

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

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL

NO.	DATE	DESCRIPTION

**COVER SHEET**

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

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

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

**CERTIFICATE OF OWNERSHIP:**

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

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

**BEGINNING** AT A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION, PLS 18482" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 26;

**THENCE** SOUTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2,655.92 FEET TO A 2.25-INCH PIPE WITH A 2.5-INCH ALUMINUM CAP STAMPED "JR ENG, LS 27936" FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 26;

**THENCE** NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET;

**THENCE** NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, LEAVING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 9.5 (50' R.O.W.), RECORDED IN RECEPTION NO. 3467195;

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

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

1. NORTH 44 DEGREES 18 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 48 SECONDS EAST, 38.17 FEET;
3. NORTH 59 DEGREES 35 MINUTES 16 SECONDS EAST, 34.59 FEET,
4. NORTH 64 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 56 SECONDS EAST, 9.66 FEET,
6. NORTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, 13.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.36 FEET,
8. SOUTH 83 DEGREES 17 MINUTES 20 SECONDS EAST, 622.61 FEET,
9. SOUTH 84 DEGREES 18 MINUTES 46 SECONDS EAST, 66.32 FEET,
10. SOUTH 85 DEGREES 24 MINUTES 53 SECONDS EAST, 63.53 FEET,
11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 64.66 FEET,
12. NORTH 75 DEGREES 11 MINUTES 23 SECONDS EAST, 27.08 FEET,
13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 73.19 FEET,
14. NORTH 69 DEGREES 18 MINUTES 36 SECONDS EAST, 304.53 FEET,
15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 61.03 FEET,
16. NORTH 59 DEGREES 59 MINUTES 16 SECONDS EAST, 53.96 FEET, AND
17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 56.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

**THENCE** SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG SAID EAST LINE, 2,092.31 FEET TO THE **POINT OF BEGINNING**.

SAID BOUNDARY CONTAINING A CALCULATED AREA OF 4,719,025 SQUARE FEET OR 108.334 ACRES, MORE OR LESS.

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

THUS-DESCRIBED PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP CONTAINS 4,719,025 SQUARE FEET OR 108.334 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

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

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION  
 BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

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

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

WITNESS MY HAND AND OFFICIAL SEAL

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

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

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

\_\_\_\_\_  
 MAYOR

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

**PLANNING COMMISSION CERTIFICATE:**

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

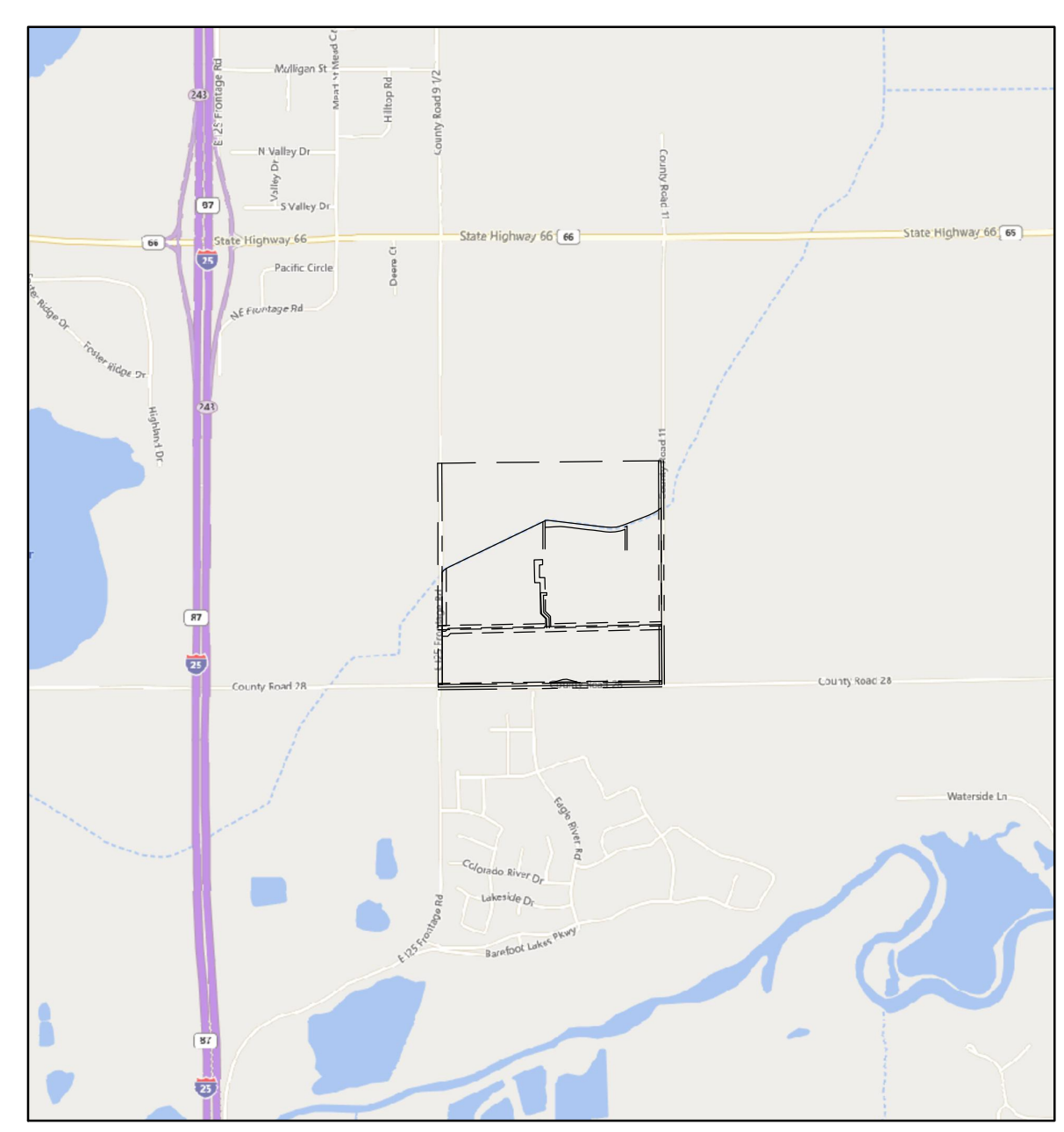
\_\_\_\_\_  
 CHAIRPERSON

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

**SURVEYOR'S CERTIFICATION:**

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

L. BRAD OSWALD, PLS NO. 38510  
 FOR AND ON BEHALF OF WSB & ASSOCIATES INC. dba WSB  
 5660 GREENWOOD PLAZA BLVD, SUITE 111  
 GREENWOOD VILLAGE, CO 80111  
 720.453.1372



