

4 CORNERS SKETCH PLAN

A Portion of the Southeast One-Quarter of Section 13, and A portion of the South One-Half Section 24, Township 1 North Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado.
 46.613 ACRES - 68 LOTS - 13 TRACTS
 SK000206-2015



GENERAL NOTES

1. THE APARTMENTS AND CONDOMINIUMS WILL BE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS. THE LAYOUT WILL ENHANCE ADJACENT GREEN SPACES, ACT AS A BUFFER AND WILL HAVE MULTI MODAL TRANSPORTATION OPPORTUNITIES.
2. BUILDINGS MAY BE CONSTRUCTED AT ONE, TWO, OR THREE STORY HEIGHTS WITH AN ADDITIONAL MEZZANINE OR COMBINATIONS THEREOF AND MAY INCLUDE OUTDOOR LIVING AREAS AND AMENITY SPACES.
3. ALL IMAGERY, LANDSCAPING, SITE DESIGNS, AND COVERED PARKING AREAS ARE CONCEPTUAL IN NATURE AND MAY BE REMOVED, RELOCATED OR MODIFIED.
4. THE USE OF SHARED DRIVES ARE PERMITTED
5. SHARED USE EASEMENTS MAY APPLY TO THE SINGLE FAMILY RESIDENTIAL AREAS WITHIN THIS PD AMENDMENT NO. 9.
6. THE LOCATION OF THE FUTURE, FULL MOVEMENT, SIGNALIZATION AT THE INTERSECTION OF ERIE PARKWAY AND FOUR CORNERS PARKWAY IS CONTINGENT UPON A PENDING AGREEMENT FROM THE NORTHERN PROPERTY OWNERS WITHIN RANCHWOOD.
7. PUBLIC IMPROVEMENTS OUTSIDE OF THE PROJECT BOUNDARY ARE SHOWN FOR REFERENCE PURPOSES ONLY. FUNDING FOR ANY SUCH PUBLIC IMPROVEMENTS HAS NOT BEEN DETERMINED.

