

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	
Submittal ID:	
MEP Phase:	Referral

**Date:** March 16<sup>th</sup>, 2022  
**To:** **Audem Gonzales, Town Planner**  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Parkdale PUD Amendment No 3
<b>Location:</b>	NWC of E County Line Rd and E Baseline Rd

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- MHFD would like to understand the impacts of adding this roadway and its relation to the previously approved discharge rates from the Master Drainage Report. Please consider whether the new roadway will discharge into an existing detention pond and if this will change the release rate into the MEP eligible channels in the area.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Ryan Tigera, P.E.  
Project Engineer  
Mile High Flood District  
[rtigera@mhfd.org](mailto:rtigera@mhfd.org)

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

March 15, 2022

Audem Gonzales  
Town of Erie | Planning & Development  
DevelopmentReferral@ericco.gov

**Location:**  
S SW Section 36,  
T1N, R69W, 6<sup>th</sup> P.M.

**Subject: Parkdale PUD Amendment No. 3 – PUDA-001342-2021**  
**Town of Erie, Boulder County, CO; CGS Unique No. BO-22-0001-2**

Dear Audem:

Colorado Geological Survey has reviewed the Parkdale PUD Amendment No. 3 PUDA-001342-2021 referral. I understand the purpose of this PUD Amendment is (per the September 2021 narrative by OEO 2, LLC) to extend Village 8 to connect with what is currently depicted as Tract AR on the Filing 3 Final Plat (0.742 acres) / from the Land Use Application (signed September 22, 2021), “PUD Amendment to add a small parcel as part of the Penner Drive extension as part of Filing 3.”

**CGS has no objection to approval of Parkdale PUD Amendment No. 3 – PUDA-001342-2021.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.  
Engineering Geologist

## Audem Gonzales

---

**From:** bradley.sheehan@state.co.us  
**Sent:** Monday, February 28, 2022 12:32 PM  
**To:** Melinda Helmer  
**Cc:** Jeff Kloska - CDOT  
**Subject:** Re: Referral Review - Parkdale PUD Amendment No. 3

Thank you referring the rezoning for our review. We have no comments or concerns on the rezoning.

On Mon, Feb 14, 2022 at 12:59 PM Melinda Helmer <[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)> wrote:

Good Afternoon,

Please see the link for referral documents on the above noted project:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=137789&repo=r-a69d230a>

Referral comments are due back by March 15, 2022. Staff DRT is scheduled for March 17, 2022.

Please let me know if you have any questions.

Regards,



**Melinda Helmer, CMC** | Planning Technician  
Town of Erie | Planning & Development  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Phone: 303-926-2770 | Fax: 303-926-2706

[www.erieco.gov/planning](http://www.erieco.gov/planning) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

*Erie, Colorado - the BEST place to raise a family!*

The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any dissemination, distribution, or copying is strictly prohibited. If you think that you have received this e-mail message in error, please contact the sender and delete the original message immediately.

--



[www.codot.gov](http://www.codot.gov) [www.cotrip.org](http://www.cotrip.org)

Please note that CDOT Region 1 Permits is now at 2829 W. Howard Pl., Denver, CO 80204, 2nd floor

Brad Sheehan P.E.  
Colorado Department of Transportation  
Access Engineer Region 1  
2829 W. Howard Pl.,  
Denver, CO 80204  
2nd floor  
303-512-4271

## **Audem Gonzales**

---

**From:** Cheryl Plucker <cheryl@farmersres.com>  
**Sent:** Thursday, March 17, 2022 11:18 AM  
**To:** Development Referral  
**Subject:** Parkdale PUD Amendment No. 3 PUDA-001342-2021

Good Morning Audem,

In regard to the above listed project FRICO has no comments at this time. I apologize for the late response if you have any questions please call or email me.

Thank You,

Cheryl Plucker  
Field Technician  
Farmers Reservoir and Irrigation  
80 S. 27<sup>th</sup> Ave  
Brighton, CO 80601  
cheryl@farmersres.com  
720-297-0877

## Audem Gonzales

---

**From:** Charles.Buck <Charles.Buck@FHUENG.COM>  
**Sent:** Monday, March 7, 2022 11:14 AM  
**To:** Development Referral  
**Cc:** Audem Gonzales  
**Subject:** Parkdale PUDA No. 3 Traffic Response  
**Attachments:** Parkdale PUDA 030722.pdf

Audem:

Attached is my referral response for Parkdale. I have no traffic-related concerns with the submittal materials. Please let me know if there are questions.

Thanks,



**CHARLES M. BUCK, PE, PTOE**

Senior Transportation Engineer

303.721.1440 x 8927

6400 S Fiddlers Green Circle, Suite 1500, Greenwood Village, CO 80111

[charles.buck@fhueng.com](mailto:charles.buck@fhueng.com)

[www.fhueng.com](http://www.fhueng.com)

## **Audem Gonzales**

---

**From:** Cheryl Plucker <cheryl@farmersres.com>  
**Sent:** Thursday, March 17, 2022 11:18 AM  
**To:** Development Referral  
**Subject:** Parkdale PUD Amendment No. 3 PUDA-001342-2021

Good Morning Audem,

In regard to the above listed project FRICO has no comments at this time. I apologize for the late response if you have any questions please call or email me.

