

COMPASS FILING NO. 4 - PUD ZONING MAP

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
 20.665 ACRES
 PUD-000963-2018

OVERALL BOUNDARY DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25;

THENCE NORTH 89°42'40" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 95.08 FEET;

THENCE SOUTH 00°17'20" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°21'26" WEST A DISTANCE OF 807.74 FEET;

THENCE NORTH 89°38'34" WEST A DISTANCE OF 1,083.18 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°22'54", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 202.60 FEET AND A CHORD THAT BEARS NORTH 12°50'01" WEST A DISTANCE OF 200.81 FEET;

THENCE NORTH 00°21'26" EAST A DISTANCE OF 580.93 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°55'54", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.54 FEET AND A CHORD THAT BEARS NORTH 45°19'23" EAST A DISTANCE OF 21.20 FEET;

THENCE SOUTH 89°42'40" EAST A DISTANCE OF 749.48 FEET TO A POINT OF CURVATURE;

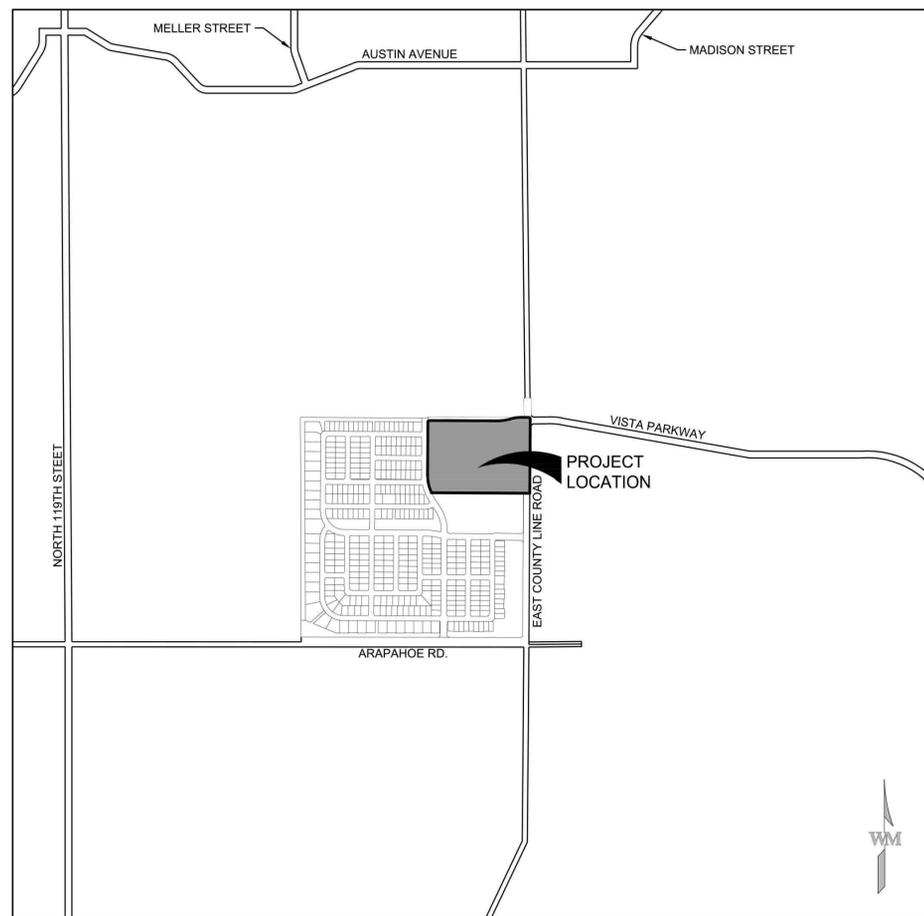
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°41'08", A RADIUS OF 515.00 FEET, AN ARC LENGTH OF 149.98 FEET AND A CHORD THAT BEARS NORTH 81°56'46" EAST A DISTANCE OF 149.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°41'08", A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 126.68 FEET AND A CHORD THAT BEARS NORTH 81°56'46" EAST A DISTANCE OF 126.23 FEET;

THENCE SOUTH 89°42'40" EAST A DISTANCE OF 66.80 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°04'06", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.30 FEET AND A CHORD THAT BEARS SOUTH 44°40'37" EAST A DISTANCE OF 35.38 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 900,155 SQUARE FEET, OR 20.665 ACRES, MORE OR LESS. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.



VICINITY MAP
1"=1000'

PUD NOTES:

1. This PUD Zoning Map modified the dimensional standards set forth in the Town of Erie UDC as provided for in Section 10.2.7.D
2. In the event that there is any discrepancy between the Town Code and this PUD, the PUD shall control. Any provisions that are not specifically addressed in the PUD Zoning Map shall comply with the Code.
3. Accessory structures are not permitted within this PUD Area.

SURVEYOR'S CERTIFICATE

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

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

 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

PLANNING COMMISSION CERTIFICATION

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

CHAIRPERSON _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "COMPASS FILING 4 PUD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.

