" W A DISTANCE OF 110.00 FEET;
- 3) S 89°38'27" W A DISTANCE OF 48.00 FEET;
- 4) N 44°31'51" W A DISTANCE OF 339.83 FEET;
- 5) N 03°21'55" E A DISTANCE OF 545.00 FEET;
- 6) S 89°31'06" W A DISTANCE OF 1032.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 5 RECORDED IN SAID BOOK 86 PAGE 273;

THENCE N 00°12'52" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2358.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 10 RECORDED IN SAID BOOK 86 PAGE 273;

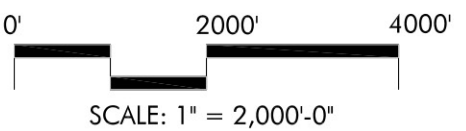
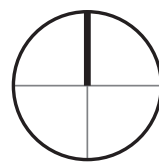
THENCE N 89°23'44" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2624.71 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16;

THENCE S 00°18'49" E ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 16 A DISTANCE OF 2607.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,026,720 SQUARE FEET OR 390.8797 ACRES MORE OR LESS.



PROJECT VICINITY MAP - 1"=2000'



GENERAL NOTES:

- SOME ITEMS CONTAINED WITHIN THE PD WILL BE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE THROUGH PRELIMINARY PLAT AND FINAL PLAT STAGES.
- THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS PD ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS. DURING THE PLATTING PROCESS MINOR VARIATIONS SHOULD BE EXPECTED FOR THE PURPOSE OF ESTABLISHING:
 - 1. FINAL ROAD ALIGNMENTS
 - 2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
 - 3. FINAL BUILDING ENVELOPES
 - 4. FINAL ACCESS AND PARKING LOCATIONS
 - 5. LANDSCAPE ADJUSTMENTS
- ALL THE PHOTOS AND ILLUSTRATIONS REFERENCED IN THIS PD ARE REPRESENTATIVE OF THE LEVEL OF DESIGN QUALITY IN NORTH WESTERLY. FINAL DESIGNS TO BE SUBMITTED WILL NOT NECESSARILY DUPLICATE THE EXACT ILLUSTRATIONS, BUT WILL CONTAIN THE SAME THEMES AND DIMENSIONS AS SHOWN, AND WILL BE AT THE SAME OR HIGHER LEVEL OF DESIGN QUALITY, EXTENT, AND DETAIL.

OWNER:

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NASHVILLE, TN 37215
720-531-8924
CONTACT: HEIDI MAJERIK
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ENGINEERING CONSULTANTS:

KT ENGINEERING
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720-638-5190
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EMAIL: KTOLAND@KTENG.NET

TRAFFIC CONSULTANTS:

LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, CO 80206
303.333.1105
CONTACT: CHRISTOPHER MCGRANAHAN
EMAIL: CSMCGRANAHAN@LSCTRANS.COM

SHEET INDEX

- SHEET 1: COVER SHEET/WRITTEN NARRATIVE
- SHEET 2: ZONING MAP
- SHEET 3: LAND USE PLAN
- SHEET 4: CONCEPT PLAN
- SHEET 5: HOME DIVERSITY PLAN
- SHEET 6: SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS
- SHEET 7: SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS
- SHEET 8: MULTI-FAMILY DEVELOPMENT STANDARDS
- SHEET 9-10: COMMERCIAL DEVELOPMENT STANDARDS
- SHEET 11: PARKING STANDARDS
- SHEET 12: UTILITY CONCEPT PLAN
- SHEET 13: UNDERMINING/OIL & GAS PLAN
- SHEET 14: STREETScape PLAN
- SHEET 15: PEDESTRIAN CIRCULATION PLAN
- SHEET 16: BICYCLE CONNECTIVITY PLAN
- SHHET 17: SIGNAGE PLAN - PHOTOMETRIC PLAN
- SHEET 18: LANDSCAPE CONCEPT
- SHEET 19-21: LANDSCAPE CHARACTER
- SHEET 22: PARKS & OPEN SPACE CONCEPT
- SHEET 23: PARKS & OPEN SPACE CONCEPT PLAN
- SHEET 24-27: PARKS & OPEN SPACE CHARACTER
- SHEET 28: PHASING PLAN
- SHEET 29 ENVIRONMENTAL PLAN

SURVEYOR'S CERTIFICATE:

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SIGNATURE

SURVEYOR'S NAME

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

_____ (SEAL)

TOWN COUNCIL APPROVAL CERTIFICATE:

THIS ZONING MAP IS TO BE KNOWN AS THE "_____ ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL FOR ERIE, COLORADO, HELD ON _____, 20____.

MAYOR

ATTEST: _____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

I HERBY CERTIFY THAT HIS ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT THE RECEPTION NUMBER _____.

BY: _____
(SIGNATURE)

(COUNTY CLERK AND RECORDER)

PREPARED FOR:

NORTH WESTERLY
OWNER, LLC

3990 HILLSBORO PIKE,
SUITE 400,
NASHVILLE, TN 37215
720-531-8924
CONTACT: HEIDI MAJERIK

ENGINEERING:



12500 W. 58TH AVE
SUITE 230
ARVADA, CO 80002
720-638-5190
CONTACT: KEN TOLAND

LAND PLANNING:

SOUTHERN LAND
COMPANY

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PCS GROUP, INC.
200 KALAMATH STREET,
DENVER, CO - 80233
720-259-8246
CONTACT: JOHN PRESTWICH

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/17/2024	JP/CGR

SHEET INFO:

COVER SHEET &
WRITTEN NARRATIVE

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

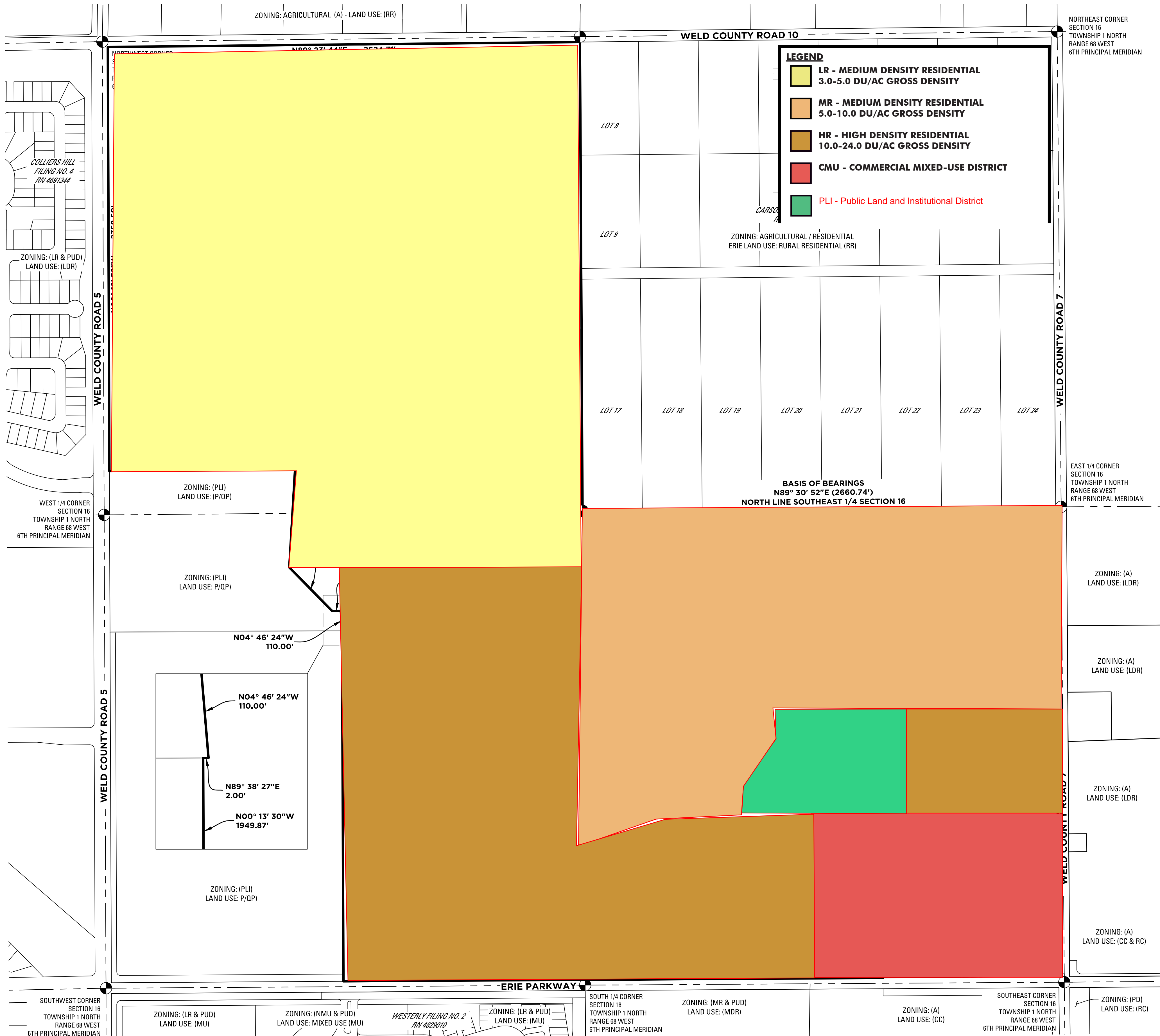
2/09/2023

1
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

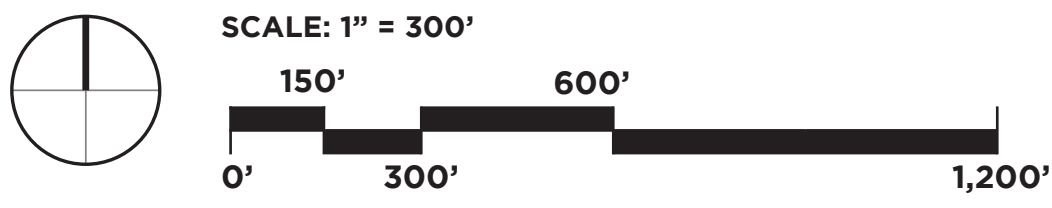
ZONING MAP



Comment #117a: Zone Map shall show underlying zone district areas (LR, MR, CMU). Community Private Amenity is assumed to be PLI zone district unless applicant demonstrates otherwise. Open Space and Parks land uses will not be their own zone district but included in other zone districts. Legal Descriptions will be provided for each of the underlying zone district boundaries. Zone District boundaries shall be determined based on density ranges of LR/MR/HR, existing zone district boundaries of LR/MR/HR, and future uses to be permitted for PLI/CMU.

LEGEND

- ZONING BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- SECTION CORNER



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CONTACT:
JOHN PRESTWICH

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

ZONING MAP

DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

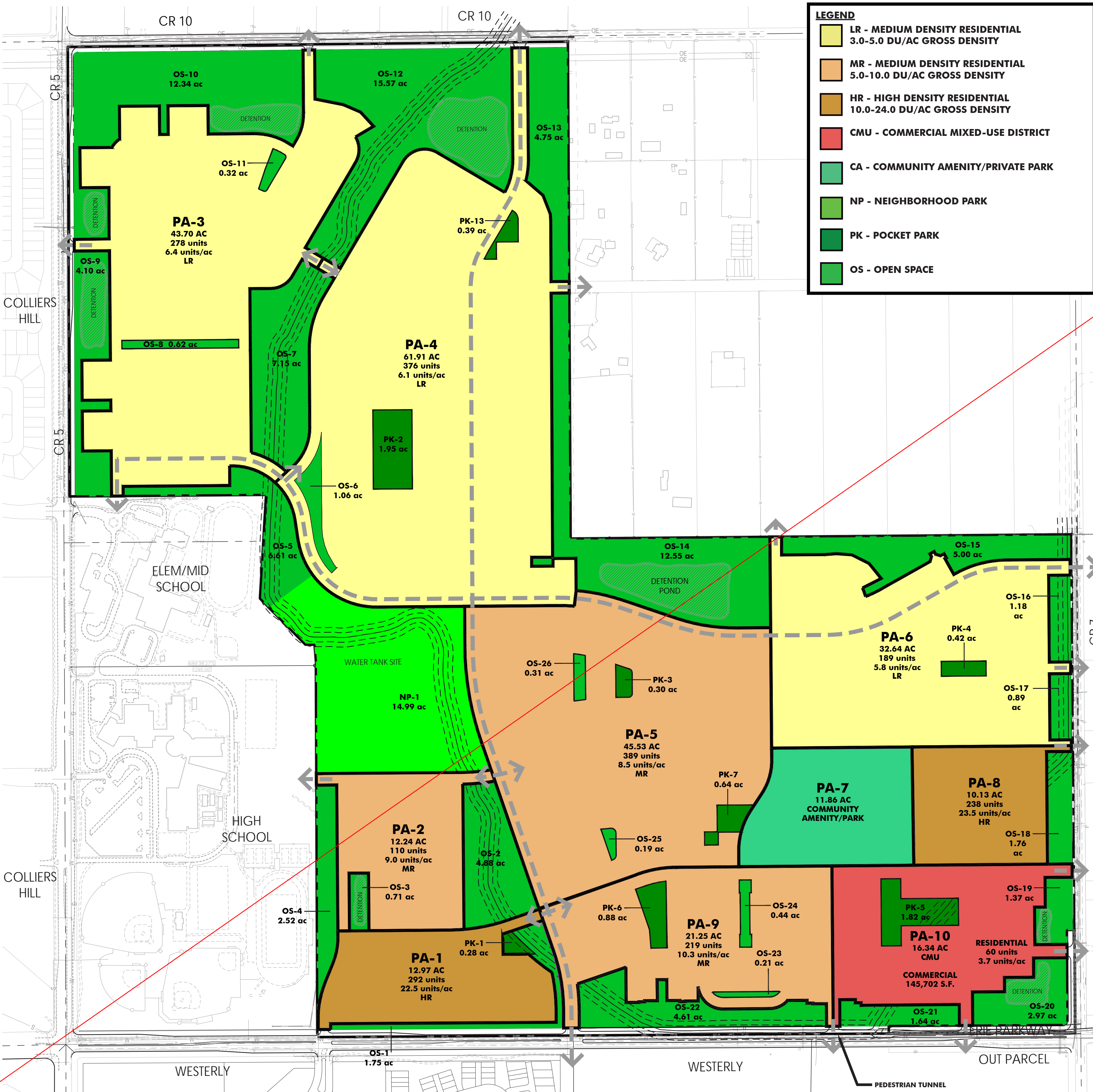
SUBMITTED ON:
2/09/2023

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LAND USE PLAN

Comment #117b: Land Use Plan remove sheet and move Land Use Summary Chart to Concept Plan sheet

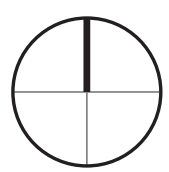


NORTH WESTERLY LAND USE SUMMARY

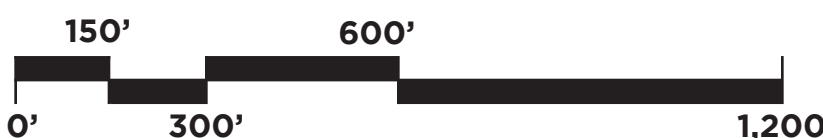
DATE: 07/11/2024

A.	B.	C.	D.	E.	F.	G.	H.	I.
Land Use Item	Planning Area Map Number	Map Area Code	Net Land Area in Acres	Percentage of Total Land Area	Proposed Maximum Net Density (DU/AC)	Proposed Maximum # of Dwelling Units (DUs)	Proposed Non-Residential Square Footage (SQ.FT.)	Details and Comments
1. OPEN SPACE AND TRAIL CORRIDORS	OS-1	OS	1.8	0.4%				Dedicated Open Space - includes spine trail and irrigation ditch
	OS-2	OS	4.9	1.2%				Dedicated Open Space - includes spine trail, irrigation ditch, and amenities
	OS-3	OS	0.7	0.2%				Dedicated Open Space - includes detention, trails, and amenities
	OS-4	OS	2.5	0.6%				Dedicated Open Space - buffer area includes trails and amenities
	OS-5	OS	3.7	1.0%				Dedicated Open Space - buffer area includes irrigation ditch, trails and amenities
	OS-6	OS	1.1	0.3%				Dedicated Open Space - includes trails and amenities
	OS-7	OS	7.2	1.8%				Dedicated Open Space - includes trails, irrigation ditch, and amenities
	OS-8	OS	0.6	0.2%				Dedicated Open Space - includes trails and amenities
	OS-9	OS	4.1	1.0%				Dedicated Open Space - buffer area includes detention, trails, and amenities
	OS-10	OS	12.3	3.2%				Dedicated Open Space - buffer area includes detention, trails, and amenities
	OS-11	OS	0.3	0.1%				Dedicated Open Space - includes trails and amenities
	OS-12	OS	15.6	4.0%				Dedicated Open Space - includes trails, irrigation ditch, detention and amenities
	OS-13	OS	4.8	1.2%				Dedicated Open Space - buffer area includes trails and amenities
	OS-14	OS	12.6	3.2%				Dedicated Open Space - buffer area includes detention, trails, and amenities
	OS-15	OS	5.0	1.3%				Dedicated Open Space - buffer area includes trails and amenities
	OS-16	OS	1.2	0.3%				Dedicated Open Space - buffer area includes irrigation ditch and trails
	OS-17	OS	0.9	0.2%				Dedicated Open Space - buffer area includes irrigation ditch and trails
	OS-18	OS	1.8	0.5%				Dedicated Open Space - buffer area includes irrigation ditch and trails
	OS-19	OS	1.4	0.4%				Dedicated Open Space - buffer area includes irrigation ditch, detention, trails, and amenities
	OS-20	OS	3.0	0.8%				Dedicated Open Space - buffer area includes spine trail, irrigation ditch, detention, and amenities
	OS-21	OS	1.6	0.4%				Dedicated Open Space - buffer area includes spine trail, irrigation ditch, detention, and amenities
	OS-22	OS	4.6	1.2%				Dedicated Open Space - buffer area includes spine trail, irrigation ditch, and amenities
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	OS-25	OS	0.2	0.0%				Dedicated Open Space - includes trails
	OS-26	OS	0.3	0.1%				Dedicated Open Space - includes trails
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	PK-1	PK	0.3	0.1%				POCKET PARK
	PK-2	PK	2.0	0.5%				POCKET PARK
	PK-3	PK	0.4	0.1%				POCKET PARK
	PK-4	PK	0.4	0.1%				POCKET PARK
	PK-5	PK	1.8	0.5%				POCKET PARK
	PK-6	PK	0.9	0.2%				POCKET PARK
	PK-7	PK	0.6	0.2%				POCKET PARK
3. PRIVATE PARK	PA-7	CA	11.9	3.0%				COMMUNITY AMENITY/PARK
	PA-8	HR	10.13 AC	2.6%	23.5 DU/AC	238		MULTI-FAMILY
4. DEVELOPMENT AREAS	PA-1	HR	13.0	3.3%	22.5 DU/AC	292		SINGLE-FAMILY DETACHED/ATTACHED
	PA-2	MR	12.24 AC	3.1%	9.0 DU/AC	110		SINGLE-FAMILY DETACHED
	PA-3	LR	43.7	11.2%	6.4 DU/AC	278		SINGLE-FAMILY DETACHED/ATTACHED
	PA-4	LR	61.91 AC	15.8%	6.1 DU/AC	376		SINGLE-FAMILY DETACHED/ATTACHED
	PA-5	MR	45.53 AC	11.6%	8.5 DU/AC	389		SINGLE-FAMILY DETACHED/ATTACHED
	PA-6	LR	32.64 AC	8.4%	5.8 DU/AC	189		SINGLE-FAMILY DETACHED/ATTACHED
	PA-7	HR	11.86 AC	3.0%	23.5 DU/AC	238		MULTI-FAMILY
	PA-8	HR	10.13 AC	2.6%	23.5 DU/AC	238		SINGLE-FAMILY DETACHED/ATTACHED
	PA-9	MR	21.3	5.4%	10.3 DU/AC	219		COMMERCIAL/MIXED-USE
	PA-10	CMU	16.34 AC	4.2%	3.7 DU/AC	60	145,702	
5. ADJACENT ROW			5.1	1.3%				
6. TOTAL MAP ACREAGE (Total figures above)			390.9	100.0%	5.50 DU/AC	2,151	145,702	
7. ACREAGE LISTED IN APPLICATION			390.9					

NOTE: The Proposed Maximum Density for each Planning Area is determined from Net Acreage and therefore it is a Net Density.



SCALE: 1" = 300'



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CONTACT:
JOHN PRESTWICH

REVISIONS:

NO.	BY	DATE	REVISION DESCRIPTION
1	JP/CGR	7/11/2024	2ND SUBMITTAL

SHEET INFO:

LAND USE PLAN

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

3
OF 29

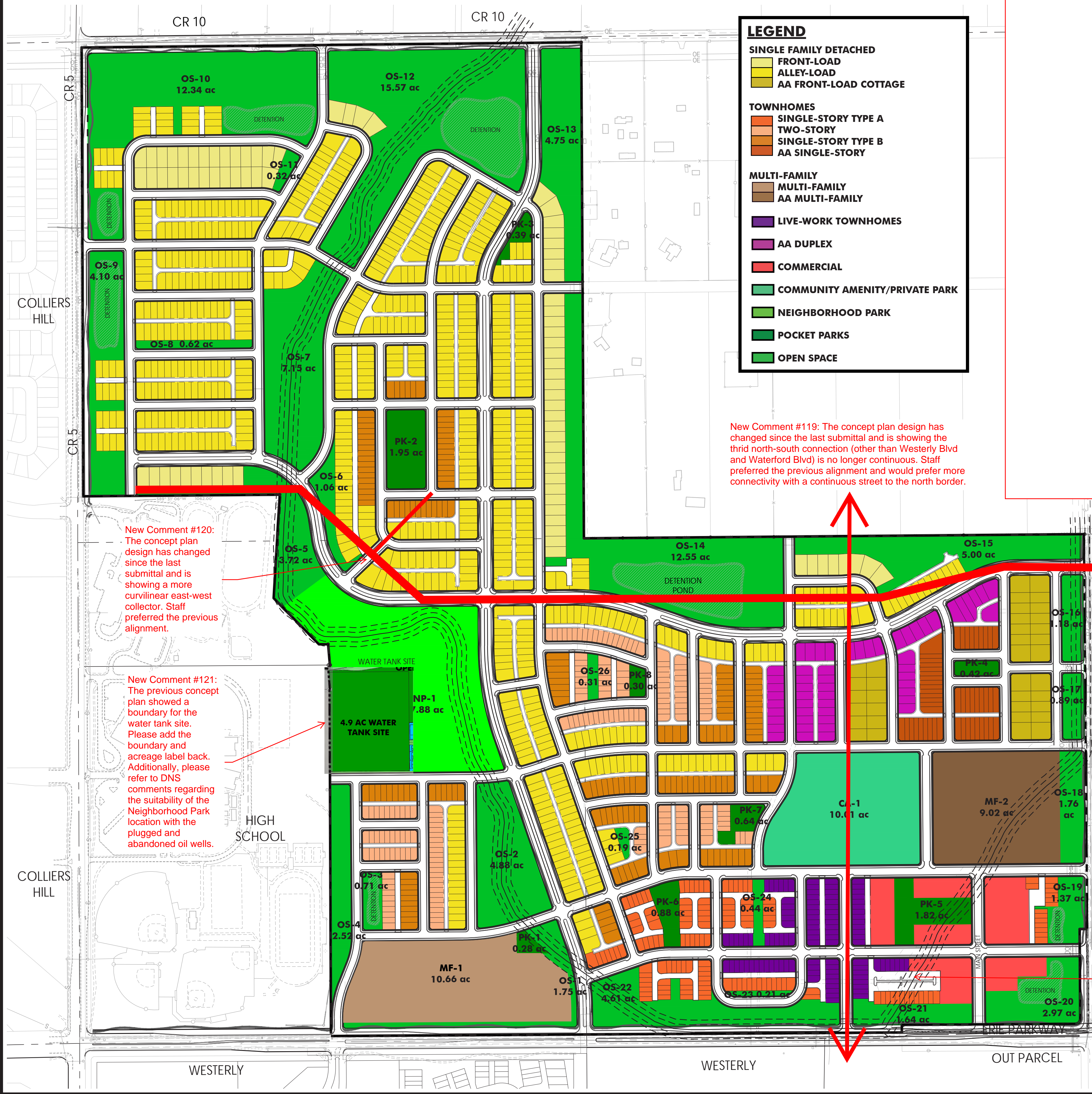
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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

390.8797 ACRES
PD-001700-2024

CONCEPT PLAN

Comment #117c: Concept Plan sheet graphic to remain as-is
with Land Use Summary chart added to sheet and Dimensional
Standard sheet moved to same sheet as Parking Requirements.



LEGEND

SINGLE FAMILY DETACHED
FRONT-LOAD
ALLEY-LOAD
AA FRONT-LOAD COTTAGE

TOWNHOMES
SINGLE-STORY TYPE A
TWO-STORY
SINGLE-STORY TYPE B
AA SINGLE-STORY

MULTI-FAMILY
MULTI-FAMILY
AA MULTI-FAMILY

LIVE-WORK TOWNHOMES
AA DUPLEX

COMMERCIAL

COMMUNITY AMENITY/PRIVATE PARK

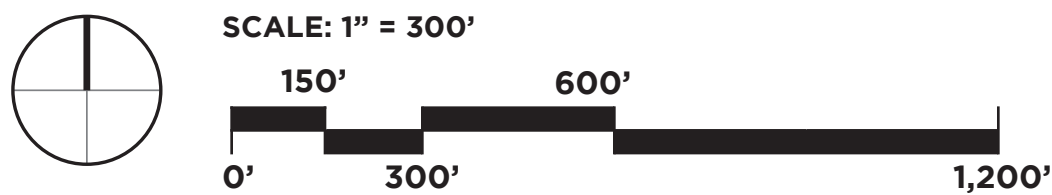
NEIGHBORHOOD PARK

POCKET PARKS

OPEN SPACE

NORTH WESTERLY LAND USE SUMMARY									
DATE: 07/11/2024									
A.	B.	C.	D.	E.	F.	G.	H.	I.	
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SHEET INFO:

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DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

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OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

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HOME DIVERSITY PLAN

TABLE 6.7-1: HOUSING DIVERSITY (TOWN OF ERIE)					
DEVELOPMENT PARCEL SIZE	REQUIRED MIX OF HOUSING TYPES FOR NORTH WESTERLY				
321-480 ACRES (NORTH WESTERLY IS IN THIS RANGE)	5 HOUSING TYPES	OR	4 HOUSING TYPES AND 1 HOUSING TYPE VARIATION	OR	3 HOUSING TYPES AND 2 HOUSING TYPE VARIATIONS

HOUSING STYLES THAT APPLY TO TABLE 6.7-7 INCLUDE:		
		INCLUDED IN NORTH WESTERLY
(A)	DUPLEX	YES
(B)	STACKED TRI-PLEX / QUAD-PLEX	NO
(C)	MANOR HOME	NO
(D)	TOWNHOUSE (SINGLE-FAMILY ATTACHED DWELLING UNIT)	YES
(E)	APARTMENT (MULTI-FAMILY DWELLING UNIT)	YES
(F)	LIVE-WORK UNITS	YES
(G)	SINGLE-FAMILY DETACHED	YES
HOUSING TYPE VARIATIONS THAT APPLY TO TABLE 6.7-7 INCLUDE:		
(A)	DUPLEX	INCLUDED
	a. FRONT LOAD	NO
	b. ALLEY LOAD	YES
(B)	STACKED TRI-PLEX / QUAD-PLEX	NA
	a. THREE DWELLING UNITS PER BUILDING	
	b. FOUR DWELLING UNITS PER BUILDING	
(C)	MANOR HOME	NA
	a. VARIATION IN BUIDLING LENGTH OF 30% OR MORE	
	b. VARIATION IN BUIDLING FOOTPRINT OF 30% OR MORE	
(D)	TOWNHOUSE (SINGLE-FAMILY ATTACHED DWELLING UNIT)	INCLUDED
	a. FRONT LOAD	NO
	b. ALLEY LOAD	YES
(E)	APARTMENT (MULTI-FAMILY DWELLING UNIT)	INCLUDED
	a. VARIATION IN BUIDLING LENGTH OF 30% OR MORE	NO
	b. VARIATION IN BUIDLING FOOTPRINT OF 30% OR MORE	NO
(F)	LIVE-WORK UNITS	INCLUDED
	a. FRONT LOAD	NO
	b. ALLEY LOAD	YES
(G)	SINGLE-FAMILY DETACHED	INCLUDED
	a. FRONT LOAD	YES
	b. ALLEY LOAD	YES
	c. LOT SIZE UNDER 5,000 SQUARE FEET	YES
	d. LOT SIZE 5,000 TO 9,999 SQUARE FEET	YES
	e. LOT SIZE 10,000 TO 39,999 SQUARE FEET	NO
	f. LOT SIZE 40,000 SQUARE FEET OR MORE	NO

NORTH WESTERLY HOUSING DIVERSITY PERCENTAGES						
LEGEND	UNIT TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT COUNT	SEGMENT MIX (%)	DEVELOPMENT MIX (%)
	SINGLE FAMILY DETACHED UNITS					
	SINGLE-FAMILY FRONT LOAD	55'	105'	92	11.0%	4.3%
	SINGLE-FAMILY ALLEY LOAD	35' OR 45'	90'	700	83.7%	32.5%
	AA-COTTAGE	55'	105'	44	5.3%	2.0%
	SUBTOTAL			836	100.0%	38.9%
	ATTACHED UNITS					
	LIVE-WORK TOWNHOME	25'	50'	114	14.5%	5.3%
	TOWNHOUSE - SINGLE STORY (TYPE A)	25'	67'	155	19.7%	7.2%
	TOWNHOUSE - TWO STORY	26'	67'	206	26.2%	9.6%
	TOWNHOUSE - SINGLE STORY (TYPE B)	26'	90'	191	24.3%	8.9%
	AA TOWNHOME	23'	120'	55	7.0%	2.6%
	AA DUPLEX	40'	90'	64	8.2%	3.0%
	SUBTOTAL			785	100.0%	36.5%
	SINGLE FAMILY ATTACHED & DETACHED SUBTOTAL			1,621		75.4%
MULTI-FAMILY RESIDENTIAL (SEE NOTE)						
LEGEND	UNIT TYPE	FLOORPLATE (GSF)	BUILDING STORIES	LOT COUNT	SEGMENT MIX (%)	DEVELOPMENT MIX (%)
	MULTI-FAMILY	132,780	2.5	292	55.1%	13.6%
	AA MULTI-FAMILY	101,304	3	238	44.9%	11.1%
	MULTI-FAMILY SUBTOTAL			530	100.00%	24.6%
OVERALL RESIDENTIAL DEVELOPMENT TOTALS						
TOTAL SINGLE FAMILY ATTACHED & DETACHED UNITS				LOT COUNT	TOTAL GROSS SF	DEVELOPMENT MIX (%)
TOTAL MULTI-FAMILY UNITS				1,621		75.36%
OVERALL DEVELOPMENT TOTALS				530		24.64%
				2,151		100.00%

NOTE: A MINIMUM OF 10% OF THE TOTAL NUMBER OF HOUSING UNITS IN THE DEVELOPMENT SHALL BE ATTAINABLE AS DESCRIBED HEREIN "ATTAINABLE RENTAL UNITS." 50% OF THE ATTAINABLE RENTAL UNITS SHALL BE PERMANENTLY RESTRICTED TO BE AVAILABLE TO TENANTS EARNING NO MORE THAT 80% OF THE AREA MEDIAN INCOME AS DEFINED BY THE TOWN ("AMI"), AND THE OTHER 50% OF THE ATTAINABLE RENTAL UNITS SHALL BE PERMANENTLY RESTRICTED TO BE AVAILABLE TO TENANTS EARNING NO MORE THAN 120% OF THE AMI.

Comment #35: Please add note on Home Diversity sheet indicating ADUs will be allowed and not captured in unit counts and percentages.

Comment #33: Town was requesting Pre-DA section 7c "High Density Housing. Developer shall cause at least 20% of the total residential units in the Development to be constructed as higher density housing, including without limitation condominiums, townhomes, apartments, cooperative housing." Please add note that the Multi-family Residential shall remain 20% of the overall mix and remove affordable housing note.



(G) - SINGLE FAMILY DETACHED - FRONT LOAD



(G) - SINGLE FAMILY DETACHED - ALLEY LOAD



(A) - DUPLEX - ALLEY LOAD



(D) - TOWNHOUSE - ALLEY LOAD

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1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

HOME DIVERSITY
PLAN

DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

5
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS

Comment #36a: Replace text with "Single Family Detached Architectural Standards shall apply to all single family types including front load, alley load, lot size under 5,000 square feet, lot size 5,000 to 9,999 square feet. The single family detached architectural standards and single family attached architectural standards replace sections 10.6.7 of the Erie Unified Development code, as the same may be amended from time to time."

SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS

THE SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS AND SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS REPLACE SECTIONS 10.6.7.E AND 10.6.7.F OF THE ERIE UNIFIED DEVELOPMENT CODE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

I. ARCHITECTURAL VARIETY AND CHARACTER

A. VARIETY

- 1. NO IDENTICAL MODEL PLAN ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET FROM THE SAME MODEL PLAN AND ELEVATION.
- 2. NO IDENTICAL MODEL PLAN ELEVATION SHALL BE REPEATED MORE THAN ONCE WITHIN EVERY 4 LOTS ON THE SAME SIDE OF ANY STREET.
- 3. A MINIMUM OF 3 RECOGNIZABLY DIFFERENT MODEL PLANS WITH 3 RECOGNIZABLY DIFFERENT ELEVATIONS BE SUBMITTED TO THE TOWN FOR REVIEW.

B. TRACKING

- 1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE TO THE TOWN A PLAT SHEET TRACKING DOCUMENT THAT MAINTAINS A RECORD OF HOME MODEL VARIETY FOR EVERY DEVELOPMENT PARCEL. THE DEVELOPER SHALL DEMONSTRATE COMPLIANCE WITH THIS SECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

II. ARCHITECTURAL CHARACTER

EACH SINGLE FAMILY DETACHED MODEL PLAN AND ELEVATION SHALL DEMONSTRATE THE FOLLOWING DESIGN ATTRIBUTES:

A. DESIGN STANDARDS:

- A. EACH ELEVATION SHALL INCLUDE A MINIMUM OF TWO WINDOWS (OR ONE WINDOW AND ONE DOOR) PER FLOOR. THERE SHALL BE AT LEAST ONE OPENING (WINDOW OR DOOR) PER QUADRANT OF THE ELEVATION SO THAT LONG STRETCHES OF WALL ARE BROKEN UP BY FENESTRATION. HOWEVER, ELEVATIONS WITH A PARTIAL OR SMALLER UPPER LEVEL (SUCH AS A FRONT FACING GABLE) MAY BE ALLOWED TO HAVE A MINIMUM OF ONE WINDOW IN THE UPPER STORY AND THE WINDOW SHALL BE APPROPRIATE IN SIZE TO THE SCALE OF THE UPPER LEVEL MASS, MINIMUM OF 8 SQ.FT. OF GLASS.

B. WALL PLANE CHANGE:

WINDOW ARTICULATION THAT ADDS SHADOW AND VISUAL INTEREST IS ENCOURAGED.

THE WALL PLANE CHANGE SHALL BE PROPORTIONAL TO THE BUILDING ELEVATION, HAVE A DEPTH OF AT LEAST 12 INCHES, BE AT LEAST A FULL STORY IN HEIGHT, AND BE AT LEAST 6 FEET WIDE. RECESSED PLANES SHALL BE RECOGNIZABLE AS PART OF THE ELEVATION BEING ENHANCED.

EACH FRONT AND REAR ELEVATION SHALL INCLUDE MORE THAN ONE WALL PLANE,

OR, ON FRONT ELEVATIONS ONE WALL PLANE MAY BE ALLOWED WHEN ONE OR MORE OF THE FOLLOWING IS PROVIDED.

- 1. WINDOW(S) OR DOOR(S) EXCEEDING THE MINIMUM REQUIRED PER FLOOR. THE USE OF SHUTTERS MAY ALSO ENHANCE THE TOTAL SCALE OF FENESTRATION PROVIDED PER ELEVATION QUADRANT.
- 2. A PORCH OR STOOP THAT IS COVERED.
- 3. ROOF DORMERS.

- C. A VARIETY OF ROOF FORMS SHALL BE USED. SINGLE UNBROKEN ROOF PITCHES SHOULD BE AVOIDED EXCEPT WHERE A SINGLE ROOF TREATMENT IS AN ESSENTIAL ELEMENT OF THE ARCHITECTURAL STYLE. (E.G. MANSARD)

- D. THE MAIN ROOF SHALL EXTEND BEYOND THE PRIMARY FAÇADE BY A MINIMUM OF 12 INCHES. OR, ON HOMES WITH A ROOF PITCH OF 10:12 OR GREATER, A GABLE RAKE OF LESS THAN 12 INCHES MAY BE PERMITTED.

MODELS WITH GABLE RAKE OVERHANGS OF LESS THAN 12 INCHES SHALL NOT BE LOCATED DIRECTLY ACROSS THE STREET FROM EACH OTHER OR MORE THAN ONCE WITHIN EVERY 4 LOTS ON THE SAME SIDE OF ANY STREET.



FRONT ELEVATION

- E. AN ELEVATION OF THE HOME THAT FACES A STREET, PARK, TRAIL CORRIDOR OR OPEN SPACE AREA SHALL PROVIDE AN "ENHANCED ELEVATION" WHICH FURTHER IMPROVES THE ARCHITECTURAL AESTHETIC OF THE RESIDENCE; AN ENHANCED ELEVATION SHALL PROVIDE THREE OF THE FOLLOWING DESIGN ENHANCEMENTS. THE DESIGN ENHANCEMENT SHALL BE APPLIED IN A MANNER THAT IS CONSISTENT WITH THE STYLE OF THE HOME. SIDE AND REAR ELEVATION DESIGN ENHANCEMENTS SHALL BE CONSISTENT WITH THE DESIGN ELEMENTS OF THE FRONT ELEVATION.

- 1. WINDOW(S) SHALL BE A MINIMUM OF 8SF OR LARGER AT AN APPROPRIATE SCALE TO ADD CHARACTER TO THE ELEVATION.
- 2. A CHANGE IN WALL PLANE AS DEFINED IN SUBSECTION B.1.B ABOVE.
- 3. A PORCH, PATIO, OR DECK THAT IS COVERED.
- 4. THE USE OF ARCHITECTURAL DETAIL ELEMENTS SUCH AS SHUTTERS, VENTS, EAVE AND/OR GABLE BRACKETS, EXPOSED RAFTER TAILS, CORBELS, LINTELS, TRELLISES, COLUMNS OR PILASTERS, ADDITIONAL EXTERIOR ACCENT MATERIALS, ETC. WHICH IN COMBINATION CREATE AN ENHANCED ARCHITECTURAL STYLE.
- 5. THE USE OF TWO OR MORE EXTERIOR MATERIALS. ADDITIONAL MATERIALS SHOULD BE USED IN LOCATIONS WHERE IT IS LOGICAL AND APPROPRIATE AND SHOULD CONTINUE TO A NATURAL TRANSITION POINT. TO ACHIEVE THE ENHANCEMENT THE ADDITIONAL MATERIAL(S) SHALL BE USED TO COVER A MINIMUM OF 15% OF THE ELEVATION BEING ENHANCED. EXTERIOR MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO MASONRY (CULTURED STONE, STONE, BRICK, STUCCO, OR TILE), LAP SIDING, SHINGLES, BOARD AND BATTEN, OR OTHER DECORATIVE SIDING TREATMENT. DIFFERENT APPLICATION STYLES OF THE SAME MATERIAL, FOR EXAMPLE THE APPLICATION OF LAP SIDING IN DIFFERENT WIDTHS, DOES NOT CONSTITUTE A SECOND MATERIAL.

- F. COLUMNS OR POSTS EXTENDING MORE THAN 36 INCHES ABOVE THE GROUND WHICH SUPPORT STRUCTURAL ELEMENTS SUCH AS PORCHES, DECKS, OR ROOFS SHOULD APPEAR TO BE OF ADEQUATE MASS TO SUPPORT THE STRUCTURE ABOVE. (NO EXPOSED 4" X 4" POSTS SHALL BE ALLOWED MORE THAN 36 INCHES ABOVE THE GROUND). COLUMNS SUPPORTING UPPER STORY DECKS SHOULD BE 8" X 8" MINIMUM FINISHED.

G. MATERIALS:

- 1. ALL EXTERIOR MATERIALS SHALL BE OF HIGH QUALITY, USED IN APPLICATIONS AND TREATED APPROPRIATELY TO PROVIDE AND ATTRACTIVE AND LONG LASTING APPEARANCE.
- 2. WHEN MASONRY IS USED IT SHOULD BE USED IN LOCATIONS WHERE ITS MASS IS LOGICAL AND APPROPRIATE. IN INSTANCES WHERE MASONRY WRAPS THE EXTERIOR CORNER OF THE HOME THE MASONRY SHOULD CONTINUE TO A NATURAL TRANSITION POINT SUCH AS THE INSIDE CORNER OF A PROJECTION WALL, A COLUMN, A DOOR OR WINDOW OR OTHER LOGICAL POINT. IN CASES WHERE NO SUCH FEATURE EXISTS NEAR THE CORNER, THE MASONRY WRAP SHALL EXTEND AT LEAST SIX FEET FROM THE CORNER.

III. BUILDING ORIENTATION

- A. EACH DWELLING UNIT SHALL FACE THE FRONT LOT LINE OF THE PROPERTY AND HAVE AT LEAST 1 PRIMARY PEDESTRIAN DOORWAY FOR ACCESS TO THE DWELLING UNIT LOCATED ON, OR ADJACENT TO, THE ELEVATION OF THE DWELLING UNIT FACING THE FRONT LOT LINE OF THE PROPERTY. THE DOORWAY SHALL BE NO MORE THAN 20 FEET FROM THE MOST FORWARD PLANE OF THE FORWARD MOST LIVING SPACE WITHIN THE HOUSE AND SHALL BE CLEARLY ACCESSIBLE FROM THE STREET OR PUBLIC AREA ADJACENT TO THE FRONT LOT LINE (EXAMPLE BELOW).

IN CONDITIONS WHERE SIDE LOADED GARAGES ARE UTILIZED, THE FOLLOWING STANDARD APPLIES:

- THE DOORWAY SHALL BE NO MORE THAN 20 ' FROM THE FRONT FACING GARAGE WALL PLANE.

- B. FOR SINGLE FAMILY FRONT LOADED LOTS ADJACENT TO STREETS ON TWO SIDES (CORNER LOTS), THE DWELLING MAY BE ORIENTED TO EITHER ADJACENT STREET AND THE PEDESTRIAN DOORWAY MAY THUS BE LOCATED FACING EITHER ADJACENT STREET.

IV. GARAGES, PORCHES AND STOOPS:

THESE REGULATIONS FOR GARAGES SHALL BE APPLIED TO NON-LIVING SPACE OR STORAGE AREAS WITHIN GARAGES WHETHER USED FOR STORAGE OF AUTOMOBILES OR OTHER ITEMS.

A. FRONT LOADED GARAGES:

- 1. GARAGES SHALL BE RECESSED A MINIMUM OF 8'-0" FROM THE FORWARD MOST FAÇADE, FRONT PORCH, OR COVERED STOOP, WHICHEVER LENGTH IS GREATEST, FOR FRONT LOADED LOTS 75' OR GREATER IN WIDTH.

- 2. GARAGES SHALL BE RECESSED A MINIMUM OF 2'-0" FROM THE FORWARD MOST FAÇADE, FRONT PORCH, OR COVERED STOOP, WHICHEVER LENGTH IS GREATEST, FOR FRONT LOADED LOTS BETWEEN 45' AND 74' FEET IN WIDTH.

B. SIDE LOADED GARAGES:

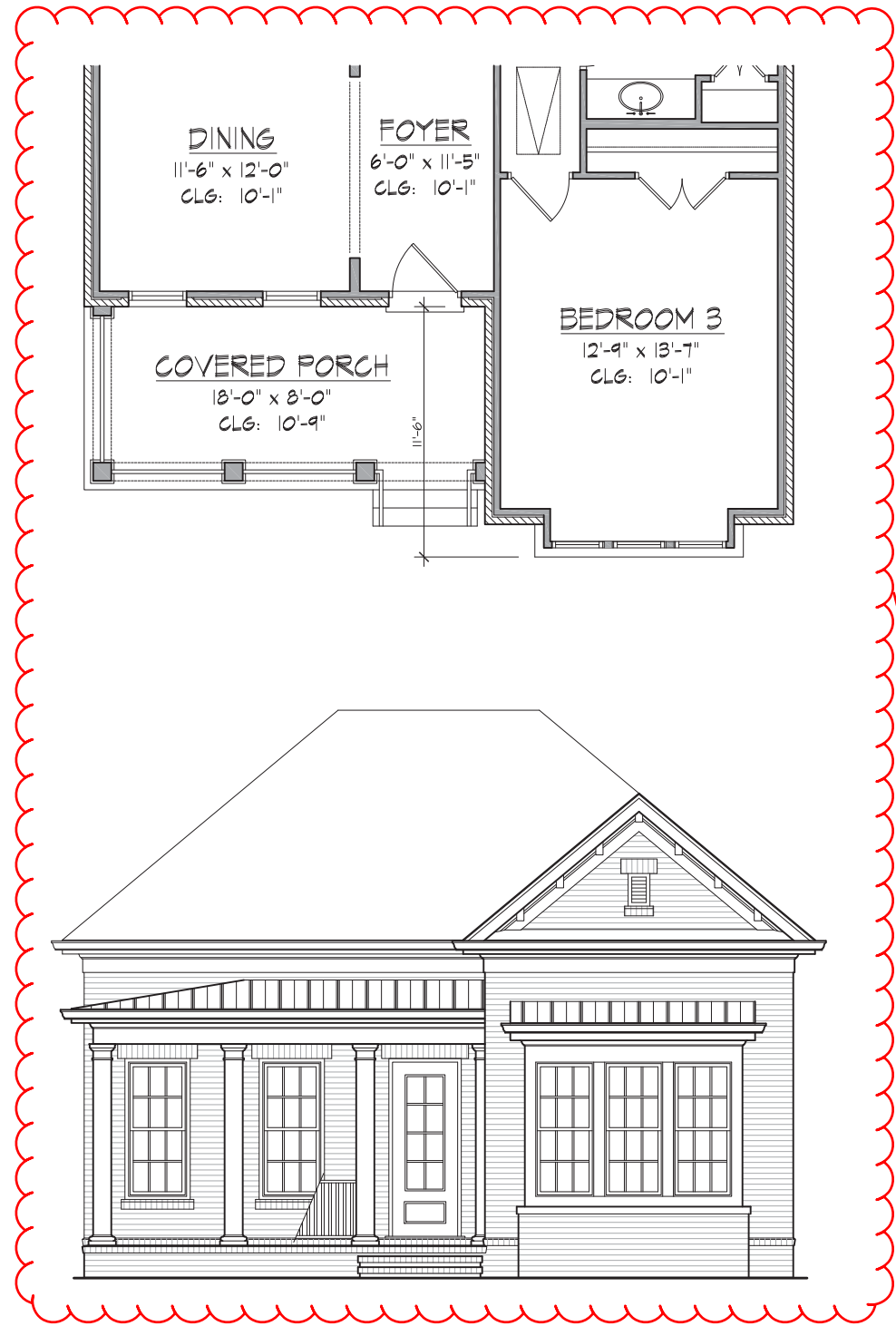
- 1. ON CORNER LOTS WHERE THE GARAGE IS ORIENTED TO THE SIDE LOT LINE RATHER THAN THE FRONT LOT LINE, THE GARAGE MUST BE SET BACK A MINIMUM OF 31' FROM THE FRONT STOOP OR PORCH OR FROM THE FORWARD MOST PLANE OF THE FRONT FAÇADE WHEN THERE IS NOT A STOOP OR PORCH.

C. ALLEY LOAD GARAGES:

- 1. GARAGES MUST BE ORIENTED TO AND ACCESSED FROM THE ALLEY WHEN THE DWELLING IS LOCATED ON A LOT WITH ALLEY ACCESS.

D. THREE OR MORE CAR GARAGE ORIENTATION:

- WHEN GARAGE BAYS EXCEED TWO, THE ADDITIONAL GARAGE BAYS SHALL EITHER:
 - 1. HAVE A DIFFERENT ORIENTATION FROM THE FIRST TWO;
 - 2. SHALL BE RECESSED BEHIND THE FIRST TWO BY AT LEAST TWO FEET WHEN HAVING THE SAME ORIENTATION; OR
 - 3. SHALL BE TANDEM TO THE FIRST TWO.



Comment #37: Example images should be directly below the text they are explaining or given a caption.

E. FRONT STOOP

A FRONT STOOP IS COMPRISED OF STAIRS AND A PLATFORM WHICH PROVIDES ACCESS TO A FRONT DOOR WHEN THE THRESHOLD IS NOT AT GRADE AND MAY BE COVERED OR UNCOVERED. FOR DWELLING UNITS WITH A FRONT STOOP, THE FRONT STOOP PLATFORM SHALL BE AT LEAST 12 SQUARE FEET.

F. FRONT PORCHES

A FRONT PORCH IS COMPRISED OF STAIRS, PLATFORM, AND COLUMNS OR RAILING AND PROVIDES ACCESS TO A FRONT DOOR WHEN THE THRESHOLD IS NOT AT GRADE. A FRONT PORCH HAS A GENEROUS SIZED PLATFORM WHICH CREATES AN OUTDOOR LIVING SPACE AT THE FRONT OF THE HOUSE. FOR DWELLING UNITS WITH A FRONT PORCH, THE FRONT PORCH SHALL BE AT LEAST 60 SQUARE FEET, AND SHALL HAVE A MINIMUM DEPTH OF 6 FEET AS MEASURED FROM THE STUD WALL TO THE COLUMN CENTERLINE OR RAILING.

Comment #37: Example images should be directly below the text they are explaining or given a caption.

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DETACHED
DEVELOPMENT
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DESIGNED BY:

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SUBMITTED ON:

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6
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NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS

Comment #36b: Replace text with ""he purposes of these building design and character standards are to establish a more predictable approach to duplex and townhome areas that encourages creativity in design for individualism of buildings or dwelling units that results in attractive, long-lasting neighborhoods. Single Family Attached Architectural Standards shall apply to all single family types including duplex front load, duplex alley load, townhouse front load, townhouse alley load, and live-work townhomes. The single family attached architectural standards replace sections 10.6.7 of the Erie Unified Development code, as the same may be amended from time to time."

SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS

THE SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS AND SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS REPLACE SECTIONS 10.6.7.E AND 10.6.7.F OF THE ERIE UNIFIED DEVELOPMENT CODE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

A. ADDITIONAL STANDARDS FOR DUPLEX & TOWNHOME AREAS

I. BUILDING DESIGN AND CHARACTER:

A. GENERAL PURPOSE

THE PURPOSES OF THESE BUILDING DESIGN AND CHARACTER STANDARDS ARE TO:

1. ESTABLISH A MORE PREDICTABLE APPROACH TO DUPLEX AND TOWNHOME AREAS THAT ENCOURAGES CREATIVITY IN DESIGN FOR INDIVIDUALISM OF BUILDINGS OR DWELLING UNITS THAT RESULTS IN ATTRACTIVE, LONG-LASTING NEIGHBORHOODS.

III. BUILDING ORIENTATION

A. INTENT

1. TO ORGANIZE THE PRIMARY ENTRANCES AND FACADES OF DUPLEX OR TOWNHOME BUILDINGS WITH A CLEAR ORIENTATION TOWARDS A STREET, GARDEN COURT, OR POCKET PARK;
2. TO CREATE AN INTEGRATED NEIGHBORHOOD APPEARANCE FOR DUPLEX AND TOWNHOME AREAS THAT ESTABLISHES A PATTERN THAT IS INTEGRATED WITH ADJACENT USES INSTEAD OF SEGREGATED AS A SEPARATE SUB-COMMUNITY.

B. DESIGN STANDARDS

1. THE PRIMARY FACADE OF INDIVIDUAL BUILDINGS SHALL BE ORIENTED TOWARDS:
a. PRIMARY INTERNAL OR PERIMETER STREETS, OR
b. COMMON OPEN SPACE/GARDEN COURTS, SUCH AS INTERIOR COURTYARDS, PARKS, OR ON-SITE NATURAL AREAS OR FEATURES WITH A CLEARLY DEFINED AND EASILY ACCESSIBLE PEDESTRIAN CIRCULATION SYSTEM.
2. PRIMARY FACADES SHALL NOT BE ORIENTED TOWARDS ALLEYS, PARKING LOTS, GARAGES, OR CARPORTS.

II. ARCHITECTURAL CHARACTER

A. INTENT

1. TO IMPROVE THE APPEARANCE OF DUPLEX AND TOWNHOME AREAS THROUGH THE INCORPORATION OF ARCHITECTURAL DETAILING, FACADE ARTICULATION, AND OTHER FEATURES DESIGNED TO PROVIDE A MORE DISTINCT CHARACTER AND HUMAN SCALE FOR BUILDINGS OF ALL SIZES.
2. TO ENCOURAGE THE USE OF ARCHITECTURAL STYLES THAT REINFORCES THE TOWN'S TRADITIONAL CHARACTER.

B. DESIGN STANDARDS

1. ALL SIDES OF A DUPLEX OR TOWNHOME BUILDING SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING. THE MAJORITY OF A BUILDING'S ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FACADE. BUILDING DETAILS, INCLUDING ROOF FORMS, WINDOWS, DOORS, TRIM, AND SIDING MATERIALS, SHALL REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
2. ATTACHED DWELLING UNITS MAY EITHER EXPRESS EACH INDIVIDUAL UNIT OR GIVE EACH BUILDING THE APPEARANCE OF A LARGE SINGLE-FAMILY HOME.
3. THE INCORPORATION OF A VARIETY OF ROOF FORMS IS STRONGLY ENCOURAGED ON DIFFERENTIATED DWELLING UNITS. GENERALLY, DUPLEX OR TOWNHOMES SHALL INCORPORATE ROOF PITCHES OF BETWEEN 3:12 AND 6:12; HOWEVER, ALTERNATIVE ROOF FORMS MAY BE PERMITTED AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR.
4. ROOF OVERHANGS SHALL EXTEND BEYOND THE PRIMARY FAÇADE BY A MINIMUM OF 12 INCHES. OR, ON HOMES WITH A ROOF PITCH OF 10:12 OR GREATER, A GABLE RAKE OF LESS THAN 12 INCHES MAY BE PERMITTED. MODELS WITH GABLE RAKE OVERHANGS OF LESS THAN 12 INCHES SHALL NOT BE PLACED ADJACENT TO OR ACROSS THE STREET FROM 1 ANOTHER.
5. HORIZONTAL VARIATIONS IN MATERIALS ALONG THE FACADE OF A DUPLEX OR TOWNHOME BUILDING SHALL OCCUR IN CONJUNCTION WITH A CHANGE IN WALL PLANE, PREFERABLY AT THE INSIDE CORNER OF A WALL.

6. THE MAXIMUM LENGTH OF ANY TOWNHOME BUILDING SHALL BE 156 FEET

I. ARCHITECTURAL VARIETY

A. INTENT

1. TO ENSURE THAT INDIVIDUAL GROUPINGS OF DUPLEX OR TOWNHOME BUILDINGS WITHIN A LARGER DEVELOPMENT EXHIBIT A DISTINCT VARIATION IN SIZE AND MASS THAT ALLOWS THEM TO

- BE EASILY DISTINGUISHED FROM SURROUNDING BUILDING GROUPINGS.
2. TO AVOID THE BLEAK, "BARRACKS-TYPE" APPEARANCE ASSOCIATED WITH LARGE CONCENTRATIONS OF IDENTICAL OR VERY SIMILAR STRUCTURES.

B. TOWNHOMES

(A) TOWNHOMES

- (1) THE MAXIMUM LENGTH OF ANY TOWNHOME BUILDING SHALL BE 156 FEET.
1. NO MORE THAN 6 TOWNHOME DWELLING UNITS MAY BE ATTACHED IN ANY SINGLE ROW OR BUILDING CLUSTER.
2. WITHIN EACH TOWNHOME ROW OR CLUSTER, INDIVIDUAL DWELLING UNITS SHALL EITHER BE DIFFERENTIATED OR MAY EXPRESS A PURPOSELY UNIFORM DESIGN. through the following:

- a. WHEN DWELLING UNITS ARE TO BE DIFFERENTIATED, DWELLING UNITS SHALL BE DIFFERENTIATED THROUGH TWO OR MORE OF THE FOLLOWING METHODS,

- (1) USE OF DISTINCT COLOR VARIATION BETWEEN INDIVIDUAL DWELLING UNITS;
(2) USE OF DISTINCT VARIATIONS IN MATERIALS BETWEEN INDIVIDUAL DWELLING UNITS;
(3) USE OF DISTINCT VARIATIONS IN ARCHITECTURAL STYLE OR FEATURES, SUCH AS A PORCH OR SIMILAR FEATURE, BETWEEN INDIVIDUAL DWELLING UNITS;
(4) USE OF DISTINCT VARIATIONS IN ROOF FORM,
(5) A VARIATION IN THE PLANE OF THE FRONT FACADE TO PROVIDE A MINIMUM 1 FOOT VARIATION BETWEEN INDIVIDUAL DWELLING UNITS.

- b. WHEN UNIFORMITY (SAMENESS OR PATTERN REPETITION) IN DESIGN IS PROPOSED, THIS SHALL BE EXPRESSED THROUGH REPETITION OF TWO OR MORE OF THE FOLLOWING METHODS,

- (1) USE OF MATERIALS BOTH IN TYPE AND LOCATION;
(2) SIZE, STYLE, AND PATTERNING OF WINDOWS;
(3) SIZE AND DETAILING OF FRONT PORCHES;
(4) ROOF DORMERS, ROOF FORM, AND ROOF PITCH.

- C. DUPLEXES - A CONTINUOUS ROW OF IDENTICAL HOMES ALONG A BLOCK SHALL BE PROHIBITED. INDIVIDUAL STRUCTURES SHALL BE DIFFERENTIATED THROUGH TWO OR MORE OF THE FOLLOWING METHODS:
1. USE OF DISTINCT COLOR VARIATION AND MATERIALS BETWEEN INDIVIDUAL STRUCTURES;

2. USE OF DISTINCT VARIATIONS IN ROOF FORM, OR
3. USE OF DISTINCT VARIATIONS IN ARCHITECTURAL FEATURES, SUCH AS PORCHES, ROOF FORM, WINDOWS, OR SIMILAR FEATURE, BETWEEN INDIVIDUAL STRUCTURES.

- D. MODELS WITH IDENTICAL FACADES SHALL NOT BE PLACED ADJACENT TO OR ACROSS THE STREET FROM ONE ANOTHER

C. MATERIALS

1. INTENT

- a. TO MAXIMIZE THE QUALITY, VALUE, AND LONGEVITY OF NEIGHBORHOODS THROUGH THE USE OF DURABLE MATERIALS THAT WILL MINIMIZE MAINTENANCE COSTS AND IMPROVE THE OVERALL APPEARANCE OF THE DEVELOPMENT.
b. TO ENCOURAGE THE USE OF RECYCLED AND OTHER ENVIRONMENTALLY-FRIENDLY, LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFIED BUILDING MATERIALS.

2. DESIGN STANDARDS

- a. PRIMARY EXTERIOR BUILDING MATERIALS ON STRUCTURES SHALL BE CONSTRUCTED FROM DURABLE MATERIALS WITH PRODUCT WARRANTIES OR AN INDUSTRY EXPECTED LIFE OF A MINIMUM OF 25-YEARS.
b. EXTERIOR INSULATING AND FINISH SYSTEM (EIFS) SHALL NOT BE PERMITTED.
c. ALL STRUCTURES SHALL UTILIZE DURABLE, ENVIRONMENTALLY SENSITIVE ROOFING MATERIALS WITH PRODUCT WARRANTIES OR AN INDUSTRY EXPECTED LIFE OF A MINIMUM OF 25 YEARS.

New comment #122: Throughout Architectural Variety section, please differentiate between variety amongst individual units in a single building and variety of buildings along a block face. Where possible, please use the same language as the Single Family Detached standards.



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MULTI-FAMILY DEVELOPMENT STANDARDS

MATERIALS SHALL BE INCORPORATED INTO EACH BUILDING. THESE MATERIALS SHOULD BE USED TO CREATE BASES, SECONDARY FIELDS, OR ACCENT BANDING. BANDING SHALL BE USED TO DIFFERENTIATE BETWEEN A BASE, MIDDLE AND TOP. THE FOLLOWING PRIMARY MATERIALS ARE PERMITTED:

- a. BRICK OR THIN SET BRICK
- b. CAST STONE OR SYNTHETIC STONE
- c. INTEGRALLY COLORED PRE-CAST CONCRETE
- d. INTEGRALLY COLORED CONCRETE MASONRY UNITS, SPLIT FACED BLOCK, GROUNDFACE CMU
- e. STUCCO OR SYNTHETIC STUCCO
- f. PRE-CAST CONCRETE, INTEGRALLY COLORED
- g. EIFS

2. THE FOLLOWING MATERIALS MAY BE USED AS AN ACCENT MATERIAL IN CONJUNCTION WITH A PRIMARY MATERIAL FROM ABOVE:

- a. ORNAMENTAL METAL
- b. ARCHITECTURAL TILE
- c. WOOD

3. BRICK, STONE, STUCCO OR OTHER MASONRY MATERIALS SHALL BE USED ON A MINIMUM OF 30 PERCENT OF ALL EXTERIOR WALLS FACING PUBLIC RIGHT-OF-WAY. THE TOTAL AREA OF THE WALL TO WHICH THE 30 PERCENT REQUIREMENT APPLIES SHALL ~~BE CALCULATED BY SUBTRACTING FROM THE GROSS WALL AREA ALL~~ AREAS OF GLAZING (E.G., WINDOWS) AND ENTRYWAYS.

D. ENTRIES. THE ENTRANCE TO ALL BUILDINGS SHALL BE CLEARLY DEFINED AND INTEGRATED INTO THE BUILDING DESIGN THROUGH THE FOLLOWING TECHNIQUES:

- 1. THE ENTRY SHALL BE PEDESTRIAN IN SCALE AND DESIGNED TO ENCOURAGE ACTIVITY AND SIGNALIZE BUILDING ENTRY POINTS
- 2. LANDSCAPE AREAS SHALL BE ORIENTED AND FOCUSED ON THE ENTRANCE
- 3. MAIN ENTRIES SHALL BE ORIENTED TOWARDS THE PRIMARY STREET
- 4. USE OF CREATIVE ENTRY TREATMENTS SUCH AS CANOPIES, AWNINGS, CORNICE TREATMENTS OR ATRIUM
- 5. USE OF INTEGRATED SIGNAGE



MULTI-FAMILY EXAMPLES

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NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

MULTI-FAMILY
DEVELOPMENT
STANDARDS

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

8
OF 29

Comment #36c: Replace text with "Multi Family Architectural Standards shall apply to all apartments or multi-family dwelling units. The Multi Family Architectural Standards replace sections 10.6.7 of the Erie Unified Development code, as the same may be amended from time to time."

MULTI-FAMILY ARCHITECTURAL STANDARDS

I. GENERAL MULTI-FAMILY STANDARDS

- A. STAIRWAYS SHALL NOT BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE.
- B. POST-DEVELOPMENT, THESE PD STANDARDS SHALL APPLY TO ADDITIONS TO EXISTING BUILDINGS. THE EXTERIOR TREATMENT OF ANY BUILDING ADDITION SHALL, AS A MINIMUM, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.
- C. POST-DEVELOPMENT, THESE PD STANDARDS SHALL APPLY TO ANY MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS THAT REQUIRES A BUILDING PERMIT.
- 5. SCREENING STANDARDS FOR LOADING AREAS SHALL FOLLOW THE REQUIREMENTS OF THE TOWN OF ERIE UDC.

II. ARCHITECTURAL CHARACTER

A. BUILDING MASS

- 1. BUILDINGS AND ARCHITECTURAL FACADES SHALL BE ORIENTED TO CREATE A PEDESTRIAN-ORIENTED, ATTRACTIVE STREETScape WITH OUTDOOR ROOMS, SUCH AS ATRIUMS, COURTYARDS, COLONNADES, TRELLISES, PLAZAS, PROMENADES, ETC.
- 2. EACH PRIMARY BUILDING TALLER THAN 38' IN HEIGHT SHALL BE DESIGNED SO THAT THE MASSING OR FACADE ARTICULATION COMPONENTS OF THE BUILDING PRESENTS A CLEAR BASE, MIDDLE, AND TOP. THE BASE OR GROUND FLOOR ELEVATION SHALL BE APPROPRIATELY ARTICULATED TO PROVIDE HUMAN SCALE.
- 3. LONG, UNARTICULATED FACADES SHALL BE AVOIDED BY EMPLOYING ANY COMBINATION OF THE FOLLOWING TO CREATE VISUAL INTEREST AND SHADOW LINES. BUILDINGS HAVING SINGLE WALLS EXCEEDING 50' IN LENGTH SHALL INCORPORATE AT A MINIMUM TWO (2) OF THE FOLLOWING FOR EVERY 50':
 - a. PROJECTIONS OF EXTERIOR BUILDING WALLS, RECESSES AND REVELS IN EXTERIOR BUILDING WALLS A MINIMUM OF 1'
 - b. VARIATIONS IN COLOR
 - c. WINDOW FENESTRATION
 - d. ROOF OVERHANGS
 - e. CHANGES IN PARAPET HEIGHT
 - f. ARCADE, PERGOLAS, TRELLISES
 - g. TOWERS
 - h. GABLE PROJECTIONS
 - i. PILASTERS
 - j. TEXTURED AND/OR PATTERNED SURFACES

B. ROOF LINE

- 1. ROOFS ARE TO BE A PROMINENT AND COMPLIMENTARY ELEMENT TO THE BUILDING ARCHITECTURE. IT IS IMPORTANT THAT ROOF FORMS AND VARIATIONS IN PLANES ARE INCORPORATED INTO EACH BUILDING ELEVATION.
- 2. BUILDINGS WITH FLAT ROOFS SHALL BE DESIGNED TO CREATE VISUAL INTEREST BY USING VARIATIONS IN PARAPET HEIGHT IN VARIOUS AREAS.
- 3. INTENSE, BRIGHT OR FLUORESCENT COLORS SHALL NOT BE USED ON ANY ROOF AREAS VISIBLE FROM PUBLIC OR PRIVATE RIGHT-OF-WAY OR PUBLIC OPEN SPACE.
- 4. WHEN SLOPING ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LF OF ROOF:
 - a. PROJECTING GABLES
 - b. HIPS
 - c. HORIZONTAL OR VERTICAL BREAKS
 - d. ALTERNATING ROOF PITCHES

C. EXTERIOR FINISH MATERIALS

- 1. DIVERSITY IN MATERIALS IS REQUIRED AND A MINIMUM OF TWO (2) DIFFERENT

shall not include

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
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COMMERCIAL DEVELOPMENT STANDARDS

Comment #36d: Replace text with "The Commercial Development Standards shall apply to all non-residential development including mixed-use, commercial and public/institutional, and Community Amenity. The Commercial Development Standards replace sections 10.6.4 Landscaping, Screening, Fenctin; 10.6.6 Off-street parking and loading; 10.6.8 Commercial and public/institutional use categories, mixed-use design standards; 10.6.10 Exterior Lighting of the Erie Unified Development code, as the same may be amended from time to time."

COMMERCIAL DEVELOPMENT STANDARDS

I. GENERAL COMMERCIAL SITE STANDARDS

1. COMMERCIAL LANDSCAPE STANDARDS IN THE TOWN OF ERIE UDC SHOULD BE REFERENCED FOR LANDSCAPE REQUIREMENTS AND ALLOWED FEATURES WITHIN SETBACK AREAS.

A. PARKING LOTS SCREENING

- 1. THE CIRCULATION SYSTEM WITHIN COMMERCIAL DEVELOPMENTS, INCLUDING PARKING LOTS, SHALL CONTRIBUTE TO THE ORDER AND AESTHETIC QUALITY OF THE SITE. AESTHETICS, COMPATIBILITY WITH THE OVERALL SITE DESIGN, CONVENIENCE AND SAFETY FOR USERS AND PEDESTRIANS MUST BE CONSIDERED IN PARKING LOT DESIGN.
- 2. PARKING LOTS SHOULD BE SCREENED FROM VIEW FROM PUBLIC STREETS BY USE OF LANDSCAPED BUFFERS, BERMS, OR OTHER SCREENS AS APPROVED. CONTINUOUS SCREENING 30-INCHES IN HEIGHT IS REQUIRED UNLESS AN ALTERNATIVE SCREEN IS APPROVED. ALTERNATIVE LANDSCAPE SCREENING MAY INCLUDE UPRIGHT EVERGREEN TREES OR OTHER TREES OR SHRUBS. PARKING LOT EDGES SHOULD BE TREATED WITH AN AESTHETIC LANDSCAPE TREATMENT.
- 3. PEDESTRIAN CONNECTIVITY SHOULD BE PROVIDED BETWEEN THE PARKING, THE BUILDINGS, AND TO MAJOR TRAIL CONNECTIONS.

B. LOADING DOCKS. LOADING DOCKS SHOULD BE SCREENED BY USE OF OPAQUE FENCES, WALLS OR LANDSCAPED BUFFERS, BERMS OR OTHER ALTERNATIVE SCREENS AS APPROVED. SCREENS SHALL BE HIGH ENOUGH TO HIDE DELIVERY AREAS FROM PUBLIC STREETS AND ADJACENT PROPERTIES. ALTERNATIVE LANDSCAPE SCREENING MAY INCLUDE UPRIGHT EVERGREEN TREES OR OTHER TREES OR SHRUBS AS APPROVED.

4. AREA LIGHTING. AREA LIGHTING SHALL BE ADEQUATE TO PROVIDE FOR SAFETY AND SECURITY ON SITE. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY. LIGHT POLES OF A MINIMUM HEIGHT TO PROVIDE ADEQUATE LIGHTING SHOULD BE USED. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE. LIGHT FROM COMMERCIAL DEVELOPMENTS MAY NOT SPILL ONTO RESIDENTIAL SITES. NOT MORE THAN 1-FOOT CANDLE FROM COMMERCIAL DEVELOPMENTS SHALL BE PERMITTED LEAVE THE PROPERTY/SITE. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

II. COMMERCIAL ARCHITECTURAL STANDARDS

A. BUILDING MASS

- 1. COMMERCIAL BUILDINGS SHALL ACHIEVE A HUMAN SCALE APPROPRIATE TO THE SITE AND FUNCTION OF THE PROJECT. BUILDING MASS SHALL CREATE HARMONIOUS TRANSITIONS IN SCALE AND CHARACTER IN AREAS BETWEEN DIFFERENT LAND USES. ARCHITECTURAL QUALITY AND OVERALL DESIGN SHALL BE COMPATIBLE WITH THE SITE LOCATION AND PROPOSED USE AS DEMONSTRATED BY BUILDING ELEVATIONS. DIVERSE ARCHITECTURAL TREATMENTS SHALL BE INTEGRATED TO AVOID A CLUTTERED APPEARANCE.
- 2. BUILDINGS ADJACENT TO "MAIN STREET" SHOULD BE CLOSE TO THE ROADWAY. FOUR-SIDED ARCHITECTURE IS REQUIRED. FOUR SIDED ARCHITECTURE SHOULD HAVE A SIMILAR LEVEL OF DETAIL AND FENESTRATION ON ALL FOUR SIDES OF THE BUILDING.

(C) WALLS AND SCREENING SHOULD BE USED TO HIDE ANY DRIVE THROUGH LOCATED ADJACENT TO "MAIN STREET" AS IDENTIFIED IN THE CONCEPT PLAN.

- 3. COMMERCIAL BUILDINGS SHALL PROVIDE ARTICULATION BY APPLYING AT LEAST FOUR (4) OF THE FOLLOWING TREATMENTS TO ALL EXTERIOR WALLS:

- a. VARIATIONS IN HEIGHT
- b. OFFSETS IN WALL PLANE
- c. VARIATIONS IN ROOF LINE
- d. CORNICE TREATMENTS
- e. RECESSED OR PROJECTED ENTRYWAYS
- f. RECESSED WINDOWS
- g. CANOPIES OR AWNINGS
- h. MORE THAN ONE FINISH MATERIAL
- i. MORE THAN ONE COLOR
- j. OTHER ARCHITECTURAL DETAILS THAT PREVENT THE APPEARANCE OF MASSIVE AND FEATURELESS WALLS

B. EXTERIOR FINISH MATERIALS.

- 1. ALL EXTERIOR MATERIALS SHALL BE OF HIGH QUALITY SUCH THAT THEY ARE DURABLE, EASY TO MAINTAIN, AND PROVIDE FOR A LONGEVITY OF USE. BUILDING BASE MATERIALS SHALL BE MASONRY. BRICK, STONE, STUCCO, OR OTHER APPROVED MASONRY MATERIALS SHALL BE USED ON A MINIMUM OF 30 PERCENT OF ALL EXTERIOR WALLS.
- 2. THE SECONDARY EXTERIOR WALL MATERIAL USED FOR THE SIDE WALLS, BACKS WALLS, AND INFILL WALLS MAY BE FINISHED ARCHITECTURAL BLOCK, COMPOSITE SIDING, OR TREATED WOOD. THE PREFERRED ACCENT MATERIALS FOR INCORPORATION INTO THE BASIC EXTERIOR FACADES SHALL INCLUDE STUCCO, STONE, TILE, OR PRE-FINISHED METAL.
- 3. THE FOLLOWING MATERIALS ARE PROHIBITED:
 - a. ALUMINUM SIDING OR CLADDING (COMPOSITE ALUMINUM ALLOWED AT CANOPIES AND ENTRANCES)
 - b. PLASTIC OR VINYL SIDING
 - c. UNFINISHED CONCRETE MASONRY UNITS OR CONCRETE WALL

- d. SHIPPING CONTAINERS OR CONEX BOXES
- e. REFLECTIVE GLASS

B. ACCESSORY BUILDINGS. ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING.

C. SHOPPING CENTERS. BUILDINGS THAT SHARE COMMON PARKING AREAS OR DRIVEWAYS SHOULD ALSO SHARE EXTERIOR DESIGN ELEMENTS AND FINISH MATERIALS.

D. CORPORATE IDENTITY. IT IS RECOGNIZED THAT MANY CORPORATIONS HAVE IDENTIFIABLE CORPORATE ARCHITECTURE. THIS IS NOT PROHIBITED BUT SHOULD BE MODIFIED, IF NECESSARY, TO BE COMPATIBLE WITH THE LOCATION OF THE PROPOSED BUILDING AND CONSISTENT WITH THESE DESIGN STANDARDS.

E. BUILDING ADDITIONS. POST DEVELOPMENT, THESE STANDARDS SHALL APPLY TO ADDITIONS TO EXISTING BUILDINGS. THE EXTERIOR TREATMENT OF ANY BUILDING ADDITIONS SHALL, TO THE EXTENT PRACTICAL AND FEASIBLE, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.

7. EXTERIOR BUILDING MOUNTED LIGHTING. EXTERIOR LIGHTING SHOULD BE USED TO EMPHASIS ENTRYWAYS AND ARCHITECTURAL FEATURES. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

F. EXTERIOR REMODEL. POST DEVELOPMENT, ANY FUTURE MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS WHICH REQUIRES A BUILDING PERMIT WILL BE SUBJECT TO THE STANDARDS SET OUT IN THIS PD.

G. DRIVE THROUGH - WE ARE PROVIDING THIS EXAMPLE OF HOW A DRIVE THROUGH FOR A BANK HAS BEEN SUCCESSFULLY INTEGRATED INTO THE PEDESTRIAN COMMERCIAL MIXED USE ENVIRONMENT IN SOUTHERN LANDS WESTHAVEN COMMUNITY - THE FOLLOWING STANDARDS SHALL APPLY.

- 1. THE DRIVE THROUGH SHALL NOT BE VISIBLE FROM THE PRIMARY STREET FRONTAGE.
- 2. IN GENERAL, PARKING LOTS AND STACKING LANES SHALL BE LOCATED AWAY FROM AND OUT OF SIGHT OF THE PUBLIC RIGHT-OF-WAY.
- 3. PARKING ACCESS POINTS, WHETHER LOCATED IN FRONT, SIDE, OR REAR, SHALL BE LOCATED AS FAR AS POSSIBLE FROM STREET INTERSECTIONS TO ALL ADEQUATE STACKING ROOM.
- 4. STRUCTURES AND ON-SITE CIRCULATION SYSTEMS SHOULD BE LOCATED TO MINIMIZE PEDESTRIAN AND VEHICLE CONFLICTS.
- 5. RECIPROCAL ACCESS BETWEEN ADJACENT PARKING AREAS SHALL BE PROVIDED WHERE FEASIBLE SO THAT VEHICLES ARE NOT REQUIRED TO ENTER THE STREET IN ORDER TO MOVE FROM ONE AREA TO ANOTHER ON I HE SAME OR ADJACENT SITES.
- 6. CURB-CUTS SHOULD BE MINIMIZED TO REDUCE PEDESTRIAN CONFLICTS ALONG THE STREET AND ENCOURAGE WALKABILITY AND ACCESSIBILITY.
- 7. DRIVEWAYS OR SITE ACCESS SHOULD BE PROVIDED ON NON-RESIDENTIAL SIDE STREETS OR LESS MAJOR STREETS WHERE POSSIBLE TO IMPROVE PEDESTRIAN SAFETY AND REDUCE PEDESTRIAN AND VEHICLE CONFLICTS OR VEHICLE STACKING ON MAJOR STREETS.
- 8. WALLS AND SCREENING SHOULD BE USED TO HIDE ANY DRIVE-THROUGH LOCATED ADJACENT TO "MAIN STREET" AS IDENTIFIED IN THE CONCEPT PLAN

Comment #60: Main Street label on the Concept Plan could not be found



Comment #66: Disclaimer should be removed from Standards text and read as caption to the photo. : "WE ARE PROVIDING THIS EXAMPLE OF HOW A DRIVE THROUGH FOR A BANK HAS BEEN SUCCESSFULLY INTEGRATED INTO THE PEDESTRIAN COMMERCIAL MIXED USE ENVIRONMENT IN SOUTHERN LANDS WESTHAVEN COMMUNITY"

BANK - FRONT STREET VIEW

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

COMMERCIAL
DEVELOPMENT
STANDARDS

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

9
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

Comment #66: Copy example disclaimer from sheet 9 to sheet 10 to accompany the additional photos: "WE ARE PROVIDING THIS EXAMPLE OF HOW A DRIVE THROUGH FOR A BANK HAS BEEN SUCCESSFULLY INTEGRATED INTO THE PEDESTRIAN COMMERCIAL MIXED USE ENVIRONMENT IN SOUTHERN LANDS WESTHAVEN COMMUNITY"

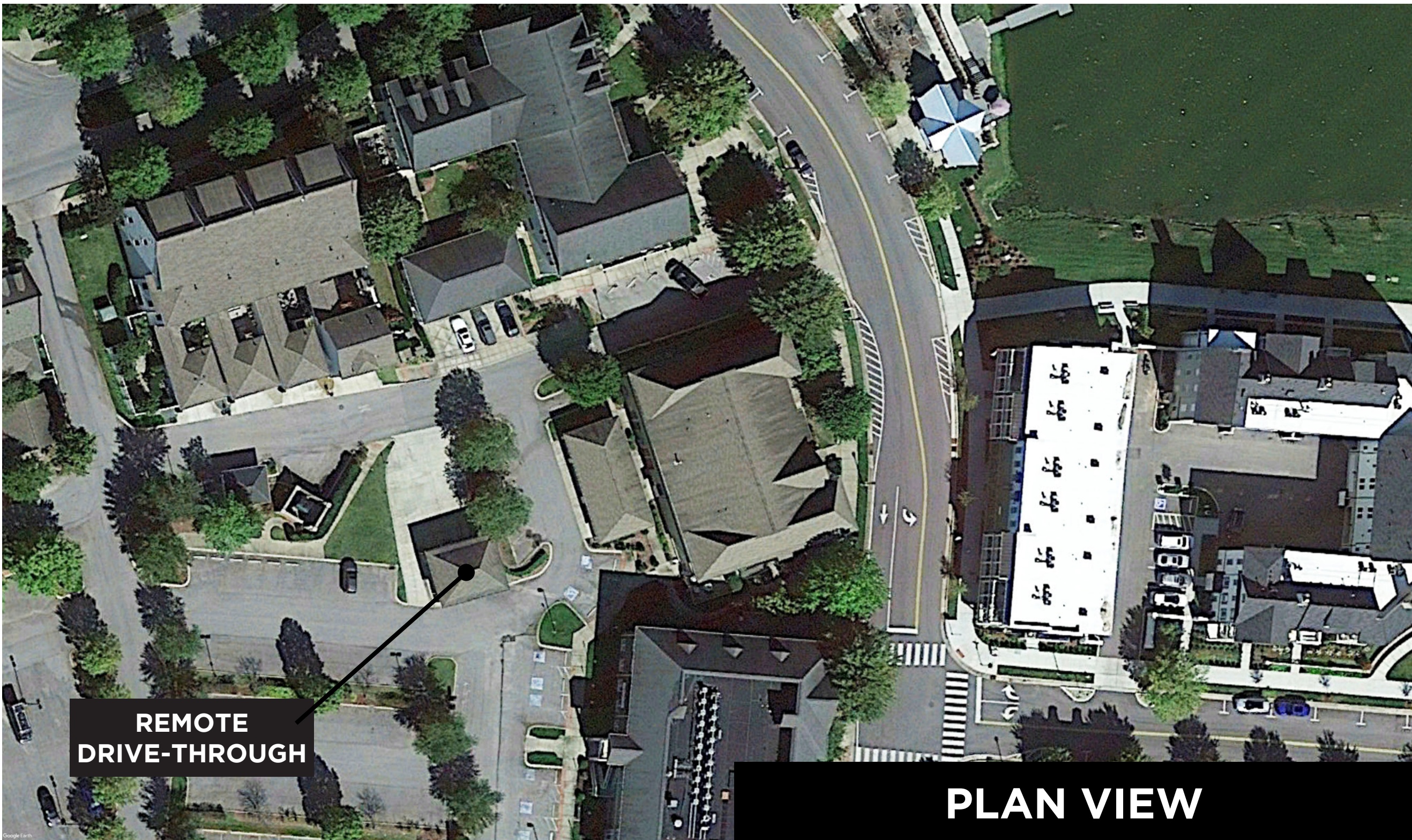
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024



STREETSCAPE IMAGE



REMOTE DRIVE THROUGH



PLAN VIEW

PREPARED FOR:

NORTH WESTERLY
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DRAWN BY:
CGR/JN

DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

10
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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Development STANDARDS

PARKING STANDARDS SUMMARY TABLE	
LOT TYPE	PARKING REQUIREMENTS
SINGLE FAMILY FRONT LOAD	2 SPACES PER DU
SINGLE FAMILY ALLEY LOAD	2 SPACES PER DU
DUPLEX ALLEY LOAD	2 SPACES PER DU
TOWNHOME ALLEY LOAD	2 SPACES PER DU, +1 GUEST SPACE PER 3 DU'S - ON-STREET PARKING FOR GUESTS IS ABLE TO BE COUNTED TOWARDS THE REQUIRED PARKING.
LIVE WORK	2 SPACES PER DU, +1 GUEST SPACE PER 3 DU'S - ON-STREET PARKING FOR GUESTS IS ABLE TO BE COUNTED TOWARDS THE REQUIRED PARKING.
MULTI-FAMILY	125 SPACES PER EFFICIENCY, STUDIO OR 1-BEDROOM DU; 2 SPACES PER DU WITH 2 OR MORE BEDROOMS, PLUS 1 GUEST SPACE PER 3 DU'S - ON-STREET PARKING FOR GUESTS IS ABLE TO BE COUNTED TOWARDS THE REQUIRED PARKING. TANDEM PARKING IS ABLE TO BE COUNTED TOWARDS RESIDENTIAL PARKING REQUIREMENTS. multi-family
COMMERCIAL USES	with allowed PER UDC, WE ANTICIPATE UTILIZING SHARED PARKING PER TOWN OF ERIE UDC 10-6-6.E. PARKING ALTERNATIVES
REQUESTS FOR REDUCTIONS IN PARKING REQUIREMENTS SHOULD BE REVIEWED BASED ON THE PROCEDURE OUTLINED IN THE TOWN OF ERIE UDC.	
ON-STREET PARKING SPACES IN THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY MAY BE COUNTED TO SATISFY THE MINIMUM OFF-STREET PARKING REQUIREMENTS.	
ELECTRIC VEHICLE CHARGING SHALL BE PROVIDED PER BUILDING CODE WITH THE ADDITIONAL MINIMUM STANDARDS AS FOLLOWS. THE DEVELOPMENT SHALL INCLUDE A MINIMUM OF 3 PUBLICLY ACCESSIBLE LEVEL 3 ELECTRIC VEHICLE ("EV") CHARGING STATIONS IN CONVENIENT LOCATIONS, AS APPROVED BY THE TOWN. IN ADDITION, AT LEAST 2% OF THE TOTAL PARKING SPACES FOR MULTI-FAMILY UNITS IN THE DEVELOPMENT SHALL BE EV CHARGING SPACES, AND AN ADDITIONAL 5% OF THE TOTAL PARKING SPACES FOR MULTI-FAMILY UNITS SHALL BE EV CHARGING READY SPACES.	

New comment #124: Commercial parking requirements still need a base ratio of spaces per gross floor area even if a shared parking agreement is utilized. Unless otherwise stated, the Commercial parking requirement will be used for Community Amenity.

See Comment #39: regarding Community Amenity

DIMENSIONAL STANDARDS SUMMARY TABLE											
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)								
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT	BUILDING SEPARATION	PORCH DEPTH - CLEAR AREA	
SINGLE FAMILY FRONT LOAD	45'	4,000	PRIN. - 10'	NOT APPLICABLE	8'	5'	PRIN. - 5'	PRIN. - 35' ACC. 25'	PRIN. - 10'	6 FEET AS MEASURED FROM THE STUD WALL TO COLUMN CENTERLINE OR RAILING	
	48' CORNER LOTS		FRONT LOAD GAR. 20' SIDE LOAD GAR. 10'				ACC. - 5'				
			ACC. - 25'				ACC. - 5'				
SINGLE FAMILY ALLEY LOAD	30'	2,600	8'	5'	8'	5'	0'		PRIN. - 10'		ACC. - 5'
	35' CORNER LOTS						ACC. - 5'				
DUPLEX ALLEY LOAD	24'	1,700	8'	5'	8'	5'	0'		PRIN. - 10'		PRIN. - 10'
	27' CORNER LOTS						0'				
TOWNHOME ALLEY LOAD	16'	1,000	8'	5'	8'	5'	0'		PRIN. - 10'		PRIN. - 10'
	24' CORNER LOTS						0'				
LIVE WORK	16'	1,000	5'	5'	8'	5'	0'		PRIN. - 45' ACC. 25'		PRIN. - 10'
	24' CORNER LOTS						0'				
MULTI-FAMILY	200	20,000	5'	5'	8'	5'	0'		PRIN. - 55' ACC. 25'		PRIN. - 10', OR PER BUILDING CODE
COMMERCIAL	NONE	MAXIMUM FLOOR AREA RATIO - 1.0	5'	5' MINIMUM PARKING SETBACK	8'	0'	0'	PRIN. - 60' ACC. 25'	PRIN. - 10', OR PER BUILDING CODE	NA	
1. EASEMENTS MAY BE MORE RESTRICTIVE THAN MINIMUM SETBACKS, THE GREATER OF THE MINIMUM SETBACK OR THE UTILITY EASEMENT SHALL GOVERN.											
2. EXCEPT FOR DETACHED ALLEY-LOADED GARAGES, ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.											

Comment #27: Multifamily minimum lot area to be regulated "per DU" rate rather than flat number.

New comment #125: Does note 2 apply to ADUs when there is not a garage present?

Comment #117c: Dimensional Standard Table moved to same sheet as Parking Requirements

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

PARKING STANDARDS

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

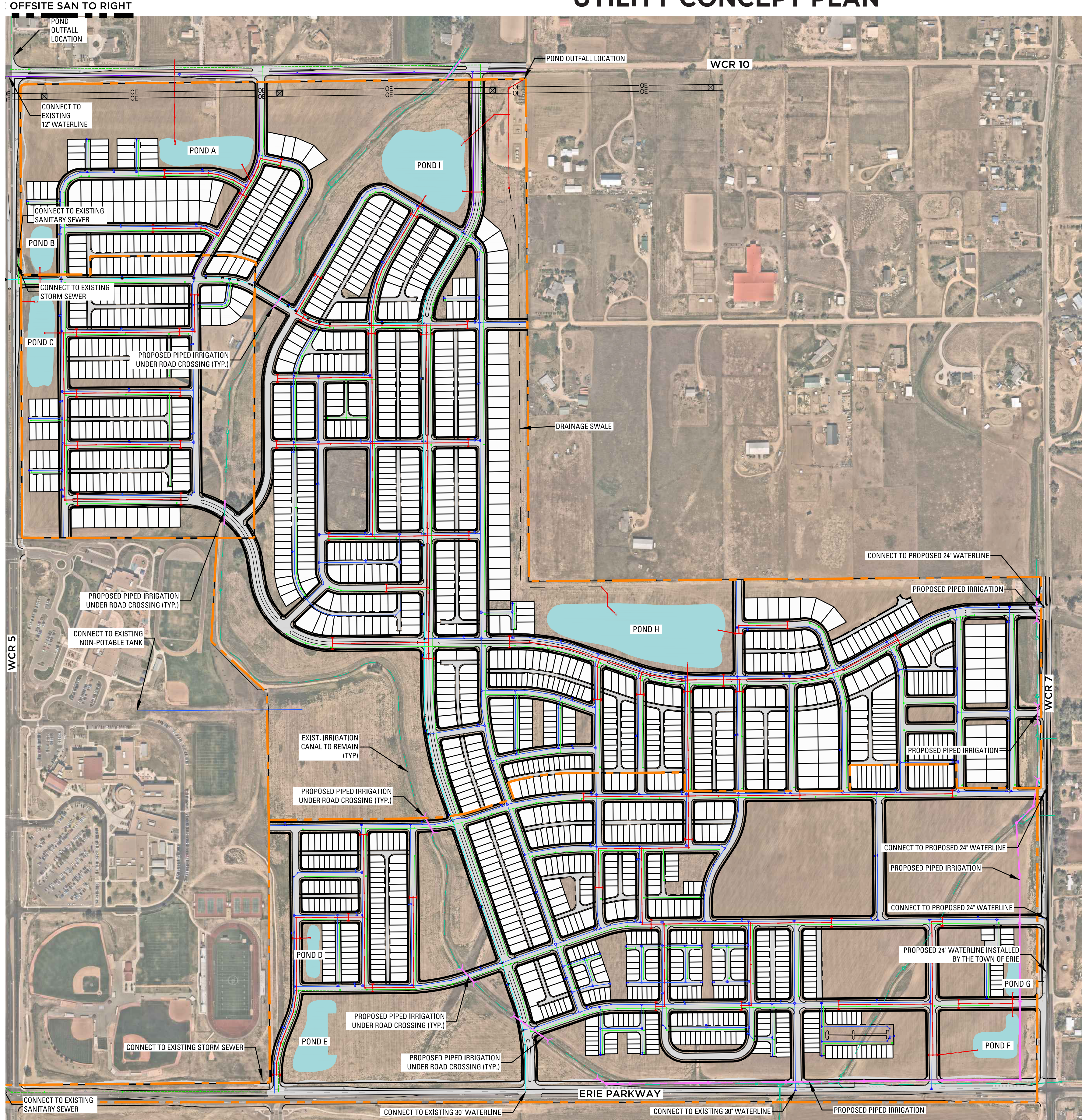
2/09/2023

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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UTILITY CONCEPT PLAN


















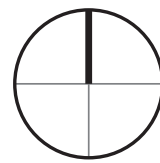
MATCHLINE- SEE BELOW



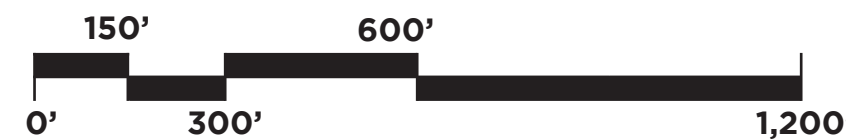
MATCHLINE- SEE ABOVE

LEGEND

-  8" WATERLINE
 12" WATERLINE
 16" WATERLINE
 SANITARY SEWER
 STORM SEWER
 PROPOSED DRAINAGE SWALE
 FIRE HYDRANT
 SANITARY MANHOLE
 STORM MANHOLE
 TYPE 'R' INLET
 AREA INLET
 OVERHEAD ELECTRIC
 CONCEPTUAL SANITARY SEWER BASE
 IRRIGATION PIPE
 IRRIGATION MANHOLE



SCALE: 1" = 300



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NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

UTILITY CONCEPT PLAN

DRAWN BY:
CGR/JN

DESIGNED BY:
BC/SW


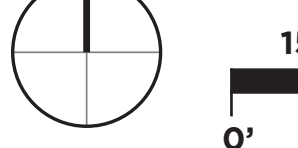














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2/09/2023

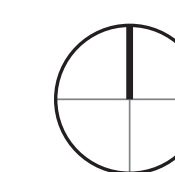
12
OF 29

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

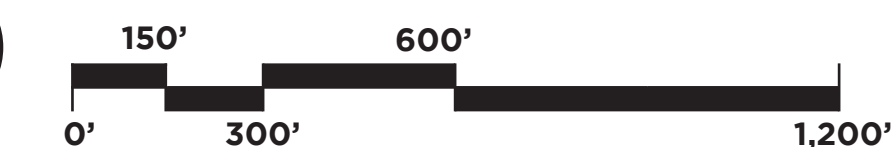
LEGEND:



- | | | |
|---|--|---|
|  | (1) PETROLEUM PIPE LINE MARKER POST
(1) PRODUCED WATER PIPE LINE MARKER POST |  |
|  | NATURAL GAS PIPE LINE MARKER POST | |
|  | PETROLEUM PIPE LINE MARKER POST | |
|  | WATER WELL AS DESCRIBED | |
|  | OIL WELL HEAD AS DESCRIBED | |
|  | OIL & GAS WELL SETBACK TO LOT LINE TO BE REDUCED BY RECORDING OF FINAL PLAT | |
|  | OIL & GAS WELL SETBACK TO BUILDING | |
|  | APPROXIMATE LIMITS OF ABANDONED CLAYTON COAL MINE
(PER FIGURE 2, PRELIMINARY MINE SUBSIDENCE INVESTIGATION, PREPARE BY
WESTERN ENVIRONMENT AND ECOLOGY, INC. DATED DECEMBER 19, 2022). | |
|  | REDUCED 50'X100' OIL & GAS WELL SETBACK TO LOT LINE
(REDUCED WITH TOWN ACCEPTANCE OF QUALITY OF INFO. PROVIDED) | |
|  | OIL & GAS FLOWLINES / GATHERING LINES | |
|  | GRAVEL OR DIRT ROAD | |
|  | FENCE ENCLOSING OIL AND GAS FACILITIES | |
|  | EASEMENTS ASSOCIATED WITH OIL AND GAS FACILITIES
(RECORDED AT WELD COUNTY) | |
|  | EASEMENTS ASSOCIATED WITH OIL AND GAS FACILITIES
AND FOUND IN STATE LAND BOARD RECORDS
(NOT RECORDED AT COUNTY OR FOUND IN TITLE COMMITMENT) | |
|  | SUBJECT PROPERTY BOUNDARY | |



SCALE: 1" = 300'



APPLICABLE SETBACKS PER ERIE UDC:

SETBACKS FROM ACTIVE FACILITIES (PR, SI, TA STATUS)	500' FROM WORKING PAD
SETBACKS FROM PLUGGED AND ABANDONED WELLS	<p>150 FEET, TO BE REDUCED ONCE THE CONDITIONS OF 10-06-14.E.3.1 ARE MET:</p> <ul style="list-style-type: none"> i. THE PLUGGED AND ABANDONED WELL HAS BEEN LOCATED TO A CERTAINTY NOT LESS THAN FIVE FEET HORIZONTALLY; ii. A THIRD PARTY, APPROVED BY THE TOWN, HAS CONFIRMED THAT THERE IS NO HYDROCARBON CONTAMINATION WITHIN THE SUBJECT OIL AND GAS LOCATION IN WHICH THE PLUGGED AND ABANDONED WELL IS LOCATED, OR THAT SUCH HYDROCARBON CONTAMINATION HAS BEEN REMEDIATED TO BACKGROUND LEVELS, AND iii. A REPORT REVIEWING THE RECORDS ON FILE WITH THE COGCC AND CERTIFYING IN WRITING THAT THE WELL HAS BEEN PLUGGED IN ACCORDANCE WITH THE COGCC RULES CURRENT AT THE TIME OF THE CERTIFICATION, OR THE WELL IS RE-PLUGGED IN ACCORDANCE WITH THE COGCC RULES CURRENT AT THE TIME OF THE APPLICATION; iv. PROVIDED THAT, IN NO CASE SHALL A REDUCTION IN A RECIPROCAL SETBACK FROM A PLUGGED AND ABANDONED WELL RESULT IN LESS THAN A RECIPROCAL SETBACK IN THE FORM OF A RECTANGLE MEASURING 50 FEET BY 100 FEET, WITH THE PLUGGED AND ABANDONED WELL LOCATED AT THE CENTER. <p>NO PLUGGED AND ABANDONED WELLS WITHIN ROW OR PARKS</p> <p>NO NEW PUBLIC RIGHT-OF-WAY SHALL BE WITHIN 25 FEET OF A PLUGGED AND ABANDONED WELL.</p> <p>NO BUILDING THAT IS REQUIRED A CO SHALL BE LESS THAN 150 FEET FROM A PLUGGED AND ABANDONED WELL.</p>
SETBACKS FROM PIPELINES	NO RESIDENTIAL LOTS WITHIN (MINIMUM 30 FT) EASEMENTS, NO OCCUPIED BUILDINGS WITHIN 50 FT OF THE CENTERLINE.

OIL AND GAS WELL HEAD INFORMATION TABLE:

IDENTIFIER	WELL NAME	WELL STATUS	LOCATION SOURCE
WELL #1	STATE #28-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #2	STATE #1-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #3	STATE #2-16	SHUT IN	PLOTTED PER COGCC RECORD
WELL #4	STATE #8-16	SHUT IN	PLOTTED PER COGCC RECORD
WELL #5	STATE #7-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #6	STATE #35-9	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #7	STATE #28-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #8	STATE #4-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #9	STATE #3-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #10	STATE #21-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #11	STATE #6-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #12	STATE #30-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #13	STATE #32-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #14	STATE #5-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #15	STATE #22-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #16	STATE #11-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #17	STATE #25-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #18	STATE #12-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #19	STATE #33-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #20	STATE #13-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #21	STATE #35-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #22	STATE #14-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #23	STATE OF CO. AL #2	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #24	STATE OF CO. AL #1	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD
WELL #25	STATE #16-9	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORD

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NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/GR

SHEET INFO:

UNDERMINING/ OIL & GAS PLAN

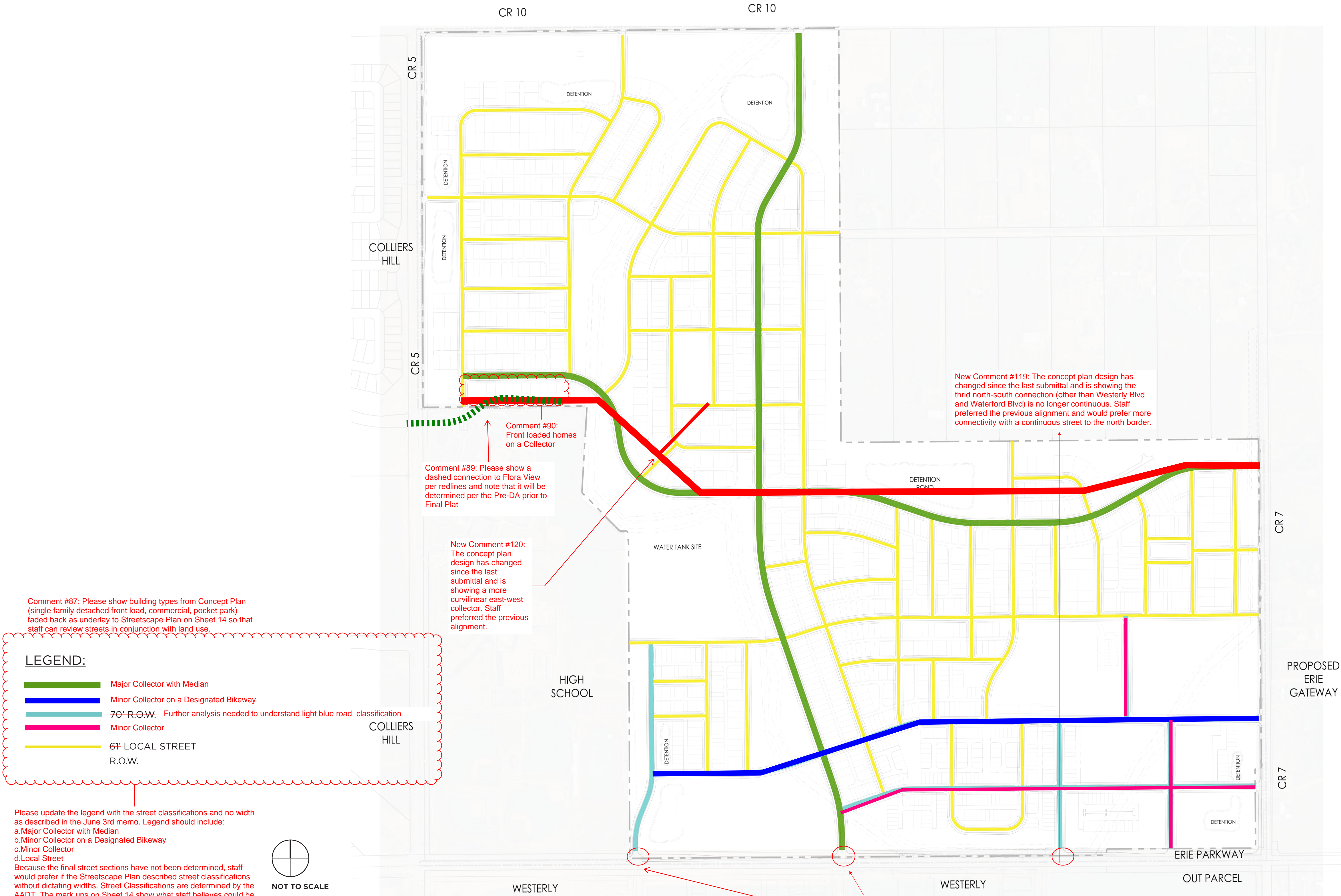
DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

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PD-001700-2024

STREETSCAPE PLAN



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1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

STREETSCAPE PLAN

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

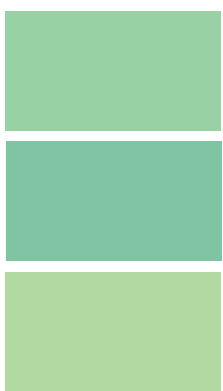
14
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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PEDESTRIAN CIRCULATION PLAN

LEGEND:



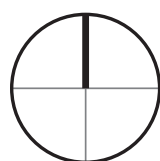
OPEN SPACE
POCKET PARKS
NEIGHBORHOOD PARK

Colors don't match plan, but not necessarily needed for this plan.

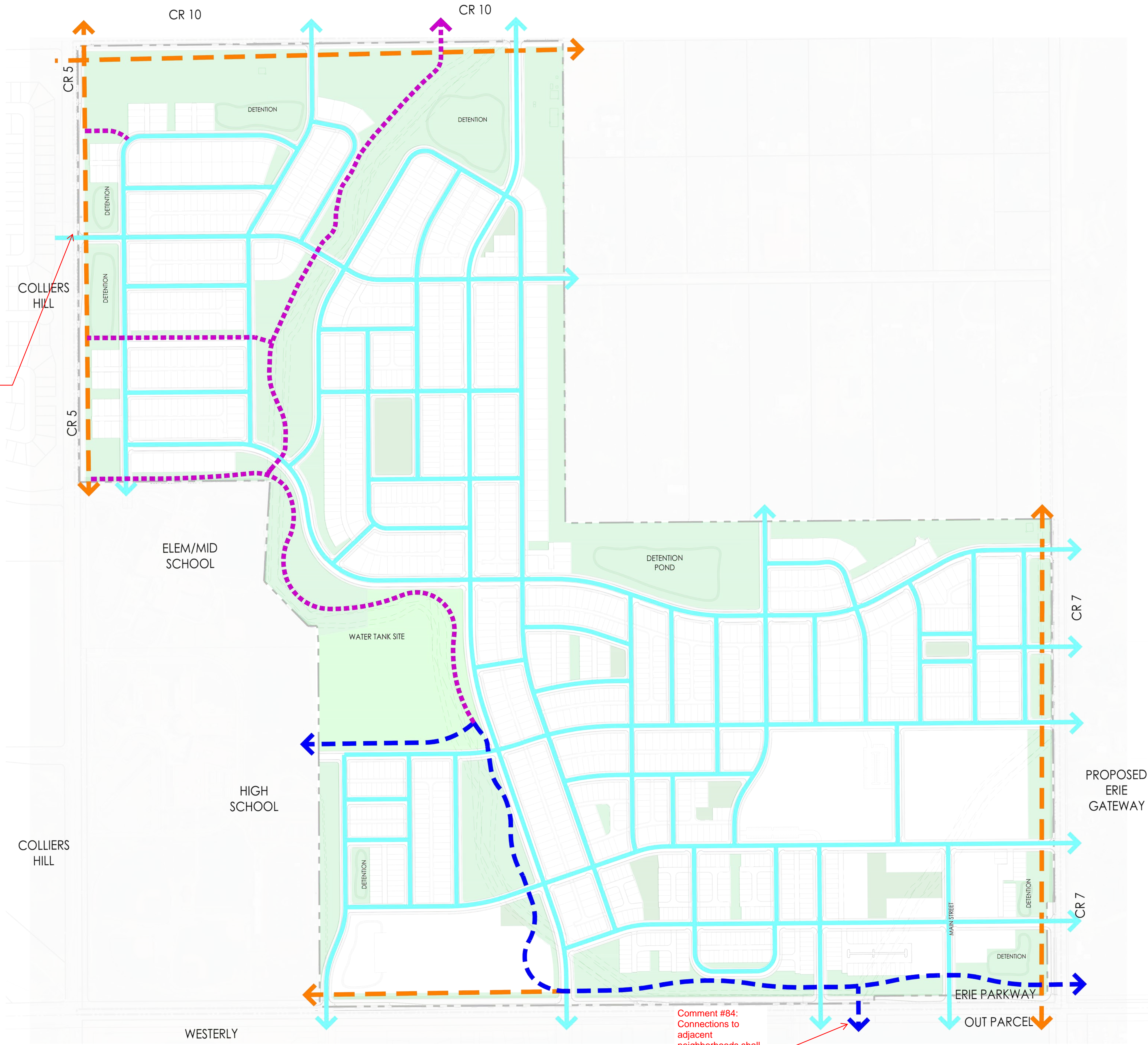
- 10' CONCRETE SPINE TRAIL
- 8' PERIMETER CONCRETE TRAIL
- 8' CONCRETE MULTI-USE TRAIL
- ON-STREET PEDESTRIAN CONNECTION

NOTES

*On-street pedestrian connections are provided by public walkways within right-of-way. The alignments provided are intended to show general pedestrian connectivity. Refer to street classification exhibit for more detail regarding street sections and alignments. Final road alignments shall be determined at Final Plat.



NOT TO SCALE



Comment #84: Connections to adjacent neighborhoods shall be labeled and noted as at-grade crosswalk, overpass, or underpass

Comment #84: Connections to adjacent neighborhoods shall be labeled and noted as at-grade crosswalk, overpass, or underpass

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1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

PEDESTRIAN
CIRCULATION PLAN

DRAWN BY:
CGR/JN

DESIGNED BY:
BC/SW

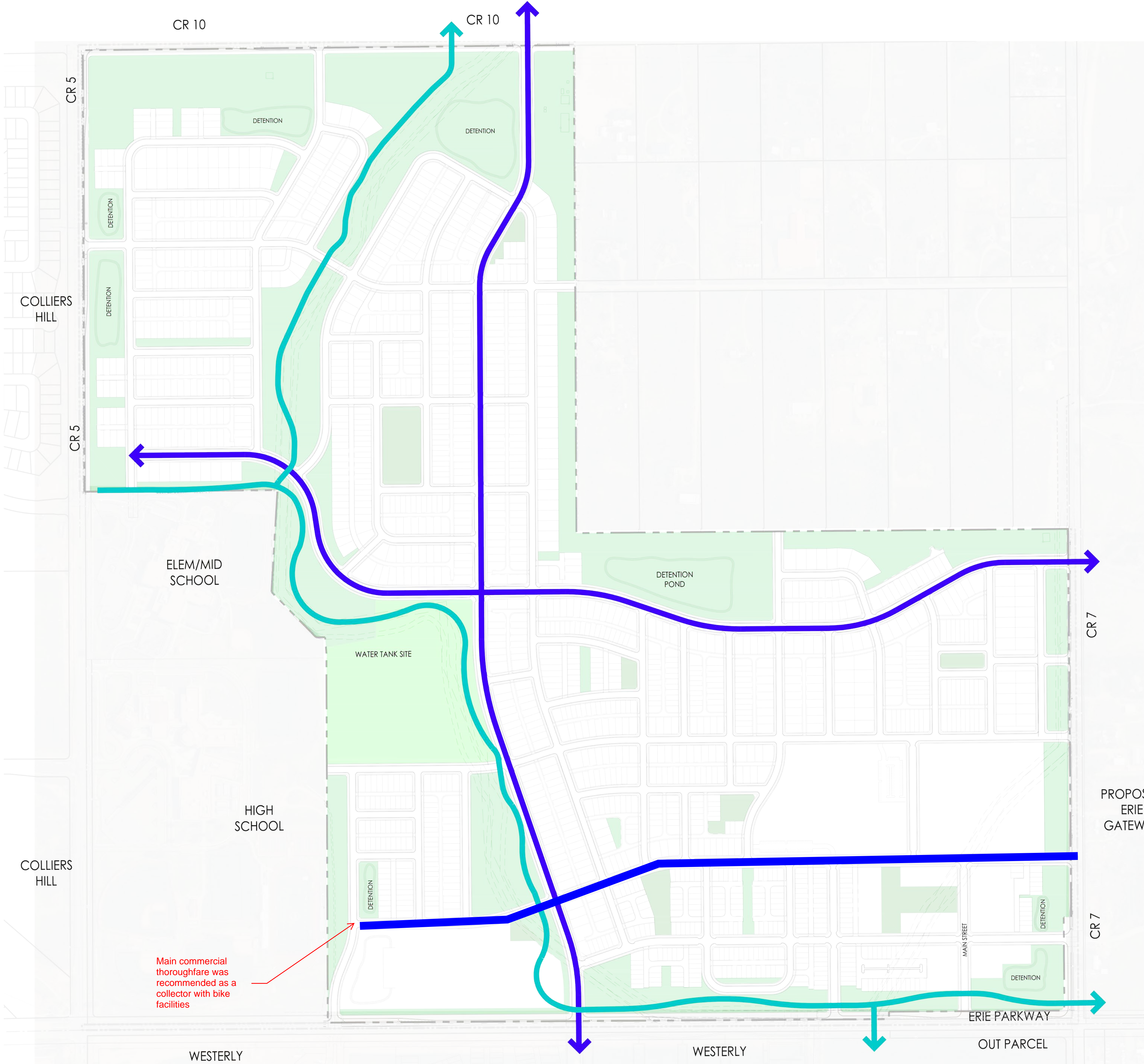
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15
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BICYCLE CONNECTIVITY PLAN



Comment #91: The legend on the Bicycle Connectivity Plan should reflect the bicycle facilities as designated on the Streetscape Plan (Road Classifications) such as Separated On-Street Bike Lane. The main commercial thoroughfare was recommended to be a Minor Collector on a Designated Bikeway and shall have bicycle facilities. If local streets are intended to be shared streets, they should also be shown on the Bicycle Connectivity Plan, similarly to how local streets were shown as on-street pedestrian connection on the Pedestrian Connectivity Plan.

LEGEND:

- OPEN SPACE
- POCKET PARKS
- NEIGHBORHOOD PARK

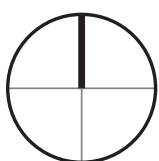
Colors don't match plan, but not necessarily needed for this plan.

SHARED-ON-STREET-BIKE

MULTI-USE TRAIL

NOTES

* The alignments provided are intended to show general bicycle connectivity. Refer to street classification exhibit for more detail regarding street sections and alignments. Final road alignments shall be determined at Final Plat.



NOT TO SCALE

Main commercial thoroughfare was recommended as a collector with bike facilities

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1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

BICYCLE CONNECTIVITY PLAN

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

16
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

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New Comment #127: Staff have reconsidered the naming of the required sheet and would prefer it be called Overall "Lighting" Plan

SIGNAGE PLAN - OVERALL PHOTOMETRIC PLAN

SIGNAGE PLAN:

- LIST OVERALL DESIGN INTENT
THE OVERALL DESIGN INTENT FOR SIGNAGE IN THIS PEDESTRIAN ORIENTED COMMUNITY IS TO BE UNDERSTATED WITH HIGH QUALITY MATERIALS AND QUALITY EXECUTION AND DESIGN SIMPLICITY.
- PROVIDE MASTER SIGNAGE CHARACTERISTICS
AT THIS EARLY STAGE IN THE DESIGN OF THE COMMUNITY WE ANTICIPATE PRIMARY ENTRY MONUMENTS ON ERIE PARKWAY, AND LIKELY SECONDARY MONUMENTS ON COUNTY ROAD 5 AND COUNTY ROAD 7, WITH THE POTENTIAL FOR RETAIL AND INTERNAL IDENTIFICATION SIGNAGE THROUGHOUT THE PROJECT THAT WILL BE OF A SIMILAR DESIGN CHARACTER. SIGNAGE WILL MEET UDC REQUIREMENTS 10-6-12.
- PROVIDE SIGN CHARACTERISTICS
BELOW ARE RENDERINGS OF SIGN CHARACTERISTICS DEVELOPED FOR THE WESTERLY COMMUNITY, WE ANTICIPATE USING A SIMILAR SIGN CHARACTERISTIC FOR NORTH WESTERLY SO THE COMMUNITY FEELS COHESIVE.

OVERALL PHOTOMETRIC PLAN:

- PROVIDE OVERALL LIGHTING CONCEPT AND THEMES
NORTH WESTERLY INTENDS TO FOLLOW THE TOWN OF ERIE UDC REQUIREMENTS FOR LIGHTING. IN GENERAL LIGHTING THROUGHOUT THE COMMUNITY WILL UTILIZE PEDESTRIAN SCALED LIGHT FIXTURES IN PARK AREAS, AND POTENTIALLY BOLLARD STYLE LIGHTING IN THE COMMERCIAL MIXED USE AREAS.
- EXTERIOR BUILDING LIGHTING SHOULD BE USED TO PROVIDE SAFETY AND SECURITY AND TO HIGHLIGHT ARCHITECTURAL FEATURES.
- FOR COMMERCIAL AND MULTI-FAMILY BUIDLINGS, ALL EXTERIOR DOORWAYS SHALL BE LIGHTED ALL NIGHT.
- FOR COMMERCIAL BUILDINGS, ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. LIGHT POLES OF A MINIMUM HEIGHT TO PROVIDE ADEQUATE LIGHTING SHOULD BE USED. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE. LIGHT FROM COMMERCIAL DEVELOPMENTS MAY NOT SPILL ONTO RESIDENTIAL SITES, NOT MORE THAN 1-FOOT CANDLE FROM COMMERCIAL DEVELOPMENTS SHALL BE PERMITTED LEAVE THE PROPERTY/SITE. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.
- ESTABLISH FIXTURE STYLES
BELOW ARE SOME POTENTIAL PEDESTRIAN AND BOLLARD LIGHTS THAT DEPICT THE DESIGN AND QUALITY INTENT FOR NORTH WESTERLY, THE PEDESTRIAN LIGHT DEPICTED IS THE SAME AS IS CURRENTLY USED IN THE WESTERLY COMMUNITY. STREET LIGHT FIXTURES WILL ALSO BE THE SAME AS ARE CURRENTLY USED IN THE WESTERLY COMMUNITY AND ARE COMPLIANT WITH THE TOWN OF ERIE UDC.

PRIMARY ENTRY MONUMENT



SECONDARY ENTRY MONUMENT



TRAIL MARKER



PEDESTRIAN AND BOLLARD LIGHTING

New Comment #128: [Sheet 17 Overall Lighting Plan] If you are using the same fixtures of the existing Westerly neighborhood. Please provide a scaled fixture design with heigh label.



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

SIGNAGE PLAN -
PHOTOMETRIC PLAN

DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

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PRIVATE LANDSCAPE CONCEPT

INTENT & CHARACTER:

NORTH WESTERLY LANDSCAPE CONCEPT NARRATIVE

THE INTENT OF THIS NARRATIVE IS TO DESCRIBE THE LANDSCAPE DESIGN FOR NORTH WESTERLY. TWO LANDSCAPE SECTIONS MAKE UP THE LANDSCAPE PORTION OF THIS NARRATIVE.

- LANDSCAPE DESIGN FOR THE ~~COMMERCIAL AND RESIDENTIAL~~ STREETSCAPES, INCLUDING MEDIANS, THE GREENWAY, AND THE PARKS. THIS INCLUDES PLANTINGS, STREET AND PEDESTRIAN LIGHTING, PARKWAYS, SITE FURNISHINGS AND SIGNAGE.
- RESIDENTIAL LANDSCAPE DESIGN GUIDELINES, WHICH ESTABLISH THE LANDSCAPE REQUIREMENTS FOR INDIVIDUAL LOTS.

TWO CONCEPTS GUIDE THE APPROACH TO PUBLIC LANDSCAPE IN STREET RIGHT-OF-WAYS AND PRIVATE PARKS, AND TO PRIVATE LANDSCAPE ON RESIDENTIAL LOTS. THE FIRST DESIGN CONCEPT IS BASED ON THE GRADUAL TRANSITIONS BETWEEN ECOLOGIES FOUND IN NATURAL SETTINGS, WHICH AT NORTH WESTERLY IS USED TO STRUCTURE A GRADUAL TRANSITION FROM THE LANDSCAPE CHARACTER OF A MORE URBAN ENVIRONMENT TO THE CHARACTER OF A LESS URBAN ENVIRONMENT. THE SECOND DESIGN CONCEPT IS BASED ON THE DESIRE TO CREATE CHARACTER DISTINCTIONS BETWEEN NEIGHBORHOODS THROUGH DIFFERING ARCHITECTURAL STYLES AND LANDSCAPE CONCEPTS THAT ARE APPROPRIATE TO THESE STYLES. COMBINING AND OVERLAYING THESE TWO IDEAS CREATES A CONCEPTUAL RICHNESS THAT BLENDS BOTH CONSISTENCY AND DIVERSITY. THESE IDEAS AID IN CREATING THE VISION FOR WESTERLY, THAT HAS IDENTIFIABLE AND COHESIVE NEIGHBORHOODS, AND YET HAS A DIVERSITY IN CHARACTER AS IT TRANSITIONS FROM URBAN TO LESS URBAN.

PUBLIC STREETSCAPES AND PRIVATE PARKS

THE LANDSCAPE DESIGN OF NORTH WESTERLY RECALLS CLASSIC LANDSCAPES OF NEO-TRADITIONAL NEIGHBORHOODS AND PATTERNS FOUND IN TRADITIONAL COMMUNITIES.

TREE SPECIES DIVERSITY/CHARACTER: LIKE SUCCESSFUL URBAN NEIGHBORHOODS, A TAPESTRY OF STREET TREES WILL BE WOVEN THROUGHOUT THE COMMUNITY AND SOUTHERN LAND WILL PROVIDE A STREET TREE PLAN FOR THE FULL COMMUNITY. THE PRIMARY ENTRY POINTS, THE CORE VILLAGE AREA AND THE SOUTH PORTION OF THE SPINE TRAIL CORRIDOR GIVES WESTERLY'S STREET ENVIRONMENT A COHESIVE AND IMAGEABLE STRUCTURE THAT UTILIZES A LIMITED PALETTE OF TREE SPECIES. TREE DIVERSITY EXPRESSED IN THE SIDE STREETS WILL PROVIDE GREATER VARIATION AND PROTECTION FROM A SPECIES MONOCULTURE. THE LANDSCAPE PROPOSED ALONG THE ADJACENT ARTERIAL ROADWAYS SHOULD INCLUDE FORMAL PLANTINGS. THE PLANTING PLANS SHOULD PUT LESS EMPHASIS ON EVERGREEN TREES BECAUSE FEW CONIFEROUS SPECIES TRADITIONALLY OCCUR IN THIS SEMI-ARID CLIMATE.

ORNAMENTAL PLANTINGS SHOULD FOCUS ON XERIC, LOW WATER AND/OR DROUGHT TOLERANT SPECIES. LOW-WATER TURF SPECIES SHALL BE THE PREFERRED TYPE OF SOD. TURF SHALL BE RESERVED FOR USABLE OR PEDESTRIAN-ORIENTED AREAS, SUCH AS PARKS, PLAYFIELDS, PLAZAS AND TREE LAWNS. NATIVE SEEDED AREAS SHALL BE USED PREDOMINANTLY IN OPEN AREAS THAT ARE NOT RESERVED FOR PLAY FIELDS OR NEAR PEDESTRIAN, URBAN/RESIDENTIAL WALKWAYS.

ANY LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, TRAIL CORRIDORS, AND PARKS SHALL FOLLOW THE TOWN OF ERIE LANDSCAPE STANDARDS.

RESIDENTIAL LANDSCAPE

GIVEN THE TWO GUIDING CONCEPTS OF THE GRADUAL TRANSITION FROM URBAN TO LESS URBAN AND THE CREATION OF IDENTIFIABLE NEIGHBORHOODS, EACH WITH ITS OWN CHARACTER, THE LANDSCAPE CONTENT OF RESIDENTIAL HOMES WILL VARY.

PLANT SPECIES/CHARACTER: IN THE URBAN NEIGHBORHOODS, WHICH CONTAIN SMALLER HOMES, FRONT YARDS WILL RELY ON THE ABUNDANCE OF STREET TREES IN THE PUBLIC RIGHT-OF-WAY TO PROVIDE A TREE CANOPY WITH SHRUB BEDS, PORCHES, AND PLANTINGS IN POTS AS THE PREDOMINANT LANDSCAPE CHARACTER. AS THE DENSITY TRANSITIONS TO THE SOUTH, THE HOMES WILL ALLOW A "GARDEN" APPROACH TO THE LANDSCAPE. SHRUB BEDS, FLOWERS, AND LAWN PANELS ARE USED TO ESTABLISH THE CHARACTER OF THE FRONT YARDS. THE FURTHER NORTH WE GO IN WESTERLY THE MORE "RURAL" THE CHARACTER, FRONT YARDS COULD BE OPEN ENVIRONMENTS OF LAWN AND TREES, PLACED TO REINFORCE THE IRREGULAR STREET TREE PATTERN APPROPRIATE TO THIS LESS DENSE ENVIRONMENT. BACKYARD LANDSCAPING WILL BE MORE UNIFORM THROUGHOUT THE NEIGHBORHOODS AND ADDRESSES TWO FUNCTIONS: PRIVATE OUTDOOR ACTIVITIES, AND THE LANDSCAPE OF THE ALLEYS. THE APPROACH TO THE PRIVATE OUTDOOR FUNCTION IS TO PROVIDE AS MUCH FLEXIBILITY AS POSSIBLE THROUGH THE USE OF LAWN AND PATIO/DECK SURFACES. THE ALLEY EDGE CAN BE ADDRESSED IN THREE WAYS; PROVIDING SHRUB BEDS ALONG THE ALLEY BETWEEN GARAGES, A WELL DETAILED FENCE, PARTLY SOLID AND PARTLY LATTICE, AND A BACK YARD TREE WHICH OVERHANGS THE FENCE REINFORCING THE SHRUB BED IN SOFTENING THE CHARACTER OF THE ALLEY.

- SIMPLE IS BETTER,
- GREEN IS BETTER,
- AGRICULTURAL AND AUTHENTIC,
- STARTS FORMAL AND ENDS NATURAL, ITS ABOUT DISCOVERY,
- FOCUSED INTENTIONS.



Comment #95: To further differentiate between the two sections, please update the title to "Private" Landscape Concept. Per your note "Any landscaping within the public right-of-way, trail corridors, and parks shall follow the town of Erie landscape standards.", please remove Public Streetscapes content from this sheet as it would be per Town standards.

New comment #131: Remove pictures unless they are showing a specific requirement. If so, please add a caption stating what requirement they are demonstrating. Many of the images are showing non-functional turf in contradiction to the water wise landscaping the Town is encouraging.

New comment #132: Although the section is for intent and concept, because there are no quantifiable standards such as percentage live plant material, quantity of shrubs or trees, or percentage of permeable surface, the PD will default to the Town standards and code in place at the time of review.

New comment #133: The intent and character does not address Commercial Mixed-Use Landscape Standards or the Community Amenity (Public Institutional zone district) Landscape Standards.

PREPARED FOR:

NORTH WESTERLY
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LAND PLANNING:

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JOHN PRESTWICH

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

LANDSCAPE CONCEPT

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

18
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

LANDSCAPE CHARACTER

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STREETSCAPE



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19
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GREEN COURTS/COURTYARDS/PLAZAS



MEDIANS



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OPEN SPACE AND NATURAL PONDS



ORNAMENTAL PLANTINGS (LOW-WATER)



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390.8797 ACRES
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PARKS & OPEN SPACE CONCEPT

INTENT & CHARACTER:

NORTH WESTERLY PARKS AND OPEN SPACE CONCEPT NARRATIVE

THE PD MEETS THE UDC BY COMPLYING WITH PARK LAND DEDICATION REQUIREMENTS AND INCLUDING A DIVERSITY OF TYPES OF PARKS, TRAILS, AND OPEN SPACE WHICH CAN BE OUTLINED IN THE PARKS AND OPEN SPACE CHART. THE PARKS AND OPEN SPACE CHART OUTLINES HOW EACH AREA IS CATEGORIZED BY THE CRITERIA SET FORTH IN THE "MIXED-USE DEVELOPMENT PARKS & OPEN SPACE VISION GUIDE". THE DEVELOPMENT WILL INCLUDE SEVERAL TRADITIONALLY SIZED POCKET PARKS AND A LARGE NEIGHBORHOOD PARK. THE BIGGEST TYPOLOGY FOR OPEN SPACE WILL BE THE MIXED-USE OPEN SPACE, AS TRAIL CORRIDORS, MEDIAN PARKS WITH POCKET PARK ELEMENTS AND NATIVE URBAN REWILDING AREAS, AND AMENITIZED DRAINAGEWAYS. BELOW ARE SOME HIGHLIGHTED FEATURES THAT REPRESENT THE DIFFERENT TYPES OF OPEN SPACE AND PARK FEATURES THROUGHOUT THE SITE:

- THE DEVELOPMENT WILL TAKE ADVANTAGE OF OPEN SPACES FOR RESPITE, RECREATION AND PEDESTRIAN CONNECTIONS. THEY SHALL CONTAIN PEDESTRIAN-SCALE OR MULTI-USE TRAILS, BENCHES, PLANTINGS, AND WHERE APPROPRIATE SHADE SHELTERS, INTERPRETATIVE GARDENS, SMALL PLAY FEATURES OR WATER FEATURES.
- THE POCKET PARKS SHALL INCORPORATE SPECIFIC TYPES OF PLAY AREAS, COMMUNITY GARDENS, AND/OR ART FEATURES TO CREATE VARIETY THROUGHOUT THE COMMUNITY AND BECOME UNIQUE PLACEMAKERS FOR EACH NEIGHBORHOOD.
- APPROXIMATELY A 15 AC NEIGHBORHOOD PARK (TO BE DEDICATED TO THE TOWN?) WILL SERVE AS THE CENTRAL FEATURE OF THE COMMUNITY. IT IS ENVISIONED TO BE THE RECREATIONAL HEART OF THE COMMUNITY. NOT ONLY WILL IT CONTAIN PLAYGROUNDS, TRAILS, AND SPORTS FIELDS, BUT IT SHALL ALSO SERVE AS THE PLACE FOR SPECIAL COMMUNITY EVENTS, SUCH AS LIVE MUSIC, COMPETITIONS, AND HOLIDAY FESTIVALS TO CREATE A SENSE OF PLACE AND COMMUNITY.
- THE TOWN HAS ALSO REQUESTED THAT THE PD INCLUDE AN AREA FOR A WATER TANK (APPROXIMATELY 4.9 ACRES) WHICH CAN BE COUNTED TOWARD 100% OF PARK SPACE. THIS AREA HAS BEEN INCORPORATED INTO THE LARGE NEIGHBORHOOD PARK.
- THE DETENTION PONDS WILL ALSO PLAY A KEY ROLE AS FEATURES FOR THE DEVELOPMENT, AS A NATURAL POND WITH SEATING, PICNIC AREAS, AND TRAILS.
- AS PART OF THE PRE-DEVELOPMENT AGREEMENT, "THE DEVELOPMENT SHALL PROVIDE COMMUNITY GARDENS, EDIBLE LANDSCAPING, OR ON-SITE URBAN AGRICULTURE ACCESSIBLE TO ALL THE RESIDENTS OF THE DEVELOPMENT, TO BE SERVED BY POTABLE WATER. EDIBLE LANDSCAPING IS THE PRACTICE OF FULL INTEGRATING A VARIETY OF EDIBLE PLANTS INTO ORNAMENTAL LANDSCAPES. COMMUNITY GARDENS SHALL NOT COUNT TOWARD POCKET PARK REQUIREMENTS AND SHALL NOT BE OWNED OR MAINTAINED BY THE TOWN." THE DESIGN AND IMPLEMENTATION OF THE COMMUNITY GARDENS, EDIBLE LANDSCAPES OR URBAN AGRICULTURE WILL BE MORE FULLY DEVELOPED AT DESIGN DEVELOPMENT STAGES.

AS PART OF THE PEDESTRIAN CONNECTIVITY PLAN, THERE WILL BE THREE MAJOR TRAIL SYSTEMS THAT ARE PART OF THE THE OPEN SPACE PLAN.

- THE SPINE TRAIL THAT RUNS WITHIN THE LOWER PORTION OF THE SITE FROM THE ADJACENT HIGH SCHOOL TO THE SOUTHWEST INTERSECTION.
- THE MULTI-USE TRAIL ALONG THE IRRIGATION DITCH WHICH WILL BE AMENITIZED FEATURE AS IT MEANDERS THROUGH THE SITE FROM THE NORTH PART OF THE SITE TO CONNECT INTO THE SPINE TRAIL.
- LASTLY, PERIMETER TRAILS THAT ARE WITHIN THE BUFFER AREAS ALONG CR7, CR10, CR5, AND ERIE PARKWAY.



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/17/2024	JP/CGR

SHEET INFO:

PARKS & OPEN SPACE CONCEPT

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

22
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NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

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PARKS & OPEN SPACE CONCEPT PLAN

NORTH WESTERLY - 7-11-2024				
POPULATION GENERATION				
	PRODUCT TYPE	PERSONS PER UNIT	ANTICIPATED UNITS	ANTICIPATED POPULATION
DETACHED HOMES	SINGLE FAMILY FRONT LOAD	2.99 PPU	136 UNITS	407
	SINGLE FAMILY ALLEY LOAD	2.99 PPU	700 UNITS	2,093
ATTACHED HOMES	LIVE/WORK TOWNHOMES	2.99 PPU	114 UNITS	341
	TOWNHOMES	2.99 PPU	607 UNITS	1,815
MULTI-FAMILY RESIDENTIAL	DUPLEX / PAIRED VILLAS	2.99 PPU	64 UNITS	191
	MULTI-FAMILY APARTMENTS	2.10 PPU	530 UNITS	1,113
ANTICIPATED POPULATION				5,960
PARKS AND OPEN SPACE DEDICATIONS				
TYPE	REQUIREMENT	REQUIRED (AC) LOW RANGE	PROVIDED (AC)	
POCKET PARKS	0.5 AC / 1,000 residents	2.98	6.35	
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	17.88	17.88	
COMMUNITY PARKS	5 AC / 1,000 residents	29.80	NA	
OPEN SPACE	17 AC / 1,000 residents	101.32	31.42	
OPEN SPACE ACREAGE SHORTFALL		69.90		
NEIGHBORHOOD PARK CASH-IN-LIEU ESTIMATE				
FEE IN LIEU OF DEDICATION	\$236,564.00	NA		
OPEN SPACE CASH-IN-LIEU ESTIMATE				
FEE IN LIEU OF DEDICATION	\$48,500.00	\$3,389,976.86		
TOTAL CASH-IN-LIEU ESTIMATE				
COMBINED NEIGHBORHOOD PARK AND OPEN SPACE		\$3,389,976.86		

* ANTICIPATES THAT THE APPROXIMATELY 6 ACRES SURROUNDING THE WATER TANK SITE WILL RECEIVE CREDIT FOR NBHD PARK ACREAGE.
** ANTICIPATES THAT WE RECEIVE CREDIT FOR THE IRRIGATION DITCH ACREAGE.

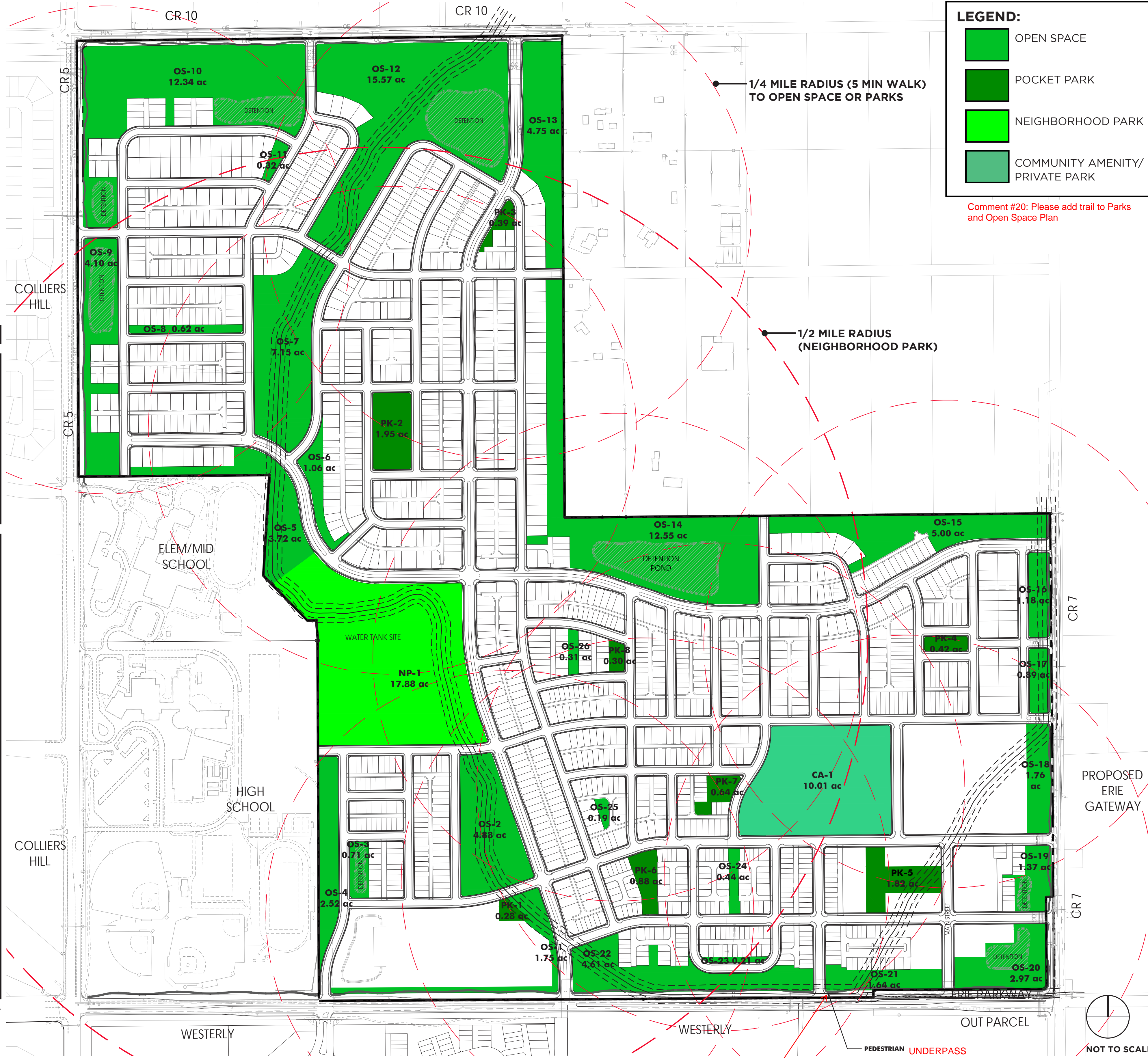
The Town of Erie Planning Division updates estimates for Persons Per Dwelling Unit annually based on Census data.
As of December 31, 2022, persons per dwelling unit are estimated to be:
2.99 persons per household for single family housing (93.4% of total occupied units) - Single family = single family detached, single family attached (duplex, triplex, four-plex, townhome)
2.1 persons per household for multifamily (6.6% of total occupied units) - Multifamily = apartments, condos

NORTH WESTERLY PARK AND OPEN SPACE CHART

PLANNING AREA DESIGNATION	DESCRIPTION & INVENTORY FACILITES	TOTAL ACREAGE	% CREDITED ACREAGE PER TOWN OF ERIE STANDARDS	CREDITED ACREAGE
NP-1	NEIGHBORHOOD PARK	17.88	100% WATER TANK ACREAGE: 4.9 AC	17.88
NEIGHBORHOOD PARKS TOTAL ACREAGE				17.88
PK-1	POCKET PARK	0.28	100%	0.28
PK-2	POCKET PARK	1.95	100%	1.95
PK-3	POCKET PARK	0.39	100%	0.39
PK-4	POCKET PARK	0.42	100%	0.42
PK-5	POCKET PARK	1.82	100%	1.82
PK-6	POCKET PARK	0.88	100%	0.88
PK-7	POCKET PARK	0.64	100%	0.64
PK-8	POCKET PARK	0.30	100%	0.30
POCKET PARKS TOTAL ACREAGE				6.68

OS-1	BASLINE	1.75	100% SPINE TRAIL: 558 LF @ 30' wide = 16740 SF 10% (1.69-0.38) = 1.31 AC	0.51
OS-2	BASLINE, PLUS 3 AMENITIES	4.88	100% SPINE TRAIL: 748 LF @ 30' wide = 22440 SF 40% (4.84-0.52) = 4.32 AC	2.25
OS-3	BASLINE, PLUS 3 AMENITIES	0.71	DETENTION POND = 0.36 AC REMAINING = 0.35 @ 40%	0.14
OS-4	BASLINE, PLUS 3 AMENITIES	2.52		1.01
OS-5	BASLINE, PLUS 3 AMENITIES	3.72		1.49
OS-6	BASLINE, PLUS 3 AMENITIES	1.06		0.42
OS-7	BASLINE, PLUS 3 AMENITIES	7.15		2.86
OS-8	BASLINE, PLUS 3 AMENITIES	0.62		0.25
OS-9	BASLINE, PLUS 3 AMENITIES	4.10	DETENTION POND = 1.33 AC REMAINING = 2.77 @ 40%	1.11
OS-10	BASLINE, PLUS 3 AMENITIES	12.34	DETENTION POND = 2.02 AC REMAINING = 10.32 @ 40%	4.13
OS-11	BASLINE, PLUS 3 AMENITIES	0.32		0.13
OS-12	BASLINE, PLUS 3 AMENITIES	15.57	DETENTION POND = 3.17 AC REMAINING = 12.40 @ 40%	4.96
OS-13	BASLINE, PLUS 3 AMENITIES	4.75		1.90
OS-14	BASLINE, PLUS 3 AMENITIES	12.55	DETENTION POND = 4.92 AC REMAINING = 7.63 @ 40%	3.05
OS-15	BASLINE, PLUS 3 AMENITIES	5.00		2.00
OS-16	BASLINE	1.18		0.12
OS-17	BASLINE	0.89		0.09
OS-18	BASLINE	1.76		0.18
OS-19	BASLINE, PLUS 3 AMENITIES	1.37	DETENTION POND = 0.27 AC REMAINING = 1.10 @ 40%	0.44
OS-20	BASLINE, PLUS 3 AMENITIES	2.97	100% SPINE TRAIL: 502 LF @ 30' wide = 15060 SF DETENTION POND = 0.80 AC 40% (2.97-0.35-0.80) = 1.82 AC	1.08
OS-21	BASLINE, PLUS 3 AMENITIES	1.64	100% SPINE TRAIL: 612LF @ 30' wide = 18360 SF 40% (1.53-0.42) = 1.11 AC	0.86
OS-22	BASLINE, PLUS 3 AMENITIES	4.61	100% SPINE TRAIL: 1338 LF. @ 30' wide = 40140 SF 40% (4.46-0.92) = 3.54 AC	2.34
OS-23	BASLINE	0.21		0.02
OS-24	BASLINE	0.44		0.04
OS-25	BASLINE	0.19		0.02
OS-26	BASLINE	0.31		0.03
TOTAL OPEN SPACE CREDIT				31.42

NOTES:
1. The Irrigation Ditch is included in the above acreage. However the Town of Erie considers irrigation ditches as an "ineligible space".
2. The Detention and Irrigation Ponds are not included in the open space acreage since we do not anticipate that they meet the criteria for credit per UDC 10-6-3.B.4.b.ii. and UDC 10-6-4.E.6.f.



LEGEND:

OPEN SPACE

POCKET PARK

NEIGHBORHOOD PARK

COMMUNITY AMENITY/
PRIVATE PARK

Comment #20: Please add trail to Parks and Open Space Plan

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SHEET INFO:

PARKS & OPEN SPACE CONCEPT PLAN

DRAWN BY:

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DESIGNED BY:

BC/SW

SUBMITTED ON:

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Comment #84: Connections to adjacent neighborhoods shall be labeled and noted as at-grade crosswalk, overpass, or underpass

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PARKS & OPEN SPACE CHARACTER

New comment #129: Remove pictures unless they are showing a specific requirement. If so, please add a caption stating what requirement they are demonstrating

NEIGHBORHOOD PARKS



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SPACE
CHARACTER

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COMMUNITY AMENITY/PRIVATE PARK



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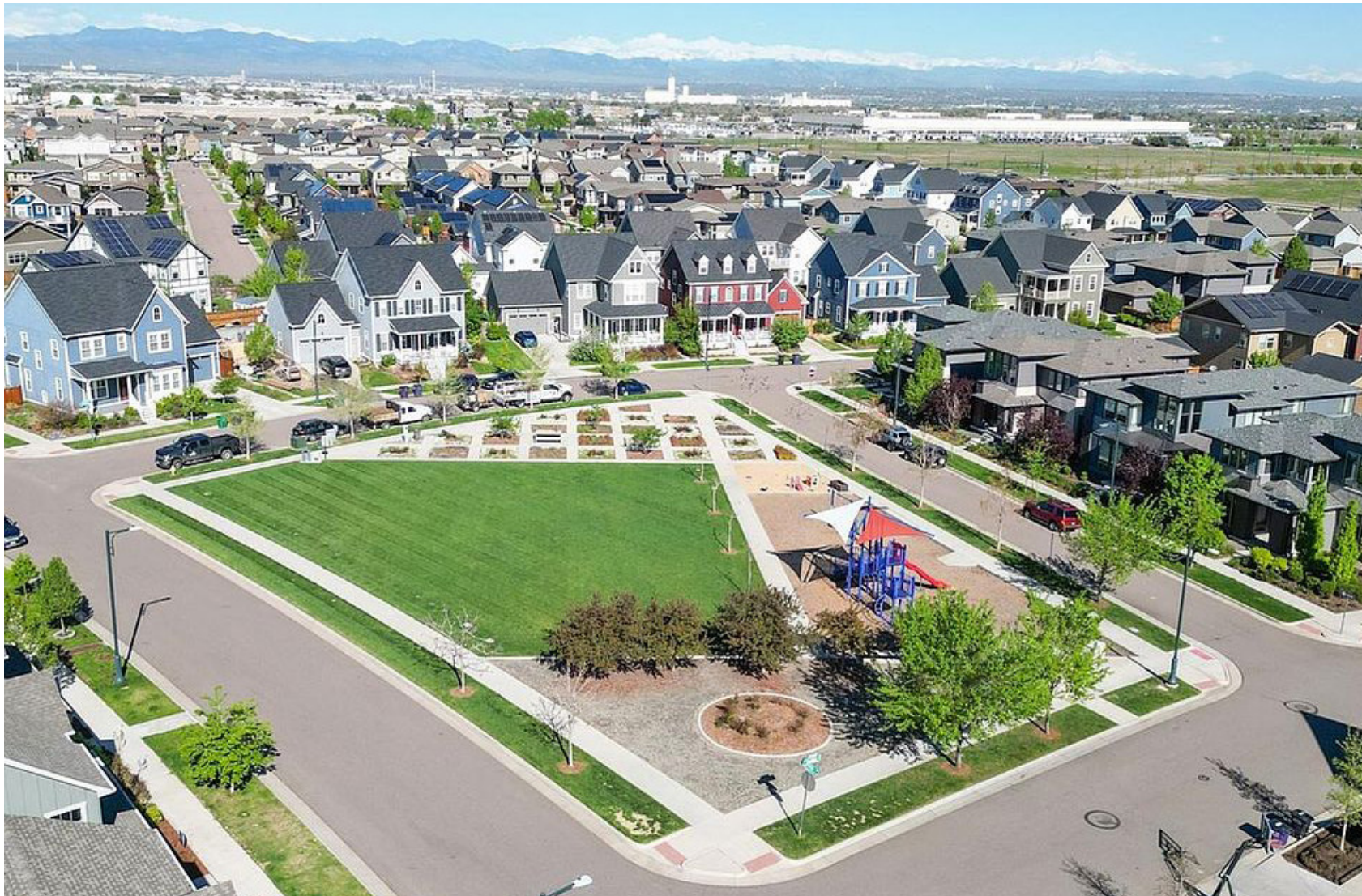
NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

PARKS & OPEN SPACE CHARACTER

New comment #129: Remove pictures unless they are showing a specific requirement. If so, please add a caption stating what requirement they are demonstrating

POCKET PARKS



PREPARED FOR:

NORTH WESTERLY
OWNER, LLC
3990 HILLSBORO PIKE,
SUITE 400,
NASHVILLE, TN 37215
720-531-8924
CONTACT: HEIDI MAJERIK

ENGINEERING:

KT
12500 W. 58TH AVE
SUITE 230
ARVADA, CO 80002
720-638-5190
CONTACT: KEN TOLAND

LAND PLANNING:

SOUTHERN LAND
COMPANY
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SUITE 400,
NASHVILLE, TN 37215
615.778.2884
CONTACT:
BEN CRENSHAW

PCS GROUP, INC.
200 KALAMATH STREET,
DENVER, CO - 80233
720-259-8246
CONTACT:
JOHN PRESTWICH

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

PARKS & OPEN
SPACE
CHARACTER

DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

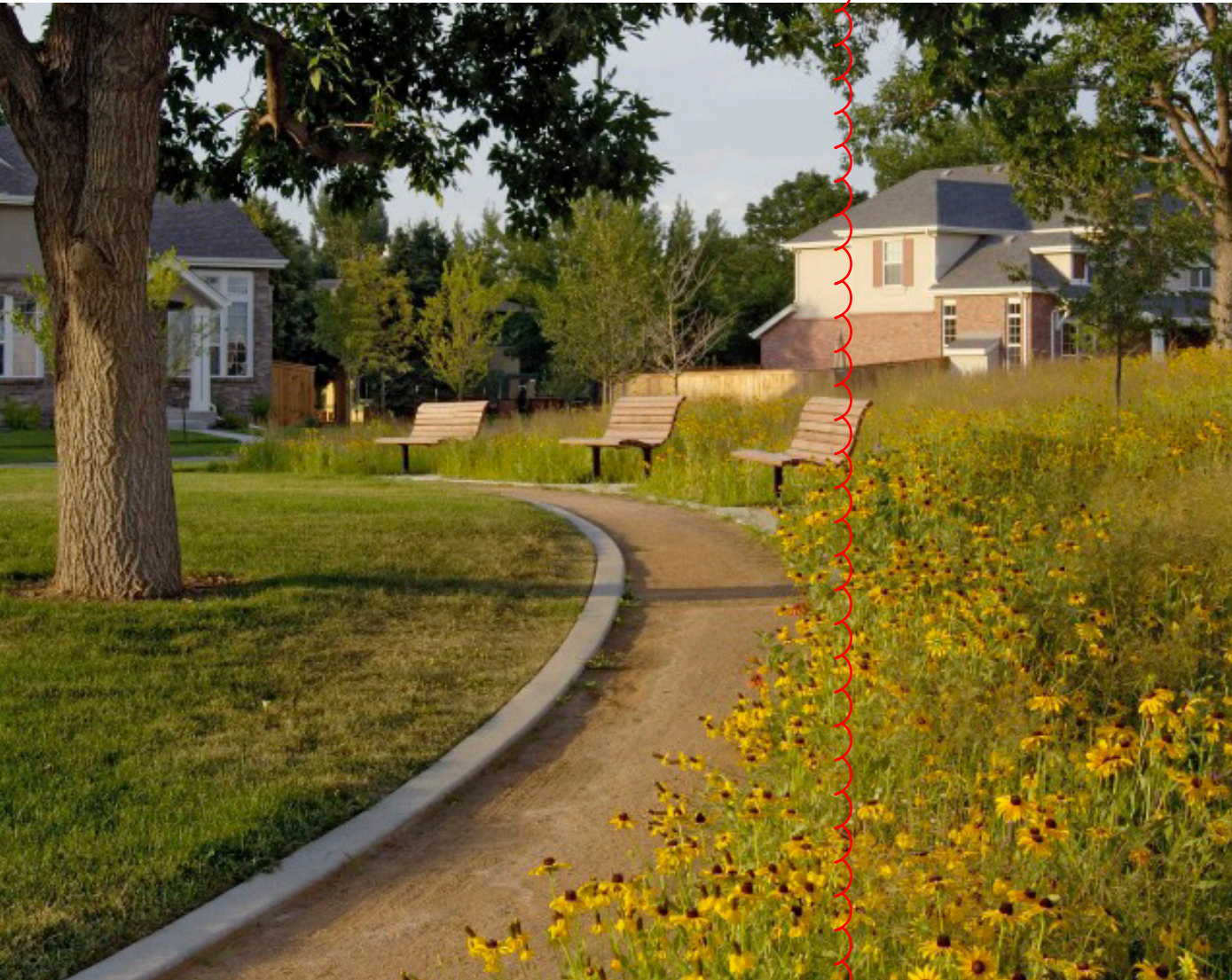
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PARKS & OPEN SPACE CHARACTER

New comment #129: Remove pictures unless they are showing a specific requirement. If so, please add a caption stating what requirement they are demonstrating

TRAILS



PREPARED FOR:

NORTH WESTERLY
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3990 HILLSBORO PIKE,
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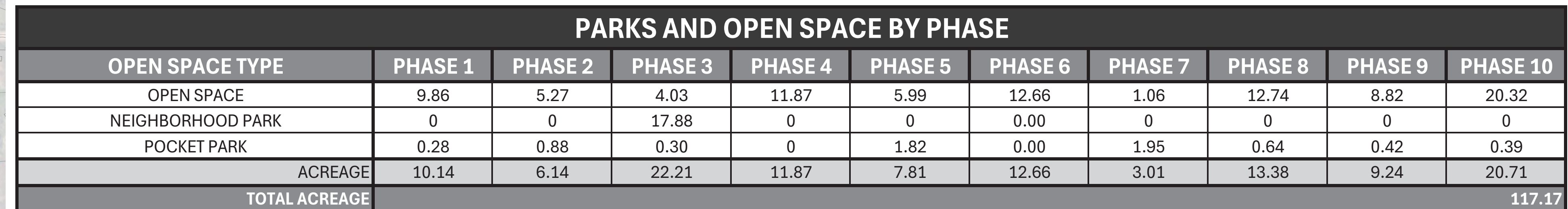
SHEET INFO:

PARKS & OPEN
SPACE
CHARACTER

DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

PHASING PLAN



SCALE: 1" = 300'

The profile view shows a road section with a total length of 1,200 feet. The elevation starts at 0 feet at the left end. The road profile is shown as a series of steps. The first segment is 150 feet long, ending at an elevation of 300 feet. The second segment is 600 feet long, ending at an elevation of 600 feet. The third segment is 450 feet long, ending at an elevation of 1,200 feet. The total length is 1,200 feet.

Distance (ft)	Elevation (ft)
0	0
150	300
750	600
1,200	1,200

28
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

ENVIRONMENTAL PLAN

Legend

Vegetation

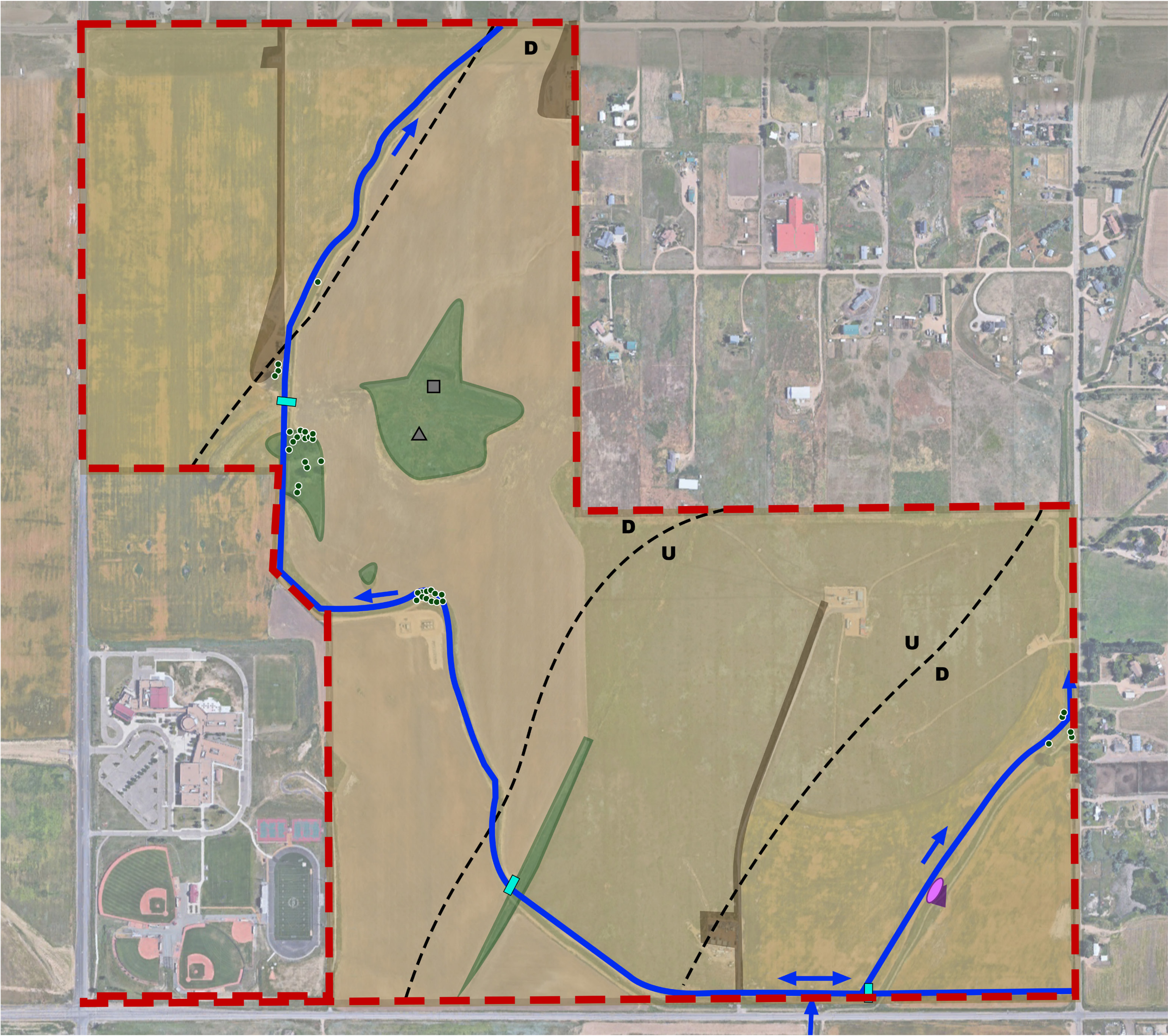
- Tree
- Cropland
- Disturbed
- Mesic Graminoids
- Western Wet Shrubland
- Great Plains Ruderal Grassland & Shrubland

Mining

- Mine Shaft (hoisting shaft)
- ▲ Air Shaft
- - - Inferred Bedrock Fault
- u Upthrown Side
- D Downthrown Side

Aquatic

- Culvert
- Community Ditch
- ➔ Flow Direction
- Palustrine Scrub - Shrub Wetland



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NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

ENVIRONMENTAL PLAN

DRAWN BY:
CGR/JN

DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

29
OF 29



Memo

To: Aly Burkhalter, Planner
From: Nicole Johnson, Civil Engineer
Date: 8/13/24
Subject: Northwesterly – Engineering Comments
CC: David Pasic, Chad Schroeder

Narrative Comments:

1. On Page 6, please correct the water distribution system to be from pressure Zone 3.

Impact Report Comments:

2. On page 4, please correct the water distribution system to be from pressure Zone 3.

Soils Report Comments:

3. Page 49 (Figure 28) shows the estimated depth to groundwater. Although the elevations vary across the site, please note the existing shallow depths especially near the irrigation ditch and the southeast corner of the site. Recent developments nearby have had issues with groundwater even though the initial groundwater in those locations was at greater depths than this site. Please keep this in mind as this development progresses and note that the Town will likely require an underdrain system as sump pumps have proven to not be adequate in nearby developments.

ALTA Comments:

4. Please note the various existing exception, ROW, and pipeline locations located on the site. Are the exceptions listed below that currently conflict with home locations going to be vacated or relocated?
 - a. Exception 10
 - b. Exception 14
 - c. Exception 16
 - d. Exception 35

Easement Exhibit Comments:

5. Why do many of the exception numbers shown not match the exception numbers on the ALTA and Title? The REC numbers match.
6. Are the SLB items that currently conflict with home locations going to be vacated or relocated?
 - a. SLB Item 1
 - b. SLB Item 4

Planned Development Zoning Map and Guide Comments:

Page 3:

7. Please shown the detention pond in the southwest corner that is shown on the Drainage Exhibit and Utility Plan.
8. Although the design is not final, the current pedestrian underpass conflicts with the road and homes in this area.

Page 4:

9. Although conceptual, please keep in mind that dead-end roads greater than 150' will require a turnaround greater than 150' will require a turnaround per Section D103 of the 2021 IFC.
10. Is there a plan for how this is going to connect to the high school?

11. Please shown the detention pond in the southwest corner that is shown on the Drainage Exhibit and Utility Plan.
12. Although the design is not final, the current pedestrian underpass conflicts with the road and homes in this area.

Page 12:

13. Suggestion for consistency with the Drainage Exhibit. Please show swales and pipes where shown on the Drainage Exhibit.
14. Label the west water connection to existing. Please note the existing water line is only 12".
15. Please add the irrigation canal linetype to the legend.
16. Please label the water tank site.
17. What is the water line near the high school connecting to?
18. Are the different linetypes different sizes? Either add to the legend or make consistent.
19. Are there any structures proposed for Pond E? No connections to the pond are shown.
20. As noted by Merrick, please show existing utilities.
21. Please label connections to existing utilities.
22. Recommendation to match the pond names in the Drainage Exhibit or have the Drainage Exhibit pond names match the utility plan.
23. Suggestion to either not show the linetype for the irrigation canal where is it being rerouted, or label the portion to be rerouted. The only label for this linetype is "EXIST. IRRIGATION CANAL TO REMAIN (TYP)".

Page 28:

24. Please shown the detention pond in the southwest corner that is shown on the Drainage Exhibit and Utility Plan.
25. Although the design is not final, the current pedestrian underpass conflicts with the road and homes in this area. Recommendation to think about the pedestrian underpass phasing since it should already be constructed.

General Comments

26. Please see attached comments from Merrick on the Utility Report and Drainage Study.

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

COVER SHEET / GENERAL NOTES

PD ZONING LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16 BEING N 89°30'52" E AND MONUMENTED AS FOLLOWS:

-CENTER 1/4 CORNER OF SECTION 16, BEING A FOUND 3.25" ALUMINUM CAP, LS 6973, RW BAYER ASSOC., PER MON REC DATED 3-1-14.

-EAST 1/4 CORNER OF SECTION 16, BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX, PARTIALLY ILLEGIBLE, PLS 14083, PER MONUMENT RECORD DATED 4-9-96.

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 16;

THENCE N 89°30'52" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 2630.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 AS DESCRIBED IN BOOK 86 PAGE 273;

THENCE S 00°22'39" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2075.17 FEET TO THE NORTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 4925429;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 4925429 THE FOLLOWING FIVE (5) COURSES;

- 1) S 89°37'21" W A DISTANCE OF 40.00 FEET;
- 2) S 00°22'39" E A DISTANCE OF 473.00 FEET;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 44°37'59" W 35.36 FEET, A RADIUS OF 25.00 FEET, AN ARC OF 39.28 FEET, AND A DELTA OF 90°01'15";
- 4) S 89°38'36" W A DISTANCE OF 912.35 FEET;
- 5) S 00°21'24" E A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (AKA WELD COUNTY ROAD NO. 8) RECORDED IN BOOK 86 PAGE 273;

THENCE S 89°38'36" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1656.00 FEET;

THENCE S 89°38'17" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1343.47 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3158505;

THENCE N 00°13'30" W ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 1949.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 4206840;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:

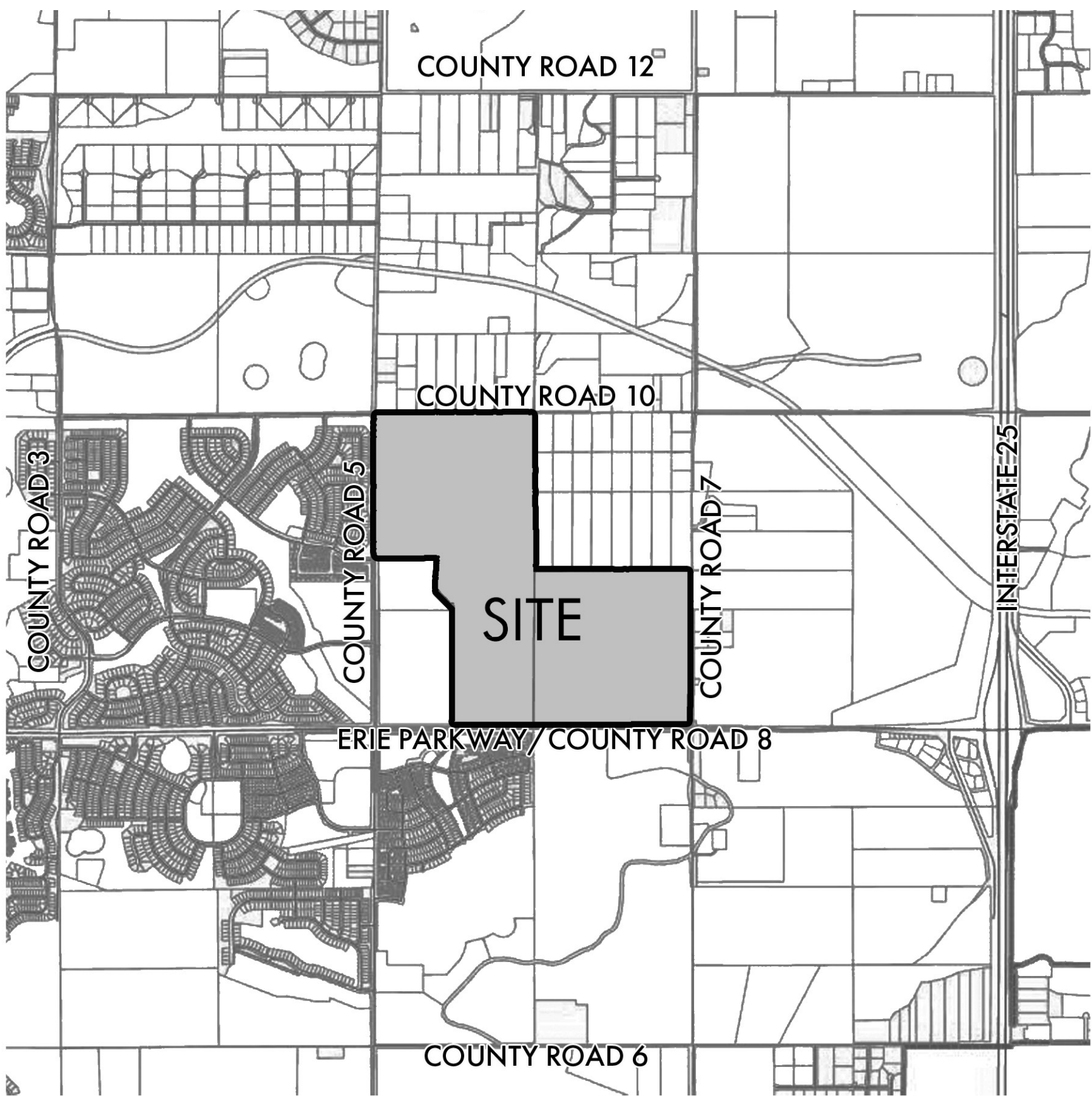
- 1) N 89°38'27" E A DISTANCE OF 2.00 FEET;
- 2) N 04°46'24" W A DISTANCE OF 110.00 FEET;
- 3) S 89°38'27" W A DISTANCE OF 48.00 FEET;
- 4) N 44°31'51" W A DISTANCE OF 339.83 FEET;
- 5) N 03°21'55" E A DISTANCE OF 545.00 FEET;
- 6) S 89°31'06" W A DISTANCE OF 1032.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 5 RECORDED IN SAID BOOK 86 PAGE 273;

THENCE N 00°12'52" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2358.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 10 RECORDED IN SAID BOOK 86 PAGE 273;

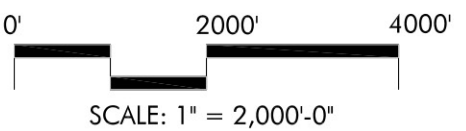
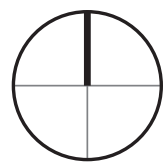
THENCE N 89°23'44" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2624.71 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16;

THENCE S 00°18'49" E ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 16 A DISTANCE OF 2607.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,026,720 SQUARE FEET OR 390.8797 ACRES MORE OR LESS.



PROJECT VICINITY MAP - 1"=2000'



GENERAL NOTES:

- SOME ITEMS CONTAINED WITHIN THE PD WILL BE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE THROUGH PRELIMINARY PLAT AND FINAL PLAT STAGES.
- THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS PD ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS. DURING THE PLATTING PROCESS MINOR VARIATIONS SHOULD BE EXPECTED FOR THE PURPOSE OF ESTABLISHING:
 - 1. FINAL ROAD ALIGNMENTS
 - 2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
 - 3. FINAL BUILDING ENVELOPES
 - 4. FINAL ACCESS AND PARKING LOCATIONS
 - 5. LANDSCAPE ADJUSTMENTS
- ALL THE PHOTOS AND ILLUSTRATIONS REFERENCED IN THIS PD ARE REPRESENTATIVE OF THE LEVEL OF DESIGN QUALITY IN NORTH WESTERLY. FINAL DESIGNS TO BE SUBMITTED WILL NOT NECESSARILY DUPLICATE THE EXACT ILLUSTRATIONS, BUT WILL CONTAIN THE SAME THEMES AND DIMENSIONS AS SHOWN, AND WILL BE AT THE SAME OR HIGHER LEVEL OF DESIGN QUALITY, EXTENT, AND DETAIL.

OWNER:

NORTH WESTERLY OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400,
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EMAIL: HEIDI.MAJERIK@SOUTHERNLAND.COM

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303.333.1105
CONTACT: CHRISTOPHER MCGRANAHAN
EMAIL: CSMCGRANAHAN@LSCTRANS.COM

SHEET INDEX

- SHEET 1: COVER SHEET/WRITTEN NARRATIVE
- SHEET 2: ZONING MAP
- SHEET 3: LAND USE PLAN
- SHEET 4: CONCEPT PLAN
- SHEET 5: HOME DIVERSITY PLAN
- SHEET 6: SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS
- SHEET 7: SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS
- SHEET 8: MULTI-FAMILY DEVELOPMENT STANDARDS
- SHEET 9-10: COMMERCIAL DEVELOPMENT STANDARDS
- SHEET 11: PARKING STANDARDS
- SHEET 12: UTILITY CONCEPT PLAN
- SHEET 13: UNDERMINING/OIL & GAS PLAN
- SHEET 14: STREETScape PLAN
- SHEET 15: PEDESTRIAN CIRCULATION PLAN
- SHEET 16: BICYCLE CONNECTIVITY PLAN
- SHHET 17: SIGNAGE PLAN - PHOTOMETRIC PLAN
- SHEET 18: LANDSCAPE CONCEPT
- SHEET 19-21: LANDSCAPE CHARACTER
- SHEET 22: PARKS & OPEN SPACE CONCEPT
- SHEET 23: PARKS & OPEN SPACE CONCEPT PLAN
- SHEET 24-27: PARKS & OPEN SPACE CHARACTER
- SHEET 28: PHASING PLAN
- SHEET 29 ENVIRONMENTAL PLAN

SURVEYOR'S CERTIFICATE:

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SIGNATURE

SURVEYOR'S NAME

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

_____ (SEAL)

TOWN COUNCIL APPROVAL CERTIFICATE:

THIS ZONING MAP IS TO BE KNOWN AS THE "_____ ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL FOR ERIE, COLORADO, HELD ON _____, 20____.

MAYOR

ATTEST: _____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

I HERBY CERTIFY THAT HIS ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT THE RECEPTION NUMBER _____.

BY: _____
(SIGNATURE)

(COUNTY CLERK AND RECORDER)

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REVISIONS:

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1	2ND SUBMITTAL	7/17/2024	JP/CGR

SHEET INFO:

COVER SHEET &
WRITTEN NARRATIVE

DRAWN BY:

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DESIGNED BY:

BC/SW

SUBMITTED ON:

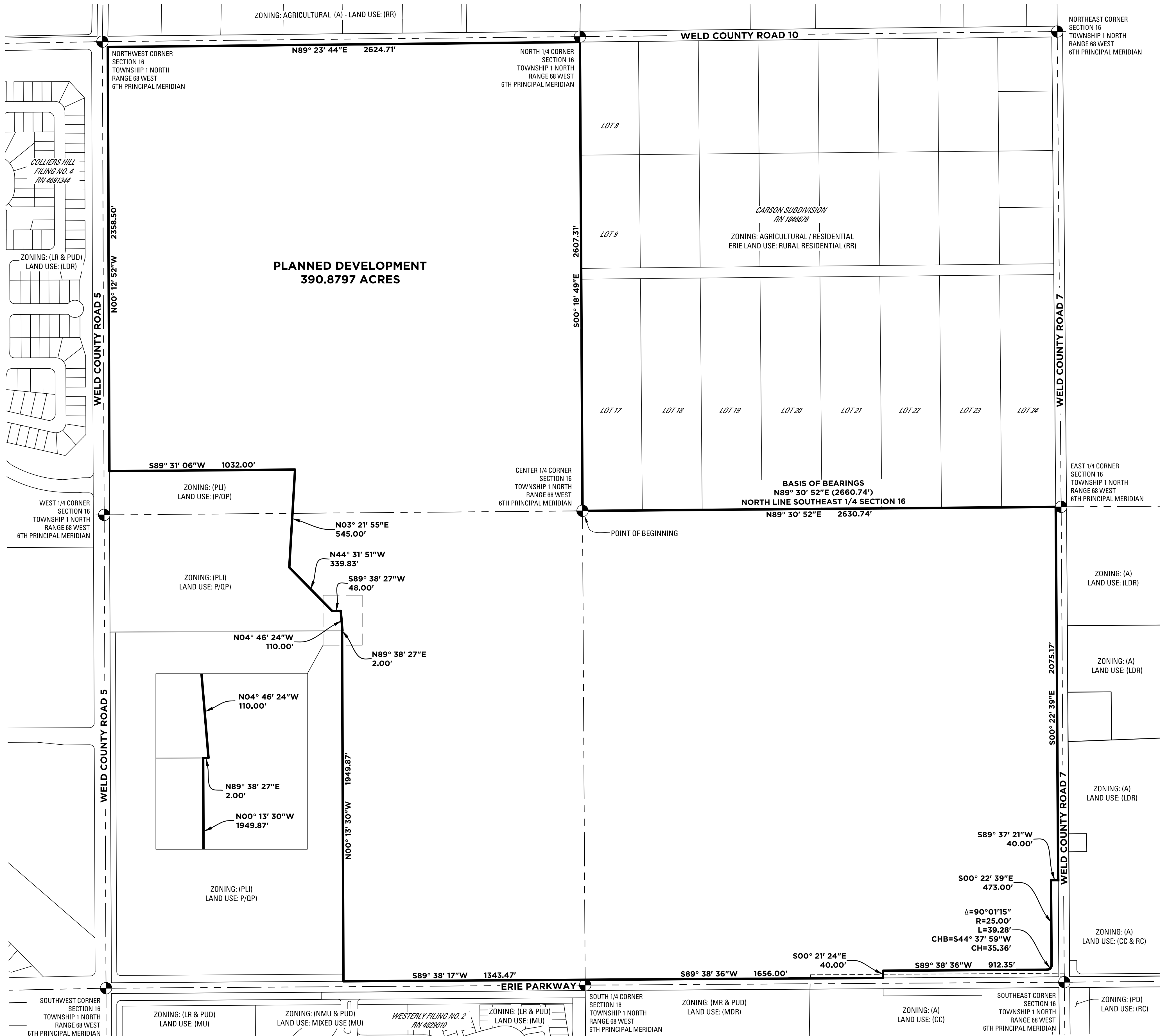
2/09/2023

1
OF 29

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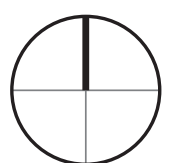
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ZONING MAP



LEGEND

- ZONING BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- SECTION CORNER



SCALE: 1" = 300'



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DRAWN BY:

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DESIGNED BY:

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SUBMITTED ON:

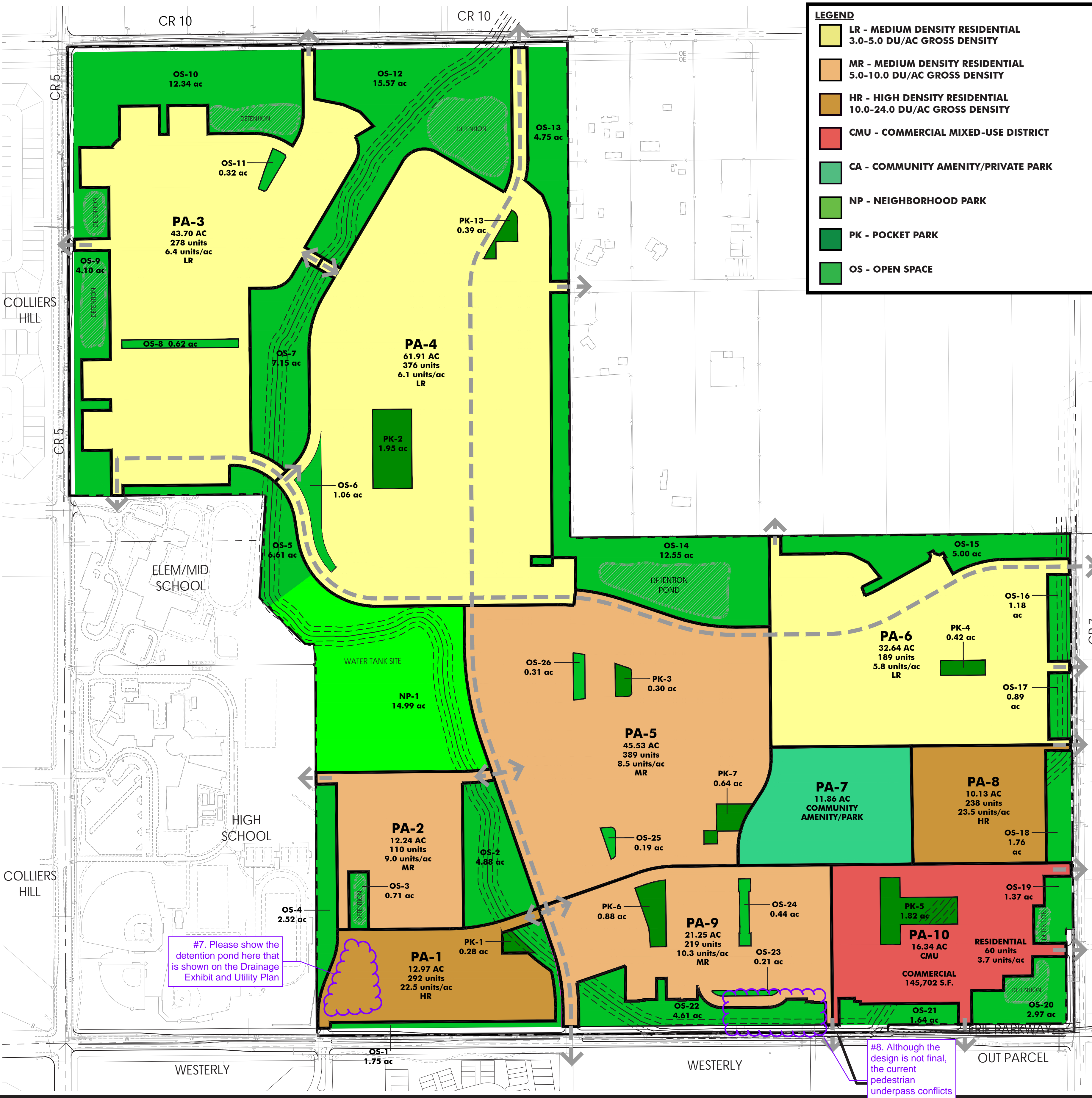
2/09/2023

2
OF 29

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LAND USE PLAN



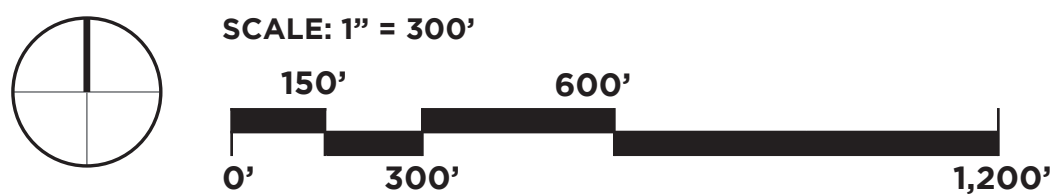
- LEGEND**
- LR - MEDIUM DENSITY RESIDENTIAL
3.0-5.0 DU/AC GROSS DENSITY
 - MR - MEDIUM DENSITY RESIDENTIAL
5.0-10.0 DU/AC GROSS DENSITY
 - HR - HIGH DENSITY RESIDENTIAL
10.0-24.0 DU/AC GROSS DENSITY
 - CMU - COMMERCIAL MIXED-USE DISTRICT
 - CA - COMMUNITY AMENITY/PRIVATE PARK
 - NP - NEIGHBORHOOD PARK
 - PK - POCKET PARK
 - OS - OPEN SPACE

NORTH WESTERLY LAND USE SUMMARY

DATE: 07/11/2024

A.	B.	C.	D.	E.	F.	G.	H.	I.
Land Use Item	Planning Area Map Number	Map Area Code	Net Land Area in Acres	Percentage of Total Land Area	Proposed Maximum Net Density (DU/AC)	Proposed Maximum # of Dwelling Units (DUs)	Proposed Non-Residential Square Footage (SQ.FT.)	Details and Comments
1. OPEN SPACE AND TRAIL CORRIDORS	OS-1	OS	1.8	0.4%				Dedicated Open Space - includes spine trail and irrigation ditch
	OS-2	OS	4.9	1.2%				Dedicated Open Space - includes spine trail, irrigation ditch, and amenities
	OS-3	OS	0.7	0.2%				Dedicated Open Space - includes detention, trails, and amenities
	OS-4	OS	2.5	0.6%				Dedicated Open Space - buffer area includes trails and amenities
	OS-5	OS	3.7	1.0%				Dedicated Open Space - buffer area includes irrigation ditch, trails and amenities
	OS-6	OS	1.1	0.3%				Dedicated Open Space - includes trails and amenities
	OS-7	OS	7.2	1.8%				Dedicated Open Space - includes trails, irrigation ditch, and amenities
	OS-8	OS	0.6	0.2%				Dedicated Open Space - includes trails and amenities
	OS-9	OS	4.1	1.0%				Dedicated Open Space - buffer area includes detention, trails, and amenities
	OS-10	OS	12.3	3.2%				Dedicated Open Space - buffer area includes detention, trails, and amenities
	OS-11	OS	0.3	0.1%				Dedicated Open Space - includes trails and amenities
	OS-12	OS	15.6	4.0%				Dedicated Open Space - includes trails, irrigation ditch, detention and amenities
	OS-13	OS	4.8	1.2%				Dedicated Open Space - buffer area includes trails and amenities
	OS-14	OS	12.6	3.2%				Dedicated Open Space - buffer area includes detention, trails, and amenities
	OS-15	OS	5.0	1.3%				Dedicated Open Space - buffer area includes trails and amenities
	OS-16	OS	1.2	0.3%				Dedicated Open Space - buffer area includes irrigation ditch and trails
	OS-17	OS	0.9	0.2%				Dedicated Open Space - buffer area includes irrigation ditch and trails
	OS-18	OS	1.8	0.5%				Dedicated Open Space - buffer area includes irrigation ditch and trails
	OS-19	OS	1.4	0.4%				Dedicated Open Space - buffer area includes irrigation ditch, detention, trails, and amenities
	OS-20	OS	3.0	0.8%				Dedicated Open Space - buffer area includes spine trail, irrigation ditch, detention, and amenities
	OS-21	OS	1.6	0.4%				Dedicated Open Space - buffer area includes spine trail, irrigation ditch, detention, and amenities
	OS-22	OS	4.6	1.2%				Dedicated Open Space - buffer area includes spine trail, irrigation ditch, and amenities
	OS-23	OS	0.2	0.1%				Dedicated Open Space - includes trails
	OS-24	OS	0.4	0.1%				Dedicated Open Space - includes trails
	OS-25	OS	0.2	0.0%				Dedicated Open Space - includes trails
	OS-26	OS	0.3	0.1%				Dedicated Open Space - includes trails
2. DEDICATED PARKS AND OPEN SPACE	NP-1	PK	17.9	4.6%				NEIGHBORHOOD PARK (INCLUDES TOWN WATER STORAGE)
	PK-1	PK	0.3	0.1%				POCKET PARK
	PK-2	PK	2.0	0.5%				POCKET PARK
	PK-3	PK	0.4	0.1%				POCKET PARK
	PK-4	PK	0.4	0.1%				POCKET PARK
	PK-5	PK	1.8	0.5%				POCKET PARK
	PK-6	PK	0.9	0.2%				POCKET PARK
	PK-7	PK	0.6	0.2%				POCKET PARK
3. PRIVATE PARK	PA-7	CA	11.9	3.0%				COMMUNITY AMENITY/PARK
	PA-8	HR	10.13 AC	2.6%	23.5 DU/AC	238		MULTI-FAMILY
4. DEVELOPMENT AREAS	PA-1	HR	13.0	3.3%	22.5 DU/AC	292		SINGLE-FAMILY DETACHED/ATTACHED
	PA-2	MR	12.2	3.1%	9.0 DU/AC	110		SINGLE-FAMILY DETACHED
	PA-3	LR	43.7	11.2%	6.4 DU/AC	278		SINGLE-FAMILY DETACHED/ATTACHED
	PA-4	LR	61.9	15.8%	6.1 DU/AC	376		SINGLE-FAMILY DETACHED/ATTACHED
	PA-5	MR	45.5	11.6%	8.5 DU/AC	389		SINGLE-FAMILY DETACHED/ATTACHED
	PA-6	LR	32.6	8.4%	5.8 DU/AC	189		SINGLE-FAMILY DETACHED/ATTACHED
	PA-8	HR	10.1	2.6%	23.5 DU/AC	238		MULTI-FAMILY
	PA-9	MR	21.3	5.4%	10.3 DU/AC	219		SINGLE-FAMILY DETACHED/ATTACHED
	PA-10	CMU	16.3	4.2%	3.7 DU/AC	60	145,702	COMMERCIAL/MIXED-USE
	PA-10	CMU	16.3	4.2%	3.7 DU/AC	60	145,702	COMMERCIAL/MIXED-USE
5. ADJACENT ROW			5.1	1.3%				
6. TOTAL MAP ACREAGE (Total figures above)			390.9	100.0%	5.50 DU/AC	2,151	145,702	
7. ACREAGE LISTED IN APPLICATION			390.9					

NOTE: The Proposed Maximum Density for each Planning Area is determined from Net Acreage and therefore it is a Net Density.



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CGR/JN

DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

3
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

390.8797 ACRES
PD-001700-2024

CONCEPT PLAN

DIMENSIONAL STANDARDS SUMMARY TABLE										
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT	BUILDING SEPARATION	PORCH DEPTH - CLEAR AREA
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR			
SINGLE FAMILY FRONT LOAD	45'	4,000	PRIN. - 10'	NOT APPLICABLE	8'	5'	PRIN. - 5'		PRIN. - 10'	
	48' CORNER LOTS		FRONT LOAD GAR. 20' SIDE LOAD GAR. 10'				ACC. - 5'			
			ACC. - 25'							
SINGLE FAMILY ALLEY LOAD	30'	2,600	8'	5'	8'	5'	0'	PRIN. - 35' ACC. 25'	PRIN. - 10'	ACC. - 5'
	35' CORNER LOTS									
DUPLEX ALLEY LOAD	24'	1,700	8'	5'	8'	5'	0'		PRIN. - 10'	
	27' CORNER LOTS									
TOWNHOME ALLEY LOAD	16'	1,000	8'	5'	8'	5'	0'		PRIN. - 10'	
	24' CORNER LOTS									
LIVE WORK	16'	1,000	5'	5'	8'	5'	0'	PRIN. - 45' ACC. 25'	PRIN. - 10'	
	24' CORNER LOTS									
MULTI-FAMILY	200	20,000	5'	5'	8'	5'	0'	PRIN. - 55' ACC. 25'	PRIN. - 10', OR PER BUILDING CODE	
COMMERCIAL	NONE	MAXIMUM FLOOR AREA RATIO - 1.0	5'	5' MINIMUM PARKING SETBACK	8'	0'	0'	PRIN. - 60' ACC. 25'	PRIN. - 10', OR PER BUILDING CODE	NA

1. EASEMENTS MAY BE MORE RESTRICTIVE THAN MINIMUM SETBACKS, THE GREATER OF THE MINIMUM SETBACK OR THE UTILITY EASEMENT SHALL GOVERN.

2. EXCEPT FOR DETACHED ALLEY-LOADED GARAGES, ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.

LEGEND

SINGLE FAMILY DETACHED

FRONT-LOAD

ALLEY-LOAD

AA FRONT-LOAD COTTAGE

TOWNHOMES

SINGLE-STORY TYPE A

TWO-STORY

SINGLE-STORY TYPE B

AA SINGLE-STORY

MULTI-FAMILY

MULTI-FAMILY

AA MULTI-FAMILY

LIVE-WORK TOWNHOMES

AA DUPLEX

COMMERCIAL

COMMUNITY AMENITY/PRIVATE PARK

NEIGHBORHOOD PARK

POCKET PARKS

OPEN SPACE

#9. Although conceptual, please keep in mind that dead-end roads greater than 150' will require a turnaround per Section D103 of the 1021 IFC (TYP)

#10. Is there a plan for how this is going to connect to the high school?

#11. Please show the detention pond here that is shown on the Drainage Exhibit and Utility Plan

#12. Although the design is not final, the current pedestrian underpass conflicts with the road and homes in this area

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HOME DIVERSITY PLAN

TABLE 6.7-1: HOUSING DIVERSITY (TOWN OF ERIE)					
DEVELOPMENT PARCEL SIZE	REQUIRED MIX OF HOUSING TYPES FOR NORTH WESTERLY				
321-480 ACRES (NORTH WESTERLY IS IN THIS RANGE)	5 HOUSING TYPES	OR	4 HOUSING TYPES AND 1 HOUSING TYPE VARIATION	OR	3 HOUSING TYPES AND 2 HOUSING TYPE VARIATIONS

HOUSING STYLES THAT APPLY TO TABLE 6.7-7 INCLUDE:		
		INCLUDED IN NORTH WESTERLY
(A)	DUPLEX	YES
(B)	STACKED TRI-PLEX / QUAD-PLEX	NO
(C)	MANOR HOME	NO
(D)	TOWNHOUSE (SINGLE-FAMILY ATTACHED DWELLING UNIT)	YES
(E)	APARTMENT (MULTI-FAMILY DWELLING UNIT)	YES
(F)	LIVE-WORK UNITS	YES
(G)	SINGLE-FAMILY DETACHED	YES

HOUSING TYPE VARIATIONS THAT APPLY TO TABLE 6.7-7 INCLUDE:		
(A)	DUPLEX	INCLUDED
	a. FRONT LOAD	NO
	b. ALLEY LOAD	YES
(B)	STACKED TRI-PLEX / QUAD-PLEX	NA
	a. THREE DWELLING UNITS PER BUILDING	
	b. FOUR DWELLING UNITS PER BUILDING	
(C)	MANOR HOME	NA
	a. VARIATION IN BUIDLING LENGTH OF 30% OR MORE	
	b. VARIATION IN BUIDLING FOOTPRINT OF 30% OR MORE	
(D)	TOWNHOUSE (SINGLE-FAMILY ATTACHED DWELLING UNIT)	INCLUDED
	a. FRONT LOAD	NO
	b. ALLEY LOAD	YES
(E)	APARTMENT (MULTI-FAMILY DWELLING UNIT)	INCLUDED
	a. VARIATION IN BUIDLING LENGTH OF 30% OR MORE	NO
	b. VARIATION IN BUIDLING FOOTPRINT OF 30% OR MORE	NO
(F)	LIVE-WORK UNITS	INCLUDED
	a. FRONT LOAD	NO
	b. ALLEY LOAD	YES
(G)	SINGLE-FAMILY DETACHED	INCLUDED
	a. FRONT LOAD	YES
	b. ALLEY LOAD	YES
	c. LOT SIZE UNDER 5,000 SQUARE FEET	YES
	d. LOT SIZE 5,000 TO 9,999 SQUARE FEET	YES
	e. LOT SIZE 10,000 TO 39,999 SQUARE FEET	NO
	f. LOT SIZE 40,000 SQUARE FEET OR MORE	NO



(G) - SINGLE FAMILY DETACHED - FRONT LOAD



(G) - SINGLE FAMILY DETACHED - ALLEY LOAD



(A) - DUPLEX - ALLEY LOAD



(D) - TOWNHOUSE - ALLEY LOAD

NORTH WESTERLY HOUSING DIVERSITY PERCENTAGES						
LEGEND	UNIT TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT COUNT	SEGMENT MIX (%)	DEVELOPMENT MIX (%)
	SINGLE FAMILY DETACHED UNITS					
	SINGLE-FAMILY FRONT LOAD	55'	105'	92	11.0%	4.3%
	SINGLE-FAMILY ALLEY LOAD	35' OR 45'	90'	700	83.7%	32.5%
	AA-COTTAGE	55'	105'	44	5.3%	2.0%
	SUBTOTAL			836	100.0%	38.9%
	ATTACHED UNITS					
	LIVE-WORK TOWNHOME	25'	50'	114	14.5%	5.3%
	TOWNHOUSE - SINGLE STORY (TYPE A)	25'	67'	155	19.7%	7.2%
	TOWNHOUSE - TWO STORY	26'	67'	206	26.2%	9.6%
	TOWNHOUSE - SINGLE STORY (TYPE B)	26'	90'	191	24.3%	8.9%
	AA TOWNHOME	23'	120'	55	7.0%	2.6%
	AA DUPLEX	40'	90'	64	8.2%	3.0%
	SUBTOTAL			785	100.0%	36.5%
	SINGLE FAMILY ATTACHED & DETACHED SUBTOTAL			1,621		75.4%

MULTI-FAMILY RESIDENTIAL (SEE NOTE)						
LEGEND	UNIT TYPE	FLOORPLATE (GSF)	BUILDING STORIES	LOT COUNT	SEGMENT MIX (%)	DEVELOPMENT MIX (%)
	MULTI-FAMILY	132,780	2.5	292	55.1%	13.6%
	AA MULTI-FAMILY	101,304	3	238	44.9%	11.1%
	MULTI-FAMILY SUBTOTAL			530	100.00%	24.6%

OVERALL RESIDENTIAL DEVELOPMENT TOTALS			
TOTAL SINGLE FAMILY ATTACHED & DETACHED UNITS	LOT COUNT	TOTAL GROSS SF	DEVELOPMENT MIX (%)
TOTAL MULTI-FAMILY UNITS	530		24.64%
OVERALL DEVELOPMENT TOTALS	2,151		100.00%

NOTE:A MINIMUM OF 10% OF THE TOTAL NUMBER OF HOUSING UNITS IN THE DEVELOPMENT SHALL BE ATTAINABLE AS DESCRIBED HEREIN "ATTAINABLE RENTAL UNITS." 50% OF THE ATTAINABLE RENTAL UNITS SHALL BE PERMANENTLY RESTRICTED TO BE AVAILABLE TO TENANTS EARNING NO MORE THAT 80% OF THE AREA MEDIAN INCOME AS DEFINED BY THE TOWN ("AMI"), AND THE OTHER 50% OF THE ATTAINABLE RENTAL UNITS SHALL BE PERMANENTLY RESTRICTED TO BE AVAILABLE TO TENANTS EARNING NO MORE THAN 120% OF THE AMI.

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SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS

THE SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS AND SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS REPLACE SECTIONS 10.6.7.E AND 10.6.7.F OF THE ERIE UNIFIED DEVELOPMENT CODE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

A. ARCHITECTURAL VARIETY AND CHARACTER

- DESIGN STANDARDS:
 - NO IDENTICAL MODEL PLAN ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET FROM THE SAME MODEL PLAN AND ELEVATION.
 - NO IDENTICAL MODEL PLAN ELEVATION SHALL BE REPEATED MORE THAN ONCE WITHIN EVERY 4 LOTS ON THE SAME SIDE OF ANY STREET.
 - A MINIMUM OF 3 RECOGNIZABLY DIFFERENT MODEL PLANS WITH 3 RECOGNIZABLY DIFFERENT ELEVATIONS BE SUBMITTED TO THE TOWN FOR REVIEW.
- TRACKING
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE TO THE TOWN A PLAT SHEET TRACKING DOCUMENT THAT MAINTAINS A RECORD OF HOME MODEL VARIETY FOR EVERY DEVELOPMENT PARCEL. THE DEVELOPER SHALL DEMONSTRATE COMPLIANCE WITH THIS SECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

B. ARCHITECTURAL CHARACTER

EACH SINGLE FAMILY DETACHED MODEL PLAN AND ELEVATION SHALL DEMONSTRATE THE FOLLOWING DESIGN ATTRIBUTES:

- DESIGN STANDARDS:
 - EACH ELEVATION SHALL INCLUDE A MINIMUM OF TWO WINDOWS (OR ONE WINDOW AND ONE DOOR) PER FLOOR. THERE SHALL BE AT LEAST ONE OPENING (WINDOW OR DOOR) PER QUADRANT OF THE ELEVATION SO THAT LONG STRETCHES OF WALL ARE BROKEN UP BY FENESTRATION. HOWEVER, ELEVATIONS WITH A PARTIAL OR SMALLER UPPER LEVEL (SUCH AS A FRONT FACING GABLE) MAY BE ALLOWED TO HAVE A MINIMUM OF ONE WINDOW IN THE UPPER STORY AND THE WINDOW SHALL BE APPROPRIATE IN SIZE TO THE SCALE OF THE UPPER LEVEL MASS, MINIMUM OF 8 SQ.FT. OF GLASS.
- WALL PLANE CHANGE:

WINDOW ARTICULATION THAT ADDS SHADOW AND VISUAL INTEREST IS ENCOURAGED.

THE WALL PLANE CHANGE SHALL BE PROPORTIONAL TO THE BUILDING ELEVATION, HAVE A DEPTH OF AT LEAST 12 INCHES, BE AT LEAST A FULL STORY IN HEIGHT, AND BE AT LEAST 6 FEET WIDE. RECESSED PLANES SHALL BE RECOGNIZABLE AS PART OF THE ELEVATION BEING ENHANCED.

EACH FRONT AND REAR ELEVATION SHALL INCLUDE MORE THAN ONE WALL PLANE,

OR, ON FRONT ELEVATIONS ONE WALL PLANE MAY BE ALLOWED WHEN ONE OR MORE OF THE FOLLOWING IS PROVIDED.



FRONT ELEVATION

- WINDOW(S) OR DOOR(S) EXCEEDING THE MINIMUM REQUIRED PER FLOOR. THE USE OF SHUTTERS MAY ALSO ENHANCE THE TOTAL SCALE OF FENESTRATION PROVIDED PER ELEVATION QUADRANT.
 - A PORCH OR STOOP THAT IS COVERED.
 - ROOF DORMERS.
- C. A VARIETY OF ROOF FORMS SHALL BE USED. SINGLE UNBROKEN ROOF PITCHES SHOULD BE AVOIDED EXCEPT WHERE A SINGLE ROOF TREATMENT IS AN ESSENTIAL ELEMENT OF THE ARCHITECTURAL STYLE. (E.G. MANSARD)

- D. THE MAIN ROOF SHALL EXTEND BEYOND THE PRIMARY FAÇADE BY A MINIMUM OF 12 INCHES.
- OR, ON HOMES WITH A ROOF PITCH OF 10:12 OR GREATER, A GABLE RAKE OF LESS THAN 12 INCHES MAY BE PERMITTED.

MODELS WITH GABLE RAKE OVERHANGS OF LESS THAN 12 INCHES SHALL NOT BE LOCATED DIRECTLY ACROSS THE STREET FROM EACH OTHER OR MORE THAN ONCE WITHIN EVERY 4 LOTS ON THE SAME SIDE OF ANY STREET.

- E. AN ELEVATION OF THE HOME THAT FACES A STREET, PARK, TRAIL CORRIDOR OR OPEN SPACE AREA SHALL PROVIDE AN "ENHANCED ELEVATION" WHICH FURTHER IMPROVES THE ARCHITECTURAL AESTHETIC OF THE RESIDENCE; AN ENHANCED ELEVATION SHALL PROVIDE THREE OF THE FOLLOWING DESIGN ENHANCEMENTS. THE DESIGN ENHANCEMENT SHALL BE APPLIED IN A MANNER THAT IS CONSISTENT WITH THE STYLE OF THE HOME. SIDE AND REAR ELEVATION DESIGN ENHANCEMENTS SHALL BE CONSISTENT WITH THE DESIGN ELEMENTS OF THE FRONT ELEVATION.

- WINDOW(S) SHALL BE A MINIMUM OF 8SF OR LARGER AT AN APPROPRIATE SCALE TO ADD CHARACTER TO THE ELEVATION.
- A CHANGE IN WALL PLANE AS DEFINED IN SUBSECTION 1.B.1.B ABOVE.
- A PORCH, PATIO, OR DECK THAT IS COVERED.
- THE USE OF ARCHITECTURAL DETAIL ELEMENTS SUCH AS SHUTTERS, VENTS, EAVE AND/OR GABLE BRACKETS, EXPOSED RAFTER TAILS, CORBELS, LINTELS, TRELLISES, COLUMNS OR PILASTERS, ADDITIONAL EXTERIOR ACCENT MATERIALS, ETC. WHICH IN COMBINATION CREATE AN ENHANCED ARCHITECTURAL STYLE.
- THE USE OF TWO OR MORE EXTERIOR MATERIALS. ADDITIONAL MATERIALS SHOULD BE USED IN LOCATIONS WHERE IT IS LOGICAL AND APPROPRIATE AND SHOULD CONTINUE TO A NATURAL TRANSITION POINT. TO ACHIEVE THE ENHANCEMENT THE ADDITIONAL MATERIAL(S) SHALL BE USED TO COVER A MINIMUM OF 15% OF THE ELEVATION BEING ENHANCED. EXTERIOR MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO MASONRY (CULTURED STONE, STONE, BRICK, STUCCO, OR TILE), LAP SIDING, SHINGLES, BOARD AND BATTEN, OR OTHER DECORATIVE SIDING TREATMENT. DIFFERENT APPLICATION STYLES OF THE SAME MATERIAL, FOR EXAMPLE THE APPLICATION OF LAP SIDING IN DIFFERENT WIDTHS, DOES NOT CONSTITUTE A SECOND MATERIAL.

- F. COLUMNS OR POSTS EXTENDING MORE THAN 36 INCHES ABOVE THE GROUND WHICH SUPPORT STRUCTURAL ELEMENTS SUCH AS PORCHES, DECKS, OR ROOFS SHOULD APPEAR TO BE OF ADEQUATE MASS TO SUPPORT THE STRUCTURE ABOVE. (NO EXPOSED 4" X 4" POSTS SHALL BE ALLOWED MORE THAN 36 INCHES ABOVE THE GROUND). COLUMNS SUPPORTING UPPER STORY DECKS SHOULD BE 8" X 8" MINIMUM FINISHED.

- II. MATERIALS:
- A. ALL EXTERIOR MATERIALS SHALL BE OF HIGH QUALITY, USED IN APPLICATIONS AND TREATED APPROPRIATELY TO PROVIDE AND ATTRACTIVE AND LONG LASTING APPEARANCE.
- B. WHEN MASONRY IS USED IT SHOULD BE USED IN LOCATIONS WHERE ITS MASS IS LOGICAL AND APPROPRIATE. IN INSTANCES WHERE MASONRY WRAPS THE EXTERIOR CORNER OF THE HOME THE MASONRY SHOULD CONTINUE TO A NATURAL TRANSITION POINT SUCH AS THE INSIDE CORNER OF A PROJECTION WALL, A COLUMN, A DOOR OR WINDOW OR OTHER LOGICAL POINT. IN CASES WHERE NO SUCH FEATURE EXISTS NEAR THE CORNER, THE MASONRY WRAP SHALL EXTEND AT LEAST SIX FEET FROM THE CORNER.

C. ORIENTATION OF DWELLINGS TO THE STREET:

- A. EACH DWELLING UNIT SHALL FACE THE FRONT LOT LINE OF THE PROPERTY AND HAVE AT LEAST 1 PRIMARY PEDESTRIAN DOORWAY FOR ACCESS TO THE DWELLING UNIT LOCATED ON, OR ADJACENT TO, THE ELEVATION OF THE DWELLING UNIT FACING THE FRONT LOT LINE OF THE PROPERTY. THE DOORWAY SHALL BE NO MORE THAN 20 FEET FROM THE MOST FORWARD PLANE OF THE FORWARD MOST LIVING SPACE WITHIN THE HOUSE AND SHALL BE CLEARLY ACCESSIBLE FROM THE STREET OR PUBLIC AREA ADJACENT TO THE FRONT LOT LINE (EXAMPLE BELOW).

IN CONDITIONS WHERE SIDE LOADED GARAGES ARE UTILIZED, THE FOLLOWING STANDARD APPLIES:

- THE DOORWAY SHALL BE NO MORE THAN 20 ' FROM THE FRONT FACING GARAGE WALL PLANE.

- B. FOR SINGLE FAMILY FRONT LOADED LOTS ADJACENT TO STREETS ON TWO SIDES (CORNER LOTS), THE DWELLING MAY BE ORIENTED TO EITHER ADJACENT STREET AND THE PEDESTRIAN DOORWAY MAY THUS BE LOCATED FACING EITHER ADJACENT STREET.

D. GARAGES, PORCHES AND STOOPS:

THESE REGULATIONS FOR GARAGES SHALL BE APPLIED TO NON-LIVING SPACE OR STORAGE AREAS WITHIN GARAGES WHETHER USED FOR STORAGE OF AUTOMOBILES OR OTHER ITEMS.

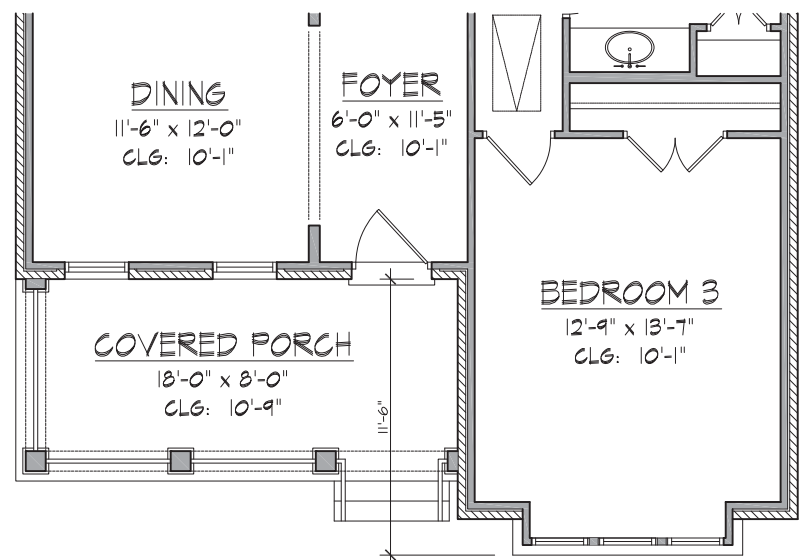
- A. FRONT LOADED GARAGES:
- GARAGES SHALL BE RECESSED A MINIMUM OF 8'-0" FROM THE FORWARD MOST FAÇADE, FRONT PORCH, OR COVERED STOOP, WHICHEVER LENGTH IS GREATEST, FOR FRONT LOADED LOTS 75' OR GREATER IN WIDTH.

- GARAGES SHALL BE RECESSED A MINIMUM OF 2'-0" FROM THE FORWARD MOST FAÇADE, FRONT PORCH, OR COVERED STOOP, WHICHEVER LENGTH IS GREATEST, FOR FRONT LOADED LOTS BETWEEN 45' AND 74' FEET IN WIDTH.

- B. SIDE LOADED GARAGES:
- ON CORNER LOTS WHERE THE GARAGE IS ORIENTED TO THE SIDE LOT LINE RATHER THAN THE FRONT LOT LINE, THE GARAGE MUST BE SET BACK A MINIMUM OF 31' FROM THE FRONT STOOP OR PORCH OR FROM THE FORWARD MOST PLANE OF THE FRONT FAÇADE WHEN THERE IS NOT A STOOP OR PORCH.

- C. ALLEY LOAD GARAGES:
- GARAGES MUST BE ORIENTED TO AND ACCESSED FROM THE ALLEY WHEN THE DWELLING IS LOCATED ON A LOT WITH ALLEY ACCESS.

- D. THREE OR MORE CAR GARAGE ORIENTATION:
- WHEN GARAGE BAYS EXCEED TWO, THE ADDITIONAL GARAGE BAYS SHALL EITHER:
- HAVE A DIFFERENT ORIENTATION FROM THE FIRST TWO;
 - SHALL BE RECESSED BEHIND THE FIRST TWO BY AT LEAST TWO FEET WHEN HAVING THE SAME ORIENTATION; OR
 - SHALL BE TANDEM TO THE FIRST TWO.



4. FRONT STOOP

A FRONT STOOP IS COMPRISED OF STAIRS AND A PLATFORM WHICH PROVIDES ACCESS TO A FRONT DOOR WHEN THE THRESHOLD IS NOT AT GRADE AND MAY BE COVERED OR UNCOVERED. FOR DWELLING UNITS WITH A FRONT STOOP, THE FRONT STOOP PLATFORM SHALL BE AT LEAST 12 SQUARE FEET.

5. FRONT PORCHES

A FRONT PORCH IS COMPRISED OF STAIRS, PLATFORM, AND COLUMNS OR RAILING AND PROVIDES ACCESS TO A FRONT DOOR WHEN THE THRESHOLD IS NOT AT GRADE. A FRONT PORCH HAS A GENEROUS SIZED PLATFORM WHICH CREATES AN OUTDOOR LIVING SPACE AT THE FRONT OF THE HOUSE. FOR DWELLING UNITS WITH A FRONT PORCH, THE FRONT PORCH SHALL BE AT LEAST 60 SQUARE FEET, AND SHALL HAVE A MINIMUM DEPTH OF 6 FEET AS MEASURED FROM THE STUD WALL TO THE COLUMN CENTERLINE OR RAILING.

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SHEET INFO:

SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS

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DESIGNED BY:

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SUBMITTED ON:

2/09/2023

6
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS

SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS

THE SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS AND SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS REPLACE SECTIONS 10.6.7.E AND 10.6.7.F OF THE ERIE UNIFIED DEVELOPMENT CODE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

A. ADDITIONAL STANDARDS FOR DUPLEX & TOWNHOME AREAS

I. BUILDING DESIGN AND CHARACTER:

A. GENERAL PURPOSE

THE PURPOSES OF THESE BUILDING DESIGN AND CHARACTER STANDARDS ARE TO:

- 1. ESTABLISH A MORE PREDICTABLE APPROACH TO DUPLEX AND TOWNHOME AREAS THAT ENCOURAGES CREATIVITY IN DESIGN FOR INDIVIDUALISM OF BUILDINGS OR DWELLING UNITS THAT RESULTS IN ATTRACTIVE, LONG-LASTING NEIGHBORHOODS.

B. BUILDING ORIENTATION

1. INTENT

- (A) TO ORGANIZE THE PRIMARY ENTRANCES AND FACADES OF DUPLEX OR TOWNHOME BUILDINGS WITH A CLEAR ORIENTATION TOWARDS A STREET, GARDEN COURT, OR POCKET PARK;
- (B) TO CREATE AN INTEGRATED NEIGHBORHOOD APPEARANCE FOR DUPLEX AND TOWNHOME AREAS THAT ESTABLISHES A PATTERN THAT IS INTEGRATED WITH ADJACENT USES INSTEAD OF SEGREGATED AS A SEPARATE SUB-COMMUNITY.

2. DESIGN STANDARDS

- (A) THE PRIMARY FACADE OF INDIVIDUAL BUILDINGS SHALL BE ORIENTED TOWARDS:
 - (1) PRIMARY INTERNAL OR PERIMETER STREETS, OR
 - (2) COMMON OPEN SPACE/GARDEN COURTS, SUCH AS INTERIOR COURTYARDS, PARKS, OR ON-SITE NATURAL AREAS OR FEATURES WITH A CLEARLY DEFINED AND EASILY ACCESSIBLE PEDESTRIAN CIRCULATION SYSTEM.
- (B) PRIMARY FACADES SHALL NOT BE ORIENTED TOWARDS ALLEYS, PARKING LOTS, GARAGES, OR CARPORTS.

C. ARCHITECTURAL CHARACTER

1. INTENT

- (A) TO IMPROVE THE APPEARANCE OF DUPLEX AND TOWNHOME AREAS THROUGH THE INCORPORATION OF ARCHITECTURAL DETAILING, FACADE ARTICULATION, AND OTHER FEATURES DESIGNED TO PROVIDE A MORE DISTINCT CHARACTER AND HUMAN SCALE FOR BUILDINGS OF ALL SIZES.
- (B) TO ENCOURAGE THE USE OF ARCHITECTURAL STYLES THAT REINFORCES THE TOWN'S TRADITIONAL CHARACTER.

2. DESIGN STANDARDS

- (A) ALL SIDES OF A DUPLEX OR TOWNHOME BUILDING SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING. THE MAJORITY OF A BUILDING'S ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FACADE. BUILDING DETAILS, INCLUDING ROOF FORMS, WINDOWS, DOORS, TRIM, AND SIDING MATERIALS, SHALL REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
- (B) ATTACHED DWELLING UNITS MAY EITHER EXPRESS EACH INDIVIDUAL UNIT OR GIVE EACH BUILDING THE APPEARANCE OF A LARGE SINGLE-FAMILY HOME.
- (C) THE INCORPORATION OF A VARIETY OF ROOF FORMS IS STRONGLY ENCOURAGED ON DIFFERENTIATED DWELLING UNITS. GENERALLY, DUPLEX OR TOWNHOMES SHALL INCORPORATE ROOF PITCHES OF BETWEEN 3:12 AND 6:12; HOWEVER, ALTERNATIVE ROOF FORMS MAY BE PERMITTED AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR.
- (D) ROOF OVERHANGS SHALL EXTEND BEYOND THE PRIMARY FAÇADE BY A MINIMUM OF 12 INCHES. OR, ON HOMES WITH A ROOF PITCH OF 10:12 OR GREATER, A GABLE RAKE OF LESS THAN 12 INCHES MAY BE PERMITTED. MODELS WITH GABLE RAKE OVERHANGS OF LESS THAN 12 INCHES SHALL NOT BE PLACED ADJACENT TO OR ACROSS THE STREET FROM 1 ANOTHER.
- (E) HORIZONTAL VARIATIONS IN MATERIALS ALONG THE FACADE OF A DUPLEX OR TOWNHOME BUILDING SHALL OCCUR IN CONJUNCTION WITH A CHANGE IN WALL PLANE, PREFERABLY AT THE INSIDE CORNER OF A WALL.

D. ARCHITECTURAL VARIETY

1. INTENT

- (A) TO ENSURE THAT INDIVIDUAL GROUPINGS OF DUPLEX OR TOWNHOME BUILDINGS WITHIN A LARGER DEVELOPMENT EXHIBIT A DISTINCT VARIATION IN SIZE AND MASS THAT ALLOWS THEM TO

- BE EASILY DISTINGUISHED FROM SURROUNDING BUILDING GROUPINGS.
- (B) TO AVOID THE BLEAK, "BARRACKS-TYPE" APPEARANCE ASSOCIATED WITH LARGE CONCENTRATIONS OF IDENTICAL OR VERY SIMILAR STRUCTURES.

2. DESIGN STANDARDS

- (A) TOWNHOMES
 - (1) THE MAXIMUM LENGTH OF ANY TOWNHOME BUILDING SHALL BE 156 FEET.
 - (2) NO MORE THAN 6 TOWNHOME DWELLING UNITS MAY BE ATTACHED IN ANY SINGLE ROW OR BUILDING CLUSTER.
 - (3) WITHIN EACH TOWNHOME ROW OR CLUSTER, INDIVIDUAL DWELLING UNITS SHALL EITHER BE DIFFERENTIATED OR MAY EXPRESS A PURPOSELY UNIFORM DESIGN.

- (B) WHEN DWELLING UNITS ARE TO BE DIFFERENTIATED, DWELLING UNITS SHALL BE DIFFERENTIATED THROUGH TWO OR MORE OF THE FOLLOWING METHODS,

- (1) USE OF DISTINCT COLOR VARIATION BETWEEN INDIVIDUAL DWELLING UNITS;
- (2) USE OF DISTINCT VARIATIONS IN MATERIALS BETWEEN INDIVIDUAL DWELLING UNITS;
- (3) USE OF DISTINCT VARIATIONS IN ARCHITECTURAL STYLE OR FEATURES, SUCH AS A PORCH OR SIMILAR FEATURE, BETWEEN INDIVIDUAL DWELLING UNITS;
- (4) USE OF DISTINCT VARIATIONS IN ROOF FORM;
- (5) A VARIATION IN THE PLANE OF THE FRONT FACADE TO PROVIDE A MINIMUM 1 FOOT VARIATION BETWEEN INDIVIDUAL DWELLING UNITS.

- (C) WHEN UNIFORMITY (SAMENESS OR PATTERN REPETITION) IN DESIGN IS PROPOSED, THIS SHALL BE EXPRESSED THROUGH REPETITION OF TWO OR MORE OF THE FOLLOWING METHODS,

- (1) USE OF MATERIALS BOTH IN TYPE AND LOCATION;
- (2) SIZE, STYLE, AND PATTERNING OF WINDOWS;
- (3) SIZE AND DETAILING OF FRONT PORCHES;
- (4) ROOF DORMERS, ROOF FORM, AND ROOF PITCH.

- (D) DUPLEXES - A CONTINUOUS ROW OF IDENTICAL HOMES ALONG A BLOCK SHALL BE PROHIBITED. INDIVIDUAL STRUCTURES SHALL BE DIFFERENTIATED THROUGH TWO OR MORE OF THE FOLLOWING METHODS:
 - (1) USE OF DISTINCT COLOR VARIATION AND MATERIALS BETWEEN INDIVIDUAL STRUCTURES;

- (2) USE OF DISTINCT VARIATIONS IN ROOF FORM, OR
- (3) USE OF DISTINCT VARIATIONS IN ARCHITECTURAL FEATURES, SUCH AS PORCHES, ROOF FORM, WINDOWS, OR SIMILAR FEATURE, BETWEEN INDIVIDUAL STRUCTURES.

- (E) MODELS WITH IDENTICAL FACADES SHALL NOT BE PLACED ADJACENT TO OR ACROSS THE STREET FROM ONE ANOTHER

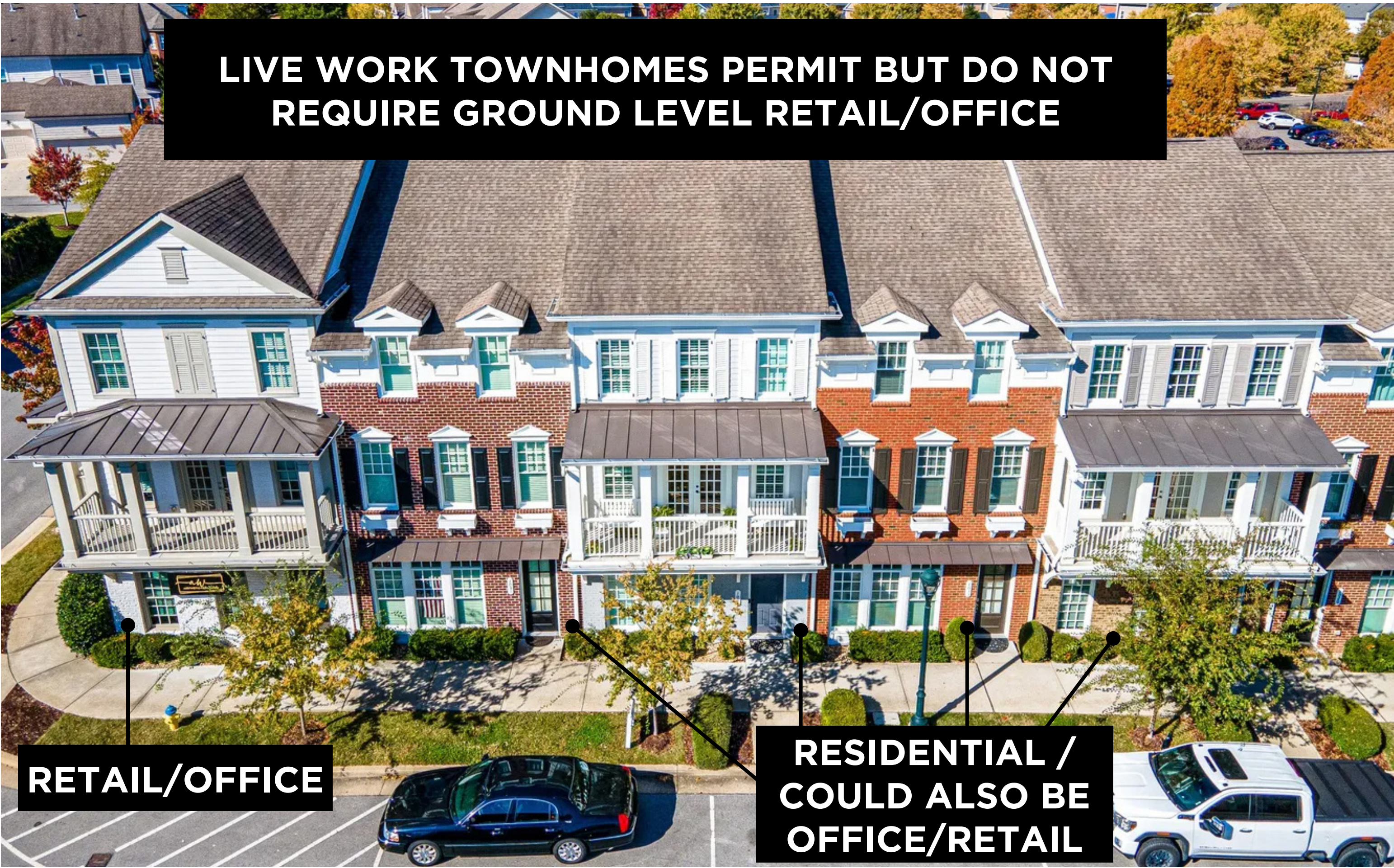
E. MATERIALS

1. INTENT

- (A) TO MAXIMIZE THE QUALITY, VALUE, AND LONGEVITY OF NEIGHBORHOODS THROUGH THE USE OF DURABLE MATERIALS THAT WILL MINIMIZE MAINTENANCE COSTS AND IMPROVE THE OVERALL APPEARANCE OF THE DEVELOPMENT.
- (B) TO ENCOURAGE THE USE OF RECYCLED AND OTHER ENVIRONMENTALLY-FRIENDLY, LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFIED BUILDING MATERIALS.

2. DESIGN STANDARDS

- (A) PRIMARY EXTERIOR BUILDING MATERIALS ON STRUCTURES SHALL BE CONSTRUCTED FROM DURABLE MATERIALS WITH PRODUCT WARRANTIES OR AN INDUSTRY EXPECTED LIFE OF A MINIMUM OF 25-YEARS.
- (B) EXTERIOR INSULATING AND FINISH SYSTEM (EIFS) SHALL NOT BE PERMITTED.
- (C) ALL STRUCTURES SHALL UTILIZE DURABLE, ENVIRONMENTALLY SENSITIVE ROOFING MATERIALS WITH PRODUCT WARRANTIES OR AN INDUSTRY EXPECTED LIFE OF A MINIMUM OF 25 YEARS.



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1	2ND SUBMITTAL	7/17/2024	JP/CGR

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DEVELOPMENT
STANDARDS

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

7
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MULTI-FAMILY DEVELOPMENT STANDARDS

MULTI-FAMILY DEVELOPMENT STANDARDS

A. GENERAL MULTI-FAMILY STANDARDS

- 1. STAIRWAYS SHALL NOT BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE.
- 2. ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING AND SHOULD BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING.
- 3. POST-DEVELOPMENT, THESE PD STANDARDS SHALL APPLY TO ADDITIONS TO EXISTING BUILDINGS. THE EXTERIOR TREATMENT OF ANY BUILDING ADDITION SHALL, AS A MINIMUM, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.
- 4. POST-DEVELOPMENT, THESE PD STANDARDS SHALL APPLY TO ANY MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS THAT REQUIRES A BUILDING PERMIT.
- 5. SCREENING STANDARDS FOR LOADING AREAS SHALL FOLLOW THE REQUIREMENTS OF THE TOWN OF ERIE UDC.

B. MULTI-FAMILY ARCHITECTURAL STANDARDS

- 1. BUILDING MASS
 - (A) BUILDINGS AND ARCHITECTURAL FACADES SHALL BE ORIENTED TO CREATE A PEDESTRIAN-ORIENTED, ATTRACTIVE STREETScape WITH OUTDOOR ROOMS, SUCH AS ATRIUMS, COURTYARDS, COLONNADES, TRELLISES, PLAZAS, PROMENADES, ETC.
 - (B) EACH PRIMARY BUILDING TALLER THAN 38’ IN HEIGHT SHALL BE DESIGNED SO THAT THE MASSING OR FACADE ARTICULATION COMPONENTS OF THE BUILDING PRESENTS A CLEAR BASE, MIDDLE, AND TOP. THE BASE OR GROUND FLOOR ELEVATION SHALL BE APPROPRIATELY ARTICULATED TO PROVIDE HUMAN SCALE.
 - (C) LONG, UNARTICULATED FACADES SHALL BE AVOIDED BY EMPLOYING ANY COMBINATION OF THE FOLLOWING TO CREATE VISUAL INTEREST AND SHADOW LINES. BUILDINGS HAVING SINGLE WALLS EXCEEDING 50’ IN LENGTH SHALL INCORPORATE AT A MINIMUM TWO (2) OF THE FOLLOWING FOR EVERY 50’:
 - PROJECTIONS OF EXTERIOR BUILDING WALLS, RECESSES AND REVELS IN EXTERIOR BUILDING WALLS A MINIMUM OF 1’
 - VARIATIONS IN COLOR
 - WINDOW FENESTRATION
 - ROOF OVERHANGS
 - CHANGES IN PARAPET HEIGHT
 - ARCADE, PERGOLAS, TRELLISES
 - TOWERS
 - GABLE PROJECTIONS
 - PILASTERS
 - TEXTURED AND/OR PATTERNED SURFACES
- 2. ROOF LINE
 - (A) ROOFS ARE TO BE A PROMINENT AND COMPLIMENTARY ELEMENT TO THE BUILDING ARCHITECTURE. IT IS IMPORTANT THAT ROOF FORMS AND VARIATIONS IN PLANES ARE INCORPORATED INTO EACH BUILDING ELEVATION.
 - (B) BUILDINGS WITH FLAT ROOFS SHALL BE DESIGNED TO CREATE VISUAL INTEREST BY USING VARIATIONS IN PARAPET HEIGHT IN VARIOUS AREAS.
 - (C) INTENSE, BRIGHT OR FLUORESCENT COLORS SHALL NOT BE USED ON ANY ROOF AREAS VISIBLE FROM PUBLIC OR PRIVATE RIGHT-OF-WAY OR PUBLIC OPEN SPACE.
 - (D) WHEN SLOPING ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LF OF ROOF:
 - PROJECTING GABLES
 - HIPS
 - HORIZONTAL OR VERTICAL BREAKS
 - ALTERNATING ROOF PITCHES
 - (E) ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER SHALL BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT A MINIMUM AS TALL AS THE EQUIPMENT THAT THEY HIDE. COLOR AND MATERIALS SHOULD BE COMPATIBLE TO THE ARCHITECTURE OF THE PRINCIPAL STRUCTURE.
- 3. EXTERIOR FINISH MATERIALS
 - (A) DIVERSITY IN MATERIALS IS REQUIRED AND A MINIMUM OF TWO (2) DIFFERENT

- MATERIALS SHALL BE INCORPORATED INTO EACH BUILDING. THESE MATERIALS SHOULD BE USED TO CREATE BASES, SECONDARY FIELDS, OR ACCENT BANDING. BANDING SHALL BE USED TO DIFFERENTIATE BETWEEN A BASE, MIDDLE AND TOP. THE FOLLOWING PRIMARY MATERIALS ARE PERMITTED:
- BRICK OR THIN SET BRICK
 - CAST STONE OR SYNTHETIC STONE
 - INTEGRALLY COLORED PRE-CAST CONCRETE
 - INTEGRALLY COLORED CONCRETE MASONRY UNITS, SPLIT FACED BLOCK, GROUNDFACE CMU
 - STUCCO OR SYNTHETIC STUCCO
 - PRE-CAST CONCRETE, INTEGRALLY COLORED
 - EIFS

- (B) THE FOLLOWING MATERIALS MAY BE USED AS AN ACCENT MATERIAL IN CONJUNCTION WITH A PRIMARY MATERIAL FROM ABOVE:
- ORNAMENTAL METAL
 - ARCHITECTURAL TILE
 - WOOD

- (C) BRICK, STONE, STUCCO OR OTHER MASONRY MATERIALS SHALL BE USED ON A MINIMUM OF 30 PERCENT OF ALL EXTERIOR WALLS FACING PUBLIC RIGHT-OF-WAY. THE TOTAL AREA OF THE WALL TO WHICH THE 30 PERCENT REQUIREMENT APPLIES SHALL BE CALCULATED BY SUBTRACTING FROM THE GROSS WALL AREA ALL AREAS OF GLAZING (E.G., WINDOWS) AND ENTRYWAYS.
4. ENTRIES. THE ENTRANCE TO ALL BUILDINGS SHALL BE CLEARLY DEFINED AND INTEGRATED INTO THE BUILDING DESIGN THROUGH THE FOLLOWING TECHNIQUES:
- THE ENTRY SHALL BE PEDESTRIAN IN SCALE AND DESIGNED TO ENCOURAGE ACTIVITY AND SIGNALIZE BUILDING ENTRY POINTS
 - LANDSCAPE AREAS SHALL BE ORIENTED AND FOCUSED ON THE ENTRANCE
 - MAIN ENTRIES SHALL BE ORIENTED TOWARDS THE PRIMARY STREET
 - USE OF CREATIVE ENTRY TREATMENTS SUCH AS CANOPIES, AWNINGS, CORNICE TREATMENTS OR ATRIUM
 - USE OF INTEGRATED SIGNAGE



MULTI-FAMILY EXAMPLES

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STANDARDS

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CGR/JN
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SUBMITTED ON:
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COMMERCIAL DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS

A. GENERAL COMMERCIAL SITE STANDARDS

1. COMMERCIAL LANDSCAPE STANDARDS IN THE TOWN OF ERIE UDC SHOULD BE REFERENCED FOR LANDSCAPE REQUIREMENTS AND ALLOWED FEATURES WITHIN SETBACK AREAS.
2. PARKING LOTS
 - (A) THE CIRCULATION SYSTEM WITHIN COMMERCIAL DEVELOPMENTS, INCLUDING PARKING LOTS, SHALL CONTRIBUTE TO THE ORDER AND AESTHETIC QUALITY OF THE SITE. AESTHETICS, COMPATIBILITY WITH THE OVERALL SITE DESIGN, CONVENIENCE AND SAFETY FOR USERS AND PEDESTRIANS MUST BE CONSIDERED IN PARKING LOT DESIGN.
 - (B) PARKING LOTS SHOULD BE SCREENED FROM VIEW FROM PUBLIC STREETS BY USE OF LANDSCAPED BUFFERS, BERMS, OR OTHER SCREENS AS APPROVED. CONTINUOUS SCREENING 30-INCHES IN HEIGHT IS REQUIRED UNLESS AN ALTERNATIVE SCREEN IS APPROVED. ALTERNATIVE LANDSCAPE SCREENING MAY INCLUDE UPRIGHT EVERGREEN TREES OR OTHER TREES OR SHRUBS. PARKING LOT EDGES SHOULD BE TREATED WITH AN AESTHETIC LANDSCAPE TREATMENT.
 - (C) PEDESTRIAN CONNECTIVITY SHOULD BE PROVIDED BETWEEN THE PARKING, THE BUILDINGS, AND TO MAJOR TRAIL CONNECTIONS.
3. LOADING DOCKS. LOADING DOCKS SHOULD BE SCREENED BY USE OF OPAQUE FENCES, WALLS OR LANDSCAPED BUFFERS, BERMS OR OTHER ALTERNATIVE SCREENS AS APPROVED. SCREENS SHALL BE HIGH ENOUGH TO HIDE DELIVERY AREAS FROM PUBLIC STREETS AND ADJACENT PROPERTIES. ALTERNATIVE LANDSCAPE SCREENING MAY INCLUDE UPRIGHT EVERGREEN TREES OR OTHER TREES OR SHRUBS AS APPROVED.
4. AREA LIGHTING. AREA LIGHTING SHALL BE ADEQUATE TO PROVIDE FOR SAFETY AND SECURITY ON SITE. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. LIGHT POLES OF A MINIMUM HEIGHT TO PROVIDE ADEQUATE LIGHTING SHOULD BE USED. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE. LIGHT FROM COMMERCIAL DEVELOPMENTS MAY NOT SPILL ONTO RESIDENTIAL SITES. NOT MORE THAN 1-FOOT CANDLE FROM COMMERCIAL DEVELOPMENTS SHALL BE PERMITTED LEAVE THE PROPERTY/SITE. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

B. COMMERCIAL ARCHITECTURAL STANDARDS

1. BUILDING MASS
 - (A) COMMERCIAL BUILDINGS SHALL ACHIEVE A HUMAN SCALE APPROPRIATE TO THE SITE AND FUNCTION OF THE PROJECT. BUILDING MASS SHALL CREATE HARMONIOUS TRANSITIONS IN SCALE AND CHARACTER IN AREAS BETWEEN DIFFERENT LAND USES. ARCHITECTURAL QUALITY AND OVERALL DESIGN SHALL BE COMPATIBLE WITH THE SITE LOCATION AND PROPOSED USE AS DEMONSTRATED BY BUILDING ELEVATIONS. DIVERSE ARCHITECTURAL TREATMENTS SHALL BE INTEGRATED TO AVOID A CLUTTERED APPEARANCE.
 - (B) BUILDINGS ADJACENT TO “MAIN STREET” SHOULD BE CLOSE TO THE ROADWAY. FOUR-SIDED ARCHITECTURE IS REQUIRED, FOUR SIDED ARCHITECTURE SHOULD HAVE A SIMILAR LEVEL OF DETAIL AND FENESTRATION ON ALL FOUR SIDES OF THE BUILDING.
 - (C) WALLS AND SCREENING SHOULD BE USED TO HIDE ANY DRIVE-THROUGH LOCATED ADJACENT TO “MAIN STREET” AS IDENTIFIED IN THE CONCEPT PLAN.
 - (D) COMMERCIAL BUILDINGS SHALL PROVIDE ARTICULATION BY APPLYING AT LEAST FOUR (4) OF THE FOLLOWING TREATMENTS TO ALL EXTERIOR WALLS:
 - VARIATIONS IN HEIGHT
 - OFFSETS IN WALL PLANE
 - VARIATIONS IN ROOF LINE
 - CORNICE TREATMENTS
 - RECESSED OR PROJECTED ENTRYWAYS
 - RECESSED WINDOWS
 - CANOPIES OR AWNINGS
 - MORE THAN ONE FINISH MATERIAL
 - MORE THAN ONE COLOR
 - OTHER ARCHITECTURAL DETAILS THAT PREVENT THE APPEARANCE OF MASSIVE AND FEATURELESS WALLS
2. EXTERIOR FINISH MATERIALS.
 - (A) ALL EXTERIOR MATERIALS SHALL BE OF HIGH QUALITY SUCH THAT THEY ARE DURABLE, EASY TO MAINTAIN, AND PROVIDE FOR A LONGEVITY OF USE. BUILDING BASE MATERIALS SHALL BE MASONRY. BRICK, STONE, STUCCO, OR OTHER APPROVED MASONRY MATERIALS SHALL BE USED ON A MINIMUM OF 30 PERCENT OF ALL EXTERIOR WALLS.
 - (B) THE SECONDARY EXTERIOR WALL MATERIAL USED FOR THE SIDE WALLS, BACKS WALLS, AND INFILL WALLS MAY BE FINISHED ARCHITECTURAL BLOCK, COMPOSITE SIDING, OR TREATED WOOD. THE PREFERRED ACCENT MATERIALS FOR INCORPORATION INTO THE BASIC EXTERIOR FACADES SHALL INCLUDE STUCCO, STONE, TILE, OR PRE-FINISHED METAL.
 - (C) THE FOLLOWING MATERIALS ARE PROHIBITED:
 - ALUMINUM SIDING OR CLADDING (COMPOSITE ALUMINUM ALLOWED AT CANOPIES AND ENTRANCES)
 - PLASTIC OR VINYL SIDING
 - UNFINISHED CONCRETE MASONRY UNITS OR CONCRETE WALL

- SHIPPING CONTAINERS OR CONEX BOXES
 - REFLECTIVE GLASS
3. ACCESSORY BUILDINGS. ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING.
 4. SHOPPING CENTERS. BUILDINGS THAT SHARE COMMON PARKING AREAS OR DRIVEWAYS SHOULD ALSO SHARE EXTERIOR DESIGN ELEMENTS AND FINISH MATERIALS.
 5. CORPORATE IDENTITY. IT IS RECOGNIZED THAT MANY CORPORATIONS HAVE IDENTIFIABLE CORPORATE ARCHITECTURE. THIS IS NOT PROHIBITED BUT SHOULD BE MODIFIED, IF NECESSARY, TO BE COMPATIBLE WITH THE LOCATION OF THE PROPOSED BUILDING AND CONSISTENT WITH THESE DESIGN STANDARDS.
 6. BUILDING ADDITIONS. POST DEVELOPMENT, THESE STANDARDS SHALL APPLY TO ADDITIONS TO EXISTING BUILDINGS. THE EXTERIOR TREATMENT OF ANY BUILDING ADDITIONS SHALL, TO THE EXTENT PRACTICAL AND FEASIBLE, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.
 7. EXTERIOR BUILDING MOUNTED LIGHTING. EXTERIOR LIGHTING SHOULD BE USED TO EMPHASIS ENTRYWAYS AND ARCHITECTURAL FEATURES. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.
 8. EXTERIOR REMODEL. POST DEVELOPMENT, ANY FUTURE MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS WHICH REQUIRES A BUILDING PERMIT WILL BE SUBJECT TO THE STANDARDS SET OUT IN THIS PD.
 9. DRIVE THROUGH - WE ARE PROVIDING THIS EXAMPLE OF HOW A DRIVE THROUGH FOR A BANK HAS BEEN SUCCESSFULLY INTEGRATED INTO THE PEDESTRIAN COMMERCIAL MIXED USE ENVIRONMENT IN SOUTHERN LANDS WESTHAVEN COMMUNITY - THE FOLLOWING STANDARDS SHALL APPLY.
 - (A) THE DRIVE THROUGH SHOULD NOT BE VISIBLE FROM THE PRIMARY STREET FRONTAGE.
 - (B) IN GENERAL, PARKING LOTS AND STACKING LANES SHOULD BE LOCATED AWAY FROM AND OUT OF SIGHT OF THE PUBLIC RIGHT-OF-WAY.
 - (C) PARKING ACCESS POINTS, WHETHER LOCATED IN FRONT, SIDE, OR REAR, SHOULD BE LOCATED AS FAR AS POSSIBLE FROM STREET INTERSECTIONS TO ALL ADEQUATE STACKING ROOM.
 - (D) STRUCTURES AND ON-SITE CIRCULATION SYSTEMS SHOULD BE LOCATED TO MINIMIZE PEDESTRIAN AND VEHICLE CONFLICTS.
 - (E) RECIPROCAL ACCESS BETWEEN ADJACENT PARKING AREAS SHOULD BE PROVIDED WHERE FEASIBLE SO THAT VEHICLES ARE NOT REQUIRED TO ENTER THE STREET IN ORDER TO MOVE FROM ONE AREA TO ANOTHER ON THE SAME OR ADJACENT SITES.
 - (F) CURB-CUTS SHOULD BE MINIMIZED TO REDUCE PEDESTRIAN CONFLICTS ALONG THE STREET AND ENCOURAGE WALKABILITY AND ACCESSIBILITY.
 - (G) DRIVEWAYS OR SITE ACCESS SHOULD BE PROVIDED ON NON-RESIDENTIAL SIDE STREETS OR LESS MAJOR STREETS WHERE POSSIBLE TO IMPROVE PEDESTRIAN SAFETY AND REDUCE PEDESTRIAN AND VEHICLE CONFLICTS OR VEHICLE STACKING ON MAJOR STREETS.



BANK - FRONT STREET VIEW

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

COMMERCIAL DEVELOPMENT STANDARDS

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

9
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

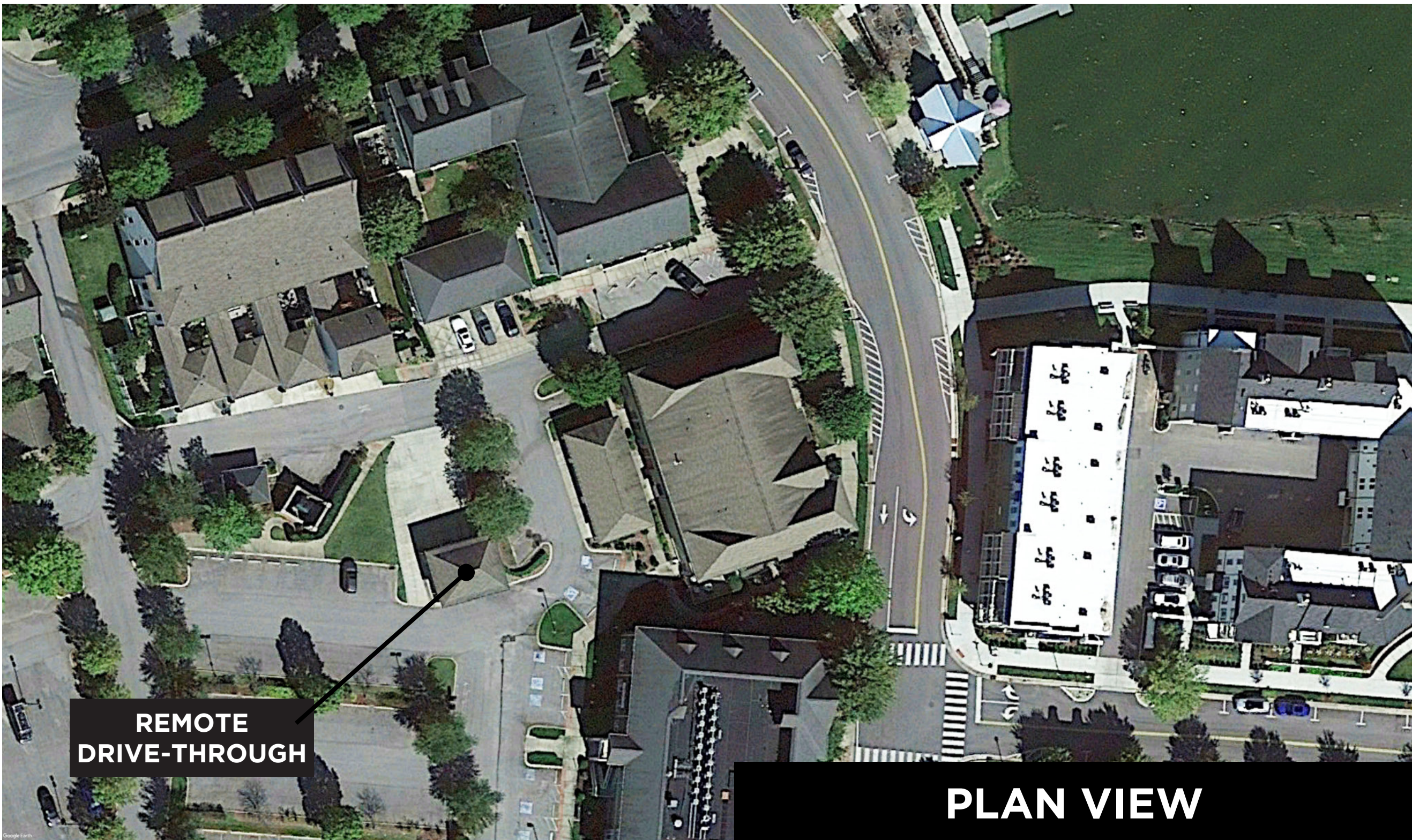
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024



STREETSCAPE IMAGE



REMOTE DRIVE THROUGH



PLAN VIEW

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PARKING STANDARDS

PARKING STANDARDS SUMMARY TABLE	
LOT TYPE	PARKING REQUIREMENTS
SINGLE FAMILY FRONT LOAD	2 SPACES PER DU
SINGLE FAMILY ALLEY LOAD	2 SPACES PER DU
DUPLEX ALLEY LOAD	2 SPACES PER DU
TOWNHOME ALLEY LOAD	2 SPACES PER DU, +1 GUEST SPACE PER 3 DU'S - ON-STREET PARKING FOR GUESTS IS ABLE TO BE COUNTED TOWARDS THE REQUIRED PARKING.
LIVE WORK	2 SPACES PER DU, +1 GUEST SPACE PER 3 DU'S - ON-STREET PARKING FOR GUESTS IS ABLE TO BE COUNTED TOWARDS THE REQUIRED PARKING.
MULTI-FAMILY	1.25 SPACES PER EFFICIENCY, STUDIO OR 1-BEDROOM DU; 2 SPACES PER DU WITH 2 OR MORE BEDROOMS, PLUS 1 GUEST SPACE PER 3 DU'S - ON-STREET PARKING FOR GUESTS IS ABLE TO BE COUNTED TOWARDS THE REQUIRED PARKING. TANDEM PARKING IS ABLE TO BE COUNTED TOWARDS RESIDENTIAL PARKING REQUIREMENTS.
COMMERCIAL USES	PER UDC, WE ANTICIPATE UTILIZING SHARED PARKING PER TOWN OF ERIE UDC 10-6-6.E. PARKING ALTERNATIVES
REQUESTS FOR REDUCTIONS IN PARKING REQUIREMENTS SHOULD BE REVIEWED BASED ON THE PROCEDURE OUTLINED IN THE TOWN OF ERIE UDC.	
ON-STREET PARKING SPACES IN THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY MAY BE COUNTED TO SATISFY THE MINIMUM OFF-STREET PARKING REQUIREMENTS.	
ELECTRIC VEHICLE CHARGING SHALL BE PROVIDED PER BUILDING CODE WITH THE ADDITIONAL MINIMUM STANDARDS AS FOLLOWS. THE DEVELOPMENT SHALL INCLUDE A MINIMUM OF 3 PUBLICLY ACCESSIBLE LEVEL 3 ELECTRIC VEHICLE ("EV") CHARGING STATIONS IN CONVENIENT LOCATIONS, AS APPROVED BY THE TOWN. IN ADDITION, AT LEAST 2% OF THE TOTAL PARKING SPACES FOR MULTI-FAMILY UNITS IN THE DEVELOPMENT SHALL BE EV CHARGING SPACES, AND AN ADDITIONAL 5% OF THE TOTAL PARKING SPACES FOR MULTI-FAMILY UNITS SHALL BE EV CHARGING READY SPACES.	

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FFSITE SAN TO RIGHT

POND OUTFALL LOCATION

CONNECT TO EXISTING 12" WATERLINE

CONNECT TO EXISTING SANITARY SEWER

POND B

CONNECT TO EXISTING STORM SEWER

POND C

PROPOSED PIPED IRRIGATION UNDER ROAD CROSSING (TYP.)

POND A

POND I

POND OUTFALL LOCATION

WCR 10

DRAINAGE SWALE

#13. Suggestion for consistency with the Drainage Exhibit. There is a pipe shown here running parallel to the swale

#22. Recommend matching the pond names in the Drainage Exhibit (TYP) This is Pond E

#13. Suggestion for consistency with the Drainage Exhibit. There is a pipe shown here

CONNECT TO PROPOSED 24" WATERLINE

PROPOSED PIPED IRRIGATION

POND H

PROPOSED PIPED IRRIGATION UNDER ROAD CROSSING (TYP.)

CONNECT TO EXISTING NON-POTABLE TANK

WCR 5

#15. Please add this linetype to the legend

#16. Label water tank site

EXIST. IRRIGATION CANAL TO REMAIN (TYP.)

PROPOSED PIPED IRRIGATION UNDER ROAD CROSSING (TYP.)

#17. What is this waterline connecting to?

#23. Suggestion to either not show this linework for the rerouted portion, or label that it is being rerouted. The only label for this linetype is "EXIST. IRRIGATION CANAL TO REMAIN (TYP)"

CONNECT TO PROPOSED 24" WATERLINE

PROPOSED PIPED IRRIGATION

CONNECT TO PROPOSED 24" WATERLINE

PROPOSED 24" WATERLINE INSTALLED BY THE TOWN OF ERIE

POND D

POND E

PROPOSED PIPED IRRIGATION UNDER ROAD CROSSING (TYP.)

PROPOSED PIPED IRRIGATION UNDER ROAD CROSSING (TYP.)

ERIE PARKWAY

POND F

POND G

CONNECT TO EXISTING STORM SEWER

CONNECT TO EXISTING SANITARY SEWER

#18. Are the different sanitary linetypes different sizes? Either add to the legend or make consistent

#19. Are there any structures proposed for this pond?

#20. As noted by Merrick, please show existing utilities

#21. Label this connection

CONNECT TO EXISTING 30" WATERLINE

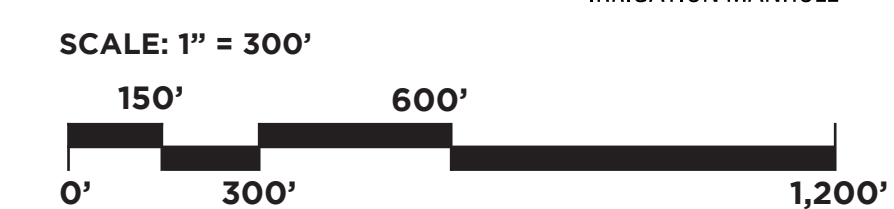
CONNECT TO EXISTING 30" WATERLINE

PROPOSED PIPED IRRIGATION

#21. Label connection

MATCHLINE- SEE ABOVE

8" WATERLINE
 12" WATERLINE
 16" WATERLINE
 SANITARY SEWER
 STORM SEWER
 PROPOSED DRAINAGE SWALE
 FIRE HYDRANT
 SANITARY MANHOLE
 STORM MANHOLE
 TYPE 'R' INLET
 AREA INLET
 OVERHEAD ELECTRIC
 CONCEPTUAL SANITARY SEWER BASIN
 IRRIGATION PIPE
 IRRIGATION MANHOLE

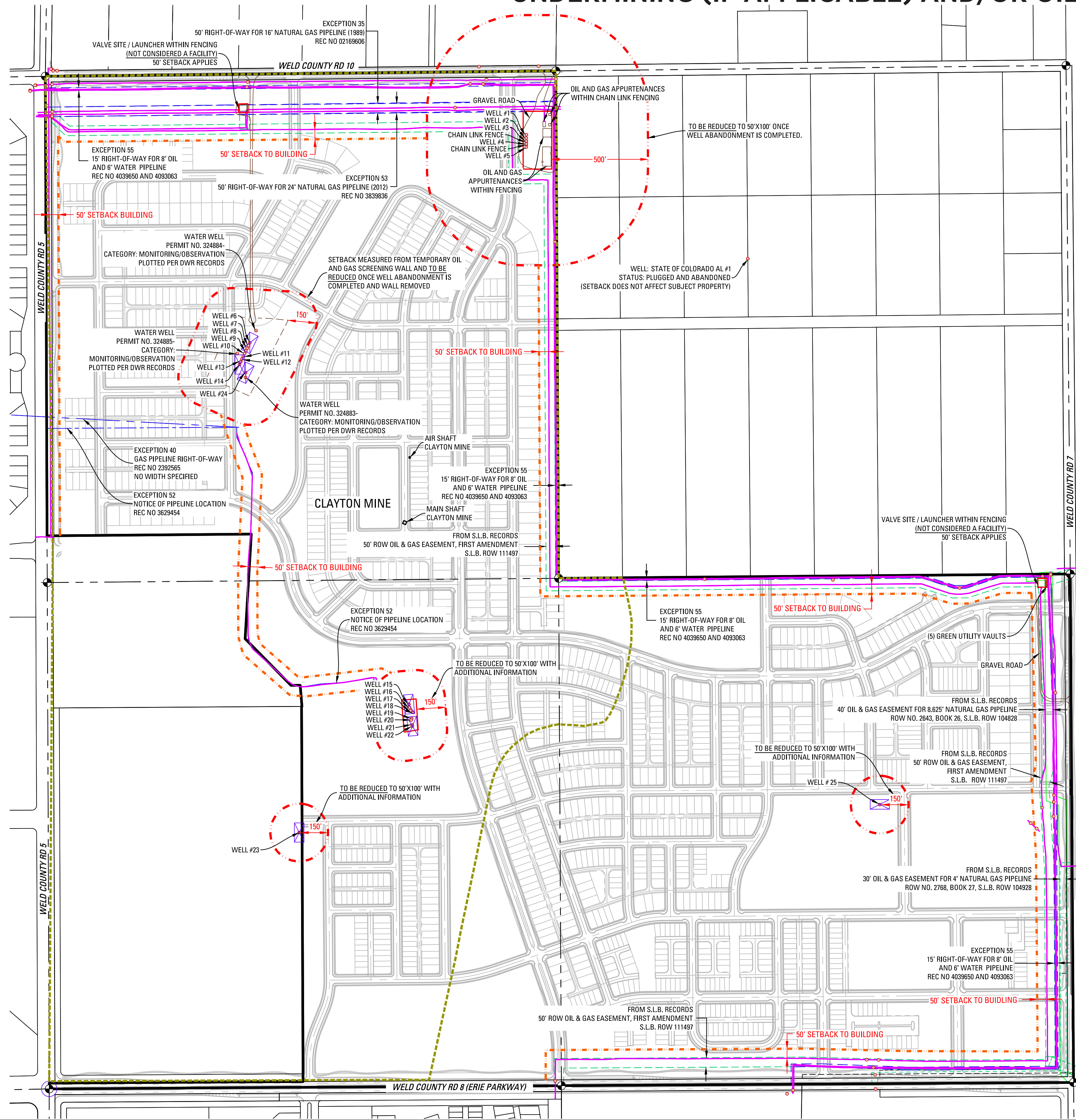


12
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NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

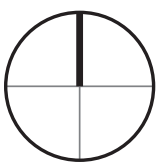
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UNDERMINING (IF APPLICABLE) AND/OR OIL/GAS PLAN



LEGEND:

- (1) PETROLEUM PIPE LINE MARKER POST & (1) PRODUCED WATER PIPE LINE MARKER POST
- NATURAL GAS PIPE LINE MARKER POST
- PETROLEUM PIPE LINE MARKER POST
- WATER WELL AS DESCRIBED
- OIL WELL HEAD AS DESCRIBED
- OIL & GAS WELL SETBACK TO LOT LINE TO BE REDUCED BY RECORDING OF FINAL PLAT
- OIL & GAS WELL SETBACK TO BUILDING
- APPROXIMATE LIMITS OF ABANDONED CLAYTON COAL MINE (PER FIGURE 2, PRELIMINARY MINE SUBSIDENCE INVESTIGATION, PREPARE BY WESTERN ENVIRONMENT AND ECOLOGY, INC. DATED DECEMBER 19, 2022).
- REDUCED 50'X100' OIL & GAS WELL SETBACK TO LOT LINE (REDUCED WITH TOWN ACCEPTANCE OF QUALITY OF INFO. PROVIDED)
- OIL & GAS FLOWLINES / GATHERING LINES
- GRAVEL OR DIRT ROAD
- FENCE ENCLOSING OIL AND GAS FACILITIES
- EASEMENTS ASSOCIATED WITH OIL AND GAS FACILITIES (RECORDED AT WELD COUNTY)
- EASEMENTS ASSOCIATED WITH OIL AND GAS FACILITIES AND FOUND IN STATE LAND BOARD RECORDS (NOT RECORDED AT COUNTY OR FOUND IN TITLE COMMITMENT)
- SUBJECT PROPERTY BOUNDARY



APPLICABLE SETBACKS PER ERIE UDC:

SETBACKS FROM ACTIVE FACILITIES (PR, SI, TA STATUS)	500' FROM WORKING PAD
SETBACKS FROM PLUGGED AND ABANDONED WELLS	150 FEET, TO BE REDUCED ONCE THE CONDITIONS OF 10-06-14.E.3.f ARE MET: i. THE PLUGGED AND ABANDONED WELL HAS BEEN LOCATED TO A CERTAINTY NOT LESS THAN FIVE FEET HORIZONTALLY; ii. A THIRD PARTY, APPROVED BY THE TOWN, HAS CONFIRMED THAT THERE IS NO HYDROCARBON CONTAMINATION WITHIN THE SUBJECT OIL AND GAS LOCATION IN WHICH THE PLUGGED AND ABANDONED WELL IS LOCATED, OR THAT SUCH HYDROCARBON CONTAMINATION HAS BEEN REMEDIATED TO BACKGROUND LEVELS, AND iii. A REPORT REVIEWING THE RECORDS ON FILE WITH THE COGCC AND CERTIFYING IN WRITING THAT THE WELL HAS BEEN PLUGGED IN ACCORDANCE WITH THE COGCC RULES CURRENT AT THE TIME OF THE CERTIFICATION, OR THE WELL IS RE-PLUGGED IN ACCORDANCE WITH THE COGCC RULES CURRENT AT THE TIME OF THE APPLICATION; iv. PROVIDED THAT, IN NO CASE SHALL A REDUCTION IN A RECIPROCAL SETBACK FROM A PLUGGED AND ABANDONED WELL RESULT IN LESS THAN A RECIPROCAL SETBACK FROM A FORM OF A RECTANGLE MEASURING 50 FEET BY 100 FEET, WITH THE PLUGGED AND ABANDONED WELL LOCATED AT THE CENTER. NO PLUGGED AND ABANDONED WELLS WITHIN ROW OR PARKS NO NEW PUBLIC RIGHT-OF-WAY SHALL BE WITHIN 25 FEET OF A PLUGGED AND ABANDONED WELL. NO BUILDING THAT IS REQUIRED A CO SHALL BE LESS THAN 150 FEET FROM A PLUGGED AND ABANDONED WELL.
SETBACKS FROM PIPELINES	NO RESIDENTIAL LOTS WITHIN (MINIMUM 30 FT) EASEMENTS, NO OCCUPIED BUILDINGS WITHIN 50 FT OF THE CENTERLINE.

OIL AND GAS WELL HEAD INFORMATION TABLE:

IDENTIFIER	WELL NAME	WELL STATUS	LOCATION SOURCE
WELL #1	STATE #26-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #2	STATE #1-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #3	STATE #2-16	SHUT IN	PLOTTED PER COGCC RECORDS
WELL #4	STATE #8-16	SHUT IN	PLOTTED PER COGCC RECORDS
WELL #5	STATE #7-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #6	STATE #35-9	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #7	STATE #28-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #8	STATE #4-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #9	STATE #3-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #10	STATE #21-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #11	STATE #6-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #12	STATE #30-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #13	STATE #32-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #14	STATE #5-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #15	STATE #22-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #16	STATE #11-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #17	STATE #25-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #18	STATE #12-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #19	STATE #33-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #20	STATE #13-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #21	STATE #35-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #22	STATE #14-16	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #23	STATE OF CO. AL #2	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #24	STATE OF CO. AL #1	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS
WELL #25	STATE #16-9V	PLUGGED & ABANDONED	PLOTTED PER COGCC RECORDS

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SHEET INFO:

UNDERMINING/
OIL & GAS PLAN

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

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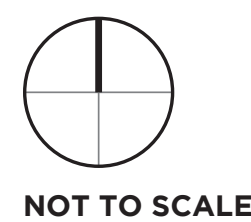
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STREETSCAPE PLAN



- LEGEND:
- 82' COLLECTOR ROAD R.O.W. WITH MEDIAN
 - 70' R.O.W.
 - 61' LOCAL STREET R.O.W.



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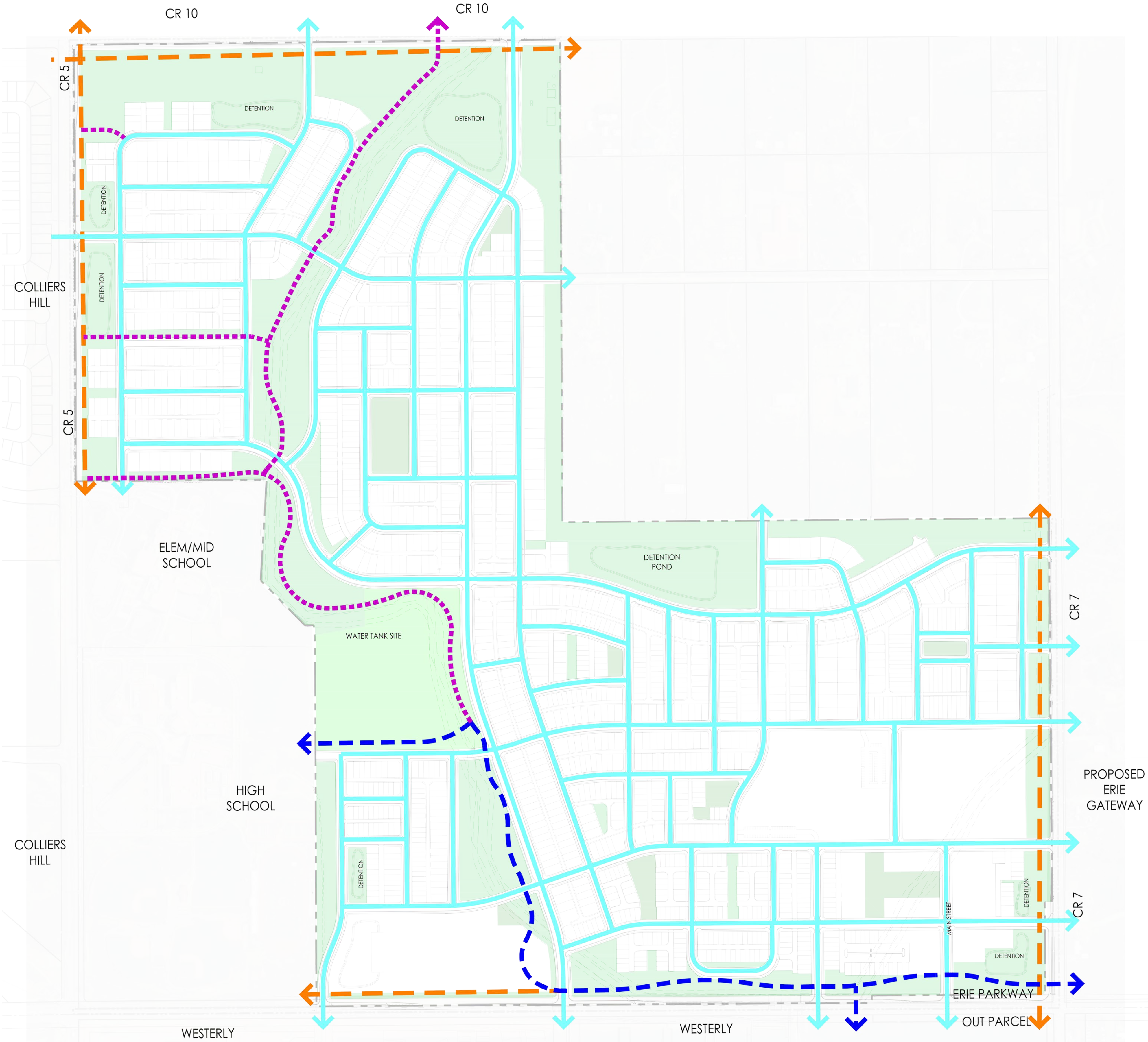
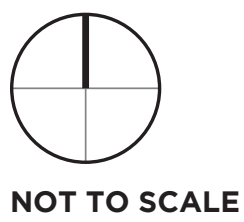
PEDESTRIAN CIRCULATION PLAN

LEGEND:

- OPEN SPACE
- POCKET PARKS
- NEIGHBORHOOD PARK
- 10' CONCRETE SPINE TRAIL
- 8' PERIMETER CONCRETE TRAIL
- 8' CONCRETE MULTI-USE TRAIL
- ON-STREET PEDESTRIAN CONNECTION

NOTES

*On-street pedestrian connections are provided by public walkways within right-of-way. The alignments provided are intended to show general pedestrian connectivity. Refer to street classification exhibit for more detail regarding street sections and alignments. Final road alignments shall be determined at Final Plat.



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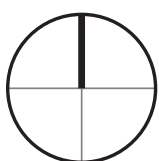
BICYCLE CONNECTIVITY PLAN

LEGEND:

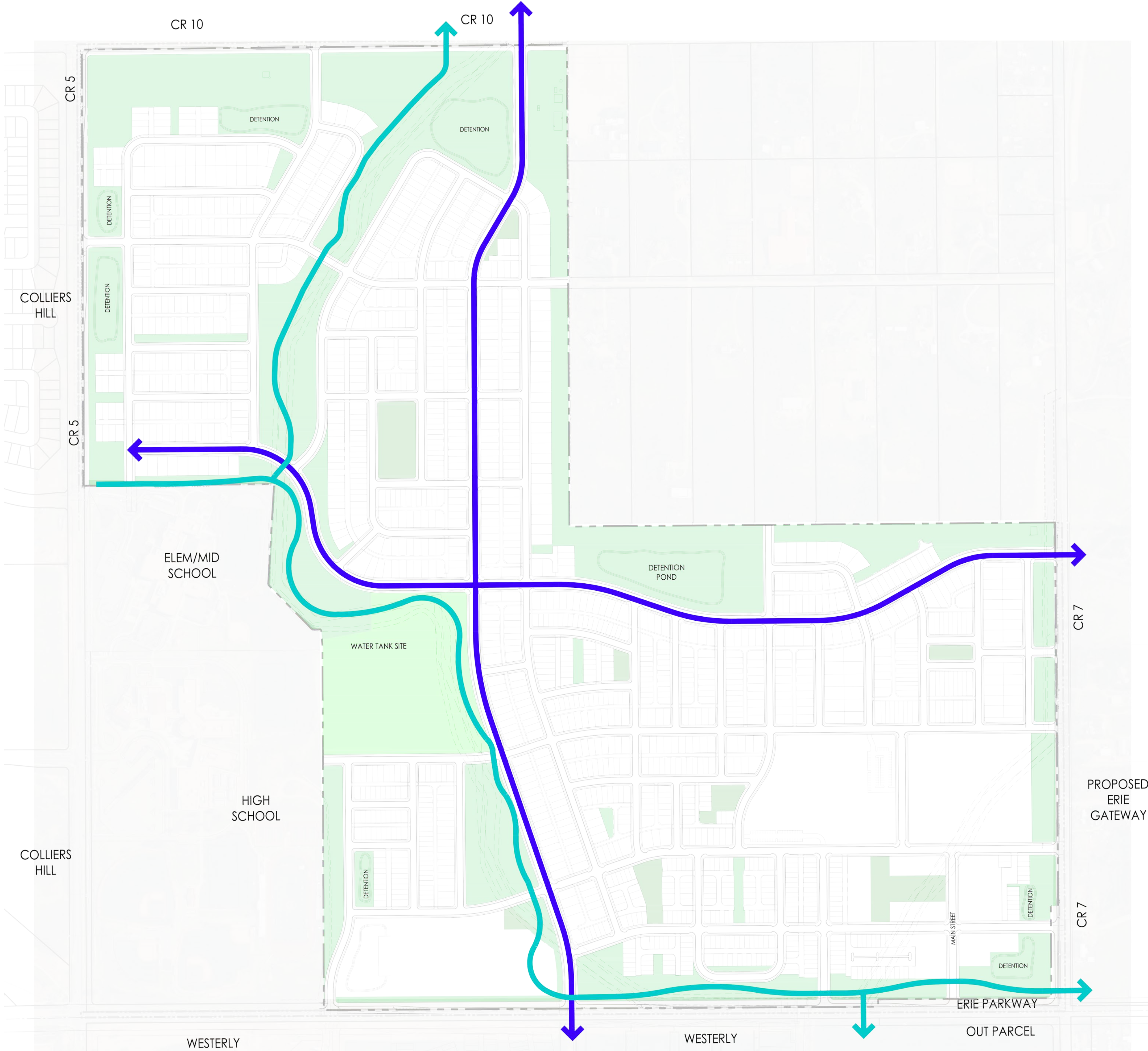
- OPEN SPACE
- POCKET PARKS
- NEIGHBORHOOD PARK
- SHARED ON-STREET BIKE
- MULTI-USE TRAIL

NOTES

* The alignments provided are intended to show general bicycle connectivity. Refer to street classification exhibit for more detail regarding street sections and alignments. Final road alignments shall be determined at Final Plat.



NOT TO SCALE



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SIGNAGE PLAN - OVERALL PHOTOMETRIC PLAN

SIGNAGE PLAN:

- LIST OVERALL DESIGN INTENT
THE OVERALL DESIGN INTENT FOR SIGNAGE IN THIS PEDESTRIAN ORIENTED COMMUNITY IS TO BE UNDERSTATED WITH HIGH QUALITY MATERIALS AND QUALITY EXECUTION AND DESIGN SIMPLICITY.
- PROVIDE MASTER SIGNAGE CHARACTERISTICS
AT THIS EARLY STAGE IN THE DESIGN OF THE COMMUNITY WE ANTICIPATE PRIMARY ENTRY MONUMENTS ON ERIE PARKWAY, AND LIKELY SECONDARY MONUMENTS ON COUNTY ROAD 5 AND COUNTY ROAD 7, WITH THE POTENTIAL FOR RETAIL AND INTERNAL IDENTIFICATION SIGNAGE THROUGHOUT THE PROJECT THAT WILL BE OF A SIMILAR DESIGN CHARACTER. SIGNAGE WILL MEET UDC REQUIREMENTS 10-6-12.
- PROVIDE SIGN CHARACTERISTICS
BELOW ARE RENDERINGS OF SIGN CHARACTERISTICS DEVELOPED FOR THE WESTERLY COMMUNITY, WE ANTICIPATE USING A SIMILAR SIGN CHARACTERISTIC FOR NORTH WESTERLY SO THE COMMUNITY FEELS COHESIVE.

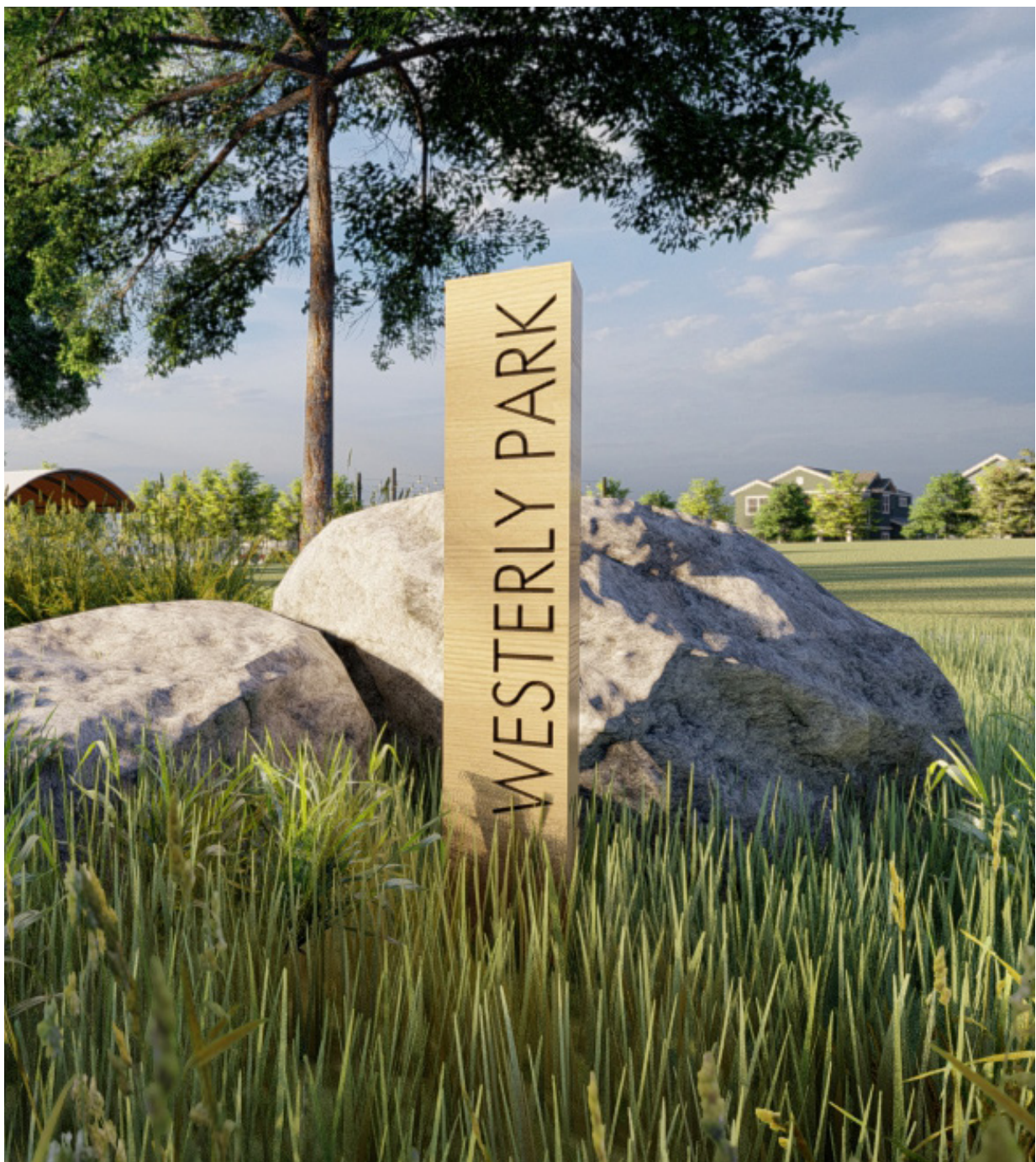
PRIMARY ENTRY MONUMENT



SECONDARY ENTRY MONUMENT



TRAIL MARKER



OVERALL PHOTOMETRIC PLAN:

- PROVIDE OVERALL LIGHTING CONCEPT AND THEMES
NORTH WESTERLY INTENDS TO FOLLOW THE TOWN OF ERIE UDC REQUIREMENTS FOR LIGHTING. IN GENERAL LIGHTING THROUGHOUT THE COMMUNITY WILL UTILIZE PEDESTRIAN SCALED LIGHT FIXTURES IN PARK AREAS, AND POTENTIALLY BOLLARD STYLE LIGHTING IN THE COMMERCIAL MIXED USE AREAS.
- EXTERIOR BUILDING LIGHTING SHOULD BE USED TO PROVIDE SAFETY AND SECURITY AND TO HIGHLIGHT ARCHITECTURAL FEATURES.
- FOR COMMERCIAL AND MULTI-FAMILY BUIDLINGS, ALL EXTERIOR DOORWAYS SHALL BE LIGHTED ALL NIGHT.
- FOR COMMERCIAL BUILDINGS, ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. LIGHT POLES OF A MINIMUM HEIGHT TO PROVIDE ADEQUATE LIGHTING SHOULD BE USED. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE. LIGHT FROM COMMERCIAL DEVELOPMENTS MAY NOT SPILL ONTO RESIDENTIAL SITES, NOT MORE THAN 1-FOOT CANDLE FROM COMMERCIAL DEVELOPMENTS SHALL BE PERMITTED LEAVE THE PROPERTY/SITE. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.
- ESTABLISH FIXTURE STYLES
BELOW ARE SOME POTENTIAL PEDESTRIAN AND BOLLARD LIGHTS THAT DEPICT THE DESIGN AND QUALITY INTENT FOR NORTH WESTERLY, THE PEDESTRIAN LIGHT DEPICTED IS THE SAME AS IS CURRENTLY USED IN THE WESTERLY COMMUNITY. STREET LIGHT FIXTURES WILL ALSO BE THE SAME AS ARE CURRENTLY USED IN THE WESTERLY COMMUNITY AND ARE COMPLIANT WITH THE TOWN OF ERIE UDC.

PEDESTRIAN AND BOLLARD LIGHTING



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

SIGNAGE PLAN -
PHOTOMETRIC PLAN

DRAWN BY:
CGR/JN
DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

LANDSCAPE CONCEPT

INTENT & CHARACTER:

NORTH WESTERLY LANDSCAPE CONCEPT NARRATIVE

THE INTENT OF THIS NARRATIVE IS TO DESCRIBE THE LANDSCAPE DESIGN FOR NORTH WESTERLY. TWO LANDSCAPE SECTIONS MAKE UP THE LANDSCAPE PORTION OF THIS NARRATIVE.

1. LANDSCAPE DESIGN FOR THE COMMERCIAL AND RESIDENTIAL STREETSCAPES, INCLUDING MEDIANS, THE GREENWAY, AND THE PARKS. THIS INCLUDES PLANTINGS, STREET AND PEDESTRIAN LIGHTING, PARKWAYS, SITE FURNISHINGS AND SIGNAGE.
2. RESIDENTIAL LANDSCAPE DESIGN GUIDELINES, WHICH ESTABLISH THE LANDSCAPE REQUIREMENTS FOR INDIVIDUAL LOTS.

TWO CONCEPTS GUIDE THE APPROACH TO PUBLIC LANDSCAPE IN STREET RIGHT-OF-WAYS AND PRIVATE PARKS, AND TO PRIVATE LANDSCAPE ON RESIDENTIAL LOTS. THE FIRST DESIGN CONCEPT IS BASED ON THE GRADUAL TRANSITIONS BETWEEN ECOLOGIES FOUND IN NATURAL SETTINGS, WHICH AT NORTH WESTERLY IS USED TO STRUCTURE A GRADUAL TRANSITION FROM THE LANDSCAPE CHARACTER OF A MORE URBAN ENVIRONMENT TO THE CHARACTER OF A LESS URBAN ENVIRONMENT. THE SECOND DESIGN CONCEPT IS BASED ON THE DESIRE TO CREATE CHARACTER DISTINCTIONS BETWEEN NEIGHBORHOODS THROUGH DIFFERING ARCHITECTURAL STYLES AND LANDSCAPE CONCEPTS THAT ARE APPROPRIATE TO THESE STYLES. COMBINING AND OVERLAYING THESE TWO IDEAS CREATES A CONCEPTUAL RICHNESS THAT BLENDS BOTH CONSISTENCY AND DIVERSITY. THESE IDEAS AID IN CREATING THE VISION FOR WESTERLY, THAT HAS IDENTIFIABLE AND COHESIVE NEIGHBORHOODS, AND YET HAS A DIVERSITY IN CHARACTER AS IT TRANSITIONS FROM URBAN TO LESS URBAN.

PUBLIC STREETSCAPES AND PRIVATE PARKS

THE LANDSCAPE DESIGN OF NORTH WESTERLY RECALLS CLASSIC LANDSCAPES OF NEO-TRADITIONAL NEIGHBORHOODS AND PATTERNS FOUND IN TRADITIONAL COMMUNITIES.

TREE SPECIES DIVERSITY/CHARACTER: LIKE SUCCESSFUL URBAN NEIGHBORHOODS, A TAPESTRY OF STREET TREES WILL BE WOVEN THROUGHOUT THE COMMUNITY AND SOUTHERN LAND WILL PROVIDE A STREET TREE PLAN FOR THE FULL COMMUNITY. THE PRIMARY ENTRY POINTS, THE CORE VILLAGE AREA AND THE SOUTH PORTION OF THE SPINE TRAIL CORRIDOR GIVES WESTERLY’S STREET ENVIRONMENT A COHESIVE AND IMAGEABLE STRUCTURE THAT UTILIZES A LIMITED PALETTE OF TREE SPECIES. TREE DIVERSITY EXPRESSED IN THE SIDE STREETS WILL PROVIDE GREATER VARIATION AND PROTECTION FROM A SPECIES MONOCULTURE. THE LANDSCAPE PROPOSED ALONG THE ADJACENT ARTERIAL ROADWAYS SHOULD INCLUDE FORMAL PLANTINGS. THE PLANTING PLANS SHOULD PUT LESS EMPHASIS ON EVERGREEN TREES BECAUSE FEW CONIFEROUS SPECIES TRADITIONALLY OCCUR IN THIS SEMI-ARID CLIMATE.

ORNAMENTAL PLANTINGS SHOULD FOCUS ON XERIC, LOW WATER AND/OR DROUGHT TOLERANT SPECIES. LOW-WATER TURF SPECIES SHALL BE THE PREFERRED TYPE OF SOD. TURF SHALL BE RESERVED FOR USABLE OR PEDESTRIAN-ORIENTED AREAS, SUCH AS PARKS, PLAYFIELDS, PLAZAS AND TREE LAWNS. NATIVE SEEDED AREAS SHALL BE USED PREDOMINANTLY IN OPEN AREAS THAT ARE NOT RESERVED FOR PLAY FIELDS OR NEAR PEDESTRIAN, URBAN/RESIDENTIAL WALKWAYS.

ANY LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, TRAIL CORRIDORS, AND PARKS SHALL FOLLOW THE TOWN OF ERIE LANDSCAPE STANDARDS.

RESIDENTIAL LANDSCAPE

GIVEN THE TWO GUIDING CONCEPTS OF THE GRADUAL TRANSITION FROM URBAN TO LESS URBAN AND THE CREATION OF IDENTIFIABLE NEIGHBORHOODS, EACH WITH ITS OWN CHARACTER, THE LANDSCAPE CONTENT OF RESIDENTIAL HOMES WILL VARY.

PLANT SPECIES/CHARACTER: IN THE URBAN NEIGHBORHOODS, WHICH CONTAIN SMALLER HOMES, FRONT YARDS WILL RELY ON THE ABUNDANCE OF STREET TREES IN THE PUBLIC RIGHT-OF-WAY TO PROVIDE A TREE CANOPY WITH SHRUB BEDS, PORCHES, AND PLANTINGS IN POTS AS THE PREDOMINANT LANDSCAPE CHARACTER. AS THE DENSITY TRANSITIONS TO THE SOUTH, THE HOMES WILL ALLOW A “GARDEN” APPROACH TO THE LANDSCAPE. SHRUB BEDS, FLOWERS, AND LAWN PANELS ARE USED TO ESTABLISH THE CHARACTER OF THE FRONT YARDS. THE FURTHER NORTH WE GO IN WESTERLY THE MORE “RURAL” THE CHARACTER, FRONT YARDS COULD BE OPEN ENVIRONMENTS OF LAWN AND TREES, PLACED TO REINFORCE THE IRREGULAR STREET TREE PATTERN APPROPRIATE TO THIS LESS DENSE ENVIRONMENT. BACKYARD LANDSCAPING WILL BE MORE UNIFORM THROUGHOUT THE NEIGHBORHOODS AND ADDRESSES TWO FUNCTIONS: PRIVATE OUTDOOR ACTIVITIES, AND THE LANDSCAPE OF THE ALLEYS. THE APPROACH TO THE PRIVATE OUTDOOR FUNCTION IS TO PROVIDE AS MUCH FLEXIBILITY AS POSSIBLE THROUGH THE USE OF LAWN AND PATIO/DECK SURFACES. THE ALLEY EDGE CAN BE ADDRESSED IN THREE WAYS; PROVIDING SHRUB BEDS ALONG THE ALLEY BETWEEN GARAGES, A WELL DETAILED FENCE, PARTLY SOLID AND PARTLY LATTICE, AND A BACK YARD TREE WHICH OVERHANGS THE FENCE REINFORCING THE SHRUB BED IN SOFTENING THE CHARACTER OF THE ALLEY.

- SIMPLE IS BETTER,
- GREEN IS BETTER,
- AGRICULTURAL AND AUTHENTIC,
- STARTS FORMAL AND ENDS NATURAL, ITS ABOUT DISCOVERY,
- FOCUSED INTENTIONS.



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1	2ND SUBMITTAL	7/17/2024	JP/CGR

SHEET INFO:

LANDSCAPE CONCEPT

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

18
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LANDSCAPE CHARACTER

STREETSCAPE



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19
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LANDSCAPE CHARACTER

GREEN COURTS/COURTYARDS/PLAZAS



MEDIANS



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CHARACTER

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20
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LANDSCAPE CHARACTER

OPEN SPACE AND NATURAL PONDS



ORNAMENTAL PLANTINGS (LOW-WATER)



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21
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PARKS & OPEN SPACE CONCEPT

INTENT & CHARACTER:

NORTH WESTERLY PARKS AND OPEN SPACE CONCEPT NARRATIVE

THE PD MEETS THE UDC BY COMPLYING WITH PARK LAND DEDICATION REQUIREMENTS AND INCLUDING A DIVERSITY OF TYPES OF PARKS, TRAILS, AND OPEN SPACE WHICH CAN BE OUTLINED IN THE PARKS AND OPEN SPACE CHART. THE PARKS AND OPEN SPACE CHART OUTLINES HOW EACH AREA IS CATEGORIZED BY THE CRITERIA SET FORTH IN THE "MIXED-USE DEVELOPMENT PARKS & OPEN SPACE VISION GUIDE". THE DEVELOPMENT WILL INCLUDE SEVERAL TRADITIONALLY SIZED POCKET PARKS AND A LARGE NEIGHBORHOOD PARK. THE BIGGEST TYPOLOGY FOR OPEN SPACE WILL BE THE MIXED-USE OPEN SPACE, AS TRAIL CORRIDORS, MEDIAN PARKS WITH POCKET PARK ELEMENTS AND NATIVE URBAN REWILDING AREAS, AND AMENITIZED DRAINAGEWAYS. BELOW ARE SOME HIGHLIGHTED FEATURES THAT REPRESENT THE DIFFERENT TYPES OF OPEN SPACE AND PARK FEATURES THROUGHOUT THE SITE:

- THE DEVELOPMENT WILL TAKE ADVANTAGE OF OPEN SPACES FOR RESPITE, RECREATION AND PEDESTRIAN CONNECTIONS. THEY SHALL CONTAIN PEDESTRIAN-SCALE OR MULTI-USE TRAILS, BENCHES, PLANTINGS, AND WHERE APPROPRIATE SHADE SHELTERS, INTERPRETATIVE GARDENS, SMALL PLAY FEATURES OR WATER FEATURES.
- THE POCKET PARKS SHALL INCORPORATE SPECIFIC TYPES OF PLAY AREAS, COMMUNITY GARDENS, AND/OR ART FEATURES TO CREATE VARIETY THROUGHOUT THE COMMUNITY AND BECOME UNIQUE PLACEMAKERS FOR EACH NEIGHBORHOOD.
- APPROXIMATELY A 15 AC NEIGHBORHOOD PARK (TO BE DEDICATED TO THE TOWN?) WILL SERVE AS THE CENTRAL FEATURE OF THE COMMUNITY. IT IS ENVISIONED TO BE THE RECREATIONAL HEART OF THE COMMUNITY. NOT ONLY WILL IT CONTAIN PLAYGROUNDS, TRAILS, AND SPORTS FIELDS, BUT IT SHALL ALSO SERVE AS THE PLACE FOR SPECIAL COMMUNITY EVENTS, SUCH AS LIVE MUSIC, COMPETITIONS, AND HOLIDAY FESTIVALS TO CREATE A SENSE OF PLACE AND COMMUNITY.
- THE TOWN HAS ALSO REQUESTED THAT THE PD INCLUDE AN AREA FOR A WATER TANK (APPROXIMATELY 4.9 ACRES) WHICH CAN BE COUNTED TOWARD 100% OF PARK SPACE. THIS AREA HAS BEEN INCORPORATED INTO THE LARGE NEIGHBORHOOD PARK.
- THE DETENTION PONDS WILL ALSO PLAY A KEY ROLE AS FEATURES FOR THE DEVELOPMENT, AS A NATURAL POND WITH SEATING, PICNIC AREAS, AND TRAILS.
- AS PART OF THE PRE-DEVELOPMENT AGREEMENT, "THE DEVELOPMENT SHALL PROVIDE COMMUNITY GARDENS, EDIBLE LANDSCAPING, OR ON-SITE URBAN AGRICULTURE ACCESSIBLE TO ALL THE RESIDENTS OF THE DEVELOPMENT, TO BE SERVED BY POTABLE WATER. EDIBLE LANDSCAPING IS THE PRACTICE OF FULL INTEGRATING A VARIETY OF EDIBLE PLANTS INTO ORNAMENTAL LANDSCAPES. COMMUNITY GARDENS SHALL NOT COUNT TOWARD POCKET PARK REQUIREMENTS AND SHALL NOT BE OWNED OR MAINTAINED BY THE TOWN." THE DESIGN AND IMPLEMENTATION OF THE COMMUNITY GARDENS, EDIBLE LANDSCAPES OR URBAN AGRICULTURE WILL BE MORE FULLY DEVELOPED AT DESIGN DEVELOPMENT STAGES.

AS PART OF THE PEDESTRIAN CONNECTIVITY PLAN, THERE WILL BE THREE MAJOR TRAIL SYSTEMS THAT ARE PART OF THE THE OPEN SPACE PLAN.

- THE SPINE TRAIL THAT RUNS WITHIN THE LOWER PORTION OF THE SITE FROM THE ADJACENT HIGH SCHOOL TO THE SOUTHWEST INTERSECTION.
- THE MULTI-USE TRAIL ALONG THE IRRIGATION DITCH WHICH WILL BE AMENITIZED FEATURE AS IT MEANDERS THROUGH THE SITE FROM THE NORTH PART OF THE SITE TO CONNECT INTO THE SPINE TRAIL.
- LASTLY, PERIMETER TRAILS THAT ARE WITHIN THE BUFFER AREAS ALONG CR7, CR10, CR5, AND ERIE PARKWAY.



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SHEET INFO:

PARKS & OPEN SPACE CONCEPT

DRAWN BY:

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DESIGNED BY:

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2/09/2023

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PARKS & OPEN SPACE CONCEPT PLAN

NORTH WESTERLY - 7-11-2024				
POPULATION GENERATION				
	PRODUCT TYPE	PERSONS PER UNIT	ANTICIPATED UNITS	ANTICIPATED POPULATION
DETACHED HOMES	SINGLE FAMILY FRONT LOAD	2.99 PPU	136 UNITS	407
	SINGLE FAMILY ALLEY LOAD	2.99 PPU	700 UNITS	2,093
ATTACHED HOMES	LIVE/WORK TOWNHOMES	2.99 PPU	114 UNITS	341
	TOWNHOMES	2.99 PPU	607 UNITS	1,815
MULTI-FAMILY RESIDENTIAL	DUPLEX / PAIRED VILLAS	2.99 PPU	64 UNITS	191
	MULTI-FAMILY APARTMENTS	2.10 PPU	530 UNITS	1,113
ANTICIPATED POPULATION				5,960
PARKS AND OPEN SPACE DEDICATIONS				
TYPE	REQUIREMENT	REQUIRED (AC) LOW RANGE	PROVIDED (AC)	
POCKET PARKS	0.5 AC / 1,000 residents	2.98	6.35	
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	17.88	17.88	
COMMUNITY PARKS	5 AC / 1,000 residents	29.80	NA	
OPEN SPACE	17 AC / 1,000 residents	101.32	31.42	
OPEN SPACE ACREAGE SHORTFALL		69.90		
NEIGHBORHOOD PARK CASH-IN-LIEU ESTIMATE				
FEE IN LIEU OF DEDICATION	\$236,564.00	NA		
OPEN SPACE CASH-IN-LIEU ESTIMATE				
FEE IN LIEU OF DEDICATION	\$48,500.00	\$3,389,976.86		
TOTAL CASH-IN-LIEU ESTIMATE				
COMBINED NEIGHBORHOOD PARK AND OPEN SPACE		\$3,389,976.86		

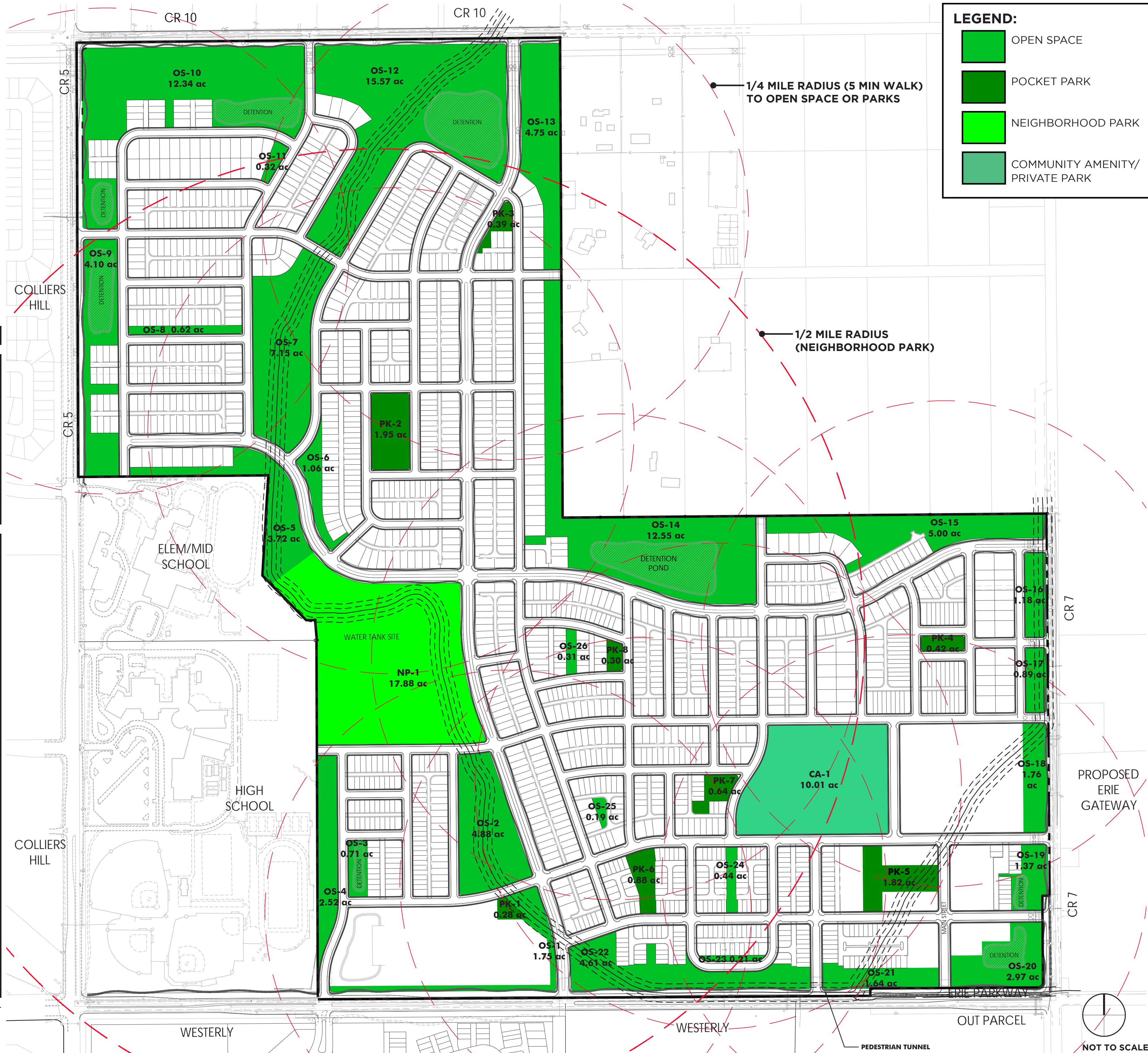
* ANTICIPATES THAT THE APPROXIMATELY 6 ACRES SURROUNDING THE WATER TANK SITE WILL RECEIVE CREDIT FOR NBHD PARK ACREAGE.
** ANTICIPATES THAT WE RECEIVE CREDIT FOR THE IRRIGATION DITCH ACREAGE.

The Town of Erie Planning Division updates estimates for Persons Per Dwelling Unit annually based on Census data.
As of December 31, 2022, persons per dwelling unit are estimated to be:
2.99 persons per household for single family housing (93.4% of total occupied units) - Single family = single family detached, single family attached (duplex, triplex, four-plex, townhome)
2.1 persons per household for multifamily (6.6% of total occupied units) - Multifamily = apartments, condos

NORTH WESTERLY PARK AND OPEN SPACE CHART				
PLANNING AREA DESIGNATION	DESCRIPTION & INVENTORY FACILITES	TOTAL ACREAGE	% CREDITED ACREAGE PER TOWN OF ERIE STANDARDS	CREDITED ACREAGE
NP-1	NEIGHBORHOOD PARK	17.88	100%	17.88
			WATER TANK ACREAGE: 4.9 AC	
NEIGHBORHOOD PARKS TOTAL ACREAGE				17.88
PK-1	POCKET PARK	0.28	100%	0.28
PK-2	POCKET PARK	1.95	100%	1.95
PK-3	POCKET PARK	0.39	100%	0.39
PK-4	POCKET PARK	0.42	100%	0.42
PK-5	POCKET PARK	1.82	100%	1.82
PK-6	POCKET PARK	0.88	100%	0.88
PK-7	POCKET PARK	0.64	100%	0.64
PK-8	POCKET PARK	0.30	100%	0.30
POCKET PARKS TOTAL ACREAGE				6.68

OS-1	BASLINE	1.75	100% SPINE TRAIL: 558 LF @ 30' wide = 16740 SF 10% (1.69-0.38) = 1.31 AC	0.51
OS-2	BASLINE, PLUS 3 AMENITIES	4.88	100% SPINE TRAIL: 748 LF @ 30' wide = 22440 SF 40% (4.84-0.52) = 4.32 AC	2.25
OS-3	BASLINE, PLUS 3 AMENITIES	0.71	DETENTION POND = 0.36 AC REMAINING = 0.35 @ 40%	0.14
OS-4	BASLINE, PLUS 3 AMENITIES	2.52		1.01
OS-5	BASLINE, PLUS 3 AMENITIES	3.72		1.49
OS-6	BASLINE, PLUS 3 AMENITIES	1.06		0.42
OS-7	BASLINE, PLUS 3 AMENITIES	7.15		2.86
OS-8	BASLINE, PLUS 3 AMENITIES	0.62		0.25
OS-9	BASLINE, PLUS 3 AMENITIES	4.10	DETENTION POND = 1.33 AC REMAINING = 2.77 @ 40%	1.11
OS-10	BASLINE, PLUS 3 AMENITIES	12.34	DETENTION POND = 2.02 AC REMAINING = 10.32 @ 40%	4.13
OS-11	BASLINE, PLUS 3 AMENITIES	0.32		0.13
OS-12	BASLINE, PLUS 3 AMENITIES	15.57	DETENTION POND = 3.17 AC REMAINING = 12.40 @ 40%	4.96
OS-13	BASLINE, PLUS 3 AMENITIES	4.75		1.90
OS-14	BASLINE, PLUS 3 AMENITIES	12.55	DETENTION POND = 4.92 AC REMAINING = 7.63 @ 40%	3.05
OS-15	BASLINE, PLUS 3 AMENITIES	5.00		2.00
OS-16	BASLINE	1.18		0.12
OS-17	BASLINE	0.89		0.09
OS-18	BASLINE	1.76		0.18
OS-19	BASLINE, PLUS 3 AMENITIES	1.37	DETENTION POND = 0.27 AC REMAINING = 1.10 @ 40%	0.44
OS-20	BASLINE, PLUS 3 AMENITIES	2.97	100% SPINE TRAIL: 502 LF @ 30' wide = 15060 SF DETENTION POND = 0.80 AC 40% (2.97-0.35-0.80) = 1.82 AC	1.08
OS-21	BASLINE, PLUS 3 AMENITIES	1.64	100% SPINE TRAIL: 612LF @ 30' wide = 18360 SF 40% (1.53-0.42) = 1.11 AC	0.86
OS-22	BASLINE, PLUS 3 AMENITIES	4.61	100% SPINE TRAIL: 1338 LF. @ 30' wide = 40140 SF 40% (4.46-0.92) = 3.54 AC	2.34
OS-23	BASLINE	0.21		0.02
OS-24	BASLINE	0.44		0.04
OS-25	BASLINE	0.19		0.02
OS-26	BASLINE	0.31		0.03
TOTAL OPEN SPACE CREDIT				31.42

NOTES:
1. The Irrigation Ditch is included in the above acreage. However the Town of Erie considers irrigation ditches as an "ineligible space".
2. The Detention and Irrigation Ponds are not included in the open space acreage since we do not anticipate that they meet the criteria for credit per UDC 10-6-3.B.4.b.ii. and UDC 10-6-4.E.6.f.



PREPARED FOR:

NORTH WESTERLY
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CONTACT: HEIDI MAJERIK

ENGINEERING:



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CONTACT:
JOHN PRESTWICH

REVISIONS:

NO.	REVISION DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	JP/CGR	7/11/2024

SHEET INFO:

PARKS & OPEN
SPACE CONCEPT
PLAN

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

23
OF 29

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

PARKS & OPEN SPACE CHARACTER

NEIGHBORHOOD PARKS



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SHEET INFO:

PARKS & OPEN
SPACE
CHARACTER

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

24
OF 29

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PARKS & OPEN SPACE CHARACTER

COMMUNITY AMENITY/PRIVATE PARK



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SUBMITTED ON:
2/09/2023

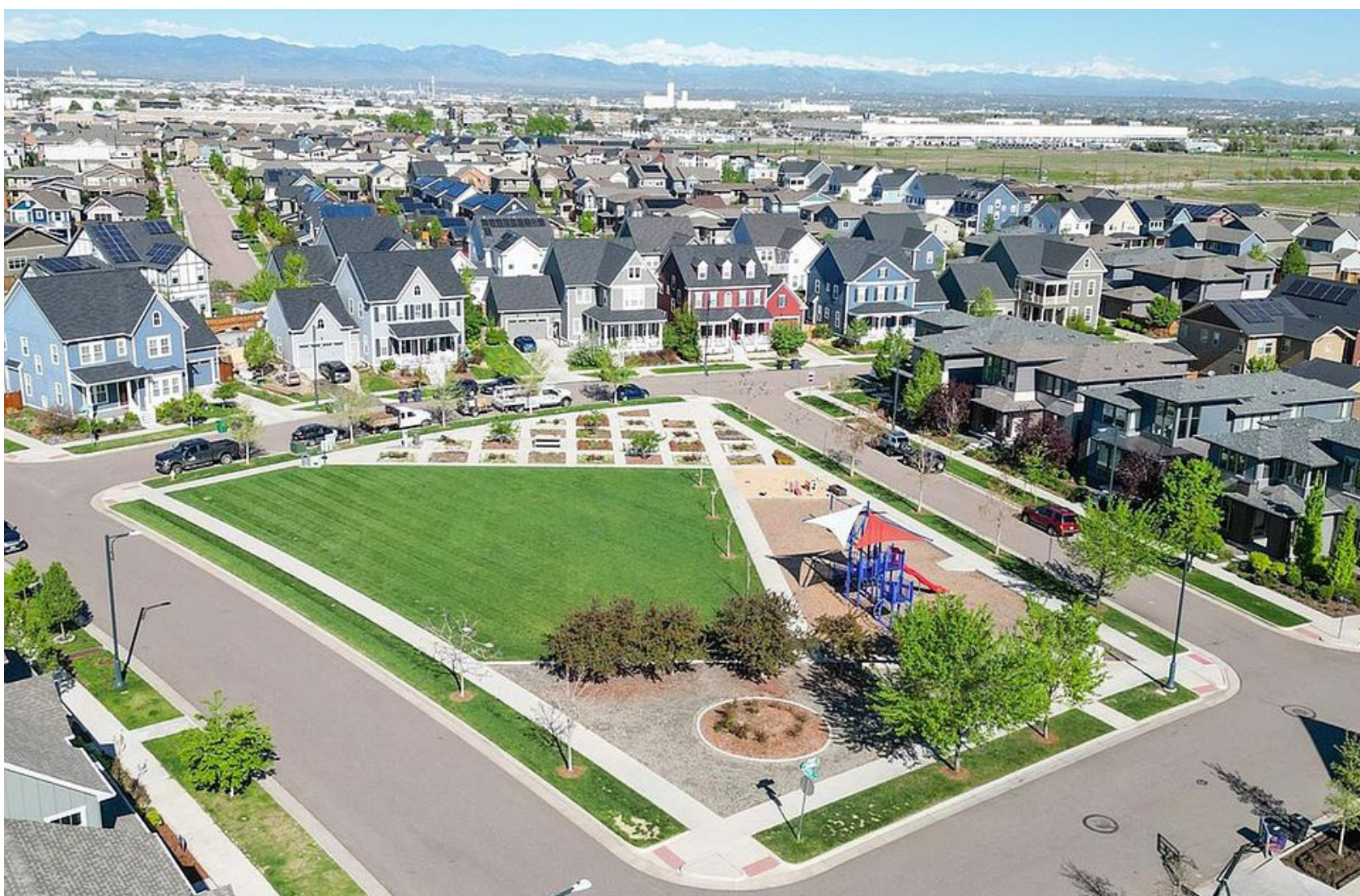
25
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PD-001700-2024

PARKS & OPEN SPACE CHARACTER

POCKET PARKS



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SUBMITTED ON:

2/09/2023

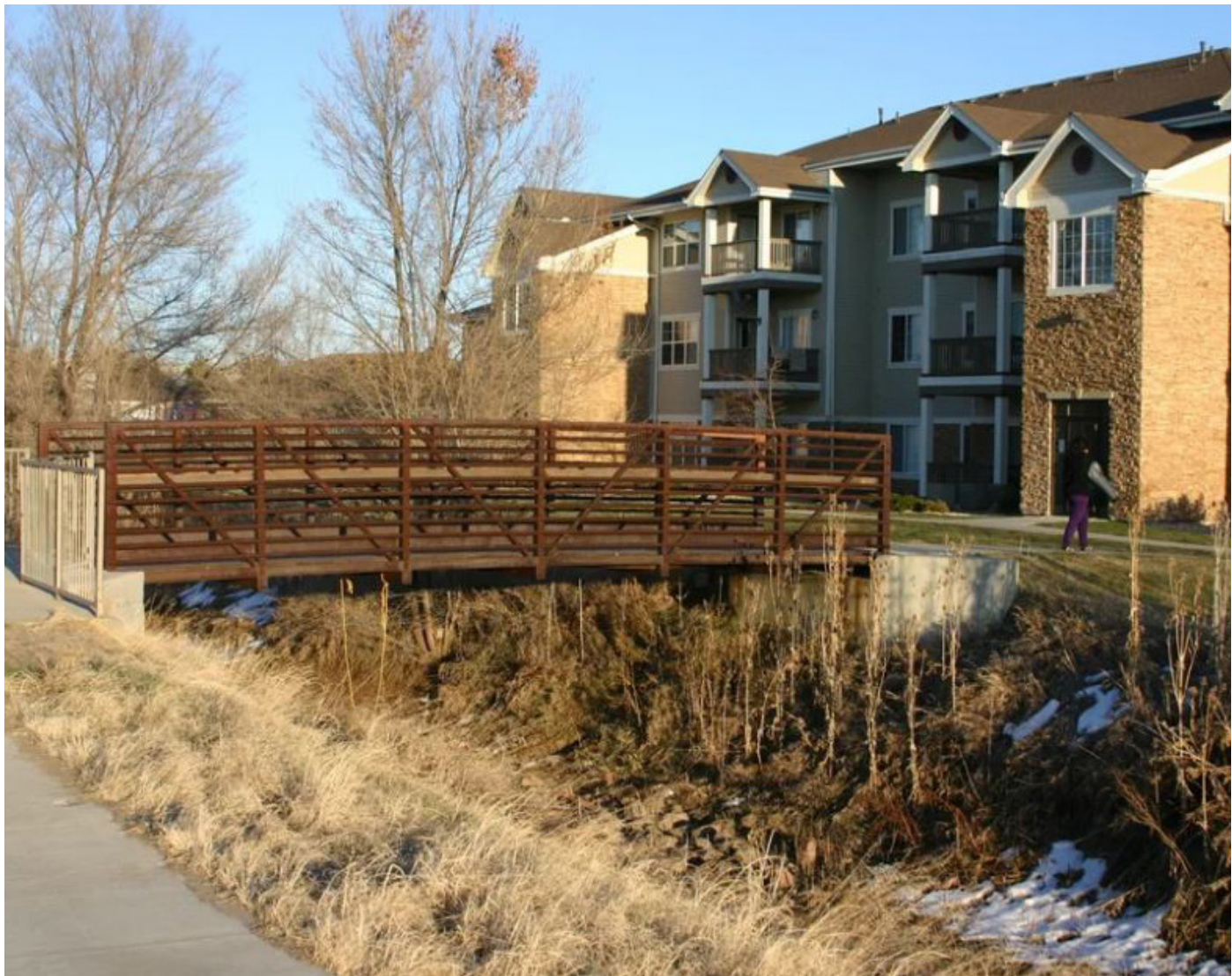
26
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PD-001700-2024

PARKS & OPEN SPACE CHARACTER

TRAILS



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SPACE
CHARACTER

DRAWN BY:

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DESIGNED BY:

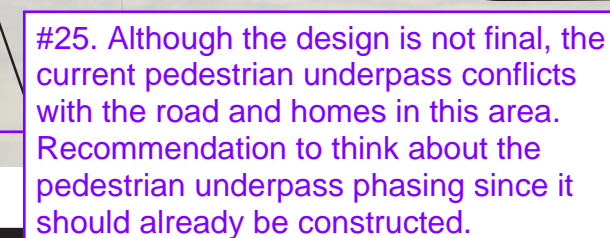
BC/SW

SUBMITTED ON:

2/09/2023

27
OF 29

PHASING PLAN



Parks and Open Space by Phase										
Open Space Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10
Open Space	9.86	5.27	4.03	11.87	5.99	12.66	1.06	12.74	8.82	20.32
Neighborhood Park	0	0	17.88	0	0	0.00	0	0	0	0
Pocket Park	0.28	0.88	0.30	0	1.82	0.00	1.95	0.64	0.42	0.39
ACREAGE	10.14	6.14	22.21	11.87	7.81	12.66	3.01	13.38	9.24	20.71
TOTAL ACREAGE	117.17									

SCALE: 1" = 300'

The profile view shows a road section with a total length of 1,200 feet. The vertical axis represents elevation in feet, with markers at 0', 300', 600', and 900'. The horizontal axis represents distance in feet, with markers at 0', 300', and 1,200'. The profile consists of several segments: a 150-foot segment at an elevation of 0', a 300-foot segment at an elevation of 300', a 600-foot segment at an elevation of 600', and a final segment at an elevation of 900' extending to the 1,200-foot mark.

28
OF 29

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PD-001700-2024

ENVIRONMENTAL PLAN

Legend

Vegetation

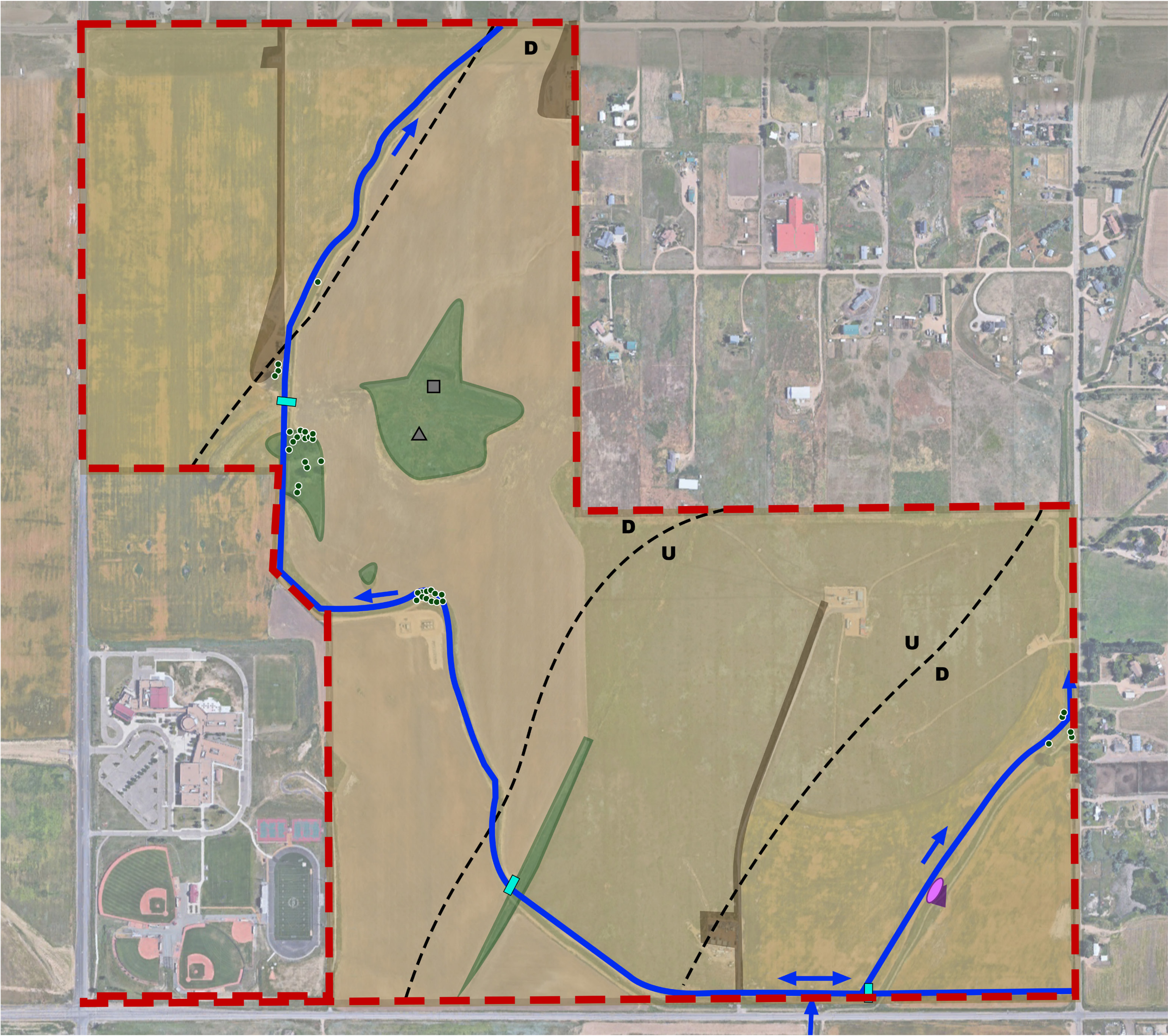
- Tree
- Cropland
- Disturbed
- Mesic Graminoids
- Western Wet Shrubland
- Great Plains Ruderal Grassland & Shrubland

Mining

- Mine Shaft (hoisting shaft)
- ▲ Air Shaft
- - - Inferred Bedrock Fault
- u Upthrown Side
- D Downthrown Side

Aquatic

- Culvert
- Community Ditch
- ➔ Flow Direction
- Palustrine Scrub - Shrub Wetland



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1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

ENVIRONMENTAL PLAN

DRAWN BY:
CGR/JN

DESIGNED BY:
BC/SW

SUBMITTED ON:
2/09/2023

29
OF 29



Internal Memo

To: Aly Burkhalter, Senior Planner

From: Kathy Kron, Development & Neighborhood Services Manager

Date: 8/16/24

Subject: North Westerly – PD (PD-001700-2024) – Development & Neighborhood Services (DNS) – 2nd Review

Below are review comments from the Development & Neighborhood Services Division, Parks & Recreation Department for the 1st submittal of the North Westerly PD dated **7/15/24**.

4/1/24 1st Review (applicant responses in blue)

8/16/24 2nd Review (TOE Comments in red)

TREE SURVEY

1. The tree survey indicates a number of trees that are of good quality and significant size. These trees should be considered for preservation. Good quality trees that cannot be preserved are required to be mitigated for per Section 10-6-2 of the UDC.
Response: Acknowledged. We will determine if the trees can be preserved in the ultimate design with the Preliminary Plat. If they cannot be preserved, we are aware that there will be mitigation requirements.
2. The Town Forester visited the site on 3/13/24 to verify the tree survey which was provided with this submittal and observed several stumps from trees that had been removed. Stumps appear to correlate with trees that were surveyed and recorded as “poor” or “non-native”, however staff was unable to verify the accuracy of the Tree Survey due to removal of the trees.
Response: The trees seem to have been removed after the inventory work. We will prepare an updated Tree Survey with the Preliminary Plat.
TOE: Mitigation requirements will be based on the Tree Survey provided with the PD. Updated information on sizing and quality may be needed based on timeframe.
3. Green Ash is noted on the Tree Survey as native, however Green Ash is not native to Colorado.
Response: According to our ecologist, the Green Ash as a native is subject to interpretation. However, if TOE prefers that it be labeled as a non-native, we will update the label with the updated Tree Survey.

PLANNED DEVELOPMENT ZONING MAP & GUIDE

Sheet 3 – Land Use Plan:

1. The Water Tank Site needs its own boundary and Land Use designation. Even though it will receive park or open space credit, it's use needs to be designated.
2. In the Land Use Summary Chart, under Details and Comments, please note the % MU Open Space typology. None of what is shown qualifies for dedication to the Town.

Sheet 14 - Circulation Plan and Typical Road Sections:

1. Tree lawn widths shall not be less than Town of Erie Standard Street Sections, as amended.
Response: We have not received any updates from the Town regarding the latest street standards. However this requirement will be noted.
2. Show trails on this map in order to understand how the trail system and the street network correlate. It is the intent for the Town to take over maintenance of the multi-use trail system as part of its spine trail system and should be shown differently than internal local connectors.
Response: We have included a trails map.

TOE: The following revisions are required to Sheet 15 – Pedestrian Circulation Plan:

- a. The Spine Trail needs to extend to the NW corner of the site.
- b. Existing and planned trails beyond the North Westerly development area need to be shown.
- c. Street crossing types (at-grade vs. underpass) need to be indicated.
- d. Label the Erie Parkway underpass.
- e. The property type colors in the legend (open space, pocket park, neighborhood park) need to match the plan.
- f. The 8' Perimeter Concrete Trail should be labeled as a Shared Use Path. Widths need to adhere to the Town's updated street standards.
- g. On-Street Pedestrian Connections need to be defined. Are these sidewalks?
- h. Indicate Flora View Drive & County Road 5 as a primary pedestrian crossing.
- i. Show the shared use path/arterial sidewalk on the north side of Erie Parkway, adjacent to the school site, extending to CR 5.
- j. The Spine Trail should not lead to the west side of the High School site. If a multi-use trail is shown here, an agreement with the school district to allow this type of public access needs to be provided.

Sheet 16 - Parks – Open Space and Landscape Character:

1. Separate landscape character and private landscape standards from parks, open space & trails.
Response: We have separated the landscape character from the parks, open space and trails.
TOE: Acknowledged.

2. The Park and Open Space Requirements Chart should include:
 - a. Anticipated population density utilizing Town of Erie annual persons per dwelling unit (PPDU) estimates.
 - b. Park and Open Space requirements based on density.
 - c. How the development intends to meet the requirements based on guidance from the Mixed-Use Development Parks and Open Space Vision Guide.
 - d. Utilize Park and Open Space typologies from the Mixed-Use Development Guide.**Response:** We have included these requirements and charts on the Open Space and Parks Plan sheet.

TOE: Sheet 23 – Parks & Open Space Concept Plan:

The following revisions are required:

- a. Provide a note on the PD indicating that dedication requirements will be based on current UDC requirements at the time of Preliminary Plat.

- b. Remove the text box that includes the below notes. Since no asterisks are indicated on the chart, these notes are not applicable to anything.
**Anticipates that the approximately 6 acres surrounding the water tank site will receive credit for NBHD Park acreage.*
***Anticipates that we receive credit for the irrigation ditch acreage.*
- c. NP-1
 - 1. This location is encumbered with oil and gas wells which is prohibited in parks along with associated setbacks. Park will need to be relocated outside of this area.
 - 2. Provide a separate lot designation for the Water Tank Site. Even though it will receive park or open space credit, it will be a separate tract for clear designation of its' use.
- d. The Open Space types listed under Description & Inventory Facilities should be 10% MU Open Space, 40% Open Space, or 100% Open Space.
- e. All 100% Spine Trail areas need to be reduced to 40% max. For parcels to qualify for 100% open space credit, it must meet the Open Space definition in the UDC.
- f. OS-1 – The portion adjacent to the Spine Trail corridor may qualify for 40% MU Open Space, however the landscape buffer portions around the perimeter do not qualify for Open Space credit.
- g. Per the Mixed-Use Development Parks & Open Space Vision Guide, detention areas and water quality ponds are eligible for partial open space credit if slopes are not greater than 5:1 and create usable, aesthetically pleasing spaces.
- h. OS-4 appears to be a landscape buffer between the school property and the development and thus is not eligible for Open Space credit.
- i. The portion of OS-5 that is a landscape buffer north of the school site and not associated with the Spine Trail corridor is not eligible for Open Space credit.
- j. OS-6 is a landscape buffer and is not eligible for Open Space credit.
- k. OS-8 is a landscape buffer and is not eligible for Open Space credit.
- l. OS-11 is a landscape buffer and is not eligible for Open Space credit.
- m. OS-23 is a landscape buffer and is not eligible for Open Space credit.
- n. Show trails on the Parks & Open Space Concept Map.
- o. Provide a scale-able map.

- 3. ¼ mile radii shown on map is not relevant. See page 36 of the Mixed-Use Development Guide for how to apply spatial requirements to parks, trails and open space areas.

Response: It is acknowledged that we not longer are required a ¼ mile radius. However, the mixed-use development guide emphasizes a 3-5 min. walk from open space and parks; the ¼ mile radius is the best way to show this. But we can remove them if the Town feels it is necessary.

TOE: OK to leave the radii.

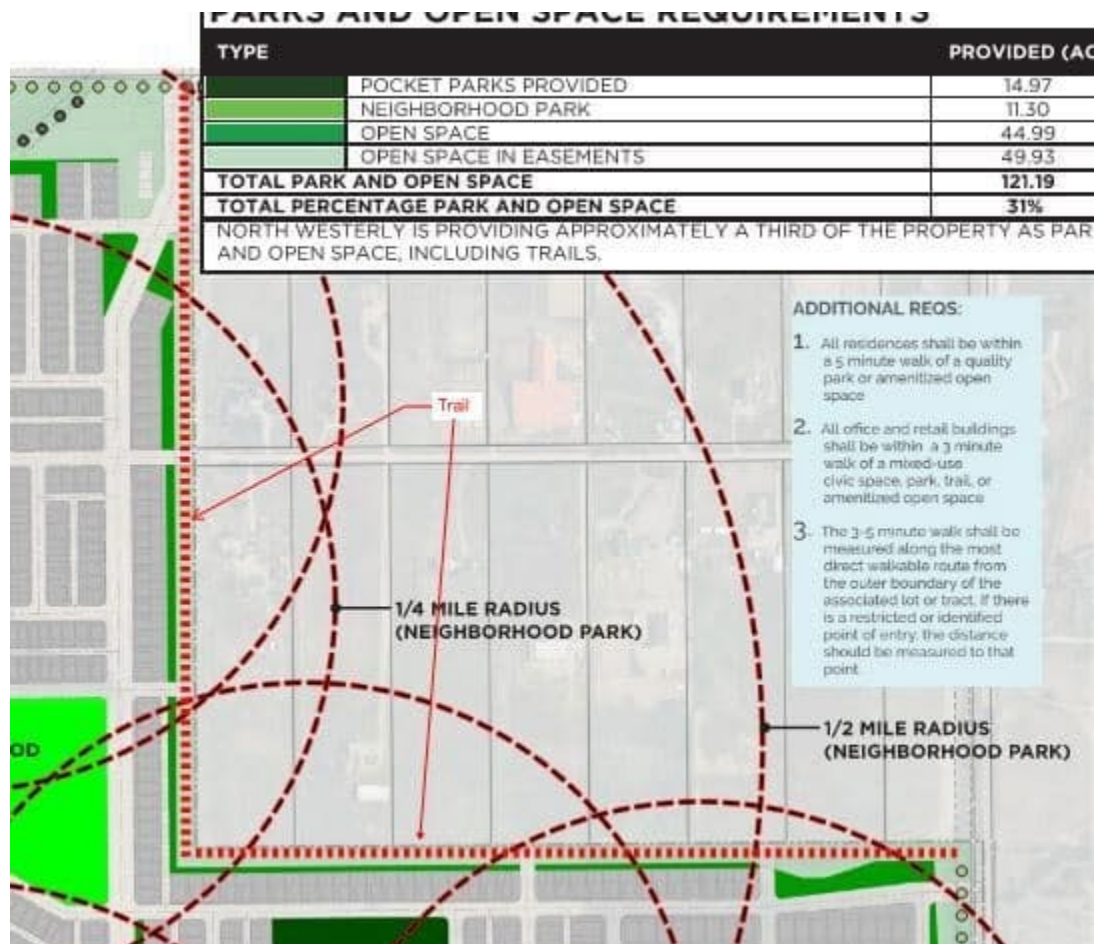
4. Provide an east/west trail connection from the Flora View Drive Intersection to the Neighborhood Park. See below.



Response: This trail connection has been provided.

TOE: Complete.

5. Provide a trail north and east of the development to complete the perimeter loop on the northeast side. See below.



Response: Due to utilities and drainage easements, the trail is not feasible in these areas.

TOE: Acknowledged.

6. The Intent and Character Landscape Concept Statement needs to clarify that landscaping in public right-of-way, trail corridors and parks will follow Town of Erie Landscape Standards.
Response: This has been added to the Landscape Concept Statement.
TOE: Complete.
7. The Neighborhood Park location may be too encumbered with mine shaft locations and subsidence issues to be able to be developed to Neighborhood Park standards. See additional comments under Preliminary Mine Subsidence Investigation to ensure this park location is a viable site.
Response: The Neighborhood Park Location has been relocated.
TOE: See comments related to new location.

Sheet 22 – Parks & Open Space Concept

1. There is a question in the 3rd bullet as to whether the neighborhood park will be dedicated to the Town. It will.

Sheet ~~17~~ 28- Phasing Plan:

1. Need more information about how the park and trail system will be phased to create meaningful connectivity as stipulated in the Pre-Development Agreement.
Response: We have included a Phasing Plan with the open space and parks plan that will be included in each phase.
TOE: Trail connections need to be shown on the Phasing Plan to understand how pedestrians connections are made in association with the phasing. Specifically, the sidewalk connection south of the High School along Erie Parkway needs to be shown.

PRELIMINARY MINE SUBSIDENCE INVESTIGATION:

1. The report indicates that there is a main shaft and an air shaft in what appears to be the location of the Neighborhood Park. This location is within Subsidence Zone A which has potential structural development limitations and may have additional geotechnical investigations required which could be costly. These additional investigations need to be completed and full restrictions in the area need to be disclosed prior to further consideration of this location for dedication as a Neighborhood Park.
Response: Acknowledged. An updated Subsidence Report has been included in this submittal.
TOE: Acknowledged.

Memorandum

From: Julian Jacquin, Economic Development Director

Date: July 30, 2024

Re: PD-001700-2024 – 2nd Submittal – Economic Development



1. In response to the NW-PD Response to Comments Letter by PCS Group:

a. #8 (PD Zoning Map and Development Guide) on page 5:

- i. #12: there is still no clear correlation between UDC land uses and zoning and what is proposed in the PD, specifically for what commercial uses are allowed. The response letter says it was "clarified in the permitted uses and home diversity chart", but the updated home diversity plan does not include it, and I don't see any permitted uses chart in the 2nd submittal.

b. #10b (A Market Study or Economic Impact Study) on page 19:

- i. #105: what is the status of this study? It does not appear in the list of attached documents with 2nd submittal. No further submittals should be received without receiving this market study or economic impact study.
- ii. #106: the Town Council approved the Metro District Service Plan with 220,000 sq. ft. of proposed commercial uses at North Westerly, with the initial annexation and zoning in August 2023, to be delivered in 2035. The 1st submittal received in February 2024 provided 175,000 sq. ft. of proposed commercial uses, and the updated PD zoning map and guide provided with 2nd submittal in July 2024 only provides for 145,702 sq. ft. of non-residential commercial uses (66% of the approved total from the Metro District Service Plan). Please include the required 220,000 sq. ft. of commercial uses or, at minimum, provide clear justification for the new figures.

2. The Pre-Development Agreement ("Economic Health and Vitality", Section 23, page 8), adopted on August 22, 2023, establishes that the development shall "*create at least 10 primary employment jobs in the Town with incomes greater than the median income in the Town*" and "*include at least 2 neighborhood-serving retail or service uses, such as childcare, daycare, healthcare, or grocery uses*". Please provide some language in the PD that these jobs and uses will be provided in the development, at minimum.



North Westerly – PD Zoning Review

Sustainability Division

To: John Prestwich, PCS Group
From: Eryka Thorley, Sustainability Manager
Date: August 19, 2024
Re: PD-001700-2024 North Westerly – PD Zoning

Sustainability Comments

The Sustainability Division has reviewed the application for the North Westerly PD Zoning for conformance with the Sustainability Master Plan and the Town's commitment to reducing its carbon footprint, conserving natural resources, and fostering a cleaner environment. In response to these goals, staff makes the following recommendations to be included in the PD zoning application:

1. Within the Architecture Standards of the PD, utilize passive solar concepts where possible such as requiring extended eaves to block sunlight, and improve the overall energy efficiency of buildings.
2. Within the Pedestrian and Bicycle Plans, make clear commitments to multi-modal transportation by locating on the plan b-cycle, scooters, and car sharing locations.
3. Under Parking Standards, require additional bike parking for commercial uses greater than the Town UDC's one bicycle parking space per 20 off-street parking spaces for all commercial and multi-family uses.
4. Within the Overall Photometric plan, require all streetlights be LED and dedicate all streetlights to Town of Erie directly, not United Power.
5. In coordination with SB24-005 and anticipation of it applying to residential landscaping in the future, staff recommend the elimination of non-functional turf including residential front lawns.
6. Explore the concept of a virtual power plant that connects individual solar panels to battery backup. United Power has expressed interest in this concept. This is conjunction with the Zero Energy home with solar panels per the Metro District.
7. Explore community-wide composting program. This can work in conjunction with the neighborhood's planned community gardens.

Sincerely,

Eryka Thorley, MA | Sustainability Manager
Pronouns: She / Hers / Ella ([what's this?](#))



Town of Erie | Public Works
645 Holbrook Street | P.O. Box 750 | Erie,
CO 80516
Phone: 303-926-2880
Cell: 720-616-9884
<https://www.erieco.gov/1398/Sustainability>

As the Town of Erie grows and expands, we will become a leader in sustainability by providing outreach and leadership alongside inclusive and accessible opportunities

that support the growth of our economy and engage the community while protecting our natural environment. - Erie's Sustainability Vision

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

August 6, 2024

Aly Burkhalter
Town of Erie Planning & Development
developmentreferral@erieco.gov

Location:
40.0511, -105.0106

Subject: North Westerly PD-001700-2024, 2nd Referral Review
Town of Erie, Weld County, CO; CGS Unique No. WE-24-0029-2

Dear Aly:

The Colorado Geological Survey has reviewed the North Westerly PD 2nd referral. The available referral documents include:

- Mine Subsidence Investigation, North Westerly, 414.8 Acres in Section 16, Township 1 North, Range 68 West, Erie, Colorado (Western Environment and Ecology, Inc, Project Number 778-005-02, July 11th, 2024)

Western's Mine Subsidence Investigation contains a valid characterization of the mine subsidence hazard on this property and makes appropriate recommendations. My only correction would be that the eastern portion of the site is undermined by the Eagle Mine, with mine workings estimated to be more than 400 feet below the ground surface in this area. Workings at such depth correspond to a very low subsidence hazard and are not expected to impact the proposed development. **To summarize Western's recommendations:**

Clayton Main and Air Shafts:

- Pressure grouting and a structural cap should be performed on both the "Main" and "Air" shafts of the Clayton Mine.
- These features must be accurately field located and shown on the plat.
- No structures should be located within 25 feet of the capped shafts.

Within the multi-level mining area in the northeastern portion of North Westerly and delineated on Western's Figure 3 as Subsidence Zone B:

- Foundation lengths must not exceed 64 feet in length or width.
- Structures should be limited to two stories or less, and should be constructed using wood or metal framing.
- Utilities should take into account the potential for 0.310 % surface strains and 0.78 feet of subsidence over 207 feet.

Within the undermined area in the western portion of North Westerly and delineated on Western's Figure 3 as Subsidence Zone A:

- Foundation lengths must not exceed 151 feet in length or width.

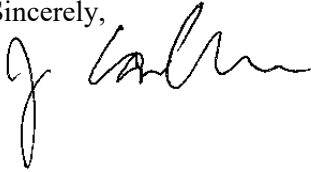
- Structures should be limited to two stories or less, and should be constructed using wood or metal framing.
- Utilities should take into account the potential for 0.113 % surface strains and 0.25 feet of subsidence over 286 feet.

Additionally:

- Non-buildable setbacks of at least 25 feet from verified, stabilized and capped shafts should be delineated on all plans and the future plat.
- The stabilized and capped shafts may be located within roads or open space but not individual lots.
- The mine subsidence-related development restrictions (foundation length and building height restrictions, for example) should be specified in the PD documents.
- Remnant Clayton Mine surface features (hoist house, load out tipple, etc.) have historical significance and should be documented by a professional historian, historical society or museum.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', with a stylized, flowing script.

Jill Carlson, C.E.G.
Engineering Geologist

MEMORANDUM

To: Melinda Helmer, Business Operations Coordinator – Town of Erie

From: Bill Cowern, Senior Associate – Fox Tuttle Transportation Group

Date: August 1, 2024

Project: North Westerly Development

Subject: Review of Traffic Narrative by LSC Transportation Consultants, dated July 9th, 2024

In response to the Town of Erie staff's request to review the above referenced Traffic Narrative, I offer the following comments:

- The purpose of this traffic narrative is to estimate the trip generation potential for the currently proposed land use.
- Table 1 details the trip generation estimates for the site. A Pass-By percentage of 34% is assumed for the commercial/retail land use (ITE Code 821 – Shopping Center (40-50K)) trip making per the ITE Trip Generation Handbook. In reviewing the ITE Trip Generation (11th Edition) the recommendation for Pass-By trip percentage for this land use code is 40%. See Table below.

Vehicle Pass-By Rates by Land Use	
Source: ITE Trip Generation Manual, 11th Edition	
Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

- In addition, there is no reference to internal or multi-modal trip reduction percentages, both of which would be applicable for both the retail and residential land uses. Appropriate percentage reductions could be obtained from NCHRP report 684.
- On Page 2, there is a description of Weld County Road 5. The description notes that the speed limit is 45 mph in the vicinity of the site. However, it would be more accurate to say that the north section (closest to CR 10) is 45 mph and the area south of that is 35 mph. It has been this way for a couple of years now.
- Also on Page 2, the narrative references existing and future traffic volumes and roadway geometry figures per the Town's TMP in Figures 3, 4, 5 and 6. It is unclear what purpose these serve in the narrative, but this comment is simply to note that the Town is currently updating their TMP and it is my understanding that there is updated information regarding current and future traffic volumes and planned geometry from that work effort.



I hope that this information is helpful. Please let me know if you have any questions or require any additional information.

Bill Covern, P.E., *Senior Associate*

Fox Tuttle Transportation Group

1580 Logan Street, 6th Floor

Denver, CO 80203

(o) 303-652-3571 | (c) 303-408-6492

bill.covern@foxtuttle.com



August 6, 2024

Town of Erie, Engineering Division
P.O. Box 750
645 Holbrook Street
Erie, Colorado 80516

RE: NORTH WESTERLY DRAINAGE REVIEW

Dear Engineering Division:

We have reviewed the North Westerly Planned Development Zoning submittal received on July 15, 2024. The submittal included the North Westerly Phase I Drainage Report dated June 21, 2024 and the North Westerly Planned Development Zoning Map and Guide dated July 11, 2024, by KT Engineering. We also received a response to comments letter dated July 11, 2024, by PCS Group, Inc. We have the following drainage comments to offer:

Drainage Report

1. On page 1, the report states that “legal counsel has determined that the mapped wetlands are non-jurisdictional wetlands and therefore no wetland mitigation is required.” A Jurisdictional Determination for the wetlands must be obtained from the USACE. If the wetlands are determined to be jurisdictional, mitigation measures must be provided to meet the USACE’s requirements.
2. We have the following comments on Appendix B:
 - a. On page 3 in the EDB B section, Subbasin OSB was assumed to have a 31% imperviousness which appears to be a little low. Verify that this percent imperviousness is based on the fully developed condition.
 - b. As previously commented, the text of the report states that the development will be mixed-use, including single-family, multi-family, and commercial land uses, but the maximum percent imperviousness used in the hydrologic calculations is 65%, while Section 800 of the Town of Erie Standards and Specifications requires the percent imperviousness for Commercial Areas to be 95%. We understand from the response to comments that a more detailed analysis was not yet completed since the land uses will be refined. Although, please be aware that based on the Concept Plan in the Planned Development Zoning Map, it appears that several subbasins, including Subbasins D, E1 and E2, may have significantly higher percent imperviousnesses that will impact the conceptually planned runoff and detention pond sizing.
3. We have the following comments on Appendix C:
 - a. The MHFD-Detention calculations were not reviewed in detail since pond details are not yet available. These will be reviewed further with subsequent submittals.
 - b. Please highlight appropriate SWMM output for the pond outfalls and at design points, including the value used to size the upgraded culvert crossing at Design Point 11.



2480 W. 26th Street, Unit B225
Denver, Colorado 80211



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hello@merrick.com
www.merrick.com

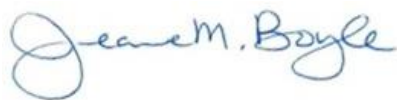
- c. Provide highlighted excerpts from the Colliers Hill Filing 4G Phase III Drainage Report to show that the infrastructure downstream of Pond B has available capacity.
 - d. Confirm the capacity of the 36-inch RCP downstream of Pond C in this Phase I report to show that it has adequate capacity for the additional flow from North Westerly. Provide highlighted excerpts from the High School Drainage Report to document the capacity.
4. We have the following comments on the Preliminary Drainage Exhibit:
- a. As previously commented, the scale is required to be at 1"=20' to 1"=100'. The current scale is at 1"=300'. This scale may be used as an overview, but more detailed views are also required to show the proposed grading when available. Note that this is a requirement for Phase I drainage reports in accordance with the Town of Erie Standards and Specifications.
 - b. As previously commented, it cannot be confirmed that the drainage basin divides shown in the Drainage Exhibit reflect proposed conditions until proposed grading is shown. Note that providing proposed grading is a requirement for Phase I drainage reports in accordance with the Town of Erie Standards and Specifications.
5. As previously commented, hydraulic calculations will be required in Phase II Drainage Reports. These calculations include but are not limited to, proposed storm sewer system sizing, including inlet and street capacity, swale and channel capacity, and riprap/erosion protection design.

North Westerly Planned Development Zoning Map and Guide

6. We have the following comments on Sheet 12, Utility Concept Plan:
- a. Show the existing utilities.
 - b. The portion of Pond C labeled as Pond E on the Utility Concept Plan (Sheet 12), is not shown on the Concept Plan (Sheet 4). Revise the Concept Plan to show Pond E to match.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Theresa Ring, PE, CFM

August 5, 2024



Town of Erie, Engineering Division
P.O. Box 750
645 Holbrook Street
Erie, Colorado 80516

RE: 2nd Referral Review – North Westerly – PD-001700-2024

Dear Engineering Division:

Merrick has completed the utility review for the Second Referral for the North Westerly Planned Development received July 15, 2024. The submittal included *North Westerly Conceptual Utility Report* by KT Engineering dated July 2024 and a *Response to Comments* letter dated July 11, 2024. The following is a summary of Merrick's comments. Refer to the attached markups for additional information and plan redlines.

Master Plan Compliance

1. **Sanitary Sewer Master Plan** – The proposed overall sanitary sewer is in general alignment with the Town's Wastewater Collection System Master Plan. It should be noted that the southern-most area of the site is being redirected to the Coal Creek Interceptor rather than divided between that basin, Weld County Road (WCR) 5 and Interstate basins. However, from analysis conducted as part of the Westerly Development (Matrix - October 2020), the proposed area was included in capacity analysis for the Coal Creek Interceptor assuming 980 single family equivalents (SFE) and a peak flow of 1.84 cfs. The 900 SFE and peak flow 1.11 cfs determined for Outfall #1 in the Wastewater Design Flows calculations is less than what was previously analyzed, so is acceptable to be redirected.
2. **Potable Water Master Plan** – The North Westerly site falls within the potable water pressure Zone 3. The proposed connections to existing and anticipated Zone 3 waterlines complies with the Town's Master Plan and does not trigger any additional capital improvement projects for the Town.
3. **Non-Potable Master Plan** – The Utility Report notes that the open space on site will result in "approximately 340 acre-feet" of irrigation demand annually. However, it is still unclear if non-potable water systems will be utilized or if another source has been identified. As designs progress, provide information about connections to the Town's existing non-potable system and where irrigation is intended to be used. Also provide calculations for determining the irrigation demand of the system.

General

1. On the Overall Utility Plan in Appendix B, please provide a title block, scale, original and revision dates, and north arrow per Town criteria. There also appears to be notes missing regarding the connections of proposed water pipelines to existing, particularly in Erie Parkway.
2. On the Overall Utility Plan in Appendix B, there is a note about connecting to the existing non-potable tank northeast of Erie High School. However, this line does not extend or connect to anything within the site. If non-potable water use will be explored for the site, provide layout of non-potable pipes and systems with subsequent submittals

Employee Owned



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Denver, Colorado 80211



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www.merrick.com

Sanitary Sewer System

1. Item four under Sanitary Sewer says that “all three outfalls should have sufficient downstream capacity to served the proposed development.” However, in Santiary Sewer Item one, Outfall #2 “may slightly exceed the Town’s capacity criteria.” Revise the text to accurately reflect the downstream capacity considerations for all outfalls.

Potable Water System

1. For final design, verify that the proposed water line in WCR 7 has been installed and that connections for the North Westerly development to this new pipeline match as-constructed elevations/conditions.
2. On the Overall Utility Plan in Appendix B, it appears that there will be a 16-inch waterline connection to the existing 12-inch in WCR 5. However, this connection is not clearly stated on the Overall Utility Plan. Please clarify where the proposed connection to the existing line in WCR 5 will be located.
3. The following are comments for the Potable Water Design Flows calculations in Appendix D:
 - a. The “Average Daily Flow” column should be titled “Max Day Flow” based on the calculations presented and Town criteria. Please revise.
 - b. It appears that the commercial areas were converted to single family equivalents (SFE) and then used the Max Day Demand (MDD) for residential areas (1000 gpd/SFE) to determine flow. Typically for MDD, commercial area demands are calculated using acreage and 3,000 gpd/acre per Town criteria. This would slightly reduce the MDD and Peak Hour flows from what is presented. However, if it is anticipated that there may be changes to the commercial areas with subsequent submittals, please use the more conservative estimates for demands.

Thank you for the opportunity to review. Please contact utilityrs@merrick.com for any questions or comments.

Sincerely,

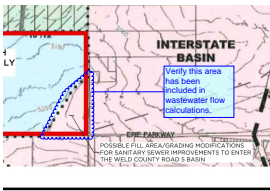
Merrick & Company


Clare Steninger, PE



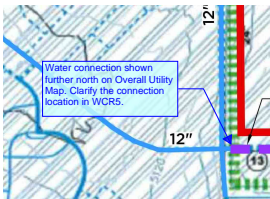
NW-REPORT-UTILITY-MARKUP.pdf Markup Summary

Comment to Drafter/Designer (9)



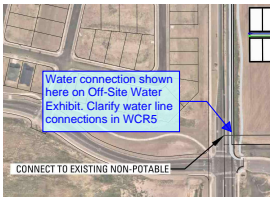
Subject: Comment to Drafter/Designer
Page Label: 9
Author: clare.steninger
Date: 3/18/2024 1:58:07 PM
Status:
Color: ■
Layer: Comment
Space:

Verify this area has been included in wastewater flow calculations.



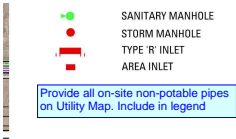
Subject: Comment to Drafter/Designer
Page Label: 10
Author: clare.steninger
Date: 3/18/2024 2:00:30 PM
Status:
Color: ■
Layer: Comment
Space:

Water connection shown further north on Overall Utility Map. Clarify the connection location in WCR5.



Subject: Comment to Drafter/Designer
Page Label: 8
Author: clare.steninger
Date: 3/18/2024 2:01:40 PM
Status:
Color: ■
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Water connection shown here on Off-Site Water Exhibit. Clarify water line connections in WCR5



Subject: Comment to Drafter/Designer
Page Label: 8
Author: clare.steninger
Date: 3/18/2024 2:04:47 PM
Status:
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Provide all on-site non-potable pipes on Utility Map. Include in legend

Residential	299
Basin Total	299
Outfall #3	1007
Residential	30
Commercial (10 acres @ 3 EQR/ac)	1007
Basin Total	1007
Project Total	2107

Total EQR does not match water calculations. Revise

Subject: Comment to Drafter/Designer
Page Label: 12
Author: clare.steninger
Date: 3/18/2024 2:08:10 PM
Status:
Color: ■
Layer: Comment
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Total EQR does not match water calculations. Revise

Flow (cfs)	Average Daily Flow (GPD)	Average Daily Flow (cfs)	Peak Day Factor (2-Hour Peak ~ 10)	Peak Daily Flow (GPD)	Peak Ft (ft)
90	15,000	0.338	3.1	675,705	1.05
90	15,000	0.024	4.0	62,436	0.10
90	15,000	0.362	3.1	716,022	1.11
90	82,000	0.080	3.9	282,488	0.31
90	82,000	0.080	3.9	282,488	0.31

Per Town criteria, commercial wastewater flow = 1000 gpd/ac. Therefore, this should be 20,000 gpd.

Subject: Comment to Drafter/Designer
Page Label: 12
Author: clare.steninger
Date: 3/18/2024 2:06:52 PM
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Space:

Per Town criteria, commercial wastewater flow = 1000 gpd/ac. Therefore, this should be 20,000 gpd.

Based on Town criteria, commercial wastewater flow would be ~3.84 EQR/ac, typical.

Actual Wastewater Design Flows			
	Equivalent Residential Units (ERU)	Population Density (persons/ac)	Flow (GPD/ac)
Outfall #1			
Residential	843	2.88	90
Commercial (30 acres @ 3.84 EQR/ac)	90	2.88	90
Sub Total	933	2.88	90
Outfall #2			
Residential	200	2.88	90
Sub Total	200	2.88	90

Subject: Comment to Drafter/Designer
Page Label: 12
Author: clare.steninger
Date: 3/18/2024 2:07:52 PM
Status:
Color: ■
Layer: Comment
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Based on Town criteria, commercial wastewater flow would be ~3.84 EQR/ac, typical.

90	264,024	0.405	
90	7,803	0.012	
90	266,724	0.417	
90	555,834	0.860	

10,000 gpd

Subject: Comment to Drafter/Designer
Page Label: 12
Author: clare.steninger
Date: 3/18/2024 2:08:40 PM
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10,000 gpd

Table Water Design Flows

Use	Single Family Equivalent (SFE)
Residential	2167
Commercial (30 acres @ 3 SFE/ac)	90
Project Total	2257

Total EQR does not match wastewater calculations. Revise

Subject: Comment to Drafter/Designer
Page Label: 14
Author: clare.steninger
Date: 3/18/2024 2:09:00 PM
Status:
Color: ■
Layer: Comment
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Total EQR does not match wastewater calculations. Revise

Engineer (2)

system via three proposed outfalls.

Outfall #1 will serve the County Road 3 Sewer Extension on the north side of Erie Parkway. The main that will convey flow to the outfall is shown in utility reports and has all downstream capacity for this outfall.

Outfall #2 serves the County Road 3 Sewer Extension on the North Western side of the site.

Actually should be Coal Creek not WCR 3. Revise.

Subject: Engineer
Page Label: 3
Author: clare.steninger
Date: 3/18/2024 1:56:53 PM
Status:
Color: ■
Layer: Comment
Space:

Actually should be Coal Creek not WCR 3. Revise.

is to Town sewer system. The sewer main will be extended from the site, west along the Parkway to connect to an existing manhole and eighteen-inch flow north through the County Road 3 Sewer Extension. The extension is shown in utility reports and has all downstream capacity for this outfall.

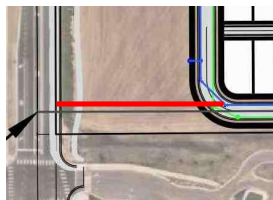
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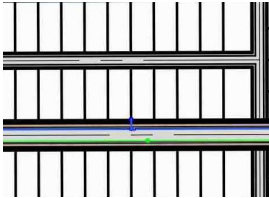
Subject: Engineer
Page Label: 3
Author: clare.steninger
Date: 3/18/2024 1:56:35 PM
Status:
Color: ■
Layer: Comment
Space:

Much higher than anticipated in Master Plan. Verify Town has allowed this.

Line (1)



Subject: Line
Page Label: 8
Author: clare.steninger
Date: 3/18/2024 2:01:46 PM
Status:
Color: ■
Layer: Comment
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Subject: Text Box
Page Label: 8
Author: clare.steninger
Date: 3/18/2024 11:02:19 AM
Status:
Color: ■
Layer:
Space:



5303 Spine Road, Suite 202 Boulder, Colorado 80301
Telephone: 303.443.6151 www.vrlaw.com

August 6, 2024

Aly Burkhalter
Town of Erie Planning & Development
developmentreferral@erieco.gov

Sent Via E-Mail

Re: North Westerly PD – PD 001700-2024 – Second Referral Review

Dear Aly:

You requested our comments regarding the above-referenced planned development zoning application, second referral review, by today. We previously provided comments by letter dated March 19, 2024. This letter provided our comments at this time, and we will likely have additional comments as the development process continues.

As noted in our previous comment letter, all parcels associated with the project must be included into both the Northern Colorado Water Conservancy District (“NCWCD”) and its Municipal Subdistrict before receiving any water service from the Town. Based upon our review and discussions with NCWCD staff, only a portion of the subject property (the SE 1/4) has been included in the NCWCD boundaries (but not the Municipal Subdistrict), and the remainder of the property is not included in either the NCWCD or the Municipal Subdistrict boundaries. As previously noted, all parcels associated with the project must be included in both the NCWCD and its Municipal Subdistrict before the Town can provide water service.

In addition, NCWCD staff approached our firm about using a streamlined inclusion process moving forward, in which the Town would lead the inclusion process instead of the applicant petitioning for inclusion. We will provide you with a memo on this new inclusion process soon, and ideally we would utilize the new process for this property, if the timing coincides.

In the applicant’s responsive materials, it notes that the property is currently included in the Left Hand Water District (“Left Hand”), and will be excluded prior to the final

plat. As described in our previous comment letter, the applicant should provide written confirmation that the property will be excluded from Left Hand prior to approval of the final plat and before the Town provides any water service.

The applicant's responsive materials indicate that no surface and/or ground water rights were conveyed with the property. In our previous comment letter, we noted that the applicant must complete the Town's Declaration of Water Rights form. That form must be completed even if no water rights were conveyed with the property. We note again that the applicant's initial submittal materials suggest there "is 1 shut in well on the property and several plugged and abandoned wells." The applicant's responsive materials acknowledge that such wells "shall be plugged and abandoned." The applicant should provide confirmation that all wells on the property have been plugged and abandoned, when that work has been completed.

With respect to the applicant's water use values and assumptions, our prior comment letter requested that applicant provide additional explanation and support for those values, including the assumptions in the January 2024 Utility Report. In response, applicant's July 2024 Utility Report now contemplates open space irrigation on approximately 117 acres, resulting in 340 acre-feet of irrigation water demand annually. We reiterate our earlier request that applicant provide the water use assumptions used to calculate the irrigation water demand, which is still substantial.

Finally, we reiterate our prior comments that the Town should not provide sanitary sewer service to the property until such time as it provides water service, and that applicant's payment for and construction of any additional improvements, if necessary, must be a requirement for approval of a proposed development.

We appreciate the opportunity to provide these comments, and we anticipate providing additional comments as the project progresses. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP

s/ Bradley N. Kershaw

Bradley N. Kershaw, Esq.

Andrea A. Kehrl, Esq.

cc: Todd Fessenden; Peter C. Johnson, Esq.



July 30, 2024

Town of Erie | Planning & Development
645 Holbrook Street
Erie, CO 80516

Re: PD-001700-2024 North Westerly Planned Development Zoning

Dear Aly:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Planned Development Zoning for North Westerly. Thank you for the acknowledgement of our previous comments. United Power looks forward to reviewing future plats. We have no further comments at this time.

Thank you,

Emily Fore
United Power, Inc.
Right of Way Agent
M: 970-515-0128 | Email: platreferral@unitedpower.com



DEPARTMENT OF PLANNING SERVICES

1402 N. 17th Ave

Greeley, CO 80631

Website: www.weld.gov

Email: jflesher@weld.gov

Phone: (970) 400-3552

Fax: (970) 304-6498

Via email to developmentreferral@erieco.gov

March 19, 2024

Doug Trettin
Town of Erie Planning & Development
645 Holbrook Street
Erie, CO 80516

Subject: North Westerly PD

Dear Mr. Trettin:

The Weld County Departments of Planning Services and Public Works continue to recommend County Road 10 between County Roads 5 and 7 be annexed to the Town. As mentioned in a previous email, the town attorney should work with the county attorney, Bruce Barker, on this process.

If CR 10 is not annexed, an access permit from the County would be required prior to connecting any road or access. The County would also require a full traffic impact study and an Improvements Agreement and improvements based on the study. Potential stormwater drainage impacts to CR 10 would also need to be evaluated when a complete drainage report is provided.

Thank you for the opportunity to comment on this proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County



North Westerly - PD 2nd Review Interim Memo

Planning & Development

To: Southern Land Company
From: Aly Burkhalter, Planner
Date: September 6, 2024
Re: PD-001700-2024 North Westerly - PD
cc: Sarah Nurmela, Kelly Driscoll, David Pasic, Nicole Johnson, John Firouzi, Miguel Aguilar, Luke Bolinger, Kathy Kron

Interim Feedback

The Development Review Team, consisting of Planning, Engineering, Transportation, and Development Neighborhood Services, met with the applicant team on September 4, 2024 to discuss the Town's 2nd review comments to answer applicant questions.

1. **Neighborhood Park location & Open Space Credit:** Discussion regarding the placement of the Neighborhood Park and open space credit is still ongoing with Kathy Kron, Development Neighborhood Services Manager. The applicant was going to work on redrawing the plan based on site constraints for a different neighborhood park location. Kathy Kron was going to discuss with Luke Bolinger, Director of Parks & Recreation, the allowance for a 7-acre neighborhood park dedication in addition to the water tank site dedication, which may be less than the required total park space.
2. **Legal boundaries for Zoning Map:** I am working on clarification from the Town Attorney Kendra as to whether we need legal boundaries on the sub-districts of the PD zoning. For reference, you can look at what we did for the Zoning Map (page 1 & 2) for Erie Town Center: <https://www.erieco.gov/DocumentCenter/View/13191/Erie-Town-Center-Erie-Town-Center-PD-Zoning-Map--Erie-Town-Center-PD-Development-Guide-->
3. **Street sections:**
The current DRAFT Town street sections widths are listed below and we do not plan on any changes in the overall ROW width right now.
 - a. Major Collector (<9,000 AADT): 70' ROW with on-street bike lane and no on-street parking; no traffic calming devices or no single-family driveway access □ not currently proposed anywhere but could be required based on AADT
 - b. Major Collector w/ Median (<9,000 AADT): 82' ROW with on-street bike lane, no on-street parking, and median that ends with turn lane when required; no traffic calming devices or no single-family driveway access
 - c. Minor Collector (<3000 AADT): 66' ROW with on-street parking and no bike lane; traffic calming allowed and single family driveway access limited
 - d. Minor Collector w/ Bike Facility (<6000 AADT): 82' ROW with on-street bike lane and on-street parking; traffic calming allowed and single family driveway access limited
 - e. Local Street (<1000 AADT): 61' ROW with on-street parking and no bike facility; traffic calming allowed

North Westerly anticipated street sections to be determined by traffic volume (AADT) based on land uses:

 - f. East-West major thoroughfare (extension of Flora View): 82" overall ROW width based on either Minor Collector with Bike Facility or Major Collector with Median, dependent on volumes (green lineweight on Streetscape Plan)

- g. North-South major thoroughfare (extension of Waterford Blvd): 82" overall ROW width based on either Minor Collector with Bike Facility or Major Collector with Median, dependent on volumes (green lineweight on Streetscape Plan)
 - h. 70' ROW width/ light blue lineweight on Streetscape Plan: We anticipate the traffic volumes to exceed 3,000 ADT and they will be designated Minor Collector (66'). If traffic volumes do not, then Local Collector 61' will be fine.
 - i. East-west road south of Community Amenity (Planning redlined blue): we would like to see bike facility and anticipate traffic volumes exceeding 3,000 AADT → 82' Minor Collector with Bike Facility
 - j. North-south road (planning redline shown through Community Amenity and stubbing to Carlton Estates to the north): we would like to see bike facility and anticipate traffic volumes exceeding 3,000 AADT → 82' Minor Collector with Bike Facility
- John Firouzi, Transportation Manager, is available to discuss the traffic volume and street classifications with your traffic consultant if needed.

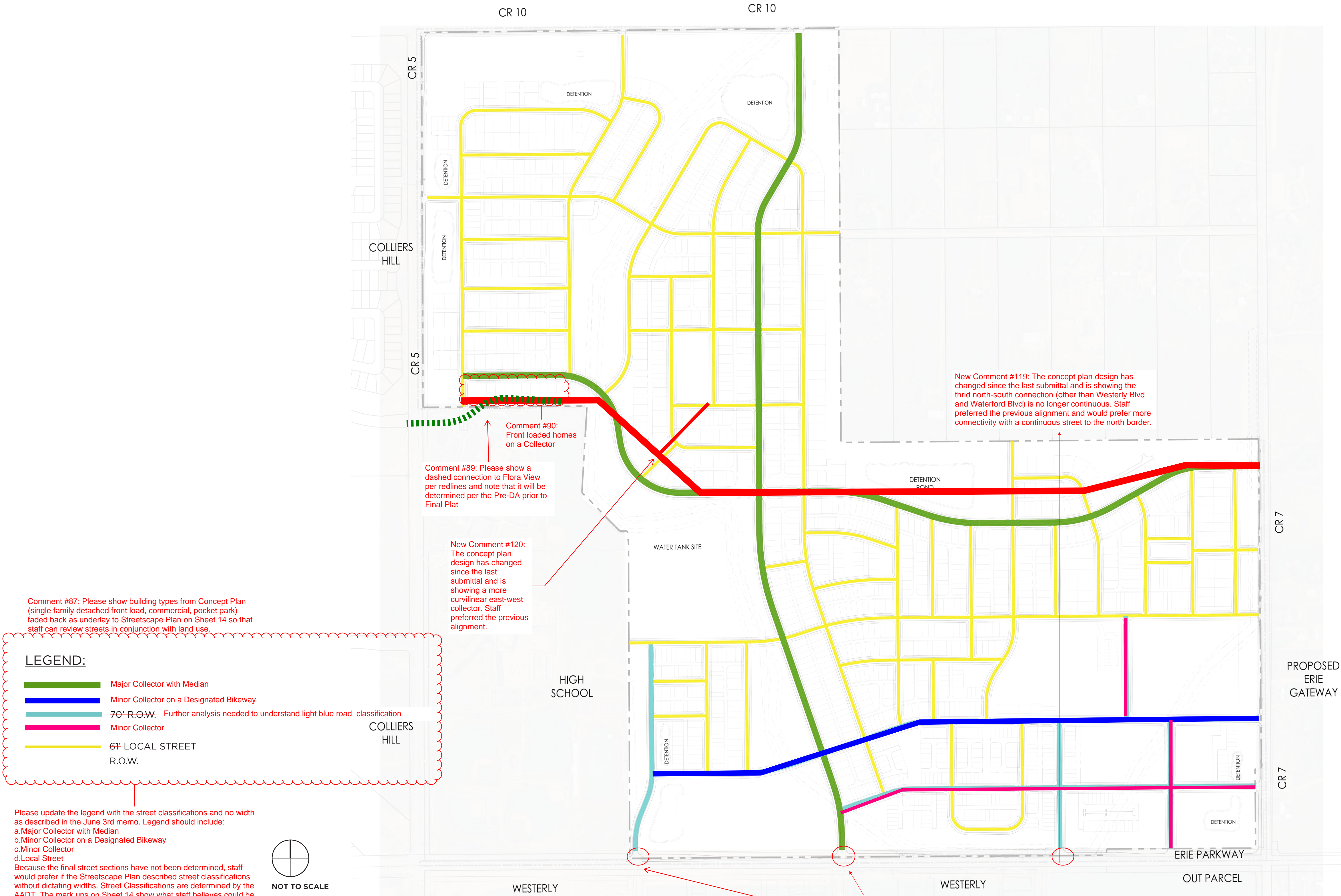
Pease contact me at 303-981-5985 or aburkhalter@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.
Sincerely,

Aly Burkhalter
Senior Planner

NORTH WESTERLY PLANNED DEVELOPMENT ZONING MAP AND GUIDE

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
390.8797 ACRES
PD-001700-2024

STREETSCAPE PLAN



PREPARED FOR:

NORTH WESTERLY
OWNER, LLC

3990 HILLSBORO PIKE,
SUITE 400,
NASHVILLE, TN 37215
720-531-8924
CONTACT: HEIDI MAJERIK

ENGINEERING:



12500 W. 58TH AVE
SUITE 230
ARVADA, CO 80002
720-638-5190
CONTACT: KEN TOLAND

LAND PLANNING:

SOUTHERN LAND
COMPANY

3990 HILLSBORO PIKE,
SUITE 400,
NASHVILLE, TN 37215
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CONTACT:
BEN CRENSHAW



PCS GROUP, INC.
200 KALAMATH STREET,
DENVER, CO - 80233
720-259-8246
CONTACT:
JOHN PRESTWICH

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1	2ND SUBMITTAL	7/11/2024	JP/CGR

SHEET INFO:

STREETSCAPE
PLAN

DRAWN BY:

CGR/JN

DESIGNED BY:

BC/SW

SUBMITTED ON:

2/09/2023

14
OF 29