



# PLANNING COMMISSION- CONTINUANCE FROM JANUARY 18, 2023

441 3rd Street, Mead  
Wednesday, January 25, 2023

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## AGENDA

**6:00 p.m.**

### **REGULAR MEETING-CONTINUANCE**

*In accordance with the Town's Disaster Declaration dated March 21, 2020 related to the COVID-19 virus and the Town's Emergency Electronic Participation Policy for Regular and Special Meetings, this meeting will be held virtually in Zoom. Virtual access information including the Zoom meeting link will be provided on the Town's website and at designated posting places at least 24 hours prior to the meeting.*

**1. Call to Order – Roll Call**

Chairman Ryan Sword  
Commissioner Charles Gehringer  
Commissioner Diana Kure  
Commissioner Tim Moorman  
Commissioner Karen Peterson  
Commissioner Alternate Gerald Abshier  
Commissioner Alternate Vacancy

**2. Pledge of Allegiance to the Flag**

**3. New Business**

**a. Acknowledgement of Commissioner Re-appointments**

- i. Regular Planning Commissioners Ryan Sword, Diana Kure, and Gerald Abshier**
- ii. Alternate Planning Commissioner Tim Moorman**

**b. Annual Appointment of Planning Commission Chairperson**

**c. Annual Appointment of Planning Commission Chairperson Pro Tem**

**4. Review and Approve Agenda**

**5. Public Comment:** *3 minute time limit. Comments other than those intended for the public hearing.*

**6. Approval of Minutes**

**a. Approval of December 14, 2022 Special Meeting Minutes**

**7. Public Hearing**

**a. Liberty Ranch Filing No. 3 Preliminary Plat**

- i. Resolution No. 01-PC-2023 - A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Conditional Approval of the Liberty Ranch Filing No. 3 Preliminary Plat**

**b. Turion South Planned Unit Development**

- i. Resolution No. 02-PC-2023 - A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Zoning Amendment for a Planned Unit Development (PUD), Known as the Turion South PUD**

**8. Adjournment**

*In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact the Town Clerk's Office at 970-805-4182 within 48 hours prior to the meeting in order to request such assistance.*



# PLANNING COMMISSION SPECIAL MEETING

441 3rd Street, Mead  
Wednesday, December 14, 2022

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## MINUTES

### 6:00 p.m. SPECIAL MEETING

Due to the Town's Disaster Declaration of March 21, 2020 related to the COVID-19 virus, the meeting was held with virtual access provided through Zoom.

Chairman Ryan Sword called the regular meeting of the Planning Commission to order at 6:00 p.m.

#### 1. Call to Order – Roll Call

##### PRESENT

Chairman Ryan Sword  
Commissioner Diana Kure  
Commissioner Karen Peterson  
Commissioner Gerald Abshier

##### ABSENT

Commissioner Charles Gehringer (excused)  
Commissioner Timothy Moorman (excused)

**Also Present:** Town Community Development Director Jason Bradford; Senior Planning Consultant Jennifer Vecchi, Vecchi & Associates; Town Planner Collin Mieras; Assistant Town Attorney Silvia Buchenic (attended via Zoom); Town Manager Helen Migchelbrink (attended via Zoom); and Secretary Jeannine Reed.

#### 2. Pledge of Allegiance to the Flag

All present pledged allegiance to the flag.

#### 3. Public Comment: 3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

There were no public comments.

#### 4. Approval of Minutes

##### a. Approval of November 16, 2022 Meeting Minutes

*Motion made by Commissioner Kure, Seconded by Commissioner Abshier to approve the minutes of the November 16, 2022, Planning Commission meeting as written. Motion Carried 4-0.*

*Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Peterson, Commissioner Abshier*

#### 5. Public Hearing - Continuance

##### a. Continuance of Sugar Beet Solar Planned Unit Development (PUD) Overlay/Zoning

- i. **Resolution No. 12-PC-2022-** A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval with Conditions of the Sugar Beet Solar Planned Unit Development (PUD) Overlay/Zoning Map

Chairman Sword informed the Commission that he reviewed the Sugar Beet Solar PUD hearing from the November 16<sup>th</sup> Planning Commission meeting in its entirety and was fully prepared to deliberate on the continuation of the hearing.

Chairman Sword re-opened the public hearing at 6:04 p.m.

Mr. Jason Bradford presented the Staff Report.

Mr. Jeremy Call, Attorney Jim Martell, and Attorney Jeremy LiPuma representing the Applicant Sugar Beet Solar presented.

Public Comments were made by the following:

- Letters from Highland Lake Lateral Ditch Company, United Power, Mead High School, and Supply Irrigating Ditch Company were disbursed to the Commission.
- Citizen Jean Bratcher
- Cecilia Owen of Berthoud, Colorado
- Citizen Pauli Smith
- Mead High School Student Averi Williams, of Longmont Colorado
- Citizen Lee Peterson
- Cameron Owen of Berthoud, Colorado
- Mr. Jeremy Call offered clarification to questions and comments.

The Commissioners, staff and applicant further discussed the proposed resolutions.

***Motion was made by Chairman Sword, but was not seconded, to approve Resolution 12-PC-2022, A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval, with Conditions, of the Sugar Beet Solar Planned Unit Development, (PUD) and Zoning Map Based on a Finding by the Planning Commission that the Review Criteria Set Forth in Section 16-3-160 and 16-3-30 of the Mead Municipal Code Have Been Satisfied, as Detailed in the Agenda Item Summary Report Prepared for the November 16, 2022 Planning Commission Meeting.***

No vote was taken as the motion was not seconded.

***Motion was Made by Commissioner Peterson, Seconded by Commissioner Kure to Approve Resolution 12-PC-2022, a Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Denial of the Sugar Beet Solar Planned Unit Development (PUD) Overlay/Zoning Map Based on a Finding by the Planning Commission that the Review Criteria Set Forth in Section 16-3-30 and 16-3-160 of the Mead Municipal Code Have Not Been Satisfied, as Set Forth in the Resolution.***

***And to Recommend that the Board of Trustees Consider the Imposition of a Temporary Moratorium on Development of Solar Energy Facilities for an Initial Period of Six (6) Months from the Effective Date of the Moratorium in Order to Permit Town Staff Reasonable Time to Conduct a Comprehensive Study of the Appropriate Zoning Regulations, Development Regulations and Conditional Use Standards for Solar Energy Facilities Based on Impact of the Use on the Community and Surrounding Areas;***

***Further Motion was Made that the Intent of the Planning Commission in Making This Recommendation to the Board is to Permit Town Staff Adequate Time to Complete the Required Study and Make a Formal Recommendation to the Board of Trustees Regarding the Proper Zoning and Land Use Regulations to Adopt, Including the Clear Identification of Appropriate Zone Districts in the Town, in Which Solar Facilities may be Permitted as a Conditional Use in Order to Implement Certain Policies and Goals Articulated in the Currently Adopted Comprehensive Plan. Motion Carried 3-0.***

***Voting Yea: Commissioner Kure, Commissioner Peterson, Commissioner Abshier  
Voting Nay: Chairman Sword***

Chairman Sword closed the Public Hearing at 7:43 p.m.

**6. Adjournment**

***Motion was Made by Commissioner Kure, Seconded by Commissioner Abshier, to Adjourn the Regular Meeting of the Planning Commission of November 16, 2022. Motion carried 4-0.***

***Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Peterson, Commissioner Abshier***

\_\_\_\_\_  
Ryan Sword, Chairman

ATTEST:

\_\_\_\_\_  
Jeannine Reed, Secretary



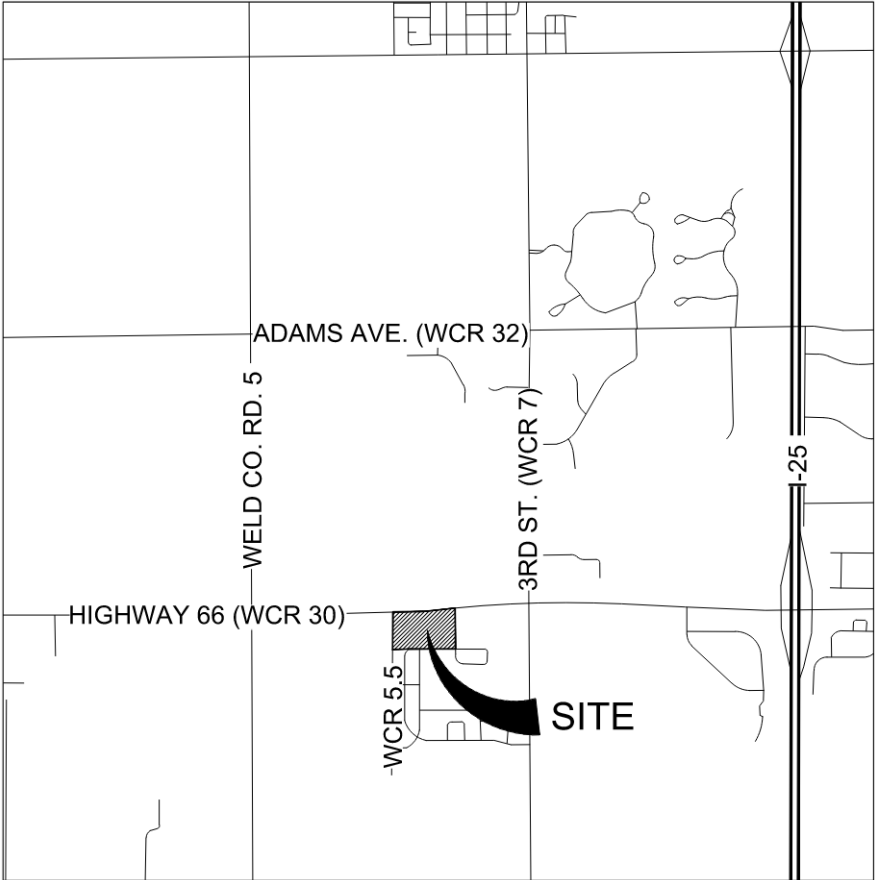


# Agenda Item Summary

MEETING DATE: January 25, 2023 (continued from January 18<sup>th</sup> regular meeting)  
SUBJECT: Liberty Ranch Filing No. 3 Preliminary Plat  
PRESENTED BY: Collin Mieras, Planner II

## SUMMARY

Owner, as defined below, has submitted an application for the Liberty Ranch Filing No. 3 Preliminary Plat (“Preliminary Plat”), for the Town’s consideration. Pursuant to Mead Municipal Code (“MMC”) Section 16-4-60, the Planning Commission shall hold a public hearing to consider the Preliminary Plat and then make a recommendation to the Board of Trustees. Staff recommends conditional approval of the Preliminary Plat via the attached resolution.



**DETAIL OF REQUEST**

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**Applicant:** Lorson South Land Corp.  
**Property Owner:** Lorson South Land Corp.  
**Property Location:** Generally the southeast corner of the intersection of Hwy 66 and Weld County Road 5.5  
**Zoning Classification:** General Commercial (GC)  
**Comp. Plan Designation:** Mixed Use – Residential/Commercial  
**Surrounding Land Uses:**  
North: General Commercial (GC) – Town of Mead  
South: Residential Single Family – 4 du/ac (RSF-4) – Town of Mead  
East: General Commercial (GC) – Town of Mead  
West: General Commercial (GC) – Town of Mead

**OVERVIEW**

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The request before the Planning Commission is to review the proposed Preliminary Plat of Tract A and Tract K of Liberty Ranch Filing No. 1. The property is generally at the southeast corner of the intersection of Hwy 66 and WCR 5.5 (“Property”). The Applicant and Owner is Lorson South Land Corp. (“Owner”).

The Property currently exists as two tracts of land that were platted with the Liberty Ranch Filing No. 1 Final Plat, approved April 25, 2005. In the Liberty Ranch Filing No. 1 Final Plat, Tract A was designated for future development, with Tract K containing the regional trail that runs north/south along WCR 5.5. The Property is currently undeveloped, vacant land that totals 12.80 acres more or less..

The Preliminary Plat proposes subdividing the two tracts into seven (7) lots and four (4) outlots.

After reviewing this application, Town staff has found them to be in compliance with the Municipal Code and Comprehensive Plan. Therefore, staff is recommending that the Planning Commission recommend conditional approval to the Board of Trustees following the conclusion of the public hearing.

**REVIEW CRITERIA**

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The following is a detailed analysis of the Preliminary Plat application as it relates to the review criteria for preliminary plats set forth in MMC Section 16-4-60(c).

- 1) *The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan.*

Staff finds that the Preliminary Plat provides a functional system for land use. The proposed ROW shown in the plat provides all the lots with adequate access to the roadway network. The lot size meets the minimum dimensional standards for the General Commercial zoning district.

Additional ROW will be dedicated to the Town to provide adequate traffic circulation and access to the proposed lots. The plat includes Pape Street, which will serve as an internal local street (64’ of ROW) that provides access for all seven lots to CR 5.5 and Stagecoach Drive. The plat also includes plans for the dedication of ROW on CR 5.5, to allow for the construction of an exclusive right turn lane, as well as the dedication of ROW on Highway 66

for the construction of an eastbound right-turn deceleration lane.

Drainage facilities have been planned for with detention ponds in the southeastern and southwestern corners of the Property that will route flows through existing storm infrastructure in the existing Liberty Ranch subdivision. The Owner has also provided easements for utilities necessary to serve the lots.

- 2) *The application incorporates the Planning Commission's recommendations and conditions of approval.*

Any recommendations or conditions of approval made by the Planning Commission during the January 25, 2023 public hearing will be incorporated into the application materials submitted to the Board of Trustees for public hearing on January 30, 2023

- 3) *The land use mix within the project conforms to the Town's Zoning District Map and Land Use Map and furthers the goals and policies of the Town Comprehensive Plan including:*

- a. The proposed development promotes the Town's small town, rural character:*

The proposed development promotes the Town's small town, rural character. The Preliminary Plat complies with the Mead Municipal Code (MMC) and the Comprehensive Plan. The property is zoned General Commercial (GC) and will accommodate the future use anticipated in that zone district. The property is designated in the Comprehensive Plan as being most appropriate for Mixed Use – Residential/Commercial, which is consistent with the zoning of the property. The location of commercial uses along the Highway 66 corridor allows for property within the Town, and outside of the Highway 66 corridor, to be preserved for smaller-scale development that promotes the rural character of Mead.

- b. Proposed residential development adds diversity to the Town's housing supply:*

This criterion does not apply to this application.

- c. Proposed commercial development will benefit the Town's economic base:*

The proposed subdivision will benefit the Town's economic base by creating seven lots and providing the infrastructure (water, sewer, utilities, roads) necessary to further accommodate commercial development and job growth within the Highway 66 corridor.

- d. Parks and open space and trails are incorporated into the site design:*

The application includes 3.38 acres of landscape area/open space, which, at the time of platting, constitutes 26.4% percent of the gross site acreage. The application also includes the construction of a 10-foot trail along Hwy 66 along the northern property line of the Property that will connect with the existing 8-foot trail that runs north/south along CR 5.5 along the western property line of the Property.

- e. The proposed project protects the Town's environmental quality:*

The Property is currently undeveloped, vacant land with no known environmental contamination requiring mitigation. The proposed project will not create any disturbance to any identified or dedicated natural areas within the Town of Mead.

*f. The development enhances cultural, historical, educational and/or human service opportunities:*

Once the lots are platted and developed, the Town will collect impact fees and use taxes; a portion of which will be used to enhance cultural, historical, educational and human service opportunities. Impact fees will mitigate the impact of the development. These combined revenues will fund some of the Town’s infrastructure and other capital construction projects, including roads and drainage, cultural and recreation facilities and parks, trails and open space, which will improve the quality of life for existing residents and business owners, while enhancing Mead’s ability to attract retail services and new industry.

*4) The utility and transportation design is adequate, given existing and planned capacities of those systems.*

Proposed utility and transportation systems have been reviewed by Town staff and external agencies and found to be adequate to serve the proposed development. The proposal complies with the Town’s adopted Transportation Plan and the Town’s engineering standards regarding transportation, drainage, and utility system design. This infrastructure will be constructed at the time of development in order to provide adequate facilities to accommodate the new development.

*5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.*

The largest anticipated collective impact of the proposed development is the increased number of vehicle trips onto the Town’s roadway network. The roadways that will receive most of the impacts include: CR 5.5, which bounds the development on the west; Highway 66, which bounds the development on the north; and Stage Coach Dr., which bounds the property on the east. The Applicant is responsible for constructing the necessary improvements to these roadways. Additional impacts to the broader Town roadway network will be mitigated using impact fees. Additional details regarding the cost, design, and timing of completion of required improvements will be identified in the Final Plat for the Property and memorialized in the Subdivision Improvement Agreement (SIA).

The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated with drainage facilities that will be constructed and maintained by the developer.

*6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town of Mead.*

Residential growth has outpaced commercial growth in recent years, creating an imbalance in land uses and desire for more jobs in the Town. The proposed commercial development will provide employment opportunities for residents and will make the area more attractive to future commercial applicants, helping to balance out the residential growth in the community.

**FINANCIAL CONSIDERATIONS**

As the proposed seven lots are developed, impact fees and use taxes will be assessed. Impact fees are calculated to mitigate the impact of new development on Town services and infrastructure.

ALTERNATES/OPTIONS

Following the conclusion of the January 25, 2023, public hearing (as postponed/continued from the January 18<sup>th</sup> regular meeting), the Planning Commission may opt to recommend approval, denial, or conditional approval of the proposed preliminary plat to the Board of Trustees.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Planning Commission approve Resolution. No. 01-PC-2023, with the following motion:

Suggested Motion:

“I MOVE TO APPROVE RESOLUTION NO. 01-PC-2023, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT”

ATTACHMENTS

Resolution No. 01-PC-2023 (Preliminary Plat Attached)

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 01-PC-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,  
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE LIBERTY  
RANCH FILING NO. 3 PRELIMINARY PLAT**

**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**, pursuant to Section 16-4-60 of the MMC, following review of a preliminary plat by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission is required to recommend, to the Board of Trustees, approval of the preliminary plat, or approval with conditions, or denial of a preliminary plat; and

**WHEREAS**, Lorson South Land Corp., a Colorado corporation, as the applicant and owner of the Property (“Applicant”), submitted an application for the Liberty Ranch Filing No. 3 Preliminary Plat (“Preliminary Plat”) for the development of the property located generally at the southeast corner of the intersection of Highway 66 and Weld County Road 5.5, in the Town of Mead, County of Weld, State of Colorado, which property consists of 12.80 acres more or less, and is described with particularity in the Preliminary Plat (“Property”); and

**WHEREAS**, the Preliminary Plat proposes to subdivide the Property into seven (7) lots and four (4) outlots; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on January 25, 2023 to consider the Preliminary Plat, which hearing was postponed/continued from the January 18 Planning Commission meeting due to inclement weather; and

**WHEREAS**, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the January 25, 2023 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees approve the Liberty Ranch Filing No. 3 Preliminary Plat with the conditions set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Mead, Colorado, that:

**Section 1.** The Planning Commission finds that the public hearing on the proposed Preliminary Plat was conducted and concluded in accordance with MMC Section 16-4-60.

**Section 2.** The Planning Commission recommends conditional approval of the Preliminary Plat, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-4-60(c)(1) through (6) of the MMC have been satisfied, subject to the following conditions of approval:

- a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and
- b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

**Section 3.** Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Preliminary Plat at a public hearing held for that purpose.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF JANUARY, 2023.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION:**

By: \_\_\_\_\_  
Jeannine Reed, Secretary

By: \_\_\_\_\_  
Chairman or Acting Chair

**EXHIBIT 1**

Liberty Ranch Filing No. 3 Preliminary Plat  
[Exhibit begins on the next page.]



# LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT

TRACTS A AND K, LIBERTY RANCH FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, 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 are the owners of certain lands in Mead, Colorado, described as follows:

Tract A and Tract K, Liberty Ranch Filing No. 1, recorded June 23, 2005 as Reception No. 3296974 of the records of Weld County and situate within the Northeast Quarter of Section Twenty-eight (28), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Mead, County of Weld, State of Colorado

and do hereby lay out and establish this Preliminary Plat of the above-described land under the name and style of LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT, showing, as applicable, the proposed lots, blocks, tracts, streets, alleys, parks, open space and utility and other easements; and further acknowledge that: a) all conditions, terms and specifications designated or described hereon shall be binding on the owners and the heirs, successors and assigns of the owners; and b) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Preliminary Plat contains 12.80 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, we have hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER: LORSON SOUTH LAND CORP., a Colorado corporation

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

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

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

STATE OF COLORADO )  
                                  )SS  
COUNTY OF WELD    )

The foregoing certificate of ownership was acknowledged before me by \_\_\_\_\_

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_.

Witness my hand and seal \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

OWNER: LIBERTY RANCH HOMEOWNERS ASSOCIATION, INC., a Colorado Nonprofit Corporation

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

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

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

STATE OF COLORADO )  
                                  )SS  
COUNTY OF WELD    )

The foregoing certificate of ownership was acknowledged before me by \_\_\_\_\_

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_.

Witness my hand and seal \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE:**

Recommended by the Mead Planning Commission for Approval this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES :**

The Preliminary Plat shown hereon is approved by Resolution No. \_\_\_\_\_, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado, held on \_\_\_\_\_, 20\_\_. The approval of the Preliminary Plat shall be effective for one (1) year from the date of approval becoming null and void if a Final Plat application is not submitted to the Town within said time limit or any extension granted by the Board of Trustees. Approval of the Preliminary Plat does not result in the vesting of property rights under Title 24, Article 68, C.R.S., as amended.

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

ATTEST: \_\_\_\_\_  
TOWN CLERK



VICINITY MAP  
1" = 4000'

**NOTES:**

- The Basis of Bearings is the West line of Tract K, Liberty Ranch Filing No. 1 as bearing North 00° 10' 22" East (assumed), as monumented on drawing.
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number 24759UTNC, dated June 11, 2020 prepared by Unified Title Company of Northern Colorado, LLC and also Commitment Number 221641, dated July 21, 2022 at 8:00 AM prepared by Stewart Title Guaranty Company.
- The lineal unit of measurement for this plat is U. S. Survey Feet.

**SURVEYING CERTIFICATE**

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Preliminary Plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Preliminary Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**DRAFT**  
11-09-2022  
PRELIMINARY - NOT FOR CONSTRUCTION,  
REVISIONS PURPOSES OR IMPLEMENTATION  
For On Behalf of Northern Engineering Services  
Aaron M. Lund  
Colorado Registered Professional  
Land Surveyor No. 38670

| PARCEL                    | DESCRIPTION | DEDICATION                     | AREA                | PERCENT          | INTENDED OWNERSHIP/MAINTENANCE BY              |
|---------------------------|-------------|--------------------------------|---------------------|------------------|--|
| OUTLOT A                  | Open Space  | Drainage & Irrigation Easement | 67,654 S.F.         | 1.55 AC.         | 12.24% LIBERTY RANCH HOMEOWNER ASSOCIATION INC |
| OUTLOT B                  | Open Space  | Drainage & Irrigation Easement | 63,380 S.F.         | 1.46 AC.         | 11.47% LIBERTY RANCH HOMEOWNER ASSOCIATION INC |
| OUTLOT C                  | Open Space  | Drainage Easement              | 22,599 S.F.         | 0.52 AC.         | 4.09% LIBERTY RANCH HOMEOWNER ASSOCIATION INC  |
| OUTLOT D                  | Open Space  | Drainage Easement              | 11,540 S.F.         | 0.26 AC.         | 2.09% LIBERTY RANCH HOMEOWNER ASSOCIATION INC  |
| <b>OUTLOT TOTAL AREA:</b> |             |                                | 175,018 S.F.        | 4.01 AC.         |  |
| ROW                       | Public Use  | Public Right of Way            | 76,124 S.F.         | 1.75 AC.         | 13.78% Town of Mead                            |
| LOTS (7)                  | Commercial  | As Indicated on Plat           | 311,270 S.F.        | 7.15 AC.         | 56.33% Property Owner                          |
| <b>TOTAL</b>              |             |                                | <b>552,567 S.F.</b> | <b>12.69 AC.</b> | <b>100.00%</b>                                 |

| LOT & BLOCK TABLE |           |
|-------------------|-----------|
| BLOCK             | # OF LOTS |
| 1                 | 4         |
| 2                 | 3         |
| <b>TOTAL LOTS</b> | <b>7</b>  |

**NOTICE:**  
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 28  
TOWNSHIP: 3N  
RANGE: 68 W of the 6th PM

**NORTHERN ENGINEERING**  
SURVEY | MUNICIPAL | LAND DEVELOPMENT  
NORTHERNENGINEERING.COM  
970.221.4188  
FORT COLLINS | GREELEY

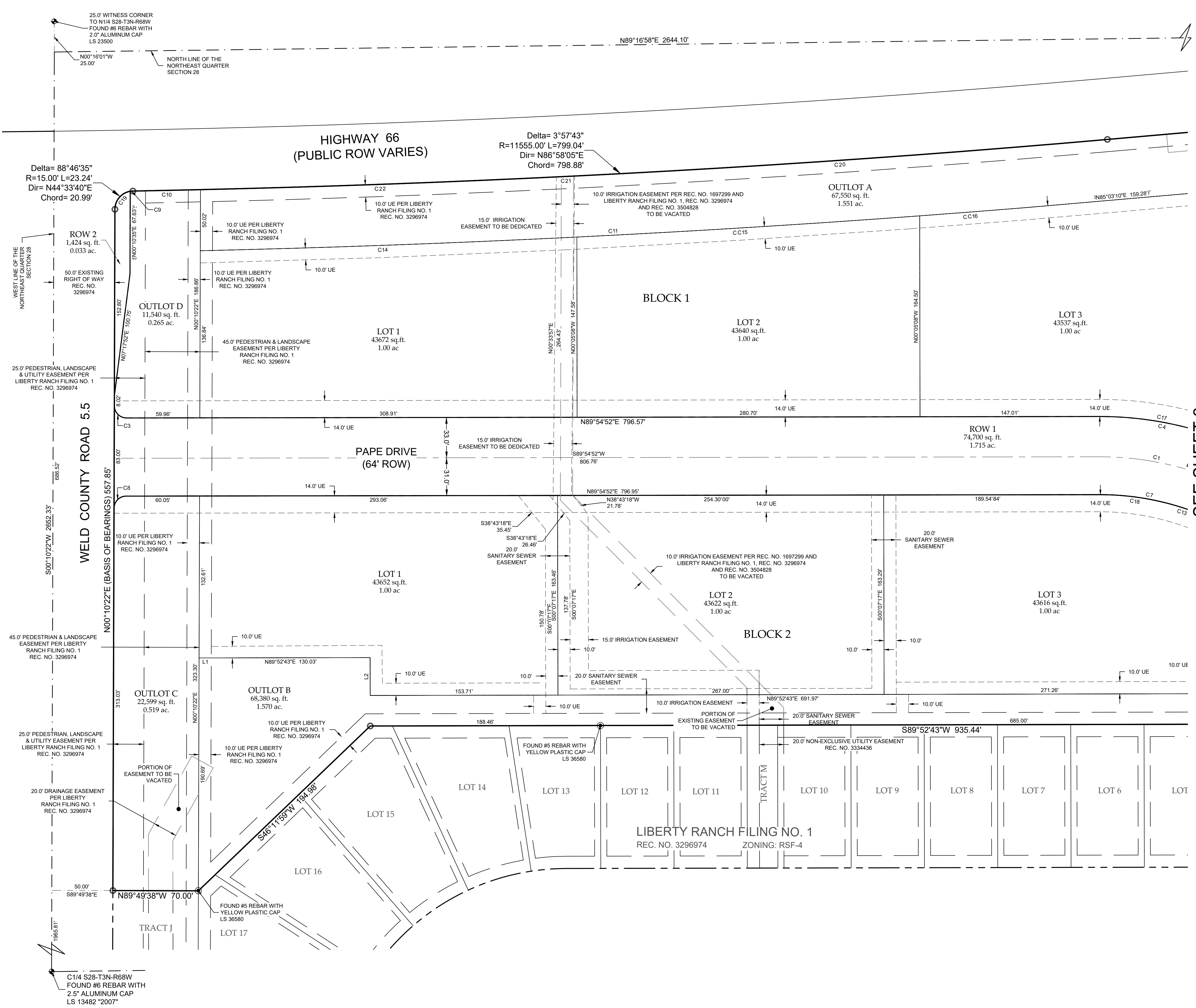
DATE: 09/01/2022  
SCALE: N.A.  
REVIEWED BY: A. Lund  
PROJECT: 911-027  
CLIENT: S. Poquin  
DRAWN BY: S. Poquin

LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT  
TOWN OF MEAD  
STATE OF COLORADO

Sheet  
**1**  
Of 3 Sheets

# LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT

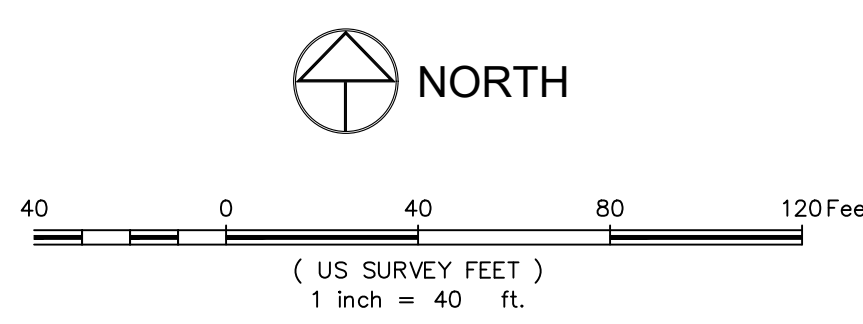
TRACTS A AND K, LIBERTY RANCH FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



### LEGEND

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE

- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH YELLOW PLASTIC CAP, LS 38670
- ⊙ FOUND SECTION CORNER AS DESCRIBED
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT



SEE SHEET 3

**NOTICE:**  
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 28  
TOWNSHIP: 3N  
RANGE: 68 W of the 6th PM

**NORTHERN ENGINEERING**  
SURVEY | MUNICIPAL | LAND DEVELOPMENT  
FORT COLLINS | GREELEY 970.221.4188  
NORTHERNENGINEERING.COM

DATE: 08/01/2022  
PROJECT: 911-027  
CLIENT: SCALE: 1" = 40'  
DRAWN BY: S. Poquin  
REVIEWED BY: A. Lund

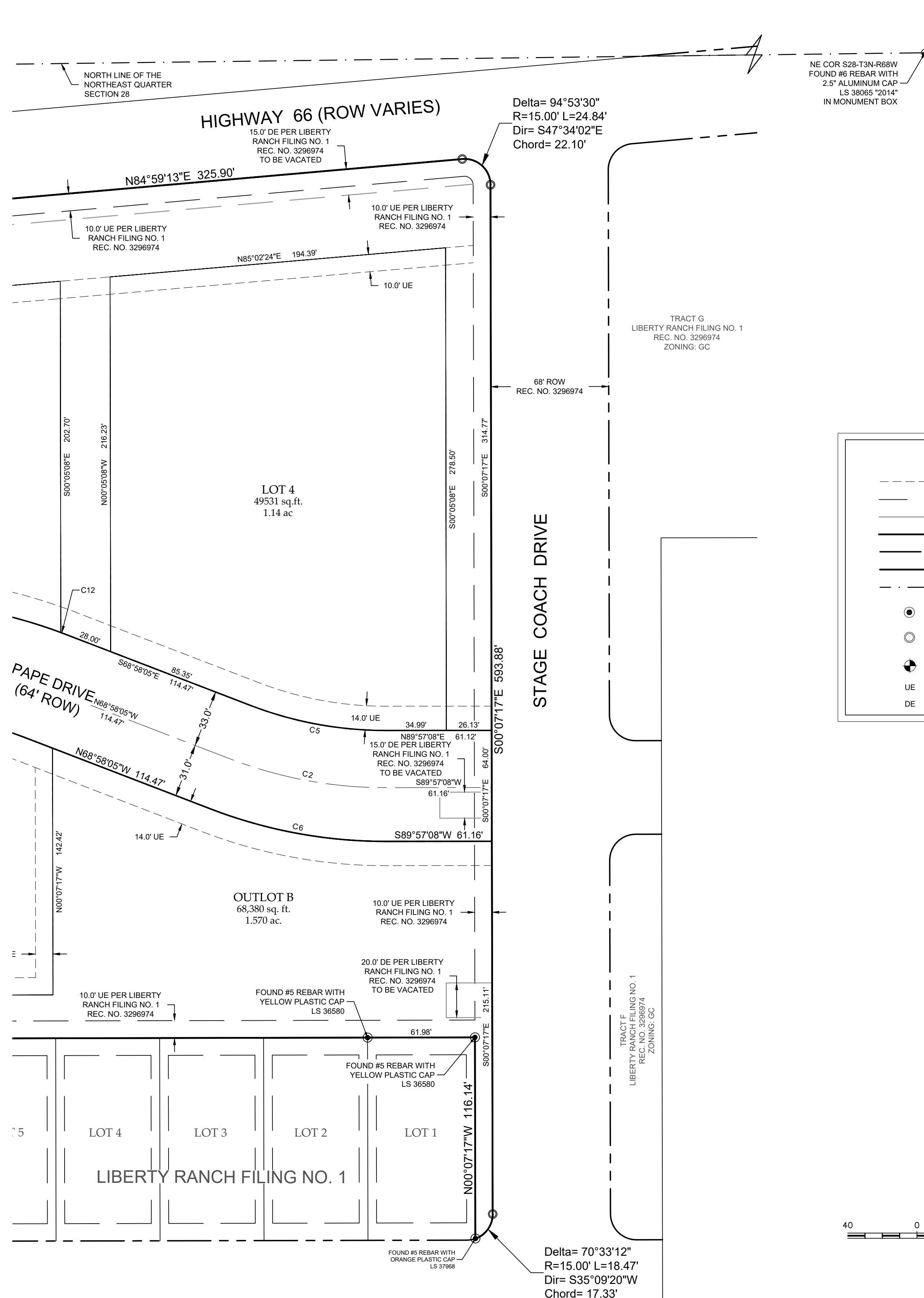
LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT  
TOWN OF MEAD  
STATE OF COLORADO

Sheet  
**2**  
Of 3 Sheets

**PRELIMINARY**  
Amm M. Lund  
Registered Professional Land Surveyor  
Colorado Registration No. 28670  
For and on behalf of Northern Engineering Services, Inc.

# LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT

TRACTS A AND K, LIBERTY RANCH FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



### LEGEND

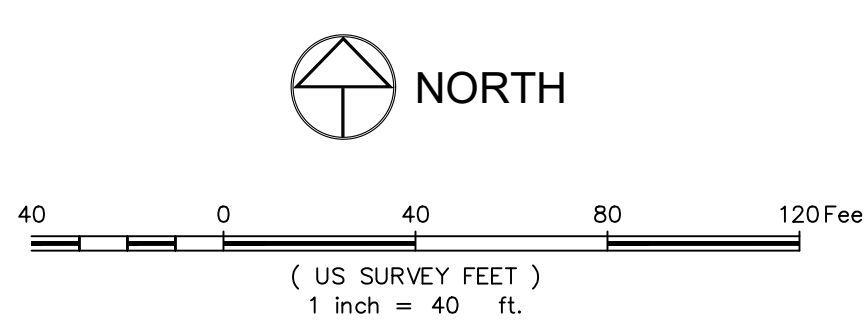
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH YELLOW PLASTIC CAP, LS 38670
- FOUND SECTION CORNER AS DESCRIBED
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

### CURVE TABLE

| CURVE | DELTA     | RADIUS    | LENGTH  | BEARING     | CHORD   |
|-------|-----------|-----------|---------|-------------|---------|
| C1    | 21°07'03" | 250.00'   | 92.14'  | N79°31'37"W | 91.62'  |
| C2    | 21°11'16" | 248.74'   | 91.98'  | N79°30'28"W | 91.46'  |
| C4    | 21°07'03" | 283.00'   | 104.31' | N79°31'37"W | 103.72' |
| C5    | 21°21'57" | 217.09'   | 80.95'  | S79°21'45"E | 80.48'  |
| C6    | 21°04'46" | 281.00'   | 103.38' | N79°30'28"W | 102.80' |
| C7    | 21°07'03" | 219.00'   | 80.72'  | N79°31'37"W | 80.26'  |
| C10   | 0°16'28"  | 11555.00' | 55.34'  | N88°48'43"E | 55.34'  |
| C11   | 3°20'21"  | 11605.00' | 676.33' | N87°00'42"E | 676.23' |
| C13   | 5°46'48"  | 219.00'   | 22.09'  | N71°51'29"W | 22.08'  |
| C14   | 1°28'28"  | 11605.00' | 298.65' | N87°56'38"E | 298.64' |
| C15   | 1°28'13"  | 11605.00' | 291.05' | N86°29'17"E | 291.05' |
| C16   | 0°25'40"  | 11605.00' | 86.63'  | N85°33'21"E | 86.63'  |
| C17   | 20°33'11" | 283.00'   | 101.52' | N79°48'33"W | 100.97' |
| C18   | 15°20'17" | 219.00'   | 58.63'  | N82°25'00"W | 58.45'  |
| C20   | 2°10'49"  | 11555.00' | 439.71' | N86°04'38"E | 439.68' |
| C21   | 0°04'28"  | 11555.00' | 15.03'  | N87°11'32"E | 15.03'  |
| C22   | 1°27'28"  | 11555.00' | 293.98' | N87°56'45"E | 293.97' |

### LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 10.01' | N89°52'43"E |
| L2   | 31.03' | S00°07'17"E |



SEE SHEET 2

**NOTICE:**  
 According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 28  
 TOWNSHIP: 3N  
 RANGE: 68 W of the 6th PM

**NORTHERN ENGINEERING**  
 SURVEY | MUNICIPAL | LAND DEVELOPMENT  
 FORT COLLINS | GREELEY 970.221.4188  
 NORTHERNENGINEERING.COM

PROJECT: 911-027  
 DATE: 08/01/2022  
 CLIENT: S. Poquin  
 SCALE: 1" = 40'  
 DRAWN BY: S. Poquin  
 REVIEWED BY: A. Lund

LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT  
 TOWN OF MEAD  
 STATE OF COLORADO

Sheet  
**3**  
 Of 3 Sheets

**PRELIMINARY**  
 Amin M. Lund  
 Registered Professional Land Surveyor  
 Colorado Registration No. 28670  
 For and on behalf of Northern Engineering Services, Inc.



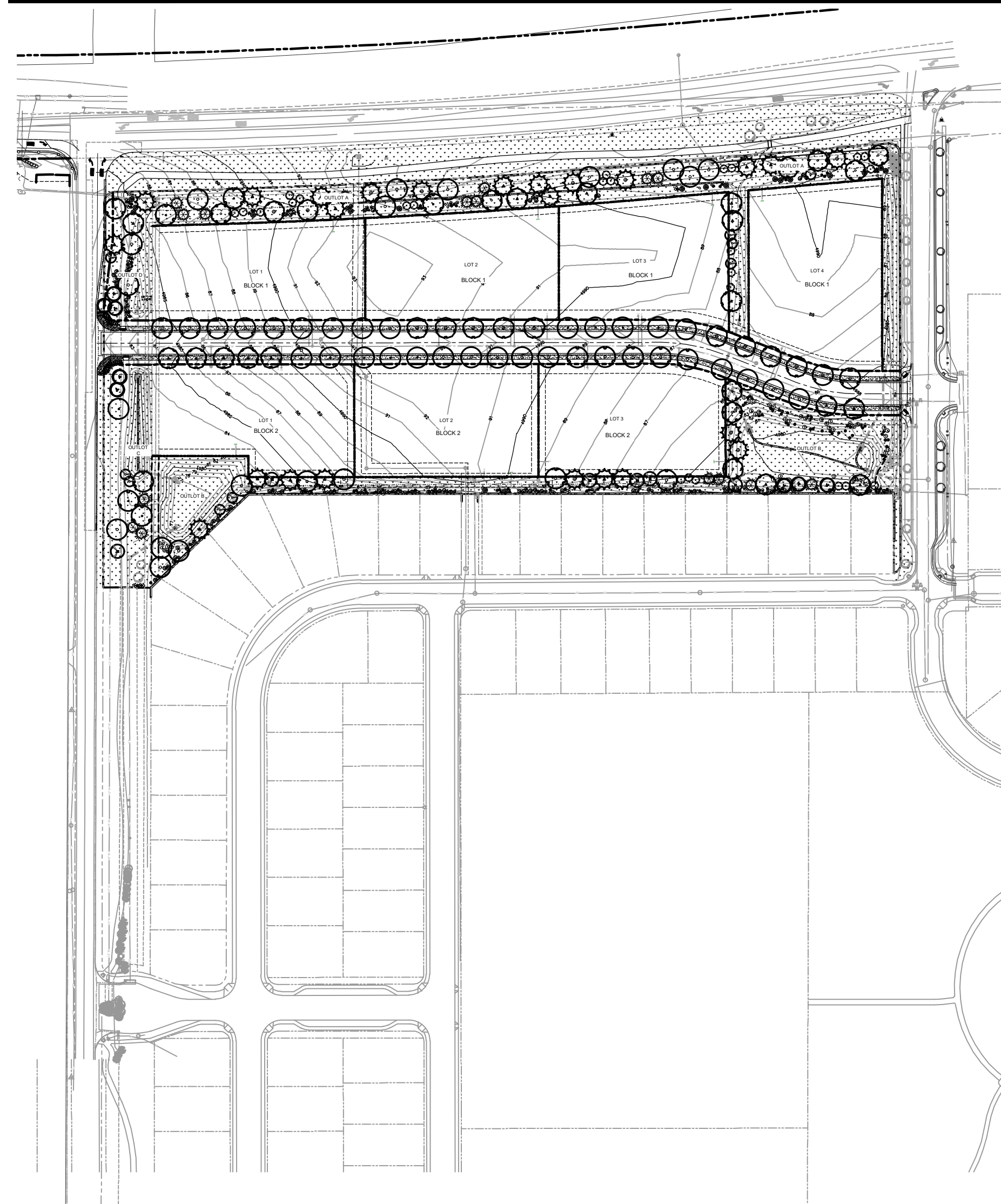
# TRACTS A AND K, LIBERTY RANCH FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



## Landscape Notes

- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER MAINS, SIX (6) FEET FROM WATER AND SEWER SERVICE LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, EIGHT (8) FEET FROM ANY DRIVEWAY AND TWENTY (20) FEET FROM SIGNS AND TRAFFIC CONTROL DEVICES.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. DO NOT CULTIVATE SOIL WITHIN THE DRIP LINE OF EXISTING TREES TO RETAIN.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOD TO BE 100% COLORADO GROWN BLUEGRASS BLEND SPECIFICALLY GROWN FOR LOW WATER AND HIGH TRAFFIC LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARMS RECOMMENDATIONS.
- ALL TREES, SHRUBS AND PERENNIAL SHRUB BEDS OUTSIDE OF IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGNED AND BUILT BY CONTRACTOR.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANTS SHALL BE A-GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS SHALL BE PROMPTLY REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 5" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH / COBBLE TRANSITIONS.
- DEVELOPER SHALL ENSURE THAT SITE PLAN, LANDSCAPE PLAN, UTILITY PLANS AND IRRIGATION SLEEVING ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS.
- IRRIGATION SLEEVING SEE IRRIGATION NOTE 7
- ROW STREET TREES ADJACENT TO LOTS TO BE PROVIDED BY LOT OWNER OR BUILDER.
- THE LIBERTY RANCH LANDSCAPE PLAN MEETS THE DESIGN STANDARDS PER LUC SECTION 12-2-150(C)(1).
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED BY UTILITY.
- IF THERE ARE DISCREPANCIES BETWEEN THE NUMBER/TYPE OF PLANTS APPEARING ON THE PLAN AND THOSE APPEARING ON THE PLANT LIST, THE PLAN IS TO TAKE PRECEDENCE.

