

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 FROM WHENCE THE NORTHEAST CORNER LIES N89°42'31"E, 2,627.25 FEET (BASIS OF BEARINGS);

THENCE N89°42'31"E, 2,587.24 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF WELD COUNTY ROAD 3 THE FOLLOWING EIGHT COURSES:

- 1) S00°56'30"W, 1,094.48 FEET;
2) N89°03'30"W, 5.00 FEET;
3) S00°56'30"W, 400.00 FEET;
4) N89°03'30"W, 5.00 FEET;
5) S00°56'30"W, 500.01 FEET;
6) S89°03'30"E, 5.00 FEET;
7) S00°56'30"W, 819.78 FEET;
6) S45°40'45"W, 42.62 FEET;

THENCE N89°35'04"W, 3,345.34 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 10.5;

THENCE NORTHERLY ALONG THE APPROXIMATE CENTERLINE OF THE COTTONWOOD EXTENSION IRRIGATION DITCH THE FOLLOWING THIRTY-NINE COURSES:

- 1) N39°24'29"W, 40.78 FEET;
2) N26°38'23"W, 135.20 FEET;
3) N1°35'36"W, 158.68 FEET;
4) N36°23'43"W, 31.70 FEET;
5) N59°52'05"W, 62.16 FEET;
6) N53°03'38"W, 85.80 FEET;
7) N04°51'35"W, 61.01 FEET;
8) N51°35'28"E, 155.73 FEET;
9) N28°20'58"E, 261.76 FEET;
10) N26°39'54"W, 47.96 FEET;
11) N74°15'05"W, 227.61 FEET;
12) N47°24'48"W, 137.09 FEET;
13) N74°40'43"W, 112.08 FEET;
14) N49°11'34"W, 56.76 FEET;
15) N14°32'25"E, 235.64 FEET;
16) N72°08'01"E, 158.71 FEET;
17) N53°54'06"E, 50.99 FEET;
18) N34°52'42"E, 225.05 FEET;
19) N17°48'58"E, 23.12 FEET;
20) N07°00'02"W, 40.81 FEET;
21) N33°54'02"W, 71.50 FEET;
22) N39°36'41"W, 129.87 FEET;
23) N26°48'46"W, 45.48 FEET;
24) N10°53'00"W, 47.78 FEET;
25) N09°53'00"E, 101.59 FEET;
26) N30°12'45"E, 230.36 FEET;
27) N47°57'28"E, 85.66 FEET;
28) N59°51'01"E, 165.88 FEET;
29) N32°03'18"E, 35.53 FEET;
30) N05°46'02"W, 34.26 FEET;
31) N22°03'27"W, 35.67 FEET;
32) N01°16'55"E, 37.91 FEET;
33) N43°16'32"E, 62.61 FEET;
34) N60°37'03"E, 83.57 FEET;
35) N78°42'40"E, 123.21 FEET;
36) N87°06'59"E, 105.09 FEET;
37) N75°47'10"E, 52.30 FEET;
38) N53°02'58"E, 18.25 FEET;
39) N28°58'49"E, 15.57 FEET;

