

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1051**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH  
CONDITIONS THE REZONING OF THE GRAND MEADOW SUBDIVISION FROM RSF-4  
(RESIDENTIAL SINGLE-FAMILY DISTRICT) TO RSF-4 (RESIDENTIAL SINGLE-FAMILY  
DISTRICT) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND AMENDING  
THE OFFICIAL ZONING MAP**

**WHEREAS**, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

**WHEREAS**, Grand Meadow Investors LLC, a Colorado limited liability company (the “Applicant”) has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

**WHEREAS**, Applicant is the current record owner of the Property; and

**WHEREAS**, the Future Land Use Plan in the Town’s 2018 Comprehensive Plan, designates the Property as Single Family Residential (SFR), which corresponds with Residential Single-Family (RSF-4) in the Town Land Use Code; and

**WHEREAS**, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on the Property, in accordance with the Property’s underlying Residential Single-Family (RSF-4) zoning; and

**WHEREAS**, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

**WHEREAS**, following the conclusion of the public hearing on July 20, 2022, the Planning Commission adopted Resolution No. 06-PC-2022, recommending approval of the Grand Meadow Subdivision PUD Overlay/Zoning to the Board of Trustees; and

**WHEREAS**, the Board of Trustees considered the PUD during a public hearing held on January 8, 2024; and

**WHEREAS**, public notice has been properly given of the proposed rezoning of the Property by publication in *The Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and by notification of adjacent property owners and other interested parties in accordance with applicable provisions of the Town Land Use Code; and

**WHEREAS**, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the PUD, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

**WHEREAS**, the Applicant has agreed to all conditions of approval as stated in this Ordinance; and

**WHEREAS**, the Board of Trustees has determined that the PUD request satisfies at least one of the review criteria applicable to amendments to the Town's official zoning map set forth in Section 16-3-160(e) of the MMC, specifically that the rezoning to Planned Unit Development Overlay district will encourage innovative and creative design and promote a desirable mix of land uses; and

**WHEREAS**, the Board of Trustees has further determined that approval of the Grand Meadow Subdivision PUD Overlay/Zoning will advance the public health, safety, convenience, and general welfare of the residents of the Town.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

**Section 1. Rezoning of Property Approved.** The Board of Trustees hereby grants and approves rezoning of the Property from RSF-4 (Residential Single-Family District) to RSF-4 (Residential Single-Family District) with a Planned Unit Development Overlay under the Town's Land Use Code, as depicted on the PUD Overlay/Zoning map attached hereto as **Exhibit 1**, subject to the conditions below:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the PUD application within forty-five (45) days of receiving an invoice from the Town.

Following the effective date of this Ordinance, the Property shall be zoned RSF-4 with a PUD Overlay.

**Section 2. Amendment of Zoning Map.** The Town Clerk is instructed to record the PUD Overlay/Zoning for the Property in the real property records of Weld County, Colorado once the Applicant has satisfied the conditions set forth in Section 1 of this Ordinance. In accordance with Sec. 16-3-160(g) of the MMC, the official zoning map of the Town of Mead shall be amended to conform and reflect the Property's RSF-4 with PUD Overlay zone district classification.

**Section 3. Effective Date.** This Ordinance shall be published and become effective as provided by law.

**Section 4. Certification.** The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

**Section 5. Severability.** If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 6. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

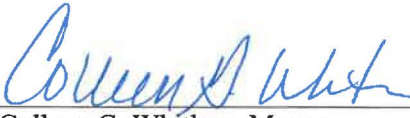
INTRODUCED, READ, PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JANUARY, 2024.

ATTEST:

TOWN OF MEAD:

By:   
Mary Strutt, MMC, Town Clerk



By:   
Colleen G. Whitlow, Mayor

**EXHIBIT 1**  
**Grand Meadow Subdivision PUD/Zoning Map**

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

## CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY:

BEING A 108.33 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., WELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 5 REBAR WITH A 3/25-INCH ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION, PLS 1848Z" FOUND FOR THE SOUTH-EAST CORNER OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2,955.92 FEET TO A 2.25-INCH PIPE WITH A 2.5-INCH ALUMINUM CAP STAMPED "R. ENG. LS 27994" FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 00 DEGREES 06 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET;

THENCE NORTH 88 DEGREES 18 MINUTES 28 SECONDS EAST, LEAVING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 8.5 (52' R.O.W.), RECORDED IN RECEPTION NO. 3487195;

THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, WITH SAID EAST R.O.W. LINE, 1,334.08 FEET TO THE CENTERLINE OF A CONCRETE DITCH;

THENCE LEAVING SAID EAST R.O.W. LINE AND ALONG THE CENTERLINE OF SAID CONCRETE DITCH THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. NORTH 44 DEGREES 18 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 48 SECONDS EAST, 38.17 FEET,
3. NORTH 58 DEGREES 35 MINUTES 16 SECONDS EAST, 34.59 FEET,
4. NORTH 84 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 56 SECONDS EAST, 9.86 FEET,
6. NORTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, 13.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.38 FEET,
8. SOUTH 82 DEGREES 17 MINUTES 20 SECONDS EAST, 622.81 FEET,
9. SOUTH 84 DEGREES 18 MINUTES 46 SECONDS EAST, 66.32 FEET,
10. SOUTH 85 DEGREES 24 MINUTES 53 SECONDS EAST, 63.53 FEET,
11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 84.86 FEET,
12. NORTH 75 DEGREES 11 MINUTES 23 SECONDS EAST, 27.08 FEET,
13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 73.19 FEET,
14. NORTH 69 DEGREES 18 MINUTES 28 SECONDS EAST, 304.53 FEET,
15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 81.03 FEET,
16. NORTH 69 DEGREES 59 MINUTES 18 SECONDS EAST, 53.96 FEET, AND
17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 56.82 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.

THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG SAID EAST LINE, 2,292.31 FEET TO THE POINT OF BEGINNING.

SAID BOUNDARY CONTAINING A CALCULATED AREA OF 4,719,825 SQUARE FEET OR 108.334 ACRES, MORE OR LESS.