## Overall Site



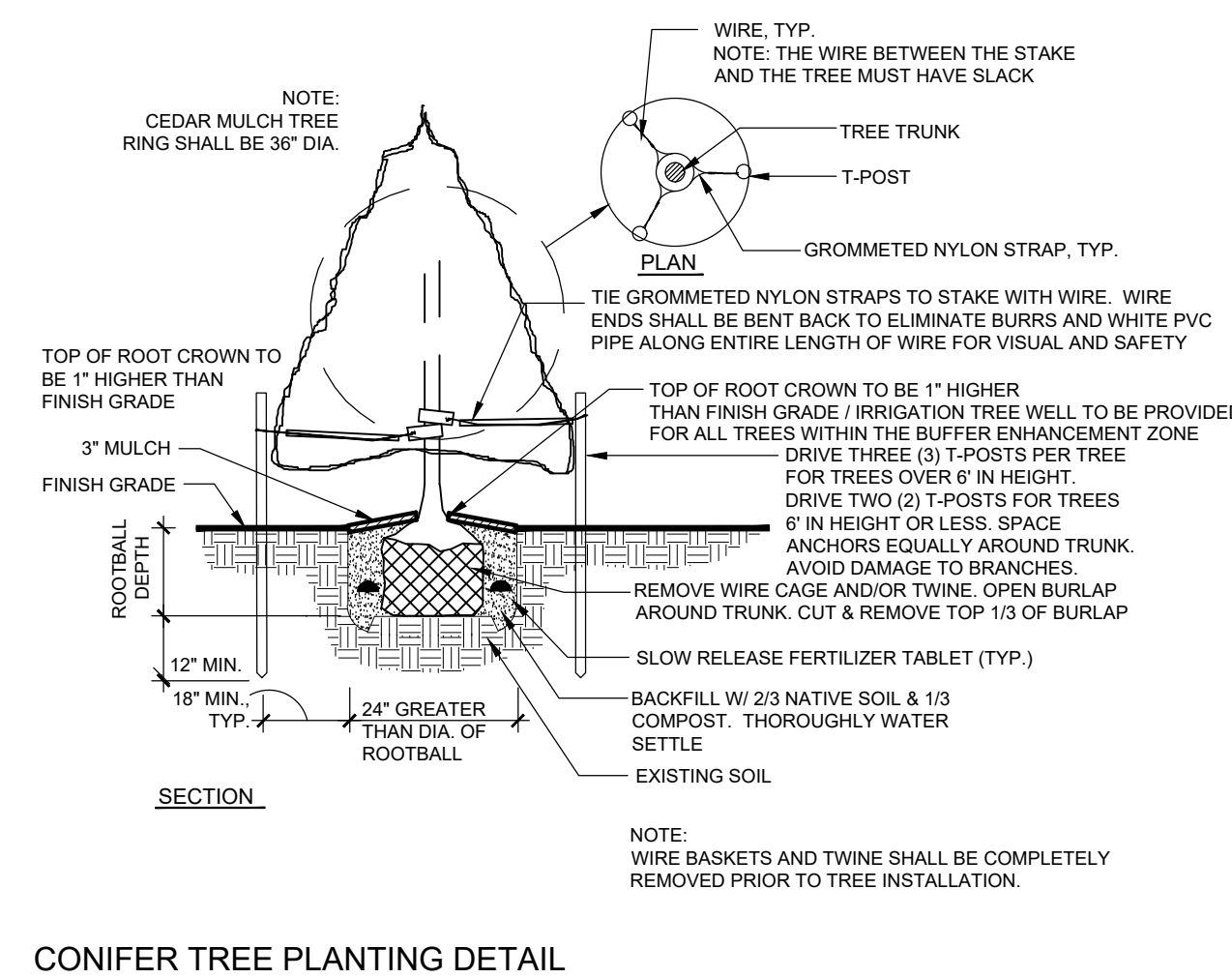
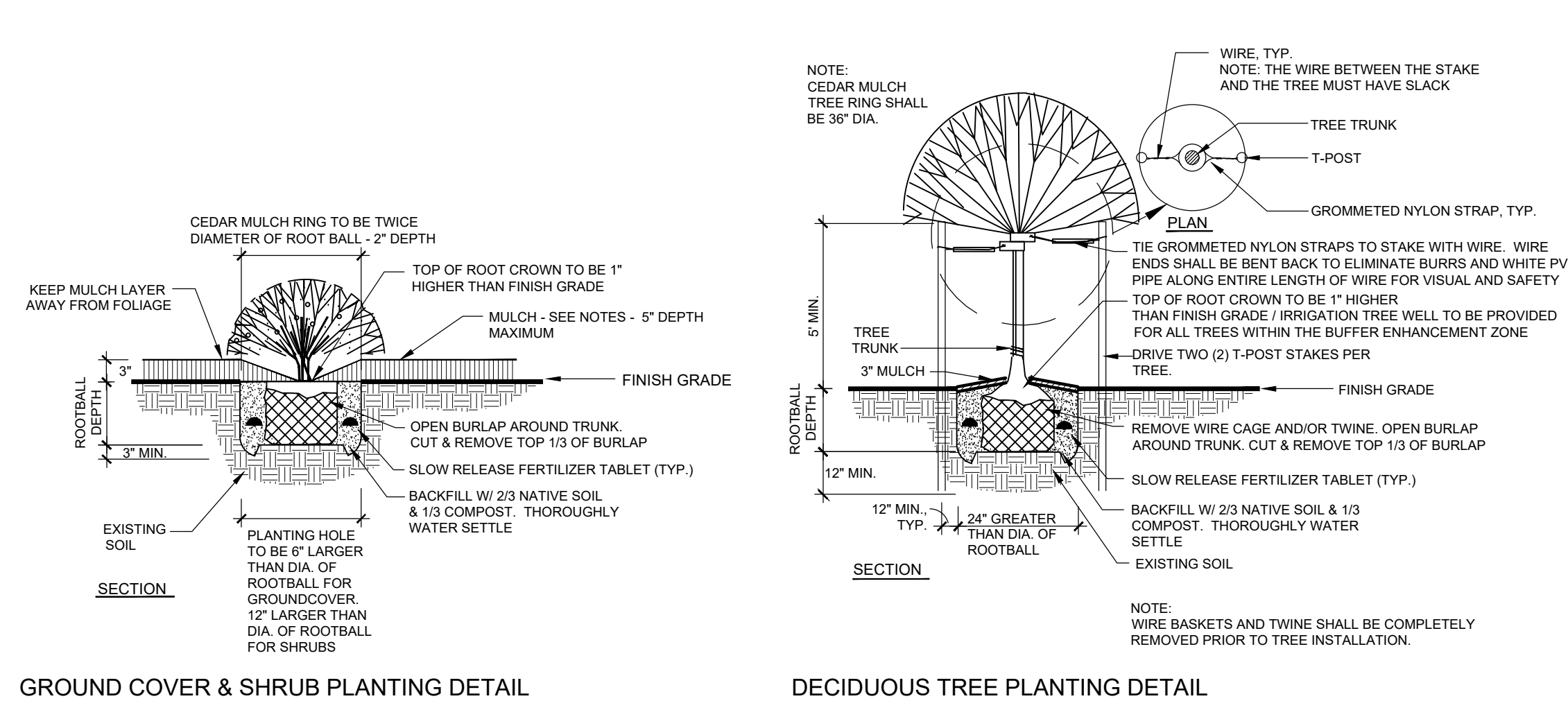
## Tree Protection Notes

- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL GREATER THAN A FOUR INCH (4") DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED BY THE CONTRACTOR ACCORDING TO THE MOST CURRENT STANDARDS AND GUIDELINES DEVELOPED BY THE ISA.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THE SPACING OF STAKES SHALL BE TEN (10) FEET. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS A MAXIMUM OF TWENTY-FIVE (25) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES, OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BRESTH HEIGHT AS DESCRIBED ON PAGE 17 IN THE TOWNS TREE AND LANDSCAPE STANDARDS DOCUMENT.

## Irrigation Notes

- ENTIRE IRRIGATION SYSTEM WITH RAIN SENSOR TO BE DESIGNED FOR LANDSCAPE SHOWN ON PLAN AND BUILT BY CONTRACTOR UTILIZING EXISTING IRRIGATION SYSTEM. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM.
- ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACINGS ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD AND LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.
- ALL NATIVE GRASS WILL HAVE PERMANENT IRRIGATION AND WILL BE MAINTAINED, PER MEAD CODE 16-2-150.

## Plant Details



DECIDUOUS TREE PLANTING DETAIL

CONIFER TREE PLANTING DETAIL

LIBERTY RANCH FILING NO. 3

MEAD, CO

OWNER: LORSON SOUTH LAND CORP.

212 N. WAHSATCH AVE, STE 301 COLORADO SPRINGS, CO 80903

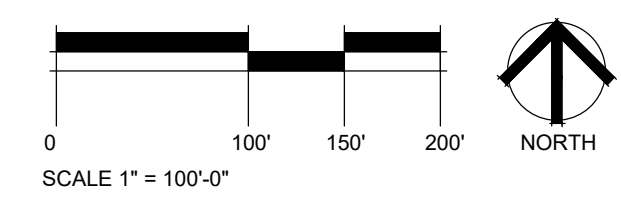
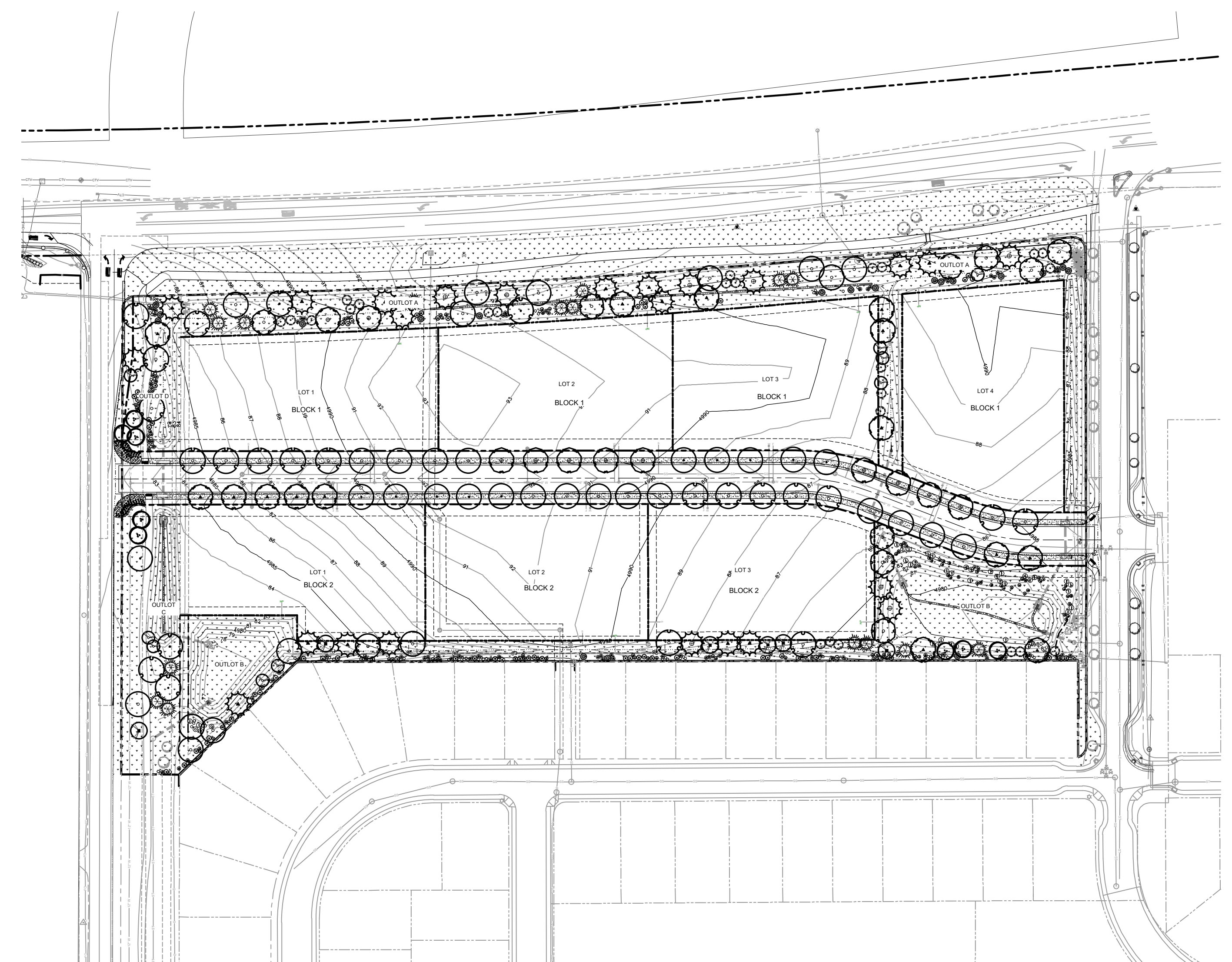
| REVISIONS   | DATE     |
|-------------|----------|
| Revision #1 | 08.02.22 |
| Revision #2 | 11.09.22 |

DATE: MAY 11, 2022

SHEET TITLE: COVER, NOTES, LANDSCAPE DETAILS

SHEET INFORMATION: Sheet Number: LS1





Land Use Statistics

| NUMBER OF LOTS              |                     |                 |             |
|-----------------------------|---------------------|-----------------|-------------|
| RIGHT OF WAY                | 74,987 S.F.         | 1.72 AC         | 13.4%       |
| LOTS                        | 311,335 S.F.        | 7.15 AC         | 55.8%       |
| *TOTAL OPEN SPACE/LANDSCAPE | 171,172 S.F.        | 3.93 AC         | 30.7%       |
| <b>TOTAL</b>                | <b>557,464 S.F.</b> | <b>12.80 AC</b> | <b>100%</b> |

\*NOTES:  
1. OPEN SPACE/LANDSCAPE NUMBER SHOWN HERE DOES NOT MATCH THAT OF THE TOTAL MATERIALS PROVIDED IN THE LEGEND. NATIVE HATCH AND SOME MULCH ARE SHOWN WITHIN THE ROW ON PLANS FOR COMPLETENESS OF SITE AT TIME OF INSTALLATION.  
2. THE OPEN SPACE/LANDSCAPE CALCULATION INCLUDES OUTLOTS A, B, C, & D, WITH A TOTAL OF 171,172 SF / 3.93 AC. THIS INFORMATION IS INCORPORATED INTO THE TOTAL OPEN SPACE/LANDSCAPE DATA INCLUDED IN THE CHART ABOVE.

COMPLIANCE WITH SECTION 16-2-120

|  |  |
|--|--|
| OPEN SPACE REQUIRED  | 20 % OF SITE (12.80 * 0.2 = 2.56 AC)                                   |
| OPEN SPACE PROVIDED<br>(50% OF DETENTION IS EXCLUDED FROM OPEN SPACE - SEE DRAINAGE POND STATISTICS) | 171,172 S.F. - 23,925 S.F. = 147,247 S.F.<br>(3.38 AC) = 26.4% OF SITE |

DRAINAGE POND STATISTICS

|                                   |                             |
|-----------------------------------|-----------------------------|
| TOTAL AREA OF DRAINAGE PONDS      | 47,850 S.F. (1.10 AC)       |
| AREA DEDUCTED FROM OS REQUIREMENT | 50% / 23,925 S.F. (0.55 AC) |

Materials Legend

| SYMBOL | DESCRIPTION  | QTY        |
|--------|--|------------|
|        | IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL                       | 13,351 sf  |
|        | IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX                               | 231,105 sf |
|        | WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH | 1,208 sf   |

Plant List

| DECIDUOUS TREES  | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH | BIODIVERSITY | REMARKS  |
|------------------|-----|---|---------------------|--------|-------|--------------|--|
|                  | 7   | Acer saccharum 'Green Mountain' TM<br>Green Mountain Sugar Maple                  | 2.0" cal. BB        | 40'    | 35'   | 3.6%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 28  | Catalpa speciosa<br>Western Catalpa   | 2.0" cal. BB        | 60'    | 40'   | 16.4%        | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 11  | Gleditsia triacanthos inermis 'Impcole' TM<br>Imperial Honeylocust                | 2.0" cal. BB        | 40'    | 40'   | 7.9%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 8   | Gymnocladus dioica 'Espresso'<br>Seedless Kentucky Coffeetree                     | 2.0" cal. BB        | 50'    | 40'   | 4.8%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 16  | Quercus macrocarpa<br>Burr Oak  | 2.0" cal. BB        | 60'    | 50'   | 8.5%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 11  | Quercus shumardii<br>Shumard Red Oak  | 2.0" cal. BB        | 50'    | 40'   | 6.1%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 16  | Ulmus davidiana japonica 'Discovery'<br>Discovery Elm                             | 2.0" cal. BB        | 50'    | 50'   | 9.7%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
| EVERGREEN TREES  | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH | BIODIVERSITY | REMARKS  |
|                  | 16  | Picea pungens 'Bakeri'<br>Bakeri Spruce   | 6' B&B              | 35'    | 15'   | 4.2%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 25  | Pinus heldreichii leucodermis<br>Bosnian Pine                                     | 6' B&B              | 25'    | 12'   | 1.8%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 16  | Pinus nigra<br>Austrian Pine  | 6' B&B              | 40'    | 40'   | 8.5%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 8   | Pinus ponderosa<br>Ponderosa Pine   | 6' B&B              | 60'    | 35'   | 6.1%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH | BIODIVERSITY | REMARKS  |
|                  | 10  | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry | Multi-Stem 6' Clump | 25'    | 20'   | 7.9%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 9   | Malus x 'Coralburst'<br>Coralburst Crabapple                                      | 1.5" cal. BB        | 10'    | 15'   | 10.3%        | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
|                  | 6   | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                | 1.5" cal. BB        | 35'    | 20'   | 4.2%         | WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER |
| DECIDUOUS SHRUBS | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |              |  |
|                  | 19  | Amelanchier alnifolia 'Regent'<br>Regent Serviceberry                             | 5 gal.              | 6'     | 6'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 36  | Aronia arbutifolia 'Brilliantissima'<br>Brilliant Red Chokeberry                  | 5 gal.              | 8'     | 6'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 88  | Aronia melanocarpa 'Iroquois Beauty' TM<br>Black Chokeberry                       | 5 gal.              | 5'     | 3'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 26  | Buddleja davidii 'Blue Chip'<br>Dwarf Butterfly Bush                              | 5 gal.              | 3'     | 2'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 41  | Cornus sericea 'Arctic Fire'<br>Arctic Fire Dogwood                               | 5 gal.              | 4'     | 4'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 80  | Physocarpus monogynus<br>Mountain Ninebark  | 5 gal.              | 4'     | 4'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 16  | Prunus besseyi 'Pawnee Buttes'<br>Creeping Western Sand Cherry                    | 5 gal.              | 1.5'   | 6'    |              | 12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 69  | Rhus trilobata<br>Three-Leaf Sumac  | 5 gal.              | 6'     | 6'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
|                  | 47  | Ribes aureum<br>Golden Currant  | 5 gal.              | 4'     | 4'    |              | 24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED  |
| GRASSES          | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |              |  |
|                  | 13  | Bouteloua gracilis 'Blonde Ambition'<br>Blonde Ambition Grama Grass               | 1 gal.              | 2'     | 2'    |              | WELL ROOTED AND ESTABLISHED                      |
|                  | 27  | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass                  | 1 gal.              | 5'     | 2.5'  |              | WELL ROOTED AND ESTABLISHED                      |
| PERENNIALS       | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |              |  |
|                  | 25  | Rudbeckia fulgida sullivantii 'Goldsturm'<br>Black-eyed Susan                     | 1 gal.              | 2'     | 2'    |              | WELL ROOTED AND ESTABLISHED                      |



| REVISIONS   | DATE     |
|-------------|----------|
| Revision #1 | 08.02.22 |
| Revision #2 | 11.09.22 |

DATE  
 MAY 11, 2022

SHEET TITLE  
 LANDSCAPE PLAN

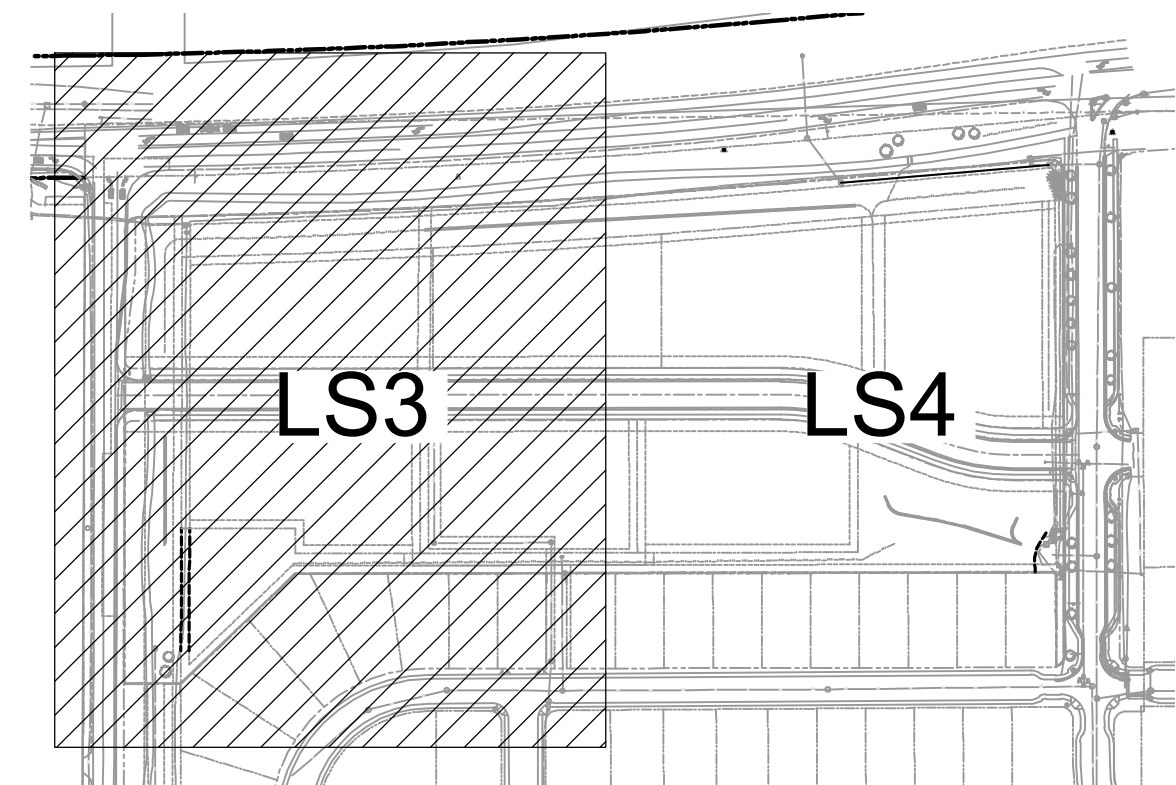
SHEET INFORMATION

Sheet Number: **LS3**

**Plant List**

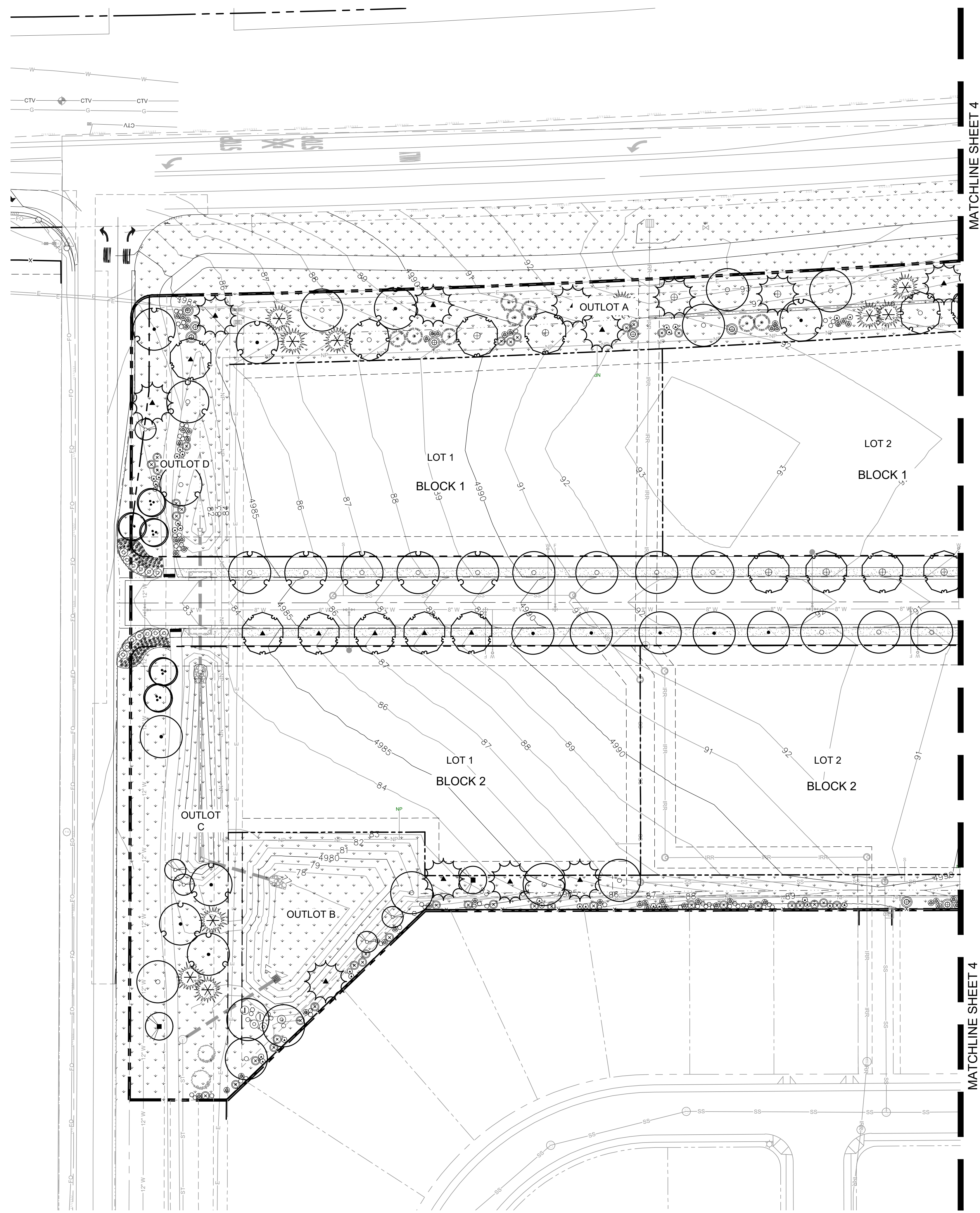
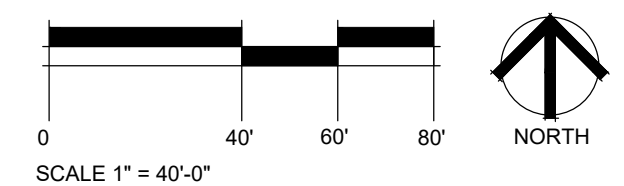
| DECIDUOUS TREES  | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|------------------|------|-----|---|---------------------|--------|-------|
|                  | GMM  | 7   | Acer saccharum 'Green Mountain' TM<br>Green Mountain Sugar Maple                  | 2.0" cal. BB        | 40'    | 35'   |
|                  | CS   | 28  | Catalpa speciosa<br>Western Catalpa   | 2.0" cal. BB        | 60'    | 40'   |
|                  | GTI  | 11  | Gleditsia triacanthos inermis 'Impcole' TM<br>Imperial Honeylocust                | 2.0" cal. BB        | 40'    | 40'   |
|                  | GDE  | 8   | Gymnocladus dioica 'Espresso'<br>Seedless Kentucky Coffeetree                     | 2.0" cal. BB        | 50'    | 40'   |
|                  | QM   | 16  | Quercus macrocarpa<br>Burr Oak  | 2.0" cal. BB        | 60'    | 50'   |
|                  | QS   | 11  | Quercus shumardii<br>Shumard Red Oak  | 2.0" cal. BB        | 50'    | 40'   |
|                  | UD   | 16  | Ulmus davidiana japonica 'Discovery'<br>Discovery Elm                             | 2.0" cal. BB        | 50'    | 50'   |
| EVERGREEN TREES  | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|                  | PPB  | 16  | Picea pungens 'Bakeri'<br>Bakeri Spruce   | 6' B&B              | 35'    | 15'   |
|                  | PHL  | 25  | Pinus heldreichii leucodermis<br>Bosnian Pine                                     | 6' B&B              | 25'    | 12'   |
|                  | PN   | 16  | Pinus nigra<br>Austrian Pine  | 6' B&B              | 40'    | 40'   |
|                  | PP   | 8   | Pinus ponderosa<br>Ponderosa Pine   | 6' B&B              | 60'    | 35'   |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|                  | AGAB | 10  | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry | Multi-Stem 6' Clump | 25'    | 20'   |
|                  | CBC  | 9   | Malus x 'Coralburst'<br>Coralburst Crabapple                                      | 1.5" cal. BB        | 10'    | 15'   |
|                  | PCC  | 6   | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                | 1.5" cal. BB        | 35'    | 20'   |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|                  | RSB  | 19  | Amelanchier alnifolia 'Regent'<br>Regent Serviceberry                             | 5 gal.              | 6'     | 6'    |
|                  | AA   | 36  | Aronia arbutifolia 'Brilliantissima'<br>Brilliant Red Chokeberry                  | 5 gal.              | 8'     | 6'    |
|                  | BCB  | 88  | Aronia melanocarpa 'Iroquois Beauty' TM<br>Black Chokeberry                       | 5 gal.              | 5'     | 3'    |
|                  | DBB2 | 26  | Buddleja davidii 'Blue Chip'<br>Dwarf Butterfly Bush                              | 5 gal.              | 3'     | 2'    |
|                  | AFD  | 41  | Cornus sericea 'Arctic Fire'<br>Arctic Fire Dogwood                               | 5 gal.              | 4'     | 4'    |
|                  | PM   | 80  | Physocarpus monogynus<br>Mountain Ninebark  | 5 gal.              | 4'     | 4'    |
|                  | CWSC | 16  | Prunus besseyi 'Pawnee Buttes'<br>Creeping Western Sand Cherry                    | 5 gal.              | 1.5'   | 6'    |
|                  | TLS  | 69  | Rhus trilobata<br>Three-Leaf Sumac  | 5 gal.              | 6'     | 6'    |
|                  | GCN  | 47  | Ribes aureum<br>Golden Currant  | 5 gal.              | 4'     | 4'    |
| GRASSES          | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|                  | BLG  | 13  | Bouteloua gracilis 'Blonde Ambition'<br>Blonde Ambition Grama Grass               | 1 gal.              | 2'     | 2'    |
|                  | FRG2 | 27  | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass                  | 1 gal.              | 5'     | 2.5'  |
| PERENNIALS       | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|                  | BES  | 25  | Rudbeckia fulgida sullivantii 'Goldsturm'<br>Black-eyed Susan                     | 1 gal.              | 2'     | 2'    |

**Site Key**



**Materials Legend**

| SYMBOL | DESCRIPTION   | QTY        |
|--------|---|------------|
|        | IRRIGATED TURF<br>DURATURF FESCUE BLEND<br>OR APPROVED EQUAL                          | 13,351 sf  |
|        | IRRIGATED NATIVE SEED<br>SEE DETAILS FOR SEED MIX                                     | 231,105 sf |
|        | WOOD MULCH<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH SHREDDED<br>CEDAR MULCH | 1,208 sf   |





| REVISIONS   | DATE     |
|-------------|----------|
| Revision #1 | 08.02.22 |
| Revision #2 | 11.09.22 |

DATE  
 MAY 11, 2022

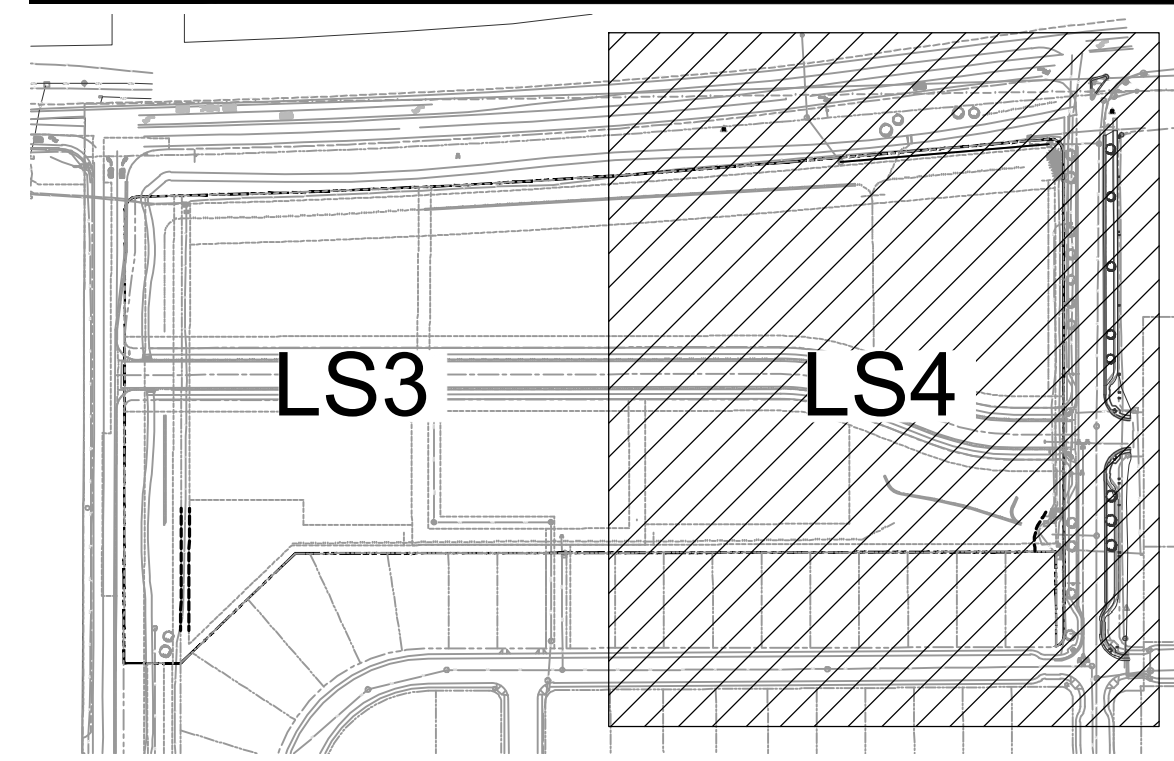
SHEET TITLE  
 LANDSCAPE PLAN

SHEET INFORMATION  
 Sheet Number: **LS4**

**Plant List**

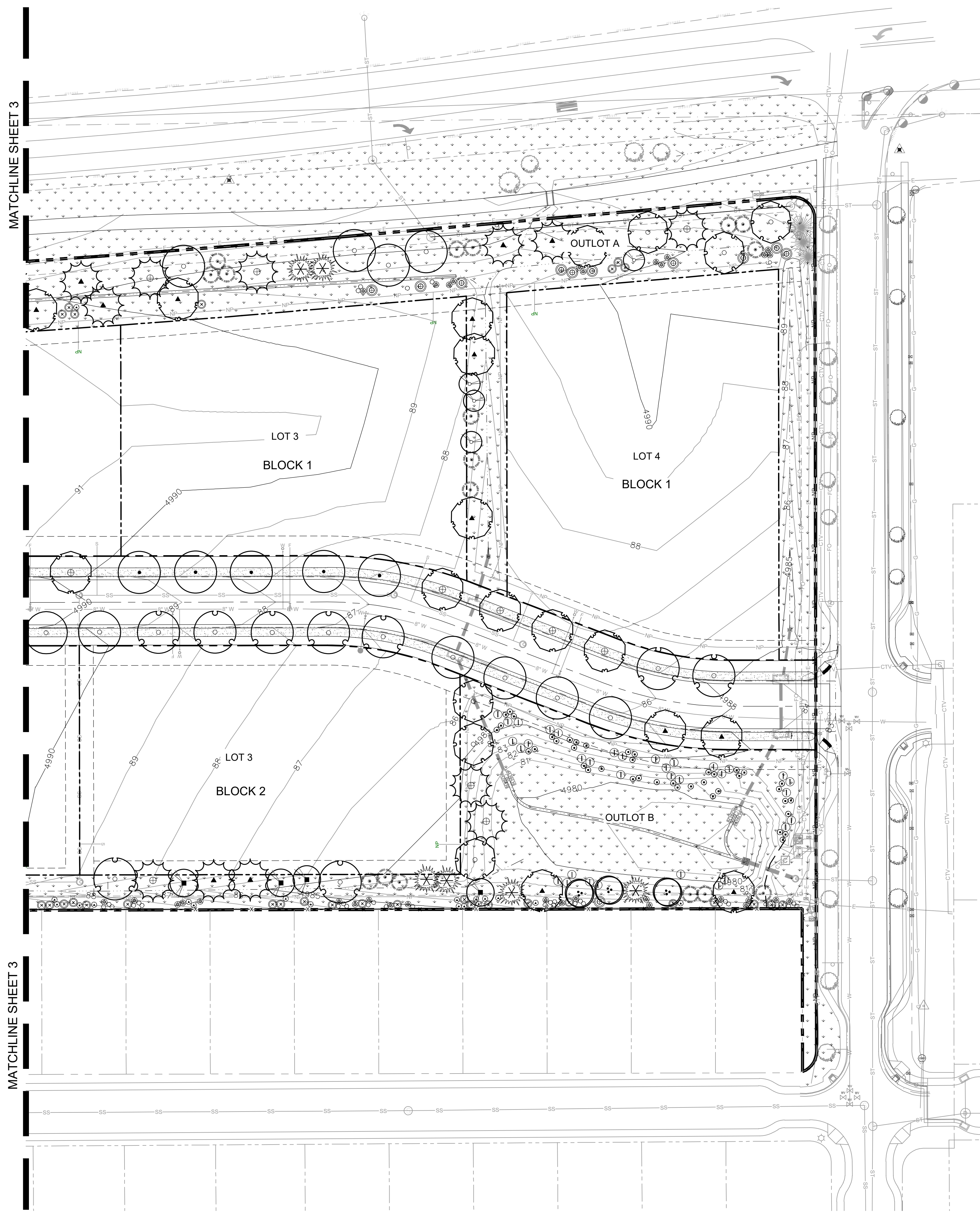
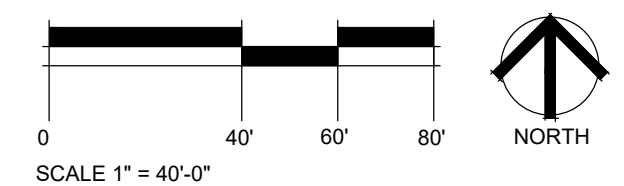
| DECIDUOUS TREES  | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
|------------------|------|-----|---|---------------------|--------|-------|
|                  | GMM  | 7   | Acer saccharum 'Green Mountain' TM<br>Green Mountain Sugar Maple                  | 2.0" cal. BB        | 40'    | 35'   |
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|                  | QM   | 16  | Quercus macrocarpa<br>Burr Oak  | 2.0" cal. BB        | 60'    | 50'   |
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|                  | CBC  | 9   | Malus x 'Coaralburst'<br>Coaralburst Crabapple                                    | 1.5" cal. BB        | 10'    | 15'   |
|                  | PCC  | 6   | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                | 1.5" cal. BB        | 35'    | 20'   |
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| PERENNIALS       | CODE | QTY | BOTANICAL / COMMON NAME   | SIZE                | HEIGHT | WIDTH |
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**Site Key**



**Materials Legend**

| SYMBOL | DESCRIPTION  | QTY        |
|--------|--|------------|
|        | IRRIGATED TURF<br>DURA TURF FESCUE BLEND<br>OR APPROVED EQUAL          | 13,351 sf  |
|        | IRRIGATED NATIVE SEED<br>SEE DETAILS FOR SEED MIX                      | 231,105 sf |
|        | WOOD MULCH<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH SHREDDED | 1,208 sf   |



MATCHLINE SHEET 3

MATCHLINE SHEET 3



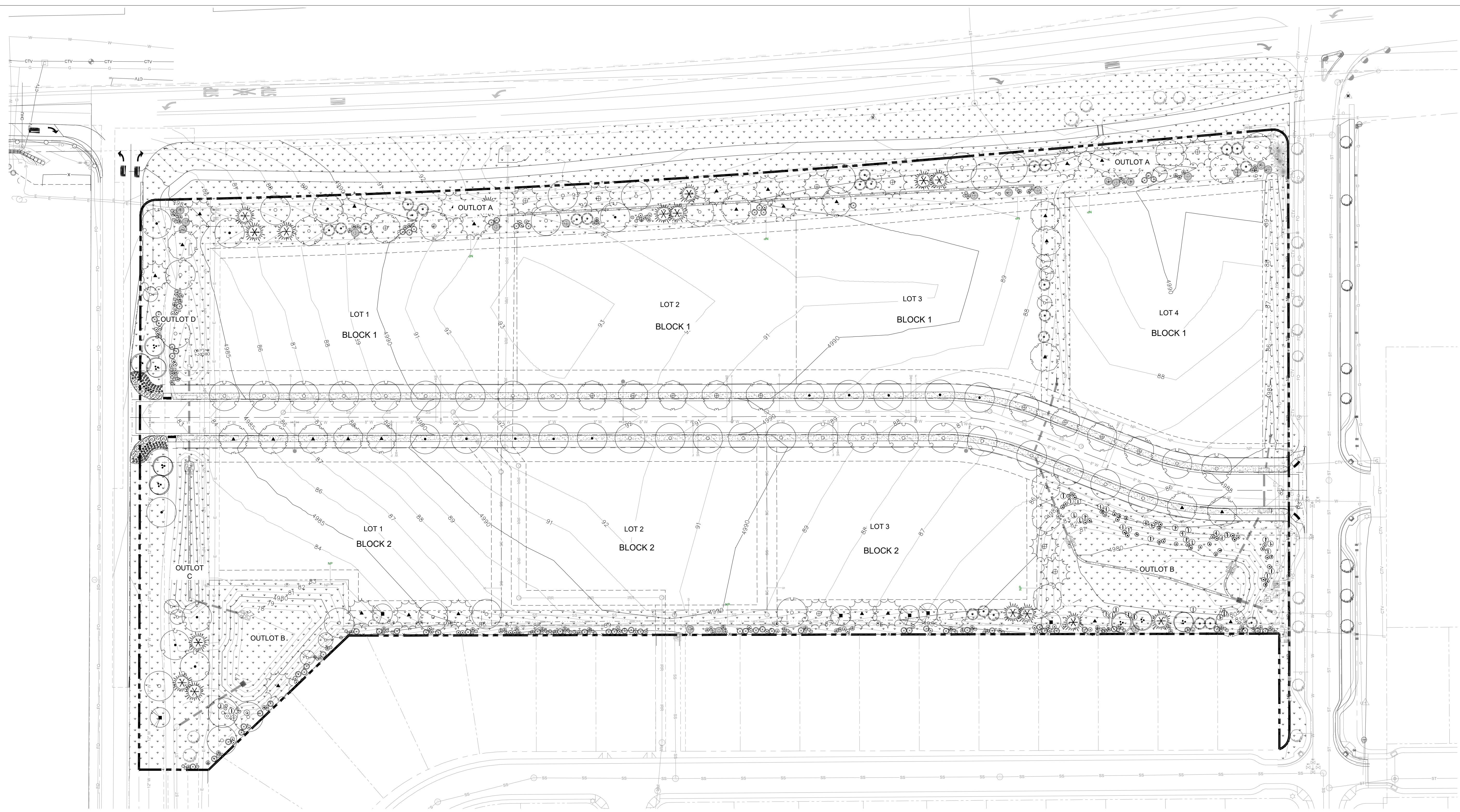
| REVISIONS   | DATE     |
|-------------|----------|
| Revision #1 | 08.02.22 |
| Revision #2 | 11.09.22 |

DATE  
MAY 11, 2022

SHEET TITLE  
**OPEN SPACE &  
ECOLOGICAL  
CHARACTERIZATION PLAN**

SHEET INFORMATION

Sheet Number: **LS5**



**Materials Legend**

| SYMBOL | DESCRIPTION   | QTY        |
|--------|---|------------|
|        | IRRIGATED TURF<br>DURATURF RESCUE BLEND<br>OR APPROVED EQUAL                          | 13,351 sf  |
|        | IRRIGATED NATIVE SEED<br>SEE DETAILS FOR SEED MIX                                     | 231,105 sf |
|        | WOOD MULCH<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH SHREDDED<br>CEDAR MULCH | 1,208 sf   |

**Ecological Characterization**

**WILDLIFE USE**  
THE SITE IS A RELATIVELY FLAT PRAIRIE DOMINATED BY HERBACEOUS EXOTIC AND EARLY SERAL SPECIES. SOILS ARE FRIABLE WHICH ACCOMMODATE BURROWING MAMMALS HOWEVER STRUCTURAL DIVERSITY IS ABSENT AS THERE ARE FEW TREES WITH THE EXCEPTION OF SCATTERED INDIVIDUALS IN THE NORTHEAST AND SOUTHWESTERN PROPERTY CORNERS. THE LOCAL LANDSCAPE IS FRAGMENTED BY RESIDENTIAL DEVELOPMENT, AGRICULTURE AND TRANSPORTATION CORRIDORS. TREES NEAR THE NORTHEAST AND SOUTHWEST CORNERS MAY BE USED FOR PERCHING, ROOSTING AND NESTING BY A VARIETY OF BIRDS. PASSERINE MIGRANT BIRDS ARE ANTICIPATED TO MAKE USE OF THE GRASSLANDS. SEVERAL BIRDS WERE OBSERVED FORAGING THROUGHOUT THE SITE AND PERCHING ON NEIGHBORING TREES LOCATED IN THE BACKYARDS OF THE ADJOINING HOUSES. THOUGH NOT OBSERVED, THE PROPERTY LIKELY SUPPORTS RESIDENT POPULATIONS OF SMALL MAMMALS SUCH AS DEER MOUSE, VOLE AND COYOTE AS NUMEROUS BURROWS WERE OBSERVED.