THENCE N89°50'02"E, 366.91 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINING 214.86 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER, ASSUMED TO BEAR S88°48'09"W.
2. THE DEVELOPMENT OF MORGAN HILL WILL BE PHASED. THE SPECIFICS OF THIS PHASING AND THE ASSOCIATED INFRASTRUCTURE REQUIREMENTS ARE OUTLINED IN THE MORGAN HILL FIRST AMENDMENT AND RESTATED ANNEXATION AGREEMENT. THIS PUD OVERLAY MAP MODIFIES STANDARDS SET FORTH IN THE TOWN OF ERIE MUNICIPAL CODE TITLE 10 (CODE) TO ALLOW THE PHASED DEVELOPMENT OF THIS PROJECT.
3. THIS PUD OVERLAY MAP MODIFIES THE DIMENSIONAL STANDARDS SET FORTH IN THE TOWN OF ERIE'S UDC TO ALLOW THE PHASED DEVELOPMENT OF THIS PROJECT OVER APPROXIMATELY A 10 YEAR PERIOD. THE ABILITY TO MODIFY SPECIFIC SECTIONS OF THE UDC WITHIN THIS PUD ALLOWS THE DEVELOPER TO COMMIT TO THE CONSTRUCTION AND FINANCING OF THE NECESSARY PUBLIC IMPROVEMENTS FOR MORGAN HILL AS OUTLINED IN THE MORGAN HILL ANNEXATION AGREEMENT. THE JUSTIFICATIONS FOR ANY VARIANCES REQUESTED ARE SET FORTH IN THIS PUD.
4. IN THE EVENT THERE IS ANY DISCREPANCY BETWEEN THE CODE AND THIS PUD, THE PUD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE APPROVED PUD SHALL COMPLY WITH THE CODE.
5. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT THE DEVELOPER, AT ITS OPTION, MAY SUBMIT AND REQUEST APPROVAL OF SPECIFIC DESIGN STANDARDS FOR THE PUD THAT GENERALLY MEET OR EXCEED THE UDC STANDARDS AS OF THE DATE OF APPROVAL OF THE PUD OVERLAY.

MORGAN HILL PUD OVERLAY - AMENDMENT NO. 1

LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO 214.86 ACRES - 490 LOTS/16 TRACTS PUD-000865-2017

