



Planning Commission Meeting

441 3rd Street, Mead

May 20, 2026

Agenda

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, the meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2aqr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem William Jorgensen
Commissioner Charles Gehringer
Commissioner Chad Rademacher
Commissioner Timothy Corliss
Commissioner Alternate Jean Bratcher
Commissioner Alternate Ryan Sword

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting April 15, 2026

6. Public Hearing

- a. Ariet's Grove PUD
 - i. **Resolution No. 04-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Multi-Family (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a Planned Unit Development (PUD) Overlay for the Property known as Ariet's Grove

7. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please

contact us by phone 970-535-4477 or email info@townofmead.org.



Minutes

6:00 p.m. to 10:00 p.m. Regular Meeting

Chair Karen Peterson called the regular meeting of the Planning Commission to order at 6:00 p.m.

1. Call to Order – Roll Call

Present:

Chair Karen Peterson
Chair Pro Tem William Jorgensen
Commissioner Charles Gehringer
Commissioner Chad Rademacher
Commissioner Timothy Corliss
Commissioner Alternate Jean Bratcher

Absent:

Commissioner Alternate Ryan Sword — **Excused**

Also present:

Community Development Director Todd Bjerkaas; Town Planner Lauren Rice; Secretary Ana Bohl

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

Commissioner Gehringer motioned to approve the agenda as written. Commissioner Rademacher seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

4. Public Comment:

There were no public comments.

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting March 18, 2026

Commissioner Jorgensen motioned to approval of the Minutes — Regular Meeting March 18, 2026. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner

Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

6. Adjournment

Commissioner Gehringer motioned to adjourn. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 6:04 p.m. on Wednesday April 15, 2026.

7. Work Session

a. 7 Comprehensive Plan Vision Statements

b. PUD Submittal/Review/Referral Process

Community Development Director Todd Bjerkaas began the work session and presented an overview of the seven vision themes in the current comprehensive plan, including small-town community character, diverse economy, friendly neighborhoods, strong connectivity, dynamic parks and recreation, expansive natural and agrarian settings, and thoughtful community planning. The presentation detailed how these themes translate into specific goals, policies, and strategies that guide development decisions. He also explained the detailed application review process, from pre-application meetings through public hearings and final decisions by the Board of Trustees. The commission discussed how to balance community input with established comprehensive plan goals when reviewing development applications. The conversation ended with an agreement to continue discussions about potential updates to the comprehensive plan.

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary



Agenda Item Summary

Agenda Date: 5/20/2026

Subject: Resolution No. 04-PC-2026 — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Multi-Family (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a Planned Unit Development (PUD) Overlay for the Property known as Ariet's Grove

Presented by: Alex Ailey, Planner II

Summary:

Peak Development Group, represented by Sam Sharp and Bonnie Niziolek (together, the “Applicants”), has submitted a rezoning application for the Ariet’s Grove property, formerly known as Kiteley Ranch, as more particularly described herein (“Application”). The Application is for approval and establishment of the proposed Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) zoning with Planned Unit Development Overlay (“PUD”) for the 134.46-acre property generally located south of State Highway 66 and east of Weld County Road 7 (Third St.), known as Ariet’s Grove, formerly Kiteley Ranch, as more particularly described in the PUD (the “Property”). The PUD includes various residential densities, including Single-Family Detached, Single-Family Attached, Townhomes, and Multi-Family, as well as a portion of the Property designated for General Commercial uses.

The Property is designated by the Town of Mead’s Comprehensive Plan as being appropriate for Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU) development. The Comprehensive Plan defines Commercial Mixed-Use as a mix of community-serving commercial uses, moderate to high-intensity retail, office, and higher density residential developments within walking distance of restaurants and entertainment establishments. The Comprehensive Plan defines Residential Mixed-Use as residential development with a wide range of density and scale including large lot, single-family (attached and detached), multi-family, and senior housing.