**VICINITY MAP**  
 1"=2000'

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

NO.	DATE	DESCRIPTION
1	03/28/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

DEVELOPMENT STANDARDS

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

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

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**GENERAL DEVELOPMENT INFORMATION**

THE GRAND MEADOW SITE IS APPROXIMATELY 108 ACRES IN SIZE. IT IS LOCATED IN THE FAR SOUTHEASTERN PART OF MEAD. THE PROPERTY'S EAST AND SOUTH BOUNDARIES BORDER ONTO THE TOWN OF FIRESTONE. THIS SITE IS BOUNDED BY WELD COUNTY ROAD 9.5 ON THE WEST, WELD COUNTY ROAD 28 ON THE SOUTH AND WELD COUNTY ROAD 11 ON THE EAST SIDE. AT THE NORTHERN EDGE OF THIS PROPERTY IS THE HIGHLANDS IRRIGATION DITCH NO. 3.

THE LAND IS CURRENTLY USED FOR AGRICULTURAL PURPOSES - CORN AND SUGAR BEETS HAVE BEEN GROWN ON THE PROPERTY. THE TOPOGRAPHY OF THE LAND IS RELATIVELY FLAT WITH AN APPROXIMATE 1-2% SLOPE FROM NORTHWEST TO SOUTHEAST. THERE ARE NO TREES OR SIGNIFICANT ENVIRONMENTAL FEATURES ON THE PROPERTY. THE LOWEST POINT ON THE SITE IS IN THE SOUTHEAST CORNER WHERE THE EXISTING FARMSTEAD IS LOCATED.

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

THE PROPOSED DEVELOPMENT IS PLANNED TO BE MOSTLY SINGLE FAMILY RESIDENTIAL LOTS WITH DUPLEXES IN THE NORTHWEST CORNER OF THE SITE. SINGLE FAMILY LOTS ARE APPROXIMATELY 50-60' WIDE. DUPLEX LOTS ARE A MINIMUM OF 50'-60' WIDE BY 110'-130' DEEP. CORNER LOTS ARE WIDER BECAUSE OF THE STREET SETBACKS.

PER THE TOWN OF MEAD'S LAND USE CODE SEC16-2-180 - RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI - FAMILY DWELLINGS) DR HORTON INTENDS TO MEET THE ORDINANCE REQUIREMENTS FOR PROVIDING A VARIETY OF ARCHITECTURAL STYLES AND WILL SUBMIT A DIVERSE SELECTION OF MODELS FOR USE IN THE GRAND MEADOWS DEVELOPMENT.

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

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

THERE ARE TWO SIZES OF DUPLEXES THAT ARE BEING PROPOSED - LOTS THAT ARE 25' WIDE BY 80' DEEP AND LOTS THAT ARE 29' WIDE BY 80' DEEP. WE ARE PROPOSING 90 - 25' WIDE LOTS AND 28 - 29' WIDE LOTS. ALL DUPLEX LOTS WOULD BE ALLEY LOADED. FRONT YARDS OF THE DUPLEXES WILL FRONT ONTO PUBLIC STREETS OR OPEN SPACE AND HAVE EITHER PUBLIC OR PRIVATE SIDEWALK CONNECTIONS. VISITOR PARKING IS ALSO PLANNED AND WILL BE SPREAD OUT THROUGHOUT THE DUPLEX AREA SO VISITORS WILL HAVE EASY ACCESS TO THE UNITS. ONE PARKING SPACE FOR EVERY THREE UNITS (40 SPACES) IS PROPOSED.

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

**PRELIMINARY OPEN SPACE AND LANDSCAPE PLAN**

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

THE OPEN SPACE IS SPREAD OUT BUT ALSO VERY CONNECTED WHICH MAKES IT DIFFICULT TO CALCULATE ITS SIZE. A TOTAL OF 373 LOTS REQUIRES A 8.70 ACRE SIZED PARK PER THE ORDINANCE. ON OUR PRELIMINARY LANDSCAPE PLAN WE HAVE IDENTIFIED 13.5 ACRES OF PARK SPACE.

THE NEIGHBORHOOD WILL ALSO FEATURE AN EXTENSIVE TRAIL SYSTEM AND A VARIETY OF PARK AMENITIES. A NEIGHBORHOOD PARK IS LOCATED IN THE CENTER OF THE DEVELOPMENT. THIS CENTRAL PARK WILL INCLUDE A TOT LOT AREA, A PARK SHELTER, PICNIC TABLES, A SOCCER FIELD AND MULTI-PURPOSE SPORT COURT. IN THE LARGE OPEN SPACE IN THE NORTHEAST PART OF THE NEIGHBORHOOD WILL BE ANOTHER PARK WITH A TOT LOT, SHELTER AND PICNIC TABLES. THE CENTRAL OPEN SPACE OF THE DUPLEX AREA WILL INCLUDE SMALLER TOT LOT. ALL PARK AREAS AND TOT LOTS WILL INCLUDE BENCHES, TRASH/RECYCLE CONTAINERS, BIKE RACKS AND TREES FOR SHADE AND COMFORT. THERE WILL ALSO BE MOWED AND IRRIGATED TURF IN THE ACTIVE AREAS OF THE PARKS.