PUBLIC BENEFIT NOTES

- THE DEVELOPMENT OF FOUR CORNERS YIELDS PUBLIC BENEFITS GENERATED BY THE PLANNING, LAYOUT AND INNOVATION WITHIN ITS DESIGN. THESE BENEFITS INCLUDE, BUT ARE NOT LIMITED, TO THE FOLLOWING:
1. THIS MIXED USE PROJECT WILL PROMOTE A HEALTHY, THRIVING ECONOMY THAT PROVIDES OPPORTUNITIES FOR QUALITY EMPLOYMENT WITH LIVABLE WAGES FOR ITS RESIDENTS.
 2. FOUR CORNERS WILL PROMOTE A HIGH STANDARD OF DESIGN, WHILE CREATING A WALKABLE COMMUNITY WITH UNIQUE AMENITIES FOR RESIDENTS ALONG WITH, PUBLIC PLACES, AND COMMERCIAL BUSINESSES TO BE ENJOYED BY THE PUBLIC AT LARGE.
 3. THE PROJECT IS AN INFILL DEVELOPMENT THAT ENCOURAGES MIXED USE GROWTH AND FOSTERS THE EFFICIENT PROVISION OF INFRASTRUCTURE AND SERVICES, WHILE BALANCING DEVELOPMENT AND THE CONSERVATION OF ERIE'S NATURAL ENVIRONMENT.
 4. THE PROJECT WILL PROVIDE A DIVERSE RANGE OF RECREATIONAL OPPORTUNITIES TO INCLUDE BOTH MULTI-MODAL TRANSPORTATION OPPORTUNITIES, A LINEAR PARK, AND MEWS INTENDED TO BE CONNECTED WITH TRANSITIONAL GREEN WAYS, EXISTING COMMUNITY PATHS AND OPEN TRAILS.
 5. FOUR CORNERS WILL PROMOTE A DIVERSITY OF CHOICES OF LAND USES AND HOUSING OPTIONS MEETING THE VARYING NEEDS OF ITS RESIDENTS, WHICH MAY INCLUDE, BUT IS NOT LIMITED TO SINGLE FAMILY, ATTACHED HOMES, MULTIFAMILY DWELLINGS, ALONG WITH HORIZONTAL MIX OF USES.
 6. FOUR CORNERS WILL PROMOTE, ENCOURAGE AND STIMULATE PRIVATE DEVELOPMENT AND INVESTMENT THAT REALIZES PUBLIC BENEFITS THROUGH HIGH QUALITY COMMERCIAL SERVICES THAT PROVIDE VARIOUS RETAIL OPPORTUNITIES, BUT NOT LIMITED TO UPSCALE EATING, DRINKING, CLOTHING AND OFFICE ESTABLISHMENTS.
 7. FOUR CORNERS MAY PROMOTE A POSITIVE ENVIRONMENT FOR EMPTY NESTERS WHOSE CHILDREN HAVE GROWN AND ARE DOWNSIZING THEIR HOME AND MOVING TO MORE CENTRALLY LOCATED, MAINTENANCE FREE LIVING.
 8. FOUR CORNERS PROVIDES APPROPRIATELY LOCATED AREAS FOR RESIDENTIAL DEVELOPMENT THAT ARE SUBSTANTIALLY CONSISTENT WITH THE TOWN'S COMPREHENSIVE MASTER PLAN AND WITH STANDARDS FOR PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE.
 9. THE PROJECT ENSURES THAT THE SCALE AND CHARACTER OF EXISTING RESIDENTIAL NEIGHBORHOODS AND COMMUNITY CHARACTER IS PROTECTED THROUGH THE ALLOWED USES AND BULK AND DIMENSION STANDARDS WITHIN PD AMENDMENT NO. 9
 10. THE PD AMENDMENT NO. 9 PROTECTS EXISTING RESIDENTIAL DEVELOPMENT FROM USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL ENVIRONMENT, TO THE EXTENT PRACTICAL.
 11. THE PD AMENDMENT NO. 9 ENSURES THAT THE APPEARANCE AND EFFECTS OF COMMERCIAL AND RETAIL BUILDINGS AND USES ARE OF AN APPROPRIATELY HIGH QUALITY AND ARE SUBSTANTIALLY CONSISTENT WITH THE CHARACTER OF THE AREA WHILE PROVIDING AREAS FOR RESIDENTIAL, PUBLIC, AND SEMI-PUBLIC USES NEEDED TO COMPLEMENT COMMERCIAL AND RETAIL DEVELOPMENT.
 12. THE TRANSPORTATION SYSTEM NETWORK HAS BEEN LAID OUT TO PROVIDE RESIDENTIAL AREAS WITH DIRECT ACCESS TO THE ADJACENT NON-RESIDENTIAL PORTIONS OF PROJECT.
 13. THE PROJECT GENERATES A COMPACT AND PEDESTRIAN - ORIENTED ENVIRONMENT THAT ENCOURAGES TRANSIT, MULTI MODAL AND PEDESTRIAN ACCESS.
 14. THE CONCENTRATION OF COMMERCIAL AND RETAIL SERVICES PROPOSED WITHIN THIS DEVELOPMENT PLAN ARE LOCATED TO SERVE THE SURROUNDING COMMUNITY.



