

CANDLELIGHT ESTATES - PUD ZONING MAP 1st AMENDMENT

LOCATED IN EAST 1/2 OF THE NW 1/4 SECTION 23, T 1 N, R 69 W, OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
34.56 ACRES
PUDA-000986-2018

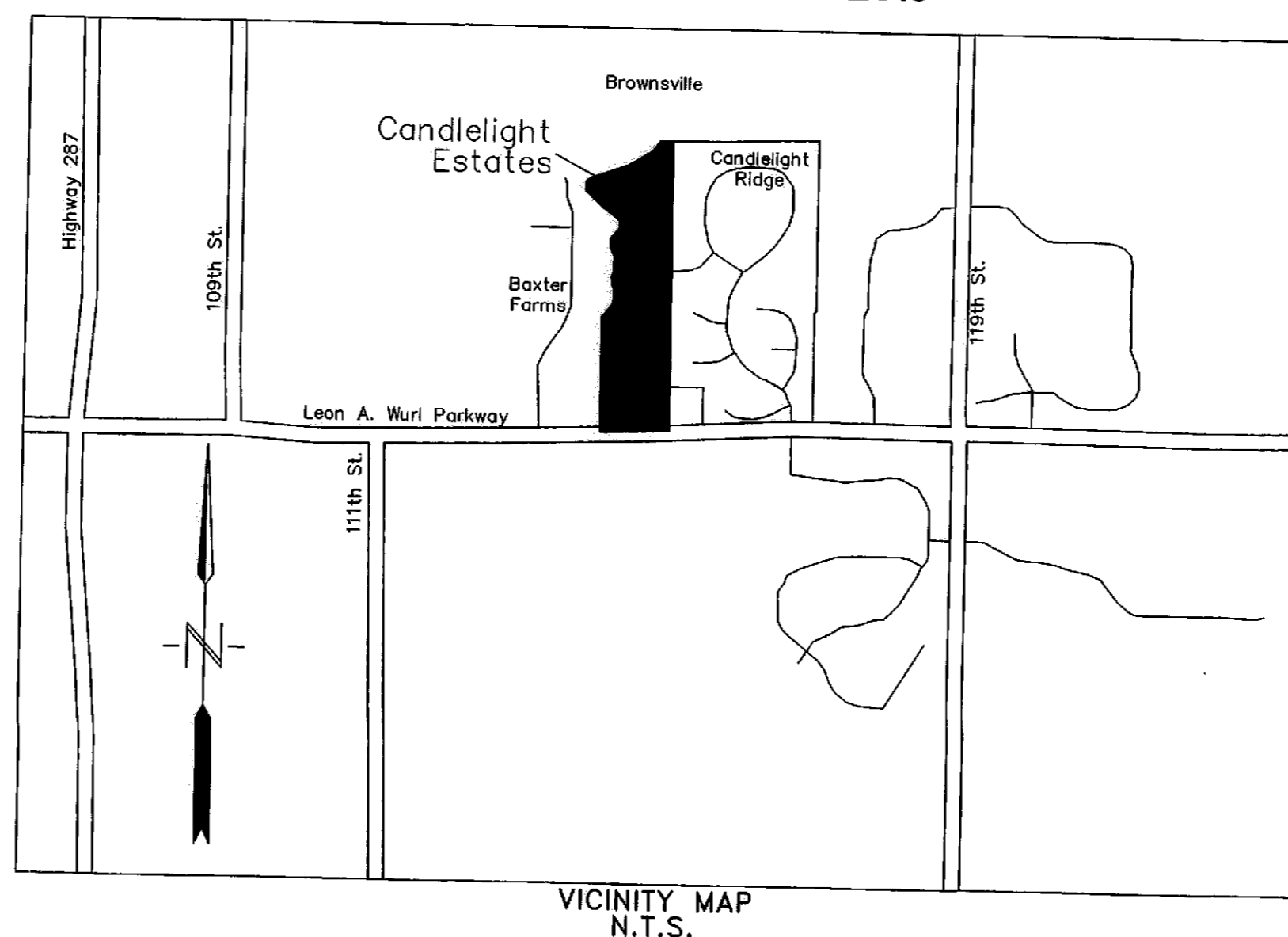
LEGAL DESCRIPTION:

