

FLATIRON MEADOWS PUD OVERLAY MAP AMENDMENT NO. 3

**A PORTION OF THE S 1/2 OF SECTION 23, AND A PORTION OF THE NW 1/4 OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE,
COUNTY OF BOULDER, COLORADO
367.18 ACRES
PUDA-000867-2017**

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW BY ALL MEN THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, BOTH IN TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 88°23'44" EAST, 5247.78 FEET AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 45°53'51" EAST, 41.90 FEET TO A POINT BEING 30.00 FEET EASTERLY AND PERPENDICULAR TO THE WEST LINE OF SAID SOUTH HALF OF SECTION 23 AND BEING 30.00 FEET SOUTHERLY AND PERPENDICULAR TO THE NORTH LINE OF SAID SOUTH HALF OF SECTION 23, SAID POINT BEING THE SOUTHEAST INTERSECTION CORNER OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ISABELLE ROAD (AKA LEON A. WURL PARKWAY AND COUNTY ROAD NO. 52) WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 111TH STREET (AKA COUNTY ROAD NO. 9) AND BEING THE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SOUTH HALF OF SECTION 23, NORTH 88°23'44" EAST, 799.68 FEET TO THE NORTHWEST CORNER OF THAT PARCEL RECORDED AS RECEPTION NO. 1691801 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY;

THENCE SOUTHERLY, EASTERLY AND THEN NORTHERLY ALONG SAID PARCEL BOUNDARY LINES THE FOLLOWING THREE (3) COURSES:

1) DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 01°36'16" EAST, 150.00 FEET; 2) NORTH 88°23'44" EAST, 100.00 FEET; 3) NORTH 01°36'16" WEST, 150.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE DEPARTING SAID PARCEL BOUNDARY LINE, EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SOUTH HALF OF SECTION 23, NORTH 88°23'44" EAST, 2150.90 FEET TO THE NORTHWEST CORNER OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM RECORDED AS RECEPTION NO. 1584595 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY;

THENCE SOUTHERLY, EASTERLY AND SOUTHWESTERLY ALONG THE BOUNDARY LINES OF SAID ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 01°36'16" EAST, 25.00 FEET; 2) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 88°23'44" EAST, 600.00 FEET; 3) SOUTH 03°14'04" WEST, 299.44 FEET; 4) SOUTH 14°59'48" WEST, 615.82 FEET TO THE NORTHWEST BOUNDARY CORNER ORCHARD GLEN FILING NO. 2 AT MEADOW SWEET FARM RECORDED AS RECEPTION NO. 1892391 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY;

THENCE SOUTHWESTERLY AND THEN SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID ORCHARD GLEN FILING NO. 2 AT MEADOW SWEET FARM THE FOLLOWING SIX (6) COURSES:

1) SOUTH 02°44'27" WEST, 744.09 FEET; 2) SOUTH 28°15'45" EAST, 245.31 FEET; 3) SOUTH 50°58'52" EAST, 426.61 FEET; 4) SOUTH 26°32'05" EAST, 311.46 FEET; 5) SOUTH 57°27'40" EAST, 238.47 FEET; 6) SOUTH 01°25'14" EAST, 60.68 FEET TO THE SOUTH SECTION LINE OF SAID SOUTH HALF OF SECTION 23; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE, WESTERLY ALONG SAID SOUTH SECTION LINE, SOUTH 88°33'52" WEST, 1623.43 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH SECTION LINE, SOUTHERLY ALONG THE EAST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 00°21'52" EAST, 2663.27 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE DEPARTING SAID EAST SECTION LINE, WESTERLY ALONG THE SOUTH SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 88°57'41" WEST, 1933.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORTH 111TH STREET;

THENCE NORTHEASTERLY, NORTHERLY AND THEN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1) NORTH 23°16'45" EAST, 31.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 430.00 FEET; 2) NORTHEASTERLY AND NORTHERLY 185.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°46'09"; 3) TANGENT TO SAID CURVE, NORTH 01°29'25" WEST, 66.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 185.00 FEET; 4) NORTHWESTERLY 179.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°28'31"; 5) TANGENT TO SAID CURVE, NORTH 56°57'56" WEST, 63.29 FEET; 6) NORTH 61°13'01" WEST, 267.81 FEET; 7) NORTH 68°37'08" WEST, 86.64 FEET; 8) NORTH 73°10'26" WEST, 189.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 133.44 FEET; 9) NORTHWESTERLY 113.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°36'56", TO A POINT BEING 30.00 FEET EAST AND PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 AND ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH 111TH STREET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) NON-TANGENT TO SAID CURVE AND 30.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, NORTH 00°16'33" WEST, 1884.24 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF SECTION 23; 2) 30.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTH HALF OF SECTION 23, NORTH 00°10'24" WEST, 2616.97 FEET TO THE POINT OF BEGINNING.

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
CONTAINING 15,994,713 SQUARE FEET OR 367.188 ACRES.

District	Max. DU's	Minimum Lot Size		Minimum Setbacks (ft.)				Max. Height (ft.)
		Width (ft)	Area (sq ft)	Front	Street	Interior Lot Line	Rear	
SR EXISTING (UDC Table 4.1)	3 DU/AC	75	SR: 10,000 MF: 5,000 p/DU	25	20	Prin:10	Prin:25	Prin:35
PUD SR PROPOSED ¹	2.3 DU/AC ⁴ (Max. Project Density)	65'	7,150	20	20	Prin:7.5	Prin:20	Prin:35
PUD SR-1 65' X 110'		70'	8,400	25	20	Prin:10	Prin:25	Prin:35
PUD SR-2 70' X 120'		75'	9,375	20	20	Prin:7.5	Prin:20	Prin:35
PUD SR-3 75' X 125'		80'	10,000	25	20	Prin:10	Prin:25	Prin:35
PUD SR-4 80' X 135'								
PUD SR-5 ²	132	30'	2,250	5	5	5	Prin:5	Prin:35
PUD SR-6 55' X 110'	2.3 DU/AC ⁴ (Max. Project Density)	55'	5500	20	10	Prin:5	Prin:20	Prin:35

NOTES:

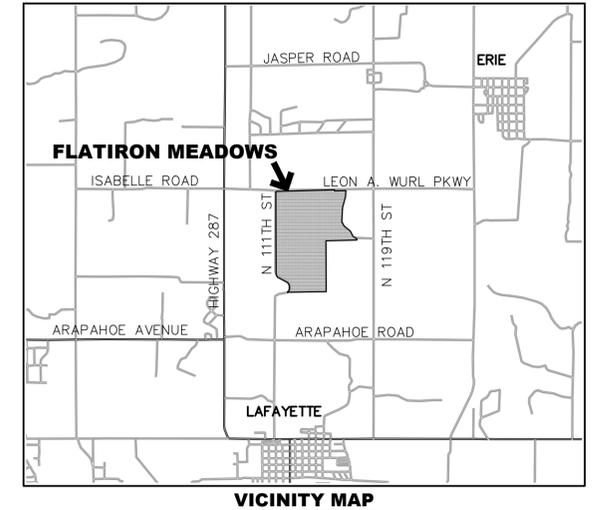
- PER SECTION 2.7.D.2.a; DEVELOPMENTS ALONG THE PERIMETER OF THE PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONING EXCEPT AS SHOWN HEREON.
- SR-5 AREA IS SUBJECT TO FURTHER SUBDIVISION AND SITE PLAN REVIEW STANDARDS AND PROCEDURES SET FORTH IN THE UDC, AS AMENDED.
- THE DIMENSIONAL STANDARDS BEING VARIED BY THE PUD OVERLAY ARE UNDERLINED IN THE DIMENSIONAL STANDARDS SUMMARY CHART.
- 2.3 DU/AC IS A GROSS MAXIMUM DENSITY FOR OVERALL PROJECT.