The PUD establishes eight (8) planning areas. Planning Area 1 is located on the northwestern portion of the Property and would allow commercial uses & mixed residential housing types including single-family detached, duplex, townhome, and multi-family housing types. Planning Area 2 is located on the northeastern portion of the Property and would allow for commercial uses. Planning Area 3 is located in the center of the Property and would allow for mixed residential housing types including single-family detached, duplex, townhome, and multi-family housing types. Planning Area 4 is located in the southwestern portion of the Property and would allow for single-family detached housing types. Planning Area 5 is located in southeastern portion of the Property and is designated as a future neighborhood park. Planning Area 6 is located in the north-central portion of the Property and is designated as an oil & gas buffer from existing oil & gas development. Planning Area 7 is located on the north-central portion of the Property and is designated for existing oil & gas development. Planning Area 8 is located on the northern portion of the property and is designated as open space. The PUD provides for a maximum of 904 dwelling units. The PUD establishes design and dimensional standards for

residential and commercial land uses.

Additionally, the PUD establishes architectural and landscaping standards to create a cohesive look and feel to the Ariet’s Grove subdivision, and is anticipated to function in in tandem with existing neighborhoods in the area, creating a development pattern that closely resembles anticipated development along the Highway 66 corridor. In order to accomplish a mixture of densities as is outlined in the Comprehensive Plan, this PUD provides for a variety of single-family and multi-family home types spread across the eight planning areas. The proposed mixture of densities provides housing options that are in low supply or currently unavailable in Mead, and provides commercial opportunities along the Highway 66 corridor.

Review Criteria:

A PUD Overlay is a special purpose zoning district set forth in Mead Municipal Code (MMC) Section 16-3-30(a)(4) that allows for modification of the standards of the underlying zoning district in exchange for the provision of additional amenities and other elements that improve the overall development.

PUD Overlays may be used to modify the standards of the underlying zoning district if they are “consistent with the Comprehensive Plan” and “the development is found to be an improvement over what would be required under otherwise applicable standards.”

The proposed Ariet’s Grove PUD is generally consistent with the Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU) land use designations identified in the 2018 Comprehensive Plan. Staff also finds the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts. The proposed PUD provides the following advantages over the underlying zoning and traditional development:

- The PUD provides consistency of design and compatible design for architecture and landscaping across the Property.
- The PUD provides for a flexible mix of medium-density and multi-family housing types, which is compatible with the type of development pattern anticipated in the RMU Comprehensive Plan designation.
- The PUD provides for General Commercial uses, which are compatible with the CMU Comprehensive Plan designation.
- The PUD proposes multiple regional roadway and trail connections that will help to establish an interconnected network of multi-modal transportation within the Property and to the surrounding areas and future developments.
- The PUD pays special attention to the existing surrounding properties, calling out a residential landscape buffer of a minimum of twenty feet (20’) with landscaping provided of one (1) tree and five (5) shrubs per forty (40) linear feet along the enclaved properties.
- The development would add diversity to the Town’s housing stock and housing options with options for a range of single-family detached, single-family attached, and multi-family housing products currently in limited supply in Mead.
- The development proposes to meet the required 20% parks & open space dedication in Planned Unit Developments, and to construct a neighborhood park of approximately 15.89 acres.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth and housing diversity.

The establishment of a zoning designation is subject to review against the following criteria set forth in Section 16-3-160(e) of the MMC. Only one (1) of the following criteria must be met for the proposed PUD zoning. This PUD meets criterion no. 6 – shown in bold text below:

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

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;
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;
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;
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.**

The Applicant has requested that the zoning of the property be established as Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) zoning with PUD Overlay Staff has determined that the requested PUD will encourage innovative and creative development, a diversity of housing options to promote a community for citizens in various stages of life, a well-planned multi-modal roadway and trails network, and a cohesive and unique development pattern that will help to establish the Highway 66 corridor anticipated in the Comprehensive Plan.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff recommends the Planning Commission approve Resolution. No. 04-PC-2026, with the following motion:

Suggested Motion:

"I move to approve Resolution No. 04-PC-2026, a Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with Planned Unit Development (PUD) Overlay for the Property Known as Ariet's Grove."