A Tract of land located in the NW 1/4 of Section 23, Township 1 North, Range 69 West of the 6th Principal Meridian, described as follows:

Beginning at the center of said Section 23, T 1 N, R 69 W; thence S 88 degrees 37 minutes 13 seconds W, 618.41 feet along the East-West centerline of said Section 23; thence N 00 degrees 02 minutes 04 seconds East, 1073.13 feet parallel with the North-South center-line of said Section 23 to the centerline of the Leyner Cottonwood No. 1 Ditch; the following courses and distance are along the centerline of the Leyner Cottonwood No. 1 Ditch:

Thence N 35 degrees 54 minutes 24 seconds East, 74.62 feet; thence N 42 degrees 24 minutes 34 seconds East, 54.46 feet; thence N 14 degrees 17 minutes 54 seconds East, 45.57 feet; thence N 00 degrees 49 minutes 56 seconds W, 72.61 feet; thence N 13 degrees 18 minutes 6 seconds W 49.07 feet; thence N 05 degrees 22 minutes 46 seconds W, 94.84 feet; thence N 12 degrees 33 minutes 54 seconds E, 88.65 feet; thence N 01 degrees 21 minutes 29 seconds E, 86.79 feet; thence N 34 degrees 36 minutes 46 seconds W, 62.74 feet; thence N 10 degrees 45 minutes 11 seconds W, 64.81 feet; thence N 13 degrees 04 minutes 49 seconds E, 64.68 feet; thence N 37 degrees 15 minutes 14 seconds E, 35.09 feet; thence N 47 degrees 56 minutes 54 seconds E, 50.78 feet; thence N 29 degrees 40 minutes 59 seconds E, 45.60 feet; thence N 05 degrees 07 minutes 01 seconds W, 43.55 feet; thence N 46 degrees 22 minutes 26 seconds W, 41.76 feet; thence N 07 degrees 53 minutes 26 seconds W, 23.90 feet; thence N 49 degrees 01 minutes 16 seconds W, 220.21 feet; thence N 56 degrees 16 minutes 01 seconds E, 149.68 feet; thence N 54 degrees 55 minutes 04 seconds E, 107.71 feet; thence N 73 degrees 21 minutes 19 seconds W, 113.55 feet; thence N 27 degrees 46 minutes 26 seconds W, 70.47 feet; thence N 27 degrees 48 minutes 54 seconds E, 166.66 feet; thence N 54 degrees 55 minutes 04 seconds E, 107.71 feet; thence N 73 degrees 50 minutes 19 seconds E, 150.57 feet; thence N 64 degrees 42 minutes 54 seconds E, 114.98 feet to the North line of the NW 1/4 of said Section 23, thence leaving the centerline of the Leyner Cottonwood No. 1 Ditch, N 88 degrees 22 minutes 29 seconds E, 136.41 feet along the North line of the NW 1/4 of said Section 23 to the N 1/4 corner thereof; thence S 00 degrees 02 minutes 04 seconds W, 2652.20 feet along the North-South Centerline of said Section 23 to the center of said Section 23 and the Point of Beginning, except a right-of-way along the South 30.00 feet of the above described tract of land for Isabelle Road (County Road No. 52), County of Boulder, State of Colorado.

THIS DESCRIBED TRACT CONTAINS 34.56 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.



SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - STATEMENT OF COMMITMENTS AND LAND USE
SHEET 3 - PUD MAP

A. TITLE AND NAMES

1. DEVELOPER:
OCHSNER LEGACY TRUST
5440 WARD ROAD SUITE 240
ARVADA, CO 80002
(303) 420-5352

2. DEVELOPMENT PLAN PREPARED BY:
ALLIANCE ENGINEERING, Ltd.
9737 WADSWORTH PARKWAY
WESTMINSTER, CO 80021
(720) 898-0660

3. NAME OF DEVELOPMENT:
CANDLELIGHT ESTATES

B. INTENT

1. TO DEVELOP 31 SINGLE FAMILY LOTS, THE OVERALL DENSITY OF THE DEVELOPMENT WILL BE 1.11 UNITS PER ACRE GROSS.

C. AMENDMENTS

1. 1st AMENDMENT:
MODIFY FENCE STANDARDS

PLANNED UNIT DEVELOPMENT MINOR AMENDMENT APPROVAL CERTIFICATE
THIS PUD MINOR AMENDMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE
AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

[Signature]
DIRECTOR OF PLANNING AND DEVELOPMENT

7.27.18
DATE

03668653 08/01/2018 08:06 AM
RF: \$33.00 DF: \$0.00 Page: 1 of 3

Electronically recorded in Boulder County Colorado. Recorded as received.