EVERY RESIDENT IS WITHIN A 5-10 MINUTE WALK TO A PARK FACILITY. THERE WILL BE AN EXTENSIVE SYSTEM OF TRAILS THROUGHOUT THE DEVELOPMENT. RESIDENTS WILL HAVE THE OPTION OF WALKING TO SEE FRIENDS, TO THE PARK OR JUST TAKE A LEISURELY WALK. DIFFERENT LENGTHS OF TRAIL LOOPS WILL BE AVAILABLE. THIS TRAIL SYSTEM WILL ALSO INCLUDE A VARIETY OF SURFACE TYPES AND WIDTHS. THE DUPLEX AREA WILL HAVE 5' WIDE CONCRETE WALKS. THE MAIN TRAIL SYSTEM WILL BE 8' WIDE MOWED TURF OR GRAVEL SURFACE.

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

SEVERAL MID-BLOCK OPEN SPACE AND TRAIL CONNECTIONS ARE A PART OF THE NEIGHBORHOOD WHICH ENSURES THAT RESIDENTS HAVE SAFE AND CONVENIENT ACCESS TO THE OPEN SPACE, TRAIL SYSTEM AND A VARIETY OF PARK FACILITIES.

IN ADDITION TO THE INTERNAL TRAIL SYSTEM, THE DEVELOPMENT WILL ALSO INCLUDE CREATING NEW PEDESTRIAN SIDEWALKS ALONG THE WEST, SOUTH AND EAST SIDES OF THE PROPERTY. THIS WILL BE A PART OF THE RECONSTRUCTION OF COUNTY ROAD 9.5 (WEST), COUNTY ROAD 28 (SOUTH) AND COUNTY ROAD 11 (EAST). THE NEIGHBORHOOD'S INTERNAL TRAIL SYSTEM AND SIDEWALKS CONNECT TO THE PERIMETER PEDESTRIAN NETWORK.

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

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

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

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

**LAND USE COMPLIANCE ANALYSIS**

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

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

THE FUTURE LAND USE PLAN ALSO IDENTIFIES A PROPOSED ELEMENTARY SCHOOL ON THIS SITE. DR HORTON HAS BEGUN DISCUSSIONS WITH THE SCHOOL DISTRICT ABOUT THE SCHOOL'S CURRENT NEEDS. BECAUSE OF CHALLENGES WITH ACCESS TO COUNTY ROAD 9.5 AND THE IRRIGATION DITCH THAT FORMS THIS SITE'S NORTHERN BOUNDARY, AS WELL AS THE TIMING OF A NEW SCHOOL DEVELOPMENT, THIS MAY NOT BE THE BEST LOCATION AT THIS TIME. DISCUSSIONS HAVE OCCURRED THAT THE PROPERTY DIRECTLY NORTH OF THIS SITE MAY BE A MORE APPROPRIATE LOCATION.

**ZONING/PUD OVERLAY**

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

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

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

**MINIMUM LOT SIZE:** DUPLEX LOTS WILL BE 25' WIDE BY 80' DEEP AND 29' WIDE BY 80' DEEP. MINIMUM LOT SIZE IN THE RSF-4 DISTRICT IS 6250 SF. THE PROPOSED LOT SIZES WILL BE 2000 SF AND 2320 SF.

**SETBACKS:** DUPLEX LOTS WILL HAVE A ZERO LOT LINE BETWEEN UNITS AND 5' SIDE YARD SETBACKS. IN THE RSF-4 DISTRICT SETBACKS ARE 20' FRONT AND 25' REAR. THE REAR LOT LINE (ALLEY) IS PROPOSED TO BE 5' AND THE FRONT YARD SETBACK IS PROPOSED TO BE 15'.

**MINIMUM STREET FRONTAGE:** MINIMUM STREET FRONTAGE IN THE RSF-4 DISTRICT IS 50'. WE ARE PROPOSING LOTS THAT ARE 25' AND 29' WIDE, BUT TOGETHER THEY ARE 50' AND 58' WIDE.

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

- THE MINIMUM SINGLE FAMILY LOT SIZE IS 6250 SF. AND THIS PROJECT IS PROPOSING SOME LOTS THAT ARE SMALLER THAN THAT STANDARD

THE DEVELOPMENT WILL ALSO INCLUDE A MIX OF 50' AND 60' WIDE LOTS. THE MINIMUM LOT DEPTH ON THE 50' LOTS IS 110', WHICH EQUALS A 5500 SF LOT. THERE WILL BE APPROX. 95 LOTS (OF THE TOTAL 173 - 50' LOTS) THAT MEET THAT MINIMUM DIMENSION. THE OTHER 50' LOTS WILL HAVE A WIDER OR DEEPER DIMENSIONS BECAUSE OF THE PHYSICAL LAYOUT OR THEY ARE ON A CORNER AND WILL BE 6000 - 7150 SF IN SIZE.

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

**COMPREHENSIVE PLAN COMPLIANCE ANALYSIS**

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

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

**II. DIVERSE ECONOMY**  
 A PART OF A DIVERSE ECONOMY MEANS CREATING DESIRABLE HOUSING FOR A COMMUNITY THAT HAS STRONG COMMUTING AND EMPLOYMENT PATTERNS. THIS PROJECT WILL PROVIDE A VARIETY OF HOUSING OPTIONS THAT PROMOTE WALKABILITY AND BIKABILITY. THIS HOUSING WILL SUPPORT THE COMMERCIAL USES THAT WILL KEEP THE TOWN OF MEAD'S ECONOMY GROWING.

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

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

TRAIL CONNECTIONS ARE ALSO AN IMPORTANT ASPECT OF THIS DEVELOPMENT. ALL RESIDENTS WILL HAVE EASY ACCESS TO TRAILS FOR WALKING AND BIKING. IMPROVEMENTS TO COUNTY ROAD 9 ½ TO THE WEST, COUNTY ROAD 11 TO THE EAST AND COUNTY ROAD 28 WILL ALL INCLUDE NEW SIDEWALKS AND TRAILS THAT WILL BE LINKED TO THE DEVELOPMENT'S INTERNAL TRAIL SYSTEM. THE PROJECT'S TRAIL SYSTEM WILL ALSO LINK TO THE TOWN'S GREATER TRAILS. A LINK WILL BE PROVIDED IN THE PROJECT'S SW CORNER WHICH WILL TIE INTO THE BAREFOOT LAKES TRAIL. THAT TRAIL CONNECTS TO THE ST. VRAIN LOOP, WHICH TIES INTO THE REGIONAL TRAIL SYSTEM.

**V. DYNAMIC PARKS, RECREATION AND OPEN SPACE**  
 THE PROPOSED DEVELOPMENT IS UNIQUE BECAUSE OF IT'S INTERCONNECTED SYSTEM OF OPEN SPACE. MOST HOMES WILL HAVE DIRECT ACCESS TO EITHER OPEN SPACE OR TRAILS. THE TRAILS WILL CONNECT TO PARK AMENITIES WHICH WILL PROVIDE RESIDENTS WITH A SAFE AND CONVENIENT OPPORTUNITY FOR PHYSICAL ACTIVITY AND BETTER HEALTH.

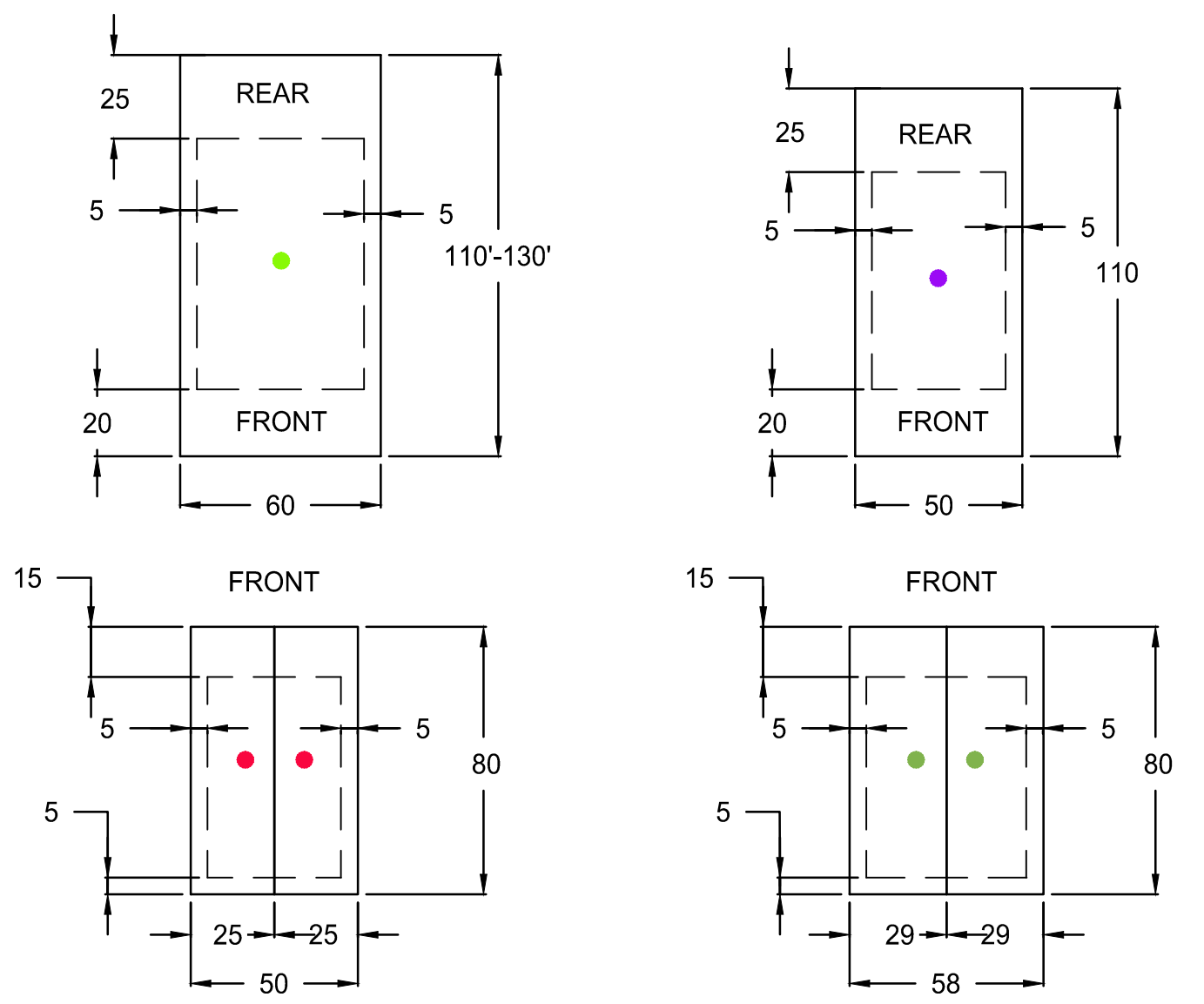
**VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING**  
 THIS PROPOSED DEVELOPMENT PROMOTES ACCESS TO NATURE, OPEN SPACE AND ENVIRONMENTAL STEWARDSHIP. THE NATURAL GRADE OF THE LAND WILL CONTINUE TO FLOW TO THE SOUTHEAST CORNER OF THE SITE. THIS WHERE THE STORM WATER DETENTION FACILITY WILL BE LOCATED. THE INTENT OF THE SITE'S LANDSCAPE IS KEEP MUCH OF IT IN ITS NATURAL STATE OR REESTABLISH A MORE NATIVE PLANT ENVIRONMENT.

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

MODIFICATIONS TO RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS			
ZONE	RSF-4 STANDARD	RSF-4 PUD SINGLE FAMILY	RSF-4 DUPLEX
STANDARD			
MINIMUM LOT AREA PER DWELLING	6,250 SF	5,000 SF	2,000 SF
GROSS DENSITY MINIMUM	2.0 DWELLING UNITS PER ACRE	N/A	N/A
GROSS DENSITY MAXIMUM	4.0 DWELLING UNITS PER ACRE	4.0 DU/AC - OVERALL	4.0 DU/AC - OVERALL
MINIMUM LOT WIDTH (FEET PER DWELLING)	50 FEET	50 FEET MEASURED AT FRONT SETBACK	25 FEET
MINIMUM STREET FRONTAGE	40 FEET	50 FEET ON STRAIGHT STREET FRONTAGE, 30 FEET ON CUL-DE-SAC OR CURVED FRONTAGE	25 FEET
FRONT YARD SETBACK - AS MEASURED FROM EDGE OF PUBLIC STREET RIGHT OF WAY OR PAVEMENT EDGE ON A PRIVATE DRIVE			
FRONT LOADED	23 FEET TO FACE OF GARAGE DOOR	20 FEET TO FACE OF GARAGE DOOR	N/A
PRIMARY STRUCTURE, PORCH OR SIDE LOADED GARAGE	20 FEET	20 FEET	15 FEET
ACCESSORY BUILDING	25 FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE
SIDE YARD SETBACK			
PRINCIPAL BUILDING	5 FEET*	5 FEET*	5 FEET*
ACCESSORY BUILDING	5 FEET	5 FEET	5 FEET
CORNER SIDE BUILDING	15 FEET	15 FEET	15 FEET
REAR YARD SETBACK			
PRINCIPAL BUILDING	25 FEET	25 FEET	15 FEET
GARAGE WITH ITS ENTRANCE FACING AN ALLEY	5 FEET	5 FEET	5 FEET
ACCESSORY BUILDING	10 FEET	10 FEET	15 FEET
BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT - PRINCIPAL STRUCTURE	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	30 FEET	30 FEET	30 FEET
MAXIMUM LOT COVERAGE	50%	50%	70%
MINIMUM OPEN SPACE	20%	20%	20%

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

- PERMITTED ENCROACHMENTS INTO BUILDING SETBACKS:
- ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, CHIMNEYS, ENTERTAINMENT CENTERS, BRICK LEDGES, CANTILEVERS, COUNTERFORTS, CORNICES, CANOPIES, WING WALLS AND LIKE ARCHITECTURAL FEATURES MAY ENCROACH INTO THE REQUIRED SETBACKS A MAXIMUM OF TWENTY-FOUR (24) INCHES.
  - WINDOW WELLS MAY ENCROACH INTO REQUIRED SETBACKS A MAXIMUM OF 36 INCHES.
  - UNENCLOSED OR UNCOVERED PATIOS LESS THAN THIRTY (30) INCHES ABOVE GRADE MAY ENCROACH INTO BUILDING SETBACKS TO WITHIN FIVE (5) FEET OF A LOT LINE.
  - ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE EASEMENT HOLDER.



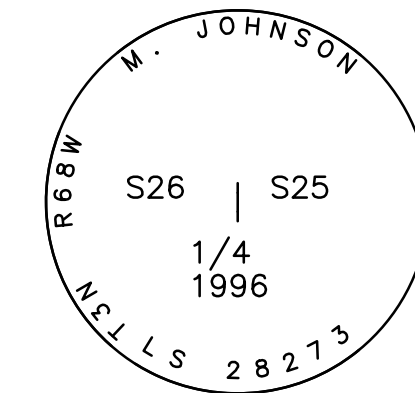
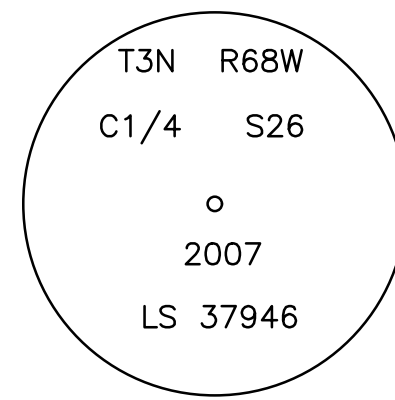
TYPICAL LOT TEMPLATE