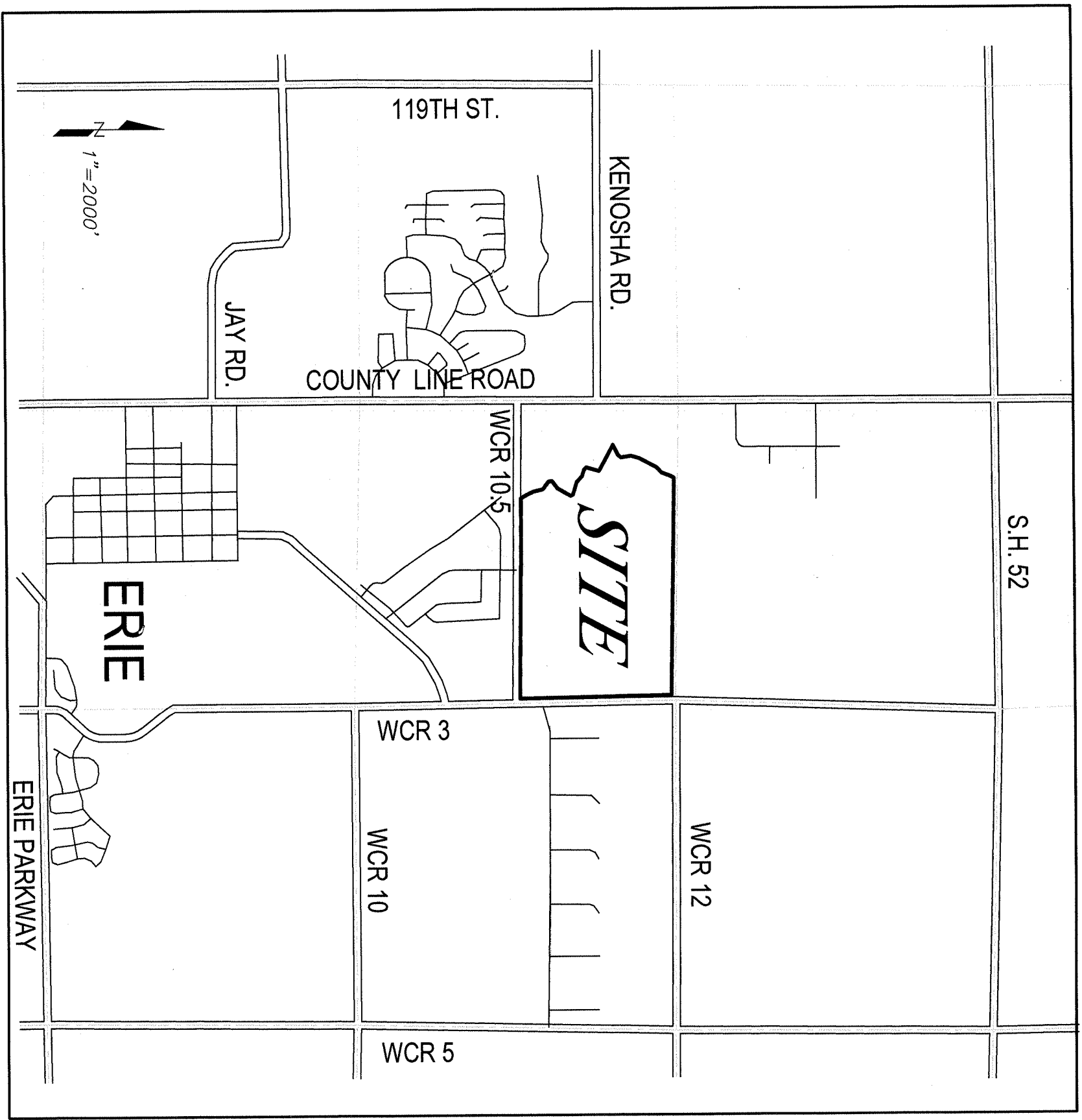


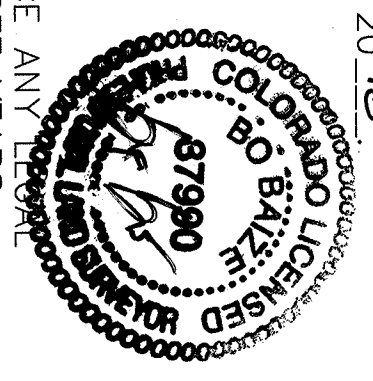
Table with 4 columns: District, Minimum Lot Standards, Minimum Setbacks (ft), and Max. Height (ft). Includes notes on rear setbacks, front setbacks, and living space projections.

SURVEYOR'S CERTIFICATE

I, BO BAIZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD OVERLAY MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION.

Signature of Bo Baize

BO BAIZE FOR AND ON BEHALF OF HURST & ASSOCIATES, INC. #37990 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING COMMISSION CERTIFICATE

THIS PUD OVERLAY MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE DATE OF 2nd DAY OF August, 2017.

Signature of Chairperson

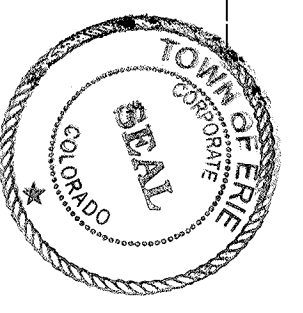
CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD OVERLAY MAP IS TO BE KNOWN AS THE "MORGAN HILL PUD OVERLAY MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 17-2017, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON September 12, 2017.

Signature of Jennifer Canale

MAYOR



CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) SS
I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS 20th DAY OF August, 2017 AND WAS RECORDED AT RECEPTION NO. 20 AND WAS

WELD COUNTY CLERK AND RECORDER

SHEET INDEX

- 1. COVER SHEET
2. PUD PLAN
3. ARCHITECTURAL STANDARDS

APPLICANT/DEVELOPER:

CDG MORGAN HILL, INC.
2500 ARAPAHOE ROAD, SUITE 220
BOULDER, CO 80302

PLANNER/ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S. PUBLIC ROAD, SUITE B
LAFAYETTE, CO 80026

MORGAN HILL PUD OVERLAY AMENDMENT NO. 1 COVER SHEET ERIE, COLORADO. Includes contact information for Hurst & Associates and scale information.