CLERK & RECORDER CERTIFICATE
STATE OF COLORADO }
COUNTY OF _____ }

I HEREBY CERTIFY THAT THIS PUD ZONING MAP AMENDMENT WAS FILED
IN MY OFFICE ON THIS _____ DAY OF _____, 2018 A.D.
AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

SCALE VERIFICATION
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

Call utility notification center of Colorado
2-business days in advance before you dig.
Dig Safely! 1-800-922-1987
www.digsaferly.com
for marking of underground member utilities.

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| NO | DESCRIPTION | DATE | BY |
|----|-------------|---------|-----|
| 1 | REVISED | 7/20/18 | PSD |

REVISIONS

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PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT
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ARVADA, COLORADO 80007
PHONE (720) 625-1571
E-MAIL demore@allianceengr.com

CANDLELIGHT ESTATES
PUD ZONING MAP
1ST AMENDMENT
Prepared for
OCHSNER LEGACY TRUST

DRAWN BY: PSD
DESIGNED BY: DEM
DRAWING NAME: FDP MYLAR
APPROVED BY:

JOB NUMBER:
PUDA-000986-2018

DATE:
7/18/2018

SCALE:
NONE

SHEET NO:
1 of 3

C:\USERS\PATRICK S DOMAGALL\DOCUMENTS\ALLIANCE CONSULTING\16032 CANDLELIGHT ESTATES\DOCHERC001.DWG\ENG\FINAL DRAWINGS\FDP MYLAR.DWG PLOTTED: 7/18/2018

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ANCILLARY USE STANDARDS:

- FENCES**
THE PURPOSE FOR FENCING REQUIREMENTS IS TO PROVIDE FOR SECURITY, FOR SCREENING OF UNSIGHTLY AREAS, VISUAL RELIEF, BUFFERING AND FOR VARIETY WHERE APPROPRIATE. FENCING REQUIREMENTS ARE AS FOLLOWS:
 - ONLY WROUGHT IRON FENCES OR METAL FENCES WITH AN APPEARANCE OF WROUGHT IRON SHALL BE PERMITTED FOR INSTALLATION ON RESIDENTIAL LOTS IN CANDLELIGHT ESTATES. FENCES SHALL NOT BE MORE THAN FIFTY PERCENT OPAQUE. RESIDENTS ARE NOT REQUIRED TO ERECT A FENCE.
 - TEMPORARY CONSTRUCTION OF SAFETY AND SECURITY FENCES SHALL BE PERMITTED AT CONSTRUCTION SITES. THESE FENCES MAY BE CHAIN LINK OR WIRE MESH FENCES OR ANY SIMILAR TYPES OF SAFETY FENCE, WITH A MAXIMUM HEIGHT TO 6 FEET;
 - FENCING SHALL MEET THE TOWN OF ERIE'S FENCING REQUIREMENTS, IN ADDITION TO THE STANDARDS ABOVE PERMITS SHALL BE OBTAINED AS REQUIRED BY THE TOWN OF ERIE PRIOR TO THE CONSTRUCTION OF ANY FENCES.
- LIGHTING:**
 - RESIDENTIAL HOME LIGHTING SHALL USE A CUT-OFF LIGHT FIXTURE AND SHALL NOT CAST GLARE ON ADJACENT PROPERTIES;
 - STREET LIGHTING SHALL BE PEDESTRIAN IN CHARACTER AT A MINIMUM POLE HEIGHT ACCEPTABLE TO XCEL ENERGY WITH A CUTOFF FIXTURE TO MINIMIZE UP-LIGHTING. STREET LIGHTING SHALL BE APPROVED BY THE TOWN OF ERIE.

COMMON AREAS:

- TRACTS A, B, C, D AND E ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE ENTRY IDENTIFICATION AND SIGNAGE.
- A PUBLIC ACCESS EASEMENT HAS BEEN DEDICATED ACROSS TRACTS A AND E.