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

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



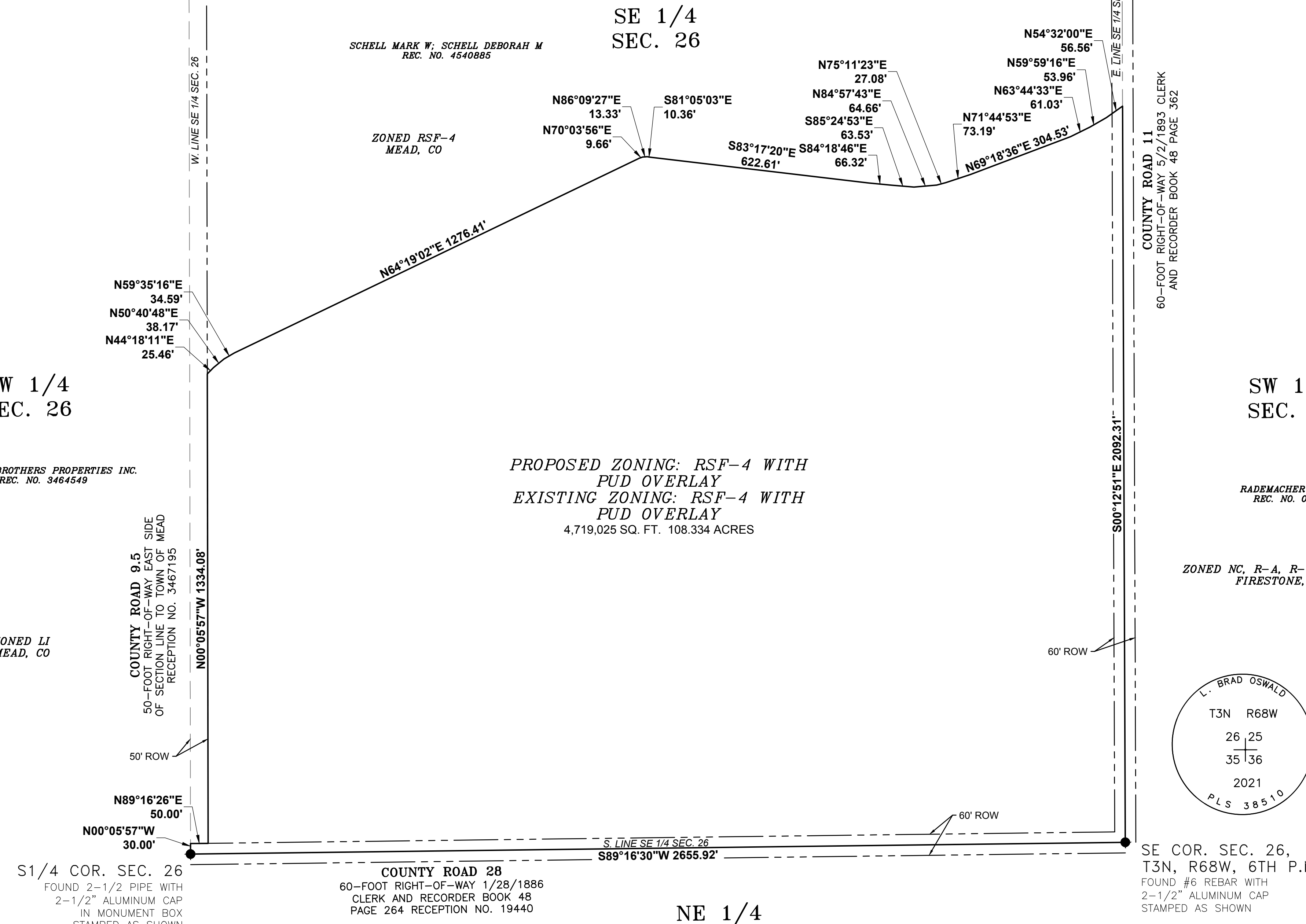
SCALE: AS SHOWN  
 DESIGN BY: M.ADAMS  
 PLAN BY: M.ADAMS  
 CHECK BY: J.PETERS



C1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED AS SHOWN

E1/4 COR. SEC. 26  
 FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN MONUMENT BOX STAMPED AS SHOWN

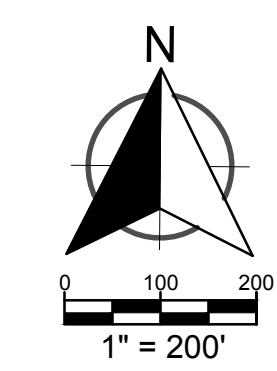
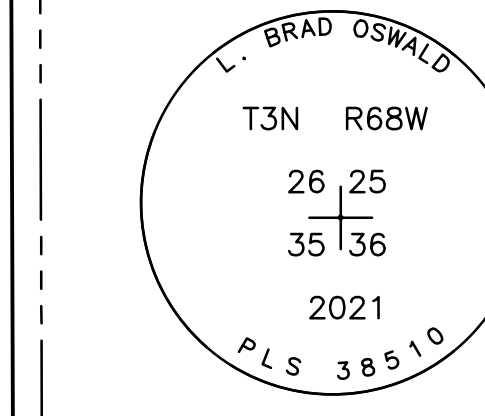
LAND USE SUMMARY		TOTALS
GROSS AREA		108.33 AC
DEDICATED ROW (CR 9.5, CR 28, CR11)		5.48 AC
NET AREA		102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS		223
NUMBER OF DUPLEX RESIDENTIAL LOTS		150
TOTAL LOTS		373
DENSITY		3.63 DU/AC
AREA OF GAS WELL LOCATION	(8.10 AC)	
NON LANDSCAPE POND AREA	(1.02 AC)	
OPEN SPACE TRACTS	(33.07AC)	
TOTAL TRACT AREA		42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY		15.75 AC
AREA OF PUBLIC ALLEY		2.64 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS		34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS		7.77 AC



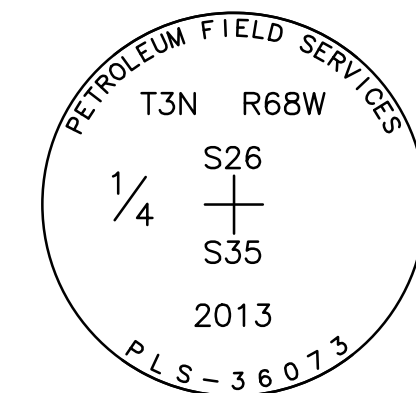
SW 1/4 SEC. 26

SW 1/4 SEC. 25

NE 1/4 SEC. 35



LEGEND  
 ● FOUND ALIQUOT CORNER (AS NOTED)  
 — PROPERTY BOUNDARY  
 - - - SECTION LINE  
 - - - QUARTER SECTION LINE  
 - - - EXISTING ROW



NO.	DATE	DESCRIPTION
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2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