Attachments:

1. Resolution No. 04-PC-2026
2. PUD-Plan Set

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 04-PC-2026**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A ZONING DESIGNATION OF MULTI-FAMILY (RMF-14), GENERAL COMMERCIAL (GC), SINGLE-FAMILY RESIDENTIAL (RSF-4), AND AGRICULTURAL (AG), WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY KNOWN AS ARIET’S GROVE

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Peak Development Group, on behalf of the Owner (the “Applicant”), submitted an application to establish initial zoning for certain real property, consisting of approximately 134.46 acres of land, more or less, and generally located south of State Highway 66 and east of Weld County Road 7 (Third St.), generally known as Ariet’s Grove, as more particularly described in **Exhibit 1**, attached hereto and incorporated by this reference (the “Property”); and

WHEREAS, the Applicant is the authorized representative of Anadarko E&P Onshore LLC, the fee owner of the Property (“Owner”); and

WHEREAS, the Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, the Owner has requested zoning in conjunction with annexation of the Property and is proposing that the Property be zoned Multi-Family (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a Planned Unit Development (PUD) Overlay upon annexation; and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Property as Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU), which anticipates development of a mix of community-serving commercial uses, moderate to high-intensity retail, office, and higher density residential developments and residential development with a wide range of density and scale including large lot, single-family attached and detached, multi-family, and senior housing; and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on May 20th, 2026, to review and consider the proposed Ariet’s Grove PUD; 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, and desires to recommend approval of the Ariet’s Grove PUD 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 Ariet’s Grove PUD was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommended approval of the annexation of the Property by Resolution No. 11-PC-2025, dated September 17th, 2025, and therefore recommends that the Town of Mead Board of Trustees establish the initial zoning of the Property and approve the Ariet’s Grove PUD, in substantially the form attached hereto as **Exhibit 1**, based on a determination that the applicable review criteria set forth in Sections 16-3-160(e)(2) and 16-3-30(a)(4) of the MMC have been satisfied. Specifically, an amendment to the Town’s official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally, and the rezoning to PUD overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

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.

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

INTRODUCED AND PASSED, THIS 20TH DAY OF MAY 2026.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By _____
Ana Bohl, Secretary

By _____
Karen Peterson, Chair

EXHIBIT 1

ARIET'S GROVE PUD

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The Ariet's Grove PUD begins on the next page.

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGE HOLDER(S), AND LIEN HOLDER(S) OF ALL PRIVATE LANDS SITUATED WITHIN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:

- NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;
- SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;
- SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;
- SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;
- SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;
- SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;

THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 89°24'03" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 30.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A SOUTHWESTERLY CORNER OF SAID LOT B;

THENCE CONTINUING SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 263.82 FEET; THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1,121.52 FEET; THENCE NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET; THENCE NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET; THENCE NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET; THENCE NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET; THENCE NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET; THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET; THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE POINT OF BEGINNING.

AND DOES HEREBY LAY OUT AND ESTABLISH THIS PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF ARIET'S GROVE PLANNED UNIT DEVELOPMENT (P.U.D.); AND FURTHER ACKNOWLEDGE THAT THE CHANGE IN ZONING SHALL BE FROM AGRICULTURAL (AG) IN WELD COUNTY TO GENERAL COMMERCIAL (GC) WITH P.U.D. OVERLAY, RESIDENTIAL SINGLE FAMILY (RSF-4) WITH P.U.D. OVERLAY, RESIDENTIAL MULTI-FAMILY (RMF-14) WITH P.U.D. OVERLAY, AND AGRICULTURAL WITH P.U.D. OVERLAY IN THE TOWN OF MEAD, COLORADO, AS MORE PARTICULARLY SHOWN HEREIN, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16 OF THE MEAD MUNICIPAL CODE; B) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS; AND C) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, CORPORATION, OR OTHER FORM OF ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED TO ACT ON BEHALF OF SAID PARTNERSHIP, LIMITED LIABILITY COMPANY, CORPORATION, OR OTHER FORM OF ENTITY.

THUS-DESCRIBED PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN MAP CONTAINS 134.46 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 SEAL(S) THIS ___ DAY OF _____, 20___. ANADARKO E&P ONSHORE LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
NAME: _____
TITLE: _____
STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, BY _____, AS _____ OF ANADARKO E&P ONSHORE LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP 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

SURVEYING CERTIFICATE

I, _____, 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 WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20__.