SETBACK REQUIREMENTS:

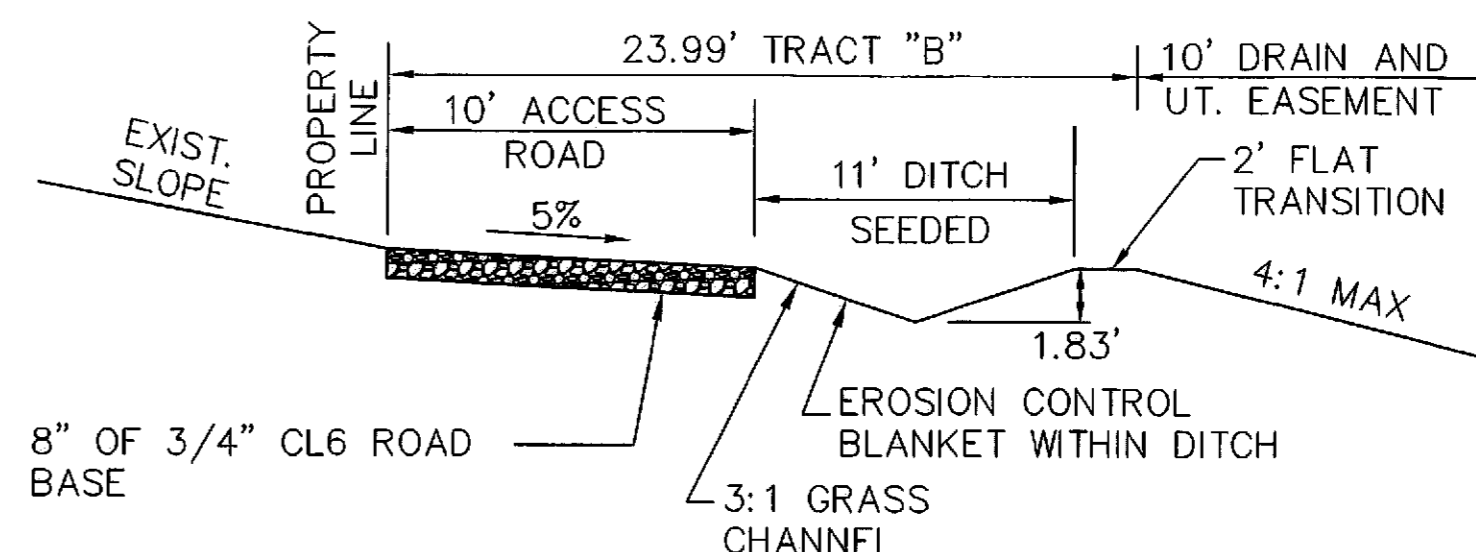
| | |
|---------------------------|---|
| MINIMUM LOT AREA | 17,000 SQUARE FEET |
| PRIMARY BUILDINGS | |
| A. FRONT & STREET SETBACK | 25 FEET |
| B. SIDE SETBACK | |
| - INTERIOR | 10 FEET |
| C. REAR SETBACK | 20 FEET ALONG OPEN SPACE 30 FEET BACK-BACK RESIDENCES 18 FEET LOT 16, BLOCK 2 |

20 FEET BETWEEN BUILDINGS TO BE STRICTLY ENFORCED BY H.O.A DESIGN REVIEW COMMITTEE AS PROVIDED FOR IN COVENANTS.

| | |
|----------------------------|---------|
| C. MAXIMUM BUILDING HEIGHT | 35 FEET |
| D. MAXIMUM COVERAGE | 30% |

ACCESSORY BUILDINGS

| | |
|----------------------------|--|
| A. FRONT SETBACK | 35 FEET |
| B. SIDE SETBACK | |
| - INTERIOR | 10 FEET |
| - STREET | 25 FEET |
| C. REAR SETBACK | 20 FEET ALONG OPEN SPACE 30 FEET BACK-BACK RESIDENCES |
| D. MAXIMUM BUILDING HEIGHT | 30 FEET |



TRACT "B" MAINTENANCE ACCESS
PROPOSED TYPICAL SECTION
NTS

STATEMENT OF COMMITMENT:

- CANDLELIGHT ESTATES
- LAND USE DEDICATION
 - PERMITTED USES:
 - ONE SINGLE-FAMILY DWELLING UNIT PER LOT;
 - HOME OCCUPATIONS, PROVIDED THE REQUIREMENTS AND CONDITIONS OF THE TOWN OF ERIE ZONING CODE ARE MET.
 - ACCESSORY USES PERMITTED:
 - USES CLEARLY INCIDENTAL AND CUSTOMARY TO AND COMMONLY ASSOCIATED WITH THE PRIMARY PERMITTED USES, INCLUDING BUT NOT LIMITED TO PRIVATE GARAGES;
 - MINIMUM LOT SIZE: 17,000 SQUARE FEET
 - THE LOTS, AS DEFINED ON THE FINAL PLAT FOR CANDLELIGHT ESTATES, MAY NOT BE SUBDIVIDED AT SOME TIME IN THE FUTURE.
 - PARKING STANDARDS:
 - RESIDENTIAL - TWO ENCLOSED SPACES PER DWELLING UNIT;
 - PARKS, PLAYGROUNDS OR OTHER RECREATIONAL USES - NO OFF STREET PARKING REQUIRED;
 - 25% OF ALL HOMES TO BE BUILT WITH ALTERNATIVELY LOADED GARAGES (8 HOMES OUT OF 31 TOTAL). DEFINED AS BEING ANY GARAGE WITH RECESSED GARAGE DOORS, SIDE LOADED GARAGES, REAR ENTRY GARAGES, RECESSED DETACHED GARAGES, AND/OR SIMILAR TYPES OF GARAGE ORIENTATION WHERE THE GARAGE DOORS ARE LOCATED MORE THAN FOUR FEET BEHIND THE FRONT FACADE OF THE STRUCTURE. (EXCLUSIVE OF FRONT PORCHES). EACH BUILDING PERMIT APPLIED FOR WILL HAVE TO SUBMIT A TALLY SHEET INDICATING THE OVERALL NUMBER OF ALTERNATIVELY LOADED GARAGES APPROVED AND WHETHER OR NOT THAT PARTICULAR DWELLING UNIT WILL BE PROVIDING ONE.
 - OFF SITE IMPROVEMENTS (SPECIFIED IN DEVELOPMENT AGREEMENT)
 - ERIE PARKWAY
 - PARK FEES
 - SANITARY SEWER REIMBURSEMENT FEE
 - WATER LINE REIMBURSEMENT FEE
 - WILDLIFE PRESERVATION PLAN NOT APPLICABLE
 - WETLANDS/RIPARIAN PRESERVATION PLAN
 - LEYNER COTTONWOOD DITCH BUFFER AREA (TRACT E)
 - PROJECT PHASING RESTRICTIONS
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE
 - FIRE PROTECTION
 - MTN. VIEW FIRE PROTECTION DISTRICT

NOTES:

- LOT 3, BLOCK 2 WILL HAVE A 30 FOOT REAR YARD SETBACK APPLIED TO THE EAST PROPERTY LINE. THE HOUSE CONSTRUCTED ON THIS LOT WILL BE RESTRICTED TO 30' IN HEIGHT ORIENTED TOWARD THE WEST SIDE OF THE LOT WITH ONE WALL OF THE HOUSE WITHIN 15 FEET OF THE WESTERN PROPERTY BOUNDARY.
- LOT 4, BLOCK 2 WILL HAVE A 30 FOOT REAR YARD SETBACK APPLIED TO THE EAST AND NORTH PROPERTY LINES. THE HOUSE CONSTRUCTED ON THIS LOT WILL BE RESTRICTED TO 30' IN HEIGHT ORIENTED TOWARD THE WEST SIDE OF THE LOT WITH ONE WALL OF THE HOUSE WITHIN 15 FEET OF THE WESTERN PROPERTY BOUNDARY.
- LOT 16, BLOCK 2 WILL HAVE AN 18 FOOT REAR YARD SETBACK APPLIED TO THE EAST PROPERTY LINE TO ACCOMMODATE THE EXISTING HOUSE AND GARAGE.
- ALL LOTS WILL BE REQUIRED TO SUBMIT A SITE SPECIFIC GEOTECHNICAL EVALUATION TO DETERMINE THE THE NEED FOR UNDERDRAINS PRIOR TO OBTAINING A BUILDING PERMIT.