AND DOES HEREBY LAY OUT AND ESTABLISH THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF GRAND MEADOW SUBDIVISION, IN ACCORDANCE WITH THE MEAD LAND USE CODE; AND FURTHER ACKNOWLEDGES THAT: A) ALL GRAPHIC DEPICTIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER, AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATED THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THIS DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP CONTAINS 4,718,025 SQUARE FEET OR 108.334 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )

                                  ) SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_ 20\_\_ BY \_\_\_ AS \_\_\_ OF \_\_\_ A \_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_ 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
TOWN CLERK

## PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY THE MEAD PLANNING COMMISSION THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY

## SURVEYOR'S CERTIFICATION:

I, L. BRAD OSWALD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP (AND LEGAL DESCRIPTIONS) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

L. BRAD OSWALD, PLS NO. 38510  
FOR AND ON BEHALF OF WS&B ASSOCIATES INC. c/w WS&B  
5860 GREENWOOD PLAZA BLVD, SUITE 111  
GREENWOOD VILLAGE, CO 80111  
726.483.1372



VICINITY MAP  
1"=2000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT STANDARDS
3	ZONE MAP
4	LANDSCAPE PLAN
5	LANDSCAPE CHARACTER STUDY
6	ARCHITECTURAL CHARACTER



SCALE: AS SHOWN  
DESIGN BY: D.NELL  
PLAN BY: J.PETERS  
CHECK BY: J.PETERS  
D.NELL

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/08/22	PLUP/PLANNING/PLA/2022/03/08/11A
2	03/16/22	PLUP/PLANNING/PLA/2022/03/16/11A

COVER SHEET

GRAND MEADOW SUBDIVISION  
P.U.D. OVERLAY/ZONING MAP  
TOWN OF MEAD, STATE OF COLORADO



# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,  
RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SCALE: AS SHOWN  
DESIGN BY: D.NELL  
PLAN BY: CHECK BY: J.PETERS  
DATE: D.NELL

## GENERAL DEVELOPMENT INFORMATION

THE GRAND MEADOW SITE IS APPROXIMATELY 199 ACRES IN SIZE. IT IS LOCATED IN THE FAR SOUTHEASTERN PART OF MEAD. THE PROPERTY'S EAST AND SOUTH BOUNDARIES BORDER ONTO THE TOWN OF FIRESTONE. THIS SITE IS BOUNDED BY WELD COUNTY ROAD 85 ON THE WEST, WELD COUNTY ROAD 28 ON THE SOUTH AND WELD COUNTY ROAD 11 ON THE EAST SIDE. AT THE NORTHERN EDGE OF THIS PROPERTY IS THE HIGH-LANDS IRRIGATION DITCH NO. 3.

THE LAND IS CURRENTLY USED FOR AGRICULTURAL PURPOSES - CORN AND SUGAR BEETS HAVE BEEN GROWN ON THE PROPERTY. THE TOPOGRAPHY OF THE LAND IS RELATIVELY FLAT WITH AN APPROXIMATE 1.2% SLOPE FROM NORTHWEST TO SOUTHEAST. THERE ARE NO TREES OR SIGNIFICANT ENVIRONMENTAL FEATURES ON THE PROPERTY. THE LOWEST POINT ON THE SITE IS IN THE SOUTHEAST CORNER WHERE THE EXISTING FARMSTEAD IS LOCATED.

THERE ARE ALSO OIL AND GAS WELLS, AN OIL AND GAS SEPARATION FACILITY AND ASSOCIATED EASEMENTS LOCATED ON THE PROPERTY. SEVERAL OF THE OIL WELLS HAVE BEEN ABANDONED. THERE IS AN OIL AND GAS CONSULTANT ON OUR TEAM AND WE HAVE COMMUNICATED WITH THEM REGULARLY THROUGHOUT THIS DEVELOPMENT PROCESS. THE PLAN HAS ADDRESSED THE REQUIRED 150' SETBACK TO PROPERTY LINES AND 200' SETBACK TO STRUCTURES.

THE PROPOSED DEVELOPMENT IS PLANNED TO BE MOSTLY SINGLE FAMILY RESIDENTIAL LOTS WITH DUPLEXES IN THE NORTHWEST CORNER OF THE SITE. SINGLE FAMILY LOTS ARE APPROXIMATELY 60'x60' WIDE. DUPLEX LOTS ARE A MINIMUM OF 50'-60' WIDE BY 110'-150' DEEP. CORNER LOTS ARE WIDER BECAUSE OF THE STREET SETBACKS.

PER THE TOWN OF MEAD LAND USE CODE SCS-16-3-100 - RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS) IN NORTHWEST CORNER WHERE THE EXISTING FARMSTEAD IS LOCATED.

EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) SINGLE-FAMILY DETACHED MODELS OR DUPLEX BUILDINGS THAT HAVE SIGNIFICANT VARIATIONS IN FLOOR PLAN CONFIGURATION AND MASSING. STYLISTIC DIVERSITY SHALL BE ACHIEVED BY HAVING AT LEAST THREE (3) ELEVATIONS FOR EACH MODEL OR DUPLEX BUILDING.

RESIDENTIAL STREETS SHALL ACHIEVE VARIETY BY VARYING THE PLACEMENT OF STREET-ACCESSED GARAGES ON ADJACENT LOTS TO CREATE DIVERSITY AND AVOID REPETITION.

THERE ARE TWO TYPES OF DUPLEXES THAT ARE BEING PROPOSED - LOTS THAT ARE 25' WIDE BY 80' DEEP AND LOTS THAT ARE 29' WIDE BY 80' DEEP. WE ARE PROPOSING 90'-25' WIDE LOTS AND 78'-30' WIDE LOTS. ALL DUPLEX LOTS WOULD BE ALLEYS LOADED. FRONT YARDS WILL FRONT ONTO PUBLIC STREETS OR OPEN SPACE AND HAVE EITHER PUBLIC OR PRIVATE SIDEWALK CONNECTIONS. VISITOR PARKING IS ALSO PLANNED AND WILL BE SPREAD OUT THROUGHOUT THE DUPLEX AREA SO VISITORS WILL HAVE EASY ACCESS TO THE UNITS. ONE PARKING SPACE FOR EVERY THREE UNITS (40 SPACES) IS PROPOSED.