SURVEYOR'S CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2017.

DANIEL E. DAVIS, PLS # 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE A, LITTLETON, COLORADO 80122



BOARD OF TRUSTEES ACCEPTANCE CERTIFICATE:

THE DEDICATIONS TO THE TOWN OF ERIE SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR: _____

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

THIS PUD OVERLAY MAP, PUDA-12-00039, WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRPERSON: _____

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT

RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

PATH: P:\WORTH FLATIRON\CADD\CIVIL\12 PUD\T1.DWG
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XREFS: 60BASE, 140BASE, 52BASE, 51BASE, 120BASE, 90BASE, 42BASE, 41BASE, 80BASE, 70BASE, 34BASE, 33BASE, 32BASE, 10BASE, 12TB.

DATE	REVISION DESCRIPTION

Drawing Name T1.dwg
Job Number HINES PA H
Prepared For HT FLATIRON LP

Designer BKM	Drafter BKM	Checked TAJ
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9090 South Ridgeline Blvd., Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Municipal Engineering Development Surveying

FLATIRON MEADOWS

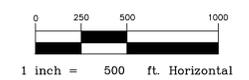
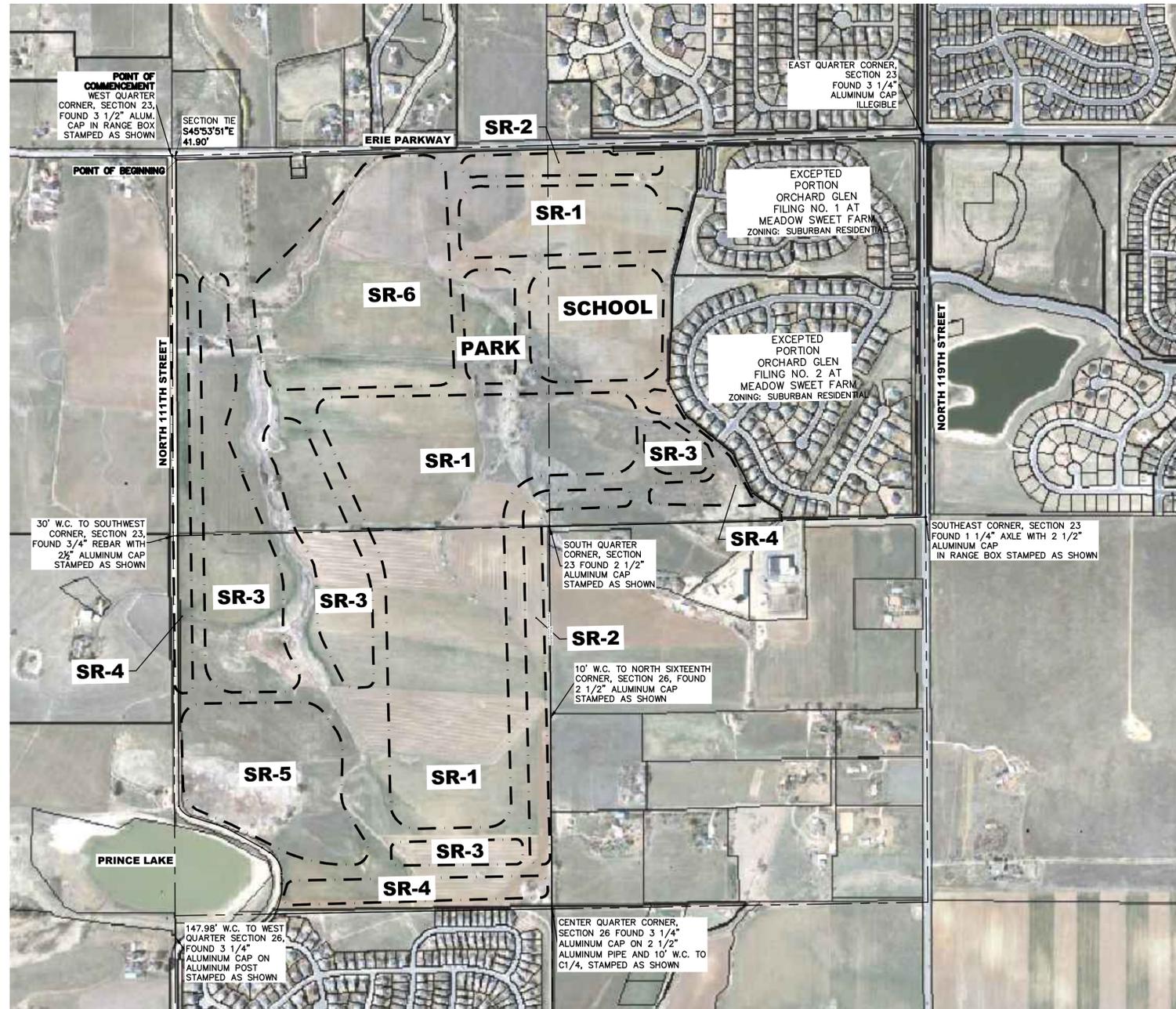
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Sheet 1	1 of 4
Date OCTOBER 31, 2017	

FLATIRON MEADOWS PUD OVERLAY MAP

AMENDMENT NO. 3

A PORTION OF THE S 1/2 OF SECTION 23, AND A PORTION OF THE NW 1/4 OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE,
COUNTY OF BOULDER, COLORADO
367.18 ACRES
PUDA-000867-2017



PATH: P:\WORTH FLATIRON\CADD\CIVIL\12 PUD\T1.DWG
PLOTTED BY: Lorraine Anifz PLOT DATE: 10/31/2017 2:41 PM
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DATE	REVISION DESCRIPTION

Drawing Name T1.dwg			
Job Number HINES PA H			
Prepared For HT FLATIRON LP	Designer BKM	Drafter BKM	Checked TAJ

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FLATIRON MEADOWS
PUD OVERLAY MAP

Sheet 2	of 4
Date OCTOBER 31, 2017	

FLATIRON MEADOWS PUD OVERLAY MAP AMENDMENT NO. 3

**A PORTION OF THE S 1/2 OF SECTION 23, AND A PORTION OF THE NW 1/4 OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE,
COUNTY OF BOULDER, COLORADO
367.18 ACRES
PUDA-000867-2017**

ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLING UNITS – THESE STANDARDS REPLACE SUBSECTION 6.7.E OF THE UDC AND ARE ONLY APPLICABLE FOR FILINGS 8 AND 10 AND PLANNING AREA C AS APPROXIMATELY SHOWN ON EXHIBIT A.

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 ELEVATION DESIGN ENHANCEMENTS SHALL BE CONSISTENT WITH THE DESIGN ELEMENTS OF THE FRONT ELEVATION.
 - (1) THE ADDITION OF 1 WINDOW UNIT
 - (2) A CHANGE IN THE 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 LOCATION WHERE IT'S 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 A 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 BUILDING TO STREET ALONG THE SAME BLOCK OR 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.

- (A) IN CASES OF MODELS WITH COURTYARDS, THE COURTYARD ENTRANCE WILL BE CONSIDERED THE PRIMARY PEDESTRIAN DOORWAY.
 - (1) A COURTYARD SHALL BE ENCLOSED ON THREE (3) SIDES BY THE HOME. THE FOURTH SIDE SHALL FACE AND BE VISIBLE FROM THE FRONT LOT LINE AND BE CONSIDERED THE COURTYARD ENTRANCE.
 - (2) THE COURTYARD ENTRANCE SHALL INCLUDE A STRUCTURE OR FENCE TO ENCLOSE THE COURTYARD TO A HEIGHT OF AT LEAST FOUR (4) FEET AND SHALL NOT BE MORE THAN 75 PERCENT OPAQUE.
 - (3) THE OPENING INTO THE COURTYARD SHALL INCLUDE A DOOR, OVERHEAD FEATURE, OR OTHER ARCHITECTURAL ELEMENTS TO INDICATE IT IS THE PRIMARY ENTRANCE INTO THE DWELLING AREA.
 - (4) THE COURTYARD ENTRANCE SHALL MATCH AND/OR COMPLEMENT THE STYLE, DETAILS, AND MATERIALS OF THE HOME.
 - (5) THE COURTYARD ENTRANCE SHALL BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE ADJACENT FRONT ELEVATIONS.
 - (6) THE COURTYARD WIDTH SHALL NOT BE LESS THAN TWENTY PERCENT (20%) OF THE WIDTH OF THE FRONT ELEVATION.

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 OF 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 THE 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 RATION

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 GARAGES 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.

EXHIBIT A: AREAS WITH MODIFIED ARCHITECTURAL STANDARDS



VICINITY MAP
SCALE: 1"=500'



PATH: P:\WORTH\FLATIRON\CADD\CIVIL\12 PUD\T1.DWG
 PLOTTED BY: Lorraine Anif
 PLOT DATE: 10/31/2017 2:43 PM
 XREFS: 60BASE, 140BASE, 52BASE, 51BASE, 120BASE, 90BASE, 42BASE, 41BASE, 80BASE, 70BASE, 34BASE, 33BASE, 32BASE, 10BASE, 12TB

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DATE	REVISION DESCRIPTION

Drawing Name T1.dwg			
Job Number HINES PA H			
Prepared For HT FLATIRON LP	Designer BKM	Drafter BKM	Checked TAJ

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FLATIRON MEADOWS

ARCHITECTURAL STANDARDS

Sheet	3
of	4
Date	OCTOBER 31, 2017

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**A PORTION OF THE S 1/2 OF SECTION 23, AND A PORTION OF THE NW 1/4 OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE,
COUNTY OF BOULDER, COLORADO
367.18 ACRES
PUDA-000867-2017**

ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY ATTACHED DWELLING UNITS – THESE STANDARDS REPLACE SUBSECTION 6.7.E OF THE UDC AND ARE ONLY APPLICABLE FOR PLANNING AREA H AS APPROXIMATELY SHOWN ON EXHIBIT A.

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 2 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 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 ELEVATION DESIGN ENHANCEMENTS SHALL BE CONSISTENT WITH THE DESIGN ELEMENTS OF THE FRONT ELEVATION.
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 - 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 LOCATION WHERE IT'S MASS IS A LOGICAL AND APPROPRIATE. IN INSTANCES WHERE MASONRY WRAPS THE EXTERIOR CORNER OF THE HOME, THE MASONRY SHOULD CONTINUE 2' BEYOND FRONT CORNER OF HOME WITH TERMINATION AT WING FENCE.

2. ORIENTATION OF DWELLINGS TO THE STREET

EACH RESIDENCE SHALL HAVE A 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 BUILDING TO STREET ALONG THE SAME BLOCK OR 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. 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.

4. 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.

EXHIBIT A: AREAS WITH MODIFIED ARCHITECTURAL STANDARDS



PATH: P:\WORTH\FLATIRON\CADD\CIVIL\12 PUD\T1.DWG
 PLOTTED BY: Lorraine Anif PLOT DATE: 10/31/2017 2:43 PM
 XREFS: 60BASE, 140BASE, 52BASE, 51BASE, 120BASE, 90BASE, 42BASE, 41BASE, 80BASE, 70BASE, 34BASE, 33BASE, 32BASE, 10BASE, 12TB

DATE	REVISION	DESCRIPTION
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Drawing Name	T1.dwg
Job Number	HINES PA H
Prepared For	HT FLATIRON LP

Designer	Drafter	Checked
BKM	BKM	TAJ

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FLATIRON MEADOWS

ARCHITECTURAL STANDARDS

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Date	OCTOBER 31, 2017