

# CANYON CREEK FILING NO. 7 & 8 - SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 1 NORTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
70.626 ACRES - FILING 7 = 109 LOTS, FILING 8 = 88 LOTS, 18 TRACTS  
SK-001004-2018

## LEGAL DESCRIPTION

### PARCEL A:

(FROM RECEPTION NO. 2073245, EXHIBIT A, PARCEL B, PAGE 4 OF 15)

A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, SHOWN AS PARCEL NO. 074 ON MAP NO. 1465130, EXCEPT THAT REAL PROPERTY DESCRIBED IN RECEPTION NO. 1895203, RECEPTION NO. 1534041, AND RECEPTION NO. 1826699 FILED IN THE RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 44' 23" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, SECTION 13, A DISTANCE OF 1330.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 26' 39" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1319.12 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE SOUTH 89 DEGREES 50' 01" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1329.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE SOUTH 00 DEGREES 29' 19" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 795.37 FEET TO THE SOUTHERLY INTERSECTION OF SAID RECEPTION NO. 1895203 AS RECORDED IN THE RECORDS OF SAID COUNTY WITH THE SAID EAST LINE; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 1895203 THROUGH THE FOLLOWING FOUR COURSES:

1. NORTH 89 DEGREES 42' 44" WEST, 180.00 FEET;
2. SOUTH 07 DEGREES 35' 53" WEST, 211.75 FEET;
3. SOUTH 00 DEGREES 26' 46" EAST, 110.00 FEET;
4. SOUTH 89 DEGREES 42' 46" EAST, 160.06 FEET TO THE WEST LINE OF TRACT G CANYON CREEK FILING NO. 2 AS PLATTED IN SAID RECORDS;

THENCE SOUTH 00 DEGREES 28' 17" EAST, A DISTANCE OF 55.49 FEET TO THE NORTH LINE OF SAID RECEPTION NO. 1826699 IN THE RECORD OF SAID COUNTY; THENCE ALONG THE NORTH AND WEST LINES OF SAID RECEPTION NO. 1826699 THROUGH THE FOLLOWING TWO COURSES:

1. SOUTH 89 DEGREES 44' 29" WEST, 500.00 FEET;
2. SOUTH 00 DEGREES 28' 28" EAST, 145.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE NORTH 89 DEGREES 44' 23" WEST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 780.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH  
(FROM RECEPTION NO. 2282882)

A TRACT OF LAND BEING TRACT O OF THE CREEKSIDE SUBDIVISION AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2259443, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 TO BEAR NORTH 00°31'00" WEST ALONG SAID EAST LINE A DISTANCE OF 206.00 FEET; THENCE NORTH 89°44'19" WEST, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF TRACT L, A PART OF SAID CREEKSIDE SUBDIVISION, TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT O, NORTH 89°44'19" WEST, A DISTANCE OF 120.16 FEET TO THE SOUTHWEST CORNER OF SAID TRACT O;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT O, NORTH 00°31'00" WEST, A DISTANCE OF 110.00 FEET;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF SAID TRACT O, NORTH 07°40'20" EAST, A DISTANCE OF 211.75 FEET, TO THE NORTHWEST CORNER OF SAID TRACT O;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT O, SOUTH 89°44'19" EAST, A DISTANCE OF 89.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT L;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT L, SOUTH 00°31'00" EAST, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.81 ACRES, MORE OR LESS

EXCEPT  
(FROM RECEPTION NO. 03064195)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13 THENCE N89°44'23"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ALONG THE SOUTH LINE OF PARCEL C, TRACT G, CANYON CREEK SUBDIVISION FILING NO. 3 A DISTANCE OF 550.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL C, TRACT G; THENCE N89°44'23"W CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ALONG THE NORTHERN BOUNDARY OF CANYON CREEK SUBDIVISION FILING NO. 2 A DISTANCE OF 143.72 FEET; THENCE N00°29'19"W A DISTANCE OF 145.00 FEET TO A POINT OF NON-TANGENT CURVATURE. THENCE ALONG A 805.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 0°05'27" AND A CHORD BEARING S89°41'39"E A DISTANCE OF 1.28 FEET) AN ARC LENGTH OF 1.28 FEET; THENCE S89°44'23"E A DISTANCE OF 142.45 FEET TO THE NORTHWEST CORNER OF SAID PARCEL C, TRACT G; THENCE S00°29'19"E ALONG THE WEST LINE OF SAID PARCEL C, TRACT G A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 20,838 SQUARE FEET OR 0.478 ACRE, MORE OR LESS.

### PARCEL B:

(FROM RECEPTION NO. 2073245, EXHIBIT A, PARCEL C, PAGE 5 OF 15)

A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, SHOWN AS PARCEL 073 ON PARCEL MAP NO. 1465130 IN THE RECORDS OF SAID COUNTY, LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, AND NORTH OF THAT REAL PROPERTY DESCRIBED IN RECEPTION NO. 1895203, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 29' 19" WEST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 750.95 FEET TO THE NORTH INTERSECTION OF SAID RECEPTION NO. 1895203 AS RECORDED IN THE RECORDS OF SAID COUNTY WITH SAID WEST LINE, WHICH IS THE POINT OF BEGINNING; THENCE ON THE NORTH LINE OF SAID RECEPTION NO. 1895203 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 85 DEGREES 33' 33" EAST, 80.27 FEET;
2. NORTH 54 DEGREES 48' 33" EAST, 920.00 FEET;
3. SOUTH 85 DEGREES 58' 27" EAST, 214.00 FEET;
4. NORTH 56 DEGREES 33' 33" EAST, 560.00 FEET;
5. NORTH 18 DEGREES 21' 09" EAST, 64.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 57 DEGREES 49' 09" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD, 985.00 FEET TO A NON-TANGENT 2764.93 FOOT RADIUS CURVE WHICH IS CONCAVE SOUTHWESTERLY;

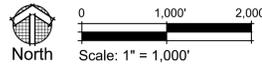
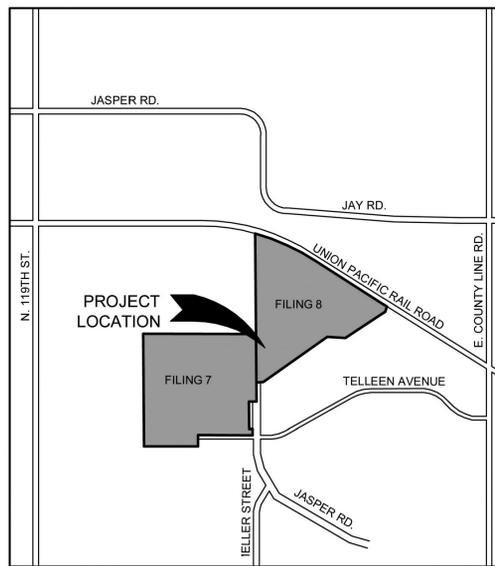
THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 31 DEGREES 58'00" WEST THROUGH A CENTRAL ANGLE OF 18 DEGREES 14' 03", A DISTANCE OF 783.42 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 29' 19" EAST, NON-TANGENT TO SAID CURVE, 1731.77 FEET TO THE POINT OF BEGINNING.

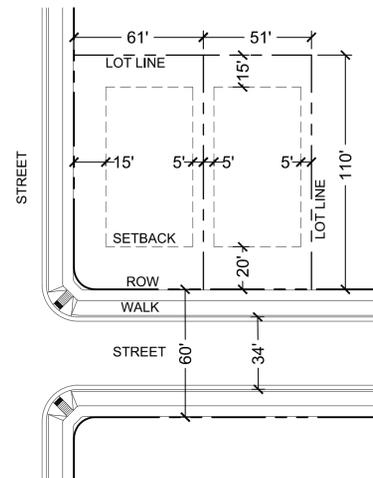
## SURVEYED AREA

PARCEL A: 1,623,217 SQUARE FEET (37.264 ACRES) MORE OR LESS  
PARCEL B: 1,453,261 SQUARE FEET (33.362 ACRES) MORE OR LESS  
TOTAL: 3,076,478 SQUARE FEET (70.626 ACRES) MORE OR LESS

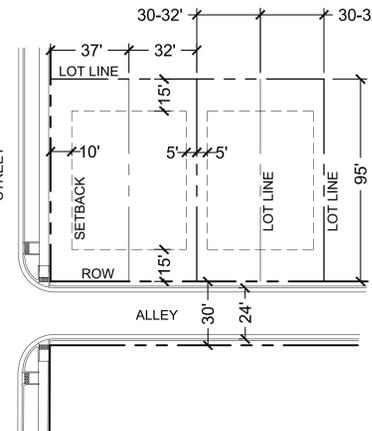
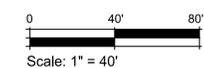
## VICINITY MAP



## LOT TYPICALS



SINGLE FAMILY DETACHED



PAIRED HOME

## LAND SUMMARY CHARTS

FILING NO. 7 LAND SUMMARY				
TYPE	AREA (ACRES)	% OF TOTAL AREA	NUMBER OF LOTS	GROSS DENSITY
SINGLE FAMILY DETACHED RESIDENTIAL LOTS	15.99	43.0	109	2.92 DU/AC
TRACTS	13.13	35.2		
PUBLIC ROW	8.14	21.8		
TOTAL	37.26	100		

FILING NO. 7 TRACT SUMMARY					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
A	271,716	6.24	OPEN SPACE & UTILITIES	HOA	HOA
B	91,209	2.09	OPEN SPACE	TBD	HOA
C	13,585	0.31	OPEN SPACE & UTILITIES	HOA	HOA
D	120,108	2.76	OPEN SPACE & UTILITIES	HOA	HOA
E	15,212	0.35	POCKET PARK	HOA	HOA
F	2,150	0.05	OPEN SPACE / BUFFER	HOA	HOA
G	3,300	0.08	OPEN SPACE / DITCH	HOA	HOA
H	2,947	0.07	OPEN SPACE / DITCH	HOA	HOA
I	51,550	1.18	OIL & GAS BUFFER & FUTURE DEVELOPMENT AREA	OWNER	OWNER / HOA
TOTAL	571,777	13.13			

FILING NO. 8 LAND SUMMARY					
TYPE	AREA (ACRES)	% OF TOTAL AREA	NUMBER OF LOTS	GROSS DENSITY	NET DENSITY
PAIRED HOME RESIDENTIAL LOTS	6.23	18.7	88 (44 PAIRED HOMES)	2.63 DU/AC	*6.0 DU/AC
TRACTS	21.30	63.8			
PUBLIC ROW	5.83	17.5			
TOTAL	33.36	100			
OFF-SITE ROW	1.67				

\* NET DENSITY = EXCLUDES 18.69 ACRES WITHIN OIL WELL BUFFER AND DRAINAGE EASEMENT TRACTS.

FILING NO. 8 TRACT SUMMARY					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
A	362,893	8.33	OIL & GAS BUFFER & FUTURE DEVELOPMENT AREA	OWNER	OWNER & HOA
B	451,471	10.36	DRAINAGE EASEMENT	TOWN OF ERIE	TOWN OF ERIE
C	56,361	1.29	POCKET PARK	HOA	HOA
D	23,403	0.54	OPEN SPACE & UTILITIES	HOA	HOA
E	13,598	0.31	OPEN SPACE & UTILITIES	HOA	HOA
F	6,940	0.16	OPEN SPACE & UTILITIES	HOA	HOA
G	1,425	0.03	OPEN SPACE & UTILITIES	HOA	HOA
H	3,806	0.09	OPEN SPACE & UTILITIES	HOA	HOA
I	7,781	0.18	OPEN SPACE & UTILITIES	HOA	HOA
TOTAL	927,678	21.30			

PARKS & OPEN SPACE				
	FILING 7 UDC REQUIREMENT (ACRES)	FILING 7 PROVIDED (ACRES)	FILING 8 UDC REQUIREMENT (ACRES)	FILING 8 PROVIDED (ACRES)
POCKET PARK (0.5 ac / 1,000 people)	0.157	0.35	0.127	1.29
NEIGHBORHOOD PARK (3 ac / 1,000 people)	0.945	TBD	0.762	TBD
COMMUNITY PARK (5 ac / 1,000 people)	1.570	TBD	1.270	TBD
OPEN SPACE (17 ac / 1,000 people)	5.355	TBD	4.320	TBD

\* TBD - BASED ON PREVIOUS DEDICATIONS PER THE CANYON CREEK DEVELOPMENT

REVISION RECORD	DATE
1ST SUBMITTAL	7-27-2018
2ND SUBMITTAL	8-14-2018
3RD SUBMITTAL	11-13-2018
4TH SUBMITTAL	3-5-2019

LANDSCAPE ARCHITECT / PLANNER:  
henry design group  
Landscape Architecture • Planning • Entitlements  
1901 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2368 • henydesigngroup.com

CONSULTING GROUP  
9360 Teddy Lane, Suite 203  
Lone Tree, CO 80124  
303.395.2700

ENGINEER:  
Stratus Canyon Creek, LLC.  
1842 Montane Drive East  
Golden, CO 80401  
Richard Dean  
720.214.5000

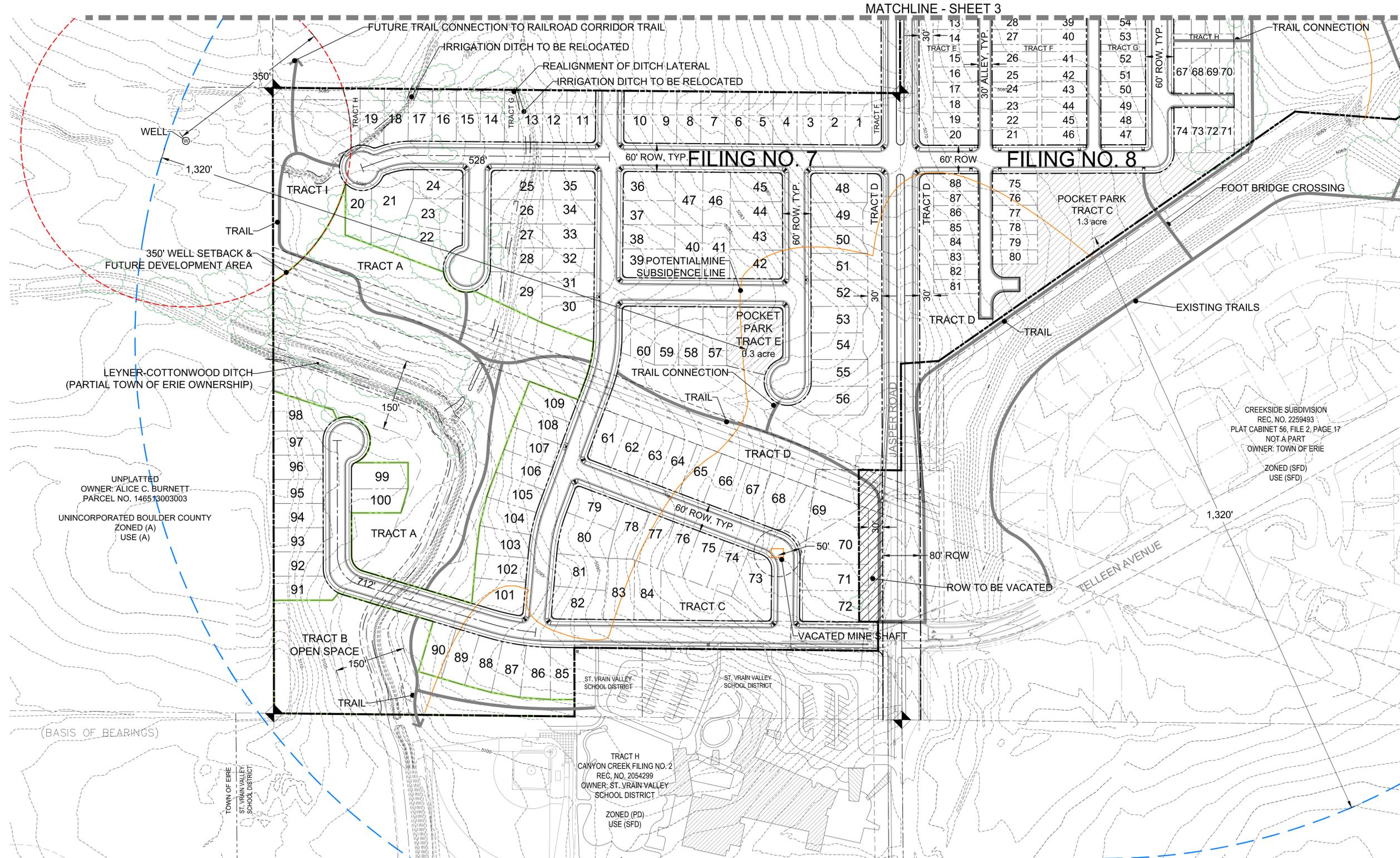
APPLICANT:  
**CANYON CREEK FILING NO. 7 & 8**  
**SKETCH PLAN**  
**ERIE, COLORADO**

JOB NO.: --  
DRAWN: AY  
CHECKED: KH  
ISSUE DATE: 3-5-2019

SHEET:  
COVER  
1 of 3

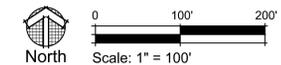
# CANYON CREEK FILING NO. 7 & 8 - SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 1 NORTH,  
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 70.626 ACRES - FILING 7 = 109 LOTS, FILING 8 = 88 LOTS, 18 TRACTS  
 SK-001004-2018



## LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- EXISTING CONTOUR
- TRAIL
- POTENTIAL MINE SUBSIDENCE LINE
- EXISTING DITCH LATERAL
- EXISTING VEGETATION
- EXISTING GAS/OIL WELL



NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	7-27-2018
2	2ND SUBMITTAL	8-14-2018
3	3RD SUBMITTAL	11-13-2018
4	4TH SUBMITTAL	3-5-2019

LANDSCAPE ARCHITECT / PLANNER

**henry design group**

Landscape Architecture • Planning • Entitlements  
 1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
 303.446.2368 • henydesigngroup.com

ENGINEER

**CONSULTING GROUP**

9360 Teddy Lane, Suite 203  
 Lone Tree, CO 80124  
 303.395.2700

APPLICANT:

**Stratus Canyon Creek, LLC.**  
 1842 Montane Drive East  
 Golden, CO 80401  
 Richard Dean  
 720.214.5000

**CANYON CREEK FILING NO. 7 & 8**

**SKETCH PLAN**

ERIE, COLORADO

JOB NO.: --  
 DRAWN: AY  
 CHECKED: KH  
 ISSUE DATE: 3-5-2019

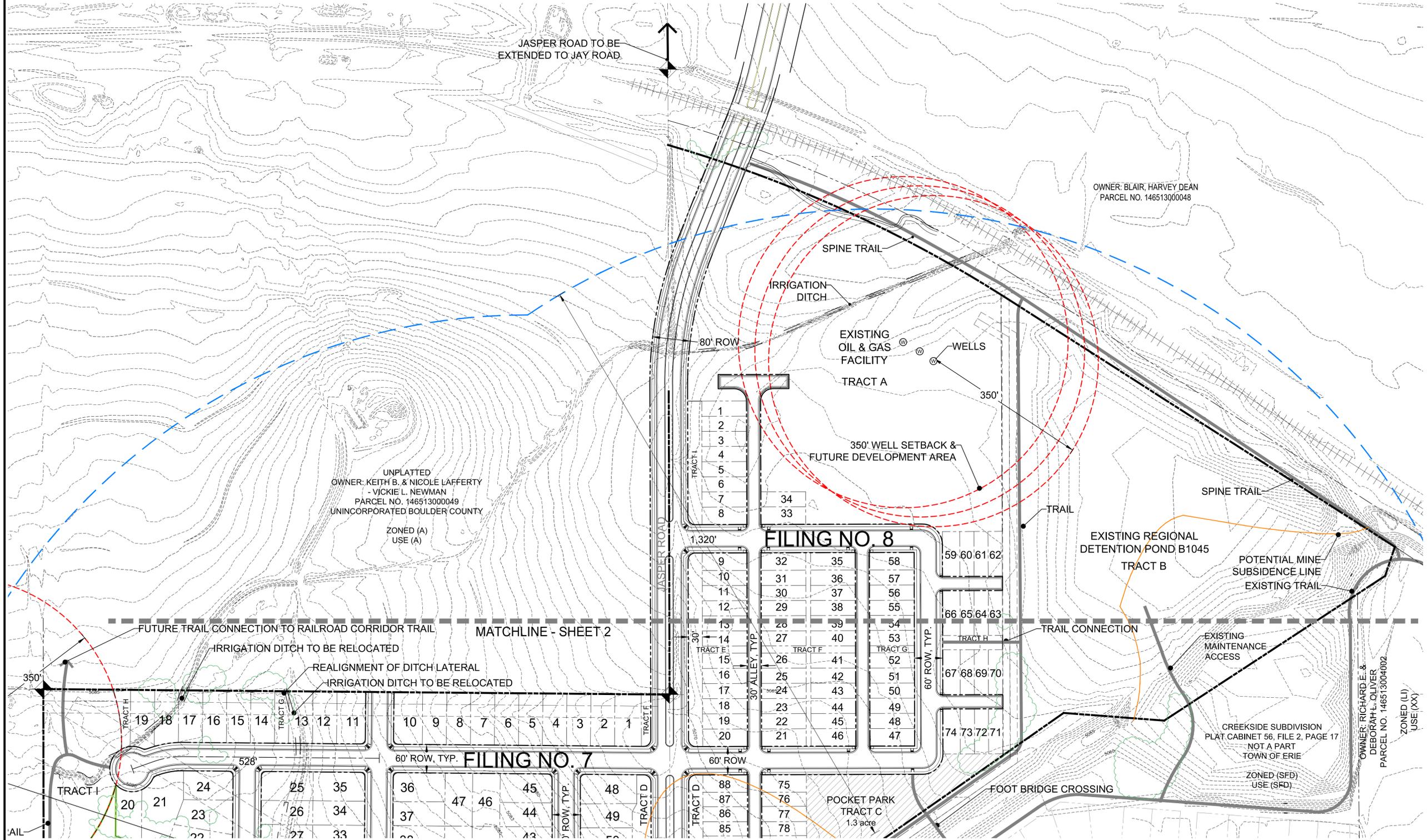
SHEET:

SKETCH PLAN

2 of 3

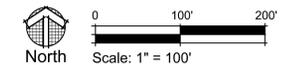
# CANYON CREEK FILING NO. 7 & 8 - SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 1 NORTH,  
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 70.626 ACRES - FILING 7 = 109 LOTS, FILING 8 = 88 LOTS, 18 TRACTS  
 SK-001004-2018



## LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- EXISTING CONTOUR
- TRAIL
- POTENTIAL MINE SUBSIDENCE LINE
- EXISTING DITCH LATERAL
- ⊙ EXISTING VEGETATION
- ⊙ EXISTING GAS/OIL WELL



NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	7-27-2018
2	2ND SUBMITTAL	8-14-2018
3	3RD SUBMITTAL	11-13-2018
4	4TH SUBMITTAL	3-5-2019

LANDSCAPE ARCHITECT / PLANNER:  
**henry design group**  
 Landscape Architecture • Planning • Entitlements  
 1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
 303.446.2388 • henydesigngroup.com

ENGINEER:  
**CONSULTING GROUP**  
 9360 Teddy Lane, Suite 203  
 Lone Tree, CO 80124  
 303.395.2700

APPLICANT:  
**Stratus Canyon Creek, LLC.**  
 1842 Montane Drive East  
 Golden, CO 80401  
 Richard Dean  
 720.214.5000

**CANYON CREEK FILING NO. 7 & 8**  
**SKETCH PLAN**  
 ERIE, COLORADO

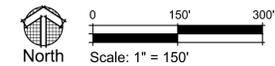
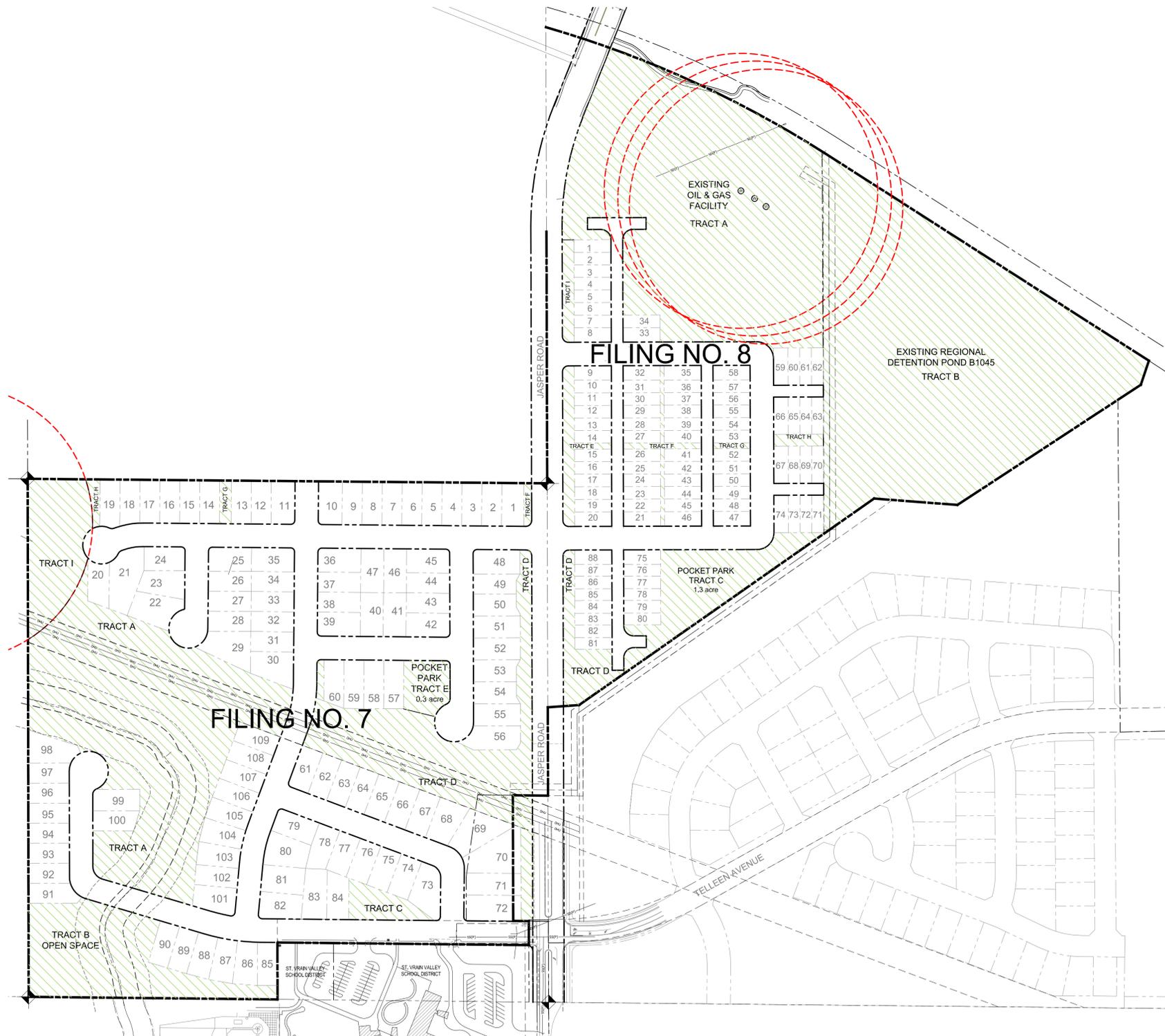
JOB NO.: --  
 DRAWN: AY  
 CHECKED: KH  
 ISSUE DATE: 3-5-2019  
 SHEET:  
**SKETCH PLAN**  
 3 of 3

# CANYON CREEK FILING NO. 7 & 8 - SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 1 NORTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

FILING NO. 7 TRACT SUMMARY					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
A	271,716	6.24	OPEN SPACE & UTILITIES	HOA	HOA
B	91,209	2.09	OPEN SPACE	TBD	HOA
C	13,585	0.31	OPEN SPACE & UTILITIES	HOA	HOA
D	120,108	2.76	OPEN SPACE & UTILITIES	HOA	HOA
E	15,212	0.35	POCKET PARK	HOA	HOA
F	2,150	0.05	OPEN SPACE / BUFFER	HOA	HOA
G	3,300	0.08	OPEN SPACE / DITCH	HOA	HOA
H	2,947	0.07	OPEN SPACE / DITCH	HOA	HOA
I	51,550	1.18	OIL & GAS BUFFER & FUTURE DEVELOPMENT AREA	OWNER	OWNER / HOA
TOTAL	571,777	13.13			

FILING NO. 8 TRACT SUMMARY					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
A	362,893	8.33	OIL & GAS BUFFER & FUTURE DEVELOPMENT AREA	OWNER	OWNER & HOA
B	451,471	10.36	DRAINAGE EASEMENT	TOWN OF ERIE	TOWN OF ERIE
C	56,361	1.29	POCKET PARK	HOA	HOA
D	23,403	0.54	OPEN SPACE & UTILITIES	HOA	HOA
E	13,598	0.31	OPEN SPACE & UTILITIES	HOA	HOA
F	6,940	0.16	OPEN SPACE & UTILITIES	HOA	HOA
G	1,425	0.03	OPEN SPACE & UTILITIES	HOA	HOA
H	3,806	0.09	OPEN SPACE & UTILITIES	HOA	HOA
I	7,781	0.18	OPEN SPACE & UTILITIES	HOA	HOA
TOTAL	927,678	21.30			



NO	REVISION RECORD	DATE
1		11-12-2018
2		03-05-2019
3		
4		

LANDSCAPE ARCHITECT / PLANNER:  
**henry design group**  
 Landscape Architecture • Planning • Entitlements  
 1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
 303.446.2388 • henydesigngroup.com

ENGINEER:  
**CONSULTING GROUP**  
 9360 Teddy Lane, Suite 203  
 Lone Tree, CO 80124  
 303.395.2700

APPLICANT:  
**Stratus Canyon Creek, LLC.**  
 1842 Montane Drive East  
 Golden, CO 80401  
 Richard Dean  
 720.214.5000

**CANYON CREEK FILING NO. 7 & 8**  
**TRACT EXHIBIT**  
 ERIE, COLORADO

JOB NO.:  
 DRAWN: AY  
 CHECKED: KH  
 ISSUE DATE: 3-5-2019

SHEET:  
**TRACT EXHIBIT**  
 1 of 1

# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015

## General Provisions Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

## Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

## Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

## Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable.

## Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

## Conflict

Where there is more than one provision within a Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director.

## Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

## Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

## Statement of Commitments

### 1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
Filing No. 2	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
Filing No. 3	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
Filing No. 4	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
Filing No. 5	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
	C	0.37 AC	Park
	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
Filing No. 6	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Medium Density Residential / Day Care
	F	0.50 AC	Park
	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
Filing No. 7	C	3.99 AC	Open Space; Drainage; Tot Lot
	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
	G	4.06 AC	Open Space; Pedestrian Access
Filing No. 8	NA	NA	NA
	NA	NA	NA
Filing No. 9	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

### 2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

### 3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

### 4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

### 5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

### 6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

### 7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

### 8. PD Amendment No. 2

The amendment makes the following changes:

1. Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
2. All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*. As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
3. Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filings.
4. Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*.

### 9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

### 10. PD Amendment No. 4

- Filing No. 6:
- Add Religious Assembly as a Permitted Land Use to Tract D
  - Add CBR district as a Permitted Land Use to Tract F.
  - Modifications to Table II on Sheet 2
  - Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
  - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
  - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

### 11. Amendment #5

- Filing No. 8:
- Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:
    - A. Duplex;
    - B. Townhouse;
    - C. Stacked Tri-plex / Quad-plex;
    - D. Manor Home
  - Remove maximum lot coverage for MDR.

### Filing No. 9:

- Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

### 12. Amendment #6

- Filing No. 5 - TRACT B:
- Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:
    - A. Duplex;
    - B. Town Home;
    - C. Stacked Tri-plex / Quad-plex;
    - D. Manor Home

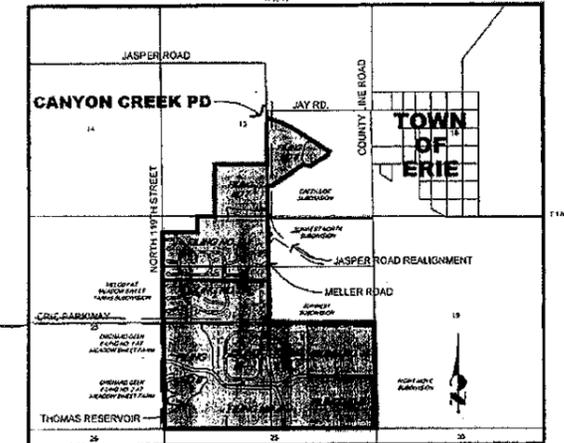
### 13. Amendment #7

Filing No. 5 - Tract B  
Establish Setbacks

### 14. Amendment #8

- Filing No. 9
- Changed land use categories and realigned planning area boundaries
  - Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
  - Added pocket parks as a use in the SFD-P and TH Categories
  - Added minimum lot sizes
  - Added setbacks
  - Added permitted encroachments into building setbacks
  - Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
  - Removed maximum lot coverage
  - Added Sheet 3 of 7 addressing Architectural Standards

## Vicinity Map



Scale: 1" = 200'

## Planning Commission Certificate

Approved by the Erie Planning Commission  
on this 19th day of March, A.D. 2016.  
Chairman  
Planning Commission Secretary

## Board of Trustees Certificate

This PD Amendment was hereby approved by the Town of Erie Board of Trustees  
on this 19th day of March, A.D. 2016.  
Mayor

## Clerk & Recorder's Certificate

State of Colorado )  
County of Boulder )  
I hereby certify that this PD Amendment Plan was filed in my office on  
this 19th day of March, 2016, A.D. and was recorded at Reception Number 350944  
at 3:48 o'clock P.M. Fees Paid \$2166  
Hillary Hoell  
Boulder County Clerk & Recorder

## 15. Amendment #9

- Filing No. 10
- Changed zoning and associated land use categories and realigned planning area boundaries
  - Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
  - Added minimum lot sizes
  - Added setbacks
  - Added Sheet 4 of 8 addressing Architectural Standards

Planner: PCS Group, Inc. 1001 16th Street, 3B-180 Denver, CO 80202 303.531.4905

Applicant: RWCS 21 South Suncast Street, Longmont, CO 80503

REVISION DATE: AMENDMENT DATE: ISSUE DATE:

# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

## 553.43 ACRES PDA - 000204-2015

### I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No.)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 2	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) School Elementary	ELE
Filing No. 3	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 4	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 5	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Day Care Facility	DC
Filing No. 6	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Commercial / Business / Retail	CBR
	4) Religious Assembly	RA
Filing No. 7	1) Single Family Detached	SFD
Filing No. 8	1) Medium Density Residential	MDR
	2) Open Space, Parks & Recreation	OS
Filing No. 9	1) Single Family Detached	SFD
	2) Town Homes	TH
	3) Open Space, Parks & Recreation	OS
	4) Single Family Detached - Patio Homes	SFD-P
Filing No. 10	1) Medium Density Residential	MR
	2) High Density Residential	HR
	3) Community Commercial	CC

### II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
<b>RESIDENTIAL ZONES / USES</b>			
Single Family Detached	SFD	SFD	Y
Elementary School	ELE	ELE	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Single Family Detached - Patio	SFD-P	SFD-P	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Medium Density Residential	MDR	MDR	Y
Duplex			Y
Townhouse			Y
Stacked Triplex / Quad-plex			Y
Manor Home			Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Town Homes	TH	TH	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Medium-Density Residential***	MR	MR	Y
Single Family Detached-Patio			Y
Detention/Drainage Facility			Y
High-Density Residential*	HR	HR	Y
Single Family Detached-Patio			Y
Duplex			Y
Detention/Drainage Facility			Y
<b>NON-RESIDENTIAL ZONES / USES</b>			
Open Space, Park, Recreational Facilities	OS	OS	Y
Detention/Drainage Facility	DET	DET	Y
Regional Park	R-PK	R-PK	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Mining and Mineral Extraction	MINE	MINE	SR
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Community Commercial*	CC	CC	Y
Parkway Structure			Y
Farm Market			Y
Detention/Drainage Facility			Y
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y

NOTE:  
 \* Permitted Uses shall be those permitted in the Town of Erie Municipal Code Table 3-1: Table of Permitted Uses for the comparable zone district. Those uses listed above that differ from the Municipal Code shall apply to this PD.  
 \*\* Land Uses Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

### III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)	
Filing No. 1		5,000	50'	60'	
Filing No. 2		5,000	50'	60'	
Filing No. 3		5,000	50'	60'	
Filing No. 4		5,000	50'	60'	
Filing No. 5		5,000	50'	60'	
Filing No. 6		5,000	50'	60'	
Filing No. 7		5,000	50'	60'	
Filing No. 8		N/A	N/A	N/A	
Filing No. 9	SFD	9,500	80'	90'	
Filing No. 9	SFD-P	5,500	35'	40'	
Filing No. 9	TH	1,450	20'	25'	
Filing No. 10	MR & HR	SFD - Alley Loaded	3,150	30'	35'
Filing No. 10	MR & HR	SFD - Patio Alley Loaded	3,800	30'	35'
Filing No. 10	MR & HR	Duplex	2,250 per DU	25'	30'
Filing No. 10	MR & HR	Town Home - Alley Loaded	1,450 per DU	NA	NA
Filing No. 10	MR & HR	Multifamily	1,250 per DU	NA	NA

### IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

PLANNING AREA (Filing No.)	FRONT YARD (feet)		SIDE YARD (feet)		REAR YARD (feet)
	To garage	To bldg.	Interior lot	Along street	
Filing No. 1 - SFD	20'	20'	5'	15'	15'
Filing No. 2 - SFD	20'	20'	5'	15'	15'
Filing No. 3 - SFD	20'	20'	5'	15'	15'
Filing No. 4 - SFD	20'	20'	5'	15'	15'
Filing No. 5 - SFD	20'	20'	5'	15'	15'
- DC	20'	20'	10'	20'	20'
- MDR	20'	10'	5/0'****	5'	5'
Filing No. 6 - SFD	20'	20'	5'	15'	15'
- RA	20'	20'	10'	20'	20'
- CBR	N/A	20'	5/0'	20'	20'
Filing No. 7 - SFD	20'	20'	5'	15'	15'
Filing No. 8 - MDR	20'	15'	5/0'	10'	15'
Filing No. 9 - SFD	25'	25'	10'	20'	20'
- TH****	5'	5'	5/0'	5'	5'
- SFD-P****	20'	15'	5'	10'	10'
Filing No. 10 - MR	20' / *****	10'	5/0'	10'	20' / 5' Alley Loaded Garage
- HR	15' / *****	10'	10/0'	10'	20' / 5' Alley Loaded Garage
- CC	NA	20'	10/0'	20'	20'

\* Side Yard setbacks are 0-feet for attached buildings only.  
 \*\* Eaves and freepace canopies are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.  
 \*\*\* Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.  
 \*\*\*\* Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side lot lines on the SFD Patio Homes; and five (5) feet from the front and rear lot line on the SFD Patio Homes.  
 \*\*\*\*\* Side load garage.  
 \*\*\*\*\* Awnings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

### V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All set backs measured from the Property Line (PL) to the structure as noted.

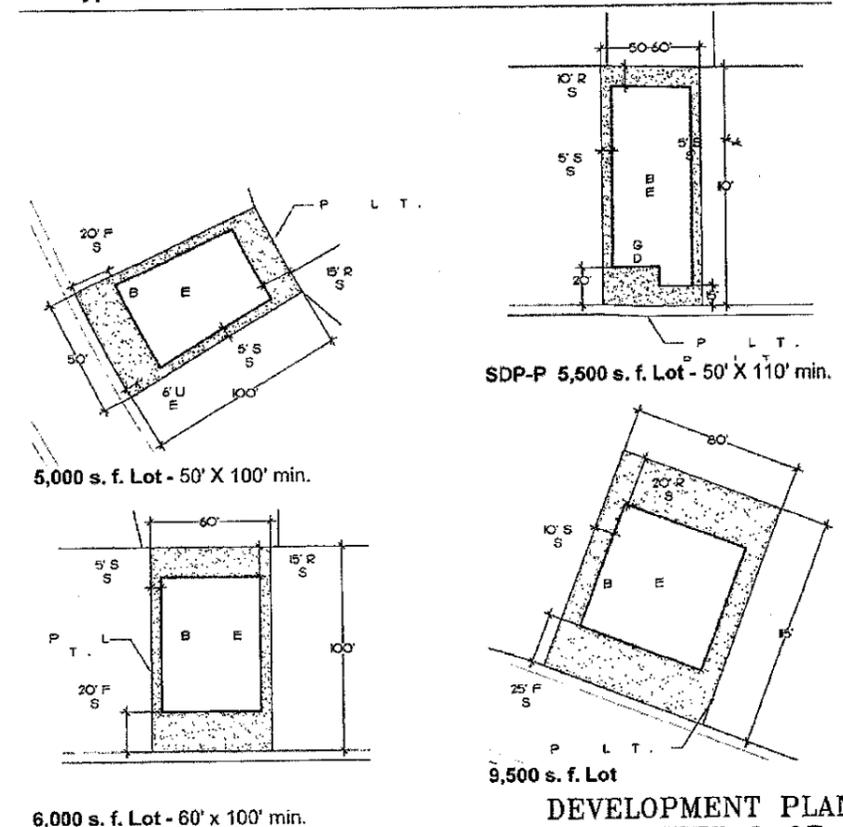
PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No. 1 - SFD	30'	5'	20'	5'
Filing No. 2 - SFD	30'	5'	20'	5'
Filing No. 3 - SFD	30'	5'	20'	5'
Filing No. 4 - SFD	30'	5'	20'	5'
Filing No. 5 - SFD	30'	5'	20'	5'
- DC	30'	5'	20'	5'
- MDR	30'	5'	20'	5'
Filing No. 6 - SFD	30'	5'	20'	5'
- RA	30'	5'	20'	5'
- CBR	30'	5'	20'	5'
Filing No. 7 - SFD	30'	5'	20'	5'
Filing No. 8 - MDR	30'	5'	20'	5'
Filing No. 9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	20'	5'	20'	5'
Filing No. 10 - MR	30'	5'	10'	5'
- HR	30'	5'	10'	5'
- CC	30'	5'	20'	5'

### VI. ADDITIONAL STANDARDS

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX BLDG. HEIGHT (feet)	
		Principal	Accessory	Principal	Accessory
Filing No. 1 - SFD	10'	30%	30%	35'	25'
Filing No. 2 - SFD	10'	30%	30%	35'	25'
Filing No. 3 - SFD	10'	30%	30%	35'	25'
Filing No. 4 - SFD	10'	30%	30%	35'	25'
Filing No. 5 - SFD	10'	30%	30%	35'	25'
- DC	10'	30%	30%	35'	25'
- MDR	10'	NA	NA	25'	25'
Filing No. 6 - SFD	10'	NA	NA	35'	25'
- RA	10'	30%	30%	45'	25'
- CBR	10'	30%	30%	35'	25'
Filing No. 7 - SFD	10'	NA	NA	35'	25'
Filing No. 8 - MDR	10'	NA	NA	35'	25'
Filing No. 9 - SFD	10'	30%	30%	35'	25'
- TH	0'	NA	NA	35'	NOT PERMITTED
- SFD-P	0'	NA	NA	35'	NOT PERMITTED
Filing No. 10 - MR	NA	NA	NA	35'	25'
- HR***	NA	NA	NA	45'	25'
- CC	NA	NA	NA	45'	25'

\* Maximum coverage of required yard  
 \*\* - 55' permitted for the domed portion of the church structure only.  
 - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.  
 - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.  
 \*\*\* A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.

### Lot Typical



# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015

## CANYON CREEK FILING 9

### ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

#### 1. Architectural Variety and Character

##### A. Architectural Variety

###### 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 four (4) lots on the same side of any street.
- c. A minimum of three (3) alternate 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:

###### Design Standards

- a. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- b. Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) 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 (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
  - (1) The addition of one (1) window unit.
  - (2) A change in wall plane by providing one (1) or more of the following options:
    - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
    - A projecting or cantilevered living space.
    - A bay or boxed windows.
  - (3) A covered porch or deck.
  - (4) 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 (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches 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 should 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 (6) feet from the outside corner.

#### 2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and 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.

#### 3. Garages

These regulations for garages shall apply 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 (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following 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 two (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 fifteen (15) feet from the front door.
  - (3) Side-loaded garages.

##### B. Width/Façade Ratio

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

##### C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- (3) Shall be tandem to the first two (2).

#### 4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

#### 5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

### STANDARDS FOR PEDESTRIAN FACILITIES IN SFD-P SINGLE FAMILY

(Standards to modify portions of MC.10.6.5F)

#### 1. Sidewalks

(MC.10.6.5F.1.b.)

Attached sidewalk shall be installed where SFD-P dwelling units front the street. Detached sidewalks shall be installed on all other street frontages with SFD-P.

### STANDARDS FOR LOT LAYOUT & DESIGN IN SFD-P SINGLE FAMILY DETACHED - PATIO

(Standards to modify portions of MC.10.5.5 E.12.)

Double frontage residential through lots are permitted with a landscape buffer outside of the double frontage lot in a separate tract of not less than twenty-five (25) feet between the rear of a lot and the Austin Avenue street right-of-way.

Planner  
PCS Group Inc.  
1001 16th Street, 9B-180  
Denver, CO 80265  
303.531.4905

Applicant  
RMCS  
21 South Sunset Street  
Longmont, CO 80503

REVISION DATE:  
AMENDMENT DATE:  
ISSUE DATE:

# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015

## CANYON CREEK FILING 10

### ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

#### 1. Architectural Variety and Character

##### A. Architectural Variety

###### 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 four (4) lots on the same side of any street.
- c. A minimum of three (3) alternate 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:

###### Design Standards

- a. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- b. Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) 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 (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
  - (1) The addition of one (1) window unit.
  - (2) A change in wall plane by providing one (1) or more of the following options:
    - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
    - A projecting or cantilevered living space.
    - A bay or boxed windows.
  - (3) A covered porch or deck.
  - (4) 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 (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches 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 should 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 (6) feet from the outside corner.

#### 2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and 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.

#### 3. Garages

These regulations for garages shall apply 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 (1) of the requirements below, and a variety in garage orientation by providing a minimum of two (2) of the following 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 two (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 fifteen (15) feet from the front door.
- (3) Side-loaded garages.
- (4) Alley-loaded garages.

##### B. Width/Façade Ratio

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

##### C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- (3) Shall be tandem to the first two (2).

#### 4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

#### 5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

Planner:  
PCS Group, Inc.  
1001 16th Street, 3B-180  
Denver, CO 80202  
303.571.4986

Applicant:  
RMCS  
21 South Sunset Street  
Longmont, CO 80503

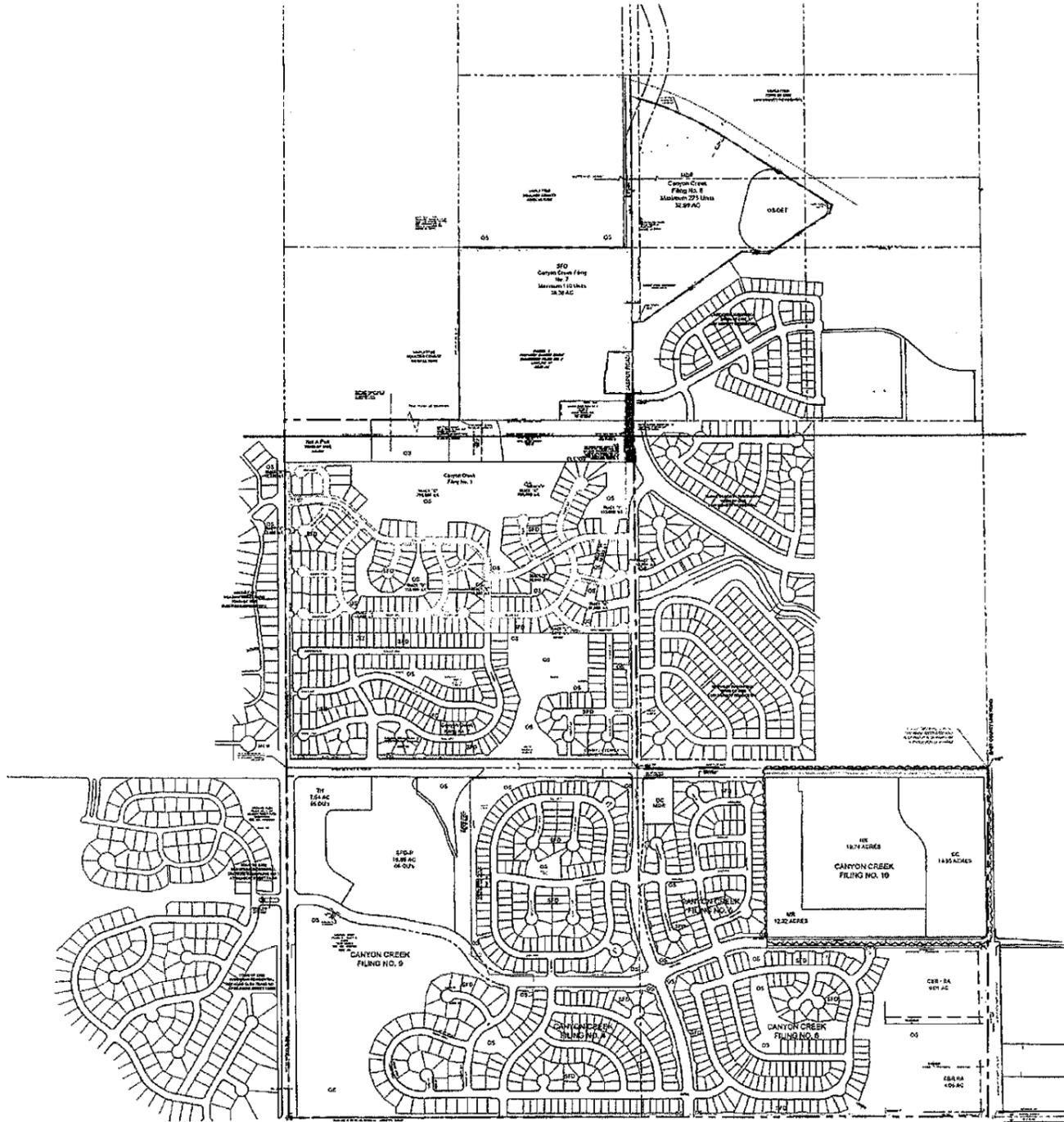
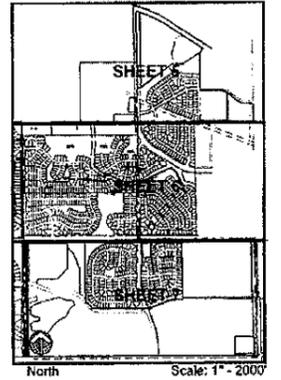
REVISION DATE:  
AMENDMENT DATE:  
ISSUE DATE:

# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015

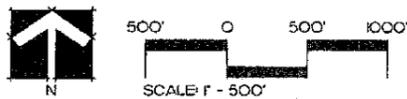
Key Map



Planner:  
PCS Group, Inc.  
1001 16th Street, 3B-180  
Denver, CO 80202  
303.531.4905

Applicant:  
RMCS  
21 South Sunset Street  
Longmont, CO 80503

REVISION DATE:  
AMENDMENT DATE:  
ISSUE DATE:

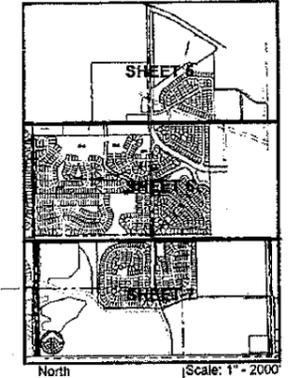


# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015

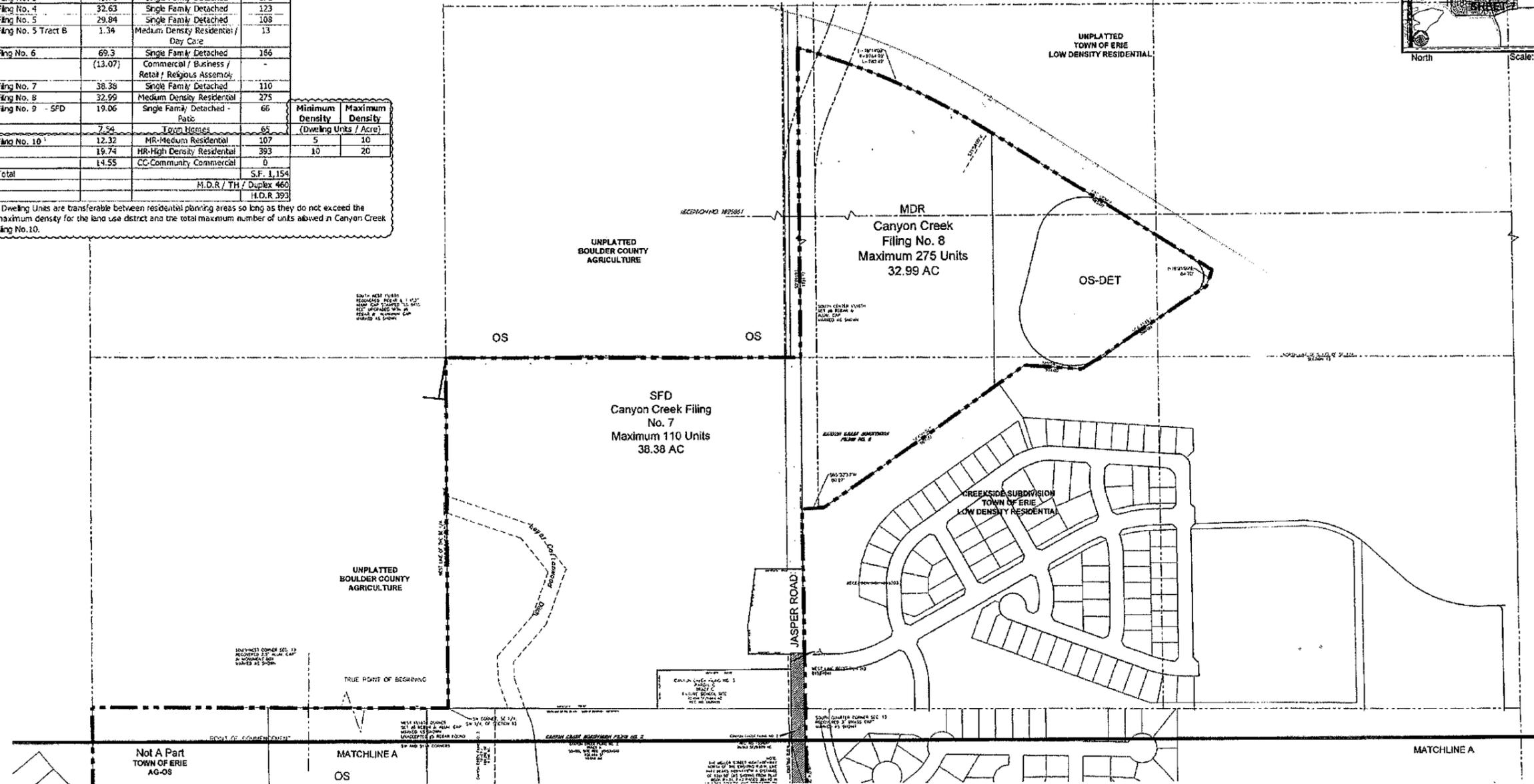
Key Map



Land Use Summary - Filing No's 1-10

Filing	Total Gross Acres	Use	Max. Number of Dwelling Units
Filing No. 1	79.95	Single Family Detached	208
Filing No. 2	80.02	Single Family Detached	201
Filing No. 3	49.76	Single Family Detached	172
Filing No. 4	32.63	Single Family Detached	123
Filing No. 5	29.84	Single Family Detached	108
Filing No. 5 Tract B	1.34	Medium Density Residential / Day Care	13
Filing No. 6	69.3	Single Family Detached	166
	(13.07)	Commercial / Business / Retail / Religious Assembly	-
Filing No. 7	38.38	Single Family Detached	110
Filing No. 8	32.99	Medium Density Residential	275
Filing No. 9 - SFD	19.06	Single Family Detached - Patic	66
	7.94	Town Homes	65
Filing No. 10	12.32	MR-Medium Residential	107
	19.74	HR-High Density Residential	393
	14.55	CC-Community Commercial	0
Total		S.F. 1,154 M.D.R / TH / Duplex 460 H.D.R. 393	

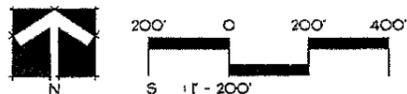
Dwelling Units are transferable between residential planning areas so long as they do not exceed the maximum density for the land use district and the total maximum number of units allowed in Canyon Creek Filing No.10.



Planner:  
PCS Group, Inc.  
1001 16th Street, 3B-180  
Denver, CO 80202  
303.531.4805

Applicant:  
RMCS  
21 South Sunset Street  
Longmont, CO 80503

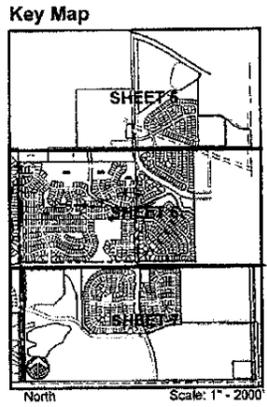
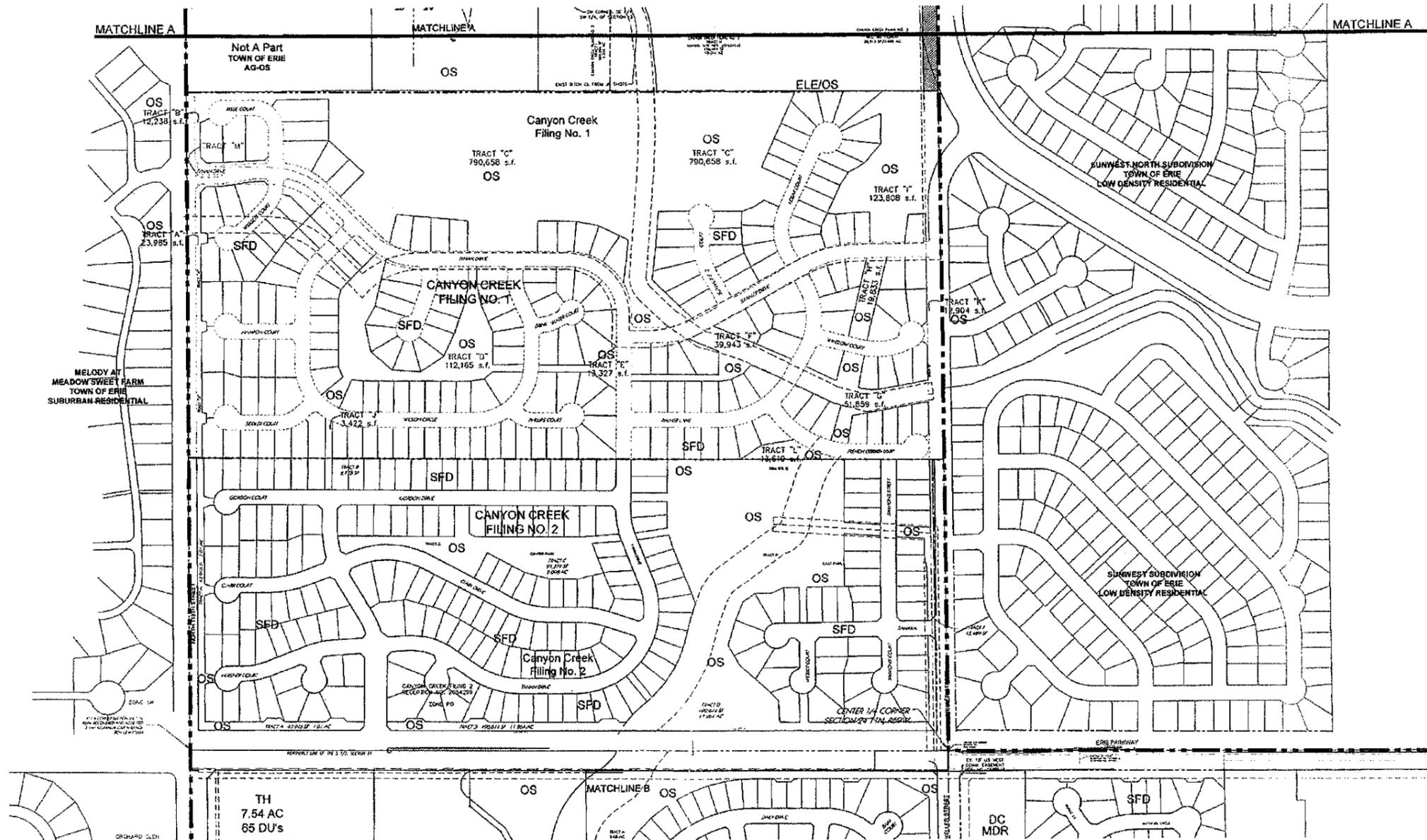
REVISION DATE:  
AMENDMENT DATE:  
ISSUE DATE:



# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015



Planner:  
PCS Group, Inc.  
1001 16th Street, 3B-180  
Denver, CO 80202  
303.531.4905

Applicant:  
RMCS  
21 South Sunset Street  
Longmont, CO 80503

REVISION DATE:  
AMENDMENT DATE:  
ISSUE DATE:

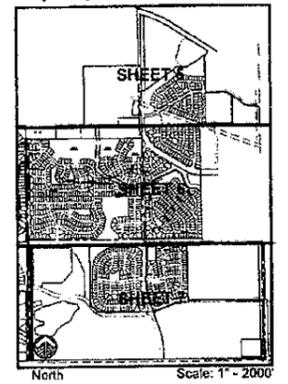


# Canyon Creek PD Amendment No.9

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA - 000204-2015

Key Map



Planner:  
PCS Group, Inc.  
1001 16th Street, 3B-180  
Denver, CO 80265  
303.531.4805

Applicant:  
RWCS  
21 South Sunset Street  
Longmont, CO 80503

REVISION DATE:  
AMENDMENT DATE:  
ISSUE DATE:

