

BRIDGEWATER P.U.D. OVERLAY MAP – AMENDMENT NO. 5

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-001136-2020

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, ALL IN TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8;
 THENCE S00°49'09"W, 2,674.68 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO THE SOUTHEAST CORNER OF SECTION 8/NORTHEAST CORNER OF SECTION 17;
 THENCE S00°12'52"E, 2,631.66 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 17 TO THE EAST QUARTER CORNER OF SECTION 17;
 THENCE S00°13'30"E, 2,631.71 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17 TO THE SOUTHEAST CORNER OF SECTION 17;
 THENCE S88°48'09"W, 2,648.37 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17 TO THE SOUTH QUARTER CORNER OF SECTION 17;
 THENCE S88°48'45"W, 2,648.06 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TO THE SOUTHWEST CORNER OF SECTION 17/SOUTHEAST CORNER OF SECTION 18;
 THENCE N89°31'17"W, 1,298.14 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 TO THE EAST SIXTEENTH CORNER OF SECTIONS 18 AND 19;
 THENCE N89°30'44"W, 88.21 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;
 THENCE N00°29'16"E, 130.00 FEET;
 THENCE 453.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 59°00'00", AND A CHORD BEARING N29°00'44"W, 433.33 FEET;
 THENCE N58°30'44"W, 204.67 FEET;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD AS CONVEYED BY DEED RECORDED IN BOOK 359 AT PAGE 418, BEING A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE CENTERLINE OF THE TRACKS AS PRESENTLY CONSTRUCTED, THE FOLLOWING NINE COURSES:

- 1) 629.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,007.50 FEET, A CENTRAL ANGLE OF 35°46'57", AND A CHORD BEARING N07°31'37"E, 619.03 FEET;
- 2) N10°21'52"W, 694.70 FEET;
- 3) 894.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 1,287.50 FEET, A CENTRAL ANGLE OF 39°47'36", AND A CHORD BEARING N09°31'57"E, 876.34 FEET;
- 4) N29°25'45"E, 224.87 FEET;
- 5) 463.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,673.50 FEET, A CENTRAL ANGLE OF 15°52'51", AND A CHORD BEARING N21°29'19"E, 462.36 FEET;
- 6) N13°32'54"E, 421.72 FEET;
- 7) 966.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 2,957.50 FEET, A CENTRAL ANGLE OF 18°43'06", AND A CHORD BEARING N04°11'21"E, 961.91 FEET;
- 8) N05°10'12"W, 351.67 FEET;
- 9) 165.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 1,575.00 FEET, A CENTRAL ANGLE OF 06°00'18", AND A CHORD BEARING N02°10'03"W, 165.00 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE S89°14'48"E, 1,236.77 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SECTION 18/NORTHWEST CORNER OF SECTION 17;
 THENCE N89°01'14"E, 2,648.43 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17 TO THE NORTH QUARTER CORNER OF SECTION 18/SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8;

THENCE N00°01'31"E, 2,700.60 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8;
 THENCE N89°35'35"E, 2,685.16 FEET ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

EXCEPTION 1:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 17 AND THE EAST HALF OF SECTION 18 DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18 FROM WHENCE THE SOUTHEAST CORNER LIES S00°25'10"E, 2,604.46 FEET;

THENCE S00°25'10"E, 45.70 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING;

THENCE N89°34'58"W, 30.00 FEET;
 THENCE ALONG THE BOUNDARY OF THE ERIE CEMETERY THE FOLLOWING FIVE COURSES:

- 1) N89°34'58"W 804.84 FEET;
- 2) N00°04'57"W, 417.42 FEET;
- 3) S89°34'58"E, 163.67 FEET;
- 4) N00°03'40"E, 404.65 FEET;
- 5) S89°59'20"E, 640.42 FEET;

THENCE CONTINUING S89°59'20"E 84.53 FEET;

THENCE S00°00'00"E, 529.64 FEET;

THENCE 307.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 25°12'01", AND A CHORD BEARING S12°36'00"E, 305.40 FEET;

THENCE N89°34'58"W, 120.25 FEET TO THE POINT OF BEGINNING;

EXCEPTION 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8;

THENCE S00°49'09"W, 167.29 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°49'09"W 100.45 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE CENTERLINE OF THE TRACKS AS PRESENTLY CONSTRUCTED, THE FOLLOWING THREE COURSES:

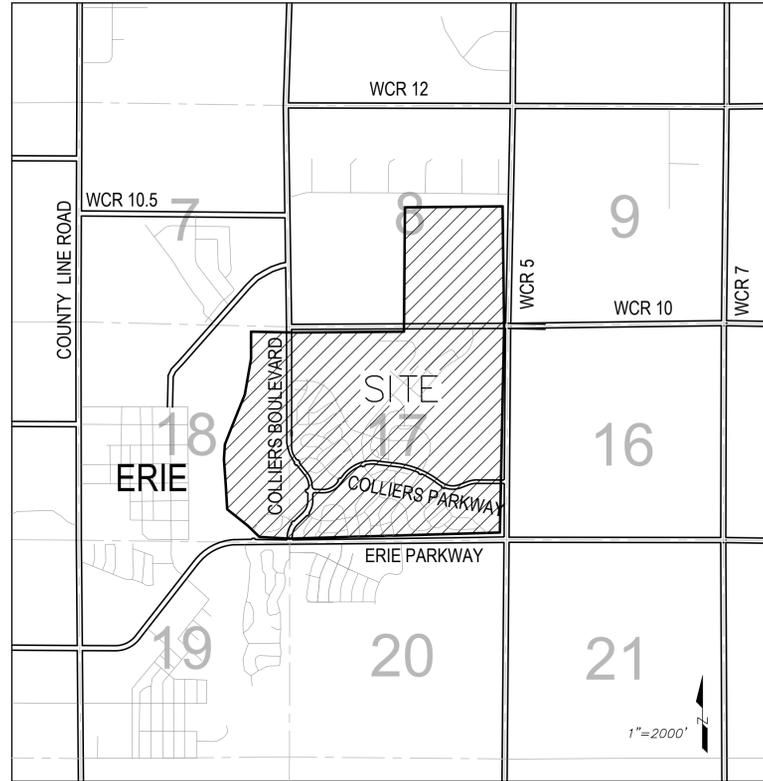
- 1) N83°46'14"W, 802.50 FEET;
- 2) 1,735.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,858.50 FEET, A CENTRAL ANGLE OF 53°30'06", AND A CHORD BEARING S69°28'43"W, 1,673.07 FEET;
- 3) S42°43'40"W, 467.34 FEET;

THENCE N00°01'31"E, 147.45 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE CENTERLINE OF THE TRACKS AS PRESENTLY CONSTRUCTED, THE FOLLOWING THREE COURSES:

- 1) N42°43'40"E, 358.98 FEET;
- 2) 1,828.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 1,958.50 FEET, A CENTRAL ANGLE OF 53°30'06", AND A CHORD BEARING N69°28'43"E, 1,763.09 FEET;
- 3) S83°46'14"E, 793.02 FEET TO THE POINT OF BEGINNING.