BY: _____ (SEAL)
(REG. NO.) [SURVEYOR NAME]

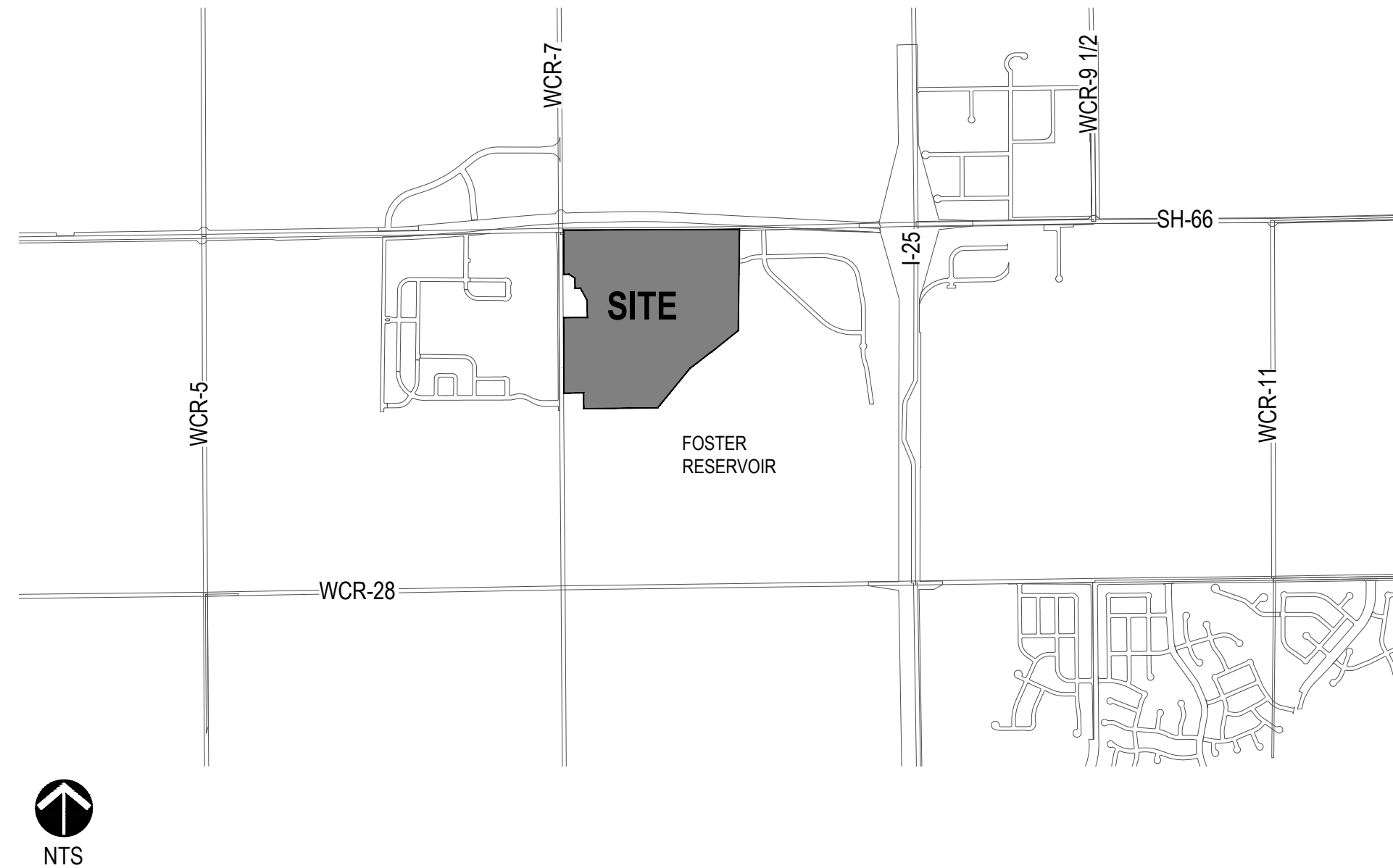
PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL TO THE TOWN OF MEAD BOARD OF TRUSTEES THIS ___ DAY OF _____, 20__.