**WETLANDS**  
WETLANDS WERE NOT OBSERVED ON SITE OR IDENTIFIED BY THE NATIONAL WETLANDS INVENTORY (NWI) WETLAND MAPPER (<https://www.fws.gov/wetlands/>) WHICH WAS ACCESSED ON JUNE 2, 2020. DEVELOPMENT ON THIS SITE ALIGNS WITH THE TOWN OF MEAD MASTER PLAN STRATEGY 1B-2 IN THAT WETLANDS ARE NONEXISTENT THEREFORE DEVELOPMENT DOES NOT AFFECT THE EFFORTS TO PROTECT AND CONSERVE WATER RESOURCES.

**PROMINENT VIEWS**  
THE PROPERTY OCCUPIES THE FOREGROUND WHEN LOOKING SOUTHWEST, SOUTH OR SOUTHEAST FROM WELD COUNTY HIGHWAY 66. THE FRONT RANGE WITH LONGS PEAK (APPROXIMATELY 32 MILES AWAY) OCCUR IN THE BACKGROUND WHEN LOOKING SOUTHWEST. THE SITE IS OPEN AND PRINCIPALLY DOMINATED BY LOW GROWING HERBACEOUS SPECIES THAT DO NOT OBSTRUCT DISTANT VIEWS.

**NATIVE VEGETATION**  
SIGNIFICANT STANDS OF NATIVE VEGETATION DO NOT EXIST. IMMATURE PLAINS COTTONWOOD (*POPULUS DELTOIDS*) TREES ARE LOCATED NEAR THE NORTHEASTERN CORNER.

**PERENNIAL STREAMS OR WATER BODIES**  
THERE ARE NO PERENNIAL STREAMS OR WATER BODIES ON THE SITE. THE PROPERTY DOES NOT OCCUR WITHIN A FLOODPLAIN ACCORDING TO THE WELD COUNTY FLOODPLAIN MAPPER (<https://www.co.weld.co.us/maps/propertyportal/>) ACCESSED ON JUNE 3, 2020.

**THREATENED AND ENDANGERED SPECIES HABITAT**  
THE USFWS INFORMATION PLANNING AND CONSULTATION (IPAC) SITE (<https://ecos.fws.gov/ipac/>) WAS ACCESSED ON JUNE 2, 2020 TO DETERMINE IF THREATENED OR ENDANGERED SPECIES HABITATS EXIST. ALTHOUGH HABITAT FOR SEVERAL SPECIES WAS IDENTIFIED WITHIN THE VICINITY, THE PROPERTY ITSELF LACKS HABITAT. THE PROPERTY DOES NOT HAVE POTENTIAL HABITAT FOR PREBLE'S MEADOW JUMPING MOUSE (*ZAPUS HUDSONIUS PREBLEI*) BECAUSE PROPER RIPARIAN HABITAT IS ABSENT. LIKEWISE THE PROPERTY HAS NO POTENTIAL HABITAT (WETLANDS, FLOODPLAINS) FOR UTE LADYS TRESSES ORCHID (*SPHRANTHES DILLIQUIALIS*) OR COLORADO BUTTERFLY PLANT (*GAURA NEOMEYICANA* SSP. *COLORADENSIS*). THERE ARE NO KNOWN OCCURRENCES OF THESE THREE SPECIES ON OR NEAR THE PROPERTY. NO OLD OR ACTIVE PRAIRIE DOG COLONIES ARE LOCATED ON THE PROPERTY.

**WILDLIFE TRAVEL CORRIDORS**  
THE PROPERTY AND SURROUNDING LANDS DO NOT CONTAIN DRAINAGES, RIPARIAN CORRIDORS, TREE STANDS OR EXPANSIONS OF NATIVE VEGETATION THAT COULD ACCOMMODATE WILDLIFE MOVEMENT. FRESHWATER EMERGENT WETLANDS CAN BE FOUND APPROXIMATELY 300 FEET NORTH AND WEST OF THE PROPERTY.

**WILDLIFE CONFLICTS**  
THE PROPERTY DOES NOT SUPPORT PRAIRIE DOG TOWNS OR WETLANDS. THERE ARE NO IRRIGATION DITCHES ON OR NEAR THE PROPERTY NOR ARE THERE WILDLIFE MOVEMENT CORRIDORS NEAR THE PROPERTY. WILDLIFE CONFLICTS APART FROM NORMAL NUISANCE OCCURRENCES ARE NOT ANTICIPATED.

**GENERAL ECOLOGICAL FUNCTION**  
THE SITE IS ISOLATED FROM SURROUNDING LANDS BY ROADS ON THREE SIDES, AND A RESIDENTIAL NEIGHBORHOOD ON THE FOURTH (FIGURE 1). IT IS DOMINATED BY EARLY SERAL SPECIES, WEEDY AND EXOTIC SPECIES SUCH AS SMOOTH BROME (*BROMUS INERMIS*), CHEATGRASS (*BROMUS TECTORUM*), WHITETOP (*LEPIDUM DRABA*), CURLY DOCK (*RUMEX CRISPUS*), YELLOW SALSIFY (*TRAGOPOGON DUBIUS*) AND FLUXWEED (*DESCURAINIA SOPHIA*). THE ONLY WOODY VEGETATION CONSISTS OF IMMATURE PLAINS COTTONWOOD AND RUSSIAN OLIVE (*ELAEAGNUS ANGSTUFOLIA*) TREES. THE GROUND SURFACE WAS RUGGED, DRY, CRACKED, EXCAVATED BY SMALLER LAND MAMMALS AND OFTEN TIMES CONTAINING A TOP LAYER OF MULCH OR DECOMPOSING PLANT DEBRIS.

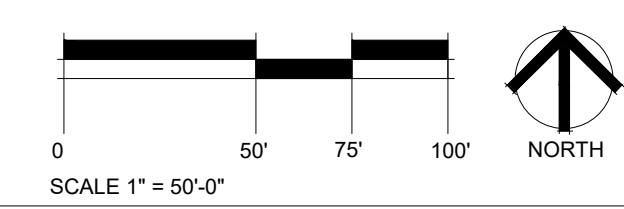
ACCORDING TO THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY (<http://websoilsurvey.nrcs.usda/>) ACCESSED ON JUNE 2, 2020, THE ENTIRE SITE IS UNDERLAIN BY COLBY LOAM, NUNN CLAY LOAM AND WILEY-COLBY COMPLEX. COLBY LOAM IS OF STATEWIDE IMPORTANCE, NUNN CLAY AND WILEY-COLBY ARE PRIME FARMLAND IF IRRIGATED.

**Site Suitability Notes**

- EXISTING TREES WITHIN THE LIMITS OF DISTURBANCE THAT ARE TO REMAIN WILL BE PROTECTED PER THE TREE PROTECTION NOTES
- THE INTENDED LANDSCAPE DESIGN IS TO PROVIDE ADEQUATE BUFFERING AND AESTHETIC VALUE. THIS IS ALL TO MEET THE MINIMUM REQUIREMENTS OF TOWN CODES. ALTHOUGH DRIP IRRIGATION WILL BE PROVIDED FOR THE TREES AND SHRUBS, PLANTS SELECTED ARE ALL LOW WATER CONSUMING SPECIES THAT SHOULD WITHSTAND THE DRY CONDITION OF THE SITE. TEMPORARY IRRIGATION IS REQUIRED FOR THE ESTABLISHMENT OF THE NATIVE GRASS SEED BED.
- OPEN SPACE, LANDSCAPED AND NATIVE GRASS AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THESE AREAS INCLUDING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE PROPERTY.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- THERE IS NO OPEN SPACE NETWORK AND PEDESTRIAN CIRCULATION SYSTEM WITHIN THE PROPERTY RELATED TO THE TOWN OF MEAD'S PARKS AND SIDEWALK SYSTEM.

**Land Use Table**

| LANDSCAPE AREA W/O  |              |       |
|---------------------|--------------|-------|
| OPEN SPACE          | 23,925 S.F.  | 4.3%  |
| OPEN SPACE          | 147,247 S.F. | 26.4% |
| LOTS                | 311,335 S.F. | 55.8% |
| ROW & PRIVATE DRIVE | 74,957 S.F.  | 13.4% |
| TOTAL               | 557,464 S.F. | 100%  |





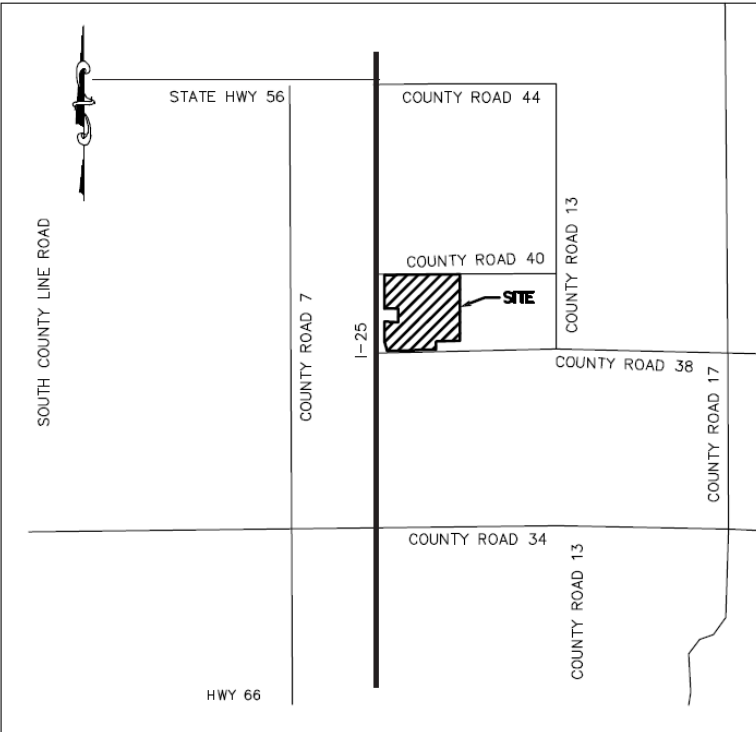


**Agenda Item Summary**

|               |  |
|---------------|--|
| MEETING DATE: | Planning Commission – January 25, 2023 (continued from January 18 <sup>th</sup> regular meeting) |
| SUBJECT:      | Turion South Planned Unit Development (PUD) Zoning   |
| PRESENTED BY: | Jason Bradford, AICP, Community Development Director   |

**SUMMARY**

Front Range Investment Holdings, LLC (the “Applicant” and “Property Owner”) is seeking a proposed zoning amendment (the “Proposed Rezoning”) as set forth in the Turion South Planned Unit Development (PUD) document and the Turion South Regulatory Procedures document (collectively, the “Turion South PUD”) to create a master planned community that will include a mix of housing options; parks, trails, and open space areas; and commercial uses. The Proposed Rezoning would apply to property generally located east of I-25, north of Weld County Road 38 (WCR 38), south of WCR 40, and west of the WCR 11 roadway alignment, consisting of approximately 595.31 acres, as more particularly described in the Turion South PUD (the “Property”).

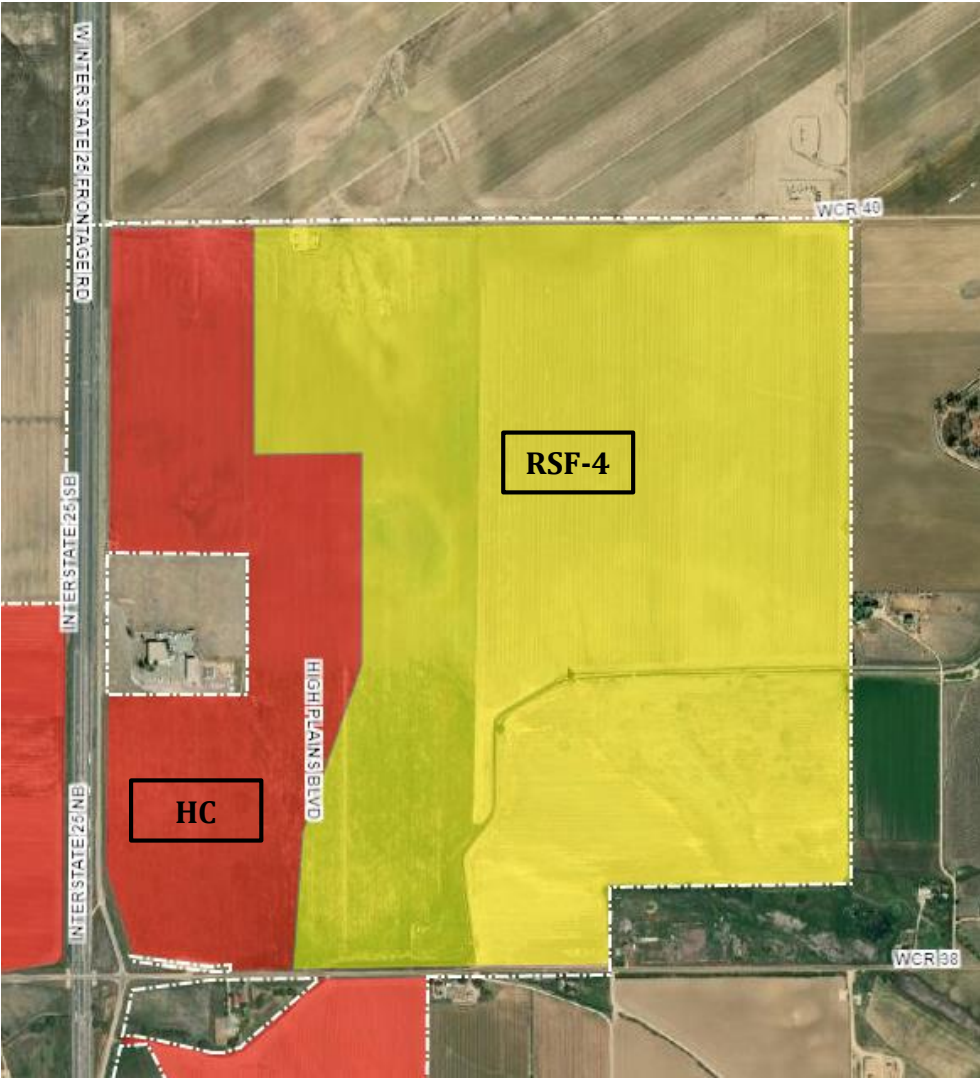


**Vicinity Map**

OVERVIEW

The Turion development includes 1,604 acres of property located in the Town of Berthoud, and 595 acres of adjacent property in the Town of Mead. Currently, the Property primarily consists of vacant and agricultural land uses, with oil and gas facilities throughout the Property. The surrounding land is mostly agricultural, with a similar PUD zoning designation for the adjacent land to the north of CR40, which is located within the Town of Berthoud.

The current zoning designation of the Property consists of Highway Commercial (HC) over the western portion of the Property, and Residential Single Family – 4 (RSF-4) over the eastern portion of the Property.

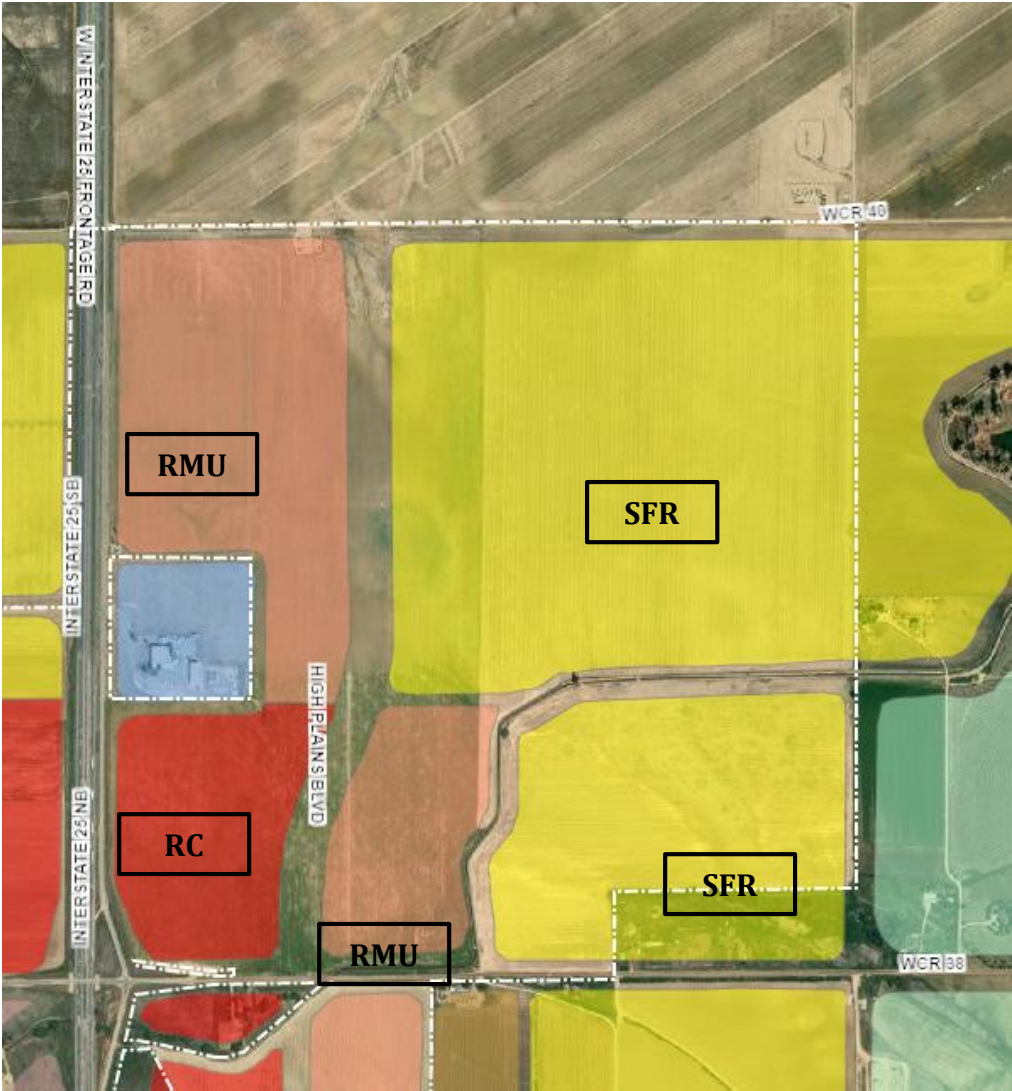


The Property borders property zoned PUD within the Town of Berthoud to the north, and properties zoned Agricultural within unincorporated Weld County to the east, south, and west. A portion of the western and southern Property boundaries are also adjacent to land within the Town of Mead zoned within the HC District, which is intended to accommodate retail, office and service uses.

The Turion South PUD provides the lowest density residential housing along the eastern boundary of the Property, and then gradually increases residential density as the development moves west, with the highest density and commercial uses along Interstate 25. This transition provides a buffer between the commercial and higher density residential and surrounding uses through the development of lower density residential uses to the east, as well as planned parks and open space along the southern and eastern boundaries of the Property.

The Proposed Rezoning provides several benefits to the public, including the addition of commercial and retail space to serve the area. The Turion South PUD also incorporates a mix of housing types to accommodate a variety of housing needs. In addition, the Turion South PUD proposes parks and open spaces, including multi-use trails throughout the Property that will provide connections throughout the community and to area trail systems.

The 2018 Mead Comprehensive Plan (“Comprehensive Plan”) designates the Property as being appropriate for the Single-Family Residential (SFR), Residential Mixed-Use (RMU), and Regional Commercial (RC) land use categories.



The SFR land use category corresponds to the RSF-4 zone district. The desired development pattern for this land use category includes clustered, medium-density, single-family residential development with a density of up to four (4) dwelling units per acre. The SFR land use category is intended to promote stable, well-established neighborhoods with a mix of densities.

The RMU land use category corresponds to multifamily residential zone districts (RMF-8 and RMF-14), and single-family residential zone districts (RSF-4). The desired development pattern for the RMU land use category anticipates a wide range of residential densities and scales, including large lot, single family (attached and detached), multifamily, and senior housing.

The RC land use category corresponds to the highway commercial (HC) zone district. The desired development pattern for this land use category includes larger footprint commercial, retail, office, and service land uses that are oriented to the traveling public and serving a regional market. This land use category is intended to promote well-designed development and encourages a wide range of complementary uses.

**REVIEW CRITERIA**

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**CRITERIA FOR AMENDMENTS TO THE OFFICIAL ZONING MAP**

Zoning amendments may occur when a property owner requests to change the zoning of a property from one designation to another. Per Mead Municipal Code (“Code”) Section 16-3-160 (e) *Criteria for amendments to the official zoning map*, the following criteria are used to review a zoning amendment application, and only one must be satisfied:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan; or
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

**REQUIREMENTS FOR ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT OVERLAY**

The planned unit development overlay district is intended to encourage innovative land planning and site design concepts that implement and are consistent with the Town of Mead Comprehensive Plan. Per Code Section 16-3-30 (a) (4) a. *PUD (Planned Unit Development)*, the following are requirements of a PUD application:

1. Developer's statement of intent. Each concept plan application shall contain a statement by the applicant describing how the proposed development departs from the otherwise

applicable standards of this land use code, and how the proposed development and mixed uses, on balance, is an improvement over what would be required under otherwise applicable standards.

2. Review and approval procedures. PUDs shall be reviewed and approved in accordance with the procedures in this code.
3. Use regulations. The Board of Trustees shall determine the types of uses allowed within a PUD at the time of concept plan approval. Only uses that are consistent with the Town of Mead Comprehensive Plan, pursuant to Section 24-67-105, C.R.S., may be allowed within a PUD, and should generally be limited to uses allowed in the underlying zoning district.
4. Development intensity. The total number of dwelling units and level of nonresidential development allowed within a PUD shall comply with the Town of Mead Comprehensive Plan, pursuant to Section 24-67-105, C.R.S., and shall not exceed the level that can be adequately served by public facilities. To provide information on the capacity of streets and other facilities serving a PUD, the Town Manager may require the applicant to conduct a traffic impact study or other infrastructure capacity analysis to provide information on the development's expected impacts on existing and planned facilities.
5. Other standards. Otherwise, applicable standards of this code, may be modified by the Board of Trustees as part of the approval of a PUD if consistent with the Comprehensive Plan and if the development is found to be an improvement over what would be required under otherwise applicable standards.

STAFF REVIEW AND ANALYSIS

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Staff’s review and analysis of the criteria as applied to the PUD are below:

Per Code Section 16-3-160 (e) *Criteria for amendments to the official zoning map*, the following criteria are used to review a zoning amendment application, and applications must meet only one of the following:

**1. To correct a manifest error in an ordinance establishing the zoning for a specific property:**

There are no errors related to the established zoning for this Property. As such, this criterion is not applicable to this application.

**2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally:**

The Proposed Rezoning is consistent with the Comprehensive Plan Future Land Use Plan for this area. The planning areas incorporated into the Turion South PUD substantively align with the land use categories set forth by the Comprehensive Plan and, as proposed, will provide a mix of residential densities that increases in density as the development moves from east to west towards Interstate 25, and commercial uses along the western boundary of the Property.

**3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan:**

There are no errors related to the established zoning for this Property and the existing zoning designations of Residential Single Family- 4 (RSF-4) and Highway Commercial (HC) are consistent with the Comprehensive Plan. The proposed PUD overlay zone would establish land uses that are generally consistent with the Comprehensive Plan designation for this

Property.

**4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan:**

The Comprehensive Plan anticipated the uses that are proposed as part of the Proposed Rezoning, and the Proposed Rezoning is consistent with the policies and goals of the Comprehensive Plan. In addition, the Proposed Rezoning would specifically further the following goals, policies, and strategies set forth by the Comprehensive Plan as described below:

*Small Town Community Character Goal 2: Work to ensure the development in gateway corridors, such as I-25, Highway 66, WCR 7 and Welker Avenue, promotes a positive first impression of the Town (Comprehensive Plan, pg. 15).* The intersection of Interstate 25 and Weld County Road 38, which is located at the southwest corner of the Property, is designated as a Secondary Gateway in the Future Land Use Plan. The Turion South PUD proposes to enhance the natural landscape and encourage high quality development along the Interstate I-25 corridor.

*Diverse Economy Goal 4: Encourage and develop mixed-use centers in strategic locations—especially near Downtown—to support commercial and civic uses, promote walkability and bikeability, and provide for a variety of housing options (Comprehensive Plan, pg. 21).* The Proposed Rezoning implements Policy 4B of Diverse Economy Goal 4, which seeks a mix of housing types in new mixed-use developments, and Strategy 4B-1 to encourage developments over a certain acreage to include a range of housing units and sizes that can accommodate working families and young professionals, as well as units that seniors can age into. The Turion South PUD proposes a community that will provide a variety of lot sizes and feature a mixture of housing options, including but not limited to detached single family, attached single family, and townhome dwelling units, as well as multifamily housing.

*Diverse Economy Goal 5: Support population growth to build a trade area that can support critical retail thresholds. Meanwhile, bolster resident-serving amenities for current residents to attract future populations (Comprehensive Plan, pg. 21).* Policy 5B of Diverse Economy Goal 5 seeks to ensure a “mix of housing types.” The Turion South PUD contemplates a mix of residential types throughout the Property to accommodate a variety of housing needs. In addition, the neighborhood commercial planning area will support Strategy 5A-1, which encourages “the inclusion of small commercial nodes with neighborhood-serving uses” by providing opportunities for strip-style, mixed-use, and pad site commercial and retail space.

*Friendly Neighborhoods Goal 1, Policy 1C: Promote new residential development projects that create a diverse range of attainable housing opportunities in vibrant, accessible neighborhoods. Ensure that all new housing projects are developed to create a sense of community and are compatible with the existing character of the surrounding area (Comprehensive Plan, pg. 25).* The Turion South PUD provides for a mix of residential types and lot sizes that will provide a range of housing opportunities. Additionally, the Turion South PUD reinforces the intent to incorporate the character of the surrounding area by emphasizing

an “appreciation for the natural landscape and history of the site by preserving land for parks and open space and promoting development that enhances the natural landscape.”

*Dynamic Parks, Recreation and Open Space Goal 1, Policy 1D: Develop a network of pocket, neighborhood, community and regional parks and associated trails and open space as the community grows, based on a level of service benchmarks identified in the 2011 Open Space, Parks and Trails Master Plan (Comprehensive Plan, pg. 34).* The Turion South PUD provides for a network of open space areas, greenbelts and trail connections that will form an open space system. These will be designed to interconnect various land uses within the Property and to a regional trail system (Turion South PUD, pg. 12).

*Expansive Natural and Agrarian Setting Goal 1: Promote the efficient management of water, energy and waste through a cohesive sustainability program that represents the values of the Mead Community (Comprehensive Plan, pg. 36).* The Turion South PUD will showcase a “commitment to sustainability through multiple methods,” such as sustainable storm drainage and stormwater strategies, and on-site renewable energy (Turion South PUD, pg. 10). The Turion South PUD also “incorporate(s) the use of water conservation,” including, but not limited to, the use of high-performance plumbing fixtures, native and drought resistant plant material, and efficient irrigation systems (Turion South PUD, pg. 1).

**5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area:**

The area in question has not changed significantly since the Comprehensive Plan was adopted in 2018. As such, this criterion is not applicable to this application.

**6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development:**

The Turion South PUD promotes a mix of uses throughout the Property, including a variety of housing types and commercial uses. In addition, the Turion South PUD proposes an innovative community and development that will enhance the natural landscape.

Per Code Section 16-3-30 (a) (4) a. *PUD (Planned Unit Development)*, the following are additional requirements of a PUD application:

**1. Developer's statement of intent. Each concept plan application shall contain a statement by the applicant describing how the proposed development departs from the otherwise applicable standards of this land use code, and how the proposed development and mixed uses, on balance, is an improvement over what would be required under otherwise applicable standards.**

The Turion South PUD describes how it will depart from the standards of the Code, including dimensional standards for setbacks, maximum height, and densities, permitted uses as well as review and approval processes. The Turion South PUD will create a master planned community that will provide a mix of housing options, including single and multifamily residential, open space areas for parks and trail corridors, and dedicated space for neighborhood commercial and retail centers.

**2. Review and approval procedures. PUDs shall be reviewed and approved in accordance with the procedures in this code.**



The PUD application has been reviewed in accordance with the procedures in the Code.

**3. Use regulations. The Board of Trustees shall determine the types of uses allowed within a PUD at the time of concept plan approval. Only uses that are consistent with the Town of Mead Comprehensive Plan, pursuant to Section 24-67-105, C.R.S., may be allowed within a PUD, and should generally be limited to uses allowed in the underlying zoning district.**

The Turion South PUD sets forth the allowable uses for each planning area within the Turion South PUD (pgs. 10–11). The uses generally comply with the Comprehensive Plan’s Future Land Use Plan and the land use categories for the Property described in the Comprehensive Plan, including:

Single Family Residential (“SFR”). The SFR land use category corresponds to the RSF-4 District zoning and anticipates clustered, medium density single family residential development with a density of up to four (4) units per acre. The SFR land use category is intended to promote stable well-established neighborhoods with a mix of densities.

The Turion South PUD complies with the Comprehensive Plan and provides for a mix of densities within the portions of the Property that are designated as the SFR land use category. The Turion South PUD provides for lower density single family residential units along the easternmost portion of the Property, and gradually increases residential density as the development nears the future Weld County Road 9.5 extension (known as High Plains Boulevard) to the west.

Residential Mixed Use (“RMU”). The RMU land use category corresponds to residential multifamily districts (RMF-8 and RMF-14 zone districts) and the RSF-4 District zoning. The RMU land use category anticipates a wide range of density and scale including large lot, single family (attached and detached), multifamily, and senior housing.

The Turion South PUD complies with the Comprehensive Plan for the portions of the Property designated as the RMU land use category. The northwestern portion of the Property is designated as the Mixed-Use planning area under the proposed Turion South PUD. This planning area is intended to be the most flexible use area within the Turion South PUD and is planned to contain the widest variety of uses. This planning area is planned to be the primary location for commercial, retail, office, and industrial uses, and allows for townhomes, two-family dwellings, multifamily dwellings, as well as ancillary dwelling units and live/work units. The portion of the Property designated as RMU along the southern boundary of the Property is within the High Density subarea of the Residential planning area. As stated, the RMU land use category anticipates a range of density and scale for residential uses, and the High-Density subarea of the Residential planning area permits a higher density of dwelling units per gross acre (16 units per gross acre) than the Low and Medium Density subareas (6 and 12 units per gross acre, respectively).

Regional Commercial Mixed Use (“RC”). The RC land use category corresponds to the HC District zoning. The RC land use category anticipates larger footprint commercial uses, retail, office, and service uses oriented to the traveling public and serve a regional market. This land use category is intended to promote well-designed development and reflect the difference in



traffic volumes and accessibility at these locations, and to encourage a wide range of complementary uses that can share access.

The Turion South PUD complies with the Comprehensive Plan for the RC land use category by locating the Neighborhood Commercial planning area in the southwest corner of the Property. This planning area is intended to be the location of community mixed-uses and commercial uses.

**4. Development intensity. The total number of dwelling units and level of nonresidential development allowed within a PUD shall comply with the Town of Mead Comprehensive Plan, pursuant to Section 24-67-105, C.R.S., and shall not exceed the level that can be adequately served by public facilities. To provide information on the capacity of streets and other facilities serving a PUD, the Town Manager may require the applicant to conduct a traffic impact study or other infrastructure capacity analysis to provide information on the development's expected impacts on existing and planned facilities.**

The mix of housing types and the proposed commercial development substantively complies with the Comprehensive Plan, which identifies these uses on its Future Land Use Plan Map. Total densities for each planning area are identified within the Turion South PUD. The capacity of streets and other public utilities will be addressed through the Town’s land use review process.

**5. Other standards. Otherwise applicable standards of this code may be modified by the Board of Trustees as part of the approval of a PUD if consistent with the Comprehensive Plan and if the development is found to be an improvement over what would be required under otherwise applicable standards.**

The Turion South PUD provides modifications to the Code standards to provide a development that exceeds the development standards provided under the Code. The Proposed Rezoning will allow for a master planned community that will integrate the anticipated uses identified by the future land use plan under the Comprehensive Plan, including a mix of residential uses and a commercial node at the southwest corner of the Property.

**FINANCIAL CONSIDERATIONS**

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In addition to property, sales, and uses, taxes that will be generated by the development of the Property; the Town will collect impact fees as the homes and businesses are constructed. These impact fees will fund Town infrastructure and other capital construction projects, including roads and drainage, cultural and recreation facilities, and parks, trails, and open space. The St. Vrain Valley School District will also collect fees for each dwelling unit that is construction and land will be dedicated (or a fee-in-lieu will be paid) for the construction of schools.

| <u>Development Type</u>  | <u>Police</u> | <u>Municipal Facilities</u> | <u>Parks</u> | <u>Storm Drainage &amp; Streets</u> | <u>Total Fee</u> |
|--|---------------|-----------------------------|--------------|-------------------------------------|------------------|
| <b><u>Residential (per unit)</u></b>                                       |               |                             |              |                                     |                  |
| Single Family Detached   | \$540         | \$4,735                     | \$2,921      | \$6,552                             | \$14,748         |
| Single Family Attached   | \$540         | \$4,735                     | \$2,921      | \$5,156                             | \$13,352         |
| Multi-Family   | \$274         | \$2,408                     | \$1,486      | \$4,502                             | \$8,670          |
| <b><u>Nonresidential (per 1,000 s.f. or per room/unit for lodging)</u></b> |               |                             |              |                                     |                  |
| General Retail/Commercial  | \$213         | \$1,163                     | NA           | \$4,267                             | \$5,643          |
| RV Park  | \$213         | \$1,163                     | NA           | \$3,395                             | \$4,771          |
| Lodging  | \$213         | \$1,163                     | NA           | \$1,191                             | \$2,567          |
| Office & Institutional   | \$270         | \$1,477                     | NA           | \$3,095                             | \$4,842          |
| Industrial   | \$105         | \$577                       | NA           | \$1,723                             | \$2,405          |

**STAFF RECOMMENDATION/ACTION REQUIRED**

Pursuant to Sec. 16-3-160 of the Code, the Proposed Rezoning has been referred to the Planning Commission for review. Public notices for the public hearing have been provided in accordance with all applicable requirements. In addition, notice of the postponement/continuation of the January 18<sup>th</sup> regular meeting was properly posted on the Town website. Following the conclusion of the January 25, 2023 Public Hearing (as continued/postponed from the January 18<sup>th</sup> regular meeting), the Planning Commission may recommend approval, approval with conditions, or denial of the Proposed Rezoning to the Board of Trustees.

The proposed PUD is intended to encourage innovative land planning and site design concepts that will implement the goals and policies of the Town and is consistent with the Comprehensive Plan vision and Future Land Use Plan. Staff recommends approval of the Turion South PUD with standard conditions.

**Suggested Motion:**

“I MOVE TO APPROVE RESOLUTION No. 02-PC-2023, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING TO THE BOARD OF TRUSTEES, APPROVAL WITH CONDITIONS OF THE TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD) ZONING AMENDMENT.”

## ATTACHMENTS

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- Resolution 02-PC-2023, recommending approval of the PUD with conditions.
- Exhibit 1: Turion South PUD document
- Exhibit 2: Turion South Regulatory Procedures

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 02-PC-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE ZONING AMENDMENT FOR A PLANNED UNIT DEVELOPMENT (PUD), KNOWN AS THE TURION SOUTH PUD**

**WHEREAS**, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Front Range Investment Holdings, LLC (the “Applicant” and the “Owner”) submitted an application to amend the official Town zoning map and rezone certain real property generally known as the Turion South Property, consisting of approximately 595.31 acres, more or less, and which is described in **Exhibit 1** attached hereto (the “Property”); and

**WHEREAS**, the Property is currently zoned as Residential Multi-Family (RSF-4) and Highway Commercial (HC); and

**WHEREAS**, the Applicant is seeking an amendment to rezone the Property to Planned Unit Development Overlay, as further described in the Turion South PUD, attached hereto as **Exhibit 1**, and which includes the Regulatory Procedures document, attached hereto as **Exhibit 2**; and

**WHEREAS**, the Town of Mead’s 2018 Comprehensive Plan, designates the Property as being appropriate for the Single-Family Residential (SFR), Residential Mixed-Use (RMU), and Regional Commercial (RC) land use categories per the Future Land Use Plan; and

**WHEREAS**, in accordance with Sections 16-3-160 and 16-8-90 of the MMC, the Planning Commission held a duly noticed public hearing on January 25, 2023, to review and consider the proposed Turion South PUD, which hearing was postponed/continued from the January 18, 2023 Planning Commission meeting due to inclement weather; and

**WHEREAS**, the Planning Commission determined that the Turion South PUD satisfies the standards and requirements set forth in the MMC; and

**WHEREAS**, the Planning Commission has reviewed the PUD, and other materials distributed to the Planning Commission by Town Staff at or prior to the public hearing meeting, and desires to recommend approval of the PUD with conditions to the Board of Trustees.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Mead, Colorado, that:

**Section 1.** The Planning Commission finds that the public hearing on the proposed Turion South PUD was conducted in accordance with Section 16-3-160 of the MMC.

**Section 2.** The Planning Commission recommends approval of the proposed Turion South PUD, in substantially the form attached hereto as **Exhibits 1** and **2**, based on a determination that the applicable review criteria set forth in Sections 16-3-160 and 16-3-30 of the MMC have been satisfied, subject to the following conditions:

1. The Applicant/Owners 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.

- 2. The Applicant/Owner shall resolve and correct any technical issues as directed by Town staff prior to consideration by the Board of Trustees.

**Section 3.** Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the Board of Trustees hearing, as required by Section 16-8-90 of the MMC.

**Section 4. Effective Date.** This resolution shall become effective immediately upon adoption.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF JANUARY, 2023.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION**

By: \_\_\_\_\_  
Jeannine Reed, Secretary

By: \_\_\_\_\_  
Chairman or Acting Chair

**Exhibit 1  
TURION SOUTH PUD**

**(Attached)**

# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

## GENERAL PROVISIONS

### AUTHORITY

THIS PUD IS AUTHORIZED BY SECTION 16-3-30-(A)(4) – SPECIAL PURPOSE ZONING DISTRICTS OF THE TOWN OF MEAD, CO CODE. UPON APPROVAL AND ADOPTION OF THE PUD BY THE TOWN, THIS PUD SHALL BECOME THE GOVERNING ZONING DOCUMENT FOR THE DEVELOPMENT OF ALL USES AND IMPROVEMENTS WITHIN THE PROPERTY. THE PROVISIONS OF THE TOWN'S TECHNICAL STANDARDS AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS IS PLANNED TO APPLY TO THE DEVELOPMENT WITHIN THE PROPERTY, BOTH IN THEIR CURRENT FORM AND AS AMENDED WITHIN THIS PUD, SUBJECT TO THE "RELATION TO TOWN REGULATIONS" SECTION BELOW.

### APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH TITLE TO THE PROPERTY.

### ADOPTION

THE ADOPTION OF THIS PUD SHALL EVIDENCE THE FINDINGS AND THE DECISION OF THE TOWN THAT THIS PUD FOR THE PROPERTY IS IN GENERAL CONFORMITY WITH THE COMPREHENSIVE PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 16-3-30 OF THE MEAD TOWN CODE; AND SUCH THAT SECTION 16-3-30 AND THIS PUD COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

### RELATION TO TOWN REGULATIONS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE PROPERTY, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS PUD DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE MEAD TOWN CODE, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE TOWN, INCLUDING BUT NOT LIMITED TO THE TECHNICAL STANDARDS AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS MAY BE AMENDED, WILL APPLY. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THIS PUD AND THE APPLICABLE STANDARDS IN THE MEAD TOWN CODE, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE TOWN, INCLUDING BUT NOT LIMITED TO THE TOWN'S TECHNICAL STANDARDS AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, OR IN THE EVENT THAT THE STANDARDS SET FORTH IN THIS PUD ARE LESS RESTRICTIVE THAN THE APPLICABLE STANDARDS IN THE MEAD TOWN CODE, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE TOWN, THE STANDARDS SET FORTH IN THIS PUD SHALL CONTROL.

### CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE PUD 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 COMMUNITY DEVELOPMENT DIRECTOR OR THEIR DESIGNEE.

### MAXIMUM ALLOWABLE DEVELOPMENT

THE TOTAL NUMBER OF DWELLING UNITS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT PERMITTED FOR PLATTING OR CONSTRUCTION PER THE LAND USE TABLE ON SHEET 8 OF 17. 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 REQUIREMENTS, AND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE TOWN. NOTWITHSTANDING THE FORGOING, THE TOTAL NUMBER OF DWELLING UNITS IS PLANNED TO NOT BE MORE THAN 2,600.

## STATEMENT OF COMMITMENTS

### PARKS AND OPEN SPACE

DEVELOPMENT SUBJECT TO THIS PUD PLANS TO DEDICATE AN AGGREGATE OF 20% OF GROSS ACRES BY FINAL PLAT, TO THE TOWN OR MAINTENANCE ENTITY FOR PARKS AND OPEN SPACE USES WITHIN THE PROPERTY. FINAL LOCATIONS AND ACREAGES ARE PLANNED TO BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS.

### TRAILS

FINAL ALIGNMENTS OF MULTI-USE TRAILS WILL BE DETERMINED AT THE TIME OF FINAL PLAT APPROVAL FOR THE LAND CONTAINING ANY PORTION OF SUCH MULTI-USE TRAILS. EACH PORTION OF THE TRAILS WILL BE CONSTRUCTED CONCURRENTLY WITH THE ASSOCIATED SUBDIVISION INFRASTRUCTURE. TRAILS, INCLUDING THE RELATED TRACTS AND/OR EASEMENTS, WILL BE DEDICATED BY FINAL PLAT, TO THE TOWN OR MAINTENANCE ENTITY.

### DRAINAGE, WATER QUALITY, AND DETENTION

DEVELOPMENT SUBJECT TO THIS PUD IS PLANNED TO COMPLY WITH ALL APPLICABLE REGULATIONS, STANDARDS, REQUIREMENTS, OR PLANS OF THE FEDERAL OR STATE GOVERNMENTS AND OTHER RELEVANT JURISDICTIONS, INCLUDING BUT NOT LIMITED TO WETLANDS, WATER QUALITY, DRAINAGE, DETENTION, EROSION AND SEDIMENTATION CONTROL, AND WASTEWATER REGULATIONS.

### WATER CONSERVATION

DEVELOPMENT SUBJECT TO THIS PUD IS PLANNED TO INCORPORATE THE USE OF WATER CONSERVATION. WATER CONSERVATION IS PLANNED TO INCLUDE THE USE OF HIGH-PERFORMANCE PLUMBING FIXTURES AND ACCESSORIES, THE USE OF NATIVE AND DROUGHT RESISTANT PLANT MATERIAL WHERE PRACTICAL, EFFICIENT IRRIGATION SYSTEMS, AND BEST MANAGEMENT PRACTICES FOR CONSTRUCTED ENVIRONMENTS.

### FIRE PROTECTION

THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT.

