

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

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:

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°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°48'45"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°30'44"W, 88.21 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;

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 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:

- 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 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;

EXCEPTION 1:

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 ALONG THE BOUNDARY OF THE ERIE CEMETERY THE FOLLOWING FIVE COURSES:

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

EXCEPTION 2:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8,

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

- 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 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:

- NET ACREAGE: 965.83 ACRES



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.

1. COVER SHEET
2. P.U.D. PLAN
3. P.U.D. TABLE & SECTIONS
4. P.U.D. TABLE & ELEVATIONS
5. ARCHITECTURE STANDARDS – SINGLE-FAMILY DETACHED DWELLING UNITS
6. ARCHITECTURE STANDARDS – SINGLE-FAMILY ATTACHED DWELLING UNITS (DUPLEX-ALLEY LOADED)
7. ARCHITECTURE STANDARDS – MULTI-FAMILY RESIDENTIAL DWELLING UNITS
8. ARCHITECTURE STANDARDS – SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOME-ALLEY LOADED)

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**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.

THIS PUD OVERLAY MAP WAS REVIEWED BY THE PLANNING COMMISSION  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

CHAIRPERSON

THIS PUD OVERLAY MAP IS TO BE KNOWN AS THE "BRIDGEWATER PUD  
OVERLAY MAP-AMENDMENT NO. 6" AND IS APPROVED AND ACCEPTED BY  
ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED AT A MEETING OF  
THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON  
\_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST:

TOWN CLERK

STATE OF COLORADO) )  
COUNTY OF WELD ) SS

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

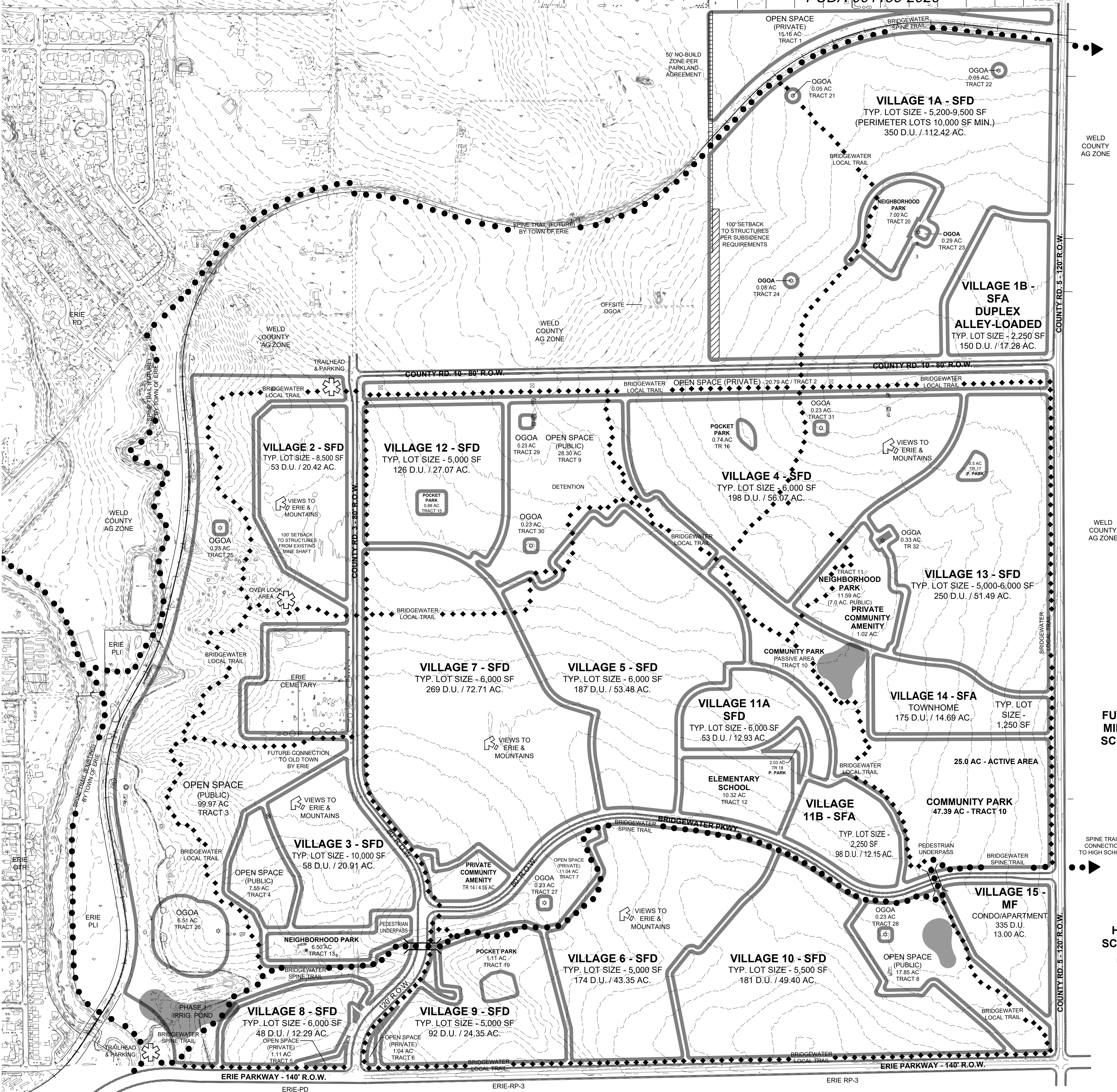
WELD COUNTY CLERK AND RECORDER

<b>HURST</b>  <b>CIVIL ENGINEERING</b> <b>PLANNING</b> <b>SURVEYING</b>	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        RD DATE            06/09/21 SHEET    1   OF    8
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BRIDGEWATER (COLLIERS HILL) P.U.D. OVERLAY MAP - AMENDMENT NO. 6

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

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PROPOSED P.U.D. TABLES

PARKS AND OPEN SPACE COMPLIANCE		
PARK AREA (based on 2,880 d.u. max.)	REQUIRED (per Annex/PUD)	PROVIDED
COMMUNITY PARK	40.0 ac.	47.39 ac.
NEIGHBORHOOD PARKS	24.0 ac. (5.64 ac. Private)	24.70 ac.
POCKET PARKS	4.0 ac.	5.26 ac.
OPEN SPACE (based on 2,880 d.u. max.)		
PUBLIC OPEN SPACE (tracts 1, 3, 4, 8 & 9)	181.6 ac.	168.84 ac.
PRIVATE OPEN SPACE (tracts 2, 5, 6, 7 & 14)		38.53 ac.

LAND USE SUMMARY OVERVIEW		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL AREAS	614.01 ac.	64%
SCHOOL PARCEL	10.32 ac.	1%
PARKS & OPEN SPACE	295.42 ac.	31%
OUTLOTS (OIL & GAS)	8.66 ac.	1%
PUBLIC RIGHT-OF-WAY	37.42 ac.	4%
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
VILLAGE 1A	112.42 AC	SFD	350	LR
VILLAGE 1B	17.28 AC	SFA	150	LR
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	14.69 AC	SFA	175	LR
VILLAGE 15	13.00 AC	SFA	335	LR
SUBTOTAL	614.01 AC		2,797 D.U.	

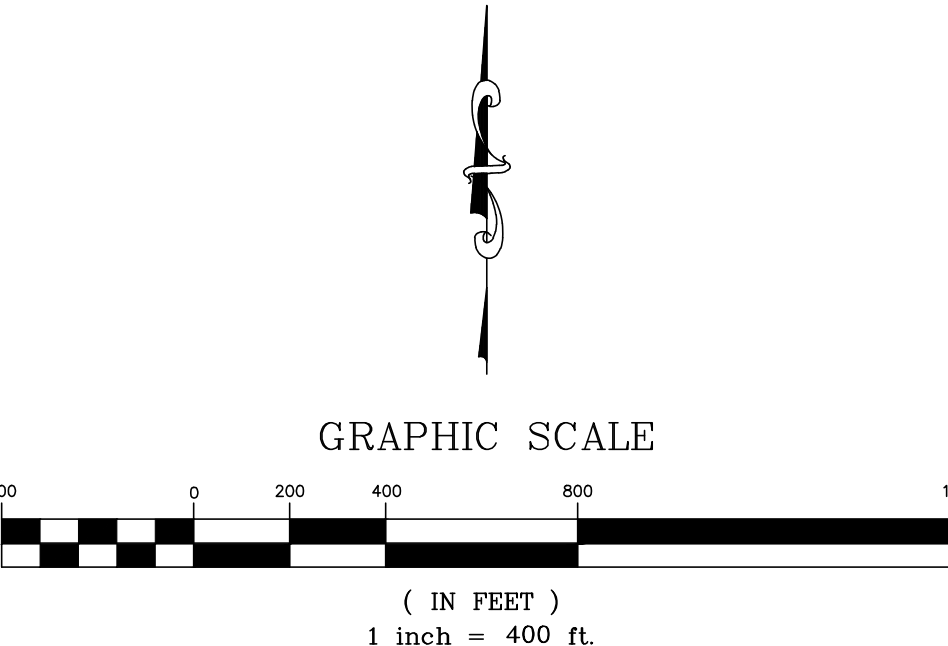
2,880 MAXIMUM  
NUMBER OF UNITS ALLOWED

TRACT 10	47.39 AC	C/PARK	N/A	LR
TRACT 11	11.59 AC	N/PARK	N/A	LR
TRACT 12	10.32 AC	SCHOOL	N/A	LR
TRACT 13	6.50 AC	N/PARK	N/A	OS
TRACT 15	0.88 AC	P/PARK	N/A	LR
TRACT 16	0.74 AC	P/PARK	N/A	LR
TRACT 17	0.50 AC	P/PARK	N/A	LR
TRACT 18	2.03 AC	P/PARK	N/A	LR
TRACT 19	1.11 AC	P/PARK	N/A	LR
TRACT 20	7.00 AC	N/PARK	N/A	LR
PARK AREA	88.06 AC			