CHAIRPERSON

SECRETARY

VICINITY MAP



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- | | |
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| 5. LAND USE | 14. LANDSCAPE STANDARDS AND CHARACTER |
| 6. GENERAL STANDARDS AND PROVISIONS | 15. LANDSCAPE STANDARDS |
| 7. LOT DEVELOPMENT STANDARDS | 16. LANDSCAPE STANDARDS |
| 8. PARKING STANDARDS | 17. URBAN DESIGN STANDARDS |
| 9. RESIDENTIAL DEVELOPMENT STANDARDS | 18. STREET SECTIONS |

PROJECT TEAM

PROPERTY OWNER

ANADARKO E&P ONSHORE LLC (OCCIDENTAL)
PO BOX 173779
DENVER, CO 80217-3779

APPLICANT

PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
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TRAFFIC ENGINEER

HARRIS KOCHER SMITH
MIKE KIBBEE
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DENVER, CO 80203
MKIBBEE@HKSENG.COM

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
1480 HUMBOLDT STREET
DENVER, CO 80218
SAM@PEAKDEVGRP.COM /
BONNIE@PEAKDEVGRP.COM

NOT FOR
CONSTRUCTION

DATE:
01 PUD - 01/16/2024
02 PUD - 05/05/2025
03 PUD - 08/04/2025
04 PUD - 10/20/2025
05 PUD - 02/09/2026

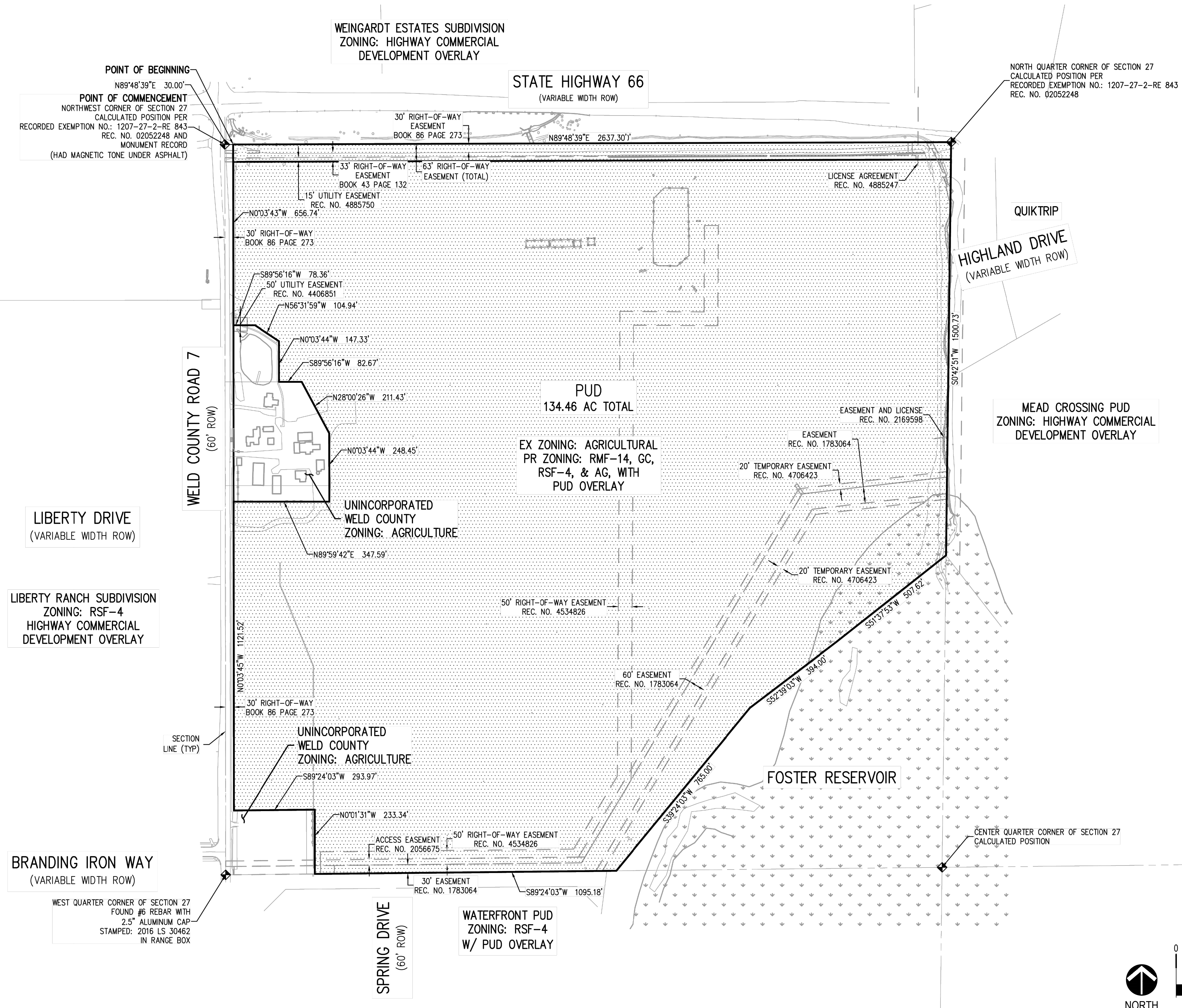
SHEET TITLE:
COVER

01

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

ZONING MAP



ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

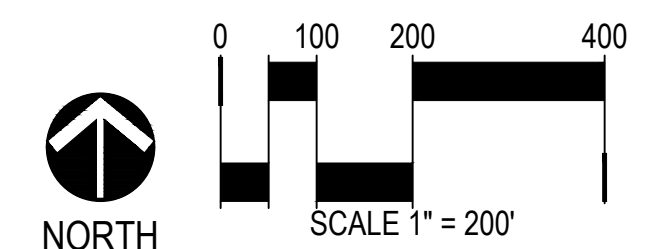
OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
1480 HUMBOLDT STREET
DENVER, CO 80218
SAM@PEAKDEVGRP.COM /
BONNIE@PEAKDEVGRP.COM

NOT FOR