LAND USE CHART

| LAND USE | NO. OF UNITS | DENSITY | AREA ACRES | % OF TOTAL AREA |
|---------------------------|--------------|---------|--------------|-----------------|
| SINGLE FAMILY | 31 | 1.11 DU | 21.49 | 62% |
| DRAINAGE + UTILITY TRACTS | N/A | N/A | 0.59 | 2% |
| OPEN SPACE | N/A | N/A | 7.34 | 21% |
| STREET ROW | N/A | N/A | 5.14 | 15% |
| TOTAL | | | 34.56 | 100% |

TRACT SUMMARY CHART:

| TRACT | SIZE OF TRACT | USE AND EASEMENT DESCRIPTION | OWNERSHIP | MAINTENANCE RESPONSIBILITY |
|---------|--------------------------|--|-------------------------|----------------------------|
| TRACT A | 29,668 SF 0.68 ACRES | Open Space, Drainage Landscape Buffer, Public Access Easements | Home Owners Association | Home Owners Association |
| TRACT B | 15,763 SF 0.36 ACRES | Drainage and Utility Easements | Home Owners Association | Home Owners Association |
| TRACT C | 3,837 SF 0.09 ACRES | Drainage and Utility Easements | Home Owners Association | Home Owners Association |
| TRACT D | 6,091 S.F. 0.14 ACRES | Drainage and Utility Easements | Home Owners Association | Home Owners Association |
| TRACT E | 6.66 ACRES | Open Space, Drainage and Utilities, Public Access Easements | Home Owners Association | Home Owners Association |

SCALE VERIFICATION: CALL UTILITY UTILITIES CENTER OF COLORADO 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. ON ORIGINAL DRAWING. F. M. MANNING & ASSOCIATES, INC. REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR. ADJUST SCALES ACCORDINGLY.

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PUD ZONING MAP
1ST AMENDMENT
prepared for
OCHSNER LEGACY TRUST

DRAWN BY: PSD
DESIGNED BY: DEM
DRAWING NAME: FDP MYLAR
APPROVED BY:

JOB NUMBER: PUDA-000986-2018
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SCALE: NONE
SHEET NO: 2 of 3

