

LEGAL DESCRIPTION:

TRACT B, SPRING HILL MINOR SUBDIVISION
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SUBORDINATELY DESCRIBED AS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE SOUTH 01°03'09" WEST, A DISTANCE OF 96.77 FEET;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

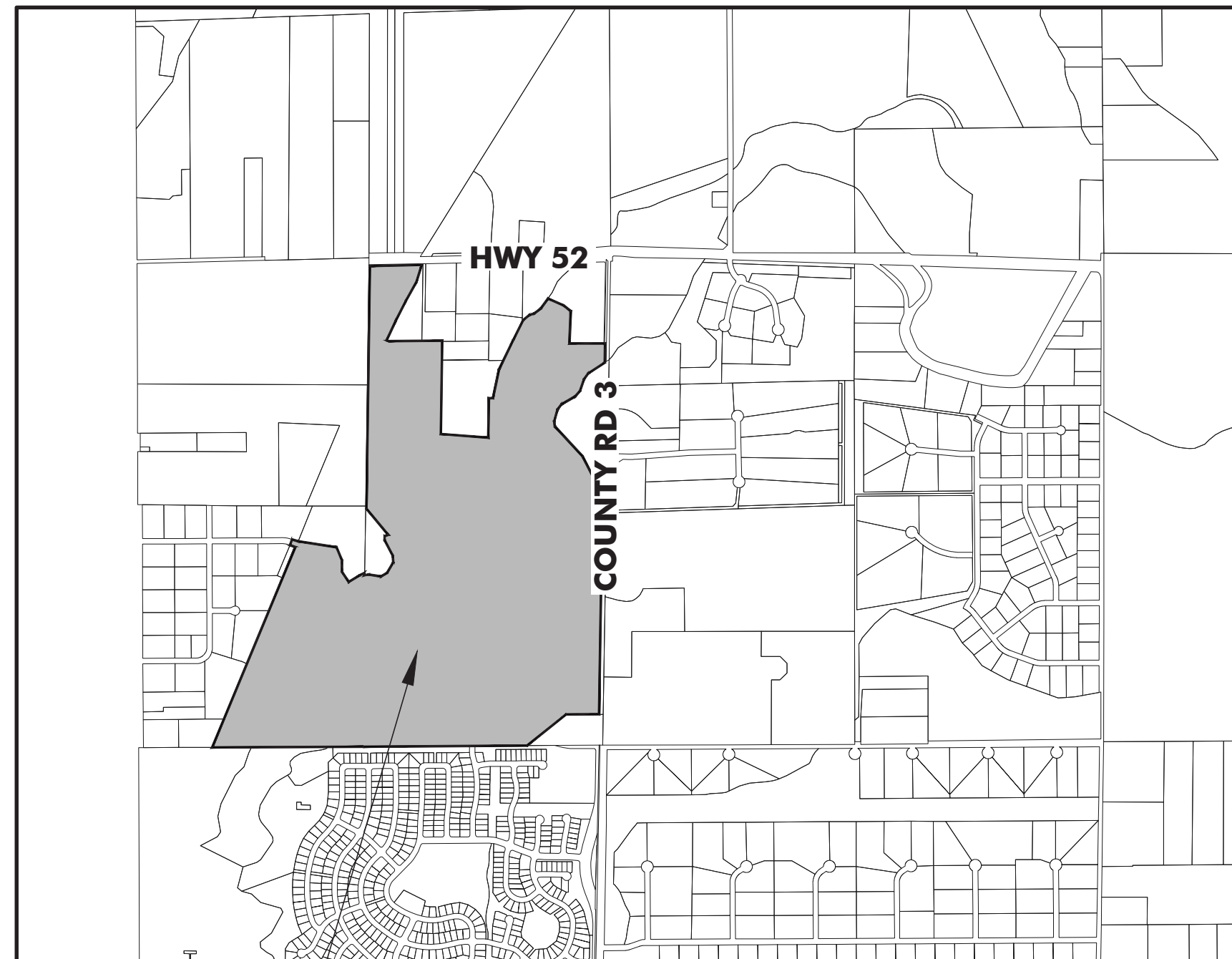
THENCE NORTH 39°21'31" WEST, A DISTANCE OF 372.62 FEET;

THENCE NORTH 00°52'52" EAST, A DISTANCE OF 2644.60 FEET, TO THE **POINT OF BEGINNING**.

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

SPRING HILL PD

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



PROPERTY
LOCATION

VICINITY MAP
SCALE: 1" = 1500'

PD NOTE:

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

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

(SURVEYOR'S NAME)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

PLANNING COMMISSION CERTIFICATE

THIS PD ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRPERSON _____

DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

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

MAYOR _____

ATTEST _____
TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____) ss.

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

COUNTY CLERK AND RECORDER

SHEET INDEX

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

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

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pcs group
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SPRING HILL PD
ERIE, COLORADO

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

SHEET NAME
COVER SHEET

SHEET NUMBER
1 OF 3

SPRING HILL PD

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
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Xcel stated that if gas and electric share front lot distribution, they will require 10-15 foot easement. What is the plan for these services?