CONSTRUCTION

DATE:
01 PUD - 01/16/2024
02 PUD - 05/05/2025
03 PUD - 08/04/2025
04 PUD - 10/20/2025
05 PUD - 02/09/2026

SHEET TITLE:
ZONING



ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

PROJECT CONTEXT

ARIET'S GROVE, IS FORMALLY KNOWN AS ONE OF THE ORIGINAL KITELEY FAMILY FARMS. THE EXISTING AGRICULTURAL ZONING IN WELD COUNTY IS CONSISTENT WITH CURRENT AGRICULTURAL USES ON THE MAJORITY OF THE SITE. IN 2018, THE LAND WAS SOLD TO ANADARKO PETROLEUM (OCCIDENTAL) FOR OIL & GAS OPERATIONS; OCCIDENTAL REMAINS THE OWNER AND OPERATOR OF AN OIL & GAS FACILITY ON SITE, WHILE OTHER PORTIONS OF THE SITE ARE STILL USED FOR AGRICULTURE.

THE SURROUNDING ZONING AND CONTEXT OF ARIET'S GROVE INCLUDES:

- NORTH: UNDEVELOPED LAND IMMEDIATELY SOUTH OF STATE HIGHWAY 66 (SH-66)
- EAST: COMMERCIAL DEVELOPMENT (MEAD CROSSING) AND FOSTER RESERVOIR
- WEST: WELD COUNTY ROAD 7 (WCR-7) AND PUD (LIBERTY RANCH PUD) - USES INCLUDE RESIDENTIAL, CIVIC, AND ATHLETIC FIELDS
- SOUTH: PUD (WATERFRONT PUD) - RESIDENTIAL COMMUNITY SURROUNDING FOSTER RESERVOIR

EXISTING CONDITIONS

THE SITE IS ACTIVE WITH AN OIL & GAS FACILITY AT THE NORTHERN BORDER. WHILE IT REMAINS IN OPERATION, OCCIDENTAL HAS REQUESTED A 500' BUFFER BETWEEN ITS FACILITY AND DEVELOPABLE LOTS. THERE IS A SECONDARY OIL & GAS FACILITY TOWARDS THE MIDDLE OF THE SITE, THAT IS PLUGGED AND ABANDONED. WITH THESE FACILITIES COME MULTIPLE ACCESS AND RIGHT-OF-WAY EASEMENTS STRETCHING ACROSS THE SITE.