ZONING MAP

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

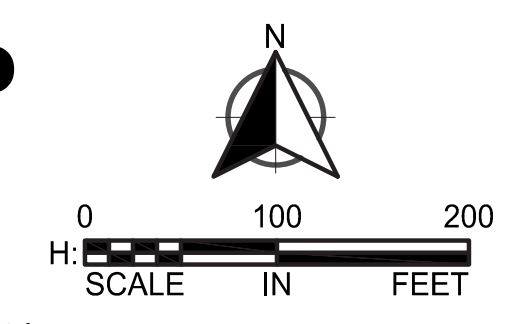
7/11/22

WSB PROJECT NO. 018631-000

SHEET 3 OF 6

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

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



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

- LEGEND**
- TURF GRASS AREA (TO BE IRRIGATED)
  - NATIVE GRASS AREA (TO BE IRRIGATED)
  - P PICNIC TABLES
  - BT BENCH WITH TRASH / RECYCLE RECEPTACLE
  - BR BIKE RACK
  - TR TRASH / RECYCLE RECEPTACLE
  - B BENCH
  - M MAILBOX KIOSK
  - CONCRETE SIDEWALK
  - MOWN OR GRAVEL TRAIL
  - PARK BOUNDARY (8.54 ACRES REQUIRED - 13.5 ACRES PROVIDED)

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

ASSUME DUPLEX AREA CONTAINS THE REQUIRED 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED SPACE (80,330 SQUARE FEET LANDSCAPED AREA / 150 = 536 SHRUBS) AND 1 TREE PER 1000 SQUARE FEET (80,330 SQUARE FEET LANDSCAPE AREA / 1000 = 80 TREES)

XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.

**PRELIMINARY LANDSCAPE PLAN**

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

VISITOR PARKING FOR DUPLEX AREA:  
 150 UNITS - 52 SPACES PROVIDED (1 SPACE / 3 UNITS)



**REVISIONS**

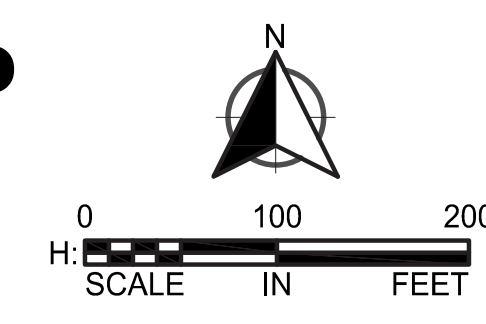
NO.	DATE	DESCRIPTION
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CONCEPTUAL LANDSCAPE PLAN

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

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

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



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



**COMMON HACKBERRY**  
CELTIS OCCIDENTALIS  
GROWTH RATE : MODERATE  
HEIGHT: 40-50'  
WIDTH: 40-50'



**WHITESPIRE BIRCH**  
BETULA PLATYPHYLLA JAPONICA  
GROWTH RATE : MODERATE  
HEIGHT: 20-40'  
WIDTH: 10-20'



**DOUGLAS FIR**  
PSUEDOTSUGA MENZIESII  
GROWTH RATE : MODERATE  
HEIGHT: 40-80'  
WIDTH: 15-20'



**BLACK CHOKEBERRY**  
ARONIA MELANOCARPA IROQUOIS BEAUTY  
GROWTH RATE : MODERATE  
HEIGHT: 3-6'  
WIDTH: 3-6'



**SKYLINE HONEYLOCUST**  
GLEDTISIA TRIACANTHOS 'SKYCOLE'  
GROWTH RATE : MODERATE  
HEIGHT: 50'  
WIDTH: 35'



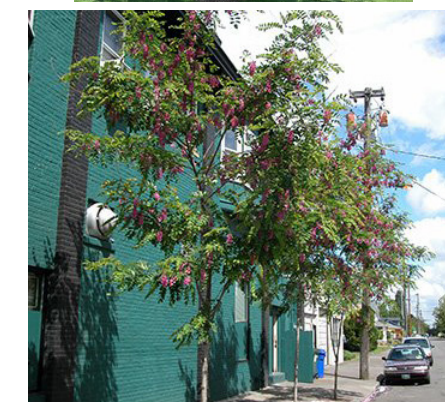
**CHANTICLEER PEAR**  
PYRUS CALLERYANA  
GROWTH RATE : MODERATE  
HEIGHT: 30-35'  
WIDTH: 15'



**AUSTRIAN PINE**  
PINUS NIGRA  
GROWTH RATE : MODERATE  
HEIGHT: 40-60'  
WIDTH: 15-25'



**SPANISH GOLD BROOM**  
CYTISUS PURGANS SPANISH GOLD  
GROWTH RATE : FAST  
HEIGHT: 3-4'  
WIDTH: 4-6'



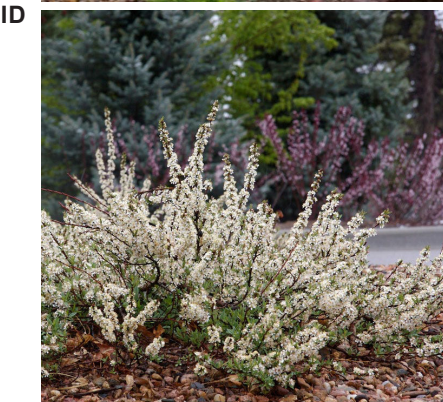
**PURPLE ROBE LOCUST**  
ROBINIA PSEUDOACACIA 'PURPLE ROBE'  
GROWTH RATE : FAST  
HEIGHT: 40'  
WIDTH: 20-35'



**CRIMSON SPIRE OAK**  
QUERCUS 'CRIMSCHMIDT'  
GROWTH RATE : FAST  
HEIGHT: 40'  
WIDTH: 10-15'



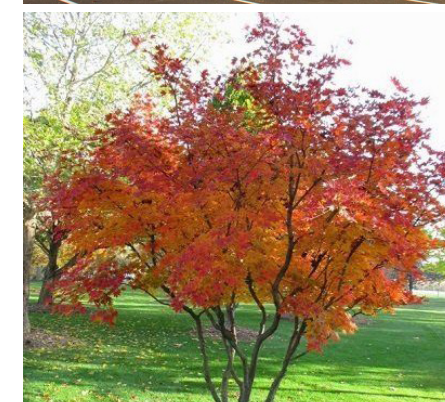
**VANDERWOLF'S PYRAMID PINE**  
PINUS FLEXILIS  
GROWTH RATE : MODERATE  
HEIGHT: 20-25'  
WIDTH: 10-15'