NET ACREAGE: 965.83 ACRES



VICINITY MAP

NOTES

1. Bearings are based on the south line of the Southeast Quarter, assumed to bear S88°48'09"W.
2. The development of BridgeWater will be phased. The specifics of this phasing and the associated infrastructure requirements are outlined in the BridgeWater Annexation Agreement. This PUD Overlay Map modifies standards set forth in the Town of Erie Municipal Code Title 10 (Code) to allow the phased development of this project.
3. This PUD Overlay Map modifies the dimensional standards set forth in the Town of Erie's UDC to allow the phased development of this project over approximately a 15 year period. The ability to modify specific sections of the UDC within this PUD allows the developer to commit to the construction and financing of the necessary public improvements for BridgeWater as outlined in the BridgeWater Annexation Agreement. The justifications for any variances requested are set forth in this PUD.
4. In the event there is any discrepancy between the Code and this PUD, the PUD shall control. Any provisions that are not specifically addressed in the approved PUD shall comply with the Code.
5. Prior to the issuance of the first building permit the Developer, at its option, may submit and request approval of specific design standards for the PUD that generally meet or exceed the UDC standards as of the date of approval of the PUD Overlay.
6. Multi-family building height measured per UDC Sections 10.11.3 and per 10.4.2.B.2 and per 10.6.4.G.6, as diagrammed in Exhibit 'A' on sheet 4.

SHEET INDEX

1. COVER SHEET
2. P.U.D. PLAN
3. P.U.D. TABLE & SECTIONS
4. P.U.D. TABLE & ELEVATIONS
5. ARCHITECTURE STANDARDS
6. ARCHITECTURE STANDARDS
7. ARCHITECTURE STANDARDS

SURVEYOR'S CERTIFICATE

I, BO BAIZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD OVERLAY MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION.

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

BO BAIZE
 FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #37990

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING COMMISSION CERTIFICATE

THIS PUD OVERLAY MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE DATE OF ____ DAY OF _____, 20____.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD OVERLAY MAP IS TO BE KNOWN AS THE "BRIDGEWATER PUD OVERLAY MAP-AMENDMENT NO. 5" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____.

MAYOR

ATTEST:

TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____ AND WAS RECORDED AT RECEPTION NO. _____.

WELD COUNTY CLERK AND RECORDER

BRIDGEWATER P.U.D. OVERLAY MAP
 SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF
 SEC. 9, SEC. 17, E 1/2 OF SEC. 18,
 T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.

HURST CIVIL ENGINEERING PLANNING SURVEYING	1265 S Public Road	SCALE	HOR. N/A
	Suite B	DESIGN/APPR.	JJ
	Lafayette, CO 80026	DRAWN BY	BO
	303-449-9105	DATE	06/24/20
www.hurst-assoc.com	SHEET	1 of 7	
FILE G:\25272\01--PUD--COVER_AMEND_5.DWG			

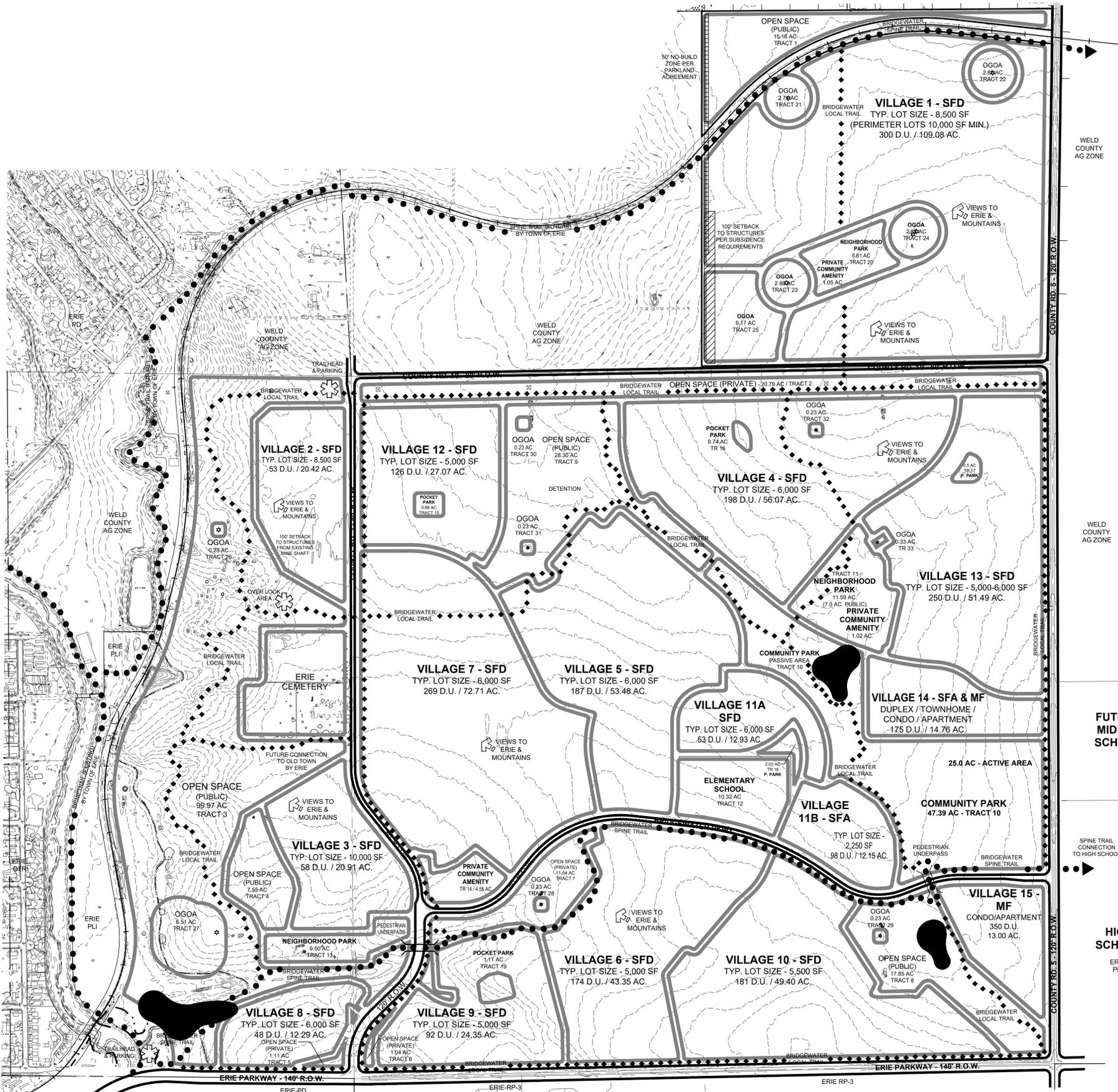
LAST SAVED: 6/24/2020 1:45 PM

C:\Users\chondak\Documents\Projects\Colliers Hill\01-PUD-COVER amend_5.dwg

BRIDGEWATER P.U.D. OVERLAY MAP – AMENDMENT NO. 5

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-001136-2020



PROPOSED P.U.D. TABLES

PARKS AND OPEN SPACE COMPLIANCE		
PARK AREA (based on 2,880 d.u. max.)	REQUIRED (per Annex/PUD)	PROVIDED (w/ Sketch Plan)
COMMUNITY PARK	40.0 ac.	47.39 ac.
NEIGHBORHOOD PARKS	24.0 ac.	24.70 ac. (5.64 ac. Private)
POCKET PARKS	4.0 ac.	5.24 ac.
OPEN SPACE (based on 2,880 d.u. max.)		
PUBLIC OPEN SPACE (tracts 1, 3, 4, 8 & 9)	136.6 ac.	168.82 ac.
PRIVATE OPEN SPACE (tracts 2, 5, 6, 7 & 14)	45.0 ac.	38.53 ac.

LAND USE SUMMARY OVERVIEW		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL AREAS	593.46 ac.	61%
SCHOOL PARCEL	10.32 ac.	1%
PARKS & OPEN SPACE	284.68 ac.	29%
OUTLOTS (OIL & GAS)	28.76 ac.	3%
PUBLIC RIGHT-OF-WAY	48.61 ac.	5%
TOTAL ACREAGE	965.83 ac.	100%
GROSS DENSITY	2,880 d.u. = 2.98 d.u./ac.	

LAND USE SUMMARY				
TRACT	AREA	USE	TARGET D.U.	ZONE DISTRICT
VILLAGE 1	109.08 AC	SFD	300	SR
VILLAGE 2	20.42 AC	SFD	53	LR
VILLAGE 3	20.91 AC	SFD	58	LR
VILLAGE 4	56.07 AC	SFD	198	LR
VILLAGE 5	53.48 AC	SFD	187	LR
VILLAGE 6	43.35 AC	SFD	174	LR
VILLAGE 7	72.71 AC	SFD	269	LR
VILLAGE 8	12.29 AC	SFD	48	LR
VILLAGE 9	24.35 AC	SFD	92	LR
VILLAGE 10	49.40 AC	SFD	181	LR
VILLAGE 11A	12.93 AC	SFD	53	LR
VILLAGE 11B	12.15 AC	SFA	98	LR
VILLAGE 12	27.07 AC	SFD	126	LR
VILLAGE 13	51.49 AC	SFD	250	LR
VILLAGE 14	14.76 AC	SFA	175	LR
VILLAGE 15	13.00 AC	SFA	350	LR
SUBTOTAL	593.46 AC		2,612 D.U.	

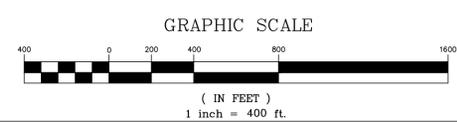
NUMBER OF UNITS ALLOWED				
TRACT	AREA	USE	TARGET D.U.	ZONE DISTRICT
TRACT 10	47.39 AC	PIPARK	N/A	LR
TRACT 11	11.59 AC	NIPARK	N/A	LR
TRACT 12	10.32 AC	SCHOOL	N/A	OS
TRACT 13	6.50 AC	NIPARK	N/A	OS
TRACT 15	0.88 AC	PIPARK	N/A	LR
TRACT 16	0.74 AC	PIPARK	N/A	LR
TRACT 17	0.50 AC	PIPARK	N/A	LR
TRACT 18	2.03 AC	PIPARK	N/A	LR
TRACT 19	1.11 AC	PIPARK	N/A	LR
TRACT 20	6.61 AC	NIPARK	N/A	SR
PARK AREA	87.65 AC			

TRACT 1	15.16 AC	O.S. PUBLIC	N/A	ER
TRACT 2	20.79 AC	O.S. PRIVATE	N/A	LR
TRACT 3	99.97 AC	O.S. PUBLIC	N/A	OS
TRACT 4	7.55 AC	O.S. PUBLIC	N/A	LR
TRACT 5	1.11 AC	O.S. PRIVATE	N/A	LR
TRACT 6	1.04 AC	O.S. PRIVATE	N/A	LR
TRACT 7	11.04 AC	O.S. PRIVATE	N/A	LR
TRACT 8	17.85 AC	O.S. PUBLIC	N/A	LR
TRACT 9	28.30 AC	O.S. PUBLIC	N/A	LR
TRACT 14	4.55 AC	O.S. PRIVATE	N/A	LR
OPEN SPACE	207.35 AC			

TRACT 21	2.71 AC	O.G.O.A.	N/A	SR
TRACT 22	2.88 AC	O.G.O.A.	N/A	SR
TRACT 23	2.88 AC	O.G.O.A.	N/A	SR
TRACT 24	2.88 AC	O.G.O.A.	N/A	SR
TRACT 25	9.17 AC	O.G.O.A.	N/A	SR
TRACT 26	0.23 AC	O.G.O.A.	N/A	OS
TRACT 27	6.51 AC	O.G.O.A.	N/A	OS
TRACT 28	0.23 AC	O.G.O.A.	N/A	LR
TRACT 29	0.23 AC	O.G.O.A.	N/A	LR
TRACT 30	0.23 AC	O.G.O.A.	N/A	LR
TRACT 31	0.23 AC	O.G.O.A.	N/A	LR
TRACT 32	0.23 AC	O.G.O.A.	N/A	LR
TRACT 33	0.33 AC	O.G.O.A.	N/A	LR
O.G.O.A.	28.76 AC			

NOTES:
1. DEVELOPABLE UNITS (D.U.) MAY BE TRANSFERRED BETWEEN VILLAGE PARCELS AS LONG AS THE TOTAL PROJECT DENSITY IS NOT EXCEEDED.
2. VILLAGE AND TRACT BOUNDARIES SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS LONG AS THE TOTAL AREA WITHIN THE BOUNDARY IS ADHERED TO.

BRIDGEWATER P.U.D. OVERLAY MAP
SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF SEC. 9, SEC. 17, E 1/2 OF SEC. 18, T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.



HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

1265 S. Public Road
Suite 8
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com

SCALE: HOR. N/A
VERT. N/A
DESIGN/APPR. BO
DRAWN BY BO
DATE 06/24/20
SHEET 2 OF 7

FILE: G:\202042\ZONING_PUD\02-PUD_MAP_AMEND_5

LAST SAVED: 3/19/2020 4:09 PM

C:\Users\mthomas\Documents\Projects\Collaps\Hill\02-PUD MAP amend 5.dwg

BRIDGEWATER P.U.D. OVERLAY MAP – AMENDMENT NO. 5

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

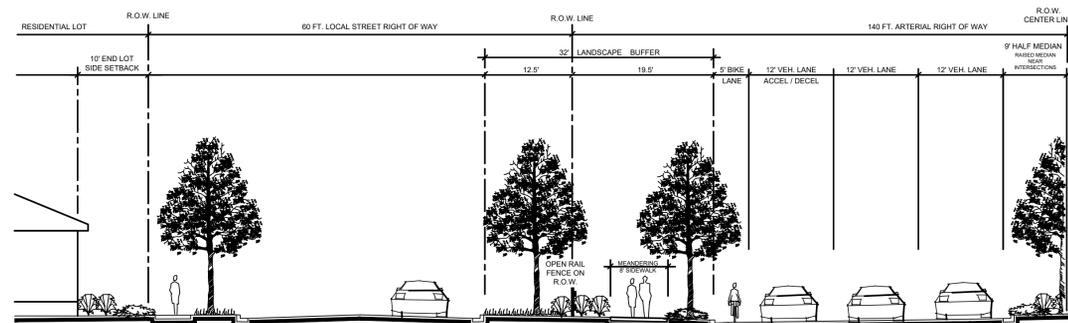
965.83 ACRES
PUDA-001136-2020

STREET DESIGN CRITERIA

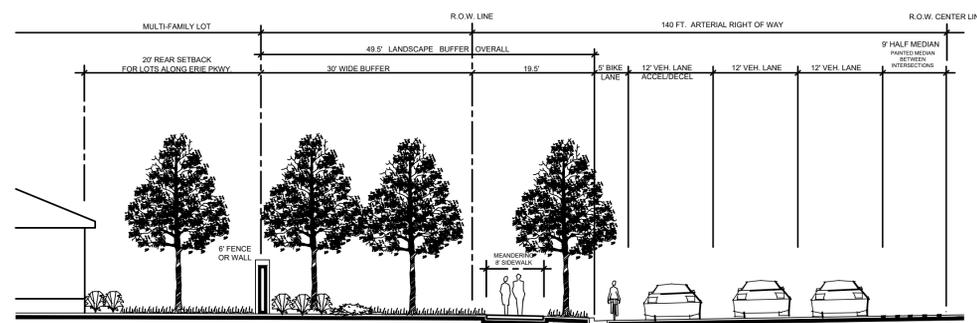
DESIGN ELEMENT	PRINCIPAL** ARTERIAL (ERIE PKWY.)	MINOR** ARTERIAL (CR 5)	MINOR** ARTERIAL (CR 3)	MAJOR COLLECTOR (CR 3, S.P., CR10)	RESIDENTIAL COLLECTOR (TYP. VOL. 2000 VPD)	LOCAL STREET (TYP. VOL. 1000 VPD)	LOW VOLUME LOCAL STREET (TYP. VOL. 300 VPD)	ALLEYS
RIGHT-OF-WAY WIDTHS	140'	120'	120'	80'	70'	60'	54'	16' W/O UTILITIES 30' W/ UTILITIES
COMMUNITY GATEWAYS: LANDSCAPE BUFFER (EACH SIDE - OUTSIDE OF R.O.W.)	*30' WHERE LOTS ABUT R.O.W.	0' (LANDSCAPE BUFFER 21.5' WIDE IN THE R.O.W.)	*30' WHERE LOTS ABUT R.O.W.	N/A	N/A	N/A	N/A	N/A
DOUBLE FRONTAGE RESIDENTIAL LOTS: LANDSCAPE BUFFER (OUTSIDE OF R.O.W.)	N/A	0'	N/A	0' (LANDSCAPE BUFFER 21.5' WIDE IN THE R.O.W.)	0' (LANDSCAPE BUFFER 14.5' WIDE IN THE R.O.W.)	6'	6'	N/A

* LOCAL PUBLIC STREET R.O.W., OIL AND GAS EASEMENTS, PUBLIC UTILITY EASEMENTS, AND OTHER PUBLIC UTILITY LINES WILL BE ALLOWED TO BE LOCATED WITHIN THE 30' LANDSCAPE BUFFER.

** FOR LOTS ABUTTING ERIE PARKWAY, COLLIER HILL PKWY, CR10, CR5, AND CR3, FENCING SHALL BE A MAXIMUM SIX (6) FEET IN HEIGHT WHICH MAY INCLUDE OPAQUE FENCING IN STRAIGHT RUNS LIMITED TO APPROXIMATELY 600' IN LENGTH WITHOUT A BREAK ALONG COLLIER HILL PKWY, CR10, CR5, AND CR3. FOR LOTS ABUTTING ERIE PARKWAY, STRAIGHT RUNS SHALL BE LIMITED TO APPROXIMATELY 600 FEET IN LENGTH AND 30% OF THE TOTAL FRONTAGE OF ERIE PARKWAY. MASONRY COLUMNS SHALL BE PROVIDED ON CORNERS OF LOTS SPACED A MINIMUM EVERY THREE LOTS FOR ALL OPAQUE FENCING ALONG ARTERIAL STREETS.



TYPICAL SECTION - WHERE LOCAL STREET R.O.W. ABUTS ERIE PKWY.
(PROVIDES OPEN VIEWS INTO THE COMMUNITY)



TYPICAL SECTION - WHERE LOTS BACK TO ERIE PKWY.
(LIMITED TO 30% OF FRONTAGE, +/- 30 LOTS)

NOTE: TYPICAL SECTIONS ARE FOR ILLUSTRATIVE PURPOSES TO DEMONSTRATE LANDSCAPE BUFFER CONCEPTS. STREET SECTIONS TO BE DEVELOPED AND FINALIZED DURING PLAT PROCESS.

BRIDGEWATER P.U.D. OVERLAY MAP
SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF
SEC. 9, SEC. 17, E 1/2 OF SEC. 18,
T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.

HURST CIVIL ENGINEERING PLANNING SURVEYING	1265 S. Public Road	SCALE	HOR. N/A VERT. N/A
	Suite B	DESIGN/APPR.	BO
	Lafayette, CO 80026	DRAWN BY	BO
	303.449.9105	DATE	06/24/20
www.hurst-assoc.com	SHEET	3 OF 7	

FILE: G:\2527.2\PU\03-PUD-STANDARDS-AMEND_5.DWG

BRIDGEWATER P.U.D. OVERLAY MAP – AMENDMENT NO. 5

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-001136-2020

DIMENSIONAL STANDARDS

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) (2,3,7)				MAX. HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT (6)	SIDE (1,4) (TO ABUTTING STREET)	SIDE (1,4) (TO INTERIOR LOT)	REAR (4,5)	
ER	100'	40,000	PRIN. - 30' ACC. - 40'	30'	10'	PRIN. - 30' ACC. - 10'	PRIN. - 35'
SR	75'	SFD 8,500 MF 5,000/D.U.	PRIN. - 25' ACC. - 35'	20'	PRIN. - 10' ACC. - 5'	PRIN. - 25' ACC. - 5'	PRIN. - 35' ACC. - 30'
LR (WITH SFD)	40' 50' CORNER LOTS	3,500	PRIN. - 20' ACC. - 30'	10'	6'	PRIN. - 20' ACC. - 5'	PRIN. - 35' ACC. - 25'
LR (VILLAGE 15 APARTMENTS)	NONE	1,500	PRIN. - 20' ACC. - 30'	10'	NONE	PRIN. - 20' ACC. - 5'	PRIN. - 35' (9) ACC. - 25'
LR (DUPEX ALLEY LOADED)	30'	2,250	PRIN. (OS) - 6' PRIN. (ROW) - 12'	10'	6'	PRIN. - 0' (8) ACC. - N/A	PRIN. - 35' ACC. - 25'

(1) ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED

(2) MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A SIDE TO INTERIOR LOT LINE.

(3) FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2 FEET BEYOND THE BUILDING FOUNDATION FOR ABOVE-GRADE FEATURES INCLUDING EAVES, COUNTERFORTS, FIREPLACE BOX-OUT, STOOPS, BAY WINDOWS, ROOM CANTILEVERS, AND OVERHANGS PROVIDED THAT THE LIVING SPACE OF THE PROJECTION DOES NOT EXCEED 20 SQUARE FEET IN EACH INSTANCE AND EXTEND MORE THAN 2 FEET. THERE SHALL BE NO MORE THAN TWO (2) ABOVE-GRADE LIVING SPACE ENCROACHMENTS PER ELEVATION ARTICULATION (AS DEFINED IN 10.6.7.F.1.d.ii.(C)). REAR ENCROACHMENTS ARE NOT PERMITTED WITH ALLEY LOADED LOTS.

(4) SIDE AND REAR SETBACKS FOR FRONT LOADED LOTS SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET BEYOND THE BUILDING FOUNDATION FOR BELOW-GRADE WINDOW WELLS.

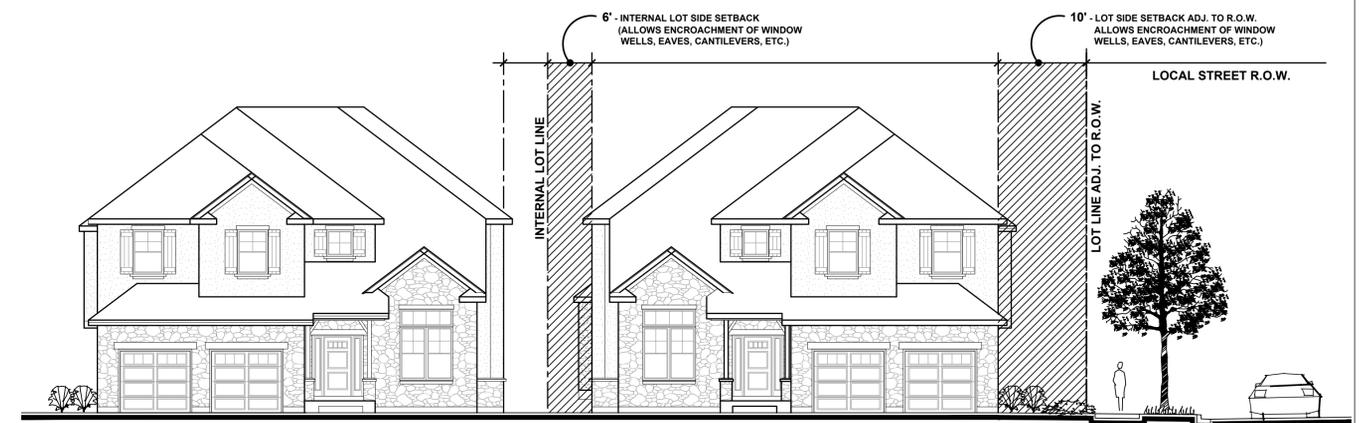
(5) REAR SETBACKS FOR FRONT LOADED LOTS SHALL ALLOW FOR AN ENCROACHMENT OF UP TO 6' FOR A COVERED PATIO (NOT ENCLOSED).

(6) REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE SIDES TO THE R.O.W.

(7) PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT UNLESS OTHERWISE NOTED IN THE PUD.

(8) NO ENCROACHMENTS ARE PERMITTED OVER THE 0' REAR SETBACKS, THIS INCLUDES ALL ARCHITECTURAL FEATURES SUCH AS EAVES, OVERHANGS, AND OTHER.

(9) MUTLI-FAMILY BUILDING HEIGHT MEASURED PER UDC SECTIONS 10.11.3 AND PER 10.4.2.B.2 AND PER 10.6.4.G.6 AND AS DIAGRAMMED ON EXHIBIT 'A' BELOW.



TYPICAL SINGLE-FAMILY LOT SIDE SETBACK CONDITIONS
(ENCROACHMENTS ALLOWED IN SETBACKS)

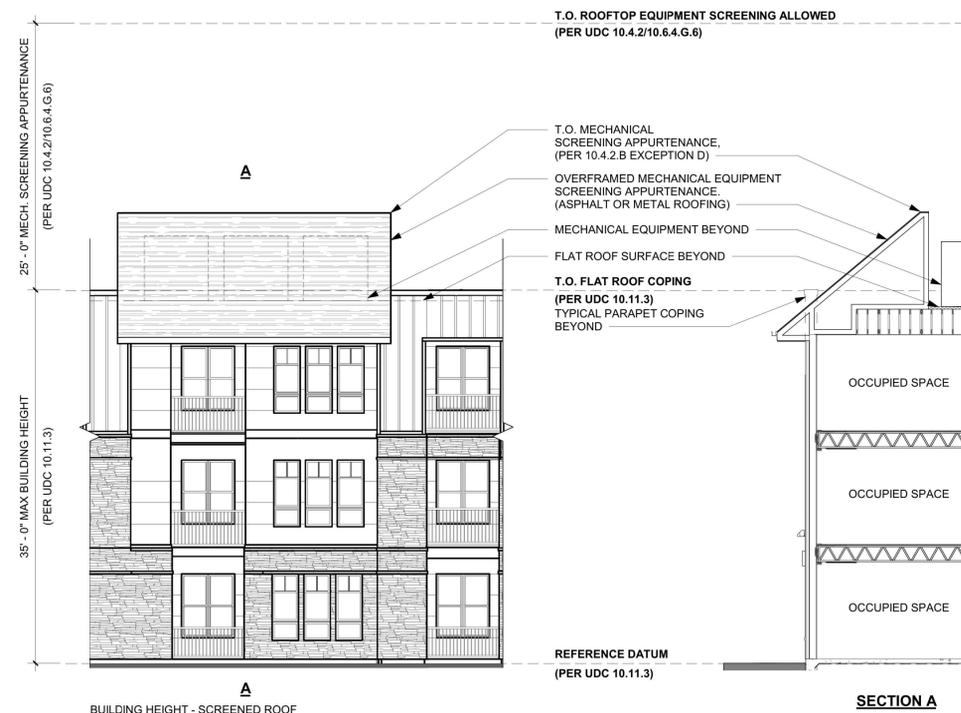


EXHIBIT 'A'

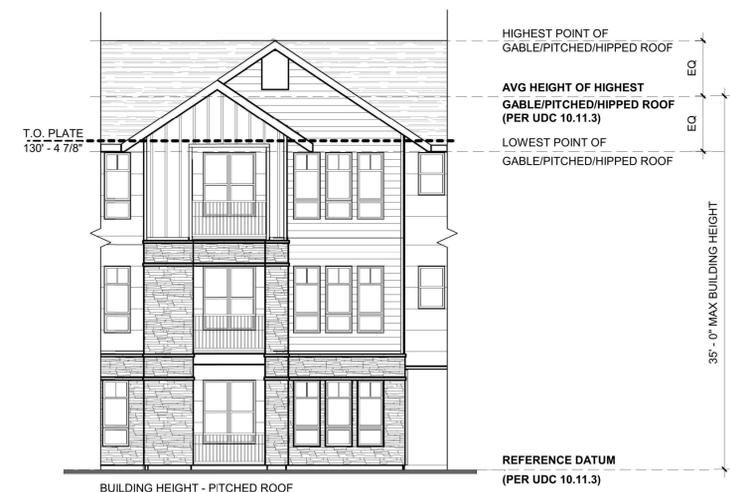


EXHIBIT 'A'

BRIDGEWATER P.U.D. OVERLAY MAP
SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF
SEC. 9, SEC. 17, E 1/2 OF SEC. 18,
T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
1265 S. Public Road
Suite B
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com
SCALE: HOR. N/A
VERT. N/A
DESIGN/APPR. BO
DRAWN BY BO
DATE 06/24/20
SHEET 4 OF 7
FILE: G:\2527.2\PUD\03-PUD-STANDARDS-AMEND_5.DWG

BRIDGEWATER P.U.D. OVERLAY MAP - AMENDMENT NO. 5

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-001136-2020

Architectural Standards for Single-Family Detached Dwelling Units - These standards replace subsection 6.7.E of the UDC.

1. Architectural Variety and Character

a. Architectural Variety

i. Design Standards

- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- (B) No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
- (C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character

i. Design Standards

- (A) Each elevation shall include a minimum of 2 windows (or 1 window and 1 door) per floor.
- (B) Each front and rear elevation shall include more than 1 wall plane. Articulation that adds shadow and visual interest is encouraged.
- (C) A variety of roof forms should 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 should extend beyond the primary façade by a minimum of 1 foot.
- (E) An elevation for the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide 3 or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevations design enhancements shall be consistent with the design elements of the front elevation.
 - (1) The addition of 1 window unit.
 - (2) A change in wall plane by providing 1 or more of the following options:
 - An additional wall plane change.
 - A projecting or cantilevered living space.
 - A bay or boxed window.
 - (3) A covered porch or deck.
 - (4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - (5) The use of a minimum of 2 exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- (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 inch x 4 inch posts shall be allowed more than 36 inches above ground). Columns supporting upper story decks should be 8 inches x 8 inches minimum finished.

ii. Materials

- (A) All exterior materials shall be of high quality used in applications and treated appropriately to provide an attractive and long lasting appearance.
- (B) When masonry cladding is used it should be used in locations where its mass is a 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 an inside corner of a projecting 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 6 feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages

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. Diversity of Garage Orientation

(A) Except for garages oriented to alleys, all single family homes shall provide garages that meet one of the requirements below, and, a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:

- (1) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
- (2) Projecting garages; where the primary garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.
- (3) Side-loaded garages.
- (4) Garages recessed a minimum of 2 feet beneath a second floor living space.

b. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

c. 3 or More Car Garages Orientation

The third or more bay of any 3 or more car garage shall either:

- I. Have a different orientation from the first 2; or
- II. Shall be recessed behind the first 2 by at least 2 feet when having the same orientation; or
- III. Shall be tandem to the first 2.

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a front stoop shall be 3 feet in width.

5. Front Porches

For model plans with a front porch, the front porch shall include the covered area accessing the front door. Porches may fully extend outside the front facade of the home or be partially recessed. This space shall be a minimum size of 50 square feet with a minimum depth of 5 feet. For model plans with a partially recessed front porch, the porch must extend a minimum of 1 foot from the front facade

BRIDGEWATER P.U.D. OVERLAY MAP
SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF
SEC. 9, SEC. 17, E 1/2 OF SEC. 18,
T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.

HURST CIVIL ENGINEERING PLANNING SURVEYING	1265 S. Public Road Suite 8 Lafayette, CO 80026 303.449.9105 www.hurst-assoc.com	SCALE: HOR. N/A VERT. N/A
	DESIGN/APPR. BO	
	DRAWN BY BO	
	DATE 06/24/20	
		SHEET 5 OF 7

BRIDGEWATER P.U.D. OVERLAY MAP - AMENDMENT NO. 5

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-001136-2020

Architectural standards for Single-Family Attached Dwelling Units - These standards replace subsection 10.6.7.E and 10.6.7.F of the Unified Development Code and are only applicable for Village 11B.

1. Architectural Variety and Character

a. Architectural Variety

I. Design Standards

- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- (B) No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
- (C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character

I. Design Standards

- (A) Each elevation unit shall include a minimum of 2 windows (or 1 window and 1 door) per floor. For rear elevations where there is not enough space for both a garage door and an additional window, window panels within the garage door will suffice.
- (B) Each front elevation shall include more than 1 wall plane. Articulation that adds shadow and visual interest is encouraged.
- (C) A variety of roof forms should 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 should extend beyond the primary façade by a minimum of 1 foot.
- (E) An elevation for the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide 3 or more of the following design enhancements listed in (1) through (5) below. Application of the side elevation design enhancement shall be applied in a manner that is consistent with the design elements of the front elevation.
 - (1) The addition of 1 window unit.
 - (2) A change in wall plane by providing 1 or more of the following options:
 - An additional wall plane change.
 - A projecting or cantilevered living space.
 - A bay or boxed window.
 - (3) A covered porch or deck.
 - (4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - (5) The use of a minimum of 2 exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- (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 inch x 4 inch posts shall be allowed more than 36 inches above ground. Columns supporting upper story decks should be 8 inches x 8 inches minimum, finished.

II. Materials

- (A) All exterior materials shall be of high quality used in applications and treated appropriately to provide an attractive and long lasting appearance.

2. Orientation of Dwellings to the Street

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing, and generally visible from, the front lot line of the property and within 8 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or facing block. An exception shall be made for alley-loaded single-family attached dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a front stoop shall be 3 feet in width.

4. Front Porches

For model plans with a front porch, the front porch shall be a minimum size of 50 square feet, with a minimum depth of 5 feet. Square footage should be one plane and does not include the stoop area if the stoop area is raised from the remainder of the porch.

5. Bicycle Racks

One (1) guest bicycle rack shall be provided for every 10 single-family attached units. Loop bicycle racks shall accommodate 2 bicycles per loop. Racks shall be distributed evenly throughout the single-family attached residential area, with priority focused on key pedestrian areas and circulation paths.

BRIDGEWATER P.U.D. OVERLAY MAP
SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF
SEC. 9, SEC. 17, E 1/2 OF SEC. 18,
T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.

HURST CIVIL ENGINEERING PLANNING SURVEYING	1265 S. Public Road	SCALE	NOR. N/A
	Suite 8	DESIGN/APPR.	BO
	Lafayette, CO 80026	DRAWN BY	BO
	303.449.9105	DATE	05/24/20
www.hurst-assoc.com	SHEET	6	OF 7

BRIDGEWATER P.U.D. OVERLAY MAP - AMENDMENT NO. 5

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-001136-2020

ARCHITECTURAL STANDARDS FOR MULTI-FAMILY SPECIFIC TO VILLAGE 15

Architectural standards to Multi-Family Residential Dwelling Units – these standards replace subsection 10.6.7.F of the Unified Development Code and are only applicable to Village 15.

General Provisions

Purpose: To provide areas for residential uses of an urban character at a gross density not to exceed 28 dwelling units per acre. Buildings three (3) stories or less shall contain a maximum of 44 units per building.

10.5.6.A & 10.6.3.B – Parks and Open Space – Land dedication requirements have been prior satisfied elsewhere with the Bridgewater PUD – no additional land dedications or fees-in-lieu shall apply to Village 15.

10.5.6.B -- Contributions for Public School Sites – Land dedication requirements have been prior satisfied elsewhere within the Bridgewater PUD – no additional land dedications or fees-in-lieu shall apply to Village 15.

10.6.4 LANDSCAPING, SCREENING, AND FENCING

H. Fencing and Walls

6. Construction Standards for Solid Material Fences

b. Alternative Standards

vii. Fences or walls around a private pool or amenity area shall have a maximum height of 6 feet and may be up to 50 percent opaque.

10.6.6 OFF-STREET PARKING AND LOADING

D. Off-Street Parking Requirements

1. Schedule A

c. Off Street Parking Location

vii. The following shall count toward the minimum parking requirement:

(A) Surface parking, including detached garages, carports and tandem spaces located in front of garage doors to be used by tenant of said garage.

10.6.7 RESIDENTIAL USE CATEGORY DESIGN STANDARDS

F. Additional Standards for Multi-family Residential

1. Building Design and Character

c. Building Orientation

i. Intent

To organize the primary entrances and facades of multi-family buildings with a clear orientation towards the street while allowing primary resident entrances to be located nearest to parking areas used by residents and guests, as opposed to the more internal organization of buildings typically found with multi-family developments.

ii. Design Standards

(A) The primary entrance and façade of individual buildings within a multi-family development shall be oriented towards:

- (1) Public Right of Way
- (2) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system or
- (3) Internal parking lots, garages or carports.

(B) ~~Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.~~ All building facades shall require a minimum of three (3) of the architectural features listed below:

- (1) Balconies;
- (2) Bay or box windows;
- (3) Insets or other relief in the wall plane;
- (4) Porches;
- (5) Dormers;
- (6) Variations in materials; or
- (7) Variations in roof forms.

d. Architectural Character

i. Design Standards

(C) The maximum building length of any multi-family building shall be 240 feet with a minimum distance between buildings of 30 feet.

(D) Building façade segments that exceed 156 feet in length shall require Building Relief (as defined in this PUD) and shall incorporate a minimum of three (3) of the architectural features listed below:

- (1) Balconies;
- (2) Bay or box windows;
- (3) Insets or other relief in the wall plane;
- (4) Porches;
- (5) Dormers;
- (6) Variations in materials; or
- (7) Variations in roof forms.

When the building façade longer than 156 feet faces a Public Right of Way or Common Open Space one (1) additional architectural features is required from the list below:

- (1) Use of 10% masonry (Stone, Manufactured Stone or Brick) along the façade facing the Public Right of Way or Common Open Space;
- (2) Enhanced architectural detailing on facades facing the Public Right of Way or Common Open Space, including but not limited to enhanced trim, articulated columns and/or column bases, awnings, brackets, corbels, exposed structure (whether actual or simulated structure);
- (3) Unit doors at round level patios in units facing the Public Right of Way or Common Open Space to allow direct access from the private unit to the Public Right of Way or Common Open Space; or
- (4) A portion of the roofs and/or awnings facing the Public Right of Way or Common Open Space in an enhanced material such as metal panel, standing seam or tile roofing.

2. Parking and Garage Placement

a. Apartments

- i. To minimize views of garages from streets, garage entries, carports, parking lots, and parking structures shall be internalized in building groupings or located away from the public street frontages or rights of way and placed behind apartment buildings.
- iv. Carports and common garages shall be limited to 60 100 feet in length.
- v. Garage doors of attached garages shall not comprise more than 45 percent of the length of an apartment building's front façade, and the plane of a garage door shall be offset by at least 4 feet from the plane of the adjacent garage door, oriented to the rear of apartment buildings, shall be allowed to comprise the length of the interior façade of the building where the following conditions are met:
 1. Garage doors shall be recessed a minimum of 2 feet back from the primary plane of the building façade.
 2. Garage doors shall be separated from each other a minimum of 2 feet on the façade with the separation having equivalent architectural detail to the rest of the façade.
- vi. Detached garages and carports shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar-complimentary to those of primary multi-family buildings.

Chapter 11: Definitions

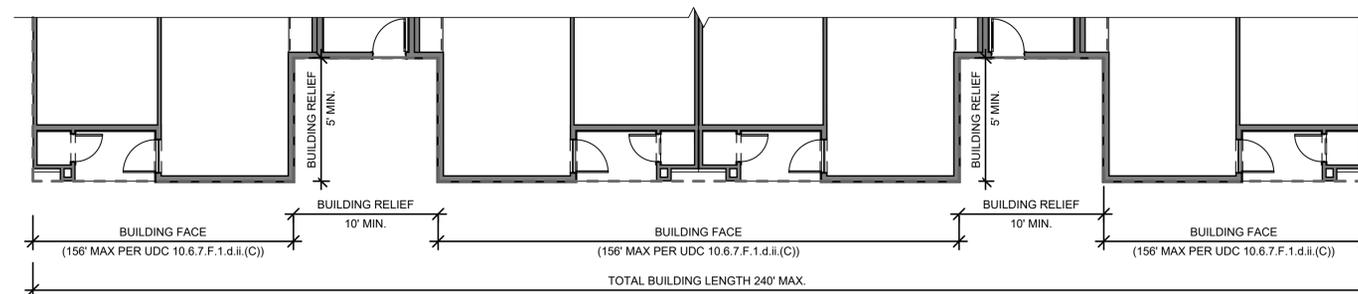
10.11.3 Terms Defined

The following words, terms and phrases, when used in this UDC, shall have the meanings ascribed to them in this Section:

Building Relief

Step back in building facade for a minimum of ten feet (10') in width and minimum of five feet (5') in depth. Such step back shall be articulated on full height of building face. Reference Exhibit A below for additional details.

Exhibit A (For Illustrative Purposes Only):



BRIDGEWATER P.U.D. OVERLAY MAP
SE 1/4 OF SEC. 7, S 1/2 OF SEC. 8, SW 1/4 OF
SEC. 9, SEC. 17, E 1/2 OF SEC. 18,
T1N, R68W OF THE 6TH P.M. WELD COUNTY, CO.

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
1265 S. Public Road
Suite 8
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com
SCALE: HOR. N/A
VERT. N/A
DESIGN/APPR. BO
DRAWN BY BO
DATE 07/09/20
SHEET 7 OF 7
FILE: G:\2020\142\ZONING\04-ARCH STDS-AMEND 5.DWG