ADDITIONALLY, THERE ARE TWO OUTPARCELS ON THE WESTERN EDGE OF THE SITE. ONE PARCEL IS OWNED BY R.M. SEKICH AND M.M. SEKICH. THE SEKICH PROPERTY CONSISTS OF A SINGLE-FAMILY HOME, BARN, AN IRRIGATION POND, AN IRRIGATION DITCH, AND OTHER MISCELLANEOUS BUILDINGS; THE SEKICH PROPERTY IS NOT INCLUDED IN THE PUD. THE SECOND OUTPARCEL IS OWNED BY W.T. HOCK AND A.D. HOCK AND CONSISTS OF A SINGLE-FAMILY HOME AND GARAGE. THERE IS AN IRRIGATION DITCH RUNNING JUST SOUTH OF THE SEKICH PROPERTY TOWARDS THE HOCK PROPERTY, STOPPING AT WATERFRONT, A NEIGHBORHOOD TO THE SOUTH.

THE SOUTHEASTERN EDGE OF THE PROPERTY CONTAINS NON-JURISDICTIONAL WETLANDS, THE 100-YEAR FLOODPLAIN, AND DRAINS.

INTENT AND INSPIRATION

THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PROVIDES OPPORTUNITIES FOR A VARIETY OF DEVELOPMENT, WITH FLEXIBILITY IN RESIDENTIAL DENSITY AND HOUSING TYPES TO BRING NEW OPTIONS TO MEAD AND MEET EVER-CHANGING MARKET DEMANDS, INCLUDING SMALL-LOT SINGLE FAMILY DETACHED (SFD) HOMES. THE INTENT OF THE PUD STANDARDS IS TO CREATE A COMMUNITY THAT IS AUTHENTIC AND WELCOMING WITH A DESIGN VISION THAT ENSURES A UNIQUELY IDENTIFIABLE PLACE.

