

# BRIDGEWATER P.U.D. OVERLAY MAP – AMENDMENT NO. 3

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-000544-2015

**SHEET INDEX**

1. COVER SHEET
2. P.U.D. PLAN
3. P.U.D. TABLES & SECTIONS
4. ARCHITECTURE STANDARDS

**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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST QUARTER OF SECTION 8;  
 THENCE N00°01'31"E, 2,700.60 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE N89°35'35"E, 2,685.16 FEET ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 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 SOUTHWEST CORNER LIES S00°25'10"E, 2,604.46 FEET;

THENCE S00°25'10"E, 45.70 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING;

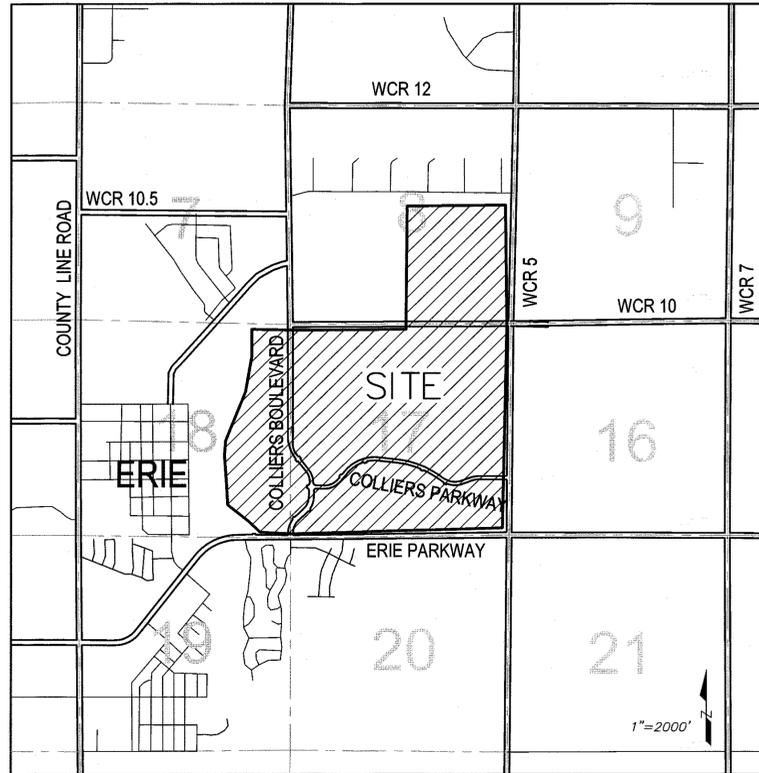
THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°49'09"W 100.45 FEET;  
 THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE CENTERLINE OF THE TRACKS AS PRESENTLY CONSTRUCTED, THE FOLLOWING THREE COURSES:

- 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 SOUTHWEST 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**

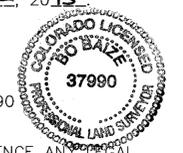
1. Bearings are based on the south line of the Southeast Quarter, assumed to bear S88°48'09"W.
2. The development of BridgeWater will be phased. The specifics of this phasing and the associated infrastructure requirements are outlined in the BridgeWater Annexation Agreement. This PUD Overlay Map modifies 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.

**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 09<sup>TH</sup> DAY OF OCTOBER, 2015.

*Bo Baize*  
 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 BE 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 5<sup>TH</sup> DAY OF AUGUST, 2015.

*At a B...*  
 Vice-CHAIRPERSON

**BOARD OF TRUSTEES APPROVAL CERTIFICATE**

THIS PUD OVERLAY MAP IS TO BE KNOWN AS THE "BRIDGEWATER PUD OVERLAY MAP-AMENDMENT NO. 3" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 22-2015, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON SEPTEMBER 8, 2015.

*Mark G...*  
 MAYOR PRO TEM

ATTEST:

*Angie Parker*  
 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.

<b>HURST</b> CIVIL ENGINEERING PLANNING SURVEYING	2500 Broadway Suite B Boulder, CO 80304 303.448.9100 www.hurst-assoc.com	SCALE HOR. N/A VERT. N/A DESIGN/APPR. JU DRAWN BY BO DATE 06/24/2015 SHEET 1 of 4
	FILE G:\202042\01-PUD-COVER.DWG	

# BRIDGEWATER P.U.D. OVERLAY MAP - AMENDMENT NO. 3

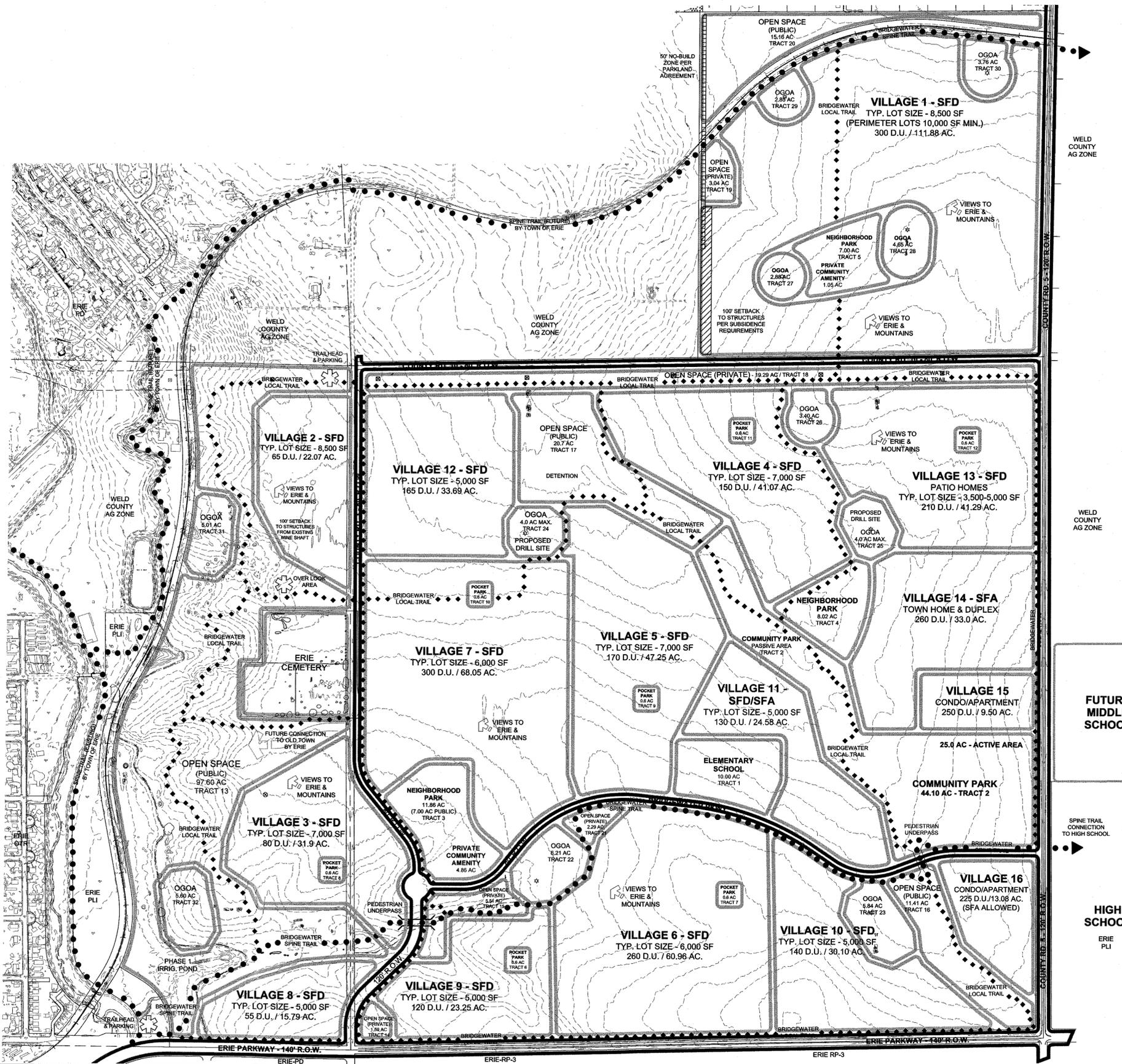
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
 965.83 ACRES  
 PUDA-000544-2015

## PROPOSED P.U.D. TABLES

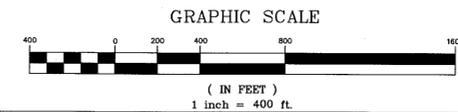
PARKS AND OPEN SPACE COMPLIANCE		
PARK AREA (based on 2,880 d.u. max.)	REQUIRED (per Annex/PUD)	PROVIDED (w/ Sketch Plan)
COMMUNITY PARK	40.0 ac.	44.1 ac.
NEIGHBORHOOD PARKS	24.0 ac.	27.9 ac. (5.9 ac. Private)
POCKET PARKS	4.0 ac.	4.2 ac.
OPEN SPACE (based on 2,880 d.u. max.)		
PUBLIC OPEN SPACE (tracts 13, 16, 17, 20)	136.6 ac.	144.86 ac.
PRIVATE OPEN SPACE (tracts 14, 15, 18, 19, 21)	45 ac.	31.73 ac. shown 13.3 ac. provided in residential areas

LAND USE SUMMARY OVERVIEW		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL AREAS	607.46 ac.	63 %
SCHOOL PARCEL	10.00 ac.	1 %
PARKS & OPEN SPACE	252.82 ac.	26 %
OUTLOTS (OIL & GAS)	48.29 ac.	5 %
PUBLIC RIGHT-OF-WAY	47.26 ac.	5 %
TOTAL ACREAGE	965.83 ac.	
GROSS DENSITY	2,880 d.u. = 2.98 d.u./ac.	100 %

LAND USE SUMMARY				
TRACT	AREA	USE	TARGET D.U.	ZONE DISTRICT
VILLAGE 1	111.88 AC.	SFD	300	SR
VILLAGE 2	22.07 AC.	SFD	65	LR
VILLAGE 3	31.90 AC.	SFD	80	LR
VILLAGE 4	41.07 AC.	SFD	150	LR
VILLAGE 5	47.25 AC.	SFD	170	LR
VILLAGE 6	60.96 AC.	SFD	260	LR
VILLAGE 7	68.05 AC.	SFD	300	LR
VILLAGE 8	15.79 AC.	SFD	55	LR
VILLAGE 9	23.25 AC.	SFD	120	LR
VILLAGE 10	30.10 AC.	SFD	140	LR
VILLAGE 11	24.58 AC.	SFD/SFA	130	LR
VILLAGE 12	33.69 AC.	SFD	165	LR
VILLAGE 13	41.29 AC.	SFD	210	LR
VILLAGE 14	33.00 AC.	SFA	260	LR
VILLAGE 15	9.50 AC.	SFA	250	LR
VILLAGE 16	13.08 AC.	SFA	225	LR
<b>SUBTOTAL</b>	<b>607.46 AC.</b>		<b>2,880 D.U.</b>	<b>MAXIMUM NUMBER OF UNITS ALLOWED</b>
TRACT 1	10.0 AC.	SCHOOL	N/A	LR
TRACT 2	44.10 AC.	C/PARK	N/A	LR
TRACT 3	11.86 AC.	N/PARK	N/A	LR
TRACT 4	8.02 AC.	N/PARK	N/A	LR
TRACT 5	8.05 AC.	N/PARK	N/A	SR
TRACT 6	0.60 AC.	P/PARK	N/A	LR
TRACT 7	0.60 AC.	P/PARK	N/A	LR
TRACT 8	0.60 AC.	P/PARK	N/A	LR
TRACT 9	0.60 AC.	P/PARK	N/A	LR
TRACT 10	0.60 AC.	P/PARK	N/A	LR
TRACT 11	0.60 AC.	P/PARK	N/A	LR
TRACT 12	0.60 AC.	P/PARK	N/A	LR
<b>PARK AREA</b>	<b>76.23 AC.</b>			
TRACT 13	97.60 AC.	O.S. PUBLIC	N/A	OS
TRACT 14	1.59 AC.	O.S. PRIVATE	N/A	LR
TRACT 15	5.51 AC.	O.S. PRIVATE	N/A	LR
TRACT 16	11.41 AC.	O.S. PUBLIC	N/A	LR
TRACT 17	20.70 AC.	O.S. PUBLIC	N/A	LR
TRACT 18	19.29 AC.	O.S. PRIVATE	N/A	LR
TRACT 19	3.04 AC.	O.S. PRIVATE	N/A	SR
TRACT 20	15.16 AC.	O.S. PUBLIC	N/A	ER
TRACT 21	2.29 AC.	O.S. PRIVATE	N/A	LR
<b>OPEN SPACE</b>	<b>176.59 AC.</b>			
TRACT 22	6.21 AC.	O.G.O.A.	N/A	LR
TRACT 23	5.84 AC.	O.G.O.A.	N/A	LR
TRACT 24	4.0 AC.	O.G.O.A.	N/A	LR
TRACT 25	4.0 AC.	O.G.O.A.	N/A	LR
TRACT 26	3.40 AC.	O.G.O.A.	N/A	LR
TRACT 27	2.88 AC.	O.G.O.A.	N/A	SR
TRACT 28	4.65 AC.	O.G.O.A.	N/A	SR
TRACT 29	2.85 AC.	O.G.O.A.	N/A	SR
TRACT 30	3.76 AC.	O.G.O.A.	N/A	SR
TRACT 31	5.01 AC.	O.G.O.A.	N/A	OS
TRACT 32	5.69 AC.	O.G.O.A.	N/A	OS
<b>O.G.O.A.</b>	<b>48.29 AC.</b>			



- 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 – AMENDMENT NO. 3

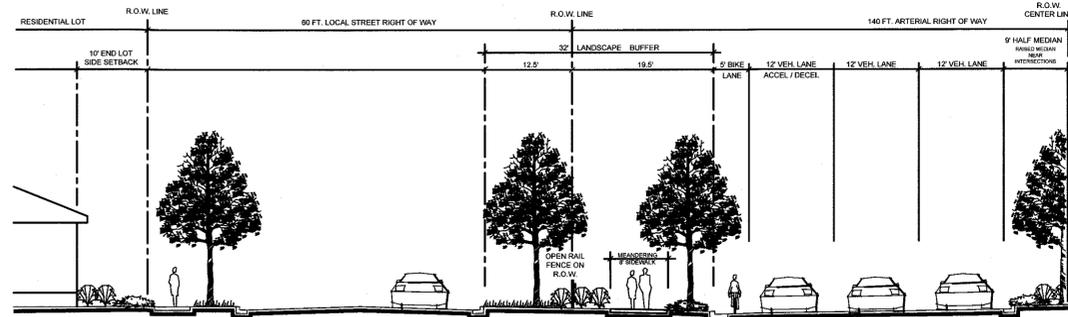
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
 965.83 ACRES  
 PUDA-000544-2015

## STREET DESIGN CRITERIA

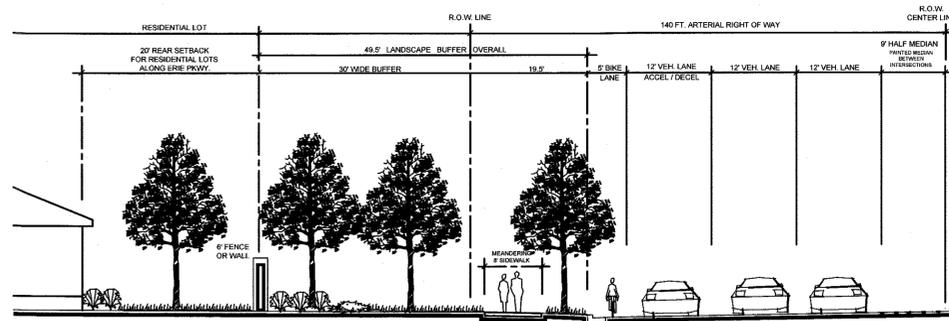
DESIGN ELEMENT	PRINCIPAL ** ARTERIAL (ERIE PKWY.)	MINOR ** ARTERIAL (CR 5)	MINOR ** ARTERIAL (CR 3)	MAJOR COLLECTOR (CR 3, B.P., CR10)	RESIDENTIAL COLLECTOR (TYP. VOL. 2000 VPD)	LOCAL STREET (TYP. VOL. 1000 VPD)	LOW VOLUME LOCAL STREET (TYP. VOL. 300 VPD)	ALLEYS
RIGHT-OF-WAY WIDTHS	140'	120'	120'	80'	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, BRIDGEWATER 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 BRIDGEWATER 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)



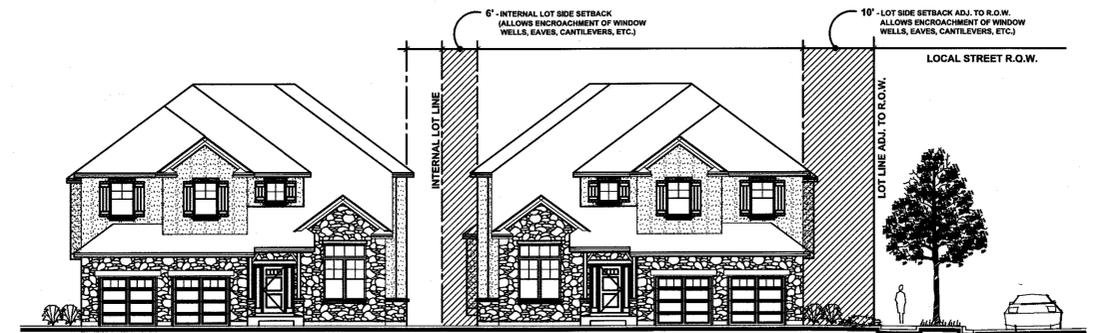
TYPICAL SECTION - WHERE LOTS BACK TO ERIE PKWY.  
 (LIMITED TO 30% OF FRONTAGE, +/- 30 LOTS)

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

## DIMENSIONAL STANDARDS

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) <sup>(1,2,3,4,5,6,7)</sup>				MAX. HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT <sup>(2,3,6)</sup>	SIDE <sup>(1,2,3,4)</sup> (TO ABUTTING STREET)	SIDE <sup>(1,2,3,4)</sup> (TO INTERIOR LOT)	REAR <sup>(2,3,4,6)</sup>	
ER	100'	40,000	PRIN. - 30'	30'	10'	PRIN. - 30'	PRIN. - 35'
			ACC. - 40'			ACC. - 10'	
SR	75'	SFD 8,500	PRIN. - 25'	20'	PRIN. - 10'	PRIN. - 25'	PRIN. - 35'
		MF 5,000/D.U.	ACC. - 35'			ACC. - 5'	
LR (WITH SFD)	40' 50' CORNER LOTS	3,500	PRIN. - 20'	10'	6'	PRIN. - 20'	PRIN. - 35'
			ACC. - 30'			ACC. - 5'	
LR (WITH MF)	NONE	2,500	PRIN. - 20'	10'	6'	PRIN. - 20'	ACC. - 25'
			ACC. - 30'			ACC. - 5'	

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



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

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.

# BRIDGEWATER P.U.D. OVERLAY MAP - AMENDMENT NO. 3

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-000544-2015

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.

- (1) A covered porch or deck.
- (2) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
- (3) 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.

- (A) 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 covered front stoop shall be 3 feet in width from the side of the front door shall be considered a front porch.

## 5. Front Porches

For model plans with a front porch, the front porch shall be a minimum size of 50 square feet, excluding the stoop, with a minimum depth of 5 feet.

LAST SAVED: 6/24/2015 11:49 AM

G:\202042\ZONING\BW-PUD-OVERLAY\_MAP.dwg

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	2500 Broadway Suite B Boulder, CO 80304 303.449.9106 www.hurst-essoc.com	SCALE: HOR. N/A VERT. N/A DESIGN/APPR. J.J. DRAWN BY BO DATE 04/30/13 SHEET 4 OF 4
	FILE: G:\202042\ZONING\BW-PUD-OVERLAY_MAP.DWG	