SKETCH PLAN

no	date	description
1	02.20.2015	1st Submittal
2	05.01.2015	2nd Submittal
3	06.25.2015	3rd Submittal

designed by:
sa
checked by:
pms
drawn by:
klm
project #:
94762

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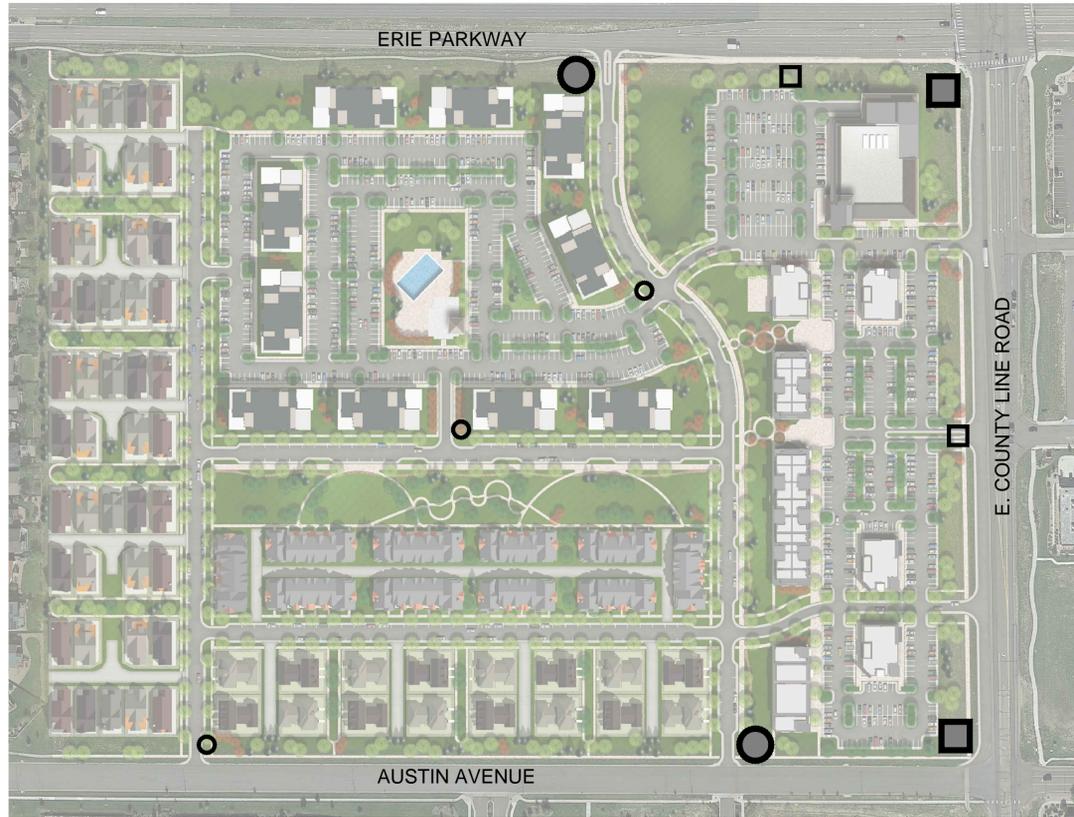
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SHEET

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LEGEND

- PRINCIPLE COMMERCIAL MONUMENT OR WALL SIGN
- JOINT TENANT AND PROJECT IDENTIFICATION SIGN
- PRINCIPLE RESIDENTIAL IDENTIFICATION SIGN
- SECONDARY RESIDENTIAL IDENTIFICATION SIGN

PROPOSED SIGNAGE PLAN

SCALE: 1"=100'



SIGNAGE NOTES

GENERAL

ALL SIGNAGE SHOULD SERVE TO INFORM, IDENTIFY, AND DIRECT. EACH STRUCTURE WITHIN THE DEVELOPMENT SHALL BE CLEARLY IDENTIFIABLE, AND THE OVERALL DEVELOPMENT SHALL DEMONSTRATE A UNIFORM AND COMPREHENSIVE SIGN DESIGN PACKAGE. ALL SIGNAGE, FROM DEVELOPMENT SIGNS THROUGH INDIVIDUAL IDENTIFICATION SIGNAGE, SHOULD CONTRIBUTE TO THE AESTHETIC APPEAL OF THE DEVELOPMENT, YET REMAIN SECONDARY TO ARCHITECTURAL AND LANDSCAPE DESIGN ELEMENTS.