TRACT 1	15.16 AC	O.S. PRIVATE	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	207.36 AC			

TRACT 21	0.05 AC	O.G.O.A.	N/A	LR
TRACT 22	0.05 AC	O.G.O.A.	N/A	LR
TRACT 23	0.29 AC	O.G.O.A.	N/A	LR
TRACT 24	0.05 AC	O.G.O.A.	N/A	LR
TRACT 25	0.23 AC	O.G.O.A.	N/A	OS
TRACT 26	6.51 AC	O.G.O.A.	N/A	OS
TRACT 27	0.23 AC	O.G.O.A.	N/A	LR
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	0.33 AC	O.G.O.A.	N/A	LR
O.G.O.A.	8.66 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.

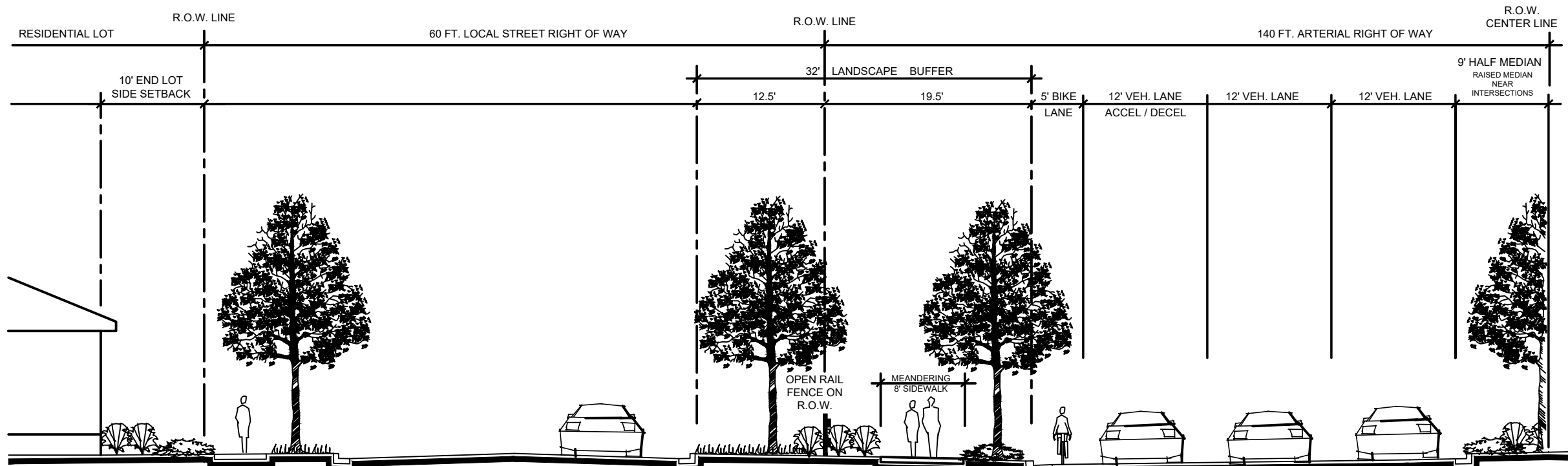
1265 S. Public Road	SCALE: HOR. N/A VERT. N/A
Lafayette, CO 80026	DESIGN/APPR. BO
303.449.9105	DRAWN BY RD
www.hurst-assoc.com	DATE 08/19/21
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BRIDGEWATER (COLLIERS HILL) P.U.D. OVERLAY MAP - AMENDMENT NO. 6

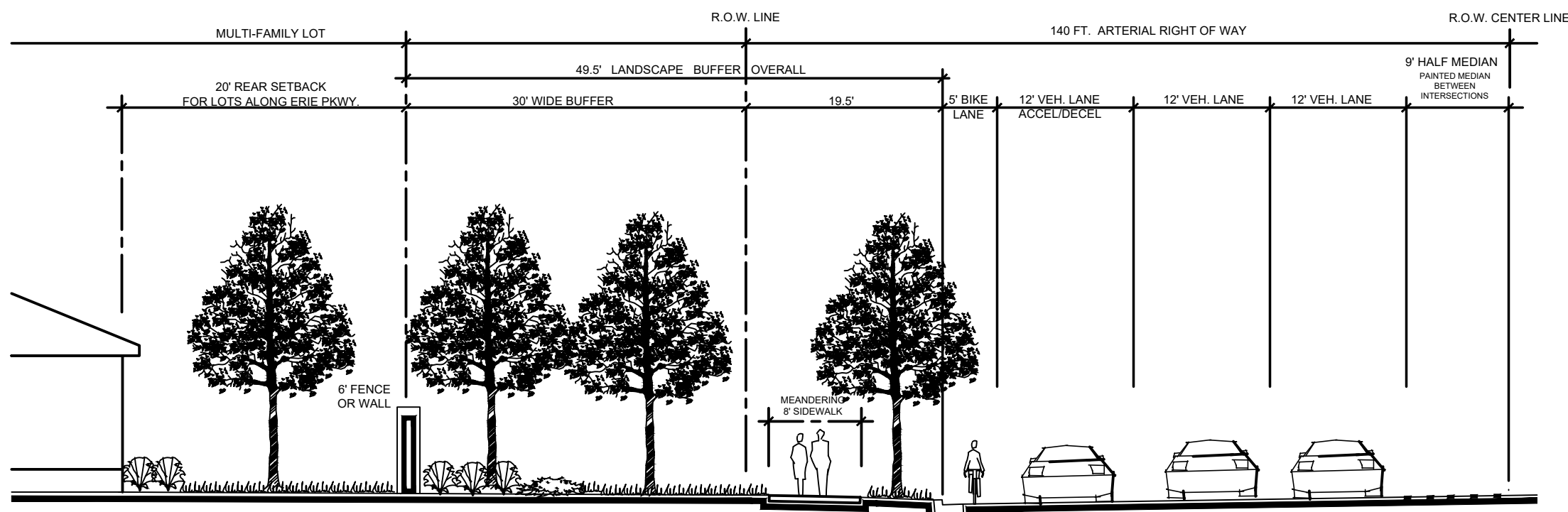
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STREET DESIGN CRITERIA

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, COLLIERS 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 COLLIERS 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.

<b>HURST</b> 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 RD DATE 06/09/21 SHEET 3 OF 8

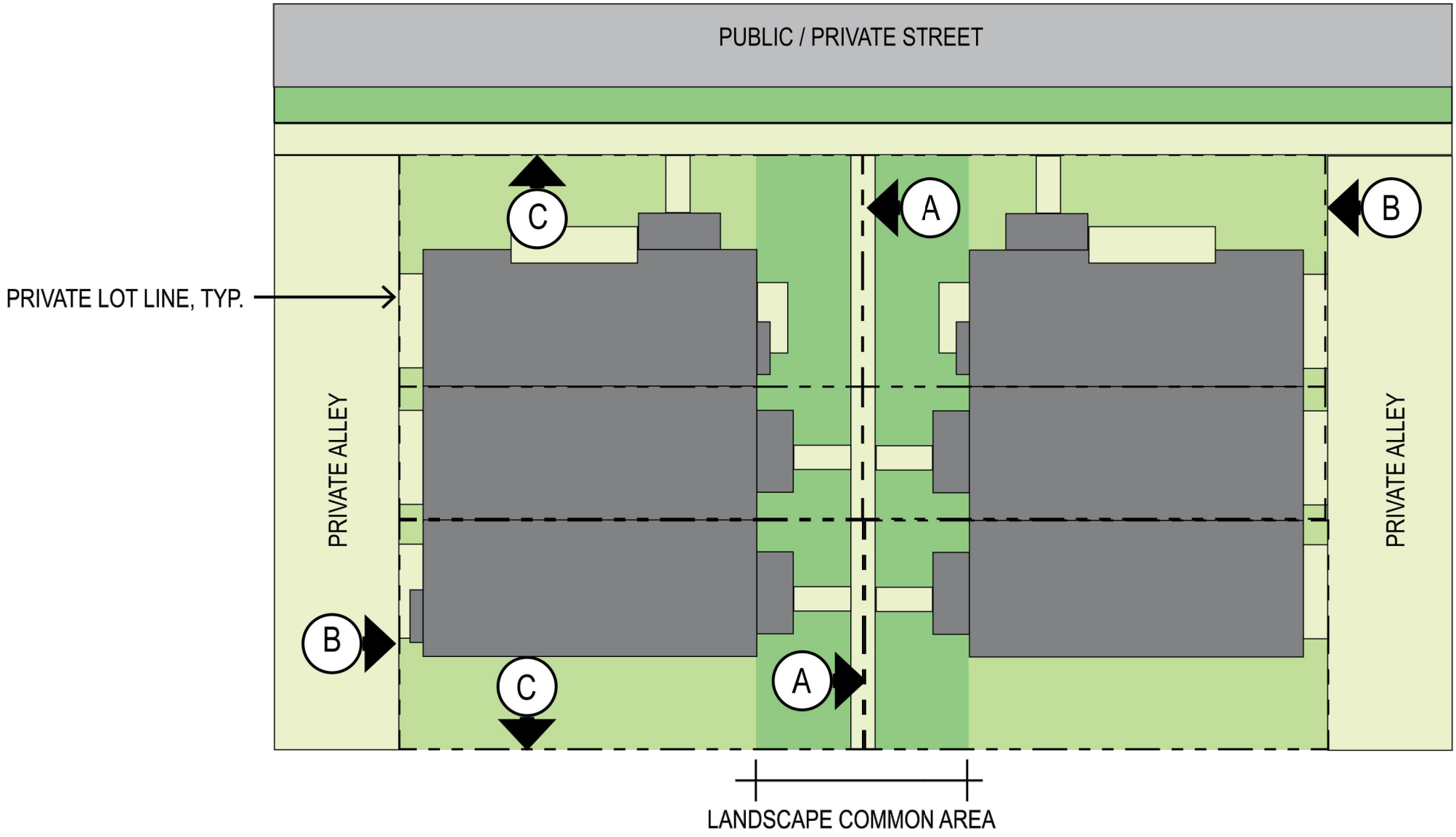
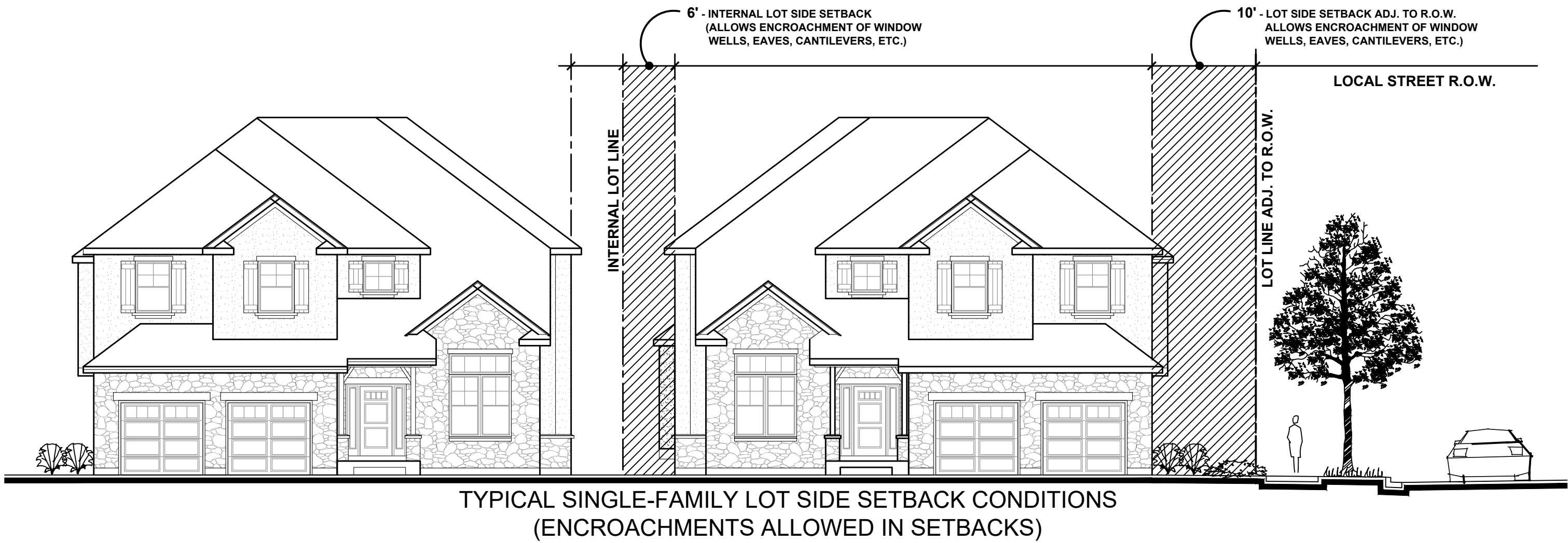
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BRIDGEWATER (COLLIERS HILL) P.U.D. OVERLAY MAP - AMENDMENT NO. 6

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  
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DIMENSIONAL STANDARDS

	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				(2,7)	MAX. HT.
DISTRICT	WIDTH (FT.)	AREA (S.F.)	FRONT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR		
LR (WITH SFD)	40'	3,500 <sup>(10)</sup>	PRIN. - 20' <sup>(3,6)</sup>	10' <sup>(3,4)</sup>	6' <sup>(3,4)</sup>	PRIN. - 20' <sup>(3,4,5)</sup>	PRIN. - 35'	
	50' CORNER LOTS		ACC. - 30' <sup>(3,6)</sup>			ACC. - 5' <sup>(3,4,5)</sup>	ACC. - 25'	
LR (VILLAGE 15 APARTMENTS)	NONE	1,500	PRIN. - 20' <sup>(3)</sup>	10' <sup>(3)</sup>	NONE <sup>(1,3)</sup>	PRIN. - 20' <sup>(3)</sup>	PRIN. - 35' <sup>(9)</sup>	
			ACC. - 30' <sup>(3)</sup>			ACC. - 5' <sup>(3)</sup>	ACC. - 25'	
LR (SFA - DUPLEX-ALLEY LOADED)	30'	2,250	PRIN. (OS) - 6' <sup>(3)</sup>	10' <sup>(3)</sup>	6' <sup>(1,3)</sup>	PRIN. - 0' <sup>(8)</sup>	PRIN. - 35'	
			PRIN. (ROW) - 12' <sup>(3)</sup>			ACC. - 0' <sup>(8)</sup>	ACC. - 25'	
LR (SFA - TOWNHOME-ALLEY LOADED)	20'	1,250	PRIN. - 15' <sup>(11)</sup>	10' <sup>(13)</sup>	6' <sup>(1,13)</sup>	PRIN. - 0' <sup>(8)</sup>	PRIN. - 35'	
			PRIN. (ROW) - 10' <sup>(12)</sup>			ACC. - 0' <sup>(8)</sup>	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 FEET FOR A COVERED PATIO (NOT ENCLOSED).								
(6) REDUCTION OF FRONT SETBACK TO 15 FEET 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 FOOT 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.								
(10) SINGLE-FAMILY LOTS ALONG THE NORTHERN AND WESTERN PERIMETER OF VILLAGE 1 SHALL BE A MINIMUM OF 10,000 SF OR GREATER.								
(11) FRONT SETBACK FACING OPEN SPACE OR COMMON LANDSCAPE AREAS SHALL ALLOW FOR ENCROACHMENTS UP TO 6 FEET FOR COVERED PORCHES (INCLUSIVE OF ROOF OVERHANGS), 5 FEET FOR STOOPS OR UNCOVERED PATIOS, 3 FEET FOR SECOND-STORY ARCHITECTURAL CANTILEVERS (INCLUSIVE OF ROOF OVERHANGS), 3 FEET FOR BAY WINDOWS (INCLUSIVE OF ROOF OVERHANGS), AND 2 FEET FOR OTHER ABOVE-GRADE FEATURES SUCH AS ROOF OVERHANGS, EAVES, COUNTERFORTS, AND FIREPLACE BOX-OUTS.								
(12) FRONT SETBACKS FACING RIGHT OF WAY SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET FOR COVERED PORCHES (INCLUSIVE OF ROOF OVERHANGS), STOOPS OR UNCOVERED PATIOS, AND 2 FEET FOR OTHER ABOVE-GRADE FEATURES SUCH AS ROOF OVERHANGS AND EAVES.								
(13) SIDE SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2 FEET FOR COVERED PORCHES (INCLUSIVE OF ROOF OVERHANGS, STOOPS OR UNCOVERED PATIOS).								



LR (SFA - TOWNHOME-ALLEY LOADED) - SETBACK EXHIBIT, TYPICAL

A | FRONT SETBACK  
B | REAR SETBACK  
C | SIDE SETBACK

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.

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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 façade 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 façade of the home for architectural relief. Square footage may include the "front stoop" area, when the front stoop is included under the same covering as the front porch.

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 RD DATE 06/09/21 SHEET 5 OF 8

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# BRIDGEWATER (COLLIERS HILL) P.U.D. OVERLAY MAP - AMENDMENT NO. 6

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 (Duplex – Alley Loaded)- 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 and Village 1B.

1. Architectural Variety and Character

a. Architectural Variety

i. Design Standards

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

<b>HURST</b> 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
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	DATE 06/09/21	SHEET 6 OF 8

BRIDGEWATER (COLLIERS HILL) P.U.D. OVERLAY MAP - AMENDMENT NO. 6

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 26 dwelling units per acre. Buildings three (3) stories or less shall contain a maximum of 36 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.

10.6.6 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

d. Architectural Character

i. Design Standards

(C) The maximum building length of any multi-family building, of 3-stories or less, shall be 160 feet. All buildings shall incorporate 1 additional item listed in 10.6.7.F.d.ii(D), totaling 3 or more features from the list 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.

Additionally, building facades facing a Public Way shall incorporate one further Architectural Design Enhancement from the list below:

- (8) Use of 10% masonry (Stone, Manufactured Stone or Brick) along the façade facing the Public Right of Way or Common Open Space;
- (9) 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);
- (10) 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
- (11) 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.

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.

<b>HURST</b>  <b>CIVIL ENGINEERING</b> <b>PLANNING</b> <b>SURVEYING</b>  FILE G:\202042\ZONING\04-ARCH	1265 S. Public Road	SCALE	HOR. N/A
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	www.hurst-assoc.com	DATE	06/09/21
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# BRIDGEWATER (COLLIERS HILL) P.U.D. OVERLAY MAP - AMENDMENT NO. 6

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 (Townhome – Alley loaded) – These standards replace subsection 10.6.7.F of the Unified Development Code and are only applicable for Village 14.

## General Provisions

Purpose: The provide areas for residential uses of an urban character at a gross density not to exceed 12 dwelling units per acre.

### 10.6.5.G.1 is replaced as follows:

#### Bicycle Parking

All development shall provide bicycle parking areas that comply with the following standards:

- Location  
~~Bicycle parking spaces shall be conveniently located, but in no case shall such facilities be located farther than 100 linear feet from the primary building entrance. Bicycle parking shall be distributed evenly throughout the single-family attached townhome area, with priority focused on key pedestrian areas and circulation paths.~~
- Spaces Required  
Bicycle parking spaces shall be provided at the following rates:
  - A minimum of 2 bicycle parking spaces per 20 off-street parking spaces for all ~~commercial and multi-family~~ single-family attached townhome uses.
- A rack or other structure shall be provided to secure parked bicycles. Looped bicycle racks shall accommodate 2 bicycles per loop.

### 10.6.7.F.1.c is replaced as follows:

#### Building Orientation

- Design Standards
  - The primary entrance and façade of individual buildings within a ~~multi-family~~ single-family attached townhome development shall be oriented towards:
    - Primary internal or perimeter streets,
    - Common open space, such as interior courtyards, landscaped common areas, parks, or open space on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.
  - Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.

### 10.6.7.F.1.d is replaced as follows:

#### Architectural Character

- Design Standards
  - All sides of a ~~multi-family~~ single-family attached 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 façade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building.
  - On ~~multi-family~~ single-family attached townhome buildings of 10 dwelling units or less, the massing and use of exterior materials is encouraged ~~to be arranged to give each building the appearance of a large single-family home to promote a cohesive style between units within a building, however distinction between buildings is required (RE: 10.6.7.F.1.e).~~ This includes townhomes, duplexes, manor homes, and stacked tri-plex/quad-plex homes. ~~but does not necessarily apply to townhomes in which the unique individualism of each dwelling unit is expressed.~~
  - The maximum length of any ~~multi-family~~ single-family attached townhome building shall be 110 156 feet.
  - Blocky, uniform ~~façades~~ buildings are prohibited. The ~~façades~~ buildings of all ~~multi-family~~ single-family attached townhome buildings shall be articulated through the incorporation of 2 or more of the following:
    - Balconies;
    - Bay or Box windows;
    - Insets or other relief in the wall plane;
    - Porches;
    - Dormers;
    - Variations in materials; or
    - Variations in roof forms.
  - The incorporation of a variety of roof forms is required strongly encouraged. Generally, ~~multi-family~~ single-family attached townhome buildings shall incorporate roof pitches of between 3:12 and 12:12; however, alternative roof forms may be permitted at the discretion of the Community Development Director.
  - Roof overhangs shall be a minimum of 12 inches to establish strong shadow lines and complement the pitch and architectural style of the structure.
  - Horizontal variations in materials along the façade of a ~~multi-family~~ single-family attached townhome building shall occur in conjunction with a change in wall plane, preferably at the inside of the corner of a wall.
  - Each elevation dwelling 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.
  - 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.

### 10.6.7.F.1.e is replaced as follows:

#### Architectural Variety

- Design Standards
  - Townhomes
    - Within each townhome row or cluster, individual dwelling units shall be differentiated through 2 or more of the following methods:
      - ~~Use of distinct color variation between individual dwelling units;~~
      - ~~Use of distinct variations in materials between individual dwelling units;~~
      - ~~Use of distinct variations in architectural style or features, such as a porch or similar feature, between individual dwelling units;~~
      - ~~Use of distinct variations in roof form;~~
      - ~~Variation in garage orientations;~~
      - ~~A variation in the plane of the front façade to provide a minimum 3 foot variation between individual dwelling units.~~
    - 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 buildings or building groups on the same side of any street.
    - A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.
    - Each front elevation shall include more than 1 wall plane. Articulation that adds shadow and visual interest is encouraged.
    - An elevation for the home that faces a street, park, trail corridor, open space, or landscaped common area shall provide an 'Enhanced Elevation'. An 'Enhanced Elevation' shall provide 3 or more of the following design enhancements listed in 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.
      - The addition of 1 window unit;
      - A change in wall plane by providing 1 or more of the following options
        - An additional wall plane change of at least 12";
        - A projecting or cantilevered living space; or
        - A bay or boxed window.
      - A covered porch or deck;
      - The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, lintels, trellises, columns, or pilasters; or
      - 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.

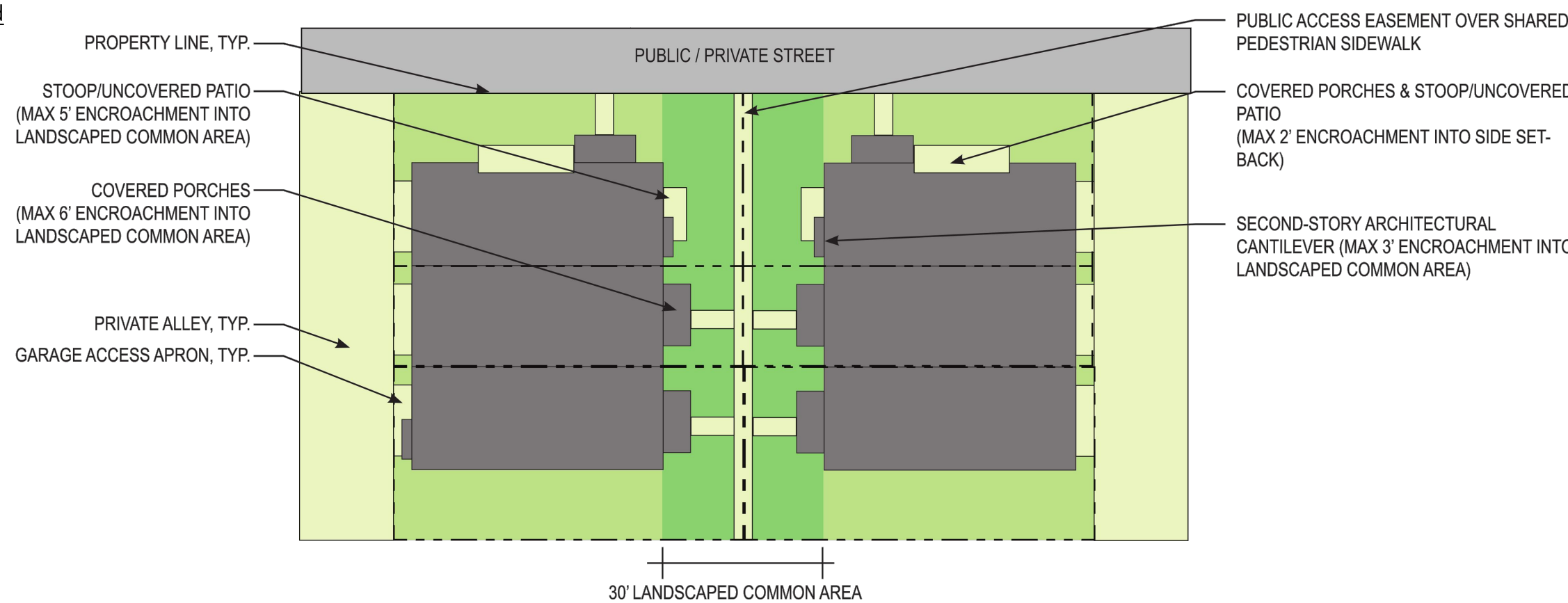
#### Additional Design Standards:

- Front Porch  
For plans with a front porch, the minimum size of front porches shall be 50 square feet of floor area, including the stoop and any projections, with a minimum depth of 6 feet.
- Front Stoop  
For 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, with a minimum depth of 3 feet.

#### Definitions:

- Landscaped Common Area  
Landscaped Common Areas shall be defined as common landscape and pedestrian areas within residential neighborhoods where alley-loaded buildings front each other, and a street is not present. These spaces are envisioned as a publicly accessible space via a public access easement granted over a portion of the front setback of a rear-loaded single-family attached lot. Landscaped Common Areas shall be a minimum of 30 feet in width as measured between the front primary facades of facing buildings. Encroachments are permitted for the following architectural appurtenances: Covered front porches up to 6 feet (inclusive of roof overhangs), front stoops or uncovered patios up to 5 feet, second-story architectural cantilevers up to 3 feet (inclusive of roof overhangs), bay windows up to 3 feet (inclusive of roof overhangs), other above-grade features such as roof overhangs, eaves, counterforts, and fireplace box-outs up to 2 feet. Fencing is not permitted in Landscaped Common Areas unless used as a decorative screening element for above ground utilities subject to the approval of the Community Development Director. See Exhibit 1.1 below.

EXHIBIT 1.1



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,  
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