THIS GENERAL DEVELOPMENT PLAN IS CONSISTENT WITH THE PRE-APPLICATION SUBMITTAL THAT WAS APPROVED BY THE CITY OF MEAD. ONE REVISION THAT WAS MADE IS THAT THE NORTH-SOUTH MINOR COLLECTOR STREET W/05/18 IS ACCESSED FROM COUNTY ROAD 28 TO THE WESTERN PART OF THE SITE INSTEAD OF THE EASTERN PART. THIS WAS DONE SO THAT THE HIGHER DENSITY DUPLEX AREA WOULD HAVE BETTER ACCESS TO COUNTY ROAD 28. IT ALSO CREATES A MORE DESIRABLE LOW DENSITY AREA IN THE NORTH-EAST PART OF THE NEIGHBORHOOD. THE STAFF FEEDBACK FROM THE PRE-APPLICATION SUBMITTAL WAS THAT THE NUMBER OF DRIVEWAYS ACCESSING THE COLLECTOR SHOULD BE MINIMIZED. THE PLAN WAS AMENDED TO REMOVE ALL DRIVEWAYS THAT ACCESSED THE COLLECTOR STREET.

## PRELIMINARY OPEN SPACE AND LANDSCAPE PLAN

THE SITE HAS A GENEROUS AMOUNT OF OPEN SPACE THAT IS WELL CONNECTED. NO AREA WITHIN THE OIL AND GAS SETBACKS ARE COUNTED TOWARDS THE OPEN SPACE REQUIREMENT. GAS AND OIL EASEMENTS, INCLUDING A 100' WIDE MAJOR EAST - WEST EASEMENT AND A 50' WIDE EASEMENT THAT CUTS DIAGONALLY FROM NORTH TO SOUTHWEST WILL BE A PART OF THE NEIGHBORHOOD'S OPEN SPACE.

THE OPEN SPACE IS SPREAD OUT BUT ALSO VERY CONNECTED WHICH MAKES IT DIFFICULT TO CALCULATE ITS SIZE. A TOTAL OF 572 LOTS REQUIRES A 8.19 ACRES SIZED PARK PER THE ORDINANCE. ON OUR PRELIMINARY LANDSCAPE PLAN WE HAVE IDENTIFIED 15.3 ACRES OF PARK SPACE.

THE NEIGHBORHOOD WILL ALSO FEATURE AN EXTENSIVE TRAIL SYSTEM AND A VARIETY OF PARK AMENITIES. A NEIGHBORHOOD PARK IS LOCATED IN THE CENTER OF THE DEVELOPMENT. THIS CENTRAL PARK WILL INCLUDE A TOT LOT AREA, A PARK shelter, picnic tables, A SOCCER FIELD AND MULTI-PURPOSE SPORT COURT. IN THE LARGE OPEN SPACE IN THE NORTHEAST PART OF THE NEIGHBORHOOD WILL BE ANOTHER PARK WITH A TOT LOT, shelter AND PICNIC TABLES. THE CENTRAL OPEN SPACE OF THE DUPLEX AREA WILL INCLUDE SMALLER TOT LOT, ALL PARK AREAS AND TOT LOTS WILL INCLUDE BECHES, TRAMPOLINES WITH SAFETY NETS, BIKES TRACKS AND TREES FOR SHADE AND COMFORT. THERE WILL ALSO BE MOWED AND IRRIGATED TURF IN THE ACTIVE AREAS OF THE PARKS.

EVERY RESIDENT IS WITHIN A 6.10 MINUTE WALK TO A PARK FACILITY. THERE WILL BE AN EXTENSIVE SYSTEM OF TRAILS THROUGHOUT THE DEVELOPMENT. RESIDENTS WILL HAVE THE OPTION OF WALKING TO SEE FRIENDS, TO THE PARK OR JUST TAKE A CASUAL WALK. DIFFERENT KINDS OF TRAIL LOOPS WILL BE AVAILABLE. THE TRAIL SYSTEM WILL ALSO INCLUDE A VARIETY OF SURFACE TYPES AND WIDTHS. THE DUPLEX AREA WILL HAVE 6' WIDE CONCRETE WALKS, THE MAIN TRAIL SYSTEM WILL BE 6' WIDE MOWED TURF OR GRAVEL SURFACE.

SEATING NOODS THAT INCLUDE BENCHES, TRAMPOLINE CONTAINERS AND TREES ARE ALSO INTEGRATED THROUGHOUT THE TRAIL AND OPEN SPACE NETWORK. THIS WILL HELP PROMOTE PHYSICAL ACTIVITY FOR ALL USERS AND ENCOURAGE SOCIAL ACTIVITY.

SEVERAL MID-BLOCK OPEN SPACE AND TRAIL CONNECTIONS ARE A PART OF THE NEIGHBORHOOD WHICH ENSURES THAT RESIDENTS HAVE SAFE AND CONVENIENT ACCESS TO THE OPEN SPACE. TRAIL SYSTEM AND A VARIETY OF PARK FACILITIES. IN ADDITION TO THE INTERNAL TRAIL SYSTEM THE DEVELOPMENT WILL ALSO INCLUDE CREATING NEW PEDESTRIAN SIDEWALKS ALONG THE WEST, SOUTH AND EAST SIDES OF THE PROPERTY. THIS WILL BE A PART OF THE RECONSTRUCTION OF COUNTY ROAD 85 (WEST), COUNTY ROAD 28 (SOUTH) AND COUNTY ROAD 11 (EAST). THE NEIGHBORHOOD'S INTERNAL TRAIL SYSTEM AND SIDEWALKS CONNECT TO THE PERIMETER PEDESTRIAN NETWORK.

THE LANDSCAPE TREATMENT OF THIS OPEN SPACE WILL BE A COMBINATION OF NATIVE GRASSES/OBS AND IRRIGATED TURF. THE MAJORITY OF THE AREA WILL BE NATURAL OR NATIVE GRASSES/OBS. THESE NATURAL AREAS WILL CREATE A NATIVE AESTHETIC AND PROVIDE HABITAT FOR BIRDS, ANIMALS, INSECTS AND OTHER WILDLIFE. NATURAL AREAS INCLUDING NATIVE TREES WILL NEED TO BE IRRIGATED.

LANDSCAPE AREAS OF SHRUBS, GRASSES AND PERENNIALS WILL BE INSTALLED IN SOME PARTS OF THE PARK AREA AND THESE BEDS WILL BE MULCHED WITH A NATURAL MULCH MATERIAL AND IRRIGATED WITH DRIP IRRIGATION. THIS DRIP IRRIGATION WILL PROVIDE THE WATER NECESSARY FOR PLANT ESTABLISHMENT AND AFTER TWO-THREE YEARS WILL ONLY BE NEEDED DURING LATE SPRING DROUGHTS.

AREAS OF INTENSE USAGE AROUND THE PARK FACILITIES AND TRAILS WILL BE MOWED AND IRRIGATED TURF. THIS IRRIGATION WILL BE SUPPLIED BY POPUP SPRAY HEADS. ELECTRONIC CONTROLLERS WILL BE PROGRAMMED TO PROVIDE THE MINIMAL AMOUNT OF WATER AND THE CORRECT TIME OF DAY TO MOST EFFICIENTLY GROW TURF GRASS.

STREET TREES WILL BE LOCATED IN THE SOLELEAVES OF ALL INTERNAL STREETS. THESE TREES WILL BE PLANTED APPROXIMATELY 40' APART AND WILL SET BACK FROM INTERSECTIONS, DRIVEWAYS, STREET LIGHTS, FIRE HYDRANTS, SIGNAGE AND OTHER PERMANENT FEATURES PER TOWN STANDARDS. OTHER TREES WILL BE PLANTED THROUGHOUT THE OPEN SPACE AND PARK AREAS TO PROVIDE SHADE, SCREEN NEGATIVE VISUALS AND PROVIDE AESTHETIC AND ENCLOSURE AND PRIVACY. A MIXTURE OF OVERSTORY TREES, UNDERSTORY/ACCENT TREES AND EVERGREENS WILL BE PLANTED. ONLY NATIVE TREES WILL BE PLANTED IN THE NATURAL/NATIVE GRASSES AREAS OF THE OPEN SPACE.

## LAND USE COMPLIANCE ANALYSIS

THE PROPERTY CURRENTLY IS A PUD WITH RSF-4 ZONING. THE ORIGINAL PUD, WHICH WAS ADOPTED DURING THE ANNEXATION ON OCT. 8, 2001 STATES THAT THE DESIGNATED LAND USE FOR THE ENCLOSED PROPERTY IS ONLY MIXED USE (INCLUDING SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL, RETAIL, COMMERCIAL, EMPLOYMENT/COMMERCIAL AND LIGHT INDUSTRIAL).

THE PROPOSED DEVELOPMENT COMPLIES WITH THE TOWN'S LAND USE CODE. THE FUTURE LAND USE PLAN IDENTIFIES THIS SITE AS SINGLE FAMILY RESIDENTIAL (SFR). THE PROPERTY DIRECTLY NORTH OF THIS SITE IS BOUNDARY AS MULTI-FAMILY RESIDENTIAL (MF). THIS PROPOSAL INCLUDES SINGLE FAMILY HOMES FOR A MAJORITY OF THE SITE. IN THE FAR NORTHWEST CORNER DUPLEXES ARE PLANNED. BOTH OF THOSE USES ARE CONSIDERED SINGLE FAMILY HOMES WHICH MEETS THE INTENT OF THE LAND USE CODE.

THE FUTURE LAND USE PLAN ALSO IDENTIFIES A PROPOSED ELEMENTARY SCHOOL ON THIS SITE. DR. HORTON HAS BEGUN DISCUSSIONS WITH THE SCHOOL DISTRICT ABOUT THE SCHOOL'S CURRENT PATTERN BECAUSE OF CHALLENGES WITH ACCESS TO COUNTY ROAD 85 AND THE IRREGULAR LOTCH THAT FORMS THIS SITE'S NORTHERN BOUNDARY, AS WELL AS THE TRAILING OF A NEW SCHOOL DEVELOPMENT. THIS MAY NOT BE THE BEST LOCATION AT THIS TIME. DISCUSSIONS HAVE OCCURRED THAT THE PROPERTY DIRECTLY NORTH OF THIS SITE MAY BE A MORE APPROPRIATE LOCATION.

## ZONING/PUD OVERLAY

THE PROPERTY IS CURRENTLY ZONED RSF-4 WITH A PUD OVERLAY. THE NEED FOR THE PUD OVERLAY IS BECAUSE:

- DUPLEXES ARE NOT AN ALLOWED USE IN THE RSF-4 DISTRICT. SETBACKS, MINIMUM STREET FRONTAGES, MINIMUM LOT SIZE AND MAXIMUM LOT COVERAGE FOR DUPLEXES ARE ALSO BEING REQUIRED.

THE DUPLEXES WILL ALL HAVE REAR LOADED GARAGES, WHICH WILL ALLOW FOR WELCOMING FRONT PORCHES AND YARDS. THESE FRONT YARDS WILL EITHER FRONT ONTO A PUBLIC STREET OR COMMON OPEN SPACE. PORCHES AND FRONT DOORS WILL HAVE SIDEWALKS THAT CONNECT TO OTHER TRAILS AND PARK AMENITIES. THE COMMON OPEN SPACE WILL CREATE A SENSE OF COMMUNITY AND PROMOTE SOCIAL INTERACTION AMONGST RESIDENTS AND ENCOURAGE PHYSICAL ACTIVITY.

MINIMUM LOT SIZE: DUPLEX LOTS WILL BE 25' WIDE BY 80' DEEP AND 29' WIDE BY 80' DEEP. MINIMUM LOT SIZE IN THE RSF-4 DISTRICT IS 8250 SF. THE PROPOSED LOTS WILL BE 2000 SF AND 2300 SF.

SETBACKS: DUPLEX LOTS WILL HAVE A ZERO LOT LINE BETWEEN UNITS AND 5' SIDE YARD SETBACKS. IN THE RSF-4 DISTRICT SETBACKS ARE 0' FRONT AND 25' REAR. THE REAR LOT LINE (ALLEY) IS PROPOSED TO BE 5' AND THE FRONT SETBACK IS PROPOSED TO BE 15'.

MINIMUM STREET FRONTAGE: MINIMUM STREET FRONTAGE IN THE RSF-4 DISTRICT IS 50'. WE ARE PROPOSING LOTS THAT ARE 22' AND 29' WIDE, BUT TOGETHER THEY ARE 59' AND 58' WIDE.

MAXIMUM LOT COVERAGE: MAXIMUM LOT COVERAGE IN THE RSF-4 DISTRICT IS 50%. WE ARE PROPOSING A LOT COVERAGE OF 70% FOR DUPLEX LOTS.

- THE MINIMUM SINGLE FAMILY LOT SIZE IS 8250 SF, AND THIS PROJECT IS PROPOSING SOME LOTS THAT ARE SMALLER THAN THAT STANDARD.

THE DEVELOPMENT WILL ALSO INCLUDE A MIX OF 50' AND 80' WIDE LOTS. THE MINIMUM LOT DEPTH ON THE 50' LOTS IS 110', WHICH EQUALS A 5500 SF LOT. THERE WILL BE APPROX. 85 LOTS OF THE TOTAL 173 - 50' LOTS THAT MEET THAT MINIMUM DIMENSION. THE OTHER 50' LOTS WILL HAVE A WIDER OR DEEPER DIMENSIONS BECAUSE OF THE PHYSICAL LAYOUT OR THEY ARE ON A CORNER AND WILL BE 800' - 1150' SF IN SIZE.

THE MORE COMPACT DEVELOPMENT AND SMALLER LOT SIZES WILL MEAN A GREATER VARIETY OF HOUSING AND A MORE EFFICIENT USE OF INFRASTRUCTURE WHICH MEETS THE GOAL OF THOUGHTFUL, COMMUNITY PLANNING, FACILITIES AND SERVICES IN THE COMPREHENSIVE PLAN.

## COMPREHENSIVE PLAN COMPLIANCE ANALYSIS

THE TOWN OF MEAD HAS A NEW COMPREHENSIVE PLAN THAT PROVIDES A SHARED COMMUNITY VISION. QUALITY OF LIFE IS IMPORTANT AS THE TOWN CONTINUES TO GROW. THIS PROJECT ADDRESSES THE FOLLOWING VISION THEMES THAT ARE PRIORITIES AND SHOULD GROW:

- I. SMALL-TOWN COMMUNITY CHARACTER
 

THE PROPOSED PLAN DOES MATCH THE TOWN'S DESIRED LOCATION, DENSITY AND INTENSITY OF LAND USES PER THE FUTURE LAND USE PLAN. OVERALL THIS IS CONSISTENT WITH THE COMMUNITY'S PAST AND CURRENT GROWTH PATTERNING. THE PROJECT WILL INCORPORATE THE TOWN'S DESIGN GUIDELINES FOR NEW CONSTRUCTION AND LANDSCAPING THAT WILL RESULT IN THE SMALL-TOWN FEEL AND THE DISTINCTIVE RURAL IMAGES THAT IS DESIRED.
- II. DIVERSE ECONOMY
 

A PART OF A DIVERSE ECONOMY MEANS CREATING DESIRABLE HOUSING FOR A COMMUNITY THAT HAS STRONG COMMUNITY AND EMPLOYMENT PATTERNS. THIS PROJECT WILL PROVIDE A VARIETY OF HOUSING OPTIONS THAT PROMOTE WALKABILITY AND BIABILITY. THIS HOUSING WILL SUPPORT THE COMMERCIAL USERS THAT WILL KEEP THE TOWN OF MEAD'S ECONOMY GROWING.
- III. FRIENDLY NEIGHBORHOODS
 

THIS PROJECT WILL CREATE A HIGH-QUALITY, MULTI-GENERATION NEIGHBORHOOD THAT WILL INCLUDE HOUSING OPTIONS THAT SUPPORT FUTURE RESIDENTS IN ALL LIFE STAGES. THE HOMES WILL BE OF HIGH QUALITY DESIGN AND THE NEIGHBORHOOD WILL BE EASILY CONNECTED TO RETAIL AND SERVICE OPTIONS. RECREATIONAL OPPORTUNITIES WILL ALSO BE AVAILABLE TO RESIDENTS WITH AN EXTENSIVE TRAIL SYSTEM AND OPEN SPACE AMENITIES.
- IV. STRONG CONNECTIVITY
 

THE PROPOSED DEVELOPMENT IS WELL CONNECTED BOTH INTERNALLY AND TO THE GREATER COMMUNITY. INTERNALLY, VEHICLES CAN CONNECT TO THEIR NEIGHBORS THROUGH AN INTERCONNECTED STREET SYSTEM. A NORTH-SOUTH COLLECTOR STREET CONNECTS TO COUNTY ROAD 28 WHICH SERVES AS THE NEIGHBORHOOD'S PRIMARY POINT OF ACCESS. THERE IS ALSO ACCESS TO COUNTY ROAD 11 TO THE EAST. THERE IS ALSO THE OPPORTUNITY TO MAKE TWO STREET CONNECTIONS TO THE PROPERTY TO THE NORTH OF THIS SITE.

TRAIL CONNECTIONS ARE ALSO AN IMPORTANT ASPECT OF THIS DEVELOPMENT. ALL RESIDENTS WILL HAVE EASY ACCESS TO TRAILS FOR WALKING AND BIKING. IMPROVEMENT TO COUNTY ROAD 85 TO THE WEST, COUNTY ROAD 11 TO THE EAST AND COUNTY ROAD 28 WILL ALSO INCLUDE NEW SIDEWALKS AND TRAILS THAT WILL BE LINKED TO THE DEVELOPMENT'S INTERNAL TRAIL SYSTEM. THE PROJECTS TRAIL SYSTEM WILL ALSO LINK TO THE TOWN'S GREATER TRAIL. A LINK WILL BE PROVIDED TO THE PROJECT'S SW CORNER WHICH WILL BE THE BARFOOT LAKES TRAIL, THAT TRAIL CONNECTS TO THE ST. VRAIN LOOP, WHICH TIES INTO THE REGIONAL TRAIL SYSTEM.
- V. DYNAMIC PARKS, RECREATION AND OPEN SPACE
 

THE PROPOSED DEVELOPMENT IS UNIQUE BECAUSE OF ITS INTERCONNECTED SYSTEM OF OPEN SPACE. MOST HOMES WILL HAVE DIRECT ACCESS TO EITHER OPEN SPACE OR TRAILS. THE TRAILS WILL CONNECT TO PARK AMENITIES WHICH WILL PROVIDE RESIDENTS WITH A SAFE AND CONVENIENT OPPORTUNITY FOR PHYSICAL ACTIVITY AND BETTER HEALTH.
- VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING
 

THIS PROPOSED DEVELOPMENT PROMOTES ACCESS TO NATURE, OPEN SPACE AND ENVIRONMENTAL STEWARDSHIP. THE NATURAL GRADE OF THE LAND WILL CONTINUE TO FLOW TO THE SOUTHEAST CORNER OF THE SITE. THIS WHERE THE STORM WATER DETENTION FACILITY WAS LOCATED. THE INTENT OF THE SITE'S LANDSCAPE IS KEEP MUCH OF IT IN ITS NATURAL STATE OR RE-ESTABLISH A MORE NATIVE PLANT ENVIRONMENT.
- VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES
 

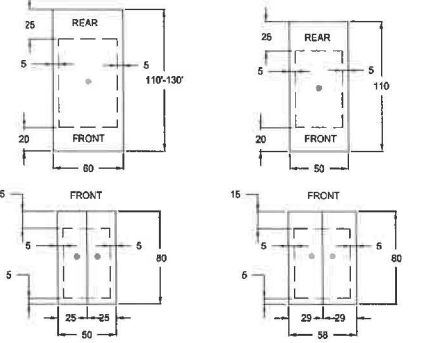
THIS PROJECT MEETS THE NEEDS OF THE TOWN MEAD OF PROVIDING ACCESSIBLE PUBLIC FACILITIES, RELIABLE PUBLIC SAFETY AND CONNECTIONS TO A POTENTIAL SCHOOL. TO THE NORTH. FIRE AND SAFETY ACCESS WILL BE PROVIDED THROUGH THE PROPER STREET ALIGNMENTS. UTILITIES WILL BE INSTALLED ACCORDING TO THE TOWN'S STANDARDS AND WILL PROVIDE RESIDENTS ACCESS TO PUBLIC SERVICES SUCH AS SEWER AND WATER. THE LAYOUT OF THE NEIGHBORHOOD WILL SUPPORT AND ENCOURAGE COMMUNITY ACTIVITIES THAT BRING PEOPLE TOGETHER BECAUSE OF ITS INTERCONNECTED OPEN SPACE DESIGN.

## MODIFICATIONS TO RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

ZONE	RSF-4 STANDARD	RSF-4 PUD SINGLE FAMILY	RSF-4 DUPLEX
<b>STANDARD</b>			
MINIMUM LOT AREA PER DWELLING	6,250 SF	5,000 SF	2,000 SF
GROSS DENSITY MINIMUM	2.0 DWELLING UNITS PER ACRE	N/A	N/A
GROSS DENSITY MAXIMUM	4.0 DWELLING UNITS PER ACRE	4.0 DU/AC - OVERALL	4.0 DU/AC - OVERALL
MINIMUM LOT WIDTH (FEET PER DWELLING)	60 FEET	50 FEET - OVERALL	40 DU/AC - OVERALL
MINIMUM STREET FRONTAGE	40 FEET	50 FEET ON A STRAIGHT STREET FRONTAGE, 30 FEET ON CURVE/ARC OR CURVE FRONTAGE	25 FEET
FRONT YARD SETBACK - AS MEASURED FROM EDGE OF PUBLIC STREET RIGHT OF WAY OR PAVEMENT EDGE ON A PRIVATE DRIVE			
FRONT LOADED	25 FEET TO FACE OF GARAGE DOOR	20 FEET TO FACE OF GARAGE DOOR	N/A
PRIMARY STRUCTURE, PORCH OR SIDE LOADED GARAGE	20 FEET	20 FEET	15 FEET
ACCESSORY BUILDING	25 FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE
PRINCIPAL BUILDING	5 FEET*	5 FEET*	5 FEET*
ACCESSORY BUILDING	5 FEET	5 FEET	5 FEET
CORNER SIDE BUILDING	15 FEET	15 FEET	15 FEET
		<b>REAR YARD SETBACK</b>	
PRINCIPAL BUILDING	25 FEET	25 FEET	15 FEET
GARAGE WITH ITS ENTRANCES FACING AN ALLEY	5 FEET	5 FEET	5 FEET
ACCESSORY BUILDING	10 FEET	10 FEET	15 FEET
		<b>BUILDING HEIGHT</b>	
MAXIMUM BUILDING HEIGHT - PRINCIPAL STRUCTURE	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	30 FEET	30 FEET	30 FEET
MAXIMUM LOT COVERAGE	50%	50%	70%
MINIMUM OPEN SPACE	20%	20%	20%

\* PEDESTRIAN RATED WINDOW WELL COVERINGS WILL BE PROVIDED FOR HOMES WITH BASEMENTS.

- PERMITTED ENCROACHMENTS INTO BUILDING SETBACKS:
- A. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, CHIMNEYS, ENTERTAINMENT CENTERS, BRICK LEASES, CANTILEVERS, COUNTERTOPS, CORNICES, CANOPIES, WING WALLS AND LIKE ARCHITECTURAL FEATURES MAY ENDOACH INTO THE REQUIRED SETBACKS A MAXIMUM OF TWENTY-FOUR (24) INCHES.
  - B. WINDOW WELLS MAY ENDOACH INTO REQUIRED SETBACKS A MAXIMUM OF 38 INCHES.
  - C. UNENCLOSED OR UNCOVERED PATIOS LESS THAN THIRTY (30) INCHES ABOVE GRADE MAY ENDOACH INTO BUILDING SETBACKS TO WITHIN FIVE (5) FEET OF A LOT LINE.
  - D. ENCROACHMENTS MAY NOT EXTEND INTO BASEMENTS WITHOUT WRITTEN APPROVAL FROM THE EASEMENT HOLDER.



TYPICAL LOT TEMPLATE

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/22/23	PRELIMINARY PUD AND RESIDENTIAL
2	03/02/23	PRELIMINARY PUD AND RESIDENTIAL
3	03/15/23	PRELIMINARY PUD AND RESIDENTIAL

## DEVELOPMENT STANDARDS

GRAND MEADOW SUBDIVISION  
P.U.D. OVERLAY ZONING MAP  
TOWN OF MEAD, STATE OF COLORADO

7/1/22  
WSB PROJECT NO. 016831-000  
SHEET 2 OF 6

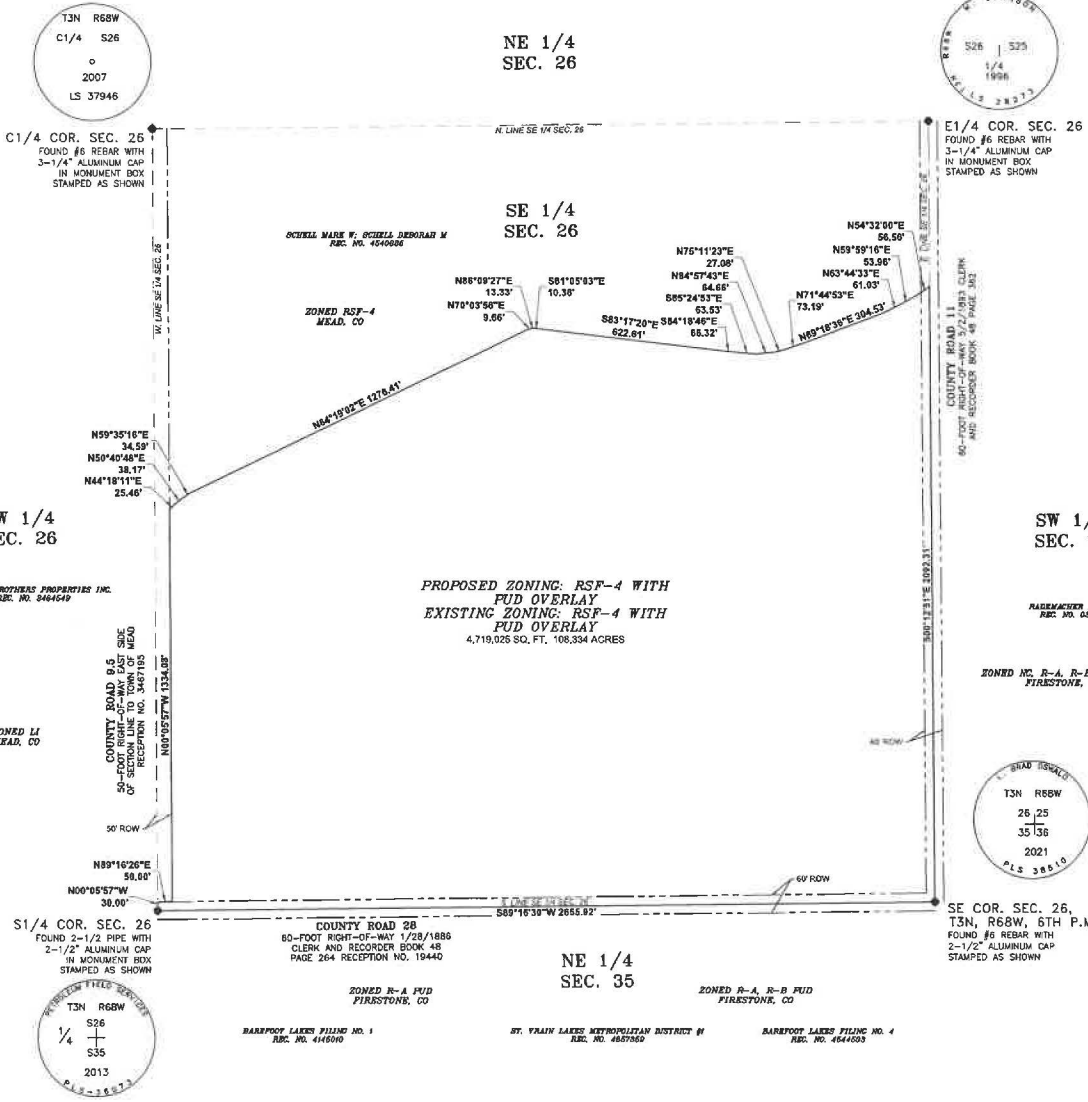
# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN  
 DESIGN BY: M.A.D.A.M.S.  
 PLAN BY: M.A.D.A.M.S.  
 CHECK BY: J.PETERS

NO.	DATE	DESCRIPTION
1	02/02/22	PRELIMINARY PLAT PER SUBMITTAL
2	03/02/22	PRELIMINARY PLAT PER SUBMITTAL
3	07/11/22	PRELIMINARY PLAT PER SUBMITTAL



LAND USE SUMMARY		TOTALS
GROSS AREA		108.33 AC
DEDICATED ROW (CR 9.5, CR 28, CR11)		5.48 AC
NET AREA		102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS		223
NUMBER OF DUPLEX RESIDENTIAL LOTS		159
TOTAL LOTS		373
DENSITY		3.03 DU/AC
AREA OF GAS WELL LOCATION	(8.10 AC)	
NOW LANDSCAPE POND AREA	(1.02 AC)	
OPEN SPACE TRACTS	(33.07 AC)	
TOTAL TRACT AREA		42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY		16.75 AC
AREA OF PUBLIC ALLEY		2.64 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS		34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS		7.77 AC



**LEGEND**  
 • FOUND ALREADY OWNED (AS NOTED)  
 --- PROPERTY BOUNDARY  
 --- SECTION LINE  
 --- QUARTER SECTION LINE  
 --- EXISTING ROW

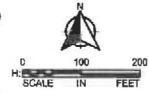
ZONING MAP

GRAND MEADOW SUBDIVISION  
 P.U.D. OVERLAY/ZONING MAP  
 TOWN OF MEAD, STATE OF COLORADO



# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- TURF GRASS AREA (TO BE IRRIGATED)
  - NATIVE GRASS AREA (TO BE IRRIGATED)
  - PICNIC TABLES
  - BENCH WITH TRASH / RECYCLE RECEPTACLE
  - BIKE RACK
  - TRASH / RECYCLE RECEPTACLE
  - BENCH
  - MAILBOX NISK
  - CONCRETE SIDEWALK
  - MOWN OR GRAVEL TRAIL
  - PARK BOUNDARY (0.54 ACRES REQUIRED - 13.5 ACRES PROVIDED)

NOTE: DUPLEX AREA OPEN SPACE TO BE PRIVATELY MAINTAINED. ALL OTHER OPEN SPACE TO BE PUBLIC.

ASSUME DUPLEX AREA CONTAINS THE REQUIRED 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED SPACE (80,330 SQUARE FEET LANDSCAPED AREA / 150 \* 535 SHRUBS) AND 1 TREE PER 1000 SQUARE FEET (80,330 SQUARE FEET LANDSCAPED AREA / 1000 \* 80 TREES)

LANDSCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOVED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 15-2-100 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.

**PRELIMINARY LANDSCAPE PLAN**

THE PRELIMINARY LANDSCAPE PLAN IDENTIFIES KEY AREAS DESIGNED FOR PARKS AND OPEN SPACE IMPROVEMENTS WITHIN THE OVERALL CONTEXT OF THE P.U.D. THE LAYOUT IDENTIFIES THE POTENTIAL USES AND CHARACTER AND IS NOT INTENDED TO BE AN ALL INCLUSIVE LAYOUT OF POTENTIAL USES. ADDITIONAL TREES AND AMENITIES MAY BE ADDED OR REMOVED IN ANY OF THESE AREAS DURING DETAILED DESIGN PROCESS.

VISITOR PARKING FOR DUPLEX AREA:  
150 UNITS - 62 SPACES PROVIDED (1 SPACE / 3 UNITS)



SCALE: AS SHOWN  
DESIGN BY: AJM  
PLAN BY: AKS  
CHECK BY: AJM

NO.	DATE	REVISION
1	10/20/22	PLANNING/DESIGN PLAN 200 (SUBMITTAL)
2	10/20/22	PLANNING/DESIGN PLAN 200 (SUBMITTAL)

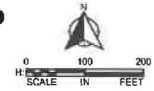
CONCEPTUAL LANDSCAPE PLAN

GRAND MEADOW SUBDIVISION  
P.U.D. OVERLAY/ZONING MAP  
TOWN OF MEAD, STATE OF COLORADO



# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,  
RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN  
PLAN BY: AKS  
DESIGN BY: AJM  
CHECK BY: AJM

 <p><b>COMMON HACKBERRY</b> <i>Celtis occidentalis</i> GROWTH RATE: MODERATE HEIGHT: 45-50' WIDTH: 40-50'</p>	 <p><b>WHITE BIRCH</b> <i>Betula platyphylloides</i> GROWTH RATE: MODERATE HEIGHT: 20-40' WIDTH: 15-20'</p>	 <p><b>DOUGLAS FIR</b> <i>Pseudotsuga menziesii</i> GROWTH RATE: MODERATE HEIGHT: 40-60' WIDTH: 15-20'</p>	 <p><b>BLACK CHOKEBERRY</b> <i>Rhodonia melanocarpa</i> GROWTH RATE: MODERATE HEIGHT: 3-5' WIDTH: 3-5'</p>
 <p><b>SKYLINE HONEYLOCUST</b> <i>Gleditsia triacanthos 'Skycole'</i> GROWTH RATE: MODERATE HEIGHT: 50' WIDTH: 35'</p>	 <p><b>CHANTICLEER PEAR</b> <i>Pyrus calleryana</i> GROWTH RATE: MODERATE HEIGHT: 30-35' WIDTH: 15'</p>	 <p><b>AUSTRIAN PINE</b> <i>Pinus nigra</i> GROWTH RATE: MODERATE HEIGHT: 40-60' WIDTH: 15-25'</p>	 <p><b>SPANISH GOLD BIRCH</b> <i>Corylus purpurascens</i> GROWTH RATE: FAST HEIGHT: 3-4' WIDTH: 4-5'</p>
 <p><b>PURPLE ROSE LOCUST</b> <i>Rourea pseudoacacia</i> GROWTH RATE: FAST HEIGHT: 40' WIDTH: 25-35'</p>	 <p><b>CRIMSON SPIRE OAK</b> <i>Quercus 'Crimschmidt'</i> GROWTH RATE: FAST HEIGHT: 40' WIDTH: 10-15'</p>	 <p><b>VANDERWOLF'S PYRAMIDAL PINE</b> <i>Pinus flexilis</i> GROWTH RATE: MODERATE HEIGHT: 20-25' WIDTH: 10-15'</p>	 <p><b>WESTERN SAND CHERRY</b> <i>Prunella besseyi</i> GROWTH RATE: MODERATE HEIGHT: 5-8' WIDTH: 5-6'</p>
 <p><b>SWAMP WHITE OAK</b> <i>Quercus bicolor</i> GROWTH RATE: MODERATE HEIGHT: 35-40' WIDTH: 30-60'</p>	 <p><b>AUTUMN BRILLIANCE</b> <i>Berkeleya</i> GROWTH RATE: SLOW HEIGHT: 7-12' WIDTH: 25-35'</p>	 <p><b>BLACK HILLS SPRUCE</b> <i>Picea canadensis</i> GROWTH RATE: MODERATE HEIGHT: 30' WIDTH: 25'</p>	 <p><b>GRO LOW SUMAC</b> <i>Rhus aromatica 'Gro-Low'</i> GROWTH RATE: FAST HEIGHT: 2-3' WIDTH: 5-6'</p>

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

SHRUBS

NATIVE GRASS PLANTINGS

TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE (CREDIT)
PARK	13.50	13.50	13.12
OPEN SPACE	16.55	16.55	16.03
DETENTION	2.64	1.02	0.99
WELL SETBACK	8.10	0.00	0.00
<b>TOTAL</b>	<b>42.19</b>	<b>33.07</b>	<b>32.15</b>

NO.	DATE	DESCRIPTION
1	05/02/22	PLANS/PERMITS PLAT SUBMITTAL
2	07/07/22	PLANS/PERMITS PLAT SUBMITTAL

Grand Meadow - Landscape Character Study

LANDSCAPE CHARACTER STUDY

GRAND MEADOW SUBDIVISION  
 P.U.D. OVERLAY/ZONING MAP  
 TOWN OF MEAD, STATE OF COLORADO

# GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,  
RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN  
DESIGN BY:  
PLAN BY: CHECK BY:

NO.	DATE	DESCRIPTION
1	02/22	PUPREPLANNYP.U.D. SUBMITTAL
2	03/22	PUPREPLANNYP.U.D. SUBMITTAL
3	07/22	PUPREPLANNYP.U.D. SUBMITTAL

## DUPLEX HOMES



1684 SF / 4 Bed / 2.5 Bath



1468 SF / 3 Bed / 2.5 Bath



1500 SF / 3 Bed / 2.5 Bath



1490 SF / 3 Bed / 2.5 Bath

## SINGLE FAMILY HOMES



1498 SF / 3 Bed / 2 Bath



1771 SF / 3 Bed / 2 Bath



1889 SF / 3 Bed / 2.5 Bath



2124 SF / 4 Bed / 2.5 Bath

## SINGLE FAMILY HOMES



2222 SF / 3 Bed / 2.5 Bath



2124 SF / 4 Bed / 2.5 Bath



2462 SF / 4 Bed / 2.5 Bath



2652 SF / 5 Bed / 3 Bath

## SINGLE FAMILY HOMES



2546 SF / 4 Bed / 2.5 Bath



1635 SF / 3 Bed / 2 Bath



2481 SF / 4 Bed / 2.5 Bath



2718 SF / 5 Bed / 3 Bath

ARCHITECTURAL CHARACTER

GRAND MEADOW SUBDIVISION  
P.U.D. OVERLAY/ZONING MAP  
TOWN OF MEAD, STATE OF COLORADO

\*GRAPHICS ARE JUST REPRESENTATIONS OF THE STYLE AND CHARACTER OF THE ARCHITECTURE IN THE PUD AND ALL HOMES WILL NEED TO MEET THE TOWN'S ARCHITECTURAL STANDARDS IN PLACE AT THE TIME OF CONSTRUCTION.