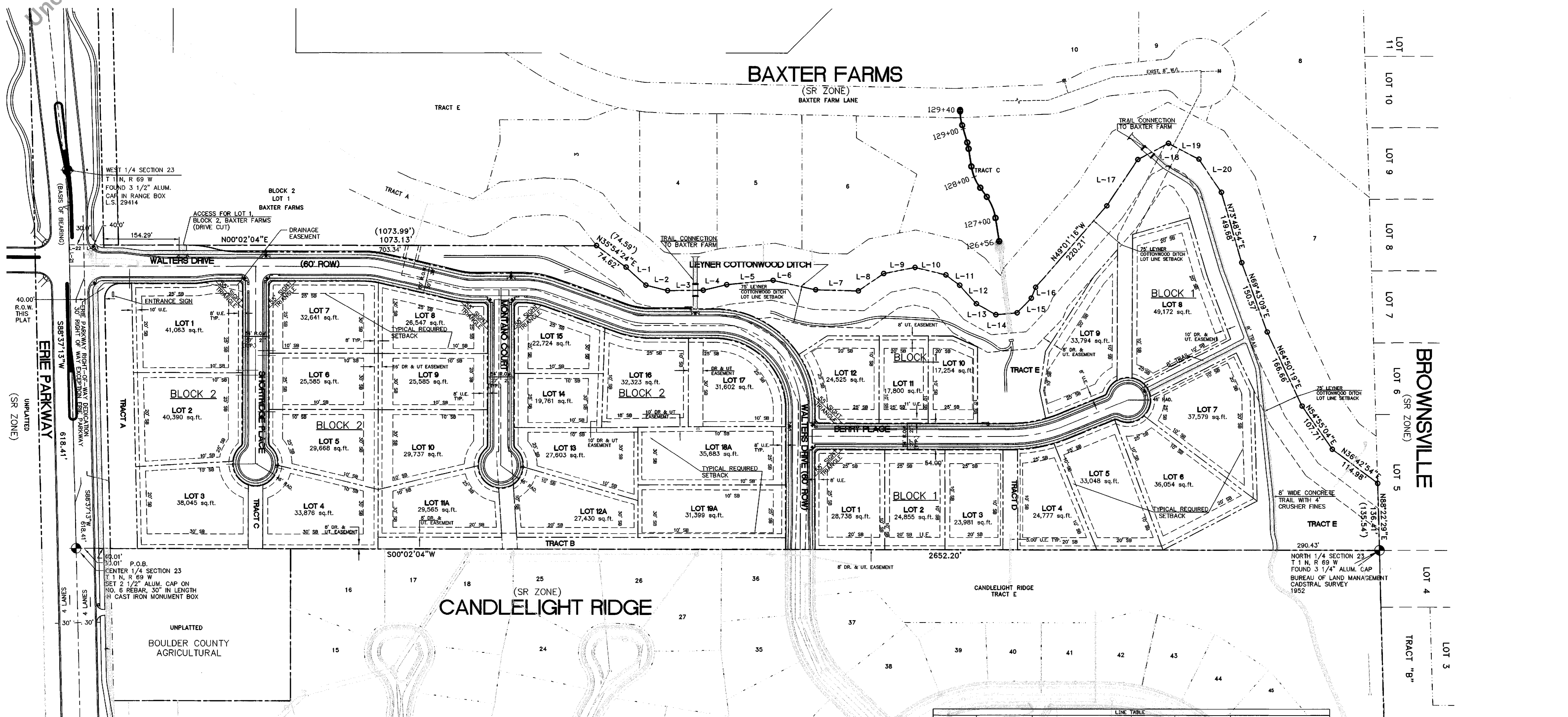
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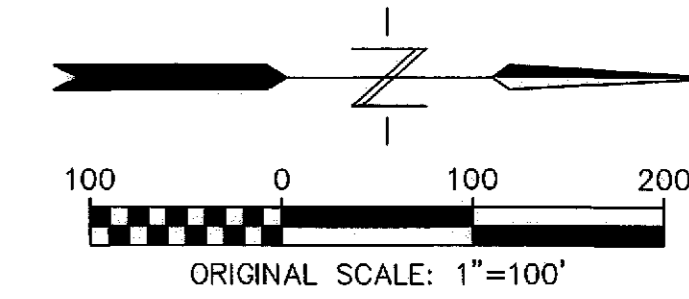
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BASIS OF BEARING:

THE EAST-WEST CENTERLINE OF SECTION 23, T. 1 N. R. 69 W. OF THE 6TH P.M. AS BEING S 88°37'13" W BETWEEN EXISTING FOUND MONUMENTS AS NOTED HEREON, ASSUMED.



| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
|------|--------|-------------|------|--------|-------------|
| L-1 | 54.46 | N42°24'34"E | L-12 | 50.78 | N47°56'54"E |
| L-2 | 45.57 | N14°17'54"E | L-13 | 45.60 | N29°40'59"E |
| L-3 | 72.61 | N00°49'56"W | L-14 | 43.55 | N05°07'01"W |
| L-4 | 49.07 | N13°18'06"W | L-15 | 41.76 | N46°22'26"W |
| L-5 | 94.84 | N05°22'46"W | L-16 | 23.90 | N67°53'26"W |
| L-6 | 88.65 | N12°33'54"E | L-17 | 113.55 | N56°16'01"W |
| L-7 | 86.79 | N01°21'29"E | L-18 | 70.47 | N27°46'26"W |
| L-8 | 62.74 | N34°36'46"W | L-19 | 69.67 | N27°21'19"E |
| L-9 | 64.81 | N10°45'11"W | L-20 | 81.53 | N55°59'09"E |
| L-10 | 64.68 | N13°04'49"E | | | |
| L-11 | 35.09 | N37°15'14"E | | | |



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SCALE VERIFICATION
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 www.digsafely.com
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| 1 | REVISED | 7/2018 | PSD |

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 PUD ZONING MAP
 1ST AMENDMENT
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OCHSNER LEGACY TRUST

DRAWN BY: PSD
 DESIGNED BY: DEM
 DRAWING NAME: FDP MYLAR
 APPROVED BY:

JOB NUMBER: PUDA-000986-2018
 DATE: 7/18/2018
 SCALE: 1" = 100'
 SHEET NO: 3 of 3