**WESTERN SAND CHERRY**  
PRUNUS BESSEYI  
GROWTH RATE : MODERATE  
HEIGHT: 5-6'  
WIDTH: 5-6'



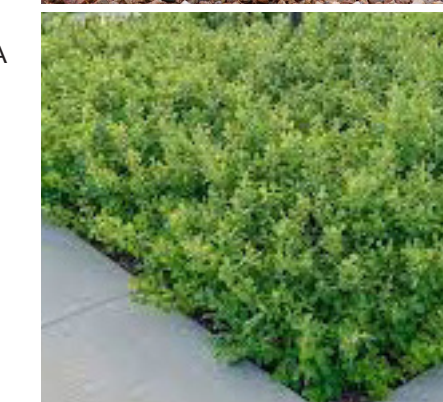
**SWAMP WHITE OAK**  
QUERCUS BICOLOR  
GROWTH RATE : MODERATE  
HEIGHT: 50-60'  
WIDTH: 50-60'



**AUTUMN BRILLIANCE SERVICEBERRY**  
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'  
GROWTH RATE : SLOW  
HEIGHT: 20-25'  
WIDTH: 20-25'



**BLACK HILLS SPRUCE**  
PICEA GLAUCA DENSATA  
GROWTH RATE : MODERATE  
HEIGHT: 50'  
WIDTH: 25'



**GRO LOW SUMAC**  
RHUS AROMATICA 'GRO-LOW'  
GROWTH RATE : FAST  
HEIGHT: 2-3'  
WIDTH: 6-8'



OPEN SPACE SUMMARY			
TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE (CREDIT)
PARK	13.50	13.50	13.12
OPEN SPACE	18.55	18.55	18.03
DETENTION	2.04	1.02	0.99
WELL SETBACK	8.10	0.00	0.00
TOTAL	42.19	33.07	32.15

NO.	DATE	DESCRIPTION
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SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

SHRUBS

NATIVE GRASS PLANTINGS

## Grand Meadow - Landscape Character Study

## LANDSCAPE CHARACTER STUDY

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

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ARCHITECTURAL CHARACTER

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

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

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

## DUPLEX HOMES



Vail

1684 SF / 4 Bed / 2.5 Bath



Melbourne

1468 SF / 3 Bed / 2.5 Bath



Muirfield

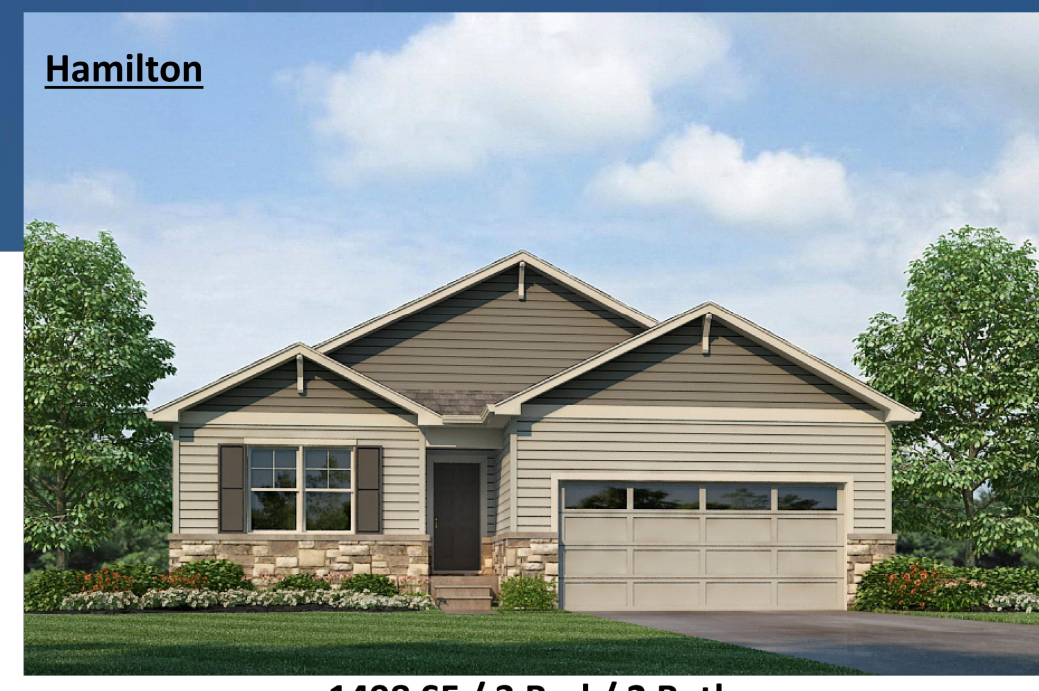
1500 SF / 3 Bed / 2.5 Bath



Sydney

1490 SF / 3 Bed / 2.5 Bath

## SINGLE FAMILY HOMES



Hamilton

1498 SF / 3 Bed / 2 Bath



Cali

1771 SF / 3 Bed / 2 Bath



Spencer

1889 SF / 3 Bed / 2.5 Bath



Belhaven

2124 SF / 4 Bed / 2.5 Bath

## SINGLE FAMILY HOMES



Penwell

2222 SF / 3 Bed / 2.5 Bath



Holland

2124 SF / 4 Bed / 2.5 Bath



Ashbury

2462 SF / 4 Bed / 2.5 Bath



Hayden

2652 SF / 5 Bed / 3 Bath

## SINGLE FAMILY HOMES



Bridgeport

2546 SF / 4 Bed / 2.5 Bath



Neuville

1635 SF / 3 Bed / 2 Bath



Galen

2481 SF / 4 Bed / 2.5 Bath



Herring

2718 SF / 5 Bed / 3 Bath

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