 MAYOR

ATTEST

 TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PUD 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

CALATLANTIC
 HOMES™

Land Planning

people creating spaces

pcs group inc. www.pcsgroupco.com
 #3, B-180 Independence plaza
 1007 16th street, denver co 80265
 1 303.531.4905 f 303.531.4908

Engineering

WARE MALCOMB

990 South Broadway Suite 230
 Denver, CO 80209
 1 303-561-3333

COMPASS FILING 4
 PUD ZONING MAP
 ERIE, COLORADO

Drawn by: **GG**
 Checked by: **JP**
 Issue Date: **03/08/2018**
 Revisions: **04/26/2019**

Sheet Name

COVER SHEET

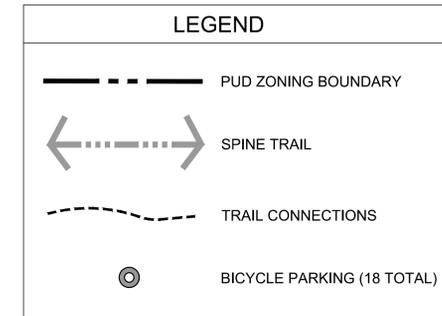
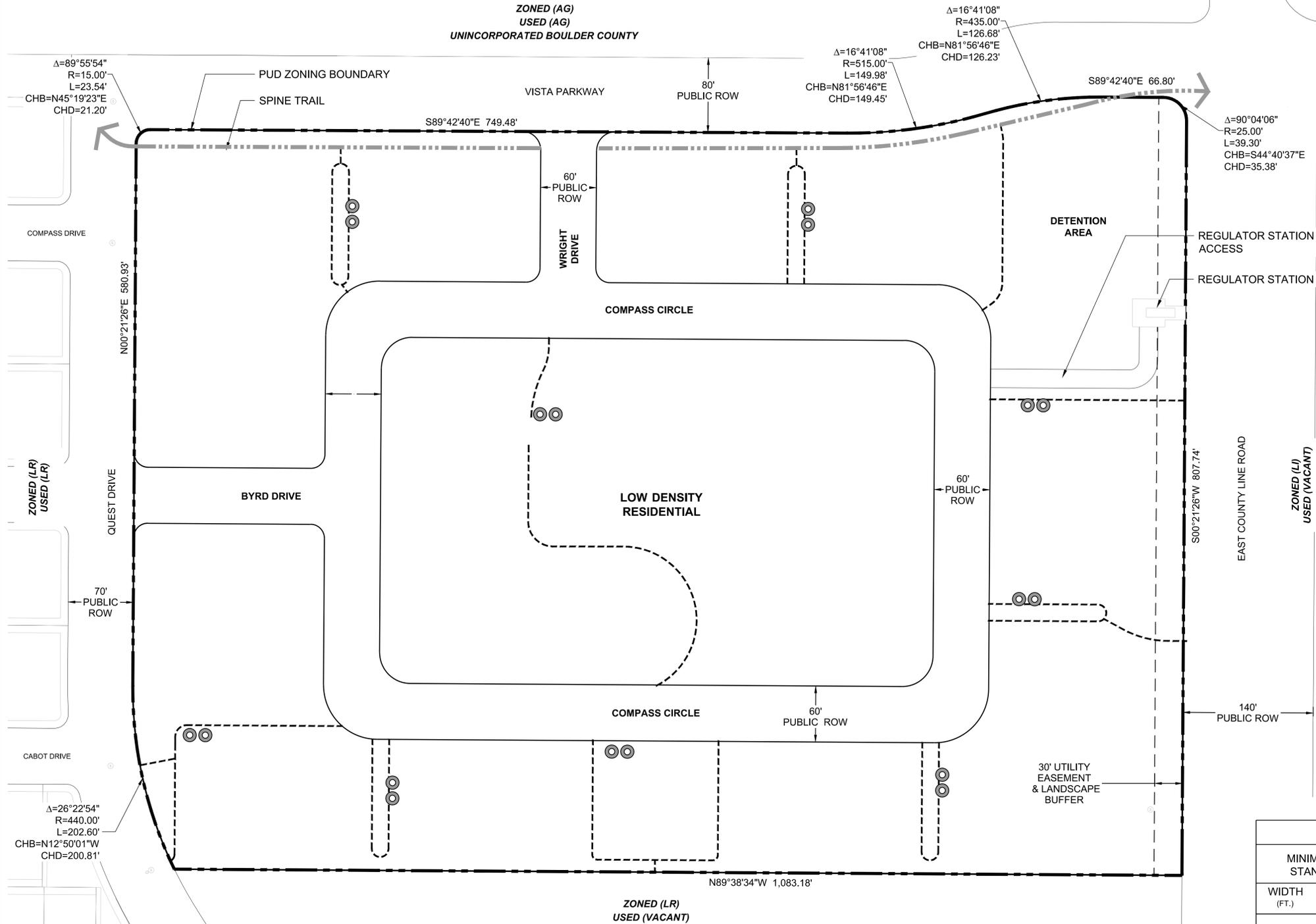
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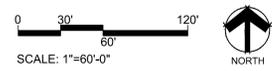
ZONED (AG)
USED (AG)
UNINCORPORATED BOULDER COUNTY



DIMENSIONAL STANDARDS

MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
WIDTH (FT.)	AREA (S.F.)	FRONT (FT.)	SIDE (STREET) (FT.)	SIDE (INTERIOR LOT LINE) (FT.)	REAR (FT.)	MAX HEIGHT (FT.)
NONE	2,500	8' ⁽²⁾	8' ⁽²⁾	5' ⁽¹⁾	0'	35'

- ZERO LOT LINE SETBACK SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE PUD LOT LINE SETBACK ON THE SIDE OF THE BUILDINGS WHICH ARE NOT ATTACHED.
- THERE SHALL BE NO ENCROACHMENTS INTO THIS SETBACK.



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