### MAINTENANCE ENTITY

IMPLEMENTATION AND ADMINISTRATION OF TURION SOUTH DESIGN GUIDELINES, ADMINISTERING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND/OR OTHER COMMUNITY GOVERNANCE DOCUMENTS, COMMON AREA MAINTENANCE, LANDSCAPE MAINTENANCE WITHIN PUBLIC RIGHTS-OF-WAY, COMMUNITY TRAIL OWNERSHIP AND MAINTENANCE, AMENITY OPERATIONS AND MAINTENANCE, AND OTHER RESPONSIBILITIES NOT EXPLICITLY LISTED WILL BE THE RESPONSIBILITY OF A MAINTENANCE ENTITY.

### CONSTRUCTION TIMING OF HIGH PLAINS BLVD. (WELD COUNTY ROAD 9.5)

THE CONSTRUCTION TIMING OF THE FIRST PHASE OF HIGH PLAINS BLVD. (WELD COUNTY ROAD 9.5) IS PLANNED TO COINCIDE WITH THE FIRST PHASE OF DEVELOPMENT WITHIN THE PROPERTY. THE DEVELOPMENT OF HIGH PLAINS BLVD. WILL BE DEPENDENT ON THE APPROVAL OF THE PUD, THE APPROVAL OF A DISTRICT SERVICE PLAN FOR THE PROPERTY, AND THE APPROVAL OF A DEVELOPMENT AGREEMENT SPECIFIC TO THE TURION SOUTH PROPERTY.

### DESIGN STANDARDS

THE DESIGN STANDARDS CONTAINED IN THIS PUD SHALL BE ENFORCED BY THE TOWN OF MEAD. TO FURTHER THE INTENT OF THIS PUD, APPLICANT INTENDS TO ESTABLISH A TURION SOUTH COMMUNITY APPEARANCE BOARD TO IMPLEMENT AND ENFORCE THE (SUPPLEMENTAL) DESIGN GUIDELINES AUTHORIZED BY THE DESIGN COVENANT.

### REGULATORY PROCEDURES

THE REGULATORY PROCEDURES ARE HEREBY INCORPORATED INTO THIS PUD BY REFERENCE. AMENDMENTS TO THIS PUD AND THE REGULATORY PROCEDURES WILL BE APPROVED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE REGULATORY PROCEDURES.

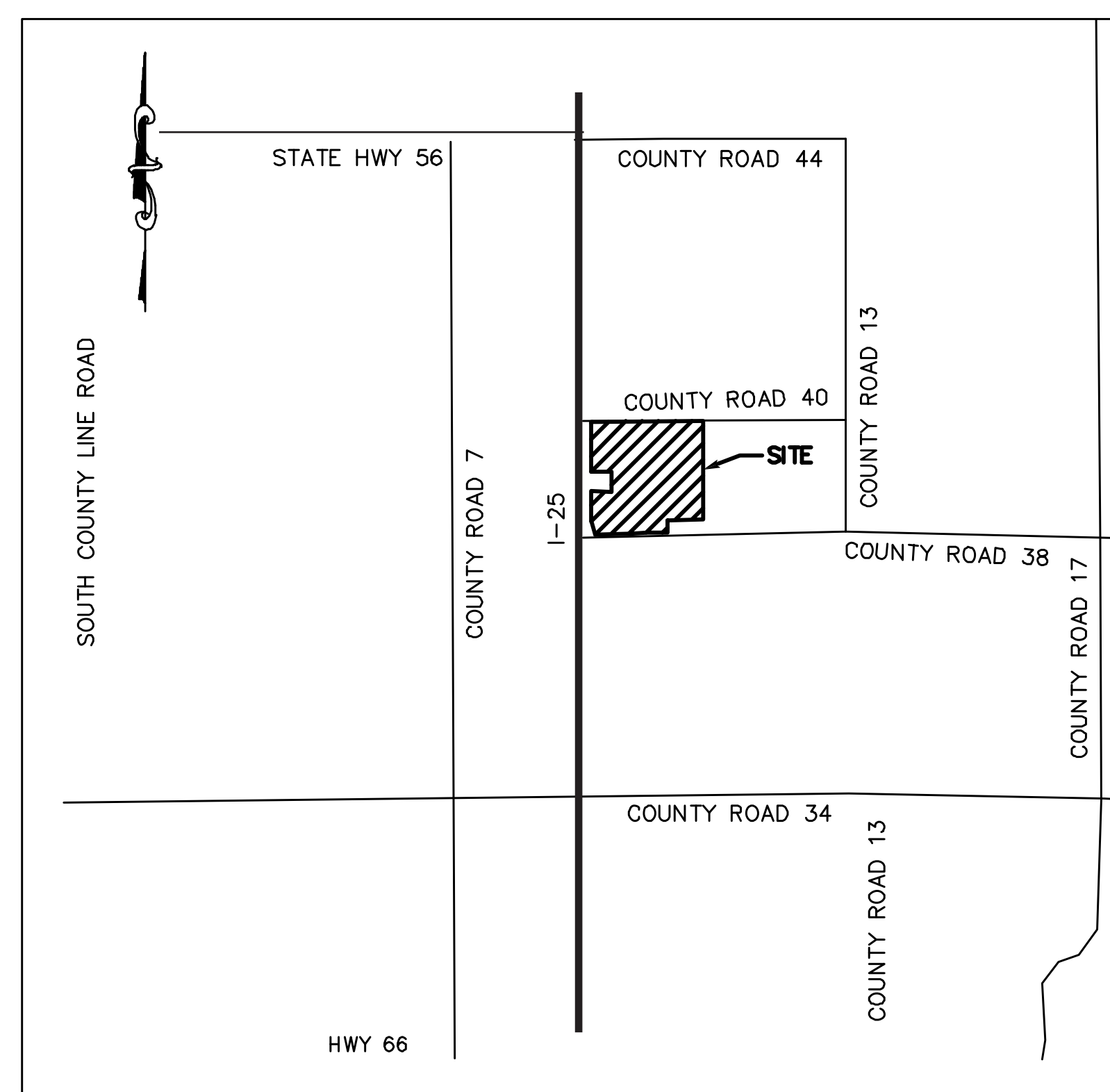
## PROJECT TEAM

**OWNER/ DEVELOPER**  
FRONT RANGE INVESTMENT HOLDINGS, LLC  
C/O LAND ASSET STRATEGIES, LLC  
ATTN: ROBERT ECK, PRINCIPAL  
12650 W. 64TH AVENUE, UNIT E #274  
ARVADA, CO 80004

**PLANNER / LANDSCAPE ARCHITECT**  
DESIGN WORKSHOP  
1390 LAWRENCE STREET, SUITE 100  
DENVER, COLORADO 80204  
PH: (720) 907-9346  
CONTACT: JEFFREY ZIMMERMANN

**TRAFFIC ENGINEER**  
LSC TRANSPORTATION CONSULTANTS, INC.  
1889 YORK STREET  
DENVER, COLORADO 80208  
PH: (303) 333-1105  
CONTACT: CHRISTOPHER MCGRANNAHAN

**CIVIL ENGINEER / SURVEYOR**  
ATWELL, LLC  
143 UNION BLVD #700,  
LAKEWOOD, CO 80228  
PH: (303) 928-6742  
CONTACT: JEFF FRENCH



**Vicinity Map**

NOT TO SCALE

ISSUE DATE: \_\_\_\_\_

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PROJECT NUMBER: 5829

## COVER SHEET

SHEET NUMBER

1 OF 24

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TURION SOUTH  
PLANNED UNIT DEVELOPMENT  
Town of Mead, CO

TURION SOUTH  
PLANNED UNIT DEVELOPMENT (PUD)  
A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

CERTIFICATES

CERTIFICATE OF OWNERSHIP  
THE UNDERSIGNED ARE THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHT-OF-WAYS:

PARCEL 1:  
THE WEST 1/2 OF SECTION 35 TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THOSE PORTIONS OF LAND AS CONVEYED BY INSTRUMENTS RECORDED APRIL 25, 1939 IN BOOK 1041 AT PAGE 278, AND APRIL 8, 1959 IN BOOK 1528 AT PAGE 526, AND JULY 5, 1967 IN BOOK 583 AT RECEPTION NO. 1505381, AND FEBRUARY 20, 2001 AT RECEPTION NO. 2826736, AND APRIL 7, 2003 AT RECEPTION NO. 3049575.

PARCEL 2:  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST AS ASSUMED TO BEAR SOUTH 89 DEGREES 07 MINUTES 48 SECONDS WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 07 MINUTES 48 SECONDS WEST 2621.76 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 1041 AT PAGE 278, RECORDS OF WELD COUNTY;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 24 MINUTES 48 SECOND WEST 1628.83 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89 DEGREES 07 MINUTES 48 SECONDS EAST 2621.06 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 26 MINUTES 16 SECONDS EAST 1628.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION THEREOF LYING IN COUNTY ROADS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 3:  
THE EAST HALF OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 35 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, WITH ALL OTHER BEARING CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 00 DEGREES 50 MINUTES 42 SECONDS EAST, 30.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 38 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1709.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 00 DEGREES 50 MINUTES 42 SECONDS EAST, 561.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1709.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 50 MINUTES 42 SECONDS WEST, 561.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING IN COUNTY ROADS,

COUNTY OF WELD,  
STATE OF COLORADO.

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 TURION SOUTH, IN ACCORDANCE WITH THE MEAD LAND USE CODE, AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL GRAPHIC DEPICTIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THIS DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP CONTAINS 595.3 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

FRONT RANGE INVESTMENT HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: BRIAN AINSWORTH  
TITLE: HEAD OF REAL ESTATE ASSET MANAGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY BRIAN AINSWORTH, AS HEAD OF REAL ESTATE ASSET MANAGEMENT, OF FRONT RANGE INVESTMENT HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYING CERTIFICATE.  
I, MICHAEL L POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT 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 DESCRIPTION(S)) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS DAY OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
(MICHAEL L POOL, PLS 38304  
FOR AND ON BEHALF OF ATWELL, LLC)



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

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

CERTIFICATE OF APPROVALS 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

ATTEST:  
\_\_\_\_\_  
TOWN CLERK

ISSUE DATE: \_\_\_\_\_

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PROJECT NUMBER: 5629

CERTIFICATES

SHEET NUMBER

2 OF 24



# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

## TURION SOUTH PLANNED UNIT DEVELOPMENT Town of Mead, CO

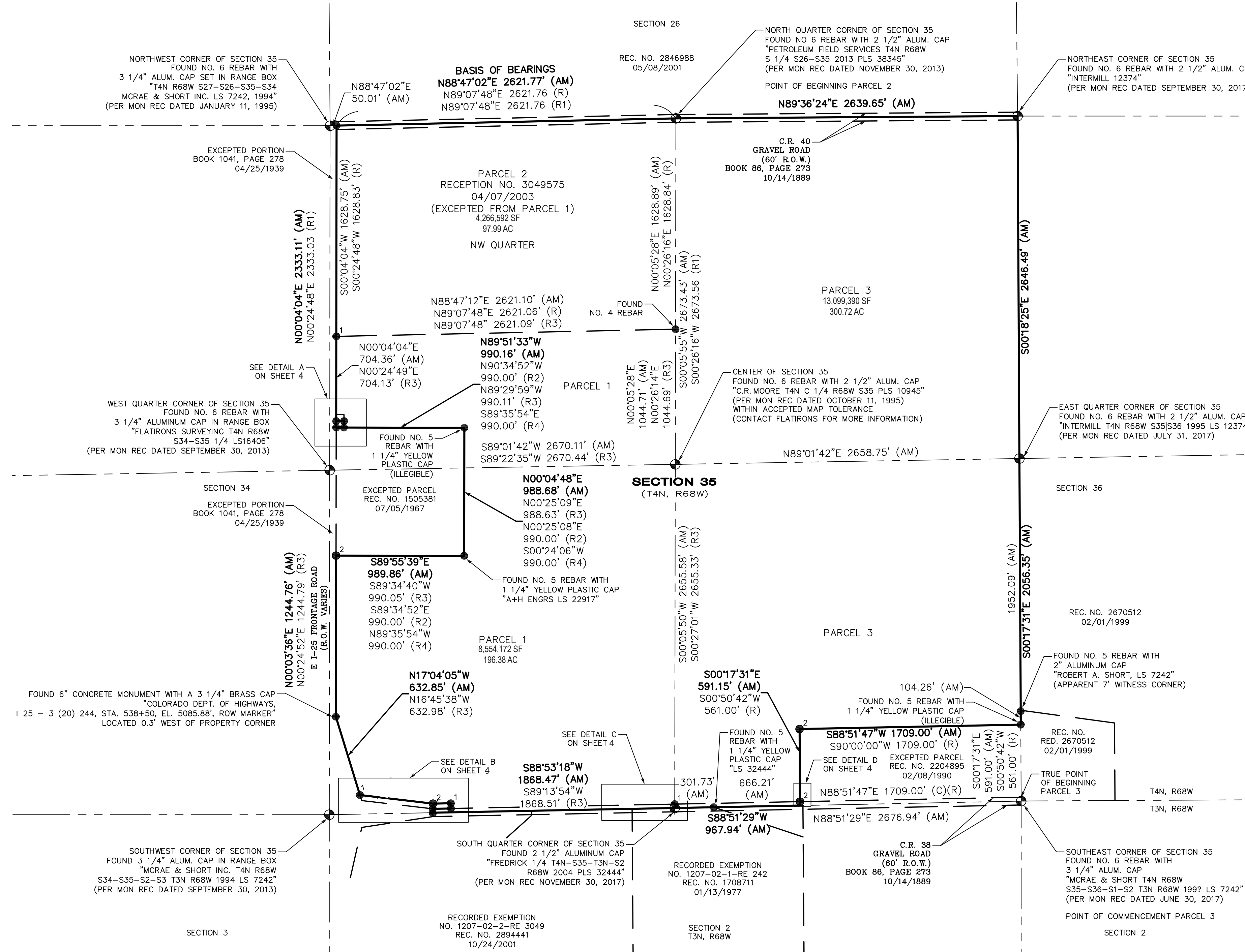
### Boundary Closure Report

|                     |                  |
|---------------------|------------------|
| Course: N88°47'02"E | Length: 2621.77' |
| Course: N89°36'24"E | Length: 2639.65' |
| Course: S00°18'25"E | Length: 2646.49' |
| Course: S00°17'31"E | Length: 2056.35' |
| Course: S88°51'47"W | Length: 1709.00' |
| Course: S00°17'31"E | Length: 591.15'  |
| Course: S88°51'29"W | Length: 967.94'  |
| Course: S88°53'18"W | Length: 1868.47' |
| Course: N01°18'49"W | Length: 30.00'   |
| Course: N88°53'18"E | Length: 140.39'  |
| Course: N01°13'04"W | Length: 40.09'   |
| Course: S88°53'05"W | Length: 137.60'  |
| Course: N83°15'09"W | Length: 568.49'  |
| Course: N17°04'05"W | Length: 632.85'  |
| Course: N00°03'36"E | Length: 1244.76' |
| Course: S89°55'39"E | Length: 989.86'  |
| Course: N00°04'48"E | Length: 988.68'  |
| Course: N89°51'33"W | Length: 990.16'  |
| Course: N00°04'04"E | Length: 2333.11' |

Area: 25931610 Sq. Ft.±  
Error Closure: 0.01  
Error North: 0.014

Course: N11°20'42"E  
East: 0.003

Precision 1: 2319681



### Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
  - FOUND 1" BRASS TAG "FLATSURV LS16406"
  - (AM) AS MEASURED AT TIME OF SURVEY
  - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
  - (R) AS PER TITLE COMMITMENT
  - (R1) AS PER REC. NO. 3032236
  - (R2) AS PER REC. NO. 1506784
  - (R3) AS PER REC. NO. 3417604
  - (R4) AS PER REC. NO. 1505381
- 
- CONCRETE
  - EDGE OF ASPHALT
  - GRAVEL
  - FENCE
  - GUARDRAIL
  - SIGN
  - DECIDUOUS TREE
  - WATER MANHOLE
  - WATER VALVE
  - WATER SPIGOT
  - WELL
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - STORM SEWER LINE
  - TRANSFORMER
  - ELECTRIC METER
  - ELECTRIC RISER
  - ANTENNA
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY WIRE
  - CABLE TV MANHOLE
  - FIBEROPTIC RISER
  - FIBEROPTIC VAULT
  - TELEPHONE MANHOLE
  - TELEPHONE RISER
  - UNIDENTIFIED MANHOLE
  - UNIDENTIFIED VAULT
  - UNIDENTIFIED VALVE
  - POST
  - CONC. CONCRETE

ISSUE DATE: \_\_\_\_\_

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PROJECT NUMBER: 5629

CONTEXT MAP

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3 OF 24



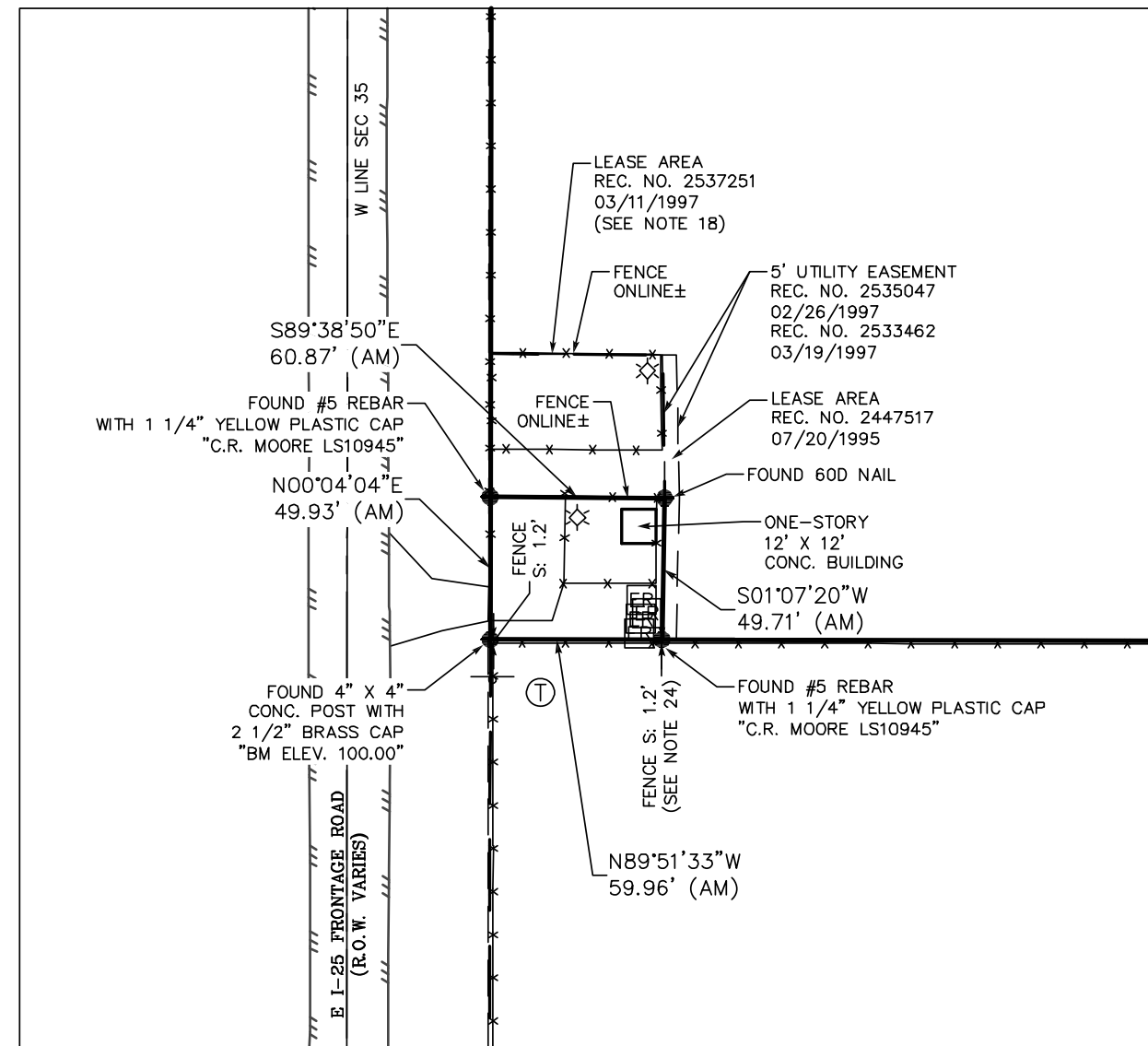
# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
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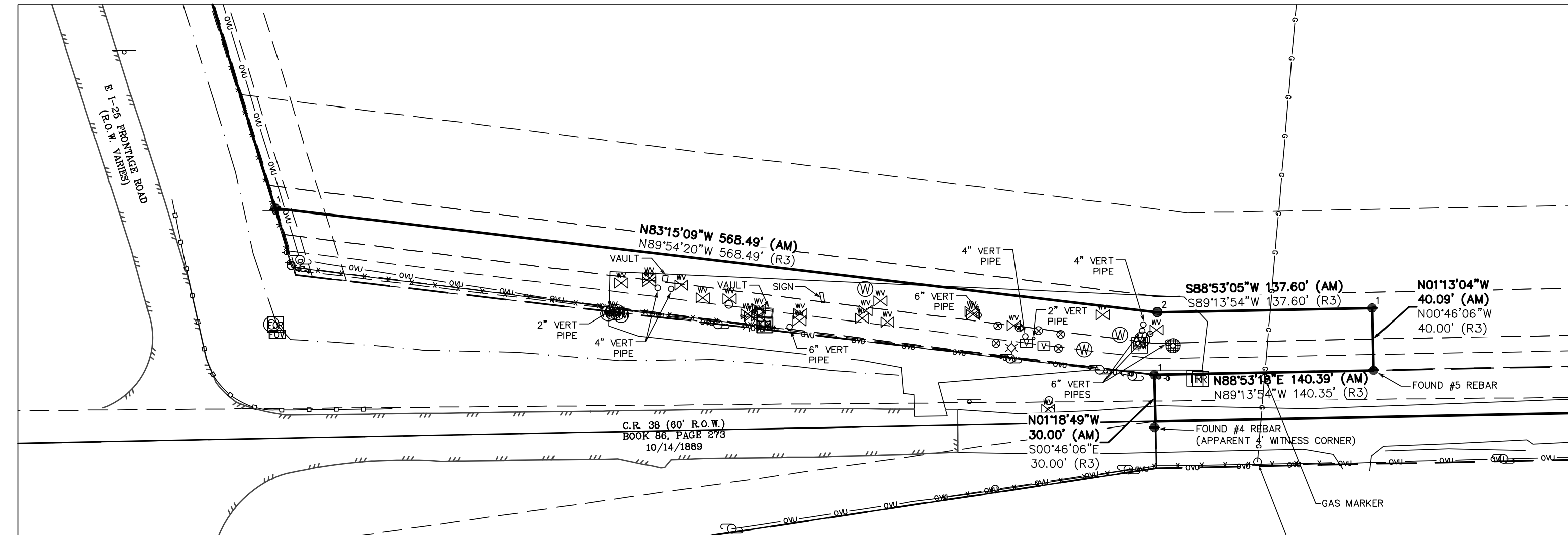
## TURION SOUTH PLANNED UNIT DEVELOPMENT

Town of Mead, CO

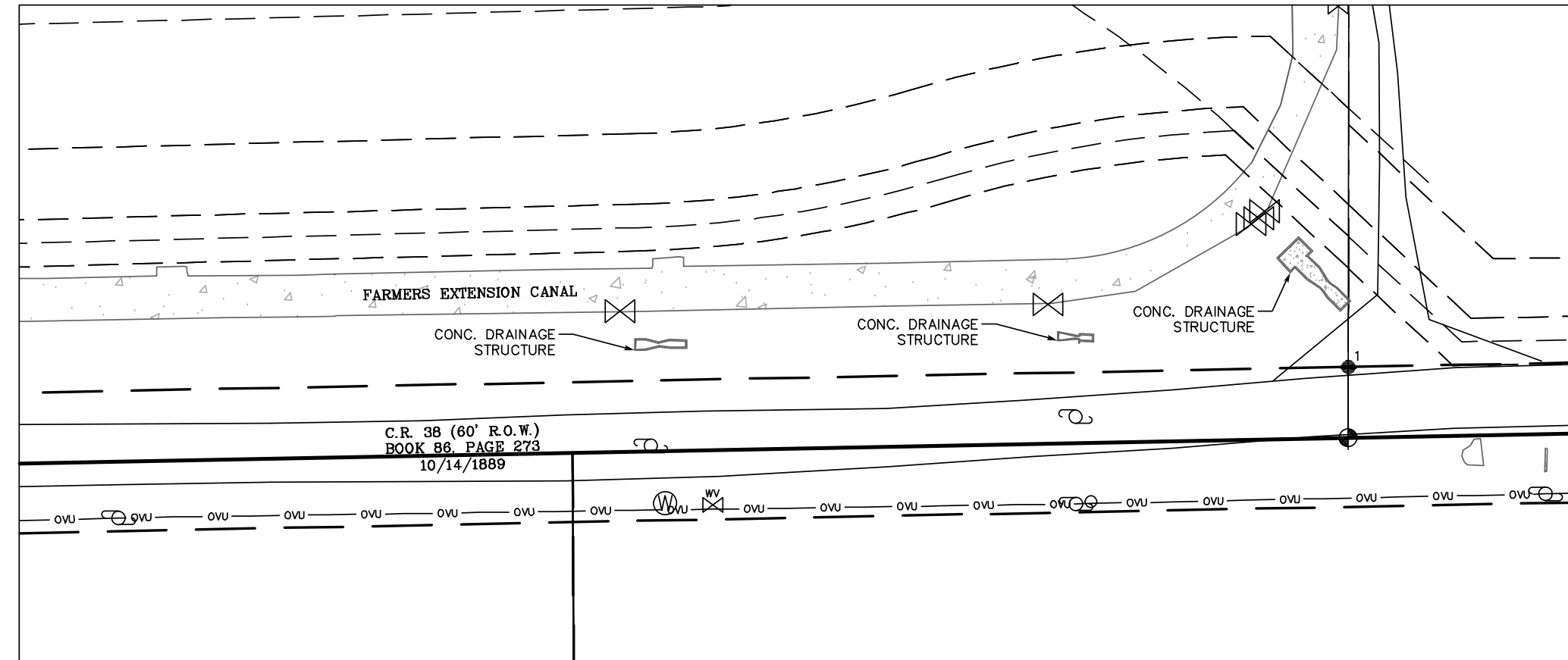
DETAIL A: WESTERN EDGE



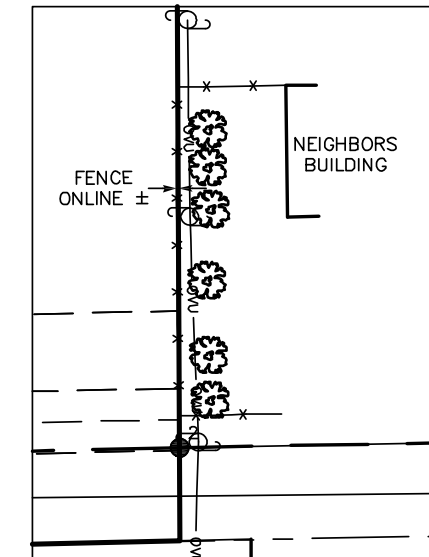
DETAIL B: SOUTHWESTERN EDGE



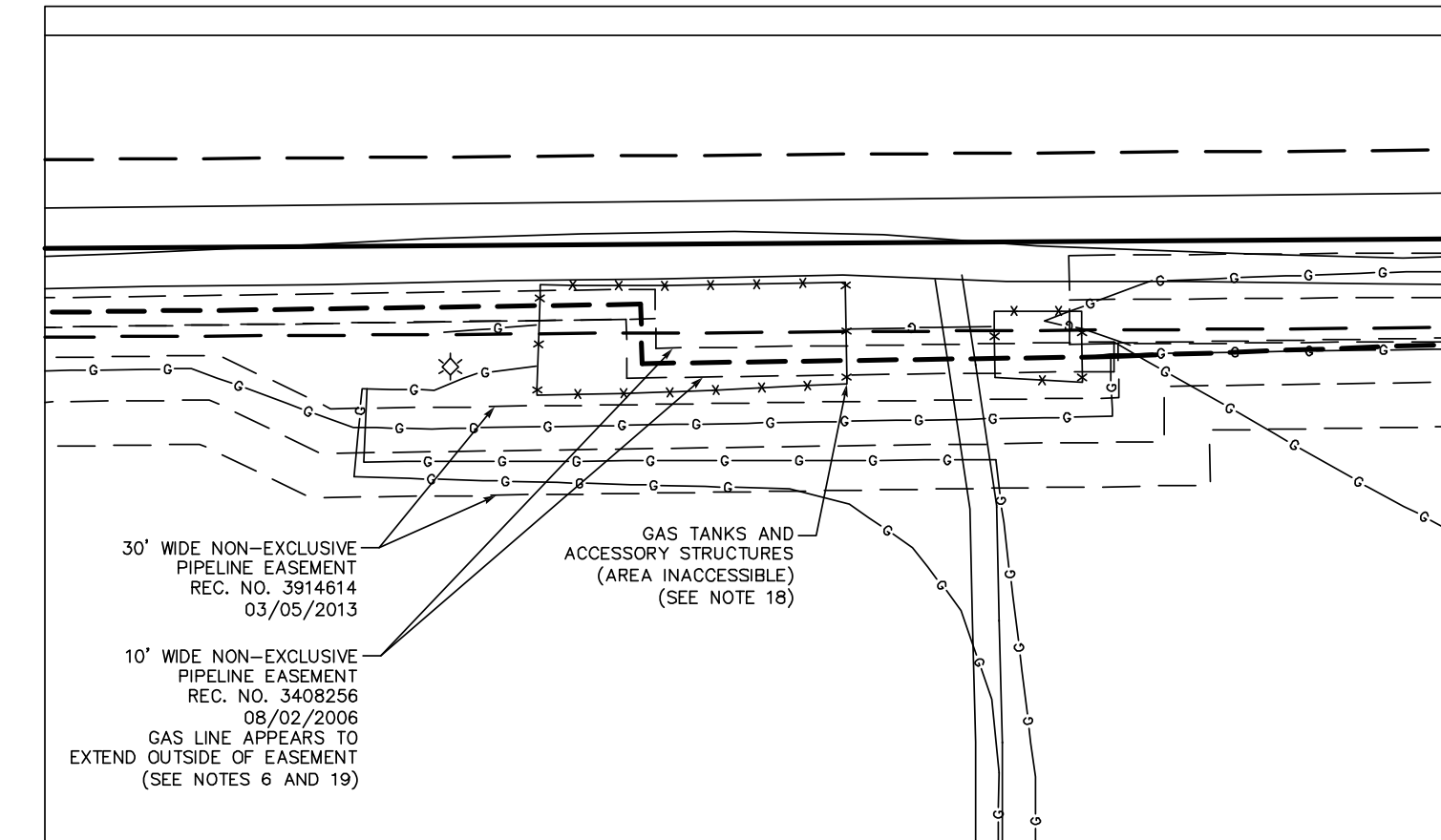
DETAIL C: SOUTHERN EDGE



DETAIL D: SOUTHERN EDGE



DETAIL E: SOUTHERN EDGE



- Legend
- FOUND ALIQUOT MONUMENT AS DESCRIBED
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- FOUND 1/2" ALUMINUM CAP "FLATIRON SURV 16406"
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- TELEPHONE MANHOLE
- TELEPHONE RISER
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED VAULT
- UNIDENTIFIED VALVE
- POST
- CONC.
- CONCRETE

**Notes**

1. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N88°47'02"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 16406" AND THE NORTH QUARTER CORNER OF SAID SECTION 35 BEING A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP "PETROLEUM FIELD SERVICES TAN R68W S 1/4 S26-S36 2013 PLS 3B345" AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
3. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
4. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
5. DATES OF FIELDWORK: SEPTEMBER 30, 2019 (CREW CHIEF T. FENDICK), FEBRUARY 27 - MARCH 21, 2008 (CREW CHIEF T. FENDICK)
6. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 25,931,610 SQ. FT. OR 595.31 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).

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CONTEXT MAP

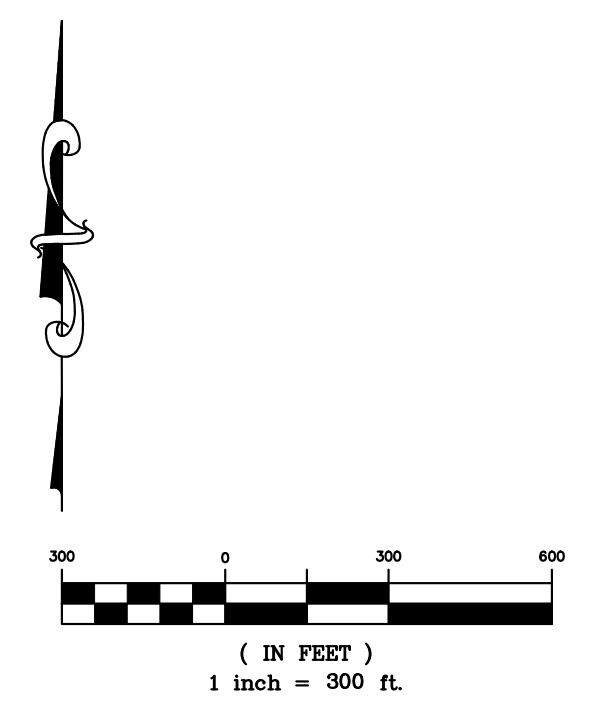
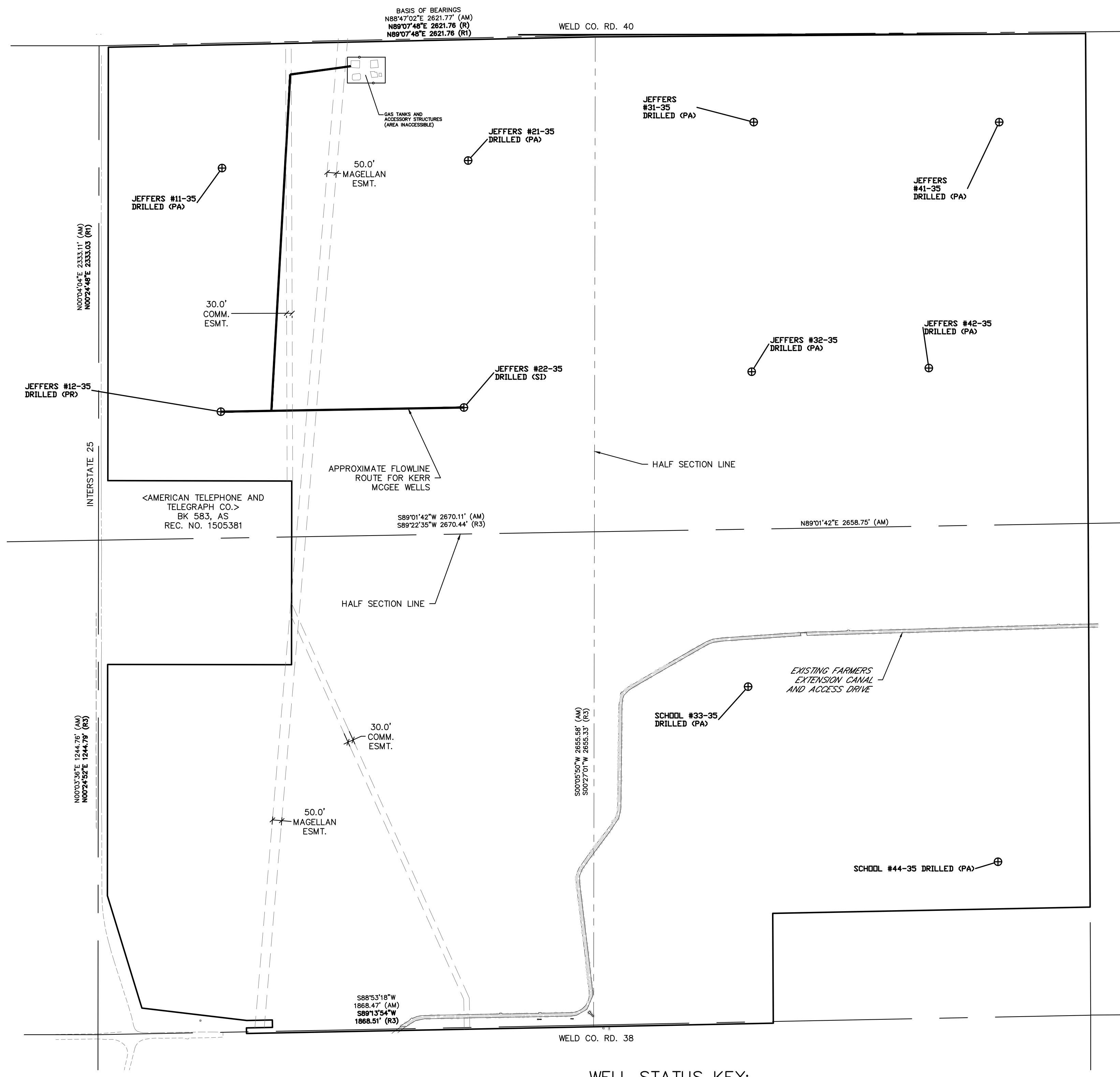
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4 OF 24

# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO  
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**TURION SOUTH  
 PLANNED UNIT DEVELOPMENT**  
 Town of Mead, CO



ISSUE DATE: \_\_\_\_\_

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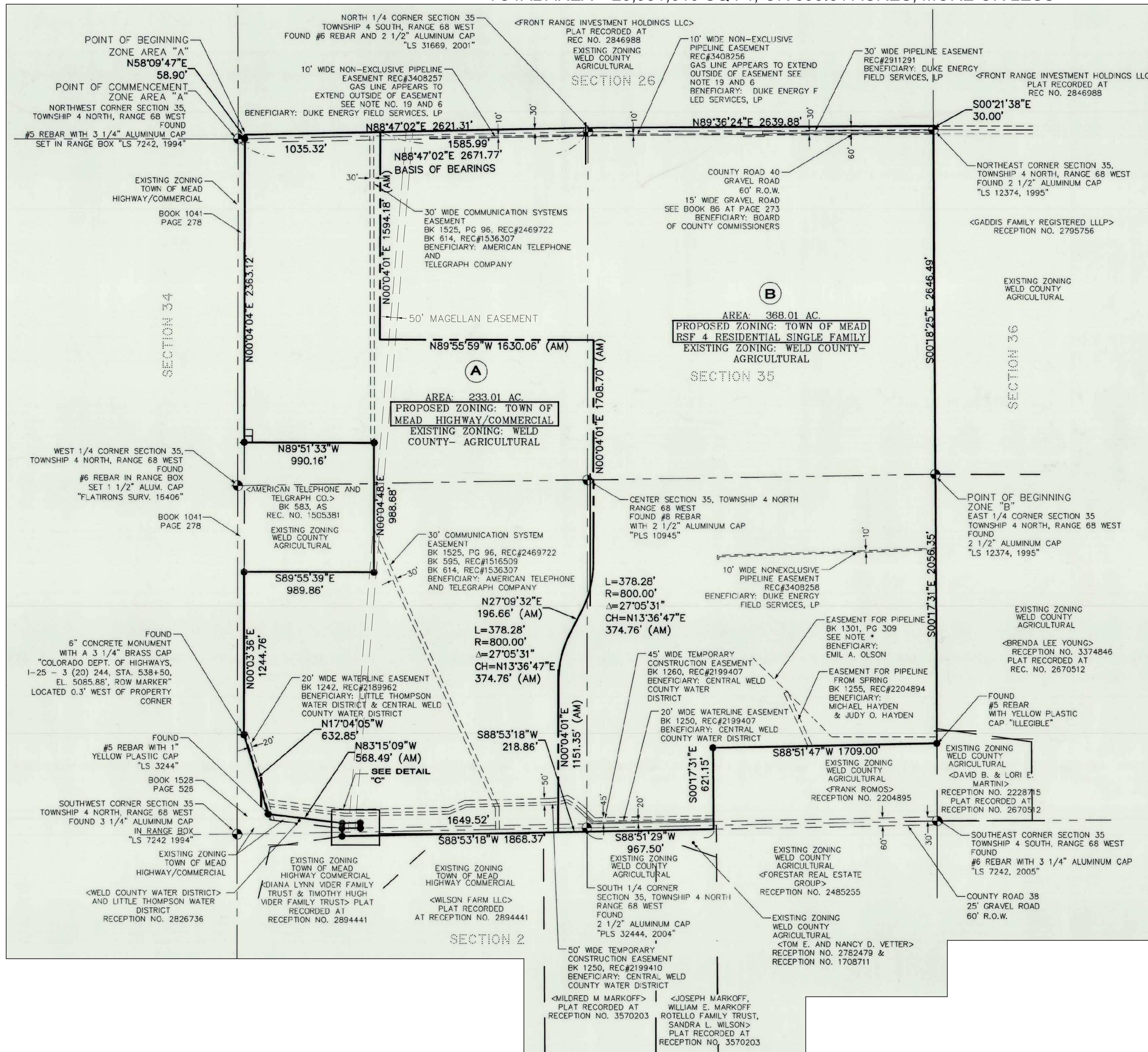
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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
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## TURION SOUTH PLANNED UNIT DEVELOPMENT Town of Mead, CO

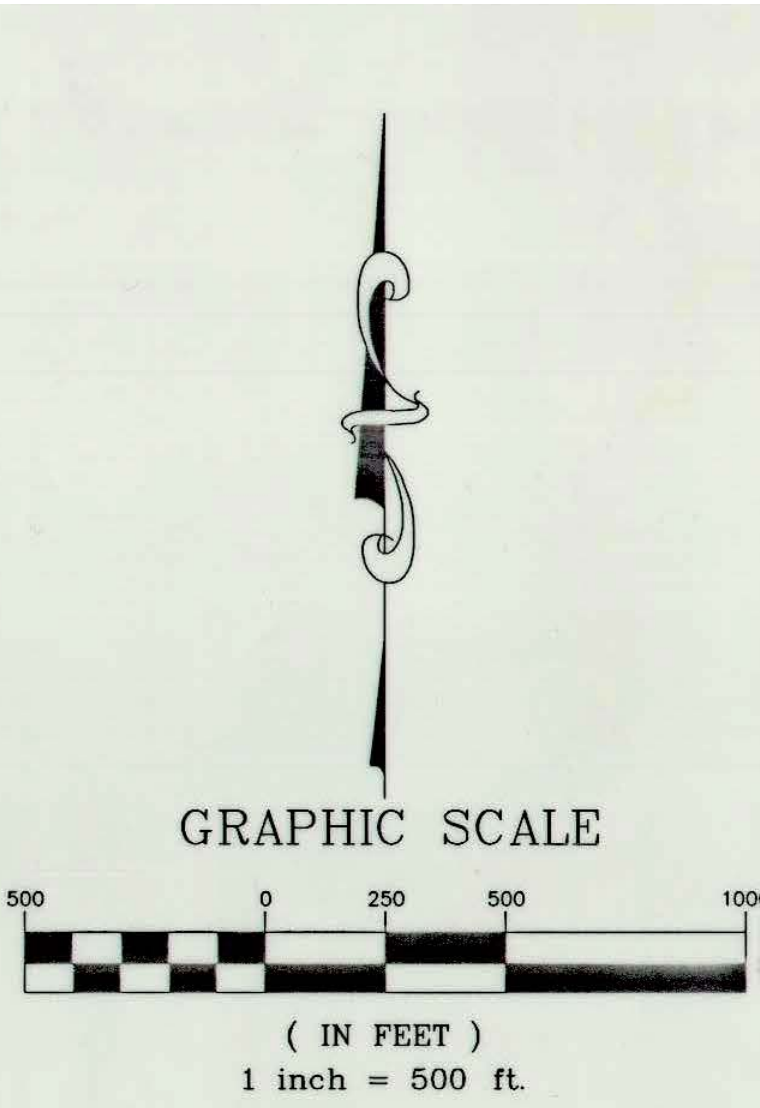


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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

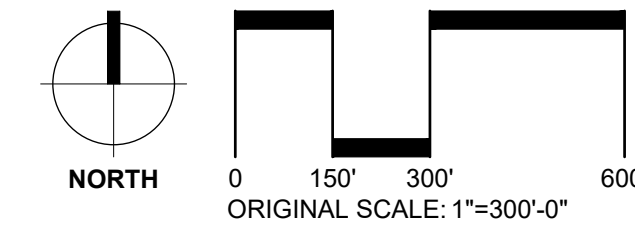
A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
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## TURION SOUTH PLANNED UNIT DEVELOPMENT Town of Mead, CO

LEGEND:



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PROJECT NUMBER: 5829

REQUESTED  
ZONING MAP

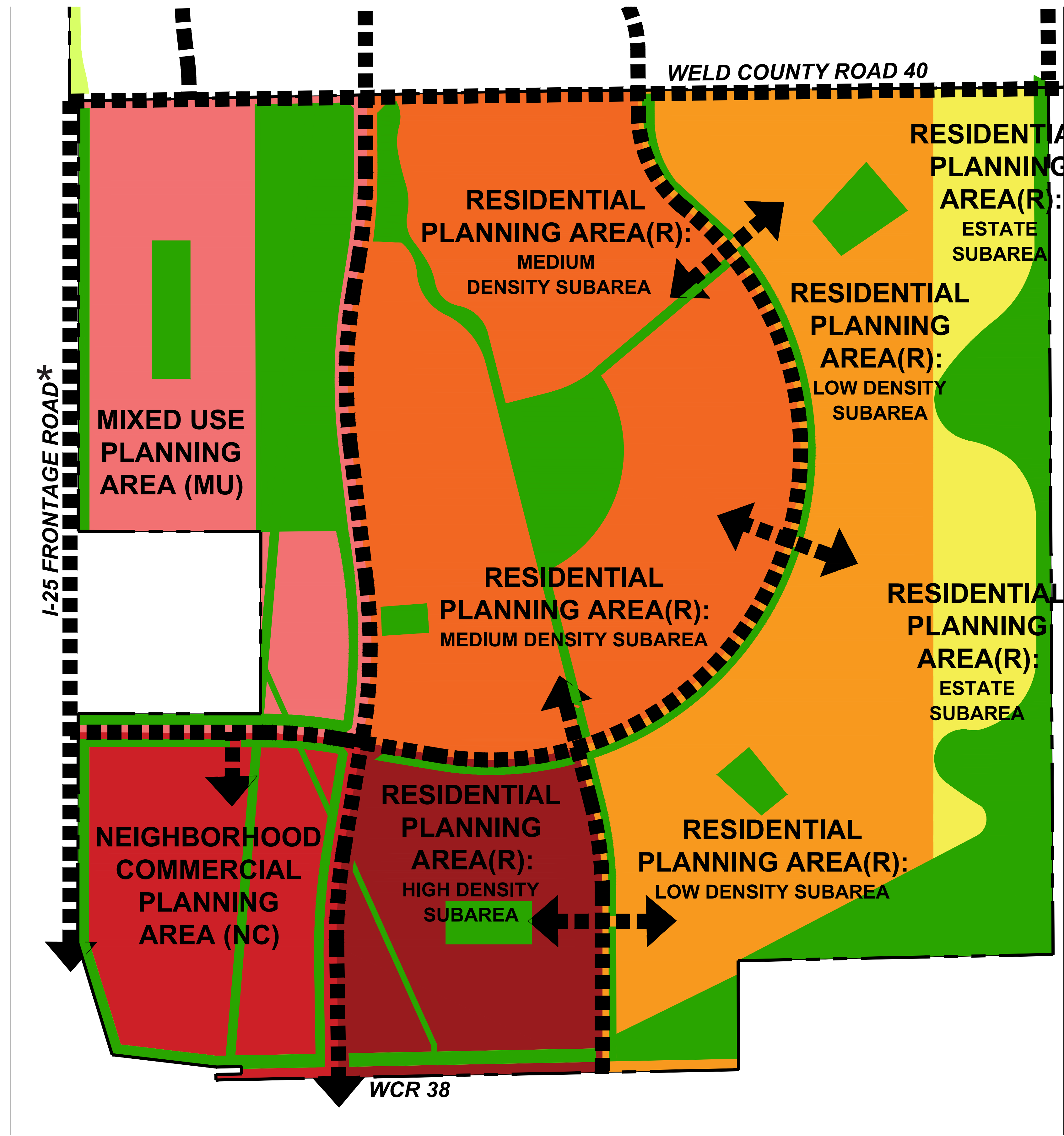
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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO  
 TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS



\*NOTE: ACCESS TO TURION SOUTH SHALL NOT RELY EXCLUSIVELY ON THE FRONTAGE ROAD.

**TABLE 1. MASTER DEVELOPMENT SUMMARY**

| PLANNING AREA                              | MAXIMUM DWELLING UNITS | NON-RESIDENTIAL MAX DENSITY (FAR) | GROSS LAND AREA (AC) | PERCENT OF TOTAL AREA | ESTIMATED PARKS AND OPEN SPACE (AC) |
|--|------------------------|-----------------------------------|----------------------|-----------------------|-------------------------------------|
| RESIDENTIAL PLANNING AREA (R)              | 2100                   | N/A                               | 437.82               | 73.64%                | 77.56 (17.7%)                       |
| NEIGHBORHOOD COMMERCIAL PLANNING AREA (NC) | 250                    | 0.5                               | 58.65                | 9.85%                 | 9.32 (15.9%)                        |
| MIXED-USE PLANNING AREA (MU)               | 250                    | 0.5                               | 98.84                | 16.51%                | 36.71 (37.1%)                       |
| <b>TOTAL</b>                               | <b>2,600</b>           | <b>N/A</b>                        | <b>595.31</b>        | <b>100.00%</b>        | <b>123.59 ac (20.7%)</b>            |

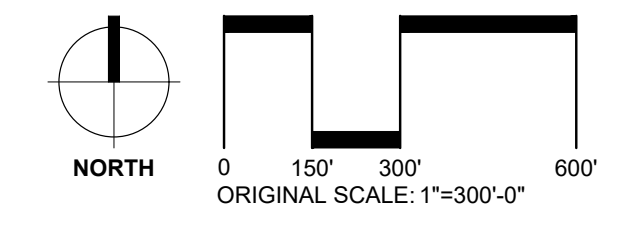
NOTE:  
 1. DWELLING UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS AS A MINOR AMENDMENT IN ACCORDANCE WITH THE APPLICABLE REGULATORY PROCEDURES SO LONG AS THE TOTAL NUMBER OF DWELLING UNITS IN THE PUD DOES NOT EXCEED 2,600 AND THE TRANSFER OF UNITS BETWEEN PLANNING AREAS DOES NOT EXCEED 10% OF THE OVERALL UNIT COUNT.  
 2. OPEN SPACE MAY BE TRANSFERRED BETWEEN PLANNING AREAS AS A MINOR AMENDMENT IN ACCORDANCE WITH THE APPLICABLE REGULATORY PROCEDURES SO LONG AS THE TOTAL OPEN SPACE ACREAGE MEETS THE MINIMUM REQUIREMENT OF 10% OF THE OVERALL GROSS LAND AREA.

**TABLE 2. RESIDENTIAL DENSITY DEVELOPMENT SUMMARY**

| PLANNING AREA & SUBAREA                               | MAXIMUM DWELLING UNITS <sup>1</sup> | NET DEVELOPABLE LAND AREA (AC) | ESTIMATED PARKS AND OPEN SPACE (AC) | MAXIMUM DWELLING UNITS PER NET ACRE | MINIMUM LOT SIZE |
|---|-------------------------------------|--------------------------------|-------------------------------------|-------------------------------------|------------------|
| NEIGHBORHOOD COMMERCIAL PLANNING AREA (NC)            | 250                                 | 49.33                          | 9.32                                | 18                                  | N/A              |
| MIXED-USE PLANNING AREA (MU)                          | 250                                 | 62.13                          | 36.71                               | 18                                  | N/A              |
| RESIDENTIAL PLANNING AREA (R): HIGH DENSITY SUBAREA   | 301                                 | 50.13                          | 5.45                                | 16                                  | N/A              |
| RESIDENTIAL PLANNING AREA (R): MEDIUM DENSITY SUBAREA | 1,763                               | 146.92                         | 19.27                               | 12                                  | 2,800            |
| RESIDENTIAL PLANNING AREA (R): LOW DENSITY SUBAREA    | 754                                 | 125.74                         | 21.33                               | 6                                   | 4,500            |
| RESIDENTIAL PLANNING AREA (R): ESTATE SUBAREA         | 150                                 | 37.47                          | 31.51                               | 4                                   | 7,200            |

NOTE:  
 1. DENSITY TRANSFERS BETWEEN RESIDENTIAL SUBAREAS MAY BE APPROVED AS A MINOR AMENDMENT IN ACCORDANCE WITH THE APPLICABLE REGULATORY PROCEDURES SO LONG AS THE SUBAREA RECEIVING THE DENSITY TRANSFER IS NOT DIRECTLY ADJACENT TO A PLANNING AREA OR RESIDENTIAL SUBAREA THAT HAS PREEXISTING DEVELOPMENT WITHIN IT. IF A DENSITY TRANSFER IS REQUESTED BETWEEN SUBAREAS WHERE THE RECEIVING SUBAREA IS DIRECTLY ADJACENT TO A PLANNING AREA OR RESIDENTIAL SUBAREA WITH PREEXISTING DEVELOPMENT, THEN THE TRANSFER MUST BE APPROVED THROUGH A PUBLIC HEARING.

- LEGEND:**
- MIXED USE PLANNING AREA (MU)
  - NEIGHBORHOOD COMMERCIAL PLANNING AREA (NC)
  - RESIDENTIAL PLANNING AREA (R): HIGH DENSITY SUBAREA
  - RESIDENTIAL PLANNING AREA (R): MEDIUM DENSITY SUBAREA
  - RESIDENTIAL PLANNING AREA (R): LOW DENSITY SUBAREA
  - RESIDENTIAL PLANNING AREA (R): ESTATE SUBAREA
  - PARK & OPEN SPACE



**TURION SOUTH  
 PLANNED UNIT DEVELOPMENT**  
 Town of Mead, CO

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**PUD PLANNING AREA  
 MAP**

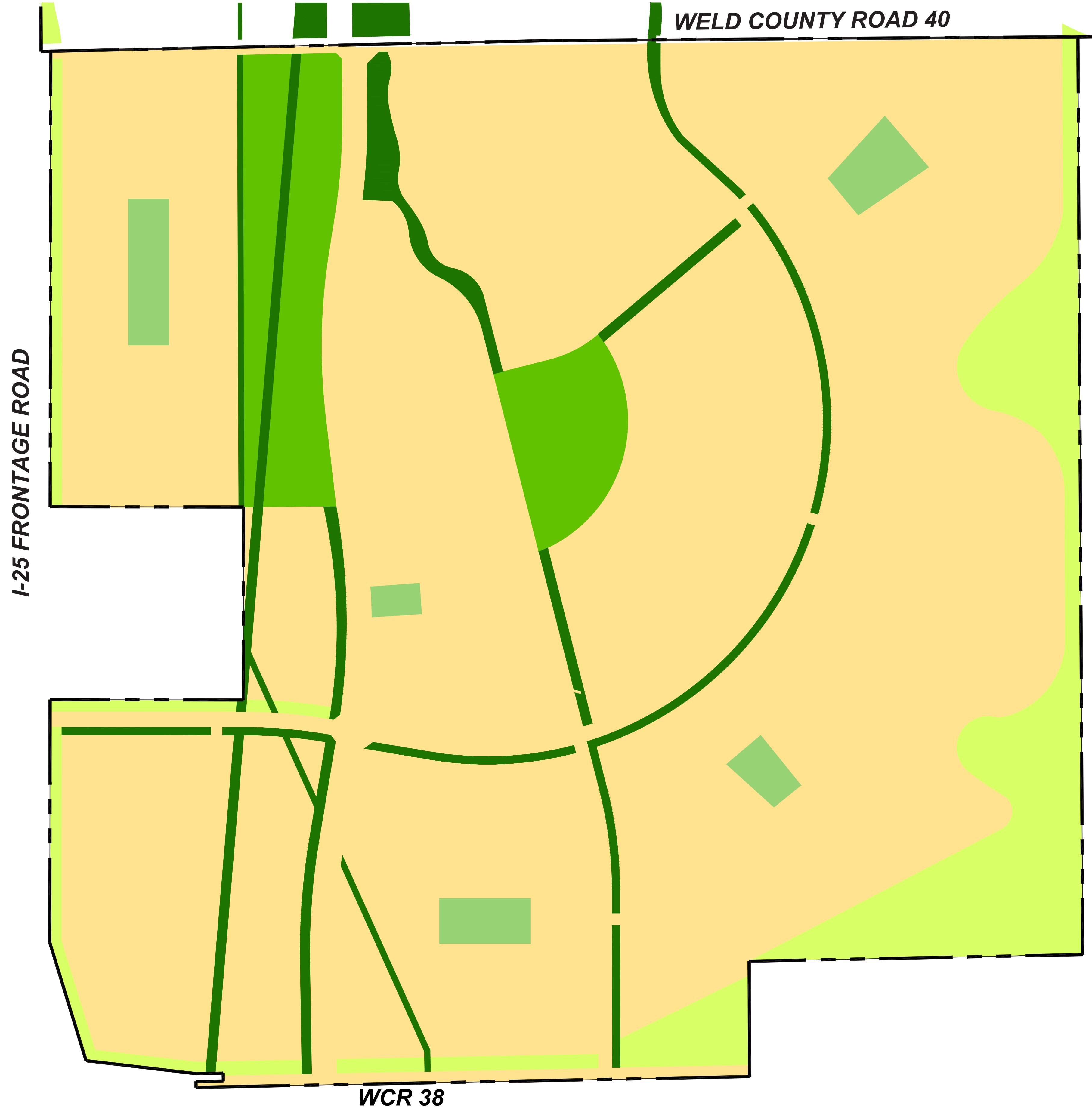
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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

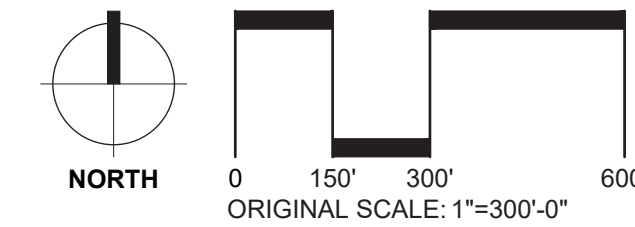
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## TURION SOUTH PLANNED UNIT DEVELOPMENT Town of Mead, CO



LEGEND:

- COMMUNITY PARK
- NEIGHBORHOOD PARK
- LINEAR PARK
- EDGE OPEN SPACE
- DEVELOPMENT



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### CONCEPT PARKS AND OPEN SPACE PLAN

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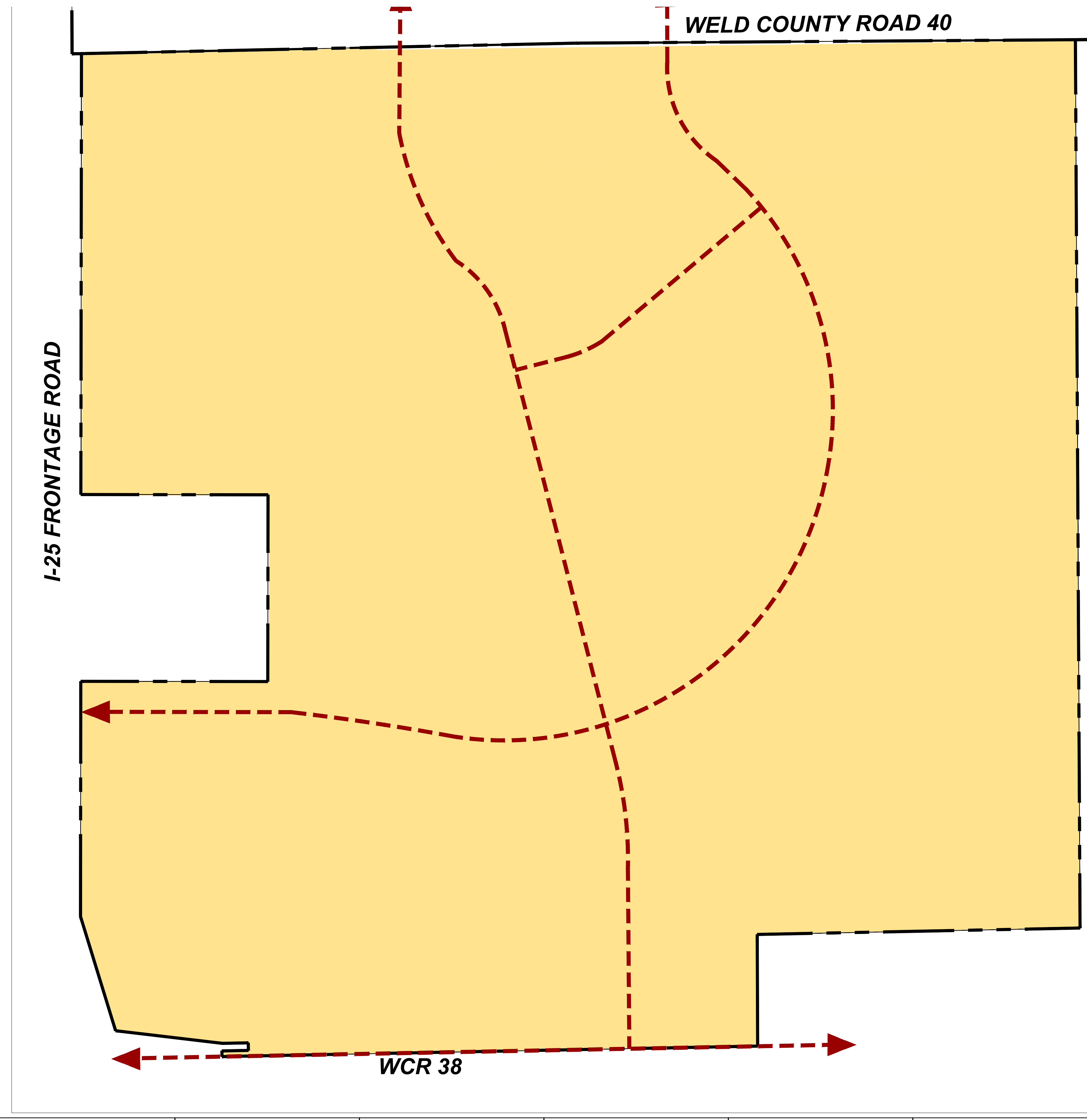
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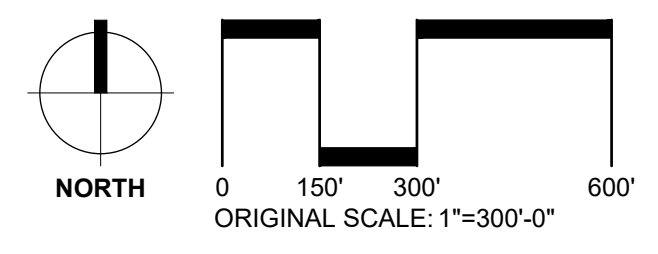
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**TURION SOUTH  
 PLANNED UNIT DEVELOPMENT**  
 Town of Mead, CO



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PROJECT NUMBER: 5829  
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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
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**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

**STATEMENT OF INTENT**

THE PROPERTY IS LOCATED THE ON EASTERN SIDE OF INTERSTATE 25. WELD COUNTY ROAD 40 BOUNDS THE PROPERTY TO THE NORTH, WELD COUNTY ROAD 38 BOUNDS A PORTION OF THE PROPERTY TO THE SOUTH. THE EXISTING I-25 FRONTAGE ROAD IS PLANNED TO REMAIN IN USE TO PROVIDE ACCESS TO WCR 40 AND THE AT&T FACILITY.

THIS APPROXIMATE 595-ACRE PROPERTY IS PROPOSED AS A NEW MASTER PLANNED COMMUNITY TO BE KNOWN AS TURION SOUTH. TURION SOUTH IS PROGRAMMED TO INCLUDE A MIX OF HOUSING OPTIONS, INCLUDING SINGLE-AND MULTI-FAMILY RESIDENTIAL, OPEN SPACE AREAS FOR PARKS AND TRAIL CORRIDORS, AND DEDICATED SPACE FOR NEIGHBORHOOD COMMERCIAL AND RETAIL CENTERS. THE PROPERTY IS LOCATED ON THE HISTORIC HIGH POINT HOMESTEAD THAT PLAYED HOME TO THE EARLY SETTLERS OF THE FRONT RANGE OF NORTHERN COLORADO.

TURION SOUTH SEEKS TO ESTABLISH A NEW STANDARD FOR DEVELOPMENT IN NORTHERN COLORADO. TURION SOUTH IS PLANNED TO EMPHASIZE APPRECIATION FOR THE NATURAL LANDSCAPE AND HISTORY OF THE SITE BY PRESERVING LAND FOR PARKS AND OPEN SPACE AND PROMOTING DEVELOPMENT THAT ENHANCES THE NATURAL LANDSCAPE.

TURION SOUTH INTENDS TO SHOWCASE ITS COMMITMENT TO SUSTAINABILITY THROUGH MULTIPLE METHODS, SUCH AS SUSTAINABLE STORM DRAINAGE AND STORMWATER STRATEGIES, ON-SITE RENEWABLE ENERGY, AGRARIAN PRODUCTION AT MULTIPLE SCALES, EDUCATION FOCUSED ON SUSTAINABLE ELEMENTS WITHIN THE COMMUNITY, AND METHODS TO REDUCE VEHICLE TRIPS AND INCREASE OPPORTUNITIES FOR ALTERNATIVE TRANSPORTATION THROUGHOUT THE PROPERTY.

THE PUD FURTHERS THE GOALS AND POLICIES OF THE TOWN OF MEAD. PROPOSED PLANNING AREAS WITHIN THE PUD ARE CONSISTENT WITH LAND USES ILLUSTRATED IN THE COMPREHENSIVE PLAN. THE PUD SEEKS TO ENCOURAGE HIGH QUALITY DEVELOPMENT WHILE PROMOTING THE HEALTH, SAFETY, ORDER, CONVENIENCE, AND GENERAL WELFARE OF THE RESIDENTS AND FUTURE RESIDENTS OF THE PROPERTY AND REGION.

**PERMITTED USES**

THE FOLLOWING SECTION DETAILS PERMISSIBLE USES WITHIN EACH PLANNING AREA AND THEIR INTENT. WHEN A USE IS NOT SPECIFICALLY IDENTIFIED WITHIN A PARTICULAR PLANNING AREA, SUCH USE SHALL BE EVALUATED IN ACCORDANCE WITH ZONE DISTRICT DEFAULT IDENTIFIED FOR EACH PLANING AREA OR, IF SUCH USE IS NOT IDENTIFIED IN THE APPLICABLE ZONE DISTRICT DEFAULT, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE REGULATORY PROCEDURES.

PERMITTED USES BY PLANNING AREA ARE LISTED IN TABLE 3. USES ARE EITHER USES BY RIGHT ("A"), PERMITTED AS CONDITIONAL USES ("C"), OR NOT ALLOWED ("NA"). USES BY RIGHT AND CONDITIONAL USES ARE ALSO SUBJECT TO THE APPLICABLE DESIGN STANDARDS SET FORTH IN THIS PUD.

**RESIDENTIAL PLANNING AREA**

INTENT: THE RESIDENTIAL PLANNING AREA IS LOCATED EAST OF WCR 9.5. THE RESIDENTIAL PLANNING AREA IS PLANNED TO BE THE PRIMARY AREA FOR RESIDENTIAL DEVELOPMENT WITHIN THE PUD. THE PLANNING AREA IS PLANNED TO INCLUDE A VARIETY OF LOT SIZES AND FEATURE A MIXTURE OF HOUSING OPTIONS, INCLUDING BUT NOT LIMITED TO DETACHED SINGLE-FAMILY, ATTACHED SINGLE-FAMILY, AND TOWNHOME DWELLING UNITS. RESIDENTIAL HOUSING OPTIONS WITHIN THE PLANNING AREA IS PLANNED TO BE CLUSTERED BY DENSITY, WITH LOWER DENSITY RESIDENTIAL DEVELOPMENT (I.E. SINGLE-FAMILY ATTACHED AND DETACHED HOMES) REMAINING SEPARATE FROM HIGHER DENSITY RESIDENTIAL DEVELOPMENT (I.E., TOWNHOME COMPLEXES).

IN CASES WHERE A DESIRED LAND USE IS NOT STATED IN THE PUD, BUT IS PERMITTED WITHIN THE TOWN'S RSF-4 ZONE DISTRICT FOR THE SINGLE FAMILY SUBAREA, AND THE TOWN'S RMF-14 ZONE DISTRICT FOR THE MULTI-FAMILY SUBAREA AS DEPICTED IN THE PUD PLANNING AREA MAP ON SHEET 6 OF 13, SUCH DESIRED USE WILL BE A PERMITTED USE PURSUANT TO THIS PUD.

THIS AREA MAY ALSO INCLUDE NEIGHBORHOOD RETAIL AND SERVICE USES TO SUPPORT THE RESIDENTIAL POPULATION.

**NEIGHBORHOOD COMMERCIAL PLANNING AREA**

INTENT: THE NEIGHBORHOOD COMMERCIAL PLANNING AREA IS LOCATED IN THE SOUTHWESTERN PORTION OF THE PUD, WEST OF WCR 9.5. THE NEIGHBORHOOD COMMERCIAL PLANNING AREA IS INTENDED TO BE THE LOCATION OF COMMUNITY SERVING STRIP-STYLE, MIXED-USE, AND PAD SITE COMMERCIAL AND RETAIL SPACE. IN CASES WHERE A DESIRED LAND USE IS NOT STATED IN THE PUD, BUT IS PERMITTED WITHIN THE TOWN'S HC (HIGHWAY COMMERCIAL) ZONE DISTRICT, SUCH DESIRED USE WILL BE A PERMITTED USE PURSUANT TO THIS PUD.

**MIXED-USE PLANNING AREA**

INTENT: THE MIXED-USE PLANNING AREA IS ALONG THE WESTERN PORTION OF THE OF THE PUD, WEST OF WCR 9.5. THE MIXED-USE PLANNING AREA IS THE MOST FLEXIBLE USE AREA IN THE PUD AND IS PLANNED TO CONTAIN THE WIDEST VARIETY OF USES THAT MAY BE DEVELOPED. THE MIXED-USE PLANNING AREA HAS GREAT VISIBILITY FROM INTERSTATE 25 AND IS PLANNED TO BE THE PRIMARY LOCATION FOR COMMERCIAL, RETAIL, OFFICE, AND INDUSTRIAL USES.

IN CASES WHERE A DESIRED LAND USE IS NOT STATED IN THE PUD, BUT IS PERMITTED WITHIN THE DMU (DOWNTOWN MIXED-USE) ZONE DISTRICT, SUCH DESIRED USE WILL BE A PERMITTED USE PURSUANT TO THIS PUD.

**Table 3. Allowable Uses by Planning Area**

| USE CLASSIFICATION                          | SPECIFIC USE TYPE  | USES ALLOWED BY PLANNING AREA                            |    |    |
|---|--|--|----|----|
|   |  | A = USE BY RIGHT NA = NOT ALLOWED<br>C = CONDITIONAL USE |    |    |
|   |  | NC   | MU | R  |
| <b>AGRICULTURE USE</b>                      |  |  |    |    |
| Agriculture                                 | Crop production, pasture grazing land, and ranching                              | A  | A  | A  |
| Agriculture Services                        | Feed Store   | C  | C  | NA |
| Nursery                                     | Greenhouse/nursery with retail sales   | A  | A  | C  |
|   | Greenhouse/nursery without retail sales  | NA   | C  | NA |
| <b>RESIDENTIAL USE</b>                      |  |  |    |    |
| Household Living                            | Single family detached dwelling  | NA   | NA | A  |
|   | Single family attached dwelling (townhomes)                                      | NA   | A  | A  |
|   | Ancillary dwelling unit  | NA   | A  | A  |
|   | Two family dwelling  | NA   | A  | A  |
|   | Live/work unit   | NA   | A  | A  |
|   | Multi-family dwellings   | A  | A  | A  |
| <b>COMMERCIAL USE</b>                       |  |  |    |    |
| Adult Business                              |  | NA   | NA | NA |
| Animal Services                             | Animal boarding (kennels) and training   | NA   | C  | NA |
|   | Veterinary office and small animal clinic (indoor use only)                      | A  | A  | NA |
|   | Veterinary office and small animal clinic (with outdoor use)                     | NA   | A  | NA |
| Building Materials & Services (Retail)      | Landscape equipment, hardscape materials   | NA   | C  | NA |
|   | Home improvement retailer, hardware store  | A  | A  | C  |
|   | All others*  | C  | C  | C  |
| Business Services                           | Shipping service   | A  | A  | NA |
|   | Print shops  | A  | A  | NA |
|   | All others*  | C  | C  | NA |
| Catering Services                           |  | A  | A  | NA |
| Eating & Drinking Establishments            | Restaurant (indoor or outdoor)   | A  | A  | A  |
|   | Bar, tavern  | A  | A  | NA |
|   | Nightclub  | A  | A  | NA |
|   | Fast food restaurant without drive through                                       | A  | A  | A  |
|   | Fast food restaurant with drive through  | A  | A  | NA |
| Financial Institutions                      | With drive through   | A  | A  | NA |
|   | With no drive through  | A  | A  | NA |
|   | Convenience store  | A  | A  | A  |
| Food & Beverage Sales                       | Convenience store (with fuel sales)  | A  | A  | NA |
|   | Grocery store (greater than 25,000 sf)   | A  | A  | C  |
|   | All others (e.g., delicatessen, retail bakery, specialty food market)            | A  | A  | A  |
| Funeral and Interment Services              | Funeral home and mortuary  | A  | A  | NA |
| Offices                                     | Business or professional (including medical/dental office/clinic)                | A  | A  | A  |
| Personal Services                           | Salon (including barber Shop)  | A  | A  | A  |
|   | Instructional services, studio   | A  | A  | A  |
|   | Spa (beauty and day)   | A  | A  | A  |
|   | All other*   | A  | A  | A  |
| Recording Studio, Radio, T.V. Studio        |  | A  | A  | NA |
|   | Health clubs   | A  | A  | A  |
| Recreation or Amusement Facilities, Private | Entertainment facility (e.g. billiard and game room)                             | A  | A  | A  |
|   | Indoor recreation facility (e.g. bowling alley, swimming pool, ice skating rink) | A  | A  | A  |
|   | Outdoor recreation facility (e.g. playing field, swimming pool, skating rink)    | A  | A  | A  |
| Repair Services (Not Including Vehicles)    | Furniture and major household appliance repair                                   | A  | A  | NA |
|   | All other*   | A  | A  | C  |
| Retail Establishments                       | Artisan and photography studios and galleries                                    | A  | A  | A  |
|   | Pawn shop  | C  | C  | NA |
|   | Outdoor retail display and sales   | C  | C  | NA |
|   | Other Retail establishments  | A  | A  | A  |

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PROJECT NUMBER: 5829

**DEVELOPMENT  
STANDARDS**

SHEET NUMBER

11 OF 24



# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

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**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

| USE CLASSIFICATION                                     | SPECIFIC USE TYPE   | USES ALLOWED BY PLANNING AREA                            |    |    |
|--|---|--|----|----|
|  |   | A = USE BY RIGHT NA = NOT ALLOWED<br>C = CONDITIONAL USE |    |    |
|  |   | NC   | MU | R  |
| Telecommunications Facilities**                        | Freestanding tower  | A  | A  | C  |
|  | Radio & television transmission tower   | C  | C  | NA |
|  | Other facility*   | C  | C  | C  |
| Vehicle/Equipment Sales and Services                   | Automobile rental   | C  | C  | NA |
|  | Automobile washing facility   | A  | A  | NA |
|  | Motor vehicle dealer/sales, new and used (includes automobile and motorcycle / scooter sales)   | A  | A  | NA |
|  | Motor vehicle accessory dealer/sales, new and used (includes RVs, trailers, mobile homes)   | C  | C  | NA |
|  | Service stations (minor repairs included)   | A  | A  | NA |
|  | Vehicle storage (Operable vehicles only)  | NA   | C  | NA |
|  | Major vehicle/equipment repair  | C  | C  | NA |
|  | Minor vehicle repair (includes minor repair where vehicles are not stored in an inoperable condition)                                       | A  | A  | NA |
|  | Vehicle/equipment sales and rentals (other than motor vehicles)   | C  | C  | NA |
|  | Bed and breakfast establishment   | A  | A  | A  |
| Visitor Accommodations                                 | Hotel / motel (including extended stay accommodation)   | A  | A  | NA |
|  | Hotel with conference and convention accommodations   | A  | A  | NA |
| Warehousing & Distribution                             | Mini-storage and warehouse  | NA   | NA | NA |
|  | Warehouse with distribution   | NA   | C  | NA |
|  | Retail sales in conjunction with warehouse establishment  | NA   | A  | NA |
|  | All others*   | C  | C  | C  |
| Wholesale Establishments (Including Accessory Offices) | Bakery  | A  | A  | C  |
|  | Retail sales in conjunction with wholesaling  | C  | C  | C  |
|  | Wholesaling, including stock  | NA   | C  | C  |
| <b>INDUSTRIAL USES</b>                                 |   |  |    |    |
| Industry   | Concrete products production  | NA   | NA | NA |
|  | Custom crafts (such as ceramics, furniture making and stained-glass production)   | NA   | C  | NA |
|  | General machine shops   | NA   | C  | NA |
|  | Light trade and technical uses  | NA   | A  | NA |
|  | Meat processing plant   | NA   | NA | NA |
|  | Primary manufacturing   | NA   | NA | NA |
|  | Publishing plant  | NA   | NA | NA |
|  | Research and development  | NA   | A  | NA |
|  | Secondary manufacturing, processing, and fabrication  | NA   | NA | NA |
|  | Soil amendments packaging and processing such as peat moss, topsoil, and composted manure; but excluding raw manure or chemical fertilizers | NA   | NA | NA |
| Outdoor Storage  | Contractor with outdoor storage   | NA   | A  | NA |
| Resource Extraction                                    | Subsurface extraction (including utilities and natural gas)   | C  | C  | C  |
|  | Surface extraction (mining)   | NA   | NA | NA |
| Waste-Related Uses                                     | Commercial trash removal companies without trash storage or trash transfer operation  | NA   | NA | NA |
| <b>PUBLIC, INSTITUTIONAL, &amp; CIVIC USES</b>         |   |  |    |    |
| Ambulance Services                                     |   | A  | A  | NA |
| Emergency Services                                     | Public safety and emergency facilities (police, fire)   | A  | A  | NA |
| Cemeteries   |   | NA   | A  | C  |
| Clubs and Lodges                                       | Club or lodge   | A  | A  | NA |
|  | Gun club  | NA   | NA | NA |
| Community Services                                     | Farmers market (open-air)   | A  | A  | C  |
|  | Events center   | A  | A  | C  |
|  | Cultural assembly hall or exhibition facilities   | A  | A  | C  |
|  | Day Care Center, Adult or Child   | A  | A  | C  |

| USE CLASSIFICATION                      | SPECIFIC USE TYPE  | USES ALLOWED BY PLANNING AREA                            |    |    |
|---|--|--|----|----|
|   |  | A = USE BY RIGHT NA = NOT ALLOWED<br>C = CONDITIONAL USE |    |    |
|   |  | NC   | MU | R  |
| Golf Course                             |  | NA   | A  | A  |
| Heliports/Helistops                     |  | NA   | C  | NA |
| Hospitals                               | Long-term care facilities  | A  | A  | C  |
|   | Hospitals  | A  | A  | NA |
| Open Lands, Parks, Trails and Buildings | (Public or private)  | A  | A  | A  |
| Religious Institutions                  | Places of worship or assembly  | NA   | A  | A  |
|   | Elementary and secondary education schools                                     | NA   | A  | A  |
| Schools (Public or Private)             | Private business, trade and vocation schools                                   | NA   | A  | A  |
|   | Post-secondary colleges and universities                                       | NA   | A  | A  |
|   | Schools of special instruction   | NA   | A  | A  |
| Transportation Facilities               | Public automobile park'n ride (Commuter) lots                                  | A  | A  | NA |
|   | Passenger terminal   | A  | A  | NA |
|   | Private automobile parking lots or parking garages as a principal use          | A  | A  | NA |
|   | Public utilities, major  | C  | C  | C  |
| Utilities                               | Overhead electric transmission lines and distribution feeder lines over 115 KV | C  | C  | C  |
|   | Public utilities, minor  | A  | A  | A  |
|   | Renewable energy production (wind, solar, geo-thermal, etc.)                   | A  | A  | NA |
| Zoos, Arboretum, Botanical Gardens      |  | NA   | A  | C  |

\*The permissibility uses categorized as "all other" shall be determined by the default zone district identified for each Planning Area.  
\*\*Subject to special review pursuant to Article IX of Chapter 16 of the Mead Municipal Code.

## GENERAL DESIGN STANDARDS

### 1.0 ROADWAYS

#### 1.1 ROAD HIERARCHY

- THE FOLLOWING CRITERIA ADDRESS BASIC PLANNING CONCEPTS FOR ARRANGING AND DESIGNING ARTERIAL STREETS, COLLECTOR STREETS, AND LOCAL STREETS:
  - ARTERIAL STREETS ARE PLANNED TO PROVIDE ACCESS THROUGH THE DEVELOPMENT AND CONNECT DIRECTLY WITH THE PRIMARY PERIMETER ROADWAYS SERVING THE SURROUNDING AREA, INCLUDING WELD COUNTY ROAD 38, WELD COUNTY ROAD 40, AND INTERSTATE 25. ARTERIAL STREETS WILL BE DESIGNED AS DIVIDED OR UNDIVIDED, AND FEATURE STREETSCAPE AND PRIMARY COMMUNITY POINTS OF ACCESS.
  - COLLECTOR STREETS ARE PLANNED TO PROVIDE DIRECT ACCESS FROM THE ARTERIAL STREETS TO RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PARCELS AND CONNECT WITH THE PERIMETER ROADWAYS AND OTHER INTERNAL ROADWAYS WITHIN THE DEVELOPMENT. COLLECTOR STREETS MAY FEATURE SECONDARY ENTRYWAYS WHERE THEY CONNECT WITH THE PERIMETER ROADWAYS. COLLECTOR STREETS MAY BE DESIGNED AS DIVIDED OR UNDIVIDED ROADWAYS, AND WILL FEATURE STREETSCAPE AND ENTRYWAY LANDSCAPING, SIMILAR TO THE ARTERIAL STREETS.
  - LOCAL STREETS ARE PLANNED TO PROVIDE ACCESS TO RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PARCELS AND CAN BE SHARED BY SEVERAL BUILDING SITES/FACILITIES.
- ONLY COLLECTOR STREETS MAY INTERSECT WITH ARTERIAL STREETS. LOCAL STREETS MAY CONNECT TO COLLECTOR STREETS. LOCAL STREETS ARE PLANNED TO NOT CONNECT TO ARTERIAL STREETS UNLESS SUCH CONNECTION CREATES A MORE COHESIVE STREET NETWORK.
- CURB RETURN RADII IS PLANNED TO BE GUIDED BY THE TOWN OF MEAD'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS AS MAY BE AMENDED FROM TIME TO TIME. LARGER TURNING RADII MAY BE REQUIRED FOR TURNING MOVEMENTS AND SMALLER RADII MAY BE REQUIRED TO IMPROVE PEDESTRIAN AND BICYCLE MOBILITY.
- MEDIANS ARE REQUIRED ON ALL 4-LANE ARTERIAL STREETS. MEDIANS REQUESTED WITHIN THIS PUD MAY BE APPROVED IF ADDITIONAL RIGHTS-OF-WAY ARE DEDICATED AND ALL MAINTENANCE IS PLANNED TO BE DONE BY A MAINTENANCE ENTITY OTHER THAN THE TOWN.

### 2.0 SIDEWALKS

#### 2.1 GENERAL STANDARDS

- ALL SIDEWALK AND PEDESTRIAN WALKWAYS MUST CONNECT. EXCEPT IN PARKING AREAS OR IN PHASING OR PROJECT TERMINATION AREAS, NO DEAD-END WALKWAYS ARE PLANNED TO BE PERMITTED.

### 3.0 DRAINAGE

#### 3.1 GENERAL STANDARDS

- GRADING OF MANUFACTURED SLOPES WITHIN THE COMMUNITY SHALL NOT EXCEED A RISE OF 1' FOR A HORIZONTAL DISTANCE OF 3' (MAX 3:1 SLOPES).
- GRADING OF PADS AND DEVELOPMENT SITES SHALL NOT BE LESS THAN 1%.
- THE MAXIMUM ROAD GRADIENT SHALL NOT EXCEED 8%.
- RETAINING WALLS SHALL BE A MAXIMUM OF FOUR (4) FEET IN HEIGHT AND UTILIZE MATERIALS THAT COMPLEMENT THE NATIVE VERNACULAR AND ARCHITECTURE.

### 4.0 OPEN SPACE AND TRAILS

#### 4.1 OPEN SPACE TYPES WITHIN TURION SOUTH WILL BE:

- COMMUNITY PARKS
- NEIGHBORHOOD PARKS
- LINEAR PARKS
- EDGE OPEN SPACES
- POCKET PARKS AND PLAZAS
- TRAILS

#### 4.2 COMMUNITY PARKS

- COMMUNITY PARKS WILL BE SIZED BETWEEN THREE AND TEN ACRES IN SIZE. THE FINAL DESIGN AND SIZING OF COMMUNITY PARKS WILL BE COMPLETED DURING THE PRELIMINARY PLAT PHASE.

- COMMUNITY PARKS WILL BE OPEN TO THE PUBLIC.

- COMMUNITY PARKS SHALL HAVE A MINIMUM DIMENSION OF 150'.

#### 4.3 NEIGHBORHOOD PARKS

- NEIGHBORHOOD PARKS ARE TO BE LOCATED SO THAT EVERY RESIDENT IS WITHIN 1/4 MILE OF A NEIGHBORHOOD PARK RESULTING IN NO MORE THAN A 5-MINUTE WALK FROM THEIR FRONT DOOR TO A NEIGHBORHOOD PARK.

- NEIGHBORHOOD PARKS WILL TYPICALLY BE SIZED BETWEEN ONE AND FIVE ACRES IN SIZE. THE FINAL DESIGN AND SIZING OF NEIGHBORHOOD PARKS WILL BE COMPLETED DURING THE PRELIMINARY PLAT PHASE.

- NEIGHBORHOOD PARKS WILL BE OPEN TO THE PUBLIC.

- NEIGHBORHOOD PARKS SHALL HAVE A MINIMUM DIMENSION OF 60'.

#### 4.4 LINEAR PARKS

- LINEAR PARKS TRAILS AND RECREATION PROGRAMMING AND WILL BE A MINIMUM OF 15' WIDE.

#### 4.5 EDGE OPEN SPACE

- EDGE OPEN SPACE WILL BE A MINIMUM OF 20' WIDE AT THEIR NARROWEST POINTS

#### 4.6 POCKET PARKS / PLAZAS

- POCKET PARKS WILL HAVE A MINIMUM DIMENSION OF 40'.
- PLAZAS WILL HAVE A MINIMUM DIMENSION OF 30'.

#### 4.7 TRAILS

- TRAILS ARE TO BE BUFFERED FROM VEHICULAR TRAFFIC WITH A MINIMUM BUFFERING DISTANCE OF 10 FEET.

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PROJECT NUMBER: 5629

## DEVELOPMENT STANDARDS

SHEET NUMBER

12 OF 24



# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

TURION SOUTH  
PLANNED UNIT DEVELOPMENT  
Town of Mead, CO

## 5.0 LANDSCAPING

### 5.1 GENERAL STANDARDS

- TREES SHALL BE PLANTED IN NON-RESIDENTIAL AREAS PER THE FOLLOWING
  - 1 TREE FOR EVERY 40 LINEAL FEET OF PARCEL FRONTAGE.
  - EXACT LOCATIONS AND SPACINGS MAY BE ADJUSTED TO SUPPORT PATTERNS OF USE, WINDOWS, VIEWS, AND CIRCULATION AS LONG AS THE MINIMUM TREE-PLANTING REQUIREMENT IS MET.
  - CANOPY SHADE TREES SHALL CONSTITUTE AT LEAST SIXTY-FIVE PERCENT (65%) OF ALL TREE PLANTINGS.

- MULCH SHALL BE ADDED TO ALL PLANTER BEDS AT A MINIMUM DEPTH OF 3" AND COVER ALL PROVIDE 100% COVERAGE OF THE SOIL IN AREAS WHERE SHRUBS AND GROUND COVERS DO NOT EXIST DURING THE TIME OF PLANTING.

### 5.2 SOIL PREPARATION

- MINIMUM REQUIREMENTS FOR SOIL PREPARATION SHALL INCLUDE 3 CUBIC YARDS OF ORGANIC MATERIAL FOR 1000 SQUARE FEET OF EXISTING SOIL TILLED TO A MINIMUM DEPTH OF 6 INCHES.
- TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ONE-THIRD EXISTING SITE SOIL, ONE-THIRD TOPSOIL AND ONE-THIRD ORGANIC MATTER.

### 5.3 XERISCAPE REQUIREMENTS

- AT LEAST 70% OF THE PROPOSED PLANT MATERIAL MUST BE DROUGHT TOLERANT / LOW WATER PLANTING.

### 5.4 IRRIGATION DESIGN

- LANDSCAPING (EXCEPT NATURAL AREAS AND OTHER SIMILAR AREAS) SHALL BE IRRIGATED USING AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- LANDSCAPE AREAS WITHOUT AN IRRIGATION SYSTEM AND BEARING LIVE PLANT MATERIAL WILL REQUIRE TEMPORARY IRRIGATION UNTIL THE PLANTS ARE ESTABLISHED AND A RELIABLE WATER SOURCE SUFFICIENT TO SUSTAIN PLANT LIFE IS PROVIDED.
- IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING CRITERIA:
  - AN AUTOMATIC CONTROLLER SHALL ACTIVATE THE SYSTEM.
  - THE SYSTEM SHALL PROVIDE HEAD-TO HEAD COVERAGE TO ALL LANDSCAPED AREAS.
  - THE SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, STREETS AND PARKING AREAS.
  - ALL SYSTEMS SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE.

### 5.5 PARKING LOT LANDSCAPING

- AREAS WITHIN THE PERIMETER OF PARKING LOTS SHALL BE LANDSCAPED TO MINIMIZE THE FEELING OF EXPANSIVE HARD SURFACED AREAS, TO IMPROVE THE PARKING LOT APPEARANCE AND TO REDUCE HEAT BUILD-UP. THE LANDSCAPE DESIGN OF THE AREAS SHALL ALLOW FOR PLANT AERATION AND EFFICIENT TRAFFIC MOVEMENT.
- INTERIOR ROWS OF PARKING SPACES IN LARGE PARKING LOTS WILL BE DIVIDED BY LANDSCAPE ISLANDS PARALLEL TO THE PARKING ROWS SO THAT THERE ARE NO MORE THAN (10) CONSECUTIVE PARKING SPACES WITHOUT A LANDSCAPE MEDIAN.
- LANDSCAPE ISLANDS SHALL HAVE MINIMUM DIMENSIONS OF (9) FEET BY THE LENGTH AND (6) FEET IN WIDTH.
- EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) OVERSTORY/SHADE TREE AT LEAST SIX (6) SHRUBS.
- ALL LANDSCAPING ISLANDS MUST BE DISTINGUISHED BY A CLEAR PHYSICAL BARRIER SUCH AS A 6" RAISED CURB.
- PARKING LOTS SHALL HAVE A LANDSCAPE BUFFER AT LEAST 20' ADJACENT TO ARTERIALS, 15' ADJACENT TO COLLECTORS AND 10' ADJACENT TO LOCAL STREETS.
- PARKING LOT SETBACKS WILL BE LANDSCAPED AT A RATIO OF AT LEAST ONE

(1) TREE AND FIVE (5) SHRUBS FOR EVERY 2,500 SQUARE FEET, EXCEPT THAT BUFFERS ADJACENT TO RESIDENTIAL USES WILL BE LANDSCAPED AT A RATIO OF AT LEAST PROVIDE ONE (1) TREE AND FIVE (5) SHRUBS FOR EVERY 30 LINEAR FEET OF BUFFER.

- BUFFERS MAY BE INTERRUPTED ONLY FOR NECESSARY UTILITY AND OR DRAINAGE FACILITIES AND EASEMENTS, AND PEDESTRIAN AND VEHICLE ACCESS.

### 5.6 LANDSCAPING ON PRIVATE PROPERTY

- SINGLE FAMILY LOTS STANDARDS:
  - FOR EACH LOT AT LEAST FIVE (5) SHRUBS AND (1) TREE OF ONE AND ONE-HALF (1½ ) INCH CALIPER WILL BE PLANTED ON EVERY LOT CONTAINING A ONE-FAMILY DWELLING.
  - FOR CORNER LOTS, AT LEAST ONE (1) TREE SHALL BE REQUIRED FOR EACH STREET. THE TREES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH SIGHT DISTANCES AT DRIVEWAYS.
  - TREES PLANTED IN THE RIGHT OF WAY OF ABUTTING STREETS DO NOT SATISFY THE ABOVE REQUIREMENTS.
  - LANDSCAPING: APPLICATIONS FOR INITIAL REAR YARD LANDSCAPING AND INSTALLATION OF THE SAME ARE REQUIRED TO COMMENCE WITHIN SIX (6) MONTHS BE COMPLETE WITHIN ONE (1) YEAR OF CLOSING ON THE HOME.
  - LANDSCAPE PLANS SHALL DEPICT TYPES AND LOCATIONS OF: FENCING, DECKS, PLAYGROUND AREAS, SOD, SEEDED AREAS, EDGING, RETAINING WALLS, ROCK AREAS, LANDSCAPE TIMBERS, UNDERGROUND, AUTOMATIC IRRIGATION SYSTEMS, SPECIES AND SIZES OF LIVING PLANT MATERIALS, FLOWER BEDS/GARDENS, OTHER PLANTING BEDS, MULCH AREAS, LANDSCAPE LIGHTING AND ANY OTHER COMPONENTS INTENDED FOR INSTALLATION.
  - LOT OWNERS ARE RESPONSIBLE FOR REPLACING DEAD OR DISEASED TREES OR PLANTINGS. NO MORE THAN 30% OF THE FRONT YARD LANDSCAPING SHALL BE NON-LIVING MATERIALS.
- MULTI-FAMILY AND ATTACHED RESIDENTIAL STANDARDS:
  - FOR MULTI-FAMILY AND/OR ATTACHED DWELLING UNIT, AT LEAST (5) SHRUBS AND (2) TREES OF ONE AND ONE-HALF (1½ ) INCH CALIPER WILL BE PLANTED FOR EVERY 30' OF BUILDING FRONTAGE.
  - TREES PLANTED IN AN ADJACENT BUFFER AREA OR RIGHTS-OF-WAY, DO NOT SATISFY THE ABOVE REQUIREMENTS.

### 5.7 VEGETABLE GARDENS

- SHALL BE ALLOWED ONLY WITHIN THE HOMEOWNER'S SIDE OR BACK YARD AND SHALL BE SCREENED FROM VIEW OF NEIGHBORING PROPERTY.

### 5.8 FENCING AND WALLS

- RESIDENTIAL PROPERTY
  - MAX HEIGHT OF 3'-6" IN FRONT OF THE PRIMARY BUILDING / RESIDENCE.
  - MAX HEIGHT OF 6'-0" BEHIND THE FRONT OF RESIDENCE.
  - MAX HEIGHT OF 3'-6" ON STREET SIDE OF A CORNER LOT FOR THE FIRST 30' BACK FROM THE FRONT PROPERTY LINE.
- COMMERCIAL PROPERTY
  - MAX HEIGHT OF 7'-0"
  - NO WALLS ABOVE 3'-6" ARE ALLOWED BETWEEN A BUILDING AND THE FRONT PROPERTY LINE.
- MATERIALS
  - WALLS ARE ENCOURAGED TO BE BUILT OF MASONRY MATERIALS.
  - FENCES MUST BE BUILT OF WOOD OR METAL. VINYL AND CHAIN-LINK FENCING MATERIALS IS PROHIBITED.
  - BARBED WIRE, TARPS, FABRICS ARE PROHIBITED.
- FENCING AND WALL PLAN
  - PRIOR TO RECEIVING A BUILDING PERMIT APPLICANT SHALL SUBMIT

A WALL AND FENCING PLAN INDICATING THE WALL HEIGHTS, MATERIALS, AND COLORS.

### 5.9 LANDSCAPING ON PARKS AND OPEN SPACES

- ALL PLANT MATERIAL SHALL BE OF A LOW WATER VARIETY AND ADAPTED TO OR NATIVE TO COLORADO AND ITS DRY CLIMATE.
- COMMUNITY PARKS, NEIGHBORHOOD PARKS AND POCKET PARKS AREAS SHALL HAVE IRRIGATED LIVE GROUND COVER OVER AT LEAST SIXTY-FIVE PERCENT (65%) OF THE AREA.
  - AT LEAST ONE (1) TREE AND FIVE (5) SHRUBS SHALL BE PLANTED PER 10,000 SQUARE FEET OF PARK AREA. SOCCER AND BASEBALL FIELDS, BASKETBALL COURTS, TENNIS COURTS, RECREATIONAL STRUCTURES, OPEN PLAY AREAS, PARKING LOTS AND TRAILS SHALL NOT BE USED IN THE CALCULATION FOR AREA REQUIREMENTS.
  - ALL PLANT AND TURF MATERIAL SHALL BE IRRIGATED BY A PERMANENT IRRIGATION SYSTEM.

### 5.10 ARTIFICIAL TURF

- ALLOWED IN REAR YARDS ONLY UP TO 25% OF THE REAR YARD.

### 5.11 LANDSCAPING FOR RIGHTS-OF-WAY

- THE DEVELOPER IS RESPONSIBLE FOR LANDSCAPING THE ENTIRE AREA FROM THE BACK OF THE CURB TO THE PROPERTY LINE AS PART OF THE PUBLIC IMPROVEMENT'S CONSTRUCTION FOR THE PROJECT.
- STREET LANDSCAPING IS INTENDED TO PROVIDE AN OVERSTORY STREET CANOPY AND A LANDSCAPED AREA BETWEEN THE STREET AND PEDESTRIAN AREAS SO THAT WHEN TREES ARE MATURE AT LEAST 30% THE HARDSCAPE IS COVERED WITH TREE CANOPY.
- THE RIGHT-OF-WAY WILL BE LANDSCAPED AT A RATIO OF AT LEAST FIVE (5) SHRUBS FOR EVERY 3,000 SQUARE FEET OF LANDSCAPED AREA (EXCLUDING SIDEWALKS) WITH AT LEAST ONE TREE FOR EVERY 40 LINEAR FEET OF RIGHT-OF-WAY.

### 5.12 INTERSTATE 25 SETBACK

- A FOUR (4) TO SIX (6) FOOT HIGH BERM ALONG INTERSTATE 25 IS ENCOURAGED. BERM LOCATIONS AND SLOPES SHALL NOT INTERFERE WITH PUBLIC UTILITY MAINTENANCE OPERATIONS.
- LANDSCAPING SHALL BE PROVIDED IN THE SETBACK AREA AT A RATE OF 1 TREE AND 5 SHRUBS FOR EVERY 50 LINEAR FEET OF SETBACK.

### 5.13 LANDSCAPE MAINTENANCE

- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF A MAINTENANCE ENTITY.

## 6.0 LIGHTING

### 6.1 GENERAL STANDARDS

- THE PROPERTY IS PLANNED TO BE GOVERNED BY THE TOWN OF MEAD'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS AS MAY BE AMENDED FROM TIME TO TIME.

## 7.0 SIGNAGE

### 7.1 GENERAL STANDARDS

- PRIOR TO THE FIRST SUBDIVISION APPROVAL THE DEVELOPER PLANS TO PREPARE AND SUBMIT FOR TOWN APPROVAL A MASTER SIGNAGE PLAN FOR TURION SOUTH. ALL SIGNAGE BEING USED WITHIN TURION SOUTH WILL CONFORM TO THAT APPROVED PLAN.

## 8.0 PARKING STANDARDS

### 8.1 GENERAL REQUIREMENTS

- EXCEPT FOR THE EXEMPTIONS BELOW, THE PROPERTY IS PLANNED TO BE GOVERNED BY THE PARKING REGULATIONS FOUND IN THE MEAD TOWN CODE OR OTHER APPLICABLE PARKING REGULATIONS ADOPTED BY THE TOWN.

### 8.2 PARKING LOT SETBACKS

- SEE SECTION 5.5.

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# DEVELOPMENT STANDARDS

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TURION SOUTH  
PLANNED UNIT DEVELOPMENT  
Town of Mead, CO

# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

### 8.3 PARKING REDUCTION

- WITHIN ALL PLANNING AREAS, UP TO A 25% REDUCTION MAY BE GRANTED. INFORMATION SUPPORTING SUCH A REDUCTION IN THE FORM OF SHARED PARKING, TRIP GENERATION OR TRANSPORTATION MANAGEMENT PLAN IS PLANNED TO BE INCLUDED WITH THE SITE DEVELOPMENT PLAN. THE REQUIRED NUMBER OF DISABLED PARKING SPACES SHALL NOT BE REDUCED.

## ARCHITECTURE DESIGN STANDARDS

### 9.0 MONOTONY

#### 9.1 GENERAL STANDARDS

- THE COMMUNITY'S ARCHITECTURE WILL BE DIVERSE IN MASSING, COLOR AND MATERIALS, AND ARCHITECTURAL CHARACTER.
- RESIDENTIAL NEIGHBORHOODS SHALL BE DESIGNED SO THAT THE SAME HOME PLAN IS NOT LOCATED NEXT TO EACH OTHER. RESIDENTIAL BUILDERS SHALL PROVIDE NO LESS THAN THREE HOME PLANS PER HOME TYPE / LOT SIZE.
- DURING THE PRELIMINARY PLAT PHASE APPLICANTS SHALL PROVIDE A PLAN INDICATING THE LOCATION OF EACH PLAN TYPE TO ENSURE VARIETY ALONG THE STREET.
- BUILDERS SHALL PROVIDE NO LESS THAN THREE COLOR SCHEMES PER HOUSE DESIGN. DURING THE PRELIMINARY PLAT PHASE APPLICANTS SHALL PROVIDE A PLAN SHOWING THE APPLICATION OF THE COLOR SCHEMES FOR EACH PLANT TYPE TO ENSURE VARIETY ALONG THE STREET.
- FOR NONRESIDENTIAL AREAS THE DESIGN OF BUILDINGS SHALL BE COMPOSED WITH A VARIETY OF COLORS, MASSING, AND ARCHITECTURAL STYLES. ROOF AND PARAPET HEIGHTS SHALL BE VARIED ALONG COMMON STREETS.

### 10.0 NEIGHBORHOOD COMMERCIAL PLANNING AREA

#### 10.1 GENERAL STANDARDS

- FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 12' AND STOREFRONTS WITH AWNINGS OR CANOPIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 14'.
- A MINIMUM OF 50% OF THE FIRST-FLOOR PRIMARY FRONTAGE SHALL BE COMPRISED OF WINDOWS AND GLASS DOORS WITH A TRANSPARENT GLAZING.
- BUILDINGS OR UNITS THAT EXCEED 5,000 SF SHALL HAVE AT LEAST ONE ENTRANCE PER FAÇADE THAT FRONTS ONTO A PUBLIC STREET.
- UPPER STORIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 9'.
- ON THE PRIMARY FAÇADE, A MINIMUM OF 20% OF THE UPPER STORIES SHALL BE COMPRISED OF WINDOWS WITH A TRANSPARENT GLAZING.
- BUILDING MASSING SHALL RELATE TO ITS SITE LOCATION, USE, AND ARCHITECTURAL CONTEXT.
- THE HEIGHTS OF BUILDINGS SHALL VARY ALONG THE LENGTH OF A BLOCK, WHEREVER POSSIBLE.
- FAÇADES OVER 60' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION, SUCH AS BAYS, RECESS, OR PILASTERS.

### 11.0 MIXED-USE PLANNING AREA

#### 11.1 GENERAL STANDARDS

- FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 12' AND STRUCTURES WITH ATTACHED PORCHES SHALL HAVE A MINIMUM CEILING HEIGHT OF 14'.
- ON THE PRIMARY FAÇADE, A MINIMUM OF 25% OF THE FIRST FLOOR SHALL BE COMPRISED OF WINDOWS AND GLASS DOORS WITH A TRANSPARENT GLAZING.
- PROPOSED PORCHES SHALL PROJECT A MINIMUM OF 10' FROM THE BUILDING.
- IF A BUILDING REQUIRES A DRIVE-THROUGH, IT SHALL NOT FACE THE MAJOR PUBLIC STREETS.

- WHEN ADJACENT TO AN IMPORTANT PUBLIC STREET, ENTRY FEATURES SHALL ADDRESS THE STREET.
- BAYS SHALL BE A MINIMUM OF 6' AND A MAXIMUM OF 30' WIDE ON PRIMARY FAÇADES.
- FAÇADES OVER 80' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION, SUCH AS BAYS, RECESS, OR PILASTERS.

### 12.0 RESIDENTIAL PLANNING AREAS

#### 12.1 GENERAL STANDARDS

- TURION SOUTH'S RESIDENTIAL NEIGHBORHOODS WILL CONTAIN A VARIETY OF RESIDENTIAL HOME TYPES. MULTI-FAMILY ATTACHED, TOWNHOMES, COTTAGE HOMES, ALLEY LOADED SINGLE FAMILY, FRONT-LOADED SINGLE FAMILY, AND ESTATE RESIDENTIAL WILL BE COMPLEMENTED WITH NEIGHBORHOOD RETAIL.
- LIMITED NONRESIDENTIAL USES ARE ALLOWED WITHIN RESIDENTIAL PLANNING AREAS HOWEVER CARE MUST BE TAKEN TO ENSURE THE DESIGN OF COMMERCIAL AND MIXED-USE BUILDINGS FIT IN WITH THE RESIDENTIAL CHARACTER AND SCALE OF THE COMMUNITY'S NEIGHBORHOODS.
  - NONRESIDENTIAL USES CAN BE LOCATED:
    - ADJACENT INTERSECTIONS ALONG ARTERIAL AND COLLECTOR ROADWAYS
    - ADJACENT TO COMMUNITY PARKS.
  - NONRESIDENTIAL STRUCTURES IN RESIDENTIAL PLANNING AREAS SHALL NOT EXCEED 2 STORES IN HEIGHT OF A MAXIMUM OF 35' WHICHEVER IS LESS.
  - LANDSCAPE BUFFERING OF PARKING LOTS AND SERVICE AREAS SHALL BE PROVIDED AS OUTLINED IN THE LANDSCAPE SECTION OF THE DESIGN STANDARDS.

#### 12.2 ATTACHED TOWNHOMES

- DESIGN INTENT: ATTACHED TOWNHOMES PROVIDE A NATURAL TRANSITION IN SCALE AND MASSING BETWEEN STACKED UNITS AND DETACHED RESIDENTIAL BUILDING TYPES. TOWNHOME BUILDINGS ARE THOSE THAT CONTAIN TWO TO EIGHT ATTACHED UNITS WITH NARROW FRONTAGES ONTO STREETS OR COURTYARDS. THIS BUILDING TYPOLOGY IS MID-SCALE AND SHALL BE BETWEEN TWO AND FOUR STORIES
- DESIGN STANDARDS:
  - FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 10'.
  - A MINIMUM OF 20% AND MAXIMUM OF 50% OF THE FIRST FLOOR SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. WHEN EXTERIOR STAIRS OCCUR, LEADING TO THE PRIMARY LIVING LEVEL, THE GROUND FLOOR GLAZING REQUIREMENTS MAY BE REDUCED TO 15%.
  - UPPER STORIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 9'.
  - ON THE PRIMARY FAÇADES AND SECONDARY FAÇADES FACING A PUBLIC ROW, UPPER STORIES SHALL HAVE A MINIMUM TRANSPARENT GLAZING OF 10% OF THE FAÇADE.
  - PRIMARY BUILDING ENTRANCES SHALL BE LOCATED ON THE FRONT FAÇADE.
  - GARAGES SHALL BE LOCATED AT THE REAR AND ACCESSED FROM A REAR ALLEY.
  - STRUCTURED PARKING SHALL BE WRAPPED WITH UNITS AND NOT VISIBLE FROM PUBLIC STREETS.
  - BAY ARTICULATION SHALL BE A MINIMUM OF 5' AND A MAXIMUM OF 30' WIDE ON PRIMARY FAÇADES.
  - FAÇADES OVER 60' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION SUCH AS BAYS OR PILASTERS

#### 12.3 STACKED UNITS

- DESIGN INTENT: STACKED UNITS ARE THE HIGHEST DENSITY RESIDENTIAL TYPOLOGY IN TURION SOUTH. THESE CAN BE EITHER RENTAL OR FOR-SALE UNITS AND ARE FOCUSED IN THE HIGH DENSITY SUB-AREA.

THESE RESIDENCES CAN ALSO BE BUILT WITHIN THE NEIGHBORHOOD COMMERCIAL OR THE MIXED-USE PLANNING AREAS OFTEN ABOVE GROUND FLOOR COMMERCIAL USES. THIS BUILDING TYPOLOGY IS MID-SCALE AND WILL BE BETWEEN THREE AND FIVE STORIES.

#### DESIGN STANDARDS:

- FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 9'.
- A MINIMUM OF 20% AND MAXIMUM OF 50% OF THE FIRST FLOOR SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. WHEN EXTERIOR STAIRS OCCUR, LEADING TO THE PRIMARY LIVING LEVEL, THE GROUND FLOOR GLAZING REQUIREMENTS MAY BE REDUCED TO 15%.
- UPPER STORIES SHALL HAVE A MINIMUM CEILING HEIGHT OF 8'.
- ON THE PRIMARY FAÇADES AND SECONDARY FAÇADES FACING A PUBLIC ROW, UPPER STORIES SHALL HAVE A MINIMUM TRANSPARENT GLAZING OF 10% OF THE FAÇADE.
- ENTRANCES SHALL BE LOCATED ON THE FRONT FAÇADE.
- GARAGES SHALL BE LOCATED AT THE REAR AND ACCESSED FROM A REAR ALLEY.
- RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL UNLESS ADA REQUIREMENTS SUPERSEDE.
- BAY ARTICULATION SHALL BE A MINIMUM OF 5' AND A MAXIMUM OF 25' WIDE ON PRIMARY FAÇADES. ANY FAÇADE THAT IS VISIBLE FROM A PUBLIC ROW AND IS DIRECTLY ADJACENT TO AN AREA OF THE PRIMARY FAÇADE SHALL CONTAIN WINDOW AND OPENING PATTERNS CONSISTENT WITH THE ARCHITECTURAL STYLE.
- FAÇADES OVER 60' IN LENGTH SHALL HAVE ARCHITECTURAL ARTICULATION SUCH AS BAYS OR PILASTERS.

#### 12.4 COTTAGE HOME

- DESIGN INTENT: THE COTTAGE HOME BUILDING TYPOLOGY CONSISTS OF A GROUP OF SMALL BUNGALOWS ARRANGED AROUND A COMMON COURTYARD. THE COURTYARD REPLACES THE NEED FOR A REAR YARD AND OFFERS A UNIQUE SETTING FOR ENTRY LEVEL HOUSING OR ACTIVE ADULTS CHOOSING TO DOWNSIZE. THIS BUILDING TYPOLOGY IS LOW-SCALE AND SHALL BE BETWEEN ONE AND ONE-AND-A-HALF STORIES.
- DESIGN STANDARDS:
  - FIRST FLOOR CEILING HEIGHTS SHALL BE A MINIMUM OF 9'.
  - A MINIMUM OF 10% AND MAXIMUM OF 35% OF THE FRONT FAÇADE SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FAÇADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
  - ENTRANCES SHALL BE LOCATED ON THE FRONT FAÇADE OR FACE THE COURTYARD WHEN APPROPRIATE.
  - GARAGES AND PARKING SHALL FACE AWAY FROM THE STREET AND COURTYARD.
  - RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL.
  - BUILDINGS WITHIN A COTTAGE HOME SHALL USE THE SAME ARCHITECTURAL STYLE WHEN APPROPRIATE.
  - BUILDING HEIGHT IS DEFINED AS THE VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF A PARAPET FOR FLAT ROOF OR THE AVERAGE BETWEEN THE PRIMARY EAVE AND RIDGE FOR A PITCHED ROOF.
  - PORCHES SHALL BE LOCATED ALONG THE FRONT FAÇADE OR COURTYARD FAÇADE.
  - DUPLEX OR TWO-FAMILY DWELLING UNITS MAY BE UTILIZED WITHIN THE COTTAGE HOME BUILDING TYPOLOGY. SQUARE FOOTAGE REQUIREMENTS SHALL BE APPLIED PER INDIVIDUAL UNIT.

#### 12.5 ALLEY LOADED SINGLE-FAMILY

- DESIGN INTENT: THE ALLEY LOADED SINGLE-FAMILY WILL HAVE GARAGES AT THE REAR, ALLOWING PORCHES AND ENTRY FEATURES TO ENGAGE

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PROJECT NUMBER: 5829

## DEVELOPMENT STANDARDS

SHEET NUMBER

14 OF 24

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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

WITH SIDEWALK, COMPLIMENTING WALKABILITY AND ENCOURAGING SOCIAL INTERACTION. THIS BUILDING TYPOLOGY IS LOW-SCALE AND SHALL BE BETWEEN ONE AND TWO-AND-A-HALF STORIES.

- DESIGN STANDARDS:
  - FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 9'.
  - A MINIMUM OF 10% AND MAXIMUM OF 35% OF THE FRONT FAÇADE SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FAÇADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
  - SECONDARY FAÇADES VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPEN PATTERNS CONSISTENT WITH THE PRIMARY FAÇADE
  - RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL, STEPS MAY ENCROACH OVER THE FRONT YARD SETBACK, PROVIDED THERE IS A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE.
  - WRAPPING PORCHES AT CORNER LOTS ARE ENCOURAGED.
  - DUPLEX OR TWO-FAMILY DWELLING UNITS MAY BE UTILIZED WITHIN THIS BUILDING TYPOLOGY. SQUARE FOOTAGE REQUIREMENTS SHALL BE APPLIED PER INDIVIDUAL UNIT. DUPLEX LOTS ARE SUBJECT TO APPROVAL BY THE COMMUNITY APPEARANCE BOARD.

**12.6 SINGLE-FAMILY – FRONT LOADED**

- DESIGN INTENT: THE SINGLE-FAMILY-FRONT LOADED IS A COMMON TYPOLOGY WITHIN TURION SOUTH. LIKE THEIR ALLEY-LOADED COUNTER PARTS, THESE LOTS WILL HAVE PORCHES AND ENTRY FEATURES THAT INTERACT WITH THE SIDEWALKS AND PUBLIC WAYS. THIS BUILDING TYPOLOGY IS LOW-SCALE AND SHALL BE BETWEEN ONE AND TWO-AND-A-HALF STORIES.
- DESIGN STANDARDS:
  - FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 9'.
  - A MINIMUM OF 10% AND MAXIMUM OF 35% OF THE FRONT FAÇADE SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FAÇADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
  - GARAGES SHALL NOT DOMINATE THE FRONT ELEVATION OF THE HOME. IF GARAGES ARE LOCATED IN-FRONT OF THE MAIN LIVING AREA THEN THEY SHALL BE ENTERED FROM THE SIDE.
  - IT IS PREFERRED THAT GARAGES BE RECESSED AT LEAST 5' FROM THE FRONT ELEVATION OF THE HOME.
  - GARAGE SHALL BE PLACED AT THE REAR OF THE LOT WHEN POSSIBLE (SEE DIAGRAM 'X' CT-2 - NO ALLEY - OPTION B).
  - SECONDARY FAÇADES VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPENING PATTERN CONSISTENT WITH THE PRIMARY FAÇADE.
  - RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL, STEPS MAY ENCROACH OVER THE FRONT YARD SETBACK, PROVIDED THERE IS A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE.
  - WRAPPING PORCHES AT CORNER LOTS ARE ENCOURAGED.
  - DUPLEX OR TWO-FAMILY DWELLING UNITS MAY BE UTILIZED WITHIN THE COTTAGE BUILDING TYPOLOGY. SQUARE FOOTAGE REQUIREMENTS SHALL BE APPLIED PER INDIVIDUAL UNIT. DUPLEX LOTS ARE SUBJECT TO APPROVAL BY THE COMMUNITY APPEARANCE BOARD.
  - SHARED DRIVEWAYS OR AUTO COURTS MAY BE CONSIDERED BY THE COMMUNITY APPEARANCE BOARD.

**12.7 ESTATE HOME**

- DESIGN INTENT: THE ESTATE HOME BUILDING TYPOLOGY IS RESERVED FOR LARGER HOME SITES WITHIN THE DEVELOPMENT. THE ESTATE HOME TYPOLOGY WILL FOLLOW SIMILAR PATTERNS COMPARED TO THE SINGLE-FAMILY TYPOLOGY, BUT WITH LARGER SETBACKS.

- DESIGN STANDARDS:
  - FIRST FLOOR CEILINGS HEIGHTS SHALL BE A MINIMUM OF 9'.
  - A MINIMUM OF 10% AND MAXIMUM OF 50% OF THE FRONT ELEVATION SHALL HAVE TRANSPARENT GLAZING COMPRISED OF WINDOWS AND DOORS. ALL FAÇADES SHALL HAVE WINDOW AND OPENING PATTERNS APPROPRIATE TO THEIR ARCHITECTURAL STYLE.
  - SECONDARY FAÇADE'S VISIBLE FROM A PUBLIC ROW SHALL HAVE A WINDOW AND OPENING PATTERN CONSISTENT WITH THE PRIMARY FAÇADE.
  - RESIDENTIAL ENTRANCES SHALL BE ELEVATED ABOVE THE SIDEWALK GRADE LEVEL, STEPS MAY ENCROACH OVER THE FRONT YARD SETBACK, PROVIDED A MINIMUM OF 5' SETBACK FROM THE PROPERTY LINE.
  - GARAGES SHALL BE SIDE ENTRY WHEN LOT WIDTH ALLOWS. GARAGE SETBACK IS NOT REQUIRED ON SIDE FACING GARAGE DOORS.
  - WRAPPING PORCHES ARE ENCOURAGED AT CORNER LOTS.

**12.8 RESIDENTIAL DESIGN STANDARDS**

- AVOID FLOOR PLANS THAT CREATE OVERLY COMPLEX ROOF FORMS AND ARE DIFFICULT TO CONSTRUCT AND ARE VISUALLY DISTRACTING TO THE OVERALL STREETScape.
- SIMPLE VOLUMES AND RESTRAINED, BUT WELL EXECUTED DETAILS, ARE ENCOURAGED.
- OVERALL PROPORTIONS OF UPPER-LEVEL WINDOWS SHALL APPEAR TO BE VERTICAL IN NATURE.
- WINDOWS AND OPENINGS AT UPPER-LEVELS SHALL APPEAR IN REGULAR RHYTHMS AND RELATE TO BAY RHYTHMS OF THE FAÇADE BASE BELOW.
- PRIMARY ENTRANCES SHALL FACE STREETS AND COURTYARDS AND BE EASILY IDENTIFIABLE ALONG THE PRIMARY FRONTAGE.
- SHUTTERS SHALL BE APPROPRIATELY SIZED TO MATCH THE WINDOW OPENING SIZE.
- ROOF OVERHANGS WHEN USED SHALL BE A MINIMUM OF 12" FOR PRIMARY STRUCTURES AND 6" FOR SMALLER SHED ROOFS AND OUTBUILDINGS.
- PORCHES SHALL HAVE A MINIMUM DIMENSION OF 8'.
- EXPOSED CHIMNEY MATERIALS SHALL BE BRICK, STONE, OR STUCCO.
- GARAGE DOORS ARE ENCOURAGED TO BE DESIGNED AS A SINGLE BAY PER VEHICLE. WHEN DOUBLE WIDE DOORS ARE USED, THEY SHALL APPEAR AS TWO INDIVIDUAL CARRIAGE DOOR UNITS.
- RESIDENTIAL BUILDING TYPOLOGIES SHALL BE CONSTRUCTED USING A MAXIMUM OF THREE PRIMARY MATERIALS. TRIM, ACCENT, AND ROOF MATERIALS SHALL NOT BE COUNTED TOWARDS PRIMARY MATERIAL MAXIMUMS. USE OF THE NUMBER OF PRIMARY MATERIALS SHALL BE CONSISTENT WITH SELECTED ARCHITECTURAL STYLE.
- VINYL, METAL SIDING, AND EXTERIOR INSULATION FINISH SYSTEMS (EIFS) ARE PROHIBITED.

**13.0 MISCELLANEOUS DESIGN STANDARDS**

**13.1 AIR CONDITIONING EQUIPMENT**

- NO TYPES OF REFRIGERATING, COOLING OR HEATING APPARATUS SHALL BE VISIBLE FROM PUBLIC RIGHT-OF-WAYS

**13.2 ANTENNAS**

- NO EXTERIOR RADIO ANTENNA, TELEVISION ANTENNA, SATELLITE DISH, AERIAL OR OTHER RECEPTION DEVICE OR OTHER ANTENNAE OF ANY TYPE OR SIZE SHALL BE ERECTED OR MAINTAINED ON THE LOT.

**13.3 BOATS**

- BOATS AND BOAT TRAILERS SHALL NOT BE PARKED ON THE STREETS OF THE COMMUNITY OR STORED ON ANY LOT UNLESS FULLY CONTAINED WITHIN A GARAGE. NOTWITHSTANDING THE FOREGOING, BOATS AND BOAT TRAILERS MAY BE PARKED UPON THE DRIVEWAY OF THE LOT OR UPON THE STREET IMMEDIATELY ADJACENT TO THE LOT FOR EXPEDIENT LOADING OR UNLOADING NOT TO EXCEED 48 HOURS.

**13.4 BASKETBALL BACKBOARDS**

- PLACEMENT ON THE HOME IS PROHIBITED. FREE-STANDING BASKETBALL BACKBOARDS PERMANENTLY INSTALLED ALONG THE DRIVEWAY ARE ALLOWED WITH APPROVAL. PORTABLE BASKETBALL HOOPS WILL BE ALLOWED WITH THE FOLLOWING CONDITIONS: IT MUST BE STORED OUT OF VIEW FROM THE STREET WHEN NOT IN USE DURING THE MONTHS OF OCTOBER THROUGH APRIL. THE PORTABLE BASKETBALL STANDARD MUST BE IN GOOD CONDITION IF LEFT OUT DURING THE WARM SEASON MONTHS (MAY THROUGH SEPTEMBER). THE PORTABLE BASKETBALL STANDARD MUST NOT BE USED OR STORED ON THE PUBLIC STREET OR THE SIDEWALK.

**13.5 CONSTRUCTION STAGING AND MATERIALS STORAGE**

- CONSTRUCTION MATERIALS, INCLUDING TRASH AND/OR STORAGE CONTAINERS, MAY NOT BE PLACED ON ANY LOT OR STREET WITHOUT PERMISSION. ADDITIONALLY, STORAGE OF CONSTRUCTION MATERIALS (INCLUDING STORAGE CONTAINERS) ARE ONLY PERMITTED 7 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION WITHIN THE DEVELOPMENT AND MUST BE REMOVED WITHIN 14 DAYS OF CONSTRUCTION COMPLETION. UTILITY TRAILERS ARE NOT PERMITTED FOR STORAGE PURPOSES. ALL CONTAINERS MUST BE IN GOOD CONDITION AND THE AMOUNT OF MATERIALS STORED MUST NOT EXCEED THE AMOUNT REQUIRED FOR THE CURRENT PROJECT.

**13.6 DOGHOUSES**

- DOGHOUSES AND DOG RUNS MUST BE APPROPRIATELY CONCEALED FROM THE STREET AND NEIGHBORING YARDS.

**13.7 DRIVEWAYS**

- DRIVEWAYS FROM THE PUBLIC STREET TO THE GARAGE OF THE HOME SHALL BE CONSTRUCTED ONLY WITH NEUTRAL TONE (STANDARD GREY) CONCRETE.

**13.8 HOT TUBS / SPA TUBS**

- HOT TUBS/SPA TUBS SHOULD BE AN INTEGRAL PART OF THE DECK OR PATIO AREA AND WITHIN THE REAR YARD LANDSCAPING, AND SHALL NOT BE IMMEDIATELY VISIBLE FROM THE FRONT YARD OR ADJACENT STREETS.
- HOT TUBS AND SPAS SHALL BE A MINIMUM OF 3' TO REAR AND INTERIOR, SIDE PROPERTY LINES AND 25' TO FRONT PROPERTY LINES

**13.9 WEEDS AND GRASSES**

- WEEDS ON ALL LOTS (INCLUDING, WITHOUT LIMITATION, LOTS OWNED BY BUILDERS) SHALL BE KEPT MOWED/CUT WHEN THEY EXCEED 4 INCHES IN HEIGHT. MAINTENANCE OF ALL LANDSCAPE ELEMENTS IS REQUIRED (EXAMPLE: IF AN AREA IS DESIGNED AS A ROCK MULCH BED, IT SHOULD BE MAINTAINED TO BE FREE OF WEEDS AND GRASSES).

**13.10 PATIO COVERINGS**

- PATIO COVERINGS MUST BE APPROVED. THEY MUST BE CONSTRUCTED OF WOOD OR MATERIALS GENERALLY RECOGNIZED AS COMPLEMENTARY TO THE RESIDENCE AND MUST BE SIMILAR OR GENERALLY RECOGNIZED AS COMPLEMENTARY IN COLOR TO THE PRIMARY RESIDENCE COLOR PALETTE.

**13.11 PLAY AND SPORTS EQUIPMENT**

- PLAY EQUIPMENT, TRAMPOLINES AND OTHER SPORTS EQUIPMENT SHALL ONLY BE ALLOWED IN THE REAR YARD OF A RESIDENCE.

**13.12 POOLS**

- ALL SWIMMING POOLS MAY BE LOCATED ONLY IN THE REAR YARD OF A RESIDENCE.

**13.13 RECREATION VEHICLES/ CAMPERS**

- EXCEPT AS OTHERWISE SET FORTH IN THESE RULES AND REGULATIONS, RECREATIONAL VEHICLES SUCH AS MOTOR HOMES, TRAILERS, CAMPERS, BOATS AND OTHER WATERCRAFT, GOLF CARTS, AND BOAT TRAILERS SHALL BE PARKED ONLY IN ENCLOSED GARAGES OR SPECIFIC AREAS.
- OVERSIZED COMMERCIAL VEHICLES SHALL BE PROHIBITED FROM PARKING ON ANY LOT OR COMMUNITY STREETS WITHOUT THE PRIOR CONSENT

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PROJECT NUMBER: 5829

**DEVELOPMENT STANDARDS**

SHEET NUMBER

**15 OF 24**



# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

OF THE DISTRICT AND/OR THE CITY. THIS RESTRICTION, HOWEVER, SHALL NOT PROHIBIT VEHICLES (INCLUDING, WITHOUT LIMITATION, EMERGENCY VEHICLES DRIVEN BY AN ON OR OFF DUTY EMPLOYEE OF THE ENTITY PROVIDING EMERGENCY SERVICES) THAT MAY BE PARKED ON A TEMPORARY BASIS FOR LOADING, DELIVERY, EMERGENCY OR FOR ANY OTHER LAWFUL PURPOSE.

**13.14 SATELLITE DISHES**

- SATELLITE DISHES MAY BE INSTALLED BELOW THE ROOF LINE OR ON THE REAR FACING ROOF OF ANY RESIDENCE WITHOUT COMMUNITY APPEARANCE BOARD APPROVAL, PROVIDED THAT THE SATELLITE DISH IS NOT VISIBLE FROM THE STREET.

**13.15 SEASONAL DECORATIONS**

- SEASONAL DECORATIONS ARE PERMITTED WITH THE FOLLOWING QUALIFICATIONS AND CONDITIONS:
  - CHRISTMAS DECORATIONS SHALL NOT BE DISPLAYED PRIOR TO NOVEMBER 10 AND MUST BE REMOVED BY JANUARY 25 OF THE FOLLOWING YEAR;
  - OTHER HOLIDAY DECORATIONS SHALL NOT BE DISPLAYED EARLIER THAN 30 DAYS PRIOR TO THE CELEBRATED HOLIDAY AND MUST BE REMOVED WITHIN TWO WEEKS THEREAFTER.

**13.16 TEMPORARY STRUCTURES**

- TEMPORARY STRUCTURES ARE NOT ALLOWED.

**13.17 TEMPORARY STRUCTURES**

- UTILITY TRAILERS SHALL NOT BE PARKED ON THE STREETS WITHIN THE COMMUNITY OR STORED ON ANY LOT UNLESS FULLY CONTAINED WITHIN A GARAGE.

**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

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PROJECT NUMBER: 5829

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SHEET NUMBER

**16 OF 24**

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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

**RESIDENTIAL DENSITY & DIMENSIONAL STANDARDS**

**TABLE 4. MINIMUM SETBACKS**

| LAND USE  | SIDE AND REAR SETBACKS FROM PROPERTY LINE** ****            | MINIMUM FRONT SETBACKS* |                     |   |   |
|---|---|-------------------------|---------------------|---|---|
|   |   | WCR 38 ROW              | ARTERIAL STREET ROW | COLLECTOR STREET ROW                                  | LOCAL STREET ROW                                      |
| <b>PRIOR ZONING SETBACKS</b>                            |   |                         |                     |   |   |
| RSF-4   | SIDE - 5'<br>REAR - 25'                                     | 20'                     | 20'                 | 20'   | 20'   |
| <b>PUD SETBACKS</b>                                     |   |                         |                     |   |   |
| MULTI-FAMILY HOUSING                                    | SIDE - 0'<br>CORNER SIDE - 10'<br>REAR - 4'<br>ALLEYS - 3'  | 35'                     | 25'                 | 20'   | 10'   |
| TOWNHOUSE / DUPLEX                                      | SIDE - 0'<br>CORNER SIDE - 10'<br>REAR - 4'<br>ALLEYS - 3'  | 35'                     | 25'                 | 10'   | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK |
| COTTAGE HOME (SMALL LOT SINGLE FAMILY)                  | SIDE - 5'<br>CORNER SIDE - 10'<br>REAR - 8'<br>ALLEYS - 3'  | 35'                     | 25'                 | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK |
| STANDARD SINGLE FAMILY DETACHED                         | SIDE - 5'<br>CORNER SIDE - 10'<br>REAR - 10'<br>ALLEYS - 3' | 35'                     | 25'                 | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK |
| LARGE LOT SINGLE FAMILY DETACHED                        | SIDE - 5'<br>CORNER SIDE - 10'<br>REAR - 10'<br>ALLEYS - 3' | 35'                     | 25'                 | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK |
| OTHER HOUSING TYPES (I.E., SENIOR, EXTENDED STAY, ETC.) | SIDE - 0'<br>CORNER SIDE - 10'<br>REAR - 10'<br>ALLEYS - 3' | 35'                     | 25'                 | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK | FRONT - 10'<br>GARAGE DOOR - 20'<br>FROM BACK OF WALK |
| <b>ANCILLARY UNITS</b>                                  | <b>SAME AS PRIMARY UNIT</b>                                 |                         |                     |   |   |

NOTE:  
\*CANTILEVERS, BAY WINDOWS, CHIMNEYS, WINDOW WELLS, AND OTHER DESIGN ELEMENTS MAY ENCRoACH INTO SETBACKS NO MORE THAN 2'.  
\*\*0' SETBACKS ARE ONLY ALLOWED FOR SHARED WALL HOUSING PRODUCTS. FOR HOUSING PRODUCTS WITH NO SHARED WALL, A 3' SETBACK SHALL BE USED.  
\*\*\*IN CASES WHERE A DRIVEWAY IS PROVIDED, ALLEY SETBACKS SHALL BE 20'.

**TABLE 5. RESIDENTIAL BUILDING DENSITY**

| LAND USE                             | MINIMUM LOT SIZE (SQUARE FEET) | MAXIMUM HEIGHT** (FEET) | MAX. UNITS PER GROSS ACRE | MAX. LOT COVERAGE BY STRUCTURE(S)* |
|--------------------------------------|--------------------------------|-------------------------|---------------------------|------------------------------------|
| <b>PRIOR ZONING BUILDING DENSITY</b> |                                |                         |                           |                                    |
| RSF-4 STANDARD                       | 6,250                          | 25                      | N/A                       | 50%                                |
| <b>PUD BUILDING DENSITY</b>          |                                |                         |                           |                                    |
| MULTI-FAMILY HOUSING                 | N/A                            | 45                      | 18                        | N/A - REFER TO SETBACK TABLE       |
| SINGLE FAMILY ATTACHED (TOWNHOME)    | 1,200                          | 40                      | 16                        | N/A - REFER TO SETBACK TABLE       |
| TWO FAMILY DWELLING (DUPLEX)         | 2,800                          | 35                      | 12                        | 70%                                |
| COTTAGE HOME                         | 3,500                          | 35                      | 10                        | 70%                                |
| SMALL LOT SINGLE FAMILY DETACHED     | 4,500                          | 35                      | 6                         | 70%                                |
| LARGE LOT SINGLE FAMILY DETACHED     | 7,200                          | 40                      | 4                         | 60%                                |

NOTES:  
\*COVERAGE OF INDIVIDUAL LOTS, NOT ENTIRE PLATTED AREA.  
\*\*HEIGHT OF STRUCTURES HE BUILDING IS MEASURED FROM THE AVERAGE OF FINISHED GRADE AT THE CENTER OF ALL WALLS OF THE BUILDING TO THE TOP OF THE PARAPET OR HIGHEST ROOF BEAM (WHICHEVER IS HIGHER) ON A FLAT OR SHED ROOF, TO THE TOP OF THE PARAPET OR DECK LEVEL (WHICHEVER IS HIGHER) OF A MANSARD ROOF, OR THE AVERAGE DISTANCE BETWEEN THE HIGHEST RIDGE AND ITS EAVE OF A GABLE, HIP, OR GAMBREL ROOF.

**NON-RESIDENTIAL DENSITY & DIMENSIONAL STANDARDS**

**TABLE 6. MINIMUM SETBACKS**

| LAND USE                              | SIDE AND REAR PROPERTY LINE                              | I-25 ROW | WCR 38 ROW | ARTERIAL STREET ROW | COLLECTOR STREET ROW | LOCAL STREET ROW | OTHER BUILDINGS            |
|---------------------------------------|--|----------|------------|---------------------|----------------------|------------------|----------------------------|
| <b>PRIOR ZONING SETBACKS</b>          |  |          |            |                     |                      |                  |                            |
| HC                                    | 0****  | 20'      | 20'        | 20'                 | 20'                  | 20'              | 20'                        |
| <b>PUD SETBACKS</b>                   |  |          |            |                     |                      |                  |                            |
| AGRICULTURAL STRUCTURES               | * 25' MIN.   | 40'      | 35'        | 35'                 | 25'                  | 15'              | 10'                        |
| COMMERCIAL STRUCTURES                 | ATTACHED SIDE - 0'<br>PAD SIDE - 15-25'<br>REAR - 15-25' | 40'      | 35'        | 20-35'              | 15-25'               | 10-15'           | ATTACHED - 0'<br>PAD - 10' |
| PARKING STRUCTURES                    | ** 15' MIN.  | 40'      | 35'        | 25-35'              | 25'                  | 15'              | 10-20'                     |
| INSTITUTIONAL/CIVIC/PUBLIC STRUCTURES | * 25' MIN.   | 40'      | 35'        | 20'                 | 15'                  | 10'              | 20'                        |
| INDUSTRIAL STRUCTURES                 | * 25' MIN.   | 40'      | 35'        | 35'                 | 25'                  | 15'              | 10'                        |

"NOTES:  
\* 25' MIN OR 1 FOOT FOR EVERY FOOT OF BUILDING HEIGHT, WHICHEVER IS GREATER.  
\*\* 25' AVERAGE, 15' MINIMUM ADJACENT TO RESIDENTIAL USES.  
\* SIDE OR REAR SETBACKS MAY BE REDUCED TO 10' ADJACENT TO PLATTED COMMON OPEN SPACE, PROVIDED THE OPEN SPACE HAS A MINIMUM WIDTH OF 30 FEET, ADJACENT TO THE SITE, AND THAT BUFFERYARD REQUIREMENTS CAN STILL BE ACHIEVED.  
\* IF A SIDE OR BACK PROPERTY LINE IS LOCATED ALONG A ROW, THE ROW SETBACK IS APPLIED.  
\*\*\* FIVE (5) FOOT SETBACK BETWEEN ADJACENT RESIDENTIAL USES, TEN (10) FOOT SETBACK BETWEEN RESIDENTIAL ZONE OR USE AND A COMMERCIAL USE.

**TABLE 7. NON-RESIDENTIAL BUILDING DENSITY**

| LAND USE                             | MAXIMUM HEIGHT (FT) | MAX. FLOOR AREA RATIO (FAR)** | MAX. LOT COVERAGE BY STRUCTURES(S)* |
|--------------------------------------|---------------------|-------------------------------|-------------------------------------|
| <b>PRIOR ZONING BUILDING DENSITY</b> |                     |                               |                                     |
| HC STANDARD                          | 40'                 | 0.5                           | 75%                                 |
| HDOD STANDARD                        | 40'                 | 0.5                           | 75%                                 |
| <b>PUD BUILDING DENSITY</b>          |                     |                               |                                     |
| AGRICULTURE                          | 40                  | 1.00                          | 55%                                 |
| COMMERCIAL                           | 55                  | 0.60-1.00                     | 40%-60%                             |
| INSTITUTIONAL, CIVIC, PUBLIC         | 65                  | 1.00                          | 40%                                 |
| INDUSTRIAL                           | 50                  | 1.00                          | 55%                                 |
| WAREHOUSE, STORAGE                   | 50                  | 1.00                          | 55%                                 |
| HOTEL, MOTEL                         | 65                  | 1.00                          | 40%                                 |
| OTHER                                | 45                  | 0.50                          | 30%                                 |

"NOTES:  
\*PARKING STRUCTURES ARE NOT INCLUDED WITH THE MAXIMUM LOT COVERAGE BY STRUCTURES  
\*\*WHERE PARKING STRUCTURES ARE PROPOSED, AS ACCESSORY TO NON-RESIDENTIAL USES, THE COMBINED FLOOR AREA RATIO SHALL NOT EXCEED 3.0.

**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

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**DEVELOPMENT  
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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

## ROADWAY DESIGN

**TABLE 8. STREET STANDARDS**

| Street Classification:                                     | 4-lane Arterial                            | 2-lane Minor Arterial | Major Collector (without parking) | Minor Collector (with parking) | Local Commercial/Industrial | Residential Local | Residential Lane         | Residential Connector Local | Alley *a    |
|--|--|-----------------------|-----------------------------------|--------------------------------|-----------------------------|-------------------|--------------------------|-----------------------------|-------------|
| Right of Way (ROW) Width                                   | 130'                                       | 100'                  | 66'                               | 76'                            | 60'                         | 56' *m            | 37.5'                    | 62'                         | 12'- 20'    |
| Roadway Width  | 70'  | 56'                   | 40'                               | 50'                            | 34'                         | 30'               | 24'                      | 36'                         | 12'-20'     |
| Median Width   | 16' with curb & *B                         | 16' with curb & *B    | Optional *c                       | Optional *c                    | Optional *c                 | None              | None                     | Optional *c                 | None        |
| No. of Travel Lanes  | 4  | 2                     | 2                                 | 2                              | 2                           | 1                 | 1                        | 2                           | 1           |
| Travel Lane Width  | 12'  | 12'                   | 12' *d                            | 11'                            | 10'                         | 16'               | 16'                      | 10'                         | 12'-20'     |
| Designated Bike Lanes?                                     | Multi-use path                             | Y                     | Y                                 | Y                              | N *e                        | N *e              | N *e                     | N *e                        | N *e        |
| Bike Lane Width  | 12' multi-use path (outside of travel way) | 7'                    | 8'                                | 6' w/parking<br>8' w/lt turn'  | 7'                          | 0' *i             | 0' *i                    | 0' or 6' *f                 | 0'          |
| Parking Lane Width   | None                                       | None                  | None                              | 8' or None *j                  | 10'                         | 7'                | 8' on one side of street | 8' or none *j               | None        |
| Lane Striping Req'd (T)avel, (B)ike, (P)arking             | T,B  | T,B                   | T,B                               | T,B,P                          | T,B/P or T,B                | None              | None                     | T, P, or None               | None        |
| Min. Parkway Width   | 10'  | 10'                   | 8'                                | 8'                             | 8'                          | 8' *m             | 8'                       | 8'                          | NA          |
| Min. Sidewalk width *k                                     | 8'   | 6'                    | 6'                                | 6'                             | 6'                          | 6'                | 6'                       | 6'                          | None        |
| Left Turn Lanes Req'd?                                     | Y  | Y                     | N or Y *d                         | N or Y *j                      | N or Y *j                   | N                 | N                        | N or Y *j                   | NA          |
| Left Turn Lane Width                                       | 12'  | 12'                   | 0' or 12'                         | 0' or 12'                      | 0' or 11'                   | 0'                | 0'                       | 0' or 10'                   | NA          |
| Traffic Volume Capacity 1000 veh/day                       | 15-35                                      | 3.5-15                | 3.5 – 5                           | 2.5 - 3.5                      | <2.5                        | <1.0              | <0.7                     | 1.0 - 2.5                   | NA          |
| Speed Limit, mph   | 35 - 45                                    | 30-45                 | 30 – 35                           | 25 - 30                        | 25                          | 25                | 25                       | 25                          | 15          |
| Fence minimum setbacks, feet from parkway edge of sidewalk | 8'   | 8'                    | 7'                                | 7'                             | 6.5'                        | 6.5'              | 6.5'                     | 6.5'                        | 3' or 8' *i |
| Driveway & Street Access                                   | Limited                                    | Limited               | Limited                           | Limited                        | Unlimited                   | Unlimited         | None                     | Unlimited                   | Unlimited   |
| Continuity (see definitions)                               | Unlimited                                  | Unlimited             | 1320'                             | 1320'                          | 1320'                       | 660' *m           | 660'                     | 1320'                       | 660'        |
| Curb & Gutter Vertical or Driveover                        | V  | V                     | V                                 | V                              | V or D                      | V or D            | V or D                   | V                           | V or D      |

\*a The maximum length of a Narrow Residential Local Street and Alley shall be 600 feet.  
 \*b Medians shall be 19' wide standard width or 7' wide where a 12' left turn lane is needed.  
 \*c Additional street width shall be required for development requested medians.  
 \*d To provide left turn lanes at intersections, 10' additional roadway width is required to provide an 11' wide left turn lane with 6' bike lanes and 11' travel lanes.  
 \*e Bikes share travel lanes with motor vehicles.  
 \*f If bike lanes are required, additional street width is planned to be required to provide 6' wide bike lanes.  
 \*g An 11' lane for shared parking and bikes is provided.  
 \*h A 7' wide bike lane is provided when parking is removed for a left turn lane.  
 \*i Additional street width up to 4' wider may be required in the travel lane to accommodate higher volumes of bike traffic within and leading to activity areas.  
 \*j To provide left turn lanes at intersections, parking shall be removed.  
 \*k Additional sidewalk width may be required to accommodate anticipated higher pedestrian traffic volumes within or leading to activity areas.  
 \*l An 8' fence setback is required for a garage door setback of 8' from the alley ROW. With a garage door setback at 20' or greater, the minimum fence setback is 3' from the alley ROW.  
 \*m To use driveover curb and gutter the parkway width must be widened by 1 foot, thereby increasing street ROW width by 2 feet to provide 53 feet.  
 \*n If county road 9.5 is a modified 4-lane arterial that meets the requirements as listed above at a minimum but has a variable row width, variable roadway width, variable median width and a 12' bike/walk on the east instead of bike lanes  
 \*o Cul-de-sacs are permitted only on Local Streets. The cul-de-sac shall have a maximum length of 660 feet. If commercial sites or residences install fire sprinkler systems, the Local Entity may increase this length to 1,320, in accordance with Local Entity Fire Standards.

**TABLE 9. STREET STANDARDS - TECHNICAL DESIGN CRITERIA**

| Design Element  | Arterial              |                    | Collector          |                    | Local           |                     | Alley                         |            |
|---|-----------------------|--------------------|--------------------|--------------------|-----------------|---------------------|-------------------------------|------------|
|   | 4 or 6 lane           | 2 lane             | Major              | Minor              | Comm/Industrial | Residential         |                               |            |
| <b>Overall Design Parameters</b>                                      |                       |                    |                    |                    |                 |                     |                               |            |
| Design Speed / Posted Speed   | 50/40-45 (6)          |                    |                    |                    |                 |                     | 30/25 connector 25/25         |            |
| Stopping Sight Distance 5   | 400'                  | 400'               | 275'               | 275'               | 200'            | 200'                | 100'                          |            |
| <b>Horizontal Alignment</b>   |                       |                    |                    |                    |                 |                     |                               |            |
| Minimum centerline radius (with no super-elevation)                   | 1075'                 | 1075'              | 600'               | 600'               | 275'            | 275' connector 165' | 50'                           |            |
| Maximum super-elevation   | 0.04 ft/ft            | 0.04 ft/ft         | 0.04 ft/ft         | NA                 | NA              | NA                  | NA                            |            |
| Minimum tangent between curves or at intersections 1, 5               | 200'                  | 200'               | 150'               | 100'               | 100'            | 100'                | 20'<br>0' for Res. Lane       |            |
| <b>Vertical Alignment</b>   |                       |                    |                    |                    |                 |                     |                               |            |
| Maximum Centerline Grade  | 5%                    | 5%                 | 6%                 | 8%                 | 8%              | 8%                  | 8%                            |            |
| Minimum Gutter Flowline Grade   | 0.50%                 | 0.50%              | 0.50%              | 0.50%              | 0.50%           | 0.50%               | 0.50%                         |            |
| Minimum Crest<br>K-values for Vertical Curves                         | Crest                 | 110                | 110                | 60                 | 60              | 30                  | 30 connector<br>20 all others | 10         |
|   | Sag                   | 90                 | 90                 | 60                 | 60              | 40                  | 40 connector<br>30 all others | 20         |
| <b>Intersection Design</b>  |                       |                    |                    |                    |                 |                     |                               |            |
| Minimum sight distance at driveways and intersections 5               | 1030'                 | 1030'              | 660'               | 660'               | 310'            | 260'                | 210'                          |            |
| <b>Access Management</b>  |                       |                    |                    |                    |                 |                     |                               |            |
| Distance between intersections 2, 5                                   | Without Raised Median | 2640' Min.         |                    | 2640' Min.         |                 | NA                  | NA                            | NA         |
|   | With Raised Median    | 1320' Min.         | 660' Min.          | 660' Min.          | 660' Min.       | 200' Min.           | 200' Min.                     | 150' Min.  |
| Distance between high volume driveways and intersections 2,5          | Without Raised Median | 660' Min.          | 660' Min.          | 460' Min.          | 330' Min.       | 200' Min.           | 200' Min.                     | 100' Min.  |
|   | With Raised Median    | 660' Min.          | 660' Min.          | 460' Min.          | 330' Min.       | 75' Min.            | 30' Min.                      | 30' Min.   |
| Distance between driveway edges 5                                     | Without Raised Median | 460' Min.          | 460' Min.          | 460' Min.          | 330' Min.       |                     |                               | No limit   |
|   | With Raised Median    | 460' Min.          | 460' Min.          | 660' Min.          | 660' Min.       |                     |                               |            |
| Corner clearance between driveways/alleys & street intersections 2, 5 | 460' – 660'           | 1320' 5 Min.       | 460' – 660'        | 1320' 5 Min.       | 175' Min.       | 100' Min.           | 175' Min.                     | 50' Min.   |
| Driveway approach street config.                                      | Radial curb return    | Radial curb return | Radial curb return | Radial curb return | Curb cut 4      | Curb cut 4          | Curb cut 4                    | Curb cut 4 |

1 Intersection tangents are measured from flowline of the intersected street at intersections. Note: Two curves in the same direction must be separated by a tangent at least two times the minimum tangent lengths shown in Table 9.  
 2 These distances are measured as the separation between the centerlines  
 3 600' for speeds < 45 mph subject to Traffic Impact Study findings  
 4 Radial curb returns are also allowed where traffic volumes meet the requirements for a High Volume Driveway  
 5 Distances may be reduced if approved by the Planning Director or his or her designee.

**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
 Town of Mead, CO

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PROJECT NUMBER: 5829

**ROADWAY  
STANDARDS**

SHEET NUMBER







**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

- 42. "HOTEL" AND "MOTEL" SHALL MEAN A BUILDING DESIGNED FOR OCCUPANCY AS THE MORE OR LESS TEMPORARY ABIDING PLACE OF INDIVIDUALS WHO ARE LODGED WITH OR WITHOUT MEALS IN WHICH THERE ARE TEN OR MORE GUEST ROOMS, AND IN WHICH NO PROVISION IS MADE FOR COOKING IN ANY INDIVIDUAL ROOM OR SUITE. A MOTEL OR HOTEL ROOM OR SUITE WHICH INCLUDES COOKING FACILITIES SHALL BE CONSIDERED A DWELLING UNIT.
- 43. "INDOOR RECREATION FACILITY" SHALL MEAN A PLACE WHERE RECREATION ACTIVITIES OCCUR COMPLETELY WITHIN AN ENCLOSED STRUCTURE, INCLUDING BUT NOT LIMITED TO BOWLING ALLEYS, SKATING RINKS, INDOOR SWIMMING POOLS, POOL HALLS, VIDEO AND PINBALL PARLORS.
- 44. "INDUSTRIAL USE" SHALL MEAN ANY USE DEVOTED PRIMARILY TO MANUFACTURING, PROCESSING, ASSEMBLY OR STORAGE OF TANGIBLE PERSONAL PROPERTY, RESEARCH FACILITIES, EXPERIMENTAL OR TESTING LABORATORIES, WAREHOUSES, DISTRIBUTION, AND WHOLESALE USES, UTILITY SERVICE FACILITIES, AIRCRAFT HANGARS AND REPAIR FACILITIES FOR AIRCRAFT, AND CARETAKER'S QUARTERS AND OTHER ACCESSORY BUILDINGS REASONABLY REQUIRED FOR MAINTENANCE OR SECURITY OF THE ABOVE USES.
- 45. "INDUSTRIAL STRUCTURE" SHALL MEAN ANY STRUCTURE THAT IS BUILT FOR INTENDED INDUSTRIAL USE.
- 46. "INSTITUTIONAL/CIVIC/PUBLIC USES" SHALL MEAN USES OPERATED BY RECOGNIZED RELIGIOUS, PHILANTHROPIC, EDUCATIONAL OR OTHER CHARITABLE INSTITUTIONS, GOVERNMENT, SEMIPUBLIC, OR OTHER CIVIC USES, OPERATED ON EITHER A "NONPROFIT" OR "FOR PROFIT" BASIS AND IN WHICH GOODS, MERCHANDISE AND SERVICES ARE NOT PROVIDED FOR SALE ON THE PREMISES EXCEPT AS ACCESSORY USES.
- 47. "INSTITUTIONAL/CIVIC/PUBLIC STRUCTURE" SHALL MEAN ANY STRUCTURE BUILT FOR INSTITUTIONAL, CIVIC, OR PUBLIC USE.
- 48. "LIVE / WORK STRUCTURE" SHALL MEAN AN OCCUPATION OR BUSINESS ACTIVITY WHICH RESULTS IN A PRODUCT OR SERVICE, FOR WHICH A BUSINESS LICENSE MAY BE REQUIRED PURSUANT TO CHAPTER 6 OF THE MEAD MUNICIPAL CODE, THAT IS CONDUCTED IN WHOLE OR IN PART IN A DWELLING UNIT, AND IS INCIDENTAL TO THE RESIDENTIAL USE OF THE DWELLING UNIT AND DOES NOT CHANGE THE ESSENTIAL RESIDENTIAL CHARACTER OR APPEARANCE OF THE DWELLING UNIT OR NEIGHBORHOOD.
- 49. "LOT" SHALL MEAN ANY LEGAL LOT AS SET FORTH IN AN APPROVED SUBDIVISION PLAT, OR ANY PORTION THEREOF DESIGNATED FOR AN INDIVIDUAL DWELLING UNIT (SUCH AS, FOR EXAMPLE, IN A SINGLE-FAMILY FOR-RENT DEVELOPMENT CONTEXT), AGRICULTURAL STRUCTURE, COMMERCIAL STRUCTURE, PARKING STRUCTURE, INSTITUTIONAL/CIVIC/ PUBLIC STRUCTURE, OR INDUSTRIAL STRUCTURE. FOR PURPOSES OF EVALUATING COMPLIANCE WITH THE DESIGN STANDARDS, IF THERE IS NOT AN INDIVIDUAL LEGALLY SUBDIVIDED LOT DESIGNATED FOR COTTAGE HOMES, SINGLE FAMILY DETACHED DWELLINGS, SINGLE FAMILY ATTACHED DWELLINGS, SMALL LOT SINGLE FAMILY DETACHED DWELLINGS, TWO FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS, AGRICULTURAL STRUCTURE, COMMERCIAL STRUCTURE, PARKING STRUCTURE, INSTITUTIONAL/CIVIC/ PUBLIC STRUCTURE, OR INDUSTRIAL STRUCTURE THEN THE DEVELOPER WILL ESTABLISH A "LOT" ON THE SITE DEVELOPMENT PLAN.
- 50. "MAJOR VEHICLE/EQUIPMENT REPAIR" SHALL MEAN AN ESTABLISHMENT PRIMARILY ENGAGED IN THE REPAIR OR MAINTENANCE OF COMMERCIAL AND HEAVY TRUCK ORIENTED MOTOR VEHICLES, TRAILERS AND SIMILAR LARGE MECHANICAL EQUIPMENT, INCLUDING PAINT, BODY AND FENDER AND MAJOR ENGINE AND ENGINE PART OVERHAUL, PROVIDED THAT IT IS CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING. SUCH USE SHALL NOT INCLUDE THE SALE OF FUEL, GASOLINE OR PETROLEUM PRODUCTS.
- 51. "MAINTENANCE ENTITY" SHALL MEAN A PERSON OR ENTITY, WHICH MAY INCLUDE WITHOUT LIMITATION A HOMEOWNERS' ASSOCIATION, A DISTRICT, OR OTHER PRIVATE (THIRD PARTY) DESIGNEE THAT HAS ASSUMED THE APPLICABLE MAINTENANCE OBLIGATIONS.
- 52. "MEAD TOWN CODE" MEANS THE LAND USE CODE OF THE TOWN.
- 53. "MINOR VEHICLE REPAIR" SHALL MEAN AN ESTABLISHMENT PRIMARILY ENGAGED IN THE REPAIR OR MAINTENANCE OF PASSENGER AND LIGHT TRUCK ORIENTED MOTOR VEHICLES, TRAILERS AND SIMILAR MECHANICAL

- EQUIPMENT, INCLUDING BRAKE, MUFFLER, UPHOLSTERY WORK, TIRE REPAIR AND CHANGE, LUBRICATION, TUNE UPS AND TRANSMISSION WORK, CAR WASHING, DETAILING, POLISHING OR THE LIKE, PROVIDED THAT IT IS CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING. SUCH USE SHALL NOT INCLUDE THE SALE OF FUEL, GASOLINE OR PETROLEUM PRODUCTS.
- 54. "MINI-STORAGE AND WAREHOUSE" SHALL MEAN A BUILDING OR A GROUP OF BUILDINGS CONTAINING SEPARATE, INDIVIDUAL SELF-STORAGE UNITS DIVIDED FROM THE FLOOR TO CEILING BY A WALL WITH AN INDEPENDENT ENTRANCE FROM THE EXTERIOR OR INTERIOR OF THE BUILDING, DESIGNED TO BE RENTED OR LEASED ON A SHORT-TERM BASIS TO THE GENERAL PUBLIC FOR PRIVATE STORAGE OF PERSONAL GOODS, MATERIALS AND EQUIPMENT.
- 55. "MULTI-FAMILY DWELLING" SHALL MEAN A BUILDING OR LOT WITH THREE OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER IN SEPARATE DWELLING UNITS, GROUP HOMES, OR BOARDING AND ROOMING HOUSES, BUT NOT INCLUDING TOWNHOMES, HOTELS, MOTELS, OR LIVE/WORK UNITS. MULTI-FAMILY DWELLINGS MAY INCLUDE BUILD-TO-RENT PRODUCTS BUILT ON OWNED OR LEASED LAND.
- 56. "NET DEVELOPABLE LAND AREA" SHALL MEAN THE GROSS LAND AREA LESS ANY LAND DEDICATED FOR STREETS, TRAILS, PARKS AND OPEN SPACE.
- 57. "NIGHTCLUB" SHALL MEAN A BAR OR TAVERN CONTAINING MORE THAN ONE HUNDRED (100) SQUARE FEET OF DANCE FLOOR AREA.
- 58. "NON-RESIDENTIAL USE" SHALL MEAN A USE THAT DOES NOT CONTAIN A DWELLING UNIT.
- 59. "NURSERY" SHALL MEAN A PLANT NURSERY OR GREENHOUSE WHOSE LAND OR STRUCTURES ARE USED PRIMARILY TO RAISE TREES, SHRUBS, FLOWERS, AND OTHER PLANTS FOR SALE OR FOR TRANSPLANTING.
- 60. "OFFICES" SHALL MEAN AN OFFICE FOR PROFESSIONALS SUCH AS PHYSICIANS, DENTISTS, LAWYERS, ARCHITECTS, ENGINEERS, ARTISTS, MUSICIANS, DESIGNERS, TEACHERS, ACCOUNTANTS AND OTHERS WHO THROUGH TRAINING ARE QUALIFIED TO PERFORM SERVICES OF A PROFESSIONAL NATURE, AND WHERE NO STORAGE OR SALE OF MERCHANDISE EXISTS, EXCEPT AS ACCESSORY TO THE PROFESSIONAL SERVICES.
- 61. "OUTDOOR RECREATION FACILITY" SHALL MEAN A PLACE WITH OUTDOOR ACTIVITIES, INCLUDING BUT NOT LIMITED TO MINIATURE GOLF, OUTDOOR PLAYING FIELDS, SWIMMING POOLS, SKATING RINKS, BATTING CAGES, WATER SLIDES, SKATEBOARD PARKS, DRIVING RANGES AND GO-CART TRACKS.
- 62. "OUTDOOR STORAGE" SHALL MEAN THE KEEPING, IN AN UNROOFED AREA, OF ANY EQUIPMENT, GOODS, JUNK, MATERIAL, MERCHANDISE OR VEHICLES IN THE SAME PLACE FOR MORE THAN TWENTY-FOUR (24) HOURS. CONTAINERS AND SEMI-TRAILERS MAY NOT BE USED FOR RESIDENTIAL OR STORAGE USES EXCEPT ON CONSTRUCTION SITES.
- 63. "OWNER" SHALL MEAN THE OWNER OF THE WHOLE PROPERTY AS APPLICABLE TO ESTABLISHING THIS PUD.
- 64. "PARKING STRUCTURE" SHALL MEAN ANY AT OR ABOVE GRADE STRUCTURE WHOSE PRIMARY USE IS INTENDED TO HOUSE VEHICLES.
- 65. "PERSONAL SERVICES" SHALL MEAN MEANS SHOPS PRIMARILY ENGAGED IN PROVIDING SERVICES GENERALLY INVOLVING THE CARE OF THE PERSON OR SUCH PERSON'S APPAREL OR RENDERING SERVICES TO BUSINESS ESTABLISHMENTS, SUCH AS LAUNDRY OR DRY-CLEANING RETAIL OUTLETS, INSTRUCTIONAL SERVICES, PORTRAIT/PHOTOGRAPHIC STUDIOS, BEAUTY OR BARBER SHOPS, EMPLOYMENT SERVICE OR MAILING AND COPY SHOPS.
- 66. "PLACES OF WORSHIP OR ASSEMBLY" SHALL MEAN A BUILDING CONTAINING A HALL, AUDITORIUM OR OTHER SUITABLE ROOM OR ROOMS USED FOR THE PURPOSE OF CONDUCTING RELIGIOUS OR OTHER SERVICES OR MEETINGS OF THE OCCUPANTS OF SUCH STRUCTURE. PLACE OF WORSHIP AND ASSEMBLY SHALL INCLUDE CHURCHES, SYNAGOGUES OR THE LIKE, BUT SHALL NOT INCLUDE BUILDINGS USED FOR COMMERCIAL ENDEAVORS, INCLUDING BUT NOT LIMITED TO COMMERCIAL MOTION PICTURE HOUSES OR STAGE PRODUCTIONS.
- 67. "PLANNING AREA" SHALL MEAN AN INDIVIDUAL AREA WITHIN THE PUD

- WHICH HAS A DISTINCT SET OF PERMITTED USES, AS DEPICTED IN THIS PUD.
- 68. "PROPERTY" MEANS THE REAL PROPERTY LEGALLY DESCRIBED IN AND REGULATED BY THIS PUD.
- 69. "PUBLIC UTILITIES, MINOR" SHALL MEAN WATER BOOSTER STATIONS, WASTEWATER LIFT STATIONS, ELECTRICAL DISTRIBUTION SUBSTATIONS, GAS REGULATOR SUBSTATIONS, STORM WATER CONVEYANCE PIPES, FIBER OPTIC CABLE, SWITCHING BOXES, AND OTHER COMPARABLE INFRASTRUCTURE USED IN THE PROVISION OR DISTRIBUTION OF UTILITY SERVICE.
- 70. "PUBLIC UTILITIES, MAJOR" SHALL INCLUDE ENERGY PRODUCTION BY MEANS OF NATURAL GAS OR COAL (NOT INCLUDING RENEWABLE ENERGY PRODUCTION) OR WATER AND WASTEWATER TREATMENT FACILITIES.
- 71. "PUD" MEANS THIS PLANNED UNIT DEVELOPMENT, TOGETHER WITH THE REGULATORY PROCEDURES, AS MAY BE AMENDED FROM TIME TO TIME.
- 72. "REGULATORY PROCEDURES" SHALL MEAN ALL PROCEDURAL ELEMENTS RELATED TO THE PUD, AS SET FORTH IN THE REGULATORY PROCEDURES DOCUMENT.
- 73. "RENEWABLE ENERGY PRODUCTION" SHALL MEAN ENERGY PRODUCED THROUGH WIND, SOLAR, GEO-THERMAL, OR OTHER RENEWABLE MEANS.
- 74. "REPAIR SERVICES (NOT INCLUDING VEHICLES)" SHALL MEAN A FACILITY WHEREIN GOODS ARE PRODUCED OR REPAIRED BY HAND, USING HAND TOOLS OR SMALL-SCALE EQUIPMENT, INCLUDING SMALL ENGINE REPAIR, FURNITURE MAKING AND RESTORING, UPHOLSTERING, RESTORATION OF ANTIQUES AND OTHER ART OBJECTS OR OTHER SIMILAR USES.
- 75. "RESEARCH AND DEVELOPMENT FACILITIES" INCLUDE SINGLE BUILDING SITES AS WELL AS MULTIPLE BUILDING COMPLEXES FOR USERS INVOLVED IN HIGH TECHNOLOGY RESEARCH AND DEVELOPMENT. USES MAY INCLUDE, BUT NOT BE LIMITED TO, COMPUTER HARDWARE AND SOFTWARE DEVELOPMENT, BIO-MEDICAL RESEARCH, PHARMACEUTICAL MANUFACTURING, ENVIRONMENTAL OR OTHERWISE "HIGH-TECHNOLOGY" ENGINEERING. ACCESSORY USES MAY INCLUDE THOSE INVOLVED IN THE RECEIPT, STORAGE AND DISTRIBUTION OF PRODUCTS AND MATERIALS REQUIRED IN THE MANUFACTURING PROCESS INCIDENTAL TO THE R&D USE, AND SIMILAR USES RELATED THERETO.
- 76. "RESIDENTIAL" MEANS A DEVELOPMENT THAT INCLUDES ONE OR MORE DWELLING UNITS
- 77. "RESOURCE EXTRACTION" SHALL MEAN THE REMOVAL OR RECOVERY BY ANY MEANS WHATSOEVER OF SAND, GRAVEL, SOIL, ROCK, MINERALS, MINERAL SUBSTANCES OR ORGANIC SUBSTANCES OTHER THAN VEGETATION, FROM WATER OR LAND ON OR BENEATH THE SURFACE THEREOF, EXPOSED OR SUBMERGED.
- 78. "RESTAURANT (INDOOR AND OUTDOOR)" SHALL MEAN ANY ESTABLISHMENT IN WHICH THE PRINCIPAL BUSINESS IS THE SALE OF FOOD AND BEVERAGES TO CUSTOMERS IN A READY-TO-CONSUME STATE; WHERE FERMENTED MALT BEVERAGES AND/OR MALT, SPECIAL MALT OR VINOUS AND SPIRITUOUS LIQUORS MAY BE PRODUCED ON THE PREMISES AS AN ACCESSORY USE; AND WHERE THE DESIGN OR PRINCIPAL METHOD OF OPERATION INCLUDES ONE (1) OR BOTH OF THE FOLLOWING CHARACTERISTICS:
  - CUSTOMERS ARE SERVED THEIR FOOD AND/OR BEVERAGES BY A RESTAURANT EMPLOYEE AT THE SAME TABLE OR COUNTER AT WHICH THE ITEMS ARE CONSUMED; OR
  - CUSTOMERS ARE SERVED THEIR FOOD AND/OR BEVERAGES BY MEANS OF A CAFETERIA-TYPE OPERATION WHERE THE FOOD OR BEVERAGES ARE CONSUMED WITHIN THE RESTAURANT BUILDING OR WITHIN AN OUTDOOR SEATING AND DINING AREA.
- 79. "RETAIL ESTABLISHMENTS" SHALL MEAN ANY ESTABLISHMENT WHERE THE SALE OF GOODS IS THE PRIMARY USE.
- 80. "RETAIL SALES IN CONJUNCTION WITH WAREHOUSE ESTABLISHMENT" SEE "WAREHOUSE AND DISTRIBUTION."
- 81. "SERVICE STATION (MINOR REPAIRS INCLUDED)" SHALL MEAN ANY BUILDING, LAND AREA, PREMISES OR PORTION THEREOF, WHERE GASOLINE OR OTHER PETROLEUM PRODUCTS OR FUELS ARE SOLD AND LIGHT MAINTENANCE ACTIVITIES SUCH AS ENGINE TUNE-UPS, LUBRICATION, MINOR REPAIRS, TIRE INSTALLATION AND REPAIR AND CARBURETOR CLEANING MAY BE CONDUCTED. GASOLINE STATION SHALL NOT INCLUDE PREMISES WHERE

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PROJECT NUMBER: 5829

**DEFINITIONS**

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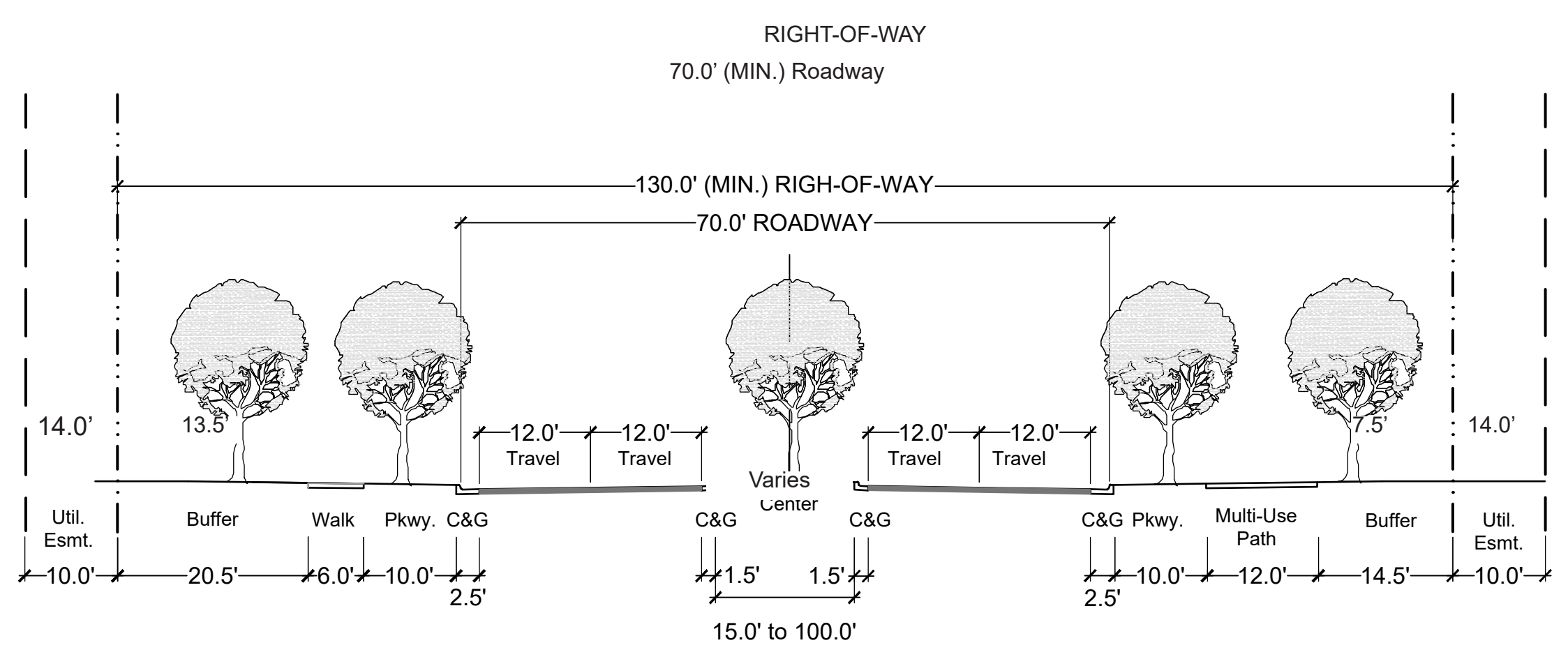




# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

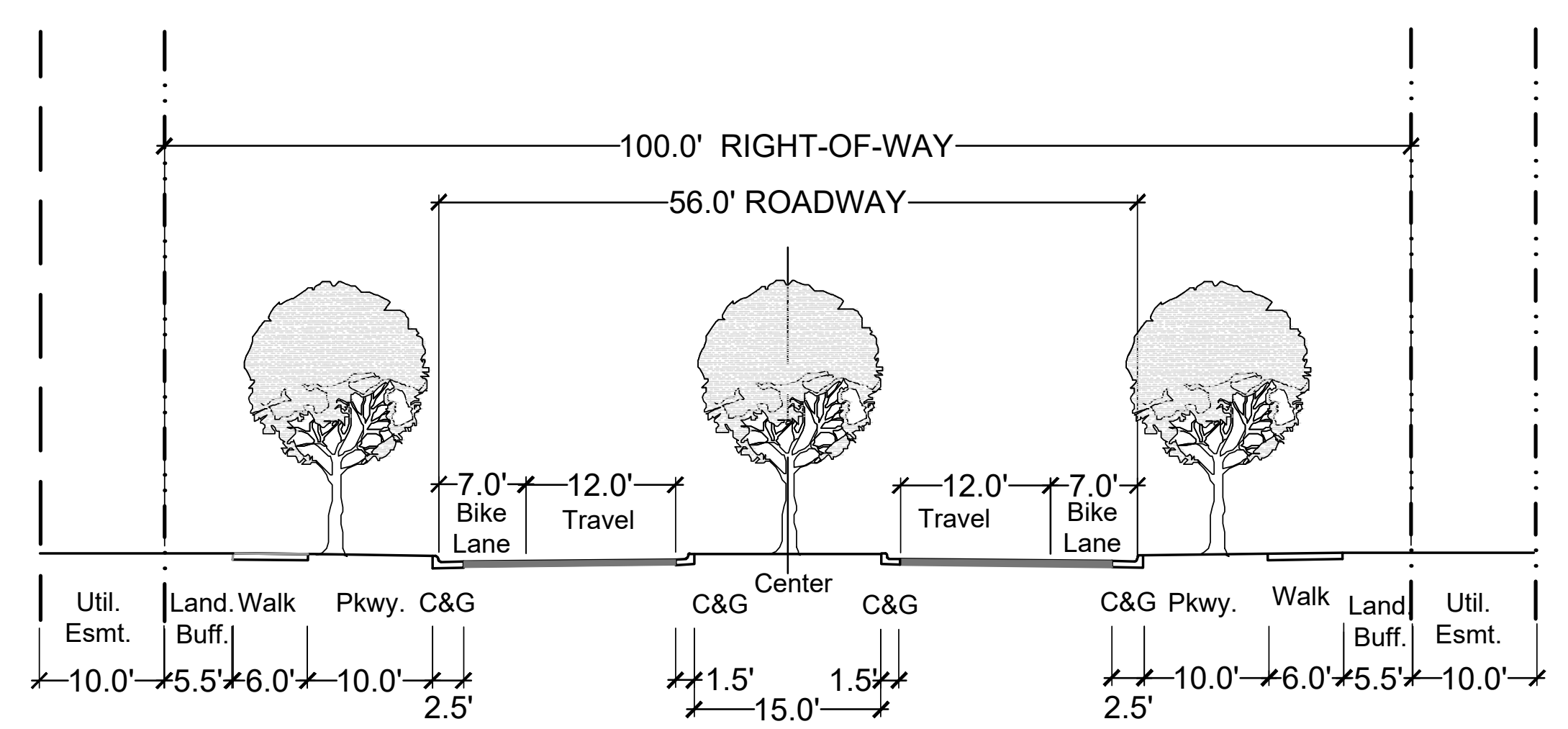
A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO  
 TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

### 4-LANE MAJOR ARTERIAL

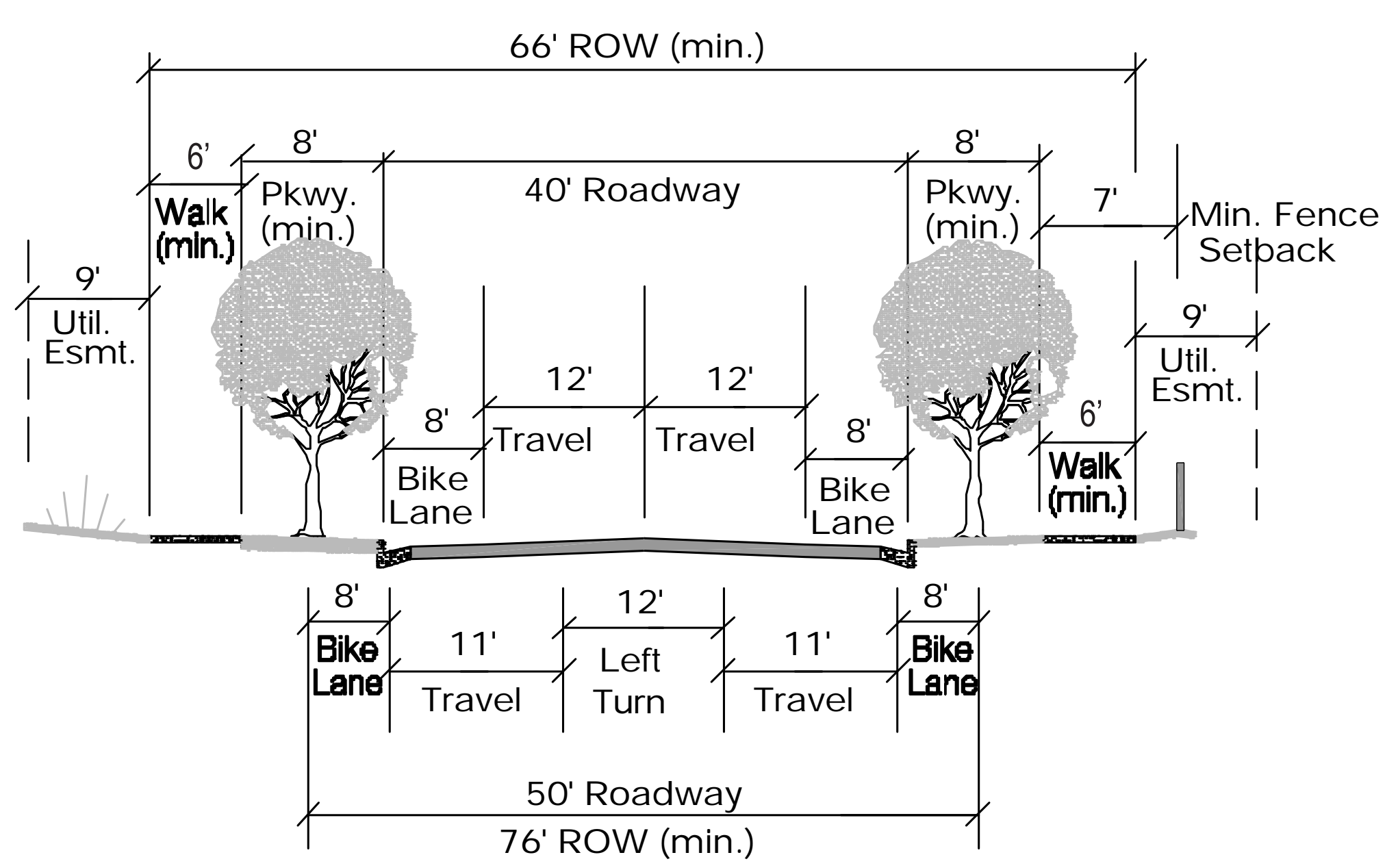


Note: The Town of Mead standard Major Arterial section will apply to CR 38.

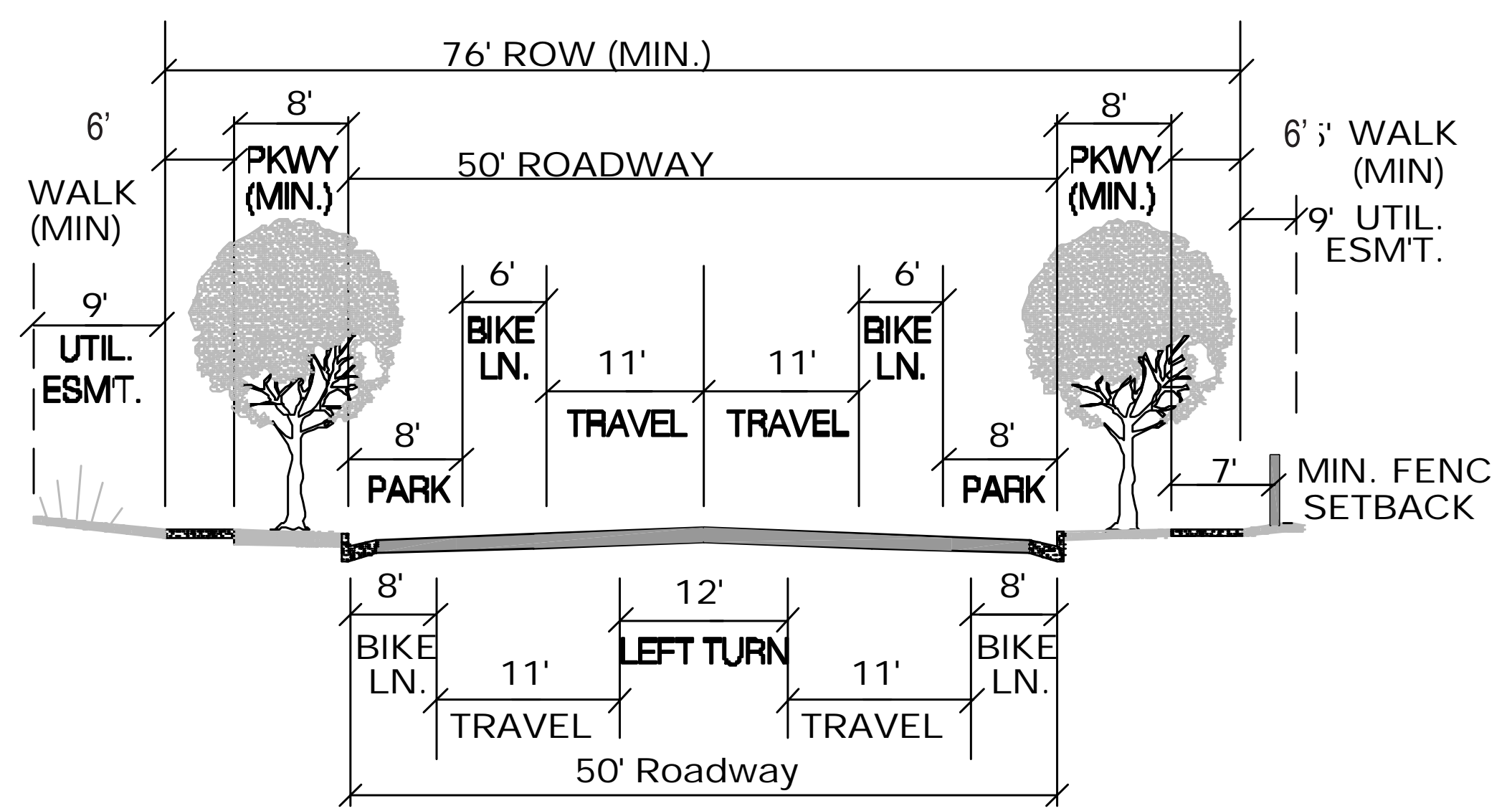
### 2-LANE MINOR ARTERIAL



### MAJOR COLLECTOR



### MINOR COLLECTOR



**TURION SOUTH  
 PLANNED UNIT DEVELOPMENT**  
 Town of Mead, CO

ISSUE DATE: \_\_\_\_\_

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PROJECT NUMBER: 5829

### STREET SECTIONS

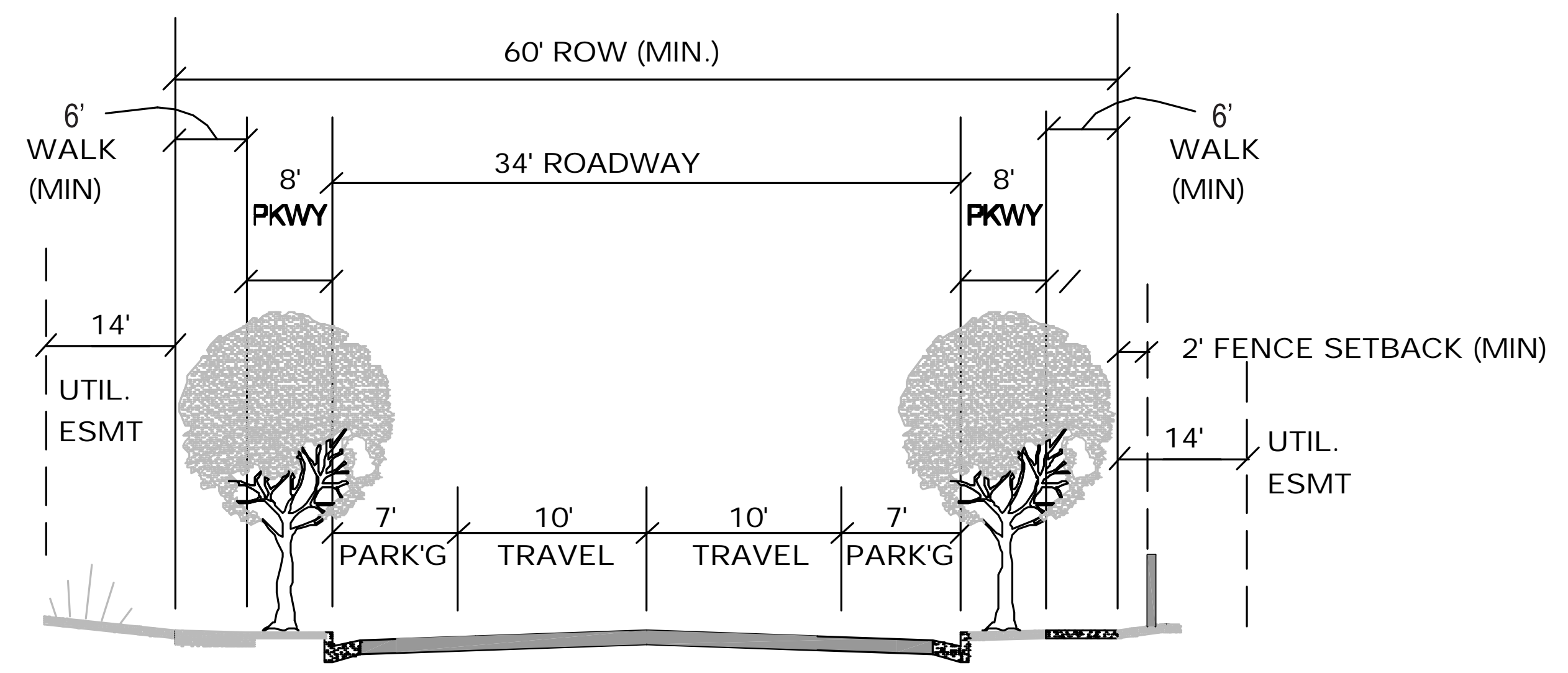
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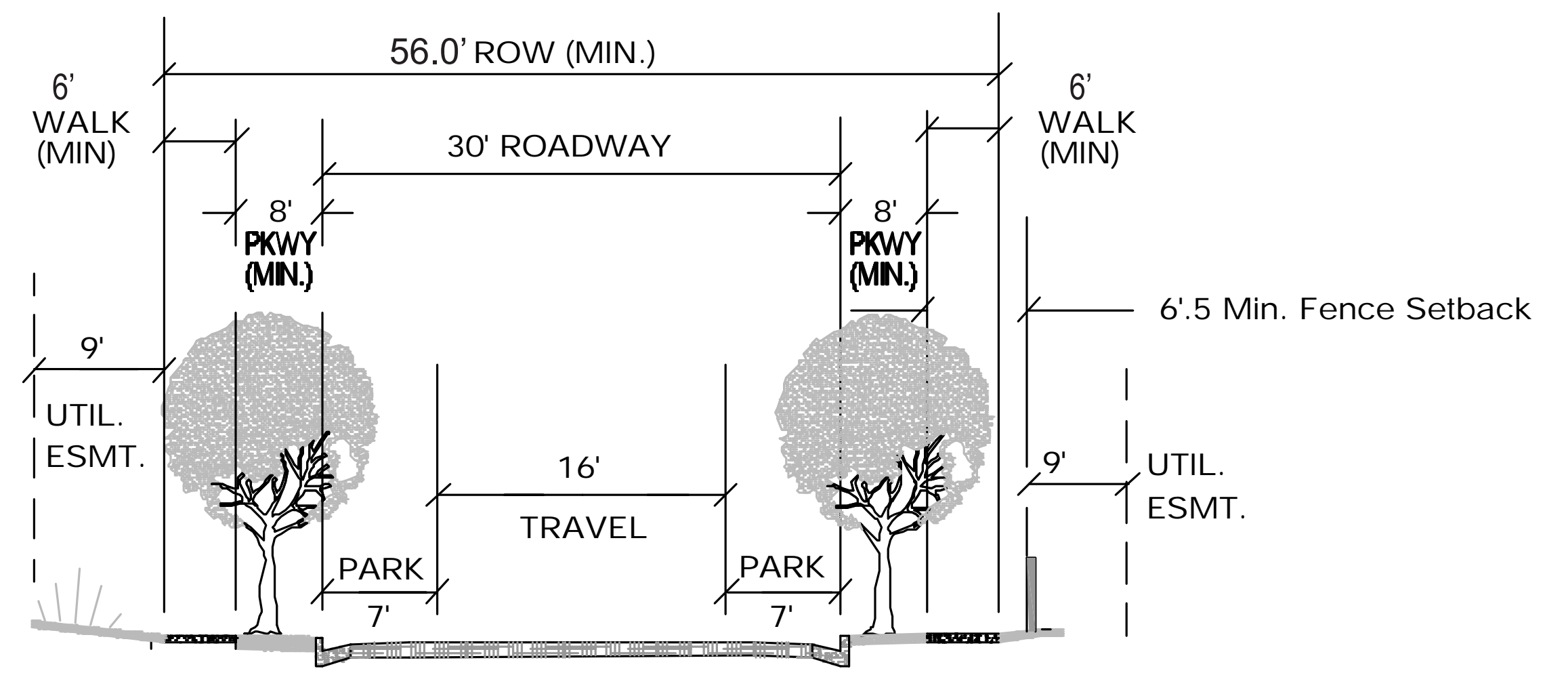
# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO  
 TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

### LOCAL COMMERCIAL/INDUSTRIAL

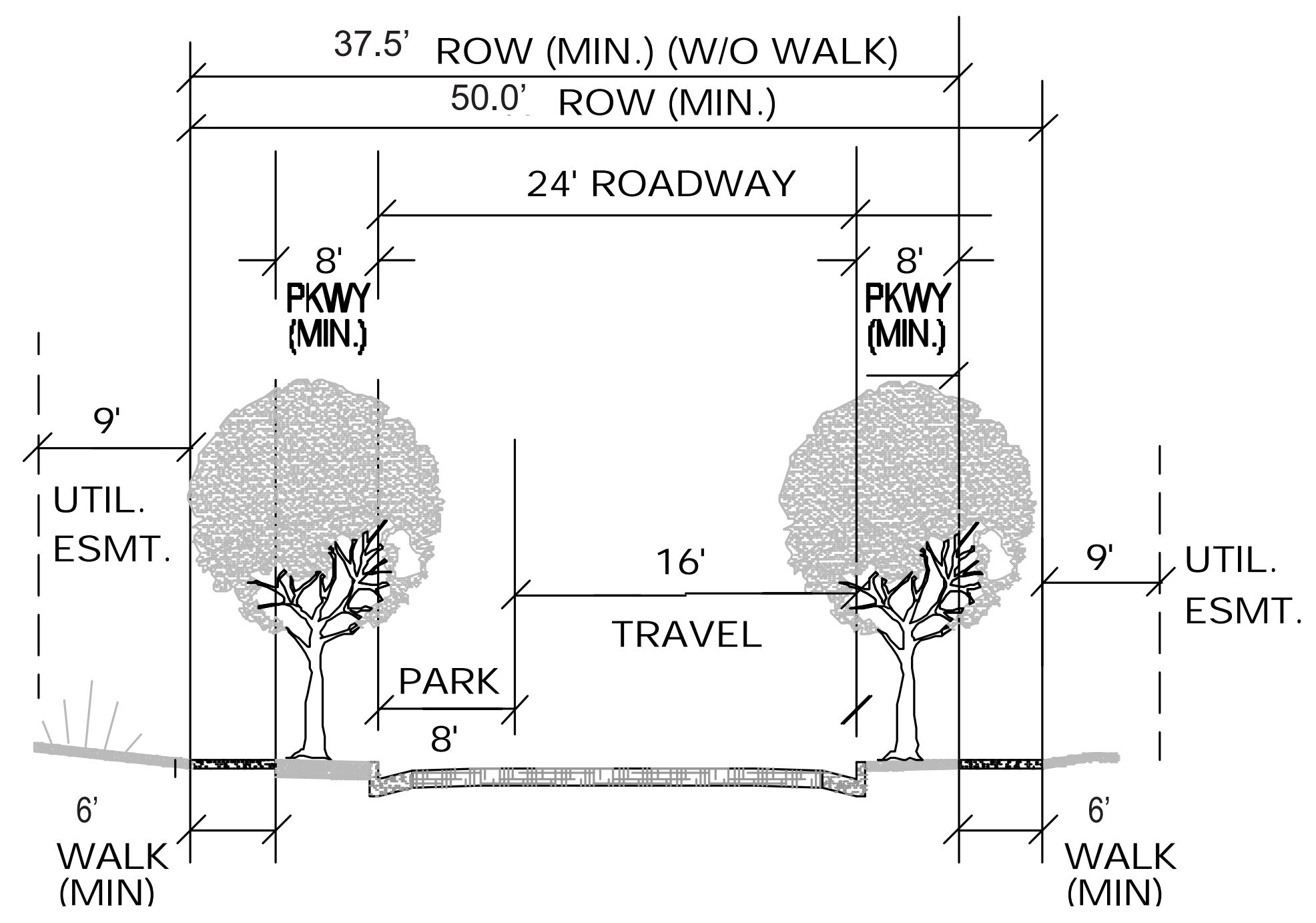


### RESIDENTIAL LOCAL

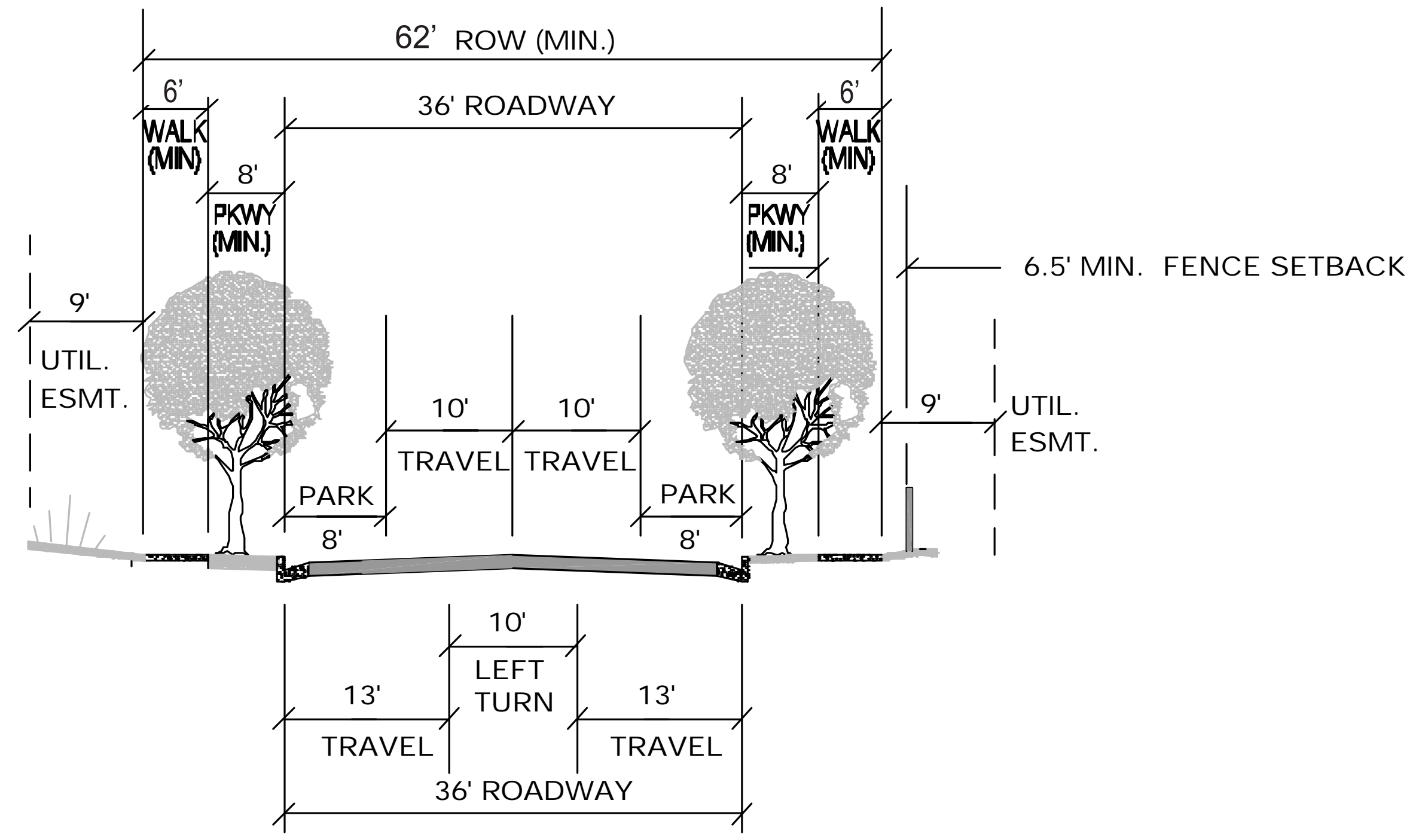


### INTERSECTIONS (WHERE NEEDED)

### RESIDENTIAL LANE



### RESIDENTIAL CONNECTOR LOCAL



### INTERSECTIONS (WHERE NEEDED)

**TURION SOUTH  
 PLANNED UNIT DEVELOPMENT**  
 Town of Mead, CO

ISSUE DATE: \_\_\_\_\_

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PROJECT NUMBER: 5629

### STREET SECTIONS

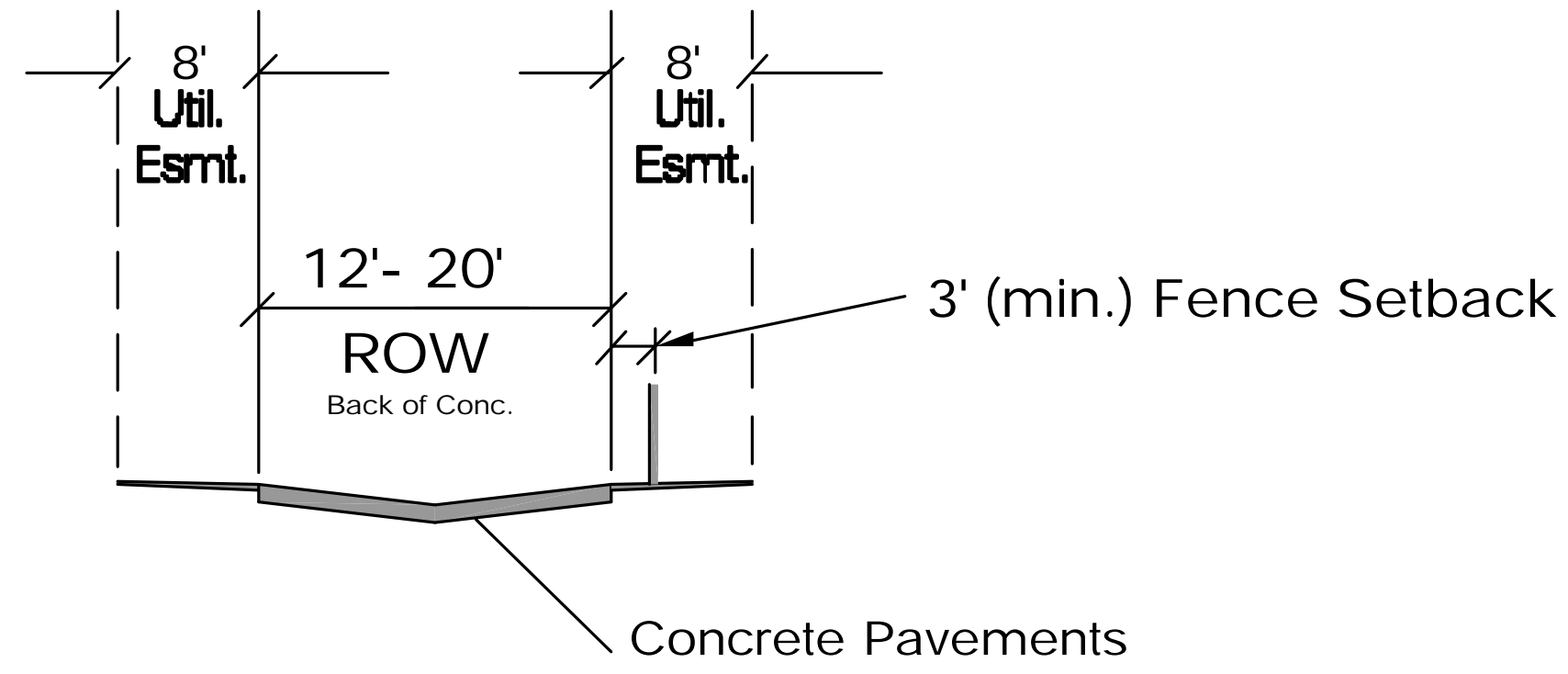
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# TURION SOUTH PLANNED UNIT DEVELOPMENT (PUD)

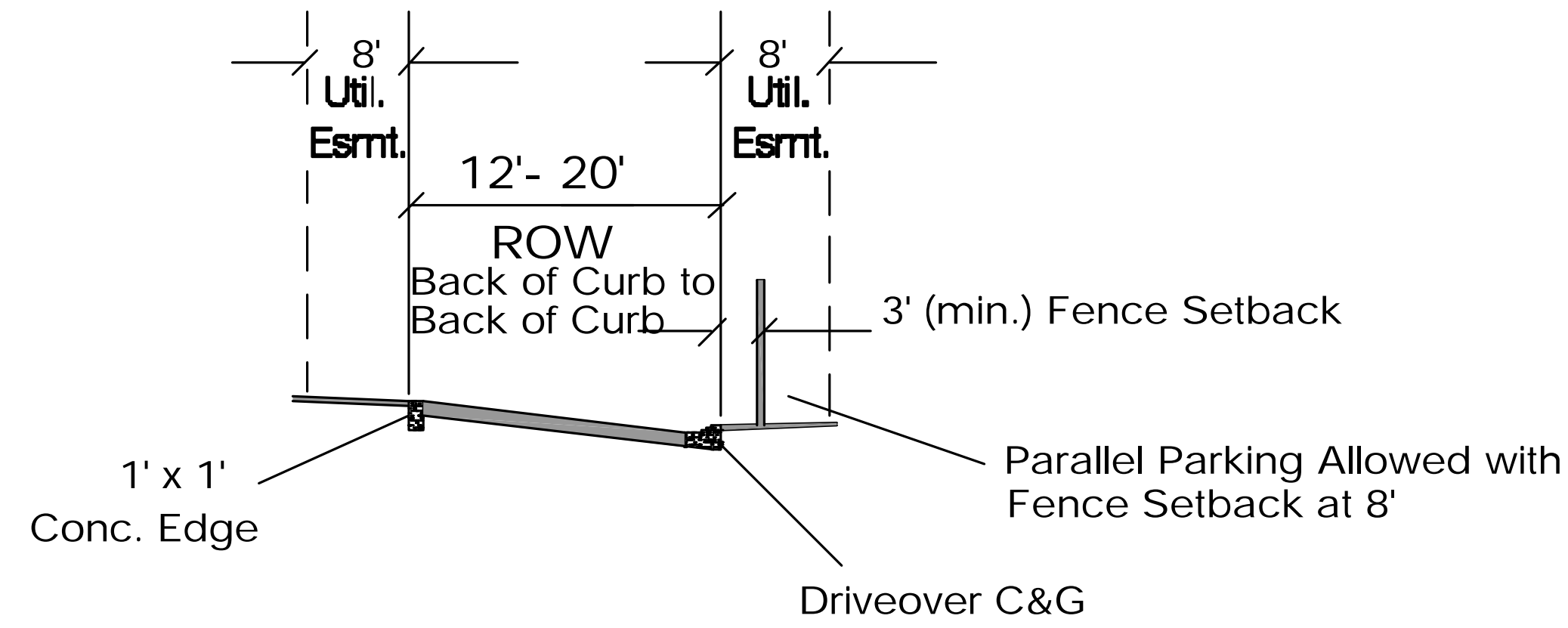
A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
TOTAL AREA = 25,931,610 SQ FT, OR 595.31 ACRES, MORE OR LESS

**TURION SOUTH  
PLANNED UNIT DEVELOPMENT**  
Town of Mead, CO

**RESIDENTIAL ALLEY  
OPTION A (DRAINAGE TO CENTER)**



**OPTION B (DRAINAGE TO ONE SIDE)**



ISSUE DATE: \_\_\_\_\_

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PROJECT NUMBER: 5829

**STREET SECTIONS**

SHEET NUMBER

**24 OF 24**

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**Exhibit 2**  
**TURION SOUTH REGULATORY PROCEDURES DOCUMENT**  
**(Attached)**

## Turion South Planned Unit Development Regulatory Procedures

### 1. GENERAL PROVISIONS

#### 1.1. Defined Terms

Capitalized words and phrases used but not otherwise defined in these Regulatory Procedures have the meanings set forth in the Definitions section of the PUD. Words and phrases that are not defined in the PUD but are defined in the Mead Town Code shall have the meaning as defined in the Mead Town Code. Where any word or phrase defined in the PUD is the same or substantially similar to a word or phrase defined or used in the Mead Town Code, the word or phrase defined in the PUD shall be the sole and exclusive definition of such word or phrase.

#### 1.2. Planned Development (PUD)

These Regulatory Procedures are approved in connection with, and hereby incorporated by reference into the PUD. As used herein, "PUD" means the Turion South Planned Unit Development (PUD), together with these Regulatory Procedures, together with everything shown thereon and all amendments thereto approved by the Town.

### 2. PUD AMENDMENTS

#### 2.1. General

To apply for an amendment to the PUD, the applicant shall submit a written and/or graphic statement describing in full detail the nature and extent of the alteration to the Director. The Director shall determine whether an amendment request shall be considered a minor amendment or a major amendment based on the criteria established herein.

Notwithstanding anything to the contrary in the PUD, the locations of public and private street locations, internal circulation design/pattern, trails, parks, and other open space, and other physical improvements conceptually depicted on the PUD will be determined in connection with the subdivision process as more fully set forth below, and as such, no amendment to the PUD shall be required to modify the locations of such improvements.

*[During the term of the **Vested Property Rights**, no amendment to the PUD, and no application for rezoning of all or any part of the property included within PUD, shall be accepted for processing, or approved or undertaken by the Town without the prior written consent of the Owner.]*



## 2.2. Minor Amendments

The intent of this Section is to provide a simplified amendment procedure for minor modifications to this PUD. As used herein, the term “minor amendment” means an application meeting the following criteria:

- A. Any amendment to the Design Standards that does not result in a more than 20% change than the originally approved Design Standard (e.g., a 20% reduction to a 20-foot setback requirement is 4 feet, resulting in a 16-foot setback);
- B. Any amendment to the permitted or conditional uses, so long as such modification does not add new permitted uses or conditional uses within any Planning Area, except as may be authorized in accordance with Section 3.4;
- C. Any amendment that modifies the boundaries of the Planning Areas, so long as such modification does not result in a net addition or reduction of more than 20% of the Gross Land Area within any Planning Area;
- D. Any amendment that modifies the boundaries or locations of the trails, parks, and other open space among or between Planning Areas, so long as such modification does not result in any reduction of the aggregate Gross Land Area provided as trails, parks, and other open space provided within the PUD;
- E. Any changes to these Regulatory Procedures;
- F. Any amendments proposed to address and/or incorporate changes in the Mead Town Code that are enacted subsequent to the date of these Regulatory Procedures; and
- G. Any amendment determined to be “minor modifications” by the Director based on consideration of whether such amendment:
  - (i) is not materially incompatible with immediately adjacent uses;
  - (ii) is not fundamentally inconsistent with the Design Standards set forth in this PUD other than the specific Development Standards addressed by the requested amendment; and
  - (iii) incorporates measures that adequately address significant impacts, if any, to immediately adjacent uses.

Developers must make a written request of the Director prior to submittal of a minor amendment request (unless waived by the Director) in order to obtain input into the appropriateness of the request and the materials required to be submitted with the request. Upon a complete submittal of the required materials, the Director shall

determine, within 15 days after submittal of the request, the completeness of the request and whether it qualifies to be processed administratively as a minor amendment. The Developer shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified.

Within 30 days following determination of a complete submittal, the Director shall approve any minor amendment that meets the following criteria:

- A. The proposed amendment is materially consistent with the remaining Design Standards, commitments, and overall intent of the PUD;
- B. The amendment will not adversely and materially affect the use and enjoyment of the adjacent land, both within and adjacent to the PUD, and if so, such adverse effects may be mitigated; and
- C. The amendment is materially consistent with the policies and goals of the Town Comprehensive Plan.

Once the minor amendment has been approved by the Director, the Developer shall submit the amended PUD for recording, as applicable.

The Developer shall have the initial right to appeal the Director's written determination to the Board of Adjustment pursuant to the applicable provisions of the Mead Town Code.

### 2.3. Major Amendments

Any amendment to this PUD that does not qualify as a "minor amendment" pursuant to Section 2.2 shall be deemed a "major amendment." Major Amendments shall be reviewed by the Planning Commission and Town Board according to the complete PUD review procedure set forth in the Mead Town Code.

## 3. **LAND USE DESIGNATIONS**

### 3.1. General

Uses permitted within each Planning Area include all use types designated as "Use by Right" with respect to such Planning Area, as set forth in the PUD, together with accessory uses relating to such use types. Within each individual Planning Area, such use types are designated as Uses by Right, Conditional Uses, or Not Allowed.

### 3.2. Conditional Uses

Use types within the PUD that are designated "Conditional Use" as set forth in the PUD shall require a conditional use permit prior to issuance of a plot plan or site plan, as applicable, or the commencement of the conditional use. Conditional uses shall be allowed in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. The Planning Commission shall be the approval authority for any conditional uses set forth in the PUD, which approval shall be at a public hearing in accordance with the applicable notice requirements set forth in the Mead Town Code.

B. Following the public hearing, the Planning Commission may approve, conditionally approve or deny the conditional use application based on the conditional use review criteria. A conditional use permit may be revocable, may be granted for a limited time period or may be granted subject to conditions as the Planning Commission may prescribe. Conditions may include, but shall not be limited to: requiring special setbacks, open spaces, fences or walls, landscaping or screening, street dedication and improvement, regulation of vehicular access and parking, signs, illumination, hours and methods of operation, control of potential nuisances, prescription of standards for maintenance of buildings and grounds and prescription of development schedules.

C. Developments and uses granted by conditional use permit shall be developed or established in accordance with the timeframe provided in the approved conditional use permit, or within two years of the date of approval if the timeframe is not established in the approved conditional use permit. Subject to extension in accordance with Section **Error! Reference source not found.**, failure to develop or establish such conditional use in accordance with the timeframe established in the permit (or two years from the date of approval if no timeframe is established in the permit) shall result in the expiration of the permit.

D. At least thirty (30) days prior to the expiration date of a conditional use permit due to failure to develop or establish an approved conditional use in accordance with the timeframe established in the permit (or two years from the date of such approval if no timeframe is established in the permit), or due to expiration of a term established in the conditional use approval, a Developer may request, in writing, approval of an extension of such expiration date. The Director may administratively approve up to a one-year extension of an approved conditional use.

E. No approved conditional use may be modified, structurally enlarged or expanded in ground area, unless such modification, enlargement or expansion receives the prior approval of the Planning Commission, which shall be obtained by repetition of the granting procedures provided in this PUD. The Planning Commission may authorize administrative approval of modifications, enlargement and expansion of conditional uses and may define a percentage or other parameter change to square footage, hours of operation, traffic or other aspects of the approved conditional use.

F. Appeal. The Developer shall have the right to appeal the Planning Commission's written decision regarding a conditional use to the Board of



Trustees, at the Developer's option, by filing a notice of appeal with the Town within ten (10) business days after the date of the written decision appealed. The notice shall state the grounds for, and present argument and evidence in support of, the appeal. The appeal shall be heard on the next available agenda of the Board of Trustees for which notice may be timely provided, but in any event not more than forty-five (45) days after the appeal is filed. In considering the appeal, the Board of Trustees shall review the matter de novo; however, evidence that was not presented to the Planning Commission shall not be introduced unless there is good and reasonable cause shown for the prior failure to introduce it. Upon conclusion of the hearing, the Board of Trustees shall make findings of fact and grant the appeal; grant the appeal with conditions that are supported by the facts found, and necessary to assure compliance with this Section 3.2 and the applicable provisions of the Mead Town Code; or deny the appeal. The decision shall be reduced to writing within five (5) business days and promptly thereafter provided to the Developer.

### 3.3. Temporary Uses

Temporary uses shall be allowed in accordance with the substantive and procedural requirements of the Mead Town Code; provided, however, no temporary use shall be permitted unless the Community Appearance Board has issued a certificate of approval as contemplated by Section 4.3.

### 3.4. Unlisted Uses

Uses not identified as a use by right or conditional use shall not be allowed unless determined by the Director that the proposed use is substantially similar to a listed use by right or conditional use within such Planning Area. The Director shall base this determination on consideration of the following factors:

- A. Whether the proposed use is similar in terms of hours of operation, traffic impacts, environmental impacts, and the potential for adverse impacts on surrounding properties to other uses by right or conditional uses in the Planning Area; and
- B. Whether the proposed use is typically housed in buildings or structures similar and compatible to those used to house uses by right or conditional uses in the Planning Area; and
- C. Whether the proposed use is consistent with the purpose and intent of the particular Planning Area.

The Developer shall have the initial right to appeal the Director's written interpretation to the Board of Adjustment pursuant to the applicable provisions of the Mead Town Code.

#### 4. DESIGN REVIEW

##### 4.1. Design Covenant

The Property is encumbered by and subject to the Design Covenant, which governs matters related to architectural design of development within all or any portion of the Property. Pursuant to the Design Covenant, the Community Appearance Board has prepared, approved and promulgated the (Supplemental) Design Guidelines to supplement and complement this PUD. Nothing in the Design Covenant, or the (Supplemental) Design Guidelines established thereunder, will be deemed to waive or modify any provision of this PUD.

##### 4.2. Community Appearance Board

As contemplated by the Design Covenant, the Community Appearance Board has been organized to administer and enforce the Design Covenant and (Supplemental) Design Guidelines. In accordance with the Design Covenant, the Community Appearance Board shall have authority to review and is the sole and exclusive authority to approve the architectural design, landscape design, urban design and site design within the Property. The Community Appearance Board shall give prior written notice to the Director, or their designee, of each meeting of the Community Appearance Board at which the Community Appearance Board shall initially consider any submitted development proposal(s), which notice shall include the date, time, location and general subject matter of the meeting. At Owner's option, one or more separate sub-design review board(s) may be established with respect to any of the Planning Areas. Such sub-design review board(s) shall not be required to include any Town appointed representative as a member.

##### 4.3. Certificate of Approval

The Town's approval of any plot plan or site plan within the Property is conditioned upon the Town's prior receipt of a certificate of approval executed by the Community Appearance Board. To facilitate efficient review and approval of such approvals, the Director may accept for processing an application for plot plan or site plan concurrently with such Developer's submittal of plans, specifications and details to the Community Appearance Board for review and approval of such permit; provided, however, that the Director shall not approve any such application unless and until the Community Appearance Board has issued its certificate of approval pursuant to the Design Covenant.

#### 5. DEVELOPMENT REVIEW PROCEDURES

##### 5.1. General

Except as expressly modified herein, preliminary and final subdivision plats, plot plans, and site plans for all projects within the PUD shall be submitted and

reviewed in accordance with the submittal requirements and review standards of the Mead Town Code in effect at the time of submittal of the applicable application.

Nothing in this PUD or the Mead Town Code shall be deemed to prohibit the concurrent processing of preliminary and final subdivision plats, plot plans, and site plans for all projects within the PUD.

## 5.2. Preliminary Plats

Preliminary plats shall be reviewed and approved in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. An approved preliminary plat shall lapse and be of no further force and effect if the first final plat application for the preliminary plat has not been submitted within three years of the approval of the preliminary plat, or if any subsequent final plat application within such preliminary plat has not been submitted within two years of the approval of the immediately prior final plat within such preliminary plat.

B. Upon written application, and for good cause, the Director may extend the preliminary plat for up to two successive one-year periods. The Developer must request the extension in writing no later than 30 days prior to the expiration of the then-current period.

## 5.3. Final Plats and SIAs

Final plats shall be reviewed and approved in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. As a condition of approval of the final plat, a Subdivision Improvements Agreement (as may be amended from time to time, "SIA") shall be signed between the Developer and the Town. In the SIA, the Developer agrees to construct any required public improvements shown in the final plat documents and to provide collateral that is sufficient to assure the completion of such improvements according to the accepted design and construction plans. No final plat shall be signed by the Town or recorded at the office of the Weld County Clerk, and no building permit shall be issued for development, until the SIA between the Town and the Developer has been executed. The SIA shall include a list of all required public improvements, an estimate of the cost of such improvements, the form of the guaranty to be provided for the improvements, a preliminary phasing plan for the construction of the improvements, as applicable, and any other provisions or conditions deemed necessary by the Director to ensure that all improvements will be completed as scheduled.



B. The Director shall be the approval authority for any final plats and SIAs within the PUD, which review and approval shall be administrative with an administrative decision rendered on such final plat and SIA by the Director. The Director shall not withhold or condition approval for any final plat that is substantially in conformance with the applicable preliminary plat or portion thereof. Public hearings shall not be required except as may be requested by the Developer.

C. Prior to the Director rendering a decision to reject or deny a final plat and/or SIA, the Director shall give the Developer prior written notice of the Director's intent to reject or deny such final plat and/or SIA, which notice shall include a good faith detailed accounting of the reasons for such intended rejection or denial and proposed recommendation(s) for satisfactorily addressing such deficiencies, and the Developer shall have an opportunity to amend such final plat and/or SIA prior to the Director finally rejecting or denying the final plat and/or SIA. The Director shall render a written decision on the final plat and/or SIA and shall post a notice of such decision in the same manner as the posting of Town ordinances, and the date of such posting shall be the date of the final decision of the Director for appeal purposes.

D. An approved final plat shall lapse and be of no further force and effect if a site plan or plot plan application, as applicable, for the final plat has not been submitted within three years of the approval of the final plat, or if any subsequent site plan or plot plan application within such final plat has not been submitted within two years of the approval of the immediately prior site plan or plot plan within such final plat.

E. Upon written application, and for good cause, the Director may extend the final plat for up to two successive one-year periods. The Developer must request the extension in writing no later than 30 days prior to the expiration of the then-current period.

#### 5.4. Site Plans and Plot Plans

Site plans and plot plans shall be reviewed and approved in accordance with the substantive and procedural requirements of the Mead Town Code, subject to the following modifications:

A. The Director shall be the approval authority for any site plans and plot plans within the PUD, which review and approval shall be administrative with an administrative decision rendered on such site plan or plot plan, as applicable, by the Director. Public hearings shall not be required except as may be requested by the Developer.

B. The Director shall not approve any such application unless and until the Community Appearance Board has issued its certificate of approval pursuant to the Design Covenant.

C. Prior to the Director rendering a decision to reject or deny a site plan or plot plan, the Director shall give the Developer prior written notice of the Director's intent to reject or deny such site plan or plot plan, which notice shall include a good faith detailed accounting of the reasons for such intended rejection or denial and proposed recommendation(s) for satisfactorily addressing such deficiencies, and the Developer shall have an opportunity to amend such site plan or plot plan prior to the Director finally rejecting or denying the site plan or plot plan. The Director shall render a written decision on the site plan or plot plan and shall post a notice of such decision in the same manner as the posting of Town ordinances, and the date of such posting shall be the date of the final decision of the Director for appeal purposes.

D. An approved site plan or plot plan shall lapse and be of no further force and effect if a building permit application has not been submitted within three years of the approval of the site plan or plot plan, or if any subsequent building permit application within such site plan or plot plan has not been submitted within two years of the approval of the immediately prior site plan or plot plan within such final plat; provided, however, that if a phasing plan has been approved pursuant to the SIA, then the approved site plan or plot plan shall lapse and be of no further force and effect if a building permit application for the applicable phase of the subdivision is not submitted in accordance with the phasing plan set forth in the SIA.

E. Upon written application, and for good cause, the Director may extend the site plan or plot plan for up to two successive one-year periods. The Developer must request the extension in writing no later than 30 days prior to the expiration of the then-current period.

#### 5.5. Appeals

The Developer shall have the right to appeal the Director's written decision regarding a final plat, site plan, or plot plan to the Board of Adjustment pursuant to the applicable provisions of the Mead Town Code. No third-party appeals shall be permitted to the Board of Adjustment, the Planning Commission or the Board of Trustees from the administrative decision of the Director with respect to any final plat, site plan, or plot plan.

## 6. Summary of Procedures

The following Table 1 summarizes the procedures applicable to this PUD.

| Procedure                  | Community Appearance Board | R = Review Body; DM = Decision-Making Body; A = Appeal Body |                     |            |                     |
|----------------------------|----------------------------|---|---------------------|------------|---------------------|
|                            |                            | Director  | Planning Commission | Town Board | Board of Adjustment |
| PUD Minor Amendment        | n/a                        | DM  |                     |            | A                   |
| PUD Major Amendment        | n/a                        | R   | R                   | DM         |                     |
| Conditional Use            | n/a                        | R   | DM                  | A          |                     |
| Unlisted Use Determination | n/a                        | DM  |                     |            | A                   |
| SIA                        | n/a                        | DM  |                     |            | A                   |
| Preliminary Plat           | n/a                        | R   | R                   | DM         |                     |
| Final Plat                 | n/a                        | DM  |                     |            | A                   |
| Site Plan                  | Required                   | DM  |                     |            | A                   |
| Plot Plan                  | Required                   | DM  |                     |            | A                   |