MORGAN HILL PUD OVERLAY – AMENDMENT NO. 1

SHEET 2 OF 3
PUD-000865-2017



4427855
08/21/2018 02:44 PM
4427855.dwg
10/27/18
10/27/18

MORGAN HILL PUD OVERLAY
AMENDMENT NO. 1
PUD
ERIE, COLORADO

HURST
CIVIL ENGINEERING
2510 Broadway, Suite B, Denver, CO 80202
303.443.9105
www.hurst-engineers.com

Scale: 1" = 200'
Date: N/A
RD
05/29/18
3
3

FILE: G:\2020\46\RAD\VAH_RUD\DWG

MORGAN HILL PUD OVERLAY – AMENDMENT NO. 1

SHEET 3 OF 3
PUD – 000865–2017

PLANS: 3 of 3
4427935 - 02-14-2017
CD-7 (2017) - CITY OF BOULDER, COLORADO
COURT FILE NO. 2017-01007-001
20170214 PM 4:03:03
www.bouldercolorado.gov

1. Architectural Variety and Character

- a. Architectural Variety
 - i. Design Standards
 - A. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
 - B. No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
 - C. A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.
 - b. Architectural Character - Each single family detached model plan and elevation shall demonstrate the following design attributes
 - i. Design Standards
 - A. Each Elevation shall include a minimum of two windows (or one window and one door) per floor and there shall be at least one opening (window or door) per quadrant of the elevation so that long stretches of wall are broken up by fenestration.
 - B. Each front and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. The wall plane change shall be proportional to the building elevation, have a depth of at least 12 inches, be at least a full story in height, and be at least 6 feet wide. Recessed planes shall be recognizable as part of the elevation being enhanced.
 - C. A variety of roof forms shall 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 shall extend beyond the primary façade 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” which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide three or more of the following additional design enhancements: 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 elevation.
 1. Window(s) of sufficient size and appropriate scale to add character to the elevation.
 2. A change in wall plane as defined in subsection 1.b.i.B above.
 3. A porch, patio, or deck that is covered.
 4. The use of architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters, additional siding materials, etc. which in combination create an enhanced architectural style.

1. The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical an appropriate and should continue to a natural transition point.

- To achieve the enhancement the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment. Required masonry wrap does not qualify toward meeting this enhancement.
- B. 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” x 4” posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8” x 8” minimum finished.
- ii. Materials
 - A. All exterior materials shall be of high quality, used in applications and treated appropriately to provide and 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 the inside corner of a projection 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.

All single family homes shall provide garages that meet one of the requirements below. A variety in the primary garage orientation is required by providing a minimum of 2 of the following garage orientations on any single block:

- i. Recessed Garage; where the garage door generally faces the front lot line and the garage is a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
- ii. Projecting Garage; where the garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.
- iii. Side-loaded Garage
- iv. Recessed Garage; where the garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet under a second floor living space.

b. Width/Façade Ratio
The width of front loaded garages shall not exceed 65% of the width of the front elevation.

c. Three or More Car Garages

The 3rd or more garage bay shall:

- i. Have a different orientation from the first 2, or
- ii. Shall be recessed behind the first 2 by at least 2 feet when having the same orientation; or
- iii. Shall be tandem to the first 2.

1. 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 3 feet in width from the side of the front door. Covered platforms that exceed 3 feet in width from the side of the front door shall be considered a front porch.

2. Front Porches

For model plans with a front porch, the front porch shall be a minimum size of 60 square feet, excluding the stoop, with a minimum depth of 6 feet.

1. Orientation of Dwellings to the Street

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

2. Garages

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

- a. Diversity of Garage Orientation

MORGAN HILL PUD OVERLAY
AMENDMENT NO. 1
ARCHITECTURAL STANDARDS
ERIE, COLORADO

HURST ENGINEERS ARCHITECTS
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7810 E. Evans Avenue, Suite 300 Denver, CO 80231
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SHEET 3 OF 3
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