Thank You,

Cheryl Plucker  
Field Technician  
Farmers Reservoir and Irrigation  
80 S. 27<sup>th</sup> Ave  
Brighton, CO 80601  
cheryl@farmersres.com  
720-297-0877

# PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 3

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF EIRE, COUNTY OF BOULDER, STATE OF COLORADO  
247.3963 ACRES  
PUDA-001342-2021

## OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 36 THE FOLLOWING TWO (2) COURSES:

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY BOUNDARY OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY BOUNDARY OF SAID TRACT A, BLOCK 1 AND THE WESTERLY BOUNDARY OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON RAILROAD AS DESCRIBED IN BOOK 113, PAGE 407, SAID RIGHT-OF-WAY LINE ALSO DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020, SAID POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 23°55'02" W 413.13 FEET, A RADIUS OF 5450.80 FEET, AN ARC OF 413.22 FEET, AND A DELTA OF 04°20'37" TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 26°13'11" W ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 525.34 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 46°29'50" W 461.81 FEET, A RADIUS OF 666.26 FEET, AN ARC OF 471.59 FEET, AND A DELTA OF 40°33'18" TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG SAID BOUNDARY RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING FOUR (4) COURSES:

1) N 89°44'25" E A DISTANCE OF 219.91 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

3) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

4) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1176.06 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1143 AT PAGE 504;

THENCE N 87°03'19" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 1143 AT PAGE 504 AND THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 AND THE EXTENSION THEREOF A DISTANCE OF 992.94 FEET;

THENCE S 00°00'00" E A DISTANCE OF 491.04 FEET;

THENCE N 89°36'44" E A DISTANCE OF 162.15 FEET;

THENCE N 87°00'35" E A DISTANCE OF 110.11 FEET;

THENCE N 89°36'44" E A DISTANCE OF 147.90 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3891646;

THENCE S 00°11'08" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 80.00 FEET;

THENCE S 89°36'44" W A DISTANCE OF 147.62 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 44°36'44" W 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 90°00'00";

THENCE S 00°23'16" E A DISTANCE OF 99.76 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 436823;

THENCE S 89°36'44" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 AND THE EXTENSION THEREOF BEING THE NORTHERLY BOUNDARIES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 749256, 3494053, 127323, 3222737 AND 3059458 A DISTANCE OF 1579.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822 THE FOLLOWING TWO (2) COURSES:

1) N 00°20'16" W A DISTANCE OF 4.50 FEET;

2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

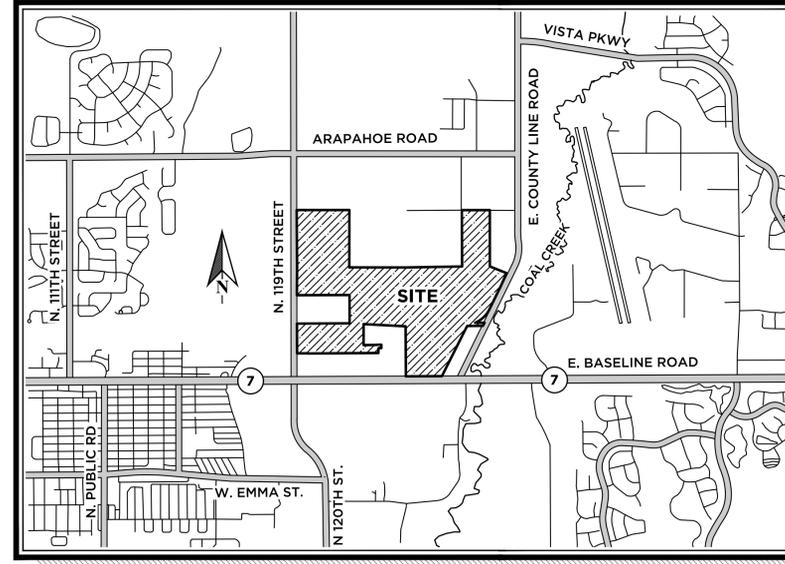
THENCE N 00°18'39" W ALONG SAID WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 89°45'33" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°14'20" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3554447, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3554447 AND ALONG THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;



## VICINITY MAP

1" = 2000'

## OVERALL BOUNDARY DESCRIPTION CONTINUED:

THENCE N 00°27'02" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 10,787,166 SQUARE FEET, OR 247.3963 ACRES MORE OR LESS.

## NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, ASSUMED TO BEAR S 89°56'15" E.
- THIS P.U.D. OVERLAY MAP MODIFIES THE DIMENSIONAL AND ARCHITECTURAL STANDARDS SET FORTH IN THE TOWN OF EIRE UNIFIED DEVELOPMENT CODE SECTION 10.6.7, ARCHITECTURAL STANDARDS.
- IN THE EVENT THERE IS ANY DISCREPANCY BETWEEN THE CODE AND THIS P.U.D., THE P.U.D. SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE APPROVED P.U.D. SHALL COMPLY WITH THE CODE.

## SURVEYOR'S CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHRISTOPHER H. McELVAIN, P.L.S. 36561  
FOR AND ON BEHALF OF KT ENGINEERING, LLC

## PLANNING COMMISSION CERTIFICATE:

THIS PUD OVERLAY MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRPERSON

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 3" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF EIRE, COLORADO, HELD ON \_\_\_\_\_, 2021.

MAYOR

ATTEST

TOWN CLERK

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
  ) SS  
COUNTY OF BOULDER )

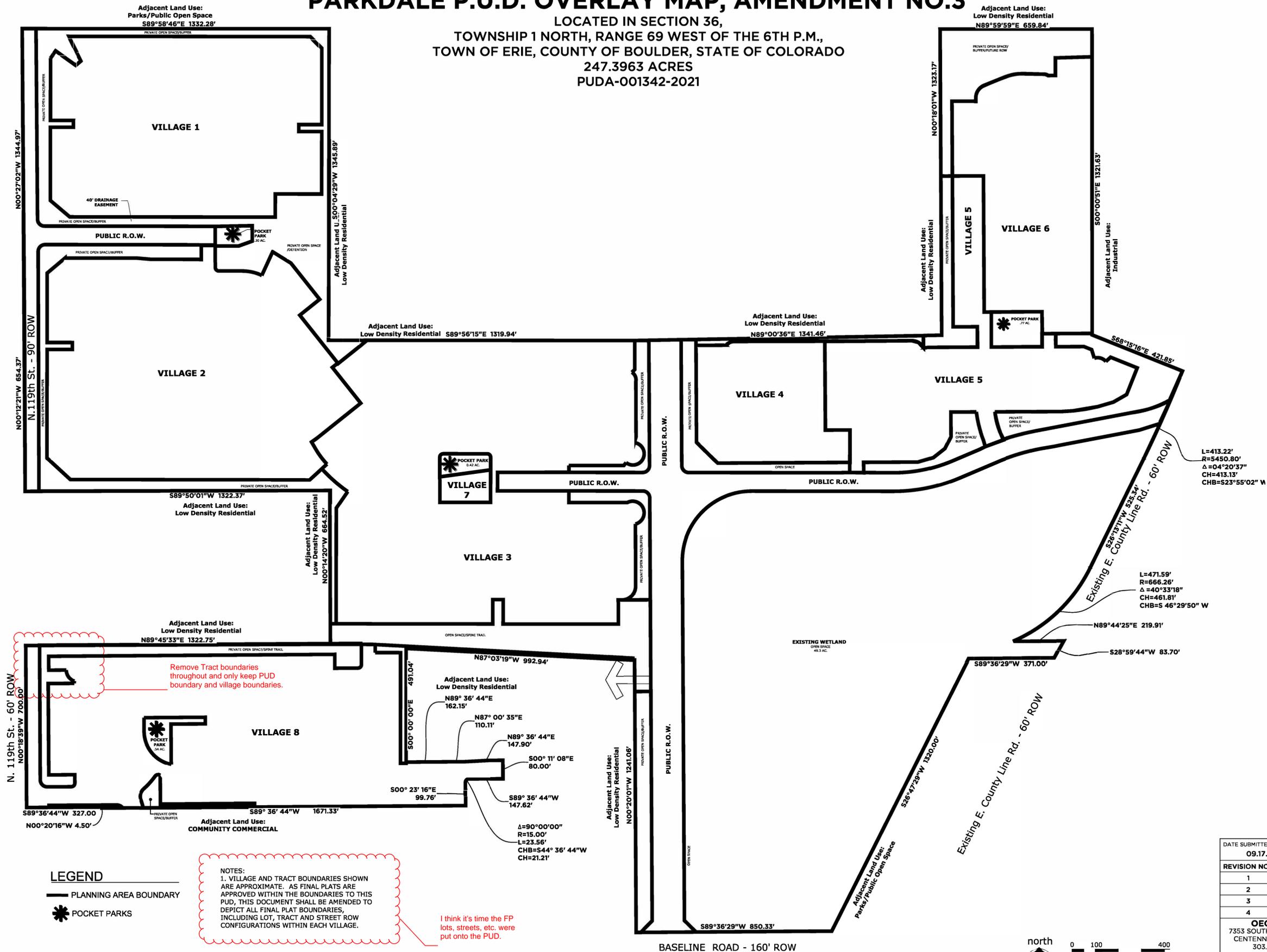
I HEREBY CERTIFY THAT THIS PUD OVERLAY MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

BOULDER COUNTY CLERK AND RECORDER

DATE SUBMITTED: <b>09.17.2021</b>		 pcs group inc. www.pcsgroupco.com #3, B-150 Independence plaza 1007 16th street, denver co 80265 1.303.531.4905 • 1.303.531.4908	 <b>KT ENGINEERING</b> ENGINEERS • SURVEYORS 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190
REVISION NO.	DATE		
1	11.02.2021		
2	12.22.2021		
3			
PREPARED FOR: <b>OEO, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111			
SCALE:	JOB NO:	BY:	
N.T.S.	0043-1532	BSS	
<b>SHEET 1 OF 3</b>			

# PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
247.3963 ACRES  
PUDA-001342-2021



L=413.22'  
R=5450.80'  
Δ=04°20'37"  
CH=413.15'  
CHB=523°55'02" W

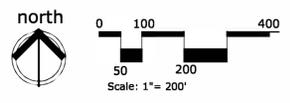
L=471.59'  
R=666.26'  
Δ=40°33'18"  
CH=461.81'  
CHB=S 46°29'50" W

Δ=90°00'00"  
R=15.00'  
L=23.56'  
CHB=S44°36'44"W  
CH=21.21'

NOTES:  
1. VILLAGE AND TRACT BOUNDARIES SHOWN ARE APPROXIMATE. AS FINAL PLATS ARE APPROVED WITHIN THE BOUNDARIES TO THIS PUD, THIS DOCUMENT SHALL BE AMENDED TO DEPICT ALL FINAL PLAT BOUNDARIES, INCLUDING LOT, TRACT AND STREET ROW CONFIGURATIONS WITHIN EACH VILLAGE.

I think it's time the FP lots, streets, etc. were put onto the PUD.

- LEGEND**
- PLANNING AREA BOUNDARY
  - ✱ POCKET PARKS



DATE SUBMITTED: 09.17.2021	
REVISION NO.	DATE
1	11.02.2021
2	12.22.2021
3	
4	
OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE:	JOB NO: 0043-1532
N.T.S.	BY: BSS
SHEET 2 OF 3	

people creating spaces

**pcs group inc.**  
www.pcsgroupco.com  
#3, 8-180 Independence plaza  
1007 16th street, denver co 80265  
f 303.531.4905 · f 303.531.4908

**KT**

**KT ENGINEERING**  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

## ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY DETACHED RESIDENTIAL (VILLAGES 1-5 & VILLAGE 8)

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
247.6287 ACRES  
PUDA-000000-2021

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

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 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 - 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 and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. **add depth of 12" and width of 6 feet**  
(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.

- 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 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.

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. 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 - Section 10.6.7 E3

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/Facade Ratio  
The width of a front loaded garage shall not exceed 65% of the width of the front elevation.
- c. Three or More Car Garage Orientation  
The third bay of any three bay or more garage shall either:  
i. Have a different orientation from the first two; or  
ii. Shall be recessed behind the first two by at least two feet when having the same orientation; or  
iii. Shall be tandem to the first two.

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.

**add 5' depth**

## ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 6)

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

1. Building Orientation - Section 10.6.7 F-1.c-ii.  
a. If a lot does not already front a public street, each residential lot shall be provided with lot frontage onto a private alley which provides access to a public street.  
b. Dwellings may be oriented towards the private alley with both the primary pedestrian door and garage facing the private alley.
2. Private Alley Design  
a. Where private alleys are provided, the private alley shall be constructed of decorative colored and patterned pavers or decorative colored and patterned concrete.  
b. When private alleys are provided between perpendicular public streets, the private alley shall provide visual and physical breaks to prevent a vehicular through passage between the public streets, however, pedestrian through access shall be provided.  
c. Landscaping within the private alley tract shall consist of a variety of shrubs and grasses, which will help break up the visual expanse of driveways and garages. When a visual and physical break is required to prevent through passage, landscaping shall enhance that area and contribute to creating a barrier.
3. Architectural Character - Section 10.6.7 F-1.d-ii(B)&(F).  
a. 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. Roof overhangs shall be a minimum of 8".
4. Garage Placement & Design - 10.6.7 F-2.b-i(A).  
a. Where a garage façade protrudes beyond the primary structure facade, the front porch shall extend beyond the garage façade plane to provide visual depth to the overall primary structure facade
5. Front Porches  
a. Dwelling units that side onto the public street shall include a wrap around porch that extends a minimum of 12 feet from the front of the dwelling unit towards the rear and is a minimum depth of 5 feet.  
b. All wrap around porches shall be a minimum of 100 square feet, which includes the front porch and any covered stoop.  
c. All models shall include a front porch that is a minimum of 50 square feet and 5 feet in depth, which includes any covered stoop.

6. Enhanced Elevation  
An elevation of the home that faces a public/private street, private alley/motor court or 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.  
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.

## ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 8)

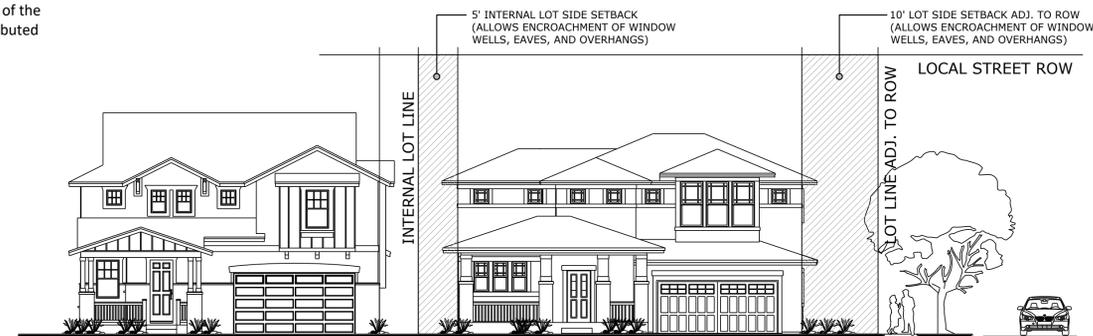
The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Architectural Character - Section 10.6.7 F-1.d-ii(B).  
a. 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.
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 street, private alley/motor court or 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.

## PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) <sup>(2,3,4,5,6)</sup>				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT <sup>(2,3,6,7)</sup>	SIDE <sup>(2,3,7)</sup> (TO ABUTTING STREET)	SIDE <sup>(1,2,3)</sup> (TO INTERIOR LOT)	REAR <sup>(2,3,4,6)</sup>	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'
	55' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFD) (VILLAGE 5)	45'	4,725	PRIN. - 20'	10'	5'	PRIN. - 20'	
	50' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFA) <sup>(7)</sup> (VILLAGE 6)	35'	2,500	PRIN. - 11'	10'	5'	PRIN. - 12'	
LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	PRIN. - 8'	10'	5'	PRIN. - 20'	
						ACC. - 5'	
POCKET PARKS	50'	10,890	PRIN. - 8'	10'	5'	PRIN. - 20'	
						ACC. - 5'	
LR (SFD-SFA) (VILLAGE 8)	25'	1,800	PRIN. - 11'	10'	5'	PRIN. - 1' (ALLEY)	

- 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.
- ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.
- BELOW GRADE WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.
- UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENCROACH UP TO 6 FEET INTO THE REAR SETBACK.
- REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET ROW/LOT FRONTAGE.
- PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT.
- SFA PORCHES AND STEPS MAY EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ABUTTING STREET SETBACK.



DATE SUBMITTED: 09.17.2021	
REVISION NO.	DATE
1	11.02.2021
2	12.22.2021
3	
4	

OEO, LLC  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: N.T.S. JOB NO: 0043-1532 BY: BSS

SHEET 3 OF 3



pcs group inc.

www.pcsgroupco.com  
#3, B-180 Independence plaza  
1007 16th street, denver co 80265  
1.303.531.4905 . f.303.531.4908



KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

## Audem Gonzales

---

**From:** Alison D. Gorsevski <adg@vrlaw.com>  
**Sent:** Monday, March 14, 2022 9:16 AM  
**To:** Development Referral  
**Cc:** Peter C. Johnson; Andrea Kehrl  
**Subject:** Parkdale PUD Amendment No. 3 - PUDA-001342-2021  
**Attachments:** 20220314 Letter to A Gonzales re Parkdale PUD Amendment 3.pdf; Development Referral Card.docx

Hi, Audem,

Please find attached our comments on the Parkdale PUD Amendment No. 3 (PUDA-001342-2021).

Let us know if you have any questions.

Thanks,

Alison

Alison I.D. Gorsevski, Esq.  
Vranesh and Raisch, LLP  
5303 Spine Road, Suite 202  
Boulder, CO 80301  
Telephone: 303-443-6151  
Mobile: 303-503-9950  
[adg@vrlaw.com](mailto:adg@vrlaw.com)

E-MAIL NOTICE: This email message (and any attachments) contains information belonging to the sender which is confidential and legally privileged. It was the intention of the sender that this email be sent to, and viewed by, a specific set of "intended recipients" as determined by the sender. If you received this email but you are not an "intended recipient," you have received it in error and: (a) you are hereby notified that any review, use, disclosure, copying, or distribution of the email (or the attachments), or any action taken in reliance on the email (or the attachments) is strictly prohibited; and (b) you are hereby requested to notify the sender and then delete the message (and any attachments) from your computer and network. Thank you.



MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211  
TEL 303 455 6277 | FAX 303 455 7880



**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**

**MHFD Referral Review Comments**

<b>For Internal MHFD Use Only.</b>	
<b>MEP ID:</b>	106275
<b>Submittal ID:</b>	10008826
<b>MEP Phase:</b>	Referral

**Date:** 5/18/2022  
**To:** Melinda Helmer, Planning Technician  
Town of Erie  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Parkdale PUD Amendment No 3
<b>Location:</b>	NW of Baseline Road and E Countyline Rd intersection in Erie

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: We have no comments on the second review of the referenced project as the comment response was sufficient. Thank you for taking the time to provide a detailed response to the previous comment. MHFD does not require future reviews for this project however please refer MHFD for any future Parkdale submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

*Ryan Tigera*

Ryan Tigera, P.E.  
Project Engineer  
Mile High Flood District



March 14, 2022

Audem Gonzales  
Town of Erie Planning & Development  
developmentreferral@erieco.gov

*Sent Via E-Mail*

Re: Parkdale PUD Amendment – PUDA-001342-2021

Dear Audem:

At the Town of Erie’s request, we have reviewed the proposed Parkdale PUD Amendment No. 3. Below are our comments based on our initial review. We will likely have additional input as the project moves forward.

Prior to receiving water service from the Town, all parcels within the development must be included within the boundaries of both the Northern Colorado Water Conservancy District (“NCWCD”) and its Municipal Subdistrict. If the inclusions are already complete, the applicant should provide to the Town a recorded copy of each Order of Inclusion. If not yet complete, the applicant should provide documentation that it has initiated the inclusion process(-es).

The applicant should also confirm that the property is not receiving water service from any other districts or municipalities. If so, that service needs to be terminated prior to the Town providing water service to the property.

The Town should not provide sanitary sewer service to the property until such time as it provides water service. This is necessary for the Town to properly account for the sanitary sewer return flows to the Town’s wastewater and reuse systems.

The applicant is currently working with the Town to satisfy the requirements of Town Municipal Code Section 8-1-9 regarding dedication of water rights associated with Parkdale Filings 1, 2, and 3. To that end, the Town has requested that applicant: (1)

March 14, 2022

Page 2

Plug and abandon any existing water wells on the property, and cancel any well permits associated with those wells; and (2) Execute a quitclaim deed conveying to the Town all non-tributary and not-non-tributary ground water underlying the property. It is our understanding that applicant is working towards completion of these requirements, and we will continue to work directly with applicant's counsel on this matter. However, the Town should ensure that the water dedication requirements have been satisfied prior to final approval of the proposed Parkdale PUD Amendment.

We may provide additional comments as the development process continues. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP



---

Alison Gorsevski, Esq.

cc: Todd Fessenden; Peter Johnson, Esq.; Andrea Kehrl, Esq.

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

March 15, 2022

Audem Gonzales  
Town of Erie | Planning & Development  
DevelopmentReferral@ericco.gov

**Location:**  
S SW Section 36,  
T1N, R69W, 6<sup>th</sup> P.M.

**Subject: Parkdale PUD Amendment No. 3 – PUDA-001342-2021**  
**Town of Erie, Boulder County, CO; CGS Unique No. BO-22-0001-2**

Dear Audem:

Colorado Geological Survey has reviewed the Parkdale PUD Amendment No. 3 PUDA-001342-2021 referral. I understand the purpose of this PUD Amendment is (per the September 2021 narrative by OEO 2, LLC) to extend Village 8 to connect with what is currently depicted as Tract AR on the Filing 3 Final Plat (0.742 acres) / from the Land Use Application (signed September 22, 2021), "PUD Amendment to add a small parcel as part of the Penner Drive extension as part of Filing 3."

**CGS has no objection to approval of Parkdale PUD Amendment No. 3 – PUDA-001342-2021.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.  
Engineering Geologist

## **Audem Gonzales**

---

**From:** Cheryl Plucker <cheryl@farmersres.com>  
**Sent:** Thursday, March 17, 2022 11:18 AM  
**To:** Development Referral  
**Subject:** Parkdale PUD Amendment No. 3 PUDA-001342-2021

Good Morning Audem,

In regard to the above listed project FRICO has no comments at this time. I apologize for the late response if you have any questions please call or email me.

Thank You,

Cheryl Plucker  
Field Technician  
Farmers Reservoir and Irrigation  
80 S. 27<sup>th</sup> Ave  
Brighton, CO 80601  
cheryl@farmersres.com  
720-297-0877



## MEMORANDUM

**TO:** Audem Gonzales

**FROM:** Charles M. Buck, P.E., PTOE

**DATE:** March 7, 2022

**SUBJECT:** Review of Parkdale PUD Amendment No. 3  
PUDA-001342-2021  
FHU Reference No. 122037-07

I have reviewed the submittal materials provided for Parkdale PUD Amendment No. 3. I have reviewed the submittal items from a traffic engineering and transportation planning perspective but not general civil or utility engineering. Based on my review, this PUD Amendment would have minimal impact to projected traffic conditions as defined in previous submittals. Therefore, I have no comments or concerns with this submittal.

# PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 3

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF EIRE, COUNTY OF BOULDER, STATE OF COLORADO  
247.3963 ACRES  
PUDA-001342-2021

## OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 36 THE FOLLOWING TWO (2) COURSES:

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY BOUNDARY OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY BOUNDARY OF SAID TRACT A, BLOCK 1 AND THE WESTERLY BOUNDARY OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON RAILROAD AS DESCRIBED IN BOOK 113, PAGE 407, SAID RIGHT-OF-WAY LINE ALSO DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020, SAID POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 23°55'02" W 413.13 FEET, A RADIUS OF 5450.80 FEET, AN ARC OF 413.22 FEET, AND A DELTA OF 04°20'37" TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 26°13'11" W ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 525.34 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 46°29'50" W 461.81 FEET, A RADIUS OF 666.26 FEET, AN ARC OF 471.59 FEET, AND A DELTA OF 40°33'18" TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG SAID BOUNDARY RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING FOUR (4) COURSES:

1) N 89°44'25" E A DISTANCE OF 219.91 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

3) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

4) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1176.06 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1143 AT PAGE 504;

THENCE N 87°03'19" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 1143 AT PAGE 504 AND THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 781619 AND THE EXTENSION THEREOF A DISTANCE OF 992.94 FEET;

THENCE S 00°00'00" E A DISTANCE OF 491.04 FEET;

THENCE N 89°36'44" E A DISTANCE OF 162.15 FEET;

THENCE N 87°00'35" E A DISTANCE OF 110.11 FEET;

THENCE N 89°36'44" E A DISTANCE OF 147.90 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3891646;

THENCE S 00°11'08" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 80.00 FEET;

THENCE S 89°36'44" W A DISTANCE OF 147.62 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 44°36'44" W 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 90°00'00";

THENCE S 00°23'16" E A DISTANCE OF 99.76 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 436823;

THENCE S 89°36'44" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 436823 AND THE EXTENSION THEREOF BEING THE NORTHERLY BOUNDARIES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 749256, 3494053, 127323, 3222737 AND 3059458 A DISTANCE OF 1579.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822 THE FOLLOWING TWO (2) COURSES:

1) N 00°20'16" W A DISTANCE OF 4.50 FEET;

2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

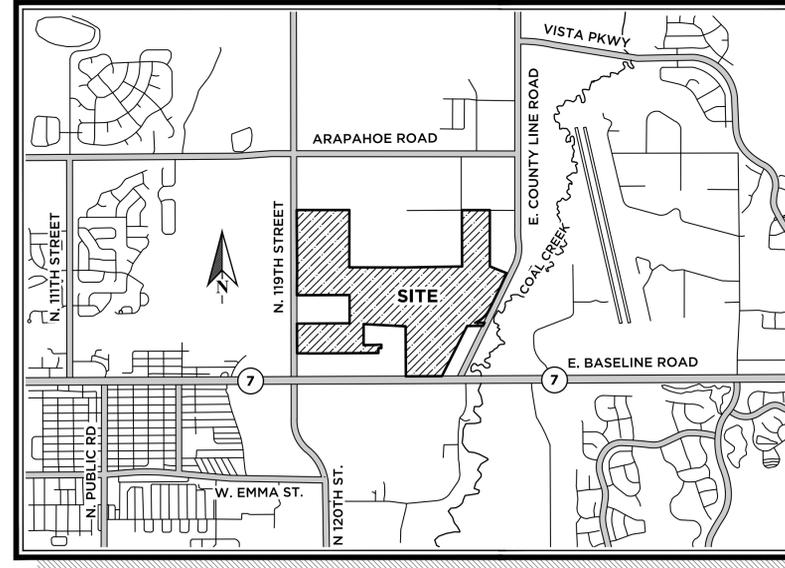
THENCE N 00°18'39" W ALONG SAID WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 89°45'33" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1322.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 ;

THENCE N 00°14'20" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 3554447, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 3554447 AND ALONG THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;



## VICINITY MAP

1" = 2000'

## OVERALL BOUNDARY DESCRIPTION CONTINUED:

THENCE N 00°27'02" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 10,787,166 SQUARE FEET, OR 247.3963 ACRES MORE OR LESS.

## NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, ASSUMED TO BEAR S 89°56'15" E.
- THIS P.U.D. OVERLAY MAP MODIFIES THE DIMENSIONAL AND ARCHITECTURAL STANDARDS SET FORTH IN THE TOWN OF EIRE UNIFIED DEVELOPMENT CODE SECTION 10.6.7, ARCHITECTURAL STANDARDS.
- IN THE EVENT THERE IS ANY DISCREPANCY BETWEEN THE CODE AND THIS P.U.D., THE P.U.D. SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE APPROVED P.U.D. SHALL COMPLY WITH THE CODE.

list amendment 1, 2, and 3 and a brief sentence of what they did

## SURVEYOR'S CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHRISTOPHER H. McELVAIN, P.L.S. 36561  
FOR AND ON BEHALF OF KT ENGINEERING, LLC

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 3" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF EIRE, COLORADO, HELD ON \_\_\_\_\_, 2021.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_

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

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS PUD OVERLAY MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

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

DATE SUBMITTED: 09.17.2021		
REVISION NO.	DATE	
1	11.02.2021	
2	12.22.2021	
3	03.30.2022	
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE:	JOB NO:	BY:
N.T.S.	0043-1532	BSS
SHEET 1 OF 3		



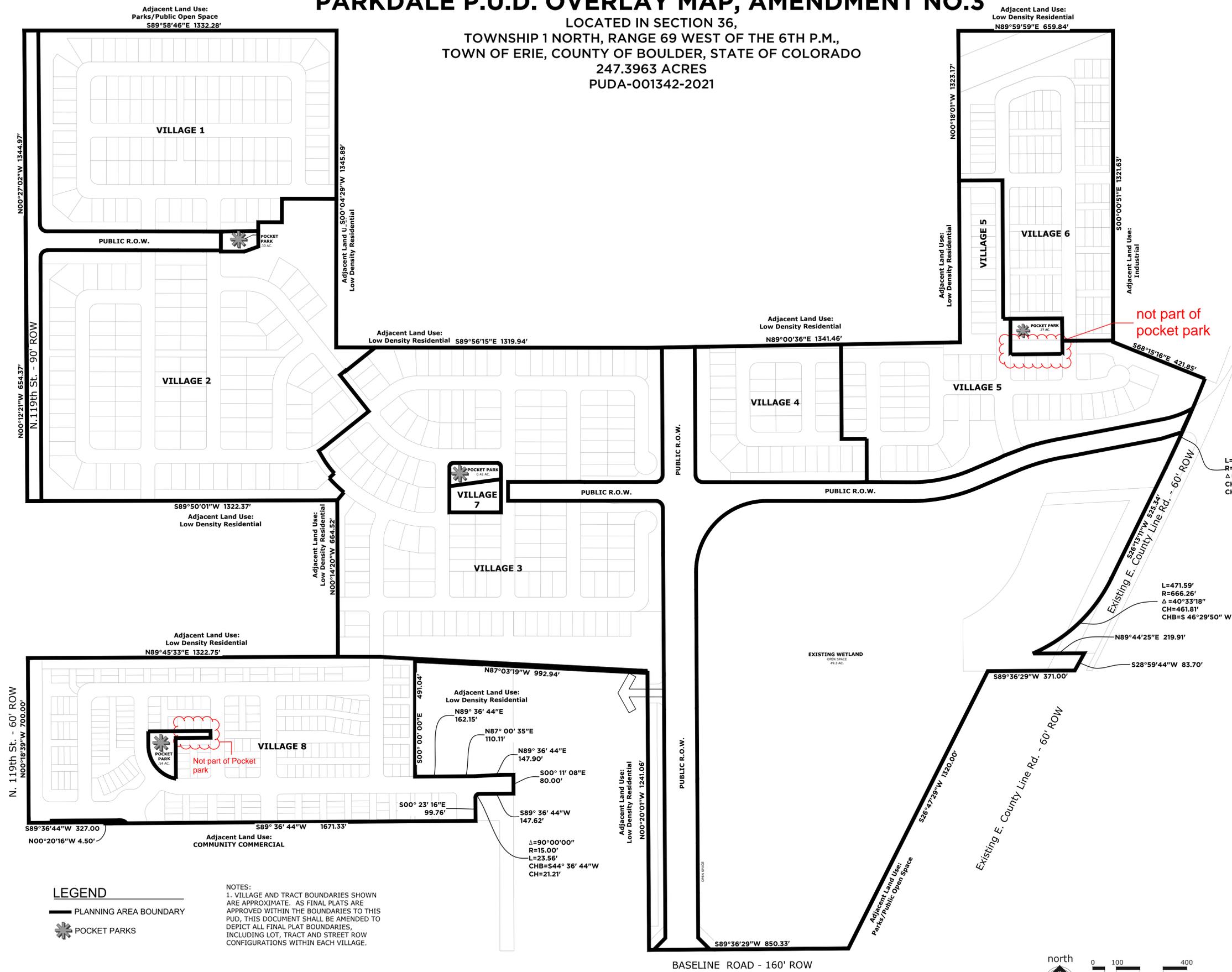
www.pcsgroupco.com  
#3, B-150 Independence plaza  
1007 16th street, denver co 80265  
1.303.531.4905 • 1.303.531.4908



KT ENGINEERING  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

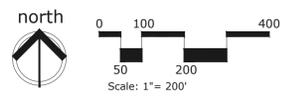
LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
247.3963 ACRES  
PUDA-001342-2021



Can you list each village here with the acreage within each village. Include each amendment as a separate line item as well. Our new director wants acreage listed on all PUDs and PDs.

not part of pocket park

**LEGEND**  
 PLANNING AREA BOUNDARY  
 POCKET PARKS



DATE SUBMITTED: 09.17.2021	
REVISION NO.	DATE
1	11.02.2021
2	12.22.2021
3	3.30.2022
4	
<b>OEO, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: N.T.S.	JOB NO: 0043-1532
BY: BSS	
<b>SHEET 2 OF 3</b>	

**pcs group inc.**  
[www.pcsgroupco.com](http://www.pcsgroupco.com)  
 #3, B-180 Independence plaza  
 1007 16th street, denver co 80265  
 1.303.531.4905, f.303.531.4908

**KT ENGINEERING**  
 ENGINEERS • SURVEYORS  
 12500 W. 58th AVE. #230  
 ARVADA, CO 80002  
 PH: 720.638.5190

# PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

## ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY DETACHED RESIDENTIAL (VILLAGES 1-5 & VILLAGE 8)

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
247.6287 ACRES  
PUDA-000000-2021

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

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 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 - 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 and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. Articulation shall have a depth of 12" and a minimum width of 6'.
- (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.

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 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.

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. 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 - Section 10.6.7 E3

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/Facade Ratio

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

c. Three or More Car Garage Orientation

- The third bay of any three bay or more garage shall either:
  - i. Have a different orientation from the first two; or
  - ii. Shall be recessed behind the first two by at least two feet when having the same orientation; or
  - iii. Shall be tandem to the first two.

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, and 5' depth.

## ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 6)

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

1. Building Orientation - Section 10.6.7 F-1.c-ii.
  - a. If a lot does not already front a public street, each residential lot shall be provided with lot frontage onto a private alley which provides access to a public street.
  - b. Dwellings may be oriented towards the private alley with both the primary pedestrian door and garage facing the private alley.
2. Private Alley Design
  - a. Where private alleys are provided, the private alley shall be constructed of decorative colored and patterned pavers or decorative colored and patterned concrete.
  - b. When private alleys are provided between perpendicular public streets, the private alley shall provide visual and physical breaks to prevent a vehicular through passage between the public streets, however, pedestrian through access shall be provided.
  - c. Landscaping within the private alley tract shall consist of a variety of shrubs and grasses, which will help break up the visual expanse of driveways and garages. When a visual and physical break is required to prevent through passage, landscaping shall enhance that area and contribute to creating a barrier.

3. Architectural Character - Section 10.6.7 F-1.d-ii(B)&(F).

- a. 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. Roof overhangs shall be a minimum of 8".

4. Garage Placement & Design - 10.6.7 F-2.b-i(A).

- a. Where a garage façade protrudes beyond the primary structure facade, the front porch shall extend beyond the garage façade plane to provide visual depth to the overall primary structure facade

5. Front Porches

- a. Dwelling units that side onto the public street shall include a wrap around porch that extends a minimum of 12 feet from the front of the dwelling unit towards the rear and is a minimum depth of 5 feet.
- b. All wrap around porches shall be a minimum of 100 square feet, which includes the front porch and any covered stoop.
- c. All models shall include a front porch that is a minimum of 50 square feet and 5 feet in depth, which includes any covered stoop.

6. Enhanced Elevation

An elevation of the home that faces a public/private street, private alley/motor court or 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.
  - 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.

## ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 8)

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

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

- a. 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.

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

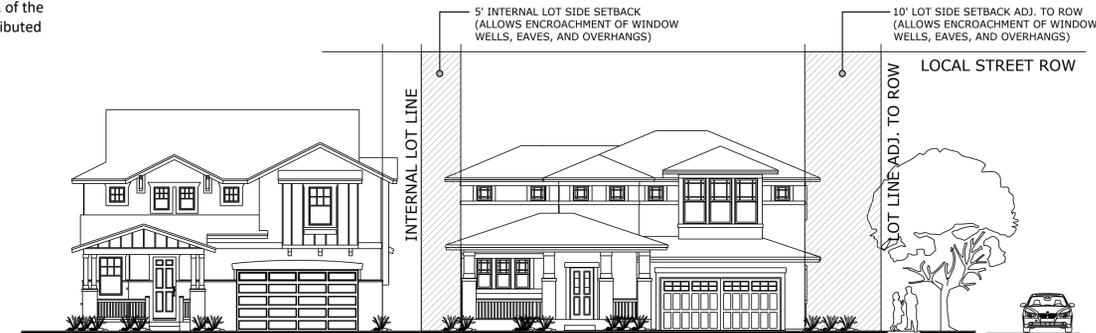
An elevation of the home that faces a public/private street, private alley/motor court or public/private open space that contains trails, sidewalks or public amenities shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed 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.

## PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) <sup>(2,3,4,5,6)</sup>				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT <sup>(2,3,6,7)</sup>	SIDE <sup>(2,3,7)</sup> (TO ABUTTING STREET)	SIDE <sup>(1,2,3)</sup> (TO INTERIOR LOT)	REAR <sup>(2,3,4,6)</sup>	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'
	55' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFD) (VILLAGE 5)	45'	4,725	PRIN. - 20'	10'	5'	PRIN. - 20'	
	50' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFA) <sup>(7)</sup> (VILLAGE 6)	35'	2,500	PRIN. - 11'	10'	5'	PRIN. - 12'	
LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	PRIN. - 8'	10'	5'	PRIN. - 20'	
						ACC. - 5'	
POCKET PARKS	50'	10,890	PRIN. - 8'	10'	5'	PRIN. - 20'	
						ACC. - 5'	
LR (SFD-SFA) (VILLAGE 8)	25'	1,800	PRIN. - 11'	10'	5'	PRIN. - 1' (ALLEY)	

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. ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.
3. BELOW GRADE WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.
4. UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENCROACH UP TO 6 FEET INTO THE REAR SETBACK.
5. REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET ROW/LOT FRONTAGE.
6. PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT.
7. SFA PORCHES AND STEPS MAY EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ABUTTING STREET SETBACK.



DATE SUBMITTED: 09.17.2021	
REVISION NO.	DATE
1	11.02.2021
2	12.22.2021
3	3.30.2022
4	

OEO, LLC  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: N.T.S.	JOB NO: 0043-1532	BY: BSS
------------------	----------------------	------------

SHEET 3 OF 3



pcs group inc.

www.pcsgroupco.com  
#3, B-180 Independence plaza  
1007 16th street, denver co 80265  
1.303.531.4905 . f.303.531.4908



KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

May 25, 2022

Town of Erie Community Development Services  
645 Holbrook / PO Box 750  
Erie, CO 80516

Attn: Audem Gonzales

**Re: Parkdale PUD Amendment No. 3 - 2nd referral, Case # PUDA-001342-2021**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has no additional comments to what was submitted on March 15, 2022 for **Parkdale PUD A3**.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

June 20, 2022

For MHFD staff use only.	
Project ID:	106275
Submittal ID:	10009056
MEP Phase:	Referral 2nd

**To:** Audrem Gonzalez (Town of Erie)

**Via email**

**Subject:** MHFD Review Comments

**Re:** Parkdale PUD Amendment 3 Minor Subdivision - MS-001462-2022

This letter responds to the referral request for our comments concerning the referenced project. We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case:

- Culvert #5 Outfall in Drainageway A

MHFD staff has the following comments to offer:

1). We have no comment as the proposed Parkdale Filing No. 3 improvements do not contain any Maintenance eligible features. The proposed storm drainage will outfall into Culvert #5 which was part of Parkdale Filing No.1 and is not expected to alter hydraulic conditions at the inlet or outlet of Culvert #5. We do not need to review future submittals for this filing unless the drainage approach changes.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,



**Ryan Tigera, P.E.**

Project Engineer, Mile High Flood District

[rtigera@mhfd.org](mailto:rtigera@mhfd.org)

**Project Name:** Project Name  
**Project No.** 10XXXX/1000XXXX  
**Date:** 6/20/2022

**Mile High Flood District (MHFD)**  
Development Referrals - MHFD Review Comments

Start of page 2