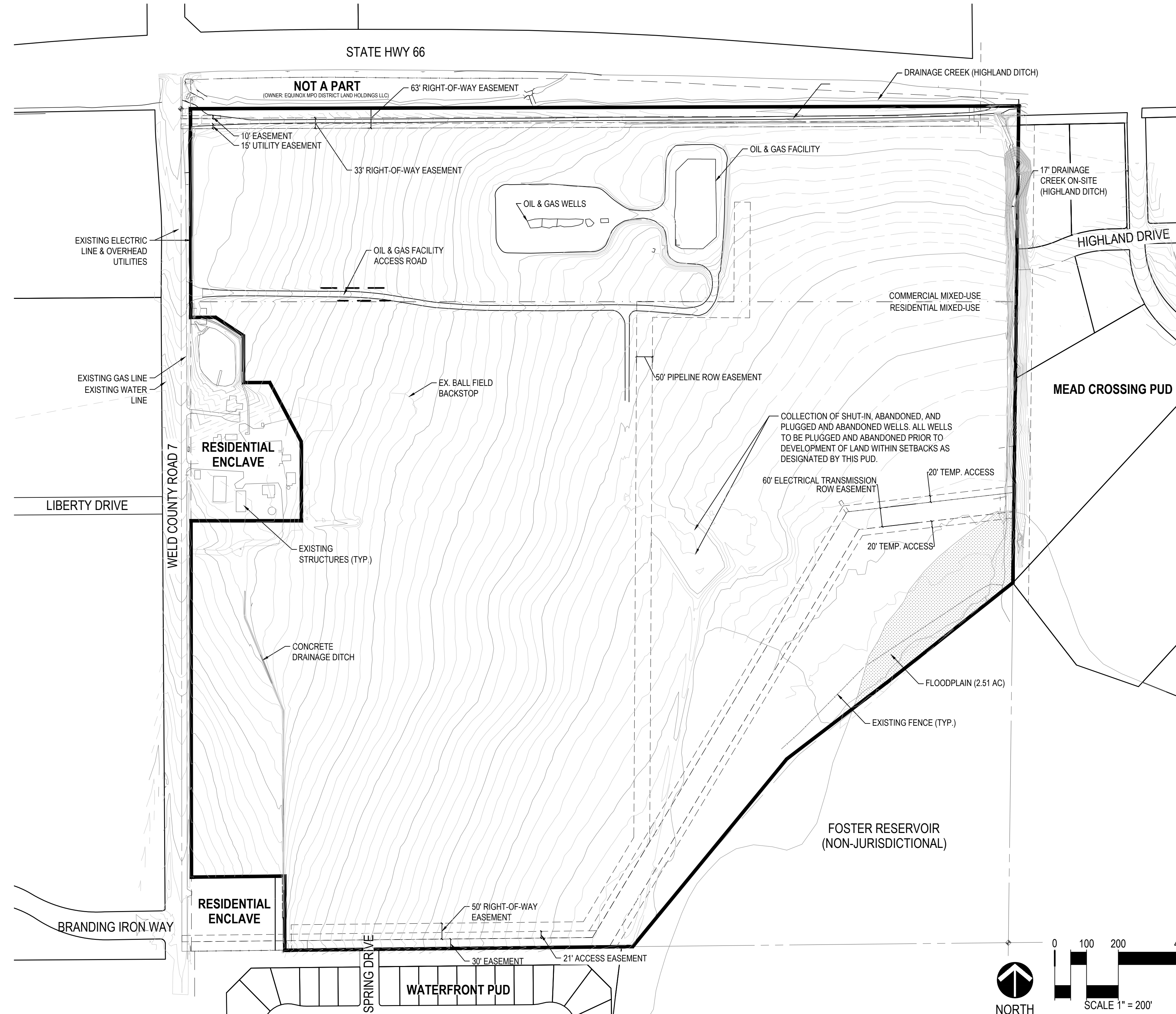
ARIET'S GROVE IS THOUGHTFULLY DESIGNED TO INTEGRATE WITH THE TOWN OF MEAD BY HONORING ITS FOUNDATIONAL CHARACTER WHILE EMBRACING THE FUTURE. NAMED FOR ARIET PALMER MEAD, WHOSE EARLY EFFORTS HELPED SHAPE THE ORIGINAL LAYOUT AND PLAT OF THE TOWN, THIS NEW COMMUNITY PAYS TRIBUTE TO HER LEGACY THROUGH A CLEAR, CONNECTED FRAMEWORK ROOTED IN CLASSIC PLANNING PRINCIPLES. STREETS, HOMES, AND PUBLIC SPACES ARE ORGANIZED TO FOSTER WALKABILITY, NEIGHBORLY INTERACTION, AND A DEEP SENSE OF BELONGING. THE ARCHITECTURAL LANGUAGE WILL EVOKE A TIMELESS CHARM OF SMALL-TOWN AMERICA, INTERPRETED WITH A FRESH LENS TO REFLECT BOTH HISTORY AND PROGRESS. BY THOUGHTFULLY INTRODUCING GREATER DENSITY, ARIET'S GROVE INVITES MORE FAMILIES TO SHARE IN A WELL-CRAFTED, ENDURING VISION OF COMMUNITY LIFE IN MEAD.

THE PUD ENABLES DEVELOPMENT OF A VARIETY OF RESIDENCES INCLUDING SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED (SFA), AND MULTI-FAMILY HOMES, ENHANCED BY TRAILS, OPEN SPACE, PARKS, AND AMENITIES. IT PROVIDES A GRADATION OF DENSITY AND INTENSITY FROM NORTH TO SOUTH, ENSURING THAT THE DEVELOPED NEIGHBORHOOD IS RESPECTFUL AND COMPLEMENTARY TO USES AND PHYSICAL CHARACTER OF THE SURROUNDING AREