



Town Of Erie
Planning Commission Regular Meeting
Wednesday, August 5, 2015
6:30 P.M.
Board Room, Erie Town Hall, 645 Holbrook,
Erie, CO 80516

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF MINUTES

Approval of the July 15, 2015, Planning Commission Regular Meeting Minutes

V. PUBLIC COMMENTS (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – Bridgewater PUD Amendment No. 3

Purpose: Consider Bridgewater PUD Amendment for SVVSD school site.

Project File #: PUDA-000544-2015

Request: Consideration of Resolution P15-24, A Resolution Regarding The BridgeWater PUD Overlay Map – Amendment No. 3, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning.

Location: The NW corner of WCR 5 & Erie Parkway

Applicants: Daybreak Recovery Acquisition

Raintree Investment Corporation, Jerry Richmond, Representative

(Staff Planner: T. Bjerkaas)

VII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.)

IX. ADJOURNMENT

Town of Erie
Planning Commission Regular Meeting
Wednesday, July 15, 2015
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Burgard – Arrived 6:32
Commissioner Campbell - Present
Commissioner Kemp - Present

Commissioner Fraser -
Commissioner Gippe - Excused
Commissioner Harrison - Present

Staff Present: R. Martin Ostholthoff, Community Development Director;
Deborah Bachelder, Senior Planner;
Todd Bjerkaas, Senior Planner;
A.J. Krieger, Town Administrator;
Paula Mehle, Economic Development; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to amend the agenda by moving item VI.6. Public Hearing – Comprehensive Plan Amendment to the first business item, and approve the July 15, 2015, Regular Meeting Agenda as amended. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the May 20, 2015, Regular Meeting.

Commissioner Harrison moved to approve the May 20, 2015, Minutes as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

Comment was taken from Ken Martin, Chairman of the Town of Erie Open Space and Trails Advisory Board, regarding OSTAB's concerns about the proposed Sketch Plan for Canyon Creek Filing 10 Four Corners development that will be considered later in the meeting.

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – Comprehensive Plan Amendment - TO BE CONTINUED TO AUGUST 19TH, 2015

Purpose: Consideration of a Comprehensive Plan Amendment

Project File #: CPA-000195-2015

Request: Consideration of Resolution P15-___,

Location: N/A

Applicants: N/A

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the public hearing at 6:35 p.m., and continued the hearing to August 19, 2015.

2. Public Hearing – Vista Ridge F-14 Minor Subdivision Plat

Purpose: Consideration of Minor Subdivision Plat

Project File #: MS-14-00049

Request: Consideration of Resolution P15-19, A Resolution Regarding The Minor Subdivision Plat Of Vista Ridge Filing No. 14, Adopting Certain Findings Of Fact And Conclusions Favorable To The Minor Subdivision Plat.

Location: NW Corner of Sheridan Blvd. and CO Highway 7

Applicants: Montex (Brownlee)

(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the public hearing at 6:35 p.m. Mr. Bjerkaas presented the applications for the Vista Ridge Filing 14 Minor Subdivision Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the two resolutions. Chairman Bottenhorn swore in the audience.

Drew Warot and Brandon McClary, 65 Tejon Street, Denver, represented Kings Soopers, the project anchor, and were present to address questions and concerns.

Public Comment was taken from Betty Jo Booth, Chairman of the Board for the Vista Ridge Academy; Monica Wernick of Vista Ridge; and Stephen Weddig, 1265 Graham Circle. Comments covered Vista Academy's concerns about the rear of the King Soopers Store being so close to the school; store deliveries impacting school drop offs; loosing fields and open space; impact on area homes and traffic; with Erie's Safeway being in Lafayette and King Soopers in Broomfield, folks in the middle had nowhere close to shop.

Commissioner questions and concerns covered store deliveries vs. school drop-offs; blending of architectural detail with the surrounding community; entryway coverings to provide protection from weather; Highway 7/Sheridan expansion time frames; estimated completion time; why 3' shorter parking spaces; parking lot safety; location of existing cottonwood trees; what determined size of fueling bay; why no drive-thru like for Starbucks; how will current topography be changed; will perimeter walks be extended to existing walks; are the sign size changes unique to Erie; is the property to the west future multifamily; explain process of evaluating future store sites; and will three pad sites be sold or leased to future users.

Chairman Bottenhorn closed the public hearings at 7:51 p.m.

Commissioner comments covered general excitement to welcome King Soopers to Erie, citing the huge need that will be filled; appreciation for delivery times occurring during evening hours; thanks for well written reports and submittal and for answering all of the questions and concerns; good presentation; and all commissioners noted agreement with all of the proposed Alternative Compliance requests.

Commissioner Campbell moved approval of Resolution P15-19, A Resolution Regarding The Minor Subdivision Plat Of Vista Ridge Filing No. 14, Adopting Certain Findings Of Fact And Conclusions Favorable To The Minor Subdivision Plat. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

3. Public Hearing – Vista Ridge F-14 Site Plan

Purpose: Consideration of Site Plan

Project File #: SP-14-00050

Request: Consideration of Resolution P15-20, A Resolution making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing no. 14, Town of Erie, County of Weld, State of Colorado.

Location: NW Corner of Sheridan Blvd. and CO Highway 7

Applicants: Montex (Brownlee)

(Staff Planner: Todd Bjerkaas)

Commissioner Harrison moved approval of Resolution P15-20, A Resolution making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing no. 14, Town of Erie, County of Weld, State of Colorado. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

Chairman Bottenhorn called for a short recess at 8:00 p.m. The meeting was called back to order at 8:03p.m.

4. Public Hearing – Vista Ridge F-2, 1st Amendment Preliminary Plat

Purpose: Consideration of Preliminary Plat

Project File #: PP-000055-2014

Request: Consideration of Resolution P15-21, A Resolution Regarding The Vista Ridge Filing No. 2, 1st Amendment Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

Location: North of Ridge View Drive between the Primrose School and Vista Academy

Applicants: Montex (Vista Ridge, LLC)

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the public hearing at 8:04 p.m. Mr. Ostholthoff presented the applications for the Vista Ridge Filing 2, 1st Amendment Preliminary Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the two resolutions. Chairman Bottenhorn swore in the audience.

Ward Ritter, Chartered Homes, 3160 Village Vista Drive, Erie, was present to address any questions and concerns.

There was no public comment.

Commissioner questions and concerns covered will this be more upscale than Latitude; will the homes backing to the golf course have walkouts; soils/foundation issues – are there guarantees in place; street tops; and estimated HOA costs.

Chairman Bottenhorn closed the public hearing at 8:27p.m.

The Commission had no further comments.

Commissioner Kemp moved approval of Resolution P15-21, A Resolution Regarding The Vista Ridge Filing No. 2, 1st Amendment Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

5. Public Hearing – Vista Ridge F-2, 1st Amendment Site Plan

Purpose: Consideration of Site Plan

Project File #: SP-000054-2014

Request: Consideration of Resolution P15-22, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing No. 2, 1st Amendment, Town Of Erie, County Of Weld, State Of Colorado.

Location: North of Ridge View Drive between the Primrose School and Vista Academy

Applicants: Montex (Vista Ridge, LLC)

(Staff Planner: Marty Ostholthoff)

Commissioner Kemp moved approval of Resolution P15-22, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing No. 2, 1st Amendment, Town Of Erie, County Of Weld, State Of Colorado. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

6. Public Hearing – Canyon Creek Planned Development Amendment No. 9

Purpose: Consideration of Planned Development Amendment No. 9 for Canyon Creek

Project File #: PDA-000544-2015

Request: Consideration of Resolution P15-23, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 9, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment.
Location: SW Corner of Erie Parkway & County Line Road
Applicants: Erie Commercial Ventures, LLLP
(Staff Planner: Deborah Bachelder)

Chairman Bottenhorn opened the public hearing at 8:29 p.m. Mrs. Bachelder presented the applications for the Canyon Creek PD Amendment No. 9 and Sketch Plan for Canyon Creek Filing 10, entered the documents into evidence and presented the staff recommendations for approval of the resolution. Chairman Bottenhorn swore in the audience, and disclosed that the architect for this project had been a client of his firm in the past. They were no longer doing business, and his judgment would not be swayed by the acquaintance.

Justin McClure, RMCS, LLC, 21 S. Sunset Street, would present details of the Sketch Plan and was available to address questions and concerns.

Public Comment was taken from Douglas Luers, 600 Mathews Circle; and Vladimir Dixy, 409 Graham Way. Concerns covered view from back yards; need for a view corridor and or open space between developments; construction noise and dirt; light pollution; home values; traffic signal at Austin Avenue & County Line; need for a small grocer like Sprouts; and will the Town be financing infrastructure.

Commissioner question and concerns included traffic; impact of this added density on existing Town facilities; plug for splash parks; strategy for leasing/owning retail pad sites; how has McStain done with their alley loaded Single Family; market study; will they partner with preferred builders; and will the multifamily be serviced by elevators or walkups.

Commissioner Bottenhorn closed the public hearing at 9:21 p.m.

Commissioner Comments covered excitement to see this plan; nice to see plans for a desperately needed grocery store in this specific area; this is a better compromise than big box development; likes linear park idea; tonight has been mind-blowing, seeing this type of growth presented after 16 years; excitement about the possibilities; appreciation for park alternatives; fascinating concept that looks neat; appreciation for an appropriate plan that should be in this location; and the 45' height will be appropriate.

Commissioner Campbell moved approval of Resolution P15-23, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 9, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

VII. GENERAL BUSINESS (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

1. Canyon Creek F-10 Sketch Plan

Purpose: Consider proposed sketch plan

Project File #: SK-000206-2015

Request: Consider and comment on proposed sketch plan

Location: SW Corner of Erie Parkway & County Line Road

Zoning: Canyon Creek Planned Development

Applicants: Erie Commercial Ventures, LLLP

(Staff Planner: Deborah Bachelder)

Comments were made during the public hearing portion of the meeting.

VIII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

The Stakeholders meeting next Tuesday, July 21st will begin at 6 p.m.

IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)

None.

X. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the July 15, 2015, Regular Meeting of the Planning Commission at 9:33 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: _____
Hallie S. Sawyer, Secretary

By: _____
J. Eric Bottenhorn, Chair

**TOWN OF ERIE
PLANNING COMMISSION MEETING
August 5, 2015**

SUBJECT: PUBLIC HEARING
Bridgewater PUD Overlay Map - Amendment No. 3

PURPOSE: Proposal to amend the Bridgewater PUD Overlay Map to relocate the elementary school tract.

PROJECT FILE NO: PUDA-000544-2015

LOCATION: Colliers Hill (formerly Bridgewater)
NW Corner Erie Parkway and Weld County Road 5

APPLICANT: Daybreak Recovery Acquisition
7200 S. Alton Way, Suite C400
Centennial, CO 80012

REPRESENTATIVE: Raintree Investment Corporation
Jerry Richmond
7200 S. Alton Way, Suite C400
Centennial, CO 80012

DEPARTMENT: Community Development Department
Todd Bjerkaas PLA, Senior Planner

CODE: Municipal Code Title 10

REQUEST: Consideration of Resolution P15-24: A Resolution Regarding The BridgeWater PUD Overlay Map – Amendment No. 3, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Board of Trustees for the third amendment of the PUD Overlay for BridgeWater, by approving Resolution No. P15-24.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

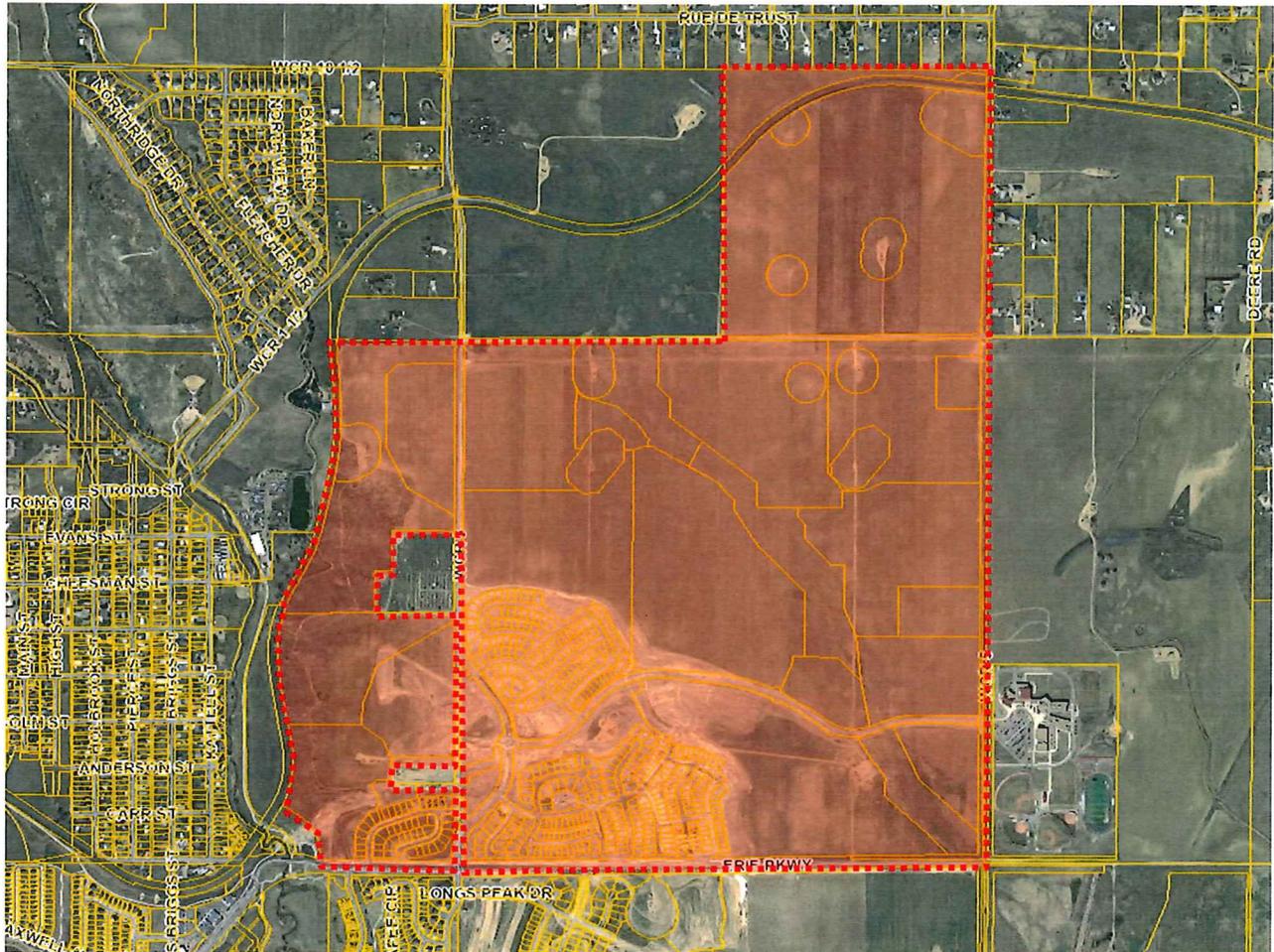
Background:

The Colliers Hill property was annexed into the Town of Erie in October 2007 as Bridgewater. The property was granted initial zoning concurrent with the annexation. Included in the initial zoning was the approval of a PUD Overlay Map that modified certain development standards.

The property owner is beginning the process of transferring a 10 acre site to St. Vrain Valley School District for a future elementary school. Concurrent with the minor subdivision to create the 10 acre tract, the applicant has proposed an amendment to the PUD Overlay Map as permitted by Title 10 of the Town of Erie Municipal Code. The purpose of the PUD Overlay district as well as the details of the proposed amendment is outlined below.

Property Location:

The Colliers Hill property is located on the northwest corner of WCR 5 and Erie Parkway.



Purpose of PUD Overlay:

The PUD Overlay District is generally used when there is special public interest that doesn't coincide with the traditional zoning in a geographic area. The PUD Overlay District may only be used when an application is not able to meet the requirements of a standard zone classification. The PUD is a mapped area with restrictions in addition to, or less than, those in the underlying traditional zone. Rather than attempt to create a new zoning category, an overlay zone is superimposed over the traditional zone and establishes additional regulations, or reduces or extends the existing uses. The underlying zoning identifies permitted land uses, the overlay zone may provide design restrictions, additional setbacks, or other exceptions to the base district regulations.

General purposes of a PUD are as follows:

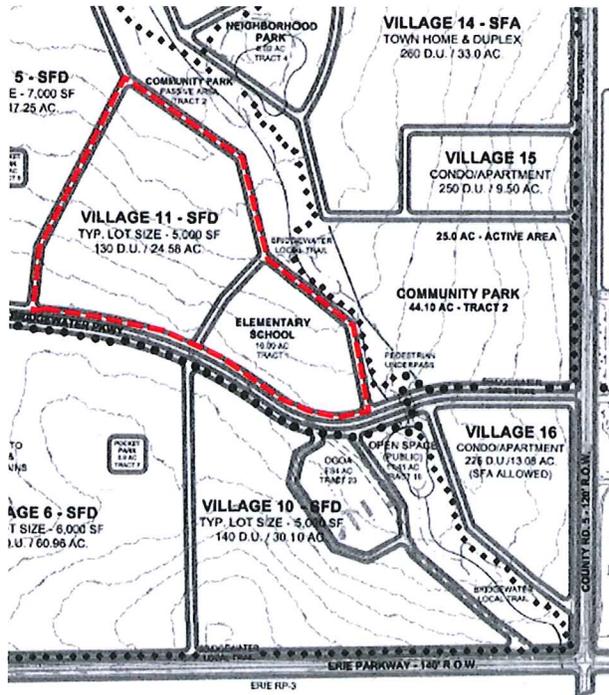
- a. Establish a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- b. Ensure orderly and thorough planning and review procedures that will result in high-quality urban design.
- c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.

- d. Provide a mechanism for considering mixes of uses that can be made compatible by application of careful and imaginative treatment of interrelationships of activity.
- e. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- f. To convert land so poorly developed as to be a public liability.
- g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.
- i. To simplify processing of development proposals for developers and the Planning Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.

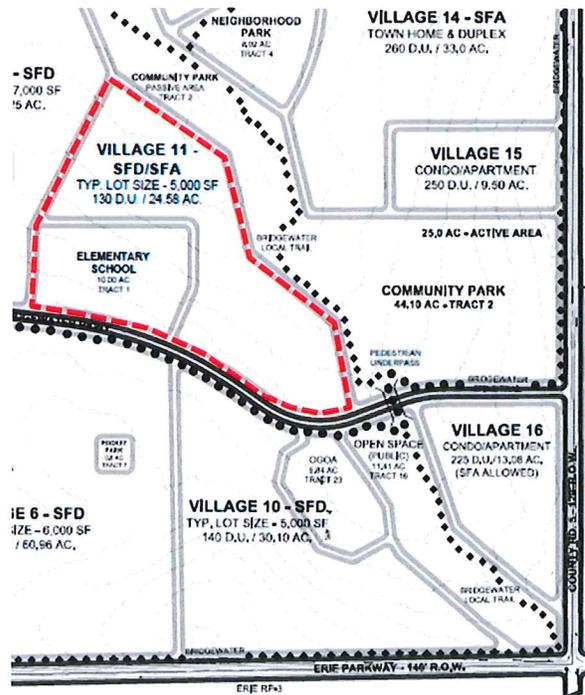
PUD Overlay Amendment No. 3:

The applicant is proposing to move Tract 1, the 10 acre elementary school site shown in the Bridgewater PUD Overlay Map – Amendment No. 2, further west on Colliers Parkway into the Village 11 single-family detached residential planning area. The southern portion of Village 11 then shifts east to replace the elementary school planning area. The revised Village 11 allows for both single-family detached and attached residential uses.

An amendment to the Bridgewater Master Subdivision has been submitted concurrent with this PUD Amendment to create the elementary school tract in order to convey it to St. Vrain Valley School District. This PUD Overlay Map amendment causes the PUD to be consistent with the subdivision amendment.



PUD Overlay Map – Amendment No. 2



PUD Overlay Map – Amendment No. 3

STAFF ANALYSIS AND SUMMARY

Compliance with Town Standards:

Staff finds the application is consistent with the Approval Criteria of Title 10, Section 7.6.D.9 PUD Overlay Rezoning:

- a. **The PUD Rezoning is generally consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;**
Staff comment: The identification of land uses is consistent with the purpose of the PUD Overlay District.
- b. **The PUD Rezoning will promote the public health, safety, and general welfare;**
Staff comment: The elementary school and residential uses will promote the public health, safety and general welfare.
- c. **The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this Code;**
Staff comment: An elementary school serving a residential neighborhood is generally consistent with the Comprehensive Plan.
- d. **The PUD Rezoning is generally consistent with the PUD standards in Section 2.7.D.2;**
Staff comment: The revised planning areas are generally consistent with the PUD standards in Section 2.7.D.2 of the UDC.
- e. **Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;**
Staff comment: Adequate facilities and services are available or will be available prior to school and home construction.
- f. **The PUD Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;**
Staff comment: The proposed PUD amendment will not result in adverse impacts upon the environment, wildlife and vegetation that cannot be mitigated.
- g. **The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;**
Staff comment: The proposed PUD amendment will not result in adverse impacts upon scenic and historic features in the vicinity of Colliers Hill.
- h. **The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;**
Staff comment: The proposed PUD amendment will not result in adverse impacts upon properties in the vicinity of Colliers Hill.
- i. **Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;**
Staff comment: The proposed uses on the Colliers Hill property will be compatible in scale with properties in the vicinity of Colliers Hill.

- j. **The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of the development or Development Agreement submitted by the applicant; and**

Staff comment: The proposed phasing of the Colliers Hill property has been and will be covered in individual development agreements.

- k. **The PUD Plan provides public benefit(s).**

Staff comment: The proposed amendment to the PUD Overlay provides public benefit in providing for an elementary school use within a residential neighborhood.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	July 15, 2015
Property Posted:	July 16, 2015
Letters to adjacent property owners within 300':	July 17, 2015

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Board of Trustees for the third amendment of the PUD Overlay for BridgeWater, by approving Resolution No. P15-24.

Approved by:



R. Martin Ostholthoff
Community Development Director

Attachments:

- A. Resolution P15-24
- B. Application Materials
- C. Bridgewater PUD Overlay Map – Amendment No. 2 (sheet 2)
- D. Bridgewater Master Subdivision First Amendment

ATTACHMENT A

RESOLUTION NO. P15-24

A RESOLUTION REGARDING THE BRIDGEWATER PUD OVERLAY MAP – AMENDMENT NO. 3, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PUD OVERLAY REZONING.

WHEREAS, the Planning Commission of the Town of Erie Colorado has received and considered the BridgeWater PUD Overlay Map – Amendment No. 3 Rezoning on August 5, 2015 on the application of Daybreak Recovery Acquisition, 7200 S. Alton Way, Suite C400, Centennial, CO for rezoning of the of the following described real property:

Tracts 1 through 25, Bridgewater Master Subdivision Final Plat.

WHEREAS, the Bridgewater PUD Overlay Map – Amendment No. 3 is attached hereto as “Exhibit A.”

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact

1. The application for PUD Overlay rezoning and supporting documents were submitted in accordance with Municipal Code, Title 10, Section 7.6.
2. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria as specified in Title 10, Section 7.6 D.9 of the Town of Erie Municipal Code. Specifically that,
 - a. The PUD Rezoning is generally consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;
 - b. The PUD Rezoning will promote the public health, safety, and general welfare;
 - c. The PUD Rezoning is generally consistent with the Town’s Comprehensive Master Plan and the purposes of this Code;
 - d. The PUD Rezoning is generally consistent with the PUD standards in Section 2.7.D.2;
 - e. Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
 - f. The PUD Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

- g. The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- j. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of the development or Development Agreement submitted by the applicant; and
- k. The PUD Plan provides public benefit(s).

Section 2. Conclusion and Order

Based on the above Findings of Fact, the Planning Commission hereby forwards the BridgeWater PUD Overlay Map – Amendment No. 3, Rezoning application to the Board of Trustees with the Planning Commission’s recommendation for approval.

INTRODUCED, READ, SIGNED AND APPROVED this 5th day of August 2015.

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chair

ATTEST:

Hallie S. Sawyer, Secretary

EXHIBIT A

ATTACHMENT B



TOWN OF ERIE
Community Development Department - Planning Division
645 Holbrook Street - PO Box 750 - Erie, CO 80516
Tel: 303.926.2770 - Fax: 303.926.2706 - Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY
FILE NAME: Bridgewater Master Plat
FILE NO: PLDA-000633-2015 DATE SUBMITTED: 5/13/15 FEES PAID: \$250

PROJECT/BUSINESS NAME: Colliers Hill (formerly known as BridgeWater)
PROJECT ADDRESS: North of Erie Parkway and West of County Road 5
PROJECT DESCRIPTION: Relocation of Elementary School (tract 1) and reconfigure boundaries of adjacent parcels.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: BridgeWater master plat
Filing #: Lot #: Block #: Section: 8, 17 & 18 Township: 1N Range: 68W

OWNER (attach separate sheets if multiple)

Name/Company: Daybreak Recovery Acquisition
Contact Person: Jon Shumaker c/o Raintree Investment Co
Address: 7200 S. Alton Way, Suite C400
City/State/Zip: Centennial, CO 80012
Phone: 303-267-6195 Fax:
E-mail: jrichmond@raintree.us.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Raintree Investment Corporation
Contact Person: Jerry Richmond
Address: 7200 S. Alton Way, Suite C400
City/State/Zip: Centennial, CO 80012
Phone: 303-267-6195 Fax:
E-mail: jrichmond@raintree.us.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:
Address:
City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:
Address:
City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: LDR (PUD Overlay) Gross Site Density (du/ac):
Proposed Zoning: LDR (PUD Overlay) # Lots/Units Proposed:
Gross Acreage: 67.96 Gross Floor Area: 0

SERVICE PROVIDERS

Electric: United Power Gas: Xcel
Metro District: Fire District: Mountain View
Water (if other than Town): Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input checked="" type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

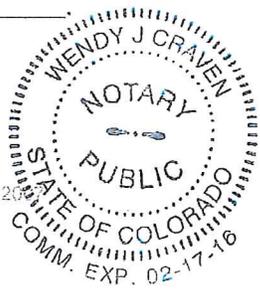
Owner: *[Signature]*
 Owner: DAYBREAK RECOVERY ACQ
 Applicant: JERRY B. RICHMOND
Jerry B Richmond

Date: 5/14/15
 Date: 5-14/15
 Date: 5-14-15

STATE OF COLORADO)
) ss.
 County of Maple)

The foregoing instrument was acknowledged before me this 14th day of May, 2015, by Jon Shumaker

My commission expires: 2/17/16
 Witness my hand and official seal.



[Signature]
 Notary Public

ATTACHMENT C

BRIDGEWATER P.U.D. OVERLAY MAP — AMENDMENT NO. 2

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO

965.83 ACRES
PUDA-13-00016

BRIDGEWATER P.U.D. 13-00016
 PREPARED BY: [Firm Name]
 DATE: [Date]

PROPOSED P.U.D. TABLES

PARKS AND OPEN SPACE COMPLIANCE

REQUIRED	PROVIDED
(Minimum)	(Actual)
COMMUNITY PARK	41.1 AC. (PARK)
NEIGHBORHOOD PARK	27.8 AC. (23 AC. PARK)
TRAILS	4.2 MI.
OPEN SPACE (Minimum 2,000 S.F. PER LOT)	126.0 AC. (126.0 AC. PER LOT)
PUBLIC OPEN SPACE (Minimum 15, 15, 15, 15, 15)	42 AC. (42 AC. PER LOT)

LAND USE SUMMARY OVERVIEW

TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL	10.0 AC.	1.1%
SCHOOL	10.0 AC.	1.1%
PARKS & OPEN SPACE	252.82 AC.	26.8%
OUTLETS (CO. & ROAD)	48.25 AC.	5.1%
UTILITY	47.28 AC.	5.0%
TOTAL ACREAGE	2,088.41 AC.	100.0%

LAND USE SUMMARY

TRACT	AREA	USE	UNITS ALLOWED
TRACT 1	1.00 AC.	RESIDENTIAL	1 U.
TRACT 2	1.00 AC.	RESIDENTIAL	1 U.
TRACT 3	1.00 AC.	RESIDENTIAL	1 U.
TRACT 4	1.00 AC.	RESIDENTIAL	1 U.
TRACT 5	1.00 AC.	RESIDENTIAL	1 U.
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GRAPHIC SCALE

1 inch = 400 ft.

(1/4" = 100 ft.)

(1/8" = 50 ft.)

(1/16" = 25 ft.)

(1/32" = 12.5 ft.)

(1/64" = 6.25 ft.)

(1/128" = 3.125 ft.)

(1/256" = 1.5625 ft.)

(1/512" = 0.78125 ft.)

(1/1024" = 0.390625 ft.)

(1/2048" = 0.1953125 ft.)

(1/4096" = 0.09765625 ft.)

(1/8192" = 0.048828125 ft.)

(1/16384" = 0.0244140625 ft.)

(1/32768" = 0.01220703125 ft.)

(1/65536" = 0.006103515625 ft.)

(1/131072" = 0.0030517578125 ft.)

(1/262144" = 0.00152587890625 ft.)

(1/524288" = 0.000762939453125 ft.)

(1/1048576" = 0.0003814697265625 ft.)

(1/2097152" = 0.00019073486328125 ft.)

(1/4194304" = 9.5367431640625E-05 ft.)

(1/8388608" = 4.76837158203125E-05 ft.)

(1/16777216" = 2.384185791015625E-05 ft.)

(1/33554432" = 1.1920928955078125E-05 ft.)

(1/67108864" = 5.9604644775390625E-06 ft.)

(1/134217728" = 2.98023223876953125E-06 ft.)

(1/268435456" = 1.490116119384765625E-06 ft.)

(1/536870912" = 7.450580596923828125E-07 ft.)

(1/1073741824" = 3.7252902984619140625E-07 ft.)

(1/2147483648" = 1.86264514923095703125E-07 ft.)

(1/4294967296" = 9.31322574615478515625E-08 ft.)

(1/8589934592" = 4.656612873077392578125E-08 ft.)

(1/17179869184" = 2.3283064365386962890625E-08 ft.)

(1/34359738368" = 1.16415321826934814453125E-08 ft.)

(1/68719476736" = 5.82076609134674072265625E-09 ft.)

(1/137438953472" = 2.910383045673370361328125E-09 ft.)

(1/274877906944" = 1.4551915228366851806640625E-09 ft.)

(1/549755813888" = 7.2759576141834259033203125E-10 ft.)

(1/1099511627776" = 3.63797880709171295166015625E-10 ft.)

(1/2199023255552" = 1.818989403545856475830078125E-10 ft.)

(1/4398046511104" = 9.094947017729282379150390625E-11 ft.)

(1/8796093022208" = 4.5474735088646411895751953125E-11 ft.)

(1/17592186044416" = 2.27373675443232059478759765625E-11 ft.)

(1/35184372088832" = 1.136868377216160297393798828125E-11 ft.)

(1/70368744177664" = 5.684341886080801486968994140625E-12 ft.)

(1/140737488355328" = 2.8421709430404007434844970703125E-12 ft.)

(1/281474976710656" = 1.42108547152020037174224853515625E-12 ft.)

(1/562949953421312" = 7.10542735760100185871124267765625E-13 ft.)

(1/1125899906842624" = 3.552713678800500929355621338828125E-13 ft.)

(1/2251799813685248" = 1.7763568394002504646778106694140625E-13 ft.)

(1/4503599627370496" = 8.8817841970012523233890533470703125E-14 ft.)

(1/9007199254740992" = 4.44089209850062616169452667353515625E-14 ft.)

(1/18014398509481984" = 2.220446049250313080847263336767578125E-14 ft.)

(1/36028797018963968" = 1.1102230246251565404236316683837890625E-14 ft.)

(1/72057594037927936" = 5.5511151231257827021181583419189453125E-15 ft.)

(1/144115188075855872" = 2.77555756156289135105907917095947265625E-15 ft.)

(1/288230376151711744" = 1.387778780781445675529539585479736328125E-15 ft.)

(1/576460752303423488" = 6.938893903907228377647697927398681640625E-16 ft.)

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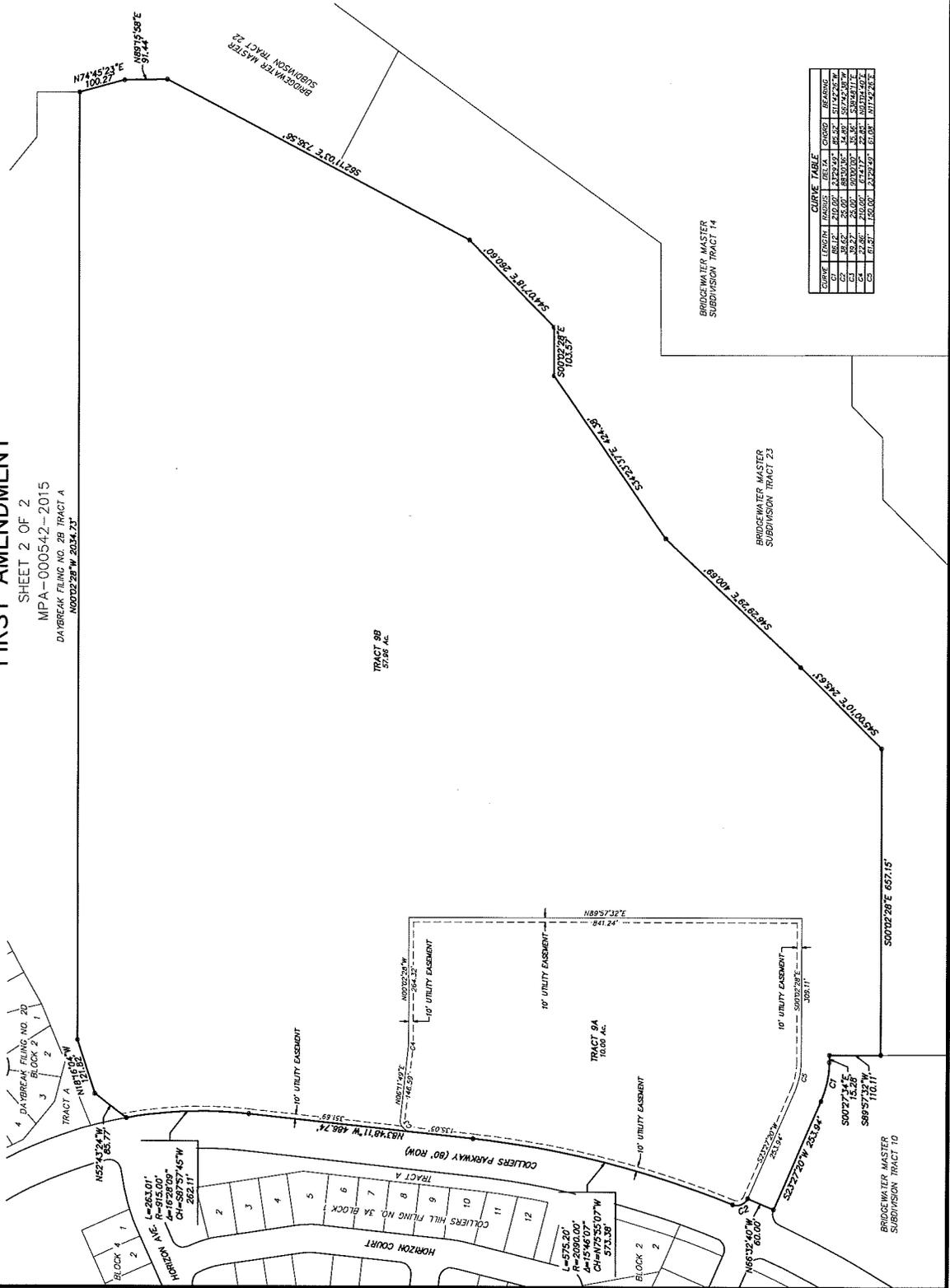
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ATTACHMENT D

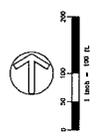
BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT

SHEET 2 OF 2
MPA-000542-2015
DAYBREAK FILING NO. 28 TRACT A
H0002228 W 2034.27'

SCALE INFORMATION
AS SHOWN ON THIS PLAN
ALL DIMENSIONS IN FEET
UNLESS OTHERWISE NOTED



CHORD	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	100.00	100.00	90.00	S89.00W
C2	100.00	100.00	90.00	S89.00W
C3	100.00	100.00	90.00	S89.00W
C4	100.00	100.00	90.00	S89.00W
C5	100.00	100.00	90.00	S89.00W



HURST
PLANNING
ENGINEERING
2550 Broadway, Suite B
Boulder, CO 80504
303.443.9153

BRIDGEWATER MASTER
SUBDIVISION
FIRST AMENDMENT
ERIE, COLORADO

DATE: 06/24/15
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: AS SHOWN ON THIS PLAN

SHEET 2 OF 2