COORDINATION OF DESIGN

ALL SIGNAGE SHALL BE COORDINATED THROUGHOUT ALL PHASES OF THE DEVELOPMENT, SO AS TO GIVE THE APPEARANCE OF A UNIFIED, COHESIVE DEVELOPMENT AS WELL AS TO CONTRIBUTE TO THE OVERALL DESIGN THEME OF THE DEVELOPMENT.

1. MONUMENT SIGNS SHALL NOT BE PLACED WITHIN THE SIGHT TRIANGLE OF ANY INTERSECTION OR ACCESS DRIVE.
2. MONUMENT SIGNS SHOULD BE LOCATED IN A PLANTER SETTING WITHIN A LANDSCAPED AREA.
3. TENANT SIGNAGE ON THE BACK/REAR ELEVATIONS OF STRUCTURES ADJACENT TO RESIDENTIALLY-ZONED PROPERTIES SHALL BE PROHIBITED, EXCEPT NON-ILLUMINATED DELIVERY OR DOOR IDENTIFICATION SIGNAGE NOT EXCEEDING TWO SQUARE FEET IN SIZE.
4. ALL SIGNAGE SHOULD BE SUFFICIENTLY VISIBLE FROM PUBLIC RIGHTS-OF-WAY SO AS TO PROVIDE MAXIMUM VISIBILITY AND NOTICE OF SITE ACCESS POINTS FOR BOTH PEDESTRIANS AND PERSONS TRAVELING IN MOTOR VEHICLES.
5. ALL ELEVATED SIGNS, WHETHER FREESTANDING OR BUILDING-MOUNTED, SHALL BE MOUNTED AT LEAST SEVEN FEET FROM GRADE, OR OTHERWISE PROVIDE ADEQUATE OVERHEAD CLEARANCE SO AS TO NOT ENDANGER PEDESTRIAN, BICYCLE OR VEHICULAR TRAFFIC.

JOINT TENANT AND PROJECT IDENTIFICATION SIGNS

ONSITE SIGNAGE IDENTIFYING OR ADVERTISING TWO OR MORE TENANTS IN THE SAME DEVELOPMENT OR SIGNS IDENTIFYING DEVELOPMENTS OR PROJECTS, INCLUDING BUILDING OR DEVELOPMENT NAMES ARE ALLOWED. PROJECT IDENTIFICATION SIGNS ARE A SIGN GIVING THE NATURE, LOGO, TRADEMARK, OR OTHER IDENTIFYING SYMBOL; ADDRESS; OR ANY COMBINATION OF THE NAME, SYMBOL AND ADDRESS OF A BUILDING, BUSINESS, DEVELOPMENT, OR ESTABLISHMENT ON THE PREMISES WHERE IT IS LOCATED ARE ALLOWED. IN ADDITION FOR MULTI-TENANT DEVELOPMENTS, ONE (1) JOINT TENANT OR PROJECT IDENTIFICATION WALL OR MONUMENT SIGN FOR EACH PUBLIC STREET OR HIGHWAY ABUTTING THE PROJECT IS PERMITTED.

SIZE

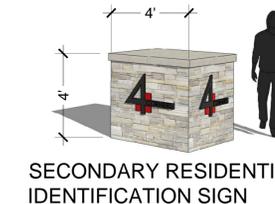
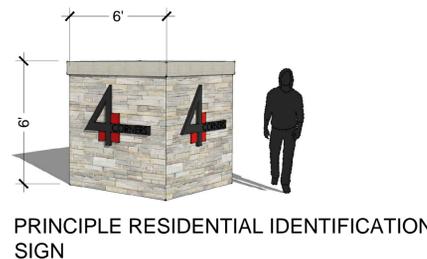
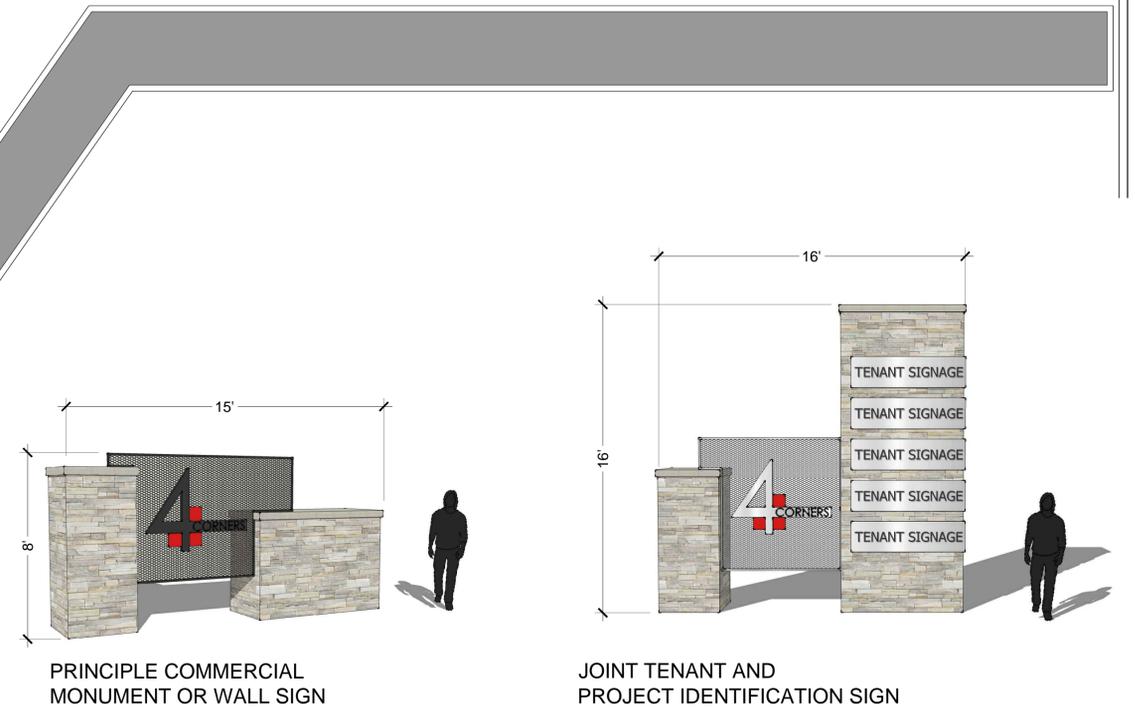
PRINCIPLE AND SECONDARY COMMERCIAL MONUMENT SIGNS THE MAXIMUM SIZE OF PRINCIPLE SIGN WALLS AND MONUMENTS SHALL BE LIMITED TO 150 SQUARE FEET PER SIGN FACE WITH A MAXIMUM HEIGHT OF SIXTEEN FEET. SECONDARY SIGN WALLS AND MONUMENTS SIGNS SHALL BE LIMITED TO 32 SQUARE FEET PER SIGN FACE WITH A MAXIMUM HEIGHT OF TEN FEET.

PRINCIPLE AND SECONDARY RESIDENTIAL IDENTIFICATION SIGNS

THE MAXIMUM HEIGHT FOR RESIDENTIAL SIGN WALLS AND MONUMENTS SHALL BE A MAXIMUM HEIGHT OF TEN FEET AND A GROSS SURFACE SIGNAGE AREA OF 100 SQUARE FEET. SECONDARY IDENTIFICATION SIGNS TO THE DEVELOPMENT ARE PERMITTED WITH A MAXIMUM HEIGHT OF EIGHT FEET AND A MAX GROSS SURFACE AREA OF 32 SQUARE FEET.

LOCATION

SETBACKS: 4' FROM BACK OF SIDEWALK OR 21' FROM FLOW LINE AND CANNOT BE PLACED WITHIN ANY SIGHT TRIANGLES UNLESS THE STRUCTURE IS UNDER 36" IN HEIGHT.



NOTE: ALL DEPICTED SIGNAGE IS FOR PURPOSES OF INTENT AND MAY BE FURTHER REFINED IN SUBSEQUENT SUBMITTALS.



PROJECT SIGNAGE

no	date	description	designed by:
1	02.20.2015	1st Submittal	sa
2	05.01.2015	2nd Submittal	checked by: pms
3	06.25.2015	3rd Submittal	drawn by: klm
project #:			94762

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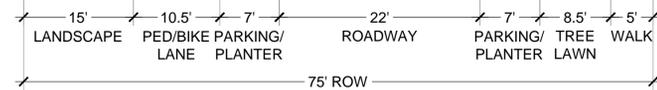
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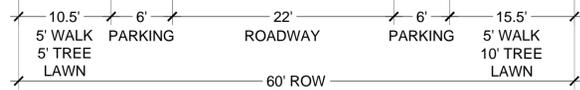
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4 CORNERS SKETCH PLAN

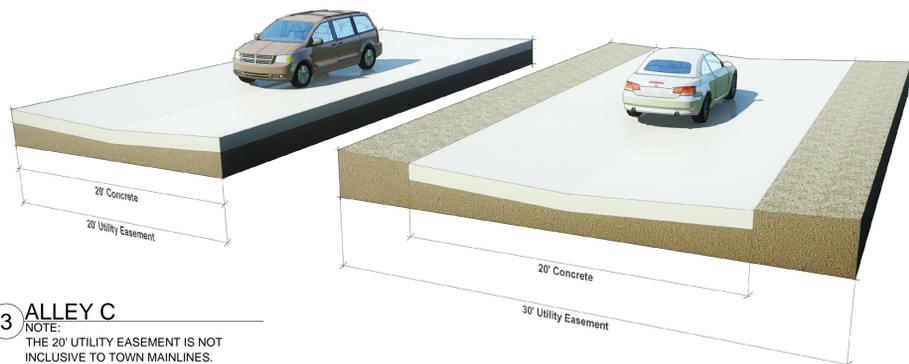
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1 STREET SECTION A (FOUR CORNERS PARKWAY & ERIE BOULEVARD)

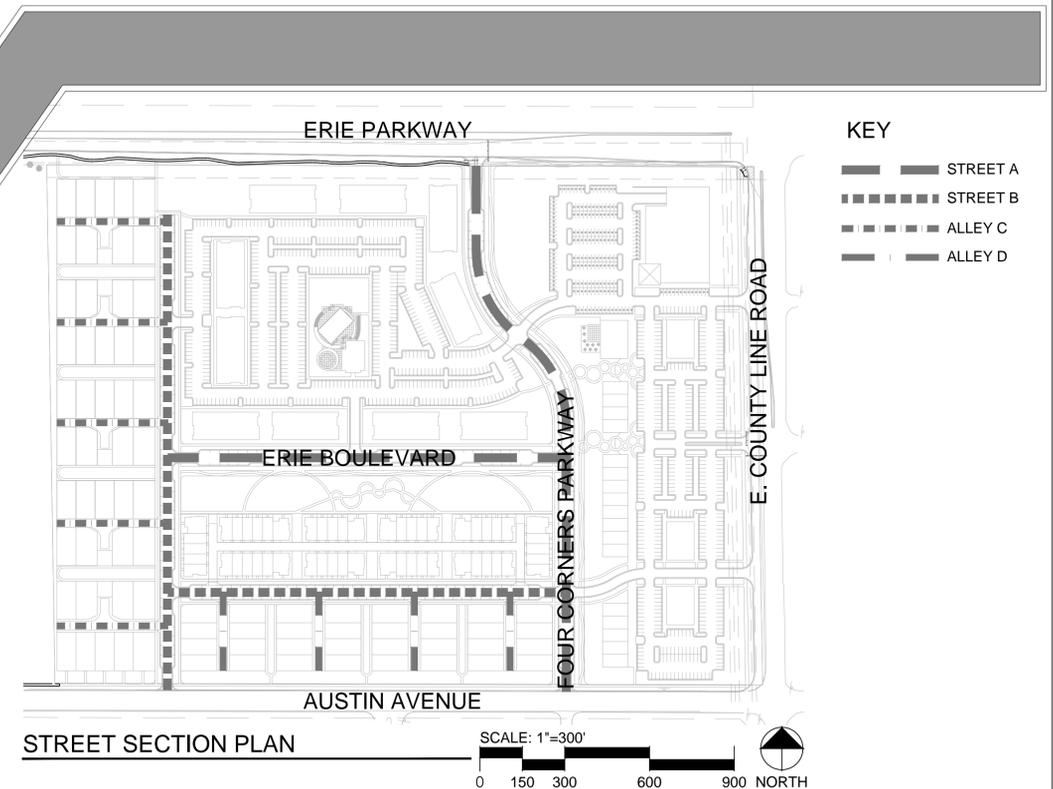


2 STREET SECTION B



3 ALLEY C
NOTE:
THE 20' UTILITY EASEMENT IS NOT INCLUSIVE TO TOWN MAINLINES.

4 ALLEY D



STREET SECTION NOTES:

1. ALL STREET TREES DEPICTED ON THE TYPICAL SECTIONS ARE ILLUSTRATIVE ONLY. LANDSCAPE PLANTINGS WILL BE DEFINED IN SUBSEQUENT SUBMITTALS.
2. ACCESS SHALL BE GRANTED OVER AND ACROSS ALL PAVED AREAS FOR EMERGENCY, PUBLIC AND PRIVATE VEHICULAR ACCESS.



STREET SECTIONS

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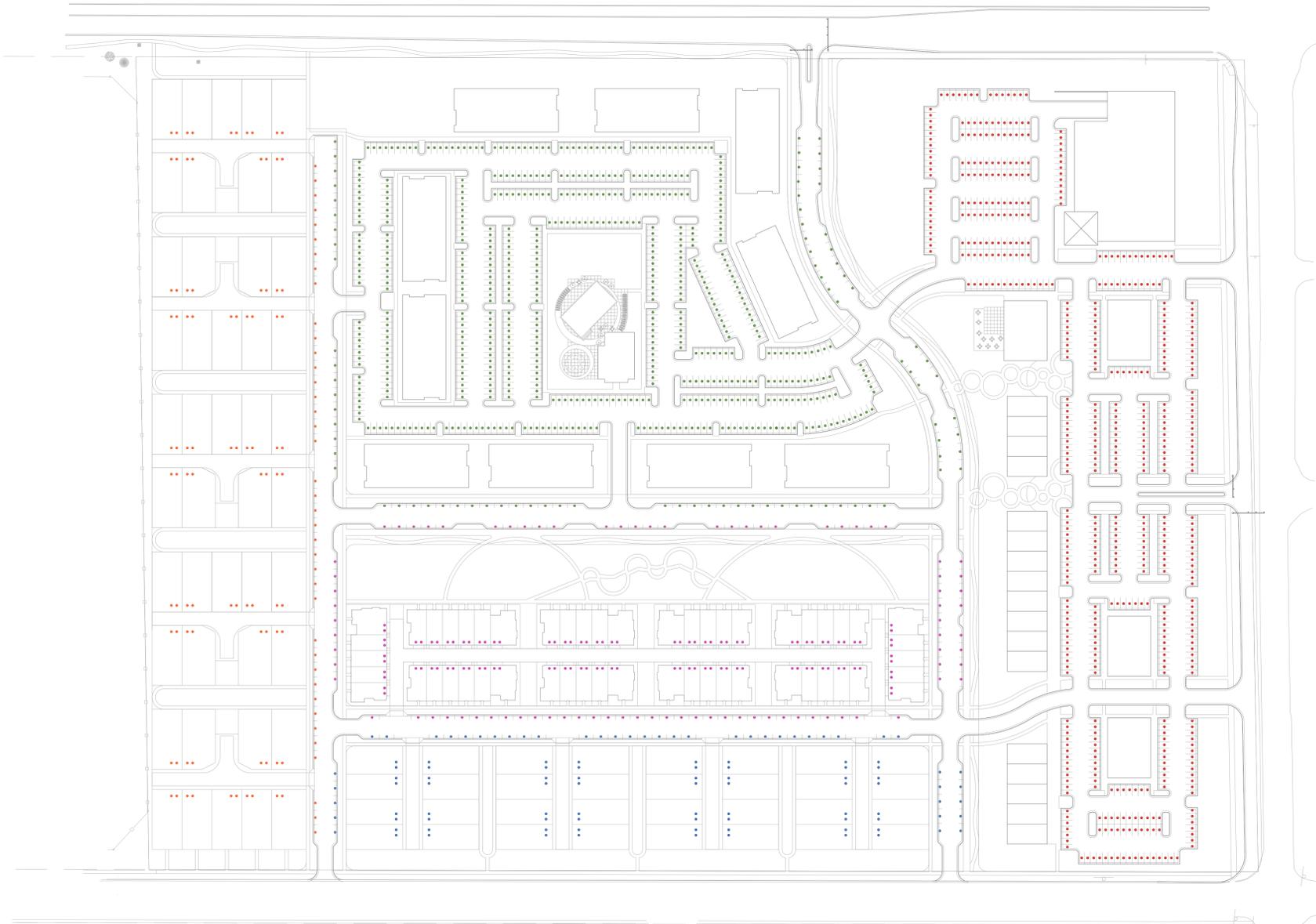
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4 CORNERS SKETCH PLAN SUPPLEMENTAL GRAPHIC

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PARKING REQUIREMENT					
33 PLEX					
# OF BLDGS	UNIT TYPE	PARKING REQUIREMENT			
9	STUDIO	1.5 /DU	13.5		
18	1-BEDROOM UNITS	1.5 /DU	27		
3	2-BEDROOM UNITS	2 /DU	6		
3	3-BEDROOM UNITS	2 /DU	6		
	GUEST PARKING	1 /3DU	11		
33	TOTAL REQ. PER BLDG		63.5		
MF					
# OF BLDGS	# OF UNITS	PARCEL	REQUIREMENT	PROVIDED OFF STREET	PROVIDED ON STREET
10	330		63.5 /BUILDING	635	582 84
10	330	TOTAL		635	666
TOWNHOME					
# OF UNITS	UNIT TYPE	REQUIREMENT	PROVIDED OFF STREET	PROVIDED ON STREET	
52	TOWNHOME	2 /DU	104	104	0
	GUEST PARKING	1 /3DU	17	0	84
52	TOTAL		121	188	
SFA					
UNITS	UNIT TYPE	REQUIREMENT	PROVIDED OFF STREET	PROVIDED ON STREET	
32	DUPLEX	2 /DU	64	64	0
	GUEST PARKING	1 /3DU	11	0	43
32	TOTAL		75	107	
SFD					
# OF UNITS	UNIT TYPE	REQUIREMENT	PROVIDED OFF STREET	PROVIDED ON STREET	
45	SFD	2 /DU	90	90	39
45	TOTAL		90	129	
COMMERCIAL					
SF	PARCEL	REQUIREMENT	PROVIDED OFF STREET	PROVIDED ON STREET	
32,650	NORTH	1 /200SF	163	174	0
54,000	SOUTH	1 /200SF	270	372	0
86,650	TOTAL		433	546	
GRAND TOTAL			1354	1636	

SCALE: 1"=100'
0 50 100 200 300 NORTH



PARKING EXHIBIT

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