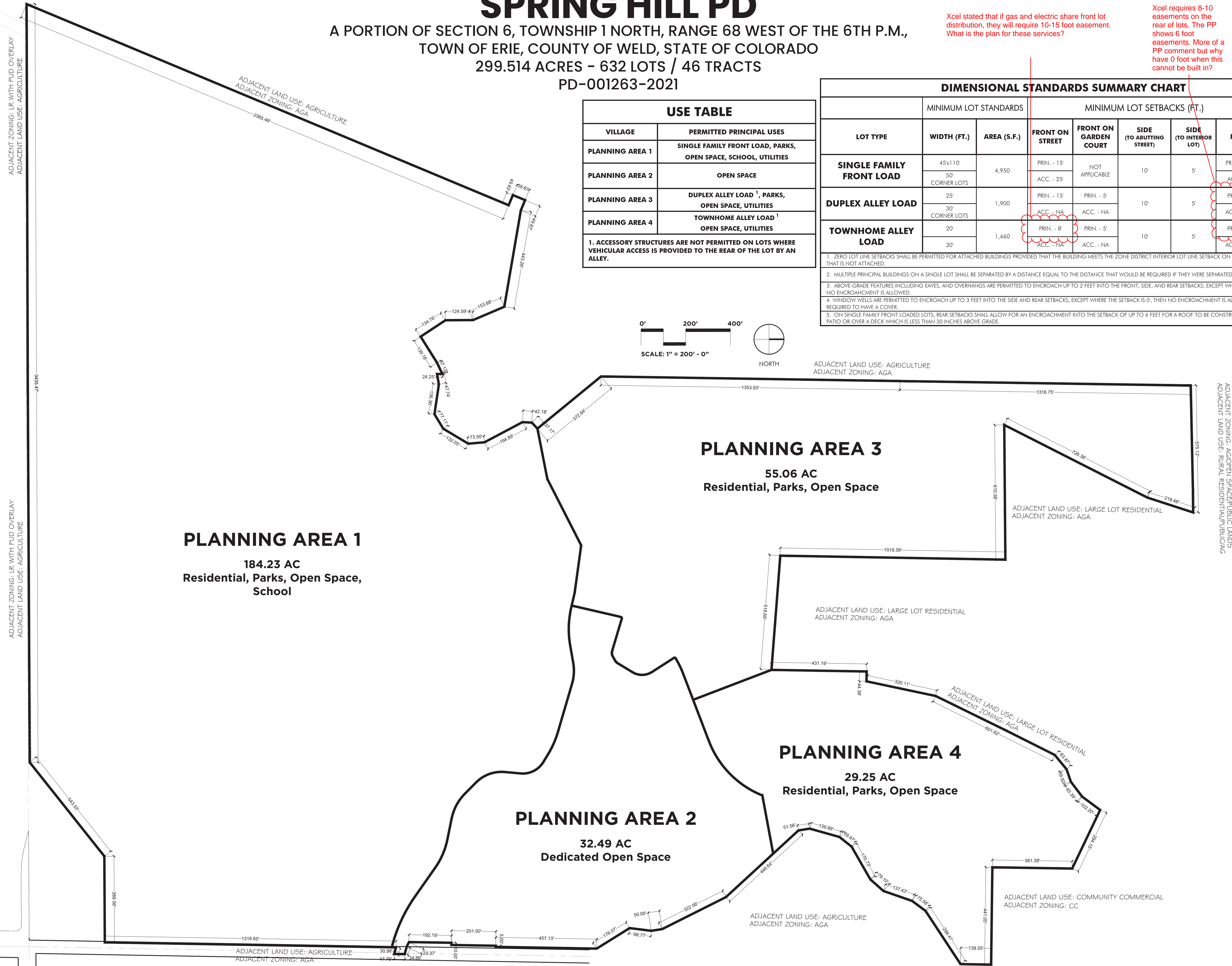
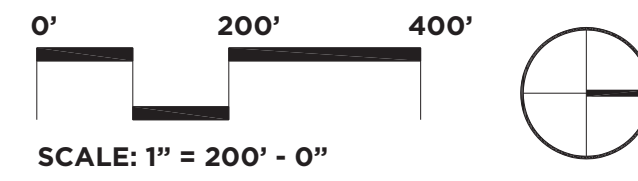
Xcel requires 8-10 easements on the rear of lots. The PP shows 6 foot easements. More of a PP comment but why have 0 foot when this cannot be built in?

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

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

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY FRONT LOAD	45x110'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
DUPLEX ALLEY LOAD	25'	1,900	PRIN. - 15'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35'
	30' CORNER LOTS		ACC. - NA				ACC. - NA	
TOWNHOME ALLEY LOAD	20'	1,460	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	ACC. - NA
	30'		ACC. - NA				ACC. - NA	

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



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ERIE, COLORADO

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SHEET NAME
PD PLANNING AREAS

SHEET NUMBER
2 OF 3

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PLANNING AREA 1 - DEVELOPMENT STANDARDS

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

A. Architectural Standards - Single Family Detached Residential

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

a. Architectural Variety

i. Design Standards

(A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.

(B) No identical model plan elevation shall be repeated within every 4 lots on the same side of any street.

(C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character - Section 10.6.7 E1.d

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

i. Design Standards

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

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

(C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.

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

(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.

(1) The addition of one window unit.

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

- An additional wall plane change. Minimum six feet in width and one foot projection.
- A projecting or cantilevered living space.
- A bay or boxed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

(F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

c. Materials

(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.

(B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

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

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block.

3. Garages - Section 10.6.7 E3

a. Diversity of Garage Orientation:

(A) all single-family homes shall provide garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:

(1) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 4 feet, and a maximum of 10 feet, behind the most forward plane of main floor living space or a front porch.

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

(3) Side-loaded garages.

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

b. Width/Facade Ratio

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

4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

5. Front Porches - Section 10.6.7 E4

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

PLANNING AREA 3-4 - DEVELOPMENT STANDARDS

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

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

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

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

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

a. When masonry cladding is used, it shall be in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

3. Enhanced Elevation

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

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

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

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

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

(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

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SHEET NAME

PD
NOTES &
ARCHITECTURAL
STANDARDS

SHEET NUMBER

3 OF 3



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504
(303) 772-0710

May 12, 2021

Ms. Audem Gonzales
Town of Erie Planning & Development
645 Holbrook Street
Erie, CO 80516

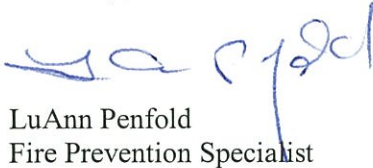
Dear Ms. Gonzales:

I have reviewed submitted material pertaining to the Spring Hill Development (Case Number: PD-001263-2021) and shall make the following comments:

- Overall access appears to meet the requirements of the Fire District. Fire apparatus access roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and must be constructed before building permits may be issued.
- It appears that fire hydrant has been exceeded in some areas. Fire hydrants shall be spaced along fire apparatus access ways so that spacing between hydrants does not exceed 500 feet and a hydrant is located within 250 feet of the front property line of all lots. It appears that some hydrants may have been missed on sheets U-5 and U-6.

The Fire District reserves the right to make further comments as the project proceeds. Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process, should you have any questions, please contact me at 303-772-0710 x 1020.

Sincerely,



LuAnn Penfold
Fire Prevention Specialist

lp05.04.21



Internal Memo

To: Audem Gonzales, Senior Planner – Planning & Development

From: Luke Bolinger, Community Partnership & Special Projects Manager

Darren Champion, Parks & Open Space Project Coordinator

Date: June 15, 2021

Subject: Spring Hill – Planned Development – PD-001263-2021

Cc: Patrick Hammer, Parks and Recreation Director

Staff have reviewed the subject plans and offer the following comment:

General Comment:

1. Sheet 2 of 3 - Where the applicant is proposing open space and parks, these uses should be listed within the appropriate use table.

SPRING HILLS PD-DP

Spring Hill PD

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTH 22°39'32" EAST, A DISTANCE OF 2366.40 FEET;

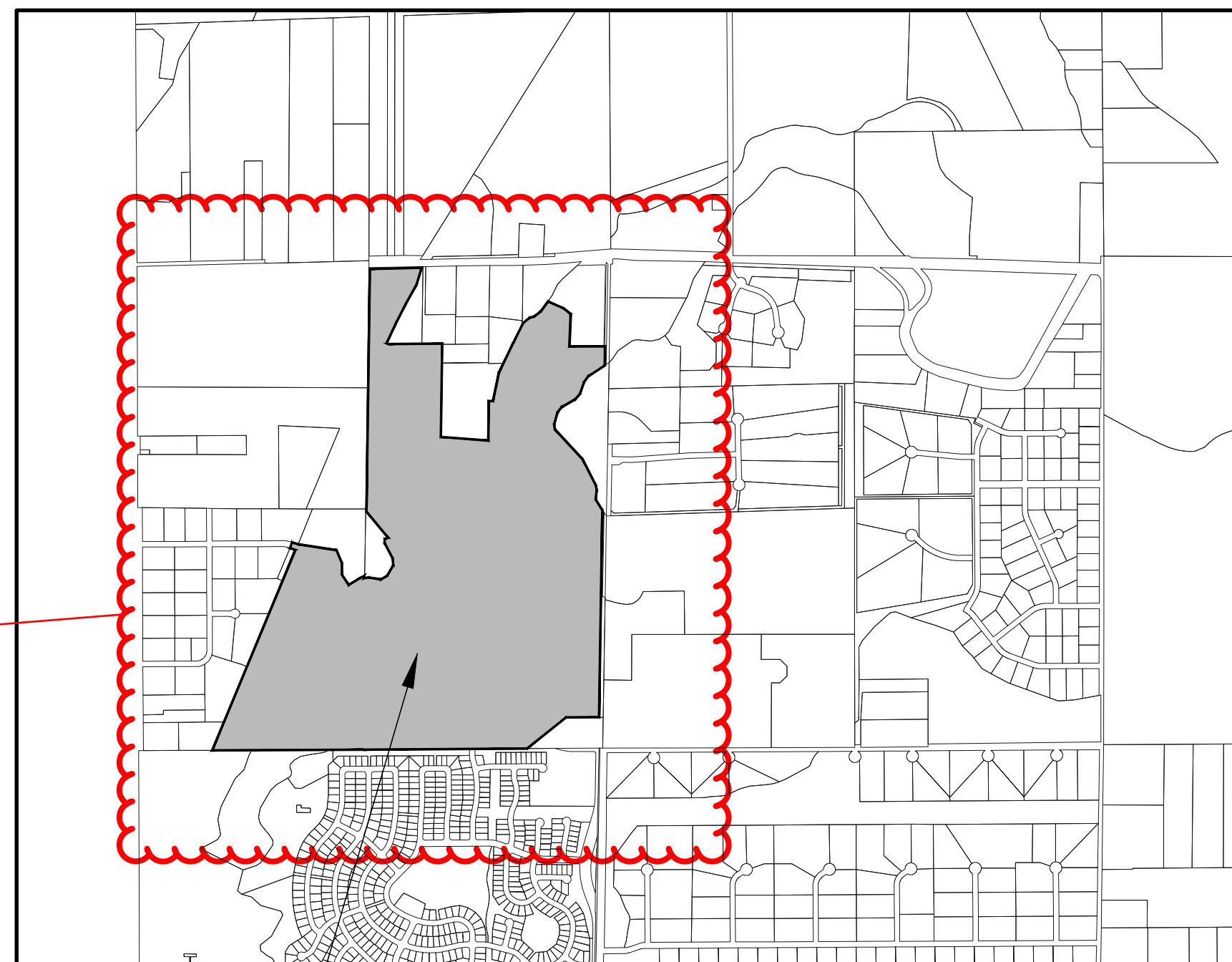
THENCE NORTH 67°22'25" WEST, A DISTANCE OF 50.05 FEET;

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

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

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

Label major roadways



PROPERTY LOCATION

VICINITY MAP
SCALE: 1" = 1500'

THENCE SOUTH 23°04'45" EAST, A DISTANCE OF 154.07 FEET;
THENCE SOUTH 00°15'05" EAST, A DISTANCE OF 124.61 FEET;
THENCE SOUTH 33°30'03" EAST, A DISTANCE OF 134.90 FEET;
THENCE NORTH 57°53'03" EAST, A DISTANCE OF 139.02 FEET;
THENCE NORTH 64°37'40" EAST, A DISTANCE OF 57.31 FEET;
THENCE SOUTH 00°56'44" WEST, A DISTANCE OF 24.33 FEET;
THENCE NORTH 79°47'08" EAST, A DISTANCE OF 47.71 FEET;
THENCE SOUTH 81°35'52" EAST, A DISTANCE OF 136.58 FEET;
THENCE NORTH 58°49'22" EAST, A DISTANCE OF 77.11 FEET;
THENCE NORTH 30°51'37" EAST, A DISTANCE OF 131.96 FEET;
THENCE NORTH 04°53'46" WEST, A DISTANCE OF 73.50 FEET;
THENCE NORTH 27°55'32" WEST, A DISTANCE OF 195.02 FEET;
THENCE NORTH 03°00'47" EAST, A DISTANCE OF 42.18 FEET;
THENCE NORTH 46°58'00" EAST, A DISTANCE OF 37.17 FEET;
THENCE NORTH 39°21'31" WEST, A DISTANCE OF 372.62 FEET;
THENCE NORTH 00°52'52" EAST, A DISTANCE OF 2644.60 FEET, TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 13,046,816 SQUARE FEET OR 299.514 ACRES, MORE OR LESS.

Move notes to this area of the sheet. Include applicability section here. What zone district does it default to? Is it subjective enough that staff would assign the zone district in Code?

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

(SURVEYOR'S NAME)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

PLANNING COMMISSION CERTIFICATE

THIS PD ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRPERSON

DATE

BOARD OF TRUSTEES APPROVAL CERTIFICATE

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

MAYOR

ATTEST

TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____) ss.

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

COUNTY CLERK AND RECORDER

Can the font be made smaller and moved to this section?

PD NOTE:

1. THIS PD ZONING MAP MODIFIES STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE.

SHEET INDEX

- 1.....COVER
- 2.....PD PLANNING AREAS
- 3.....PD NOTES & ARCHITECTURAL STANDARDS

Re-Label as PD standards

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



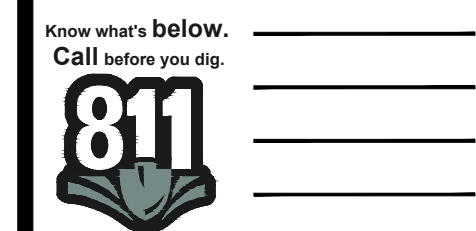
pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street, denver co 80245
+303.531.4905 - f303.531.4908

Engineering



SPRING HILL PD-DP
ERIE, COLORADO

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020



Sheet Name

COVER SHEET

Sheet Number

1 OF 3

SPRING HILLS PD-DP

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

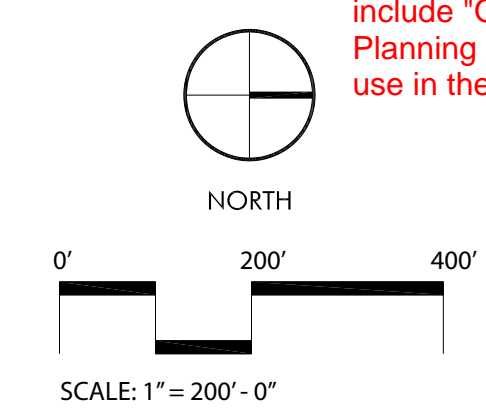
Garden court fronting products can have much smaller front setbacks. we have allowed 5-10 in PUDs and PDs. Also, townhome setbacks at 12 feet means 12 feet from the individual lot. Typically, we see a smaller 5 foot setback on townhome lots with a provision stating a setback of 15 feet shall be maintained from ROW and Parks.

Is this property a separate planning area?

Remove oil and gas setbacks but keep well head locations. Label well heads.

USE TABLE	
VILLAGE	PERMITTED PRINCIPAL USES
PLANNING AREA 1	SINGLE FAMILY FRONT LOAD
	SINGLE FAMILY ALLEY LOAD ¹
	TOWNHOME ALLEY LOAD ¹
PLANNING AREA 2	ALL USES PERMITTED BY THE MUNICIPAL CODE IN THE AG/OS DISTRICT AS AMENDED
1. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.	

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
	WIDTH (FT.)	AREA (S.F.)	FRONT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY FRONT LOAD	45x110'	4,950	PRIN. - 15'	10'	5'	PRIN. - 20'	PRIN. - 35'
	50' CORNER LOTS		ACC. - 25'			ACC. - 5'	
DUPLEX ALLEY LOAD	25'	1,900	PRIN. - 15'	10'	5'	PRIN. - 0'	PRIN. - 35'
	30' CORNER LOTS		ACC. - NA			ACC. - NA	
TOWNHOME ALLEY LOAD	20'	1,460	PRIN. - 12'	10'	5'	PRIN. - 0'	ACC. NA
	30'		ACC. - NA			ACC. - NA	



- ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.
 - MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.
 - FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS INTO THE SETBACK OF UP TO 2 FEET FOR ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED.
 - SIDE AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS INTO THE SETBACK OF UP TO 3 FEET FOR WINDOW WELLS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.
 - ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT INTO THE SETBACK OF UP TO 6 FEET FOR A ROOF TO BE CONSTRUCTED OVER AN AT GRADE PATIO OR OVER A DECK WHICH IS LESS THAN 30 INCHES ABOVE GRADE.
 - UTILITY EASEMENTS MAY BE MORE RESTRICTIVE THAN MINIMUM SETBACKS, THE GREATER OF THE MINIMUM SETBACK OR THE UTILITY EASEMENT SHALL GOVERN.
3. Rewrite as "Above grade features XX XX are permitted to encroach up to 2 feet into the front, side and rear setbacks. 4. same language as 3 - "Window wells XXXX are permitted to encroach up to 3 feet into the side and rear setbacks, except for XX. 6. Remove this provision all together or simply state that no buildings or encroachments are permitted into easements.

Remove all of these easements, etc. Do not need to be shown on PD.

PLANNING AREA 1
267.81AC
Residential, Park, Open Space, School

Remove Spine Trail

Areas for townhomes and duplexes should be separated into their own Planning Areas. 1. Single-family homes, 2. Townhomes, 3. duplex. etc. It's cleaner and shows the boards how the density is split.

Areas for townhomes and duplexes should be separated into their own Planning Areas. 1. Single-family homes, 2. Townhomes, 3. duplex. etc. It's cleaner and shows the boards how the density is split.

There are no measured distances for the property boundaries. Show on next submittal for all exterior PD boundary. Individual villages do not need measurements.

Remove all of these easements, etc. Do not need to be shown on PD.

PLANNING AREA 2
31.71 AC
Dedicated Open Space

Prepared For
ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, 8-180 independence plaza
1007 16th street, denver co 80245
+303.531.4905 - f 303.531.4908

Engineering
CML
a Westwood team
10333 E. Dry Creek Rd. Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cmlinc.net
westwoodpa.com

SPRING HILL PD-DP
ERIE, COLORADO

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020
Know what's below. Call before you dig.
811

Sheet Name
PD PLANNING AREAS

Sheet Number
2 OF 3

SPRING HILLS PD-DP

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

ARTICLE 1 - GENERAL PROVISIONS

A. Application

Provisions of the Spring Hill Planned Development-Development Plan (PD-DP) shall apply to all land within the PD-DP boundaries.

1. Applicability

The provisions of the PD-DP shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PD-DP through its approval by the Erie Board of Trustees.

2. Adoption

The adoption of this PD-DP shall evidence the findings and decision of the Erie Town Board of Trustees that this PD-DP for the Spring Hill Development ("Spring Hill") is in general conformity with the Town of Erie Comprehensive Plan approved June 6, 2007 and updated in 2015; is authorized by the Town of Erie UDC, as amended.

3. Relationship to the Town of Erie Regulations

Except as explicitly stated within this Spring Hill PD-DP document, development shall follow the Town of Erie, Colorado Unified Development Code (UDC), as amended.

4. Overall Concept

The creative vision for Spring Hill draws its inspiration from the open space and trail corridors that have helped shape the design of the community. Spring Hill is envisioned as a series of crafted neighborhoods that are generally organized around park areas. Park areas also are used as community identity features. This community will strike a balance between the natural environment and the land uses required to provide an active lifestyle with access to all the services needed to support residents of every age. The property includes approximately 302 acres of vacant agricultural land with three irrigation ditches bisecting the property. In addition, there are some wetland areas that will be preserved, and existing wells scattered throughout the property that will be vacated.

The property is zoned Low Density Residential (LR), in the Town of Erie. The property was annexed to the Town of Erie in February of 2014, the overall maximum allowed number of dwelling units per the Low-Density zoning designation would be 1,580 units; however, the annexation agreement limits the maximum number of dwelling units to 632. This PD Plan, and associated Preliminary Plat submittal includes 632 units, or an approximate gross density of 2.0 dwelling units per acre.

There are many public benefits to this style of community design. The design of Spring Hill is composed of a well-connected street network that disperses traffic and increases pedestrian connections, there are many pedestrian connections throughout the community to get to the Regional Spine Trail. A "sense of place" refers to unique characteristics that help define that location from any other place. This sense of place can be expressed in a number of ways including the natural and built environment. Spring Hill's natural setting and incredible views provide an already established sense of place with the wetland areas, irrigation ditches, the future Regional Spine trail, a future school and pocket parks. Whether residents are walking along the internal trails, playing and socializing in the parks throughout the community, bicycling along the Regional Spine trail, or taking in the views of the Front Range, they will always recognize this area as a unique "place" and a place they are proud to call home, and perhaps more importantly this style of community crafting provides areas for social interaction, areas to linger with friends, sit and talk, or simply hang out with neighbors. In addition, this community concept provides approximately 60% of the homes within the community backing on to or looking directly at a park or open space area.

Move applicability to Sheet 1

Remove these sections

- (1) The addition of one window unit.
- (2) A change in wall plane by providing one or more of the following options:
 - An additional wall plane change. Minimum six feet in width and one foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed window.
- (3) A covered porch or deck.
- (4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
- (5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- (F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

c. Materials

- (A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.
- (B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

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

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block.

3. Garages - Section 10.6.7 E3

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) 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 a minimum depth of XX feet.

a. When masonry cladding is used, it shall be in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

3. Enhanced Elevation

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

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

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

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

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

(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

4. Parking and Garage Placement

On-street parking spaces may be counted towards guest parking for Townhome areas, provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the minimum requirement for guest parking shall be identified on plans at time of submittal to the Town. Required dwelling unit parking shall be off-street. Garages shall be accessed from an alley.

We already allow guest parking to be counted in the street. No need to write these provisions into the PD. See UDC 10.6.6.D.2.a.

There are no changes to UDC 10.6.7.F. 2.b ???

Where is the alley loaded option?
1. why only 2 feet?
This doesn't seem substantial enough as Code requires 4 feet.
2. Add a provision that the garage cannot project more than 5 feet from the forward plane of the main floor living space or a front porch.

I am not seeing an amendment to this section in Code. If not amendment, remove this provision

ARTICLE 2 - DEVELOPMENT STANDARDS

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

"Planning Area 1", when the products are separated into different planning areas, it's better to state the PA in the title for applicability.

A. Architectural Standards - Single Family Detached Residential

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

a. Architectural Variety

i. Design Standards

- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- (B) No identical model plan elevation shall be repeated 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.
- (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.

Why not all roofs?

(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.

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

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

- a. For Duplex homes, the unique individualism of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single-family home.
- b. For Townhome buildings, individual dwelling units shall either be differentiated or may express a purposely uniform design.

a. Duplex - the unique individualism...
b. Townhome - individual dwelling units may be differentiated...

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

Prepared For

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning



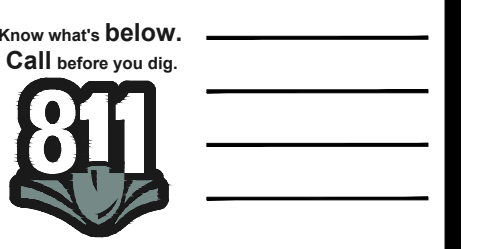
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Engineering



SPRING HILL PD-DP
ERIE, COLORADO

Drawn by: BEM
Checked by: JP
Submittal Date: 3.15.2020



Sheet Name

PD
NOTES &
ARCHITECTURAL
STANDARDS

Sheet Number

3 OF 3

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

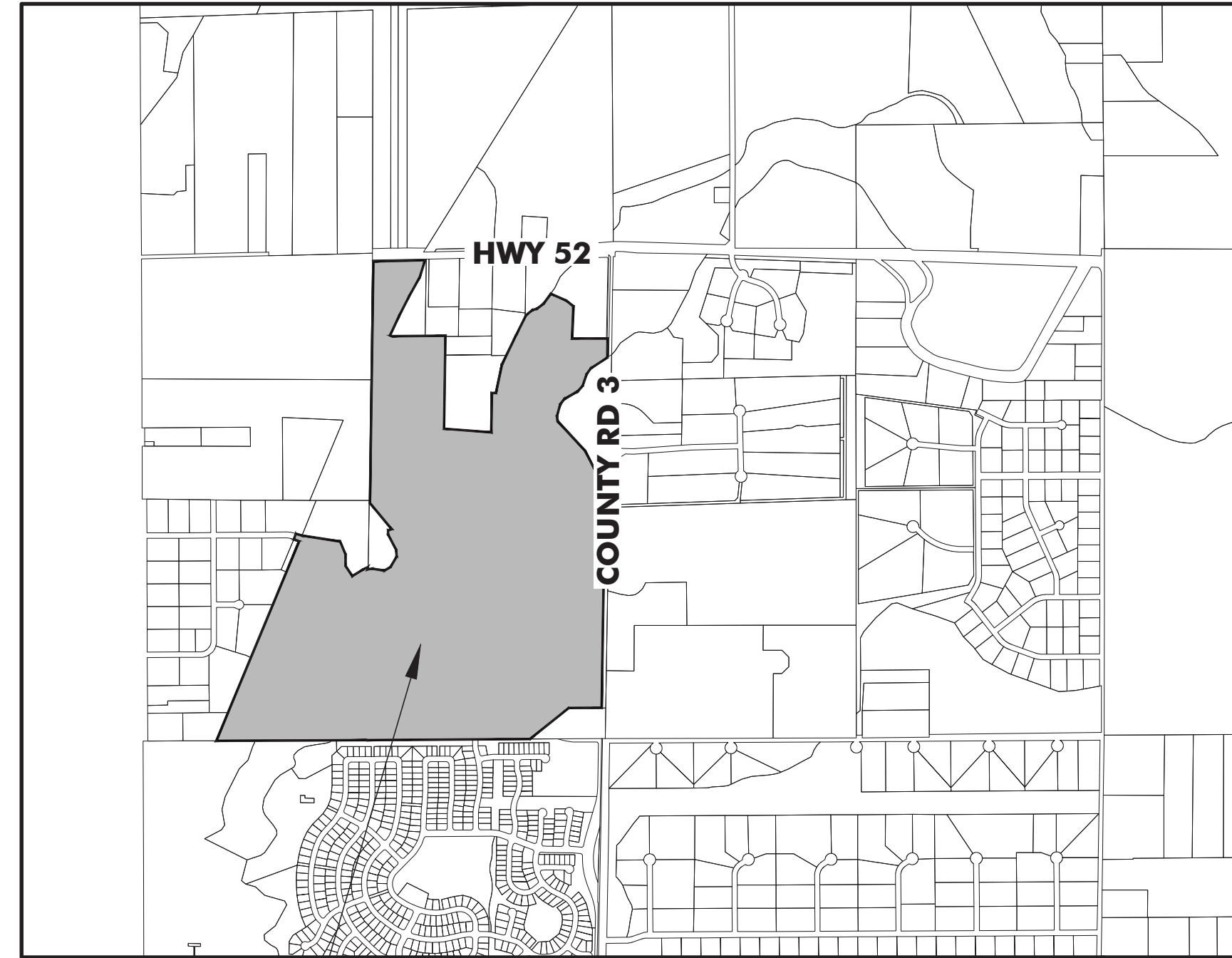
THENCE NORTH 39°21'31" WEST, A DISTANCE OF 372.62 FEET;

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

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

SPRING HILL PD

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



PROPERTY LOCATION

VICINITY MAP
SCALE: 1" = 1500'

This PD is creating zone district standards,
not amending Code.

PD NOTE:

1. THIS PD ZONING MAP MODIFIES THE LR STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE. *Change to Town of Erie Unified Development Code*
2. THE PROVISIONS OF THE PD-DP SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PD-DP THROUGH ITS APPROVAL BY THE ERIE BOARD OF TRUSTEES.

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

(SURVEYOR'S NAME)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

PLANNING COMMISSION CERTIFICATE

THIS PD ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRPERSON _____

DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

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

MAYOR _____

ATTEST _____
TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____) ss.

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

COUNTY CLERK AND RECORDER

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

LAND PLANNING

200 KALAMATH STREET
DENVER, CO 80223
303.531.4905
www.pcsgroupco.com

ENGINEERING

a Westwood team
10333 E. DRY CREEK RD.
SUITE 240, ENGLEWOOD
CO 80112
720.482.9526
www.cvlinc.net
www.westwoodps.com

SPRING HILL PD
ERIE, COLORADO

DRAWN BY: BEM
CHECKED BY: JP
DATE: 3-15-2021
7-15-2021

SHEET NAME
COVER SHEET

SHEET NUMBER

1 OF 3

SHEET INDEX

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

SPRING HILL PD

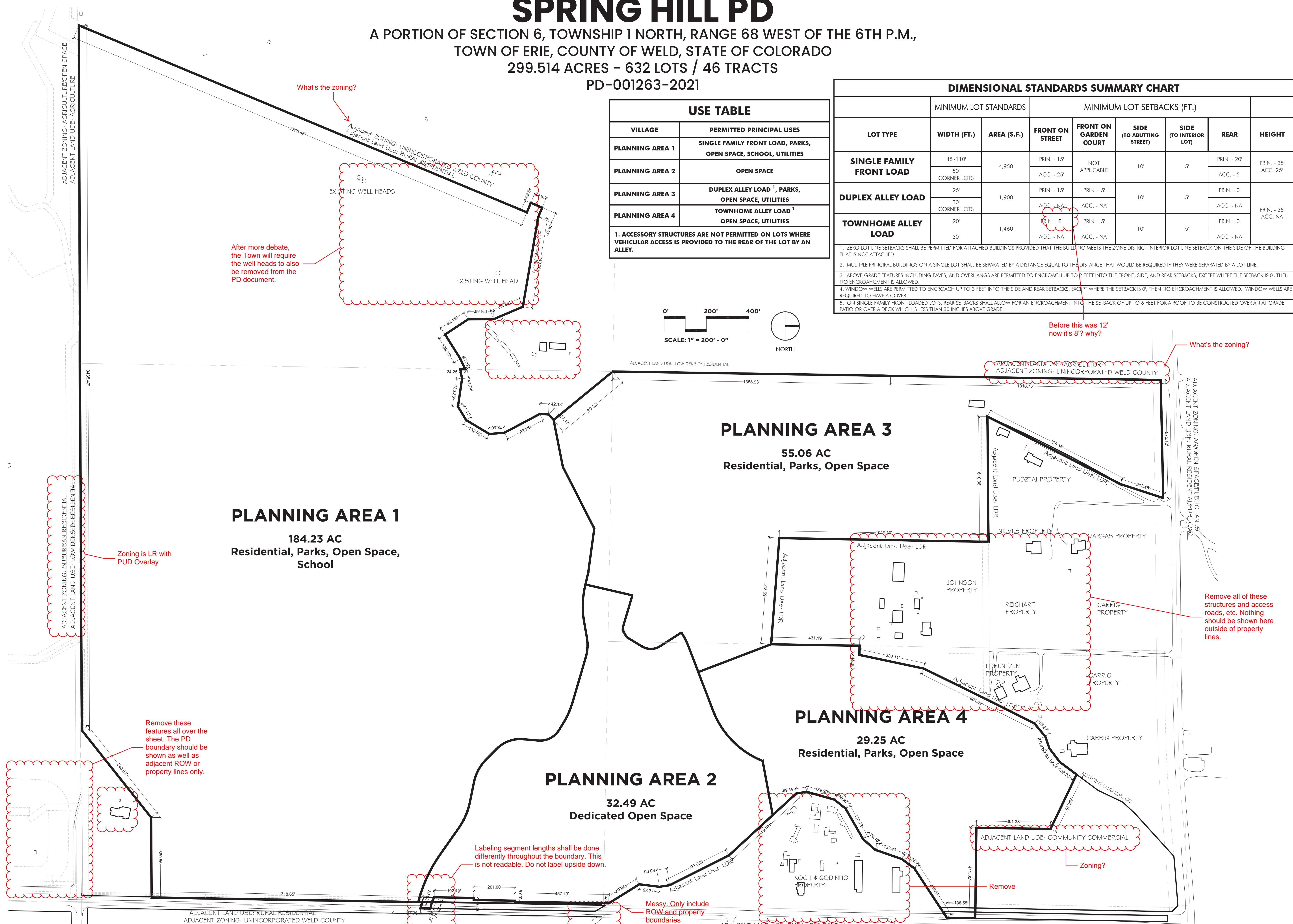
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.514 ACRES - 632 LOTS / 46 TRACTS
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USE TABLE	
VILLAGE	PERMITTED PRINCIPAL USES
PLANNING AREA 1	SINGLE FAMILY FRONT LOAD, PARKS, OPEN SPACE, SCHOOL, UTILITIES
PLANNING AREA 2	OPEN SPACE
PLANNING AREA 3	DUPLEX ALLEY LOAD ¹ , PARKS, OPEN SPACE, UTILITIES
PLANNING AREA 4	TOWNHOME ALLEY LOAD ¹ , OPEN SPACE, UTILITIES

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

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY FRONT LOAD	45x110'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35'
	50' CORNER LOTS		ACC. - 25'					
DUPLEX ALLEY LOAD	25'	1,900	PRIN. - 15'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35'
	30' CORNER LOTS		ACC. - NA					
TOWNHOME ALLEY LOAD	20'	1,460	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	ACC. - NA
	30'		ACC. - NA					

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



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SPRING HILL PD

ERIE, COLORADO

DRAWN BY: BEM
CHECKED BY: JP
DATE: 3-15-2021
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SHEET NAME
PD PLANNING AREAS

SHEET NUMBER
2 OF 3

SPRING HILL PD

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
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PLANNING AREA 1 - DEVELOPMENT STANDARDS

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

A. Architectural Standards - Single Family Detached Residential

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

a. Architectural Variety

i. Design Standards

- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- (B) No identical model plan elevation shall be repeated within every 4 lots on the same side of any street.
- (C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character - Section 10.6.7 E1.d

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

i. Design Standards

- (A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.
- (B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane.
- (C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.
- (D) The main roof should extend beyond the primary facade by a minimum of one foot.
- (E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.

(1) The addition of one window unit.

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

- An additional wall plane change. Minimum six feet in width and one foot projection.
- A projecting or cantilevered living space.
- A bay or boxed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

(F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

c. Materials

(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.

(B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

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

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block.

3. Garages - Section 10.6.7 E3

a. Diversity of Garage Orientation:

(A) all single-family homes shall provide garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:

(1) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 4 feet, and a maximum of 10 feet, behind the most forward plane of main floor living space or a front porch.

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

(3) Side-loaded garages.

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

b. Width/Facade Ratio

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

4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

5. Front Porches - Section 10.6.7 E4

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

Shift lower on sheet away from title

PLANNING AREA 3-4 - DEVELOPMENT STANDARDS

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

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

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

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

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

a. When masonry cladding is used, it shall be in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

3. Enhanced Elevation

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

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

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

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

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

(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

Garages will revert to the Code as well as porches. .

PREPARED FOR

E5X MANAGEMENT
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CENTENNIAL, CO 80112

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SPRING HILL PD
ERIE, COLORADO

DRAWN BY: BEM

CHECKED BY: JP

DATE: 3-15-2021

7-15-2021

SHEET NAME

PD
NOTES &
ARCHITECTURAL
STANDARDS

SHEET NUMBER

3 OF 3

From: [Bob Bresnahan](#)
To: [Development Referral](#)
Subject: RE: [EXTERNAL MAIL] Referral Review - Spring Hill PD
Date: Monday, May 3, 2021 9:46:18 AM
Attachments: [image002.png](#)
[image003.png](#)

Crestone Peak Resources has no conflict with this proposal.

Thank you,

Bob Bresnahan
Surface Landman Advisor
Crestone Peak Resources
Direct: (303) 774-3982
Cell: (720) 369-0432



Please note that our offices are closed the 1st, 3rd (and when applicable) 5th Friday's of every month. I will respond to all emails the following week.

From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Friday, April 30, 2021 2:49 PM
To: Chad Schroeder <cschroeder@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; LuAnn Penfold <lpenfold@mvfpd.org>; jstruble@northernwater.org; Kristen Thompson <kthompson@northernwater.org>; contracts@northernwater.org; parkland.hoa@parklandestatesairpark.org; mhortt@highplains.us; steve.turner@state.co.us; john@coloradols.com; Jake.Billadeau@westernmidstream.com; Bob Bresnahan <bob.bresnahan@CRESTONEPR.COM>; Chandler Newhall <cnewhall@extractionog.com>; Sean Casper <scasper@extractionog.com>; grant.gerrard@westernmidstream.com; Murph.Shelby@westernmidstream.com; Brett.Cavanagh@westernmidstream.com; Kelly.Reyos@westernmidstream.com; Heather.Bennett@westernmidstream.com; Kelsey Wasylenky <kwasylenky@jostenergylaw.com>; rons@mdsslaw.com; mike.brotzman@anadarko.com
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: [EXTERNAL MAIL] Referral Review - Spring Hill PD

Good Afternoon,

Please find the enclosed link for referral documents on the above noted project:

<https://erieco.sharefile.com/d-s30455299312042f78f2961d437766a73>

Referral comments are due back by June 8, 2021. Staff DRT is scheduled for June 10, 2021.

Please let me know if you have any questions.

(Staff Note: Department of the Army Corp of Engineers will receive a referral via USPS.)

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

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From: [Audem Gonzales](#)
To: [John Prestwich](#); [Matt Janke](#); [Chris Elliott](#)
Cc: [Luke Bolinger](#); [Darren Champion](#)
Subject: Spring Hill PD Town Review
Date: Thursday, June 17, 2021 4:23:06 PM
Attachments: [image001.jpg](#)
[Development Referral Spring Hill - Planned Development - PD-001263-2021 Parks and Rec Comments.msg](#)
[RE EXTERNAL MAIL Referral Review - Spring Hill PD.msg](#)
[Planning Redline.pdf](#)
[2021 5-12 MVFPD.pdf](#)

Good afternoon,

The Town of Erie completed the review for the Spring Hill PD zoning document. Please find Planning comments below and attached to this email in the form of a redlined PD document. I have also attached other review comments that have been received at this time.

Planning:

1. The Annexation Agreement states that only 1 housing type and 2 variations are permitted for this subdivision. The PD is showing three housing types and several variations. The Annexation Agreement will need to be amended to accommodate what the PD is proposing.
2. I recommend a meeting to discuss some of the Planning redlines. Overall the PD looks good, but I have some organizational comments (i.e. more planning areas, listing uses, a garden court front setback, etc.)

Please reach out to me if you have any questions or if/when you want me to set up a meeting to go over these comments.

Thanks,



Audem Gonzales

Senior Planner, Planning & Development

Town of Erie

645 Holbrook Street | P.O. Box 750 Erie, CO 80516

Phone: 303-926-2778

agonzales@erieco.gov | www.erieco.gov/planning

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