

PARKDALE P.U.D. OVERLAY MAP

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES
PUD-0000-2017

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

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID 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 LINE 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 LINE OF SAID TRACT A, BLOCK 1 AND THE WESTERLY LINE 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 LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHEAST 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 1241.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP AS AN 1" WITNESS CORNER, RLS 4846;

THENCE N 89°49'19" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1319.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 1.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°14'20" W ALONG THE WEST LINE OF SAID 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. 1147886, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886 AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

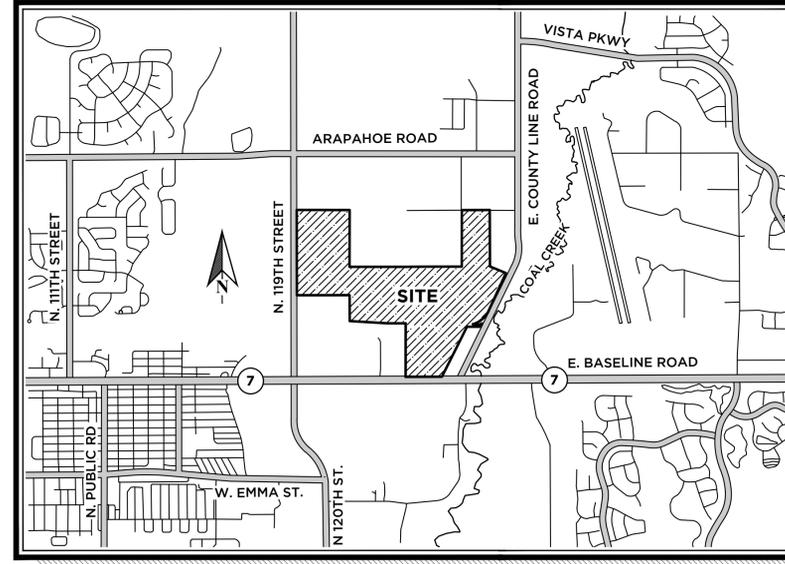
THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;

THENCE N 00°27'02" W ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF THE 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 TO 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 A GROSS AREA OF 9,516,935 SQUARE FEET, OR 218.4788 ACRES MORE OR LESS.



VICINITY MAP

1" = 2000'

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 STANDARDS SET FORTH IN THE TOWN OF ERIE UDC TO ALLOW THE PHASED DEVELOPMENT OF THIS PROJECT OVER APPROXIMATELY 10 YEAR PERIOD. THE ABILITY TO MODIFY SPECIFIC SECTIONS OF THE UDC WITHIN THIS PUD ALLOWS THE DEVELOPER TO COMMIT TO THE CONSTRUCTION AND FINANCING OF THE NECESSARY PUBLIC IMPROVEMENTS FOR PARKDALE AS OUTLINED IN THE PARKDALE ANNEXATION AGREEMENT. THE JUSTIFICATIONS FOR ANY VARIANCES REQUESTED ARE SET FORTH IN THIS P.U.D.
- 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.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT THE DEVELOPER, AT ITS OPTION, MAY SUBMIT AND REQUEST APPROVAL OF SPECIFIC DESIGN STANDARDS FOR THE PUD THAT GENERALLY MEET OR EXCEED UDC STANDARDS AS OF THE DATE OF APPROVAL OF THE P.U.D. OVERLAY.

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 _____, 2017.

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 _____, 2017.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "PARKDALE P.U.D. OVERLAY MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 2017.

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 _____, 2017 A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

BOULDER COUNTY CLERK AND RECORDER

DATE SUBMITTED: 05.22.2017		
REVISION NO.	DATE	
1	10.10.17	
2	10.24.18	
3	04.16.18	
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE:	JOB NO: 0043-1532	BY: BSS
SHEET 1 OF 3		

people
creating spaces

pcs group inc.
www.pcsgroupco.com
#3, B-180 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

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY RESIDENTIAL

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
- 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.
 - (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 should 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.

- c. Motor Courts-Material of motor courts shall be a colored stamped concrete or a concrete paver.

2. Orientation of Dwellings to the Street

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street. An exception shall also be made for all single-family attached homes that do not have street frontage but fronts onto a motor court. In such case, 1 primary doorway shall be oriented toward a motor court.

3. Garages

These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.

- a. Diversity of Garage Orientation:
- (A) Except for garages oriented to alleys, all single family homes shall provide garages that meet one of the requirements below, and, a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:
 - (1) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
 - (2) Projecting garages; where the primary garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.
 - (3) Side-loaded garages.
 - (4) Garages recessed a minimum of 2 feet beneath a second floor living space.

- b. Width/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 from the side of the front door. Covered platforms that exceed three 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 fifty square feet, excluding the stoop with a minimum depth of five feet.

PARKDALE P.U.D. OVERLAY MAP

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES
PUD-0000-2017

PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) ^(1,2,3,4,5,6,7)				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT ^(2,3,6)	SIDE ^(1,2,3,4) (TO ABUTTING STREET)	SIDE ^(1,2,3,4) (TO INTERIOR STREET)	REAR ^(2,3,4,6)	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'
	60' 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) (VILLAGE 6)	35'	2,635	PRIN. - 11'	10'	5'	PRIN. - 12'	

1. ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.
2. MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.
3. FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2 FEET BEYOND THE BUILDING FOUNDATIONS FOR ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS.
4. SIDE AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET BEYOND THE BUILDING FOUNDATION FOR BELOW GRADE WINDOW WELLS.
5. REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT OF UP TO 6' FOR A COVERED PATIO OR DECK (NOT ENCLOSED).
6. REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE SIDES TO THE ROW.
7. PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT UNLESS NOTED IN THE PUD.
8. SFA FRONT PORCHES SHALL BE ABLE TO EXTEND 6' INTO THE FRONT SETBACK.
9. MINIMUM DRIVEWAY LENGTH FOR AN ATTACHED PRODUCT SHALL BE 18' FROM THE GARAGE TO THE MOTOR COURT.



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

DATE SUBMITTED: 05.22.2017		<p>pcs group inc. www.pcsgroupco.com #3, B-180 Independence plaza 1007 14th street, denver co 80265 1.303.531.4905, 1.303.531.4908</p>	<p>KT ENGINEERING ENGINEERS • SURVEYORS 12500 W. 58th AVE. #230 ARVADA, CO 80002 PH: 720.638.5190</p>
REVISION NO.	DATE		
1	10.10.17		
2	1.23.18		
3	4.13.18	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 3 OF 3			