

**LEGAL DESCRIPTION:**

TRACT B, SPRING HILL MINOR SUBDIVISION  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
SUBORDINATELY DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 6, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 36053, WHENCE THE NORTHEAST CORNER OF SAID SECTION 6 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY PLS 25937 IS ASSUMED TO BEAR NORTH 88°46'59" EAST, A DISTANCE OF 2642.32 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°52'52" WEST, A DISTANCE OF 100.07 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, TO THE **POINT OF BEGINNING**;

THENCE NORTH 88°46'59" EAST, A DISTANCE OF 567.39 FEET;

THENCE SOUTH 17°59'14" WEST, A DISTANCE OF 192.17 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6721.00 FEET, A CENTRAL ANGLE OF 06°11'43", AN ARC LENGTH OF 726.73 FEET, THE CHORD OF WHICH BEARS SOUTH 26°55'48" WEST, A DISTANCE OF 726.38 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°32'30" EAST, A DISTANCE OF 610.45 FEET;

THENCE SOUTH 01°00'57" WEST, A DISTANCE OF 1019.29 FEET;

THENCE SOUTH 85°34'18" EAST, A DISTANCE OF 518.94 FEET;

THENCE NORTH 01°00'58" EAST, A DISTANCE OF 431.11 FEET;

THENCE SOUTH 89°16'08" EAST, A DISTANCE OF 44.21 FEET;

THENCE NORTH 11°59'32" EAST, A DISTANCE OF 320.16 FEET;

THENCE NORTH 26°06'42" EAST, A DISTANCE OF 358.66 FEET;

THENCE NORTH 28°39'43" EAST, A DISTANCE OF 242.96 FEET;

THENCE NORTH 50°25'08" EAST, A DISTANCE OF 84.05 FEET;

THENCE NORTH 70°51'22" EAST, A DISTANCE OF 60.26 FEET;

THENCE NORTH 52°57'56" EAST, A DISTANCE OF 83.63 FEET;

THENCE NORTH 36°35'09" EAST, A DISTANCE OF 137.73 FEET;

THENCE SOUTH 66°02'35" EAST, A DISTANCE OF 188.09 FEET;

THENCE SOUTH 50°07'33" EAST, A DISTANCE OF 98.34 FEET;

THENCE SOUTH 02°31'13" WEST, A DISTANCE OF 351.78 FEET;

THENCE SOUTH 89°44'32" EAST, A DISTANCE OF 388.42 FEET;

THENCE SOUTH 01°03'09" WEST, A DISTANCE OF 208.19 FEET;

THENCE SOUTH 56°41'17" WEST, A DISTANCE OF 215.90 FEET;

THENCE SOUTH 36°35'50" WEST, A DISTANCE OF 75.58 FEET;

THENCE SOUTH 19°07'03" WEST, A DISTANCE OF 137.44 FEET;

THENCE SOUTH 41°33'40" WEST, A DISTANCE OF 79.21 FEET;

THENCE SOUTH 60°12'44" WEST, A DISTANCE OF 170.91 FEET;

THENCE SOUTH 38°34'03" WEST, A DISTANCE OF 70.07 FEET;

THENCE SOUTH 15°44'21" WEST, A DISTANCE OF 139.99 FEET;

THENCE SOUTH 09°03'19" EAST, A DISTANCE OF 51.67 FEET;

THENCE SOUTH 42°36'24" EAST, A DISTANCE OF 446.86 FEET;

THENCE SOUTH 26°39'49" EAST, A DISTANCE OF 322.56 FEET;

THENCE SOUTH 08°56'07" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 07°10'60" WEST, A DISTANCE OF 98.77 FEET;

THENCE SOUTH 31°53'16" EAST, A DISTANCE OF 138.71 FEET;

THENCE SOUTH 01°03'09" WEST, A DISTANCE OF 56.77 FEET;

THENCE SOUTH 00°59'17" WEST, A DISTANCE OF 2202.71 FEET;

THENCE SOUTH 89°42'02" WEST, A DISTANCE OF 359.78 FEET;

THENCE SOUTH 51°32'36" WEST, A DISTANCE OF 543.55 FEET;

THENCE SOUTH 89°42'29" WEST, A DISTANCE OF 1787.78 FEET;

THENCE SOUTH 89°49'37" WEST, A DISTANCE OF 1647.46 FEET;

THENCE NORTH 22°39'32" EAST, A DISTANCE OF 2365.40 FEET;

THENCE NORTH 67°22'25" WEST, A DISTANCE OF 50.05 FEET;

THENCE NORTH 22°40'00" EAST, A DISTANCE OF 59.87 FEET;

THENCE SOUTH 67°25'38" EAST, A DISTANCE OF 50.09 FEET;

THENCE SOUTH 80°16'24" EAST, A DISTANCE OF 443.23 FEET;

THENCE SOUTH 23°04'45" EAST, A DISTANCE OF 154.07 FEET;

THENCE SOUTH 00°15'05" EAST, A DISTANCE OF 124.61 FEET;

THENCE SOUTH 33°30'03" EAST, A DISTANCE OF 134.90 FEET;

THENCE NORTH 57°53'03" EAST, A DISTANCE OF 139.02 FEET;

THENCE NORTH 64°37'40" EAST, A DISTANCE OF 57.31 FEET;

THENCE SOUTH 00°56'44" WEST, A DISTANCE OF 24.33 FEET;

THENCE NORTH 79°47'08" EAST, A DISTANCE OF 47.71 FEET;

THENCE SOUTH 81°35'52" EAST, A DISTANCE OF 136.58 FEET;

THENCE NORTH 58°49'22" EAST, A DISTANCE OF 77.11 FEET;

THENCE NORTH 30°51'37" EAST, A DISTANCE OF 131.96 FEET;

THENCE NORTH 04°53'46" WEST, A DISTANCE OF 73.50 FEET;

THENCE NORTH 27°55'32" WEST, A DISTANCE OF 195.02 FEET;

THENCE NORTH 03°00'47" EAST, A DISTANCE OF 42.18 FEET;

THENCE NORTH 46°58'00" EAST, A DISTANCE OF 37.17 FEET;

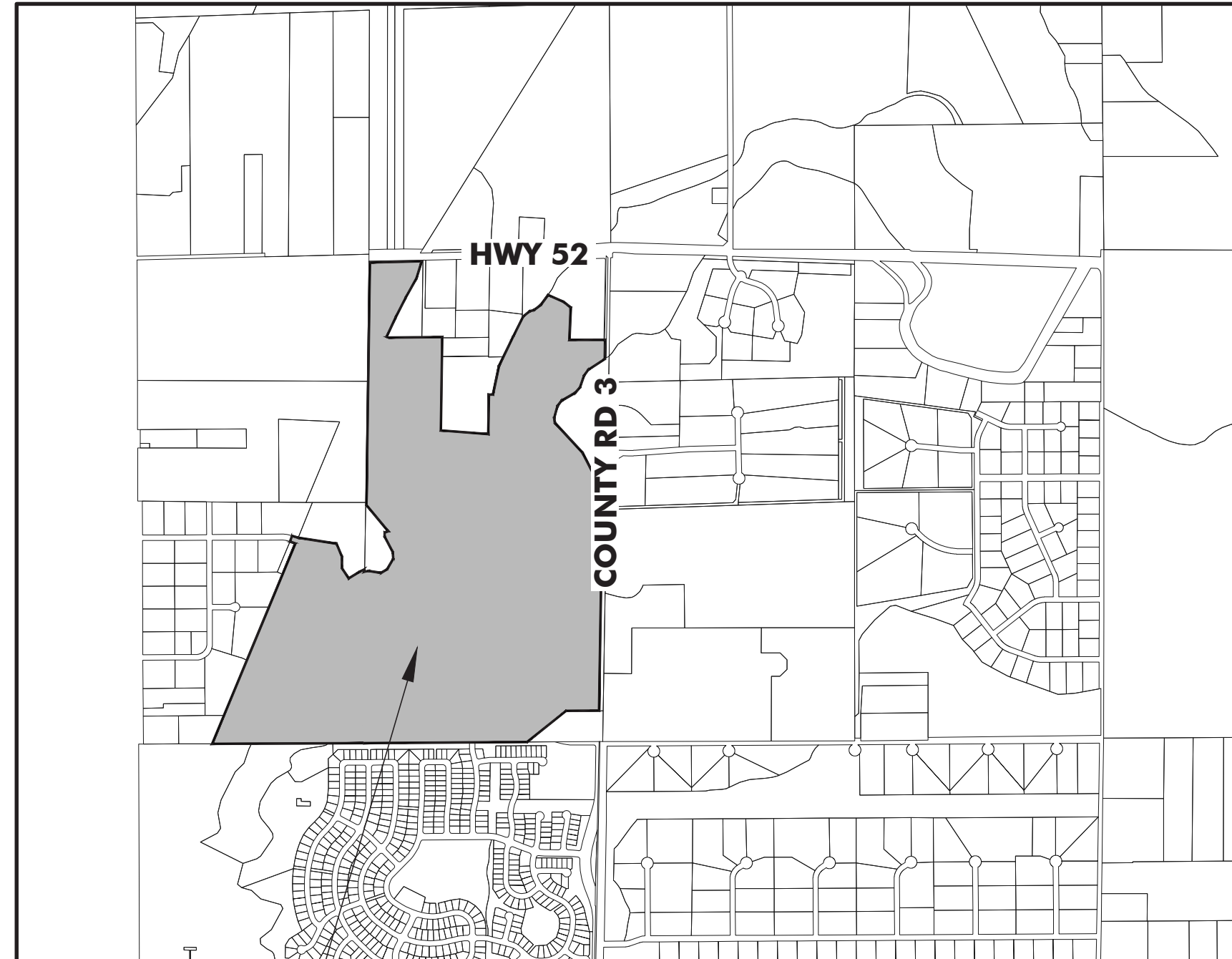
THENCE NORTH 39°21'31" WEST, A DISTANCE OF 372.62 FEET;

THENCE NORTH 00°52'52" EAST, A DISTANCE OF 2644.80 FEET, TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 13,046,816 SQUARE FEET OR 299.514 ACRES, MORE OR LESS.

# SPRING HILL PD

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
299.514 ACRES - 632 LOTS / 46 TRACTS  
PD-001263-2021



PROPERTY LOCATION

VICINITY MAP  
SCALE: 1" = 1500'

**PD NOTE:**

1. THIS PD ZONING MAP CREATES ZONING DISTRICT STANDARDS. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.
2. THE PROVISIONS OF THE PD-DP SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PD-DP THROUGH ITS APPROVAL BY THE ERIE BOARD OF TRUSTEES.

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PUD OVERLAY ZONE DISTRICT.

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

\_\_\_\_\_  
(SURVEYOR'S NAME)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

**PLANNING COMMISSION CERTIFICATE**

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

CHAIRPERSON \_\_\_\_\_

DATE \_\_\_\_\_

**BOARD OF TRUSTEES APPROVAL CERTIFICATE**

THIS PD ZONING MAP IS TO BE KNOWN AS THE "\_\_\_\_\_" PD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_  
TOWN CLERK

**CLERK & RECORDER CERTIFICATE**

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ ) ss.

I HEREBY CERTIFY THAT THIS PD ZONING MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

**SHEET INDEX**

- 1.....COVER
- 2.....PD PLANNING AREAS
- 3.....PD STANDARDS

PREPARED FOR  
E5X MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

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# SPRING HILL PD

ERIE, COLORADO

DRAWN BY: BEM  
CHECKED BY: JP  
DATE: 3-15-2021  
7-15-2021  
9-8-2021  
10-28-2021

SHEET NAME  
**COVER SHEET**

SHEET NUMBER  
**1 OF 3**



# SPRING HILL PD

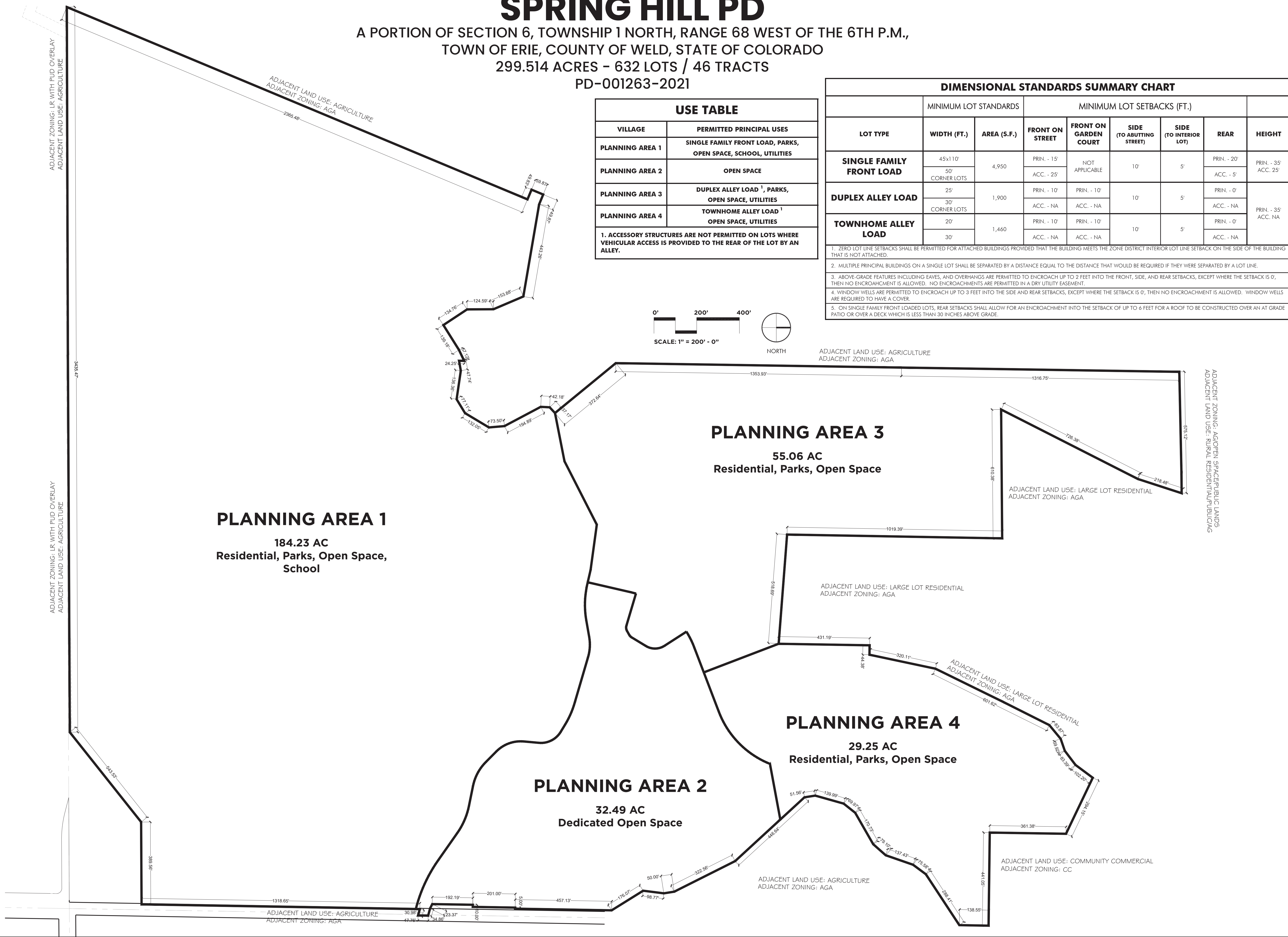
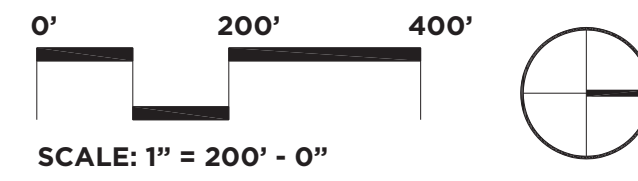
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USE TABLE	
VILLAGE	PERMITTED PRINCIPAL USES
PLANNING AREA 1	SINGLE FAMILY FRONT LOAD, PARKS, OPEN SPACE, SCHOOL, UTILITIES
PLANNING AREA 2	OPEN SPACE
PLANNING AREA 3	DUPLEX ALLEY LOAD <sup>1</sup> , PARKS, OPEN SPACE, UTILITIES
PLANNING AREA 4	TOWNHOME ALLEY LOAD <sup>1</sup> , OPEN SPACE, UTILITIES

1. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.

DIMENSIONAL STANDARDS SUMMARY CHART								
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY FRONT LOAD	45x110'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
DUPLEX ALLEY LOAD	25'	1,900	PRIN. - 10'	PRIN. - 10'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. - NA
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
TOWNHOME ALLEY LOAD	20'	1,460	PRIN. - 10'	PRIN. - 10'	10'	5'	PRIN. - 0'	ACC. - NA
	30'		ACC. - NA	ACC. - NA			ACC. - NA	

- 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.
- 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.
- ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCR OACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED. NO ENCR OACHMENTS ARE PERMITTED IN A DRY UTILITY BASEMENT.
- WINDOW WELLS ARE PERMITTED TO ENCR OACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.
- ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCR OACHMENT INTO THE SETBACK OF UP TO 6 FEET FOR A ROOF TO BE CONSTRUCTED OVER AN AT GRADE PATIO OR OVER A DECK WHICH IS LESS THAN 30 INCHES ABOVE GRADE.



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SHEET NAME  
**PD PLANNING AREAS**

SHEET NUMBER  
**2 OF 3**



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## PLANNING AREA 1 - DEVELOPMENT STANDARDS

The Standards presented here are intended to modify the following sections of the Unified Development Code:

### A. Architectural Standards - Single Family Detached Residential

#### 1. Architectural Variety and Character - Section 10.6.7 E1.c

##### 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 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 - Section 10.6.7 E1.d

Each single family detached model plan and elevation shall demonstrate the following design attributes:

##### i. Design Standards

(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

(B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane.

(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.

(D) The main roof should extend beyond the primary facade by a minimum of one foot.

(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three 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 elevation design enhancements shall be consistent with the design elements of the front elevations.

(1) The addition of one window unit.

(2) A change in wall plane by providing one or more of the following options:

- An additional wall plane change. Minimum six feet in width and one foot projection.
- 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 two 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"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

##### c. 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 shall be used in locations where its mass is 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 six feet from the corner.

#### 2. Orientation of Dwellings to the Street - Section 10.6.7 E2

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.

#### 3. Garages - Section 10.6.7 E3

##### a. Diversity of Garage Orientation:

(A) 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 4 feet, and a maximum of 10 feet, behind the most forward plane of main floor living space or a front porch.

(2) Garages recessed a minimum of 4 feet behind the front facade of the living space, or flush with or behind the front porch.

(3) Side-loaded garages.

(4) Garages recessed a minimum of 2 feet beneath a second floor living space.

##### b. Width/Facade Ratio

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

#### 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 three feet in width.

#### 5. Front Porches - Section 10.6.7 E4

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet including the stoop and any projections, minimum depth of 5'.

## PLANNING AREA 3-4 - DEVELOPMENT STANDARDS

### B. Architectural Standards - Single Family Attached Residential Townhome and Duplex

#### 1. Architectural Character - Section 10.6.7 F-1.d-ii(B),

a. For Duplex homes, the unique individualism of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single-family home.

b. For Townhome buildings, individual dwelling units shall either be differentiated or may express a purposely uniform design.

#### 2. Architectural Character/Materials - Section 10.6.7 F-1.f,

a. When masonry cladding is used, it shall be in locations where its mass is 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 six feet from the corner.

#### 3. Enhanced Elevation

An elevation of the home that faces a public/private open space that contains trails, sidewalks or public amenities shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home.

(1) A change in wall plane by providing one or more of the following options:

- i. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered patio.
- ii. A projecting or cantilevered living space.
- iii. A bay or boxed window.

(2) An additional window on the street facing side of the home.

(3) Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(4) The use of a minimum of two 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 treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

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PD  
NOTES &  
ARCHITECTURAL  
STANDARDS

SHEET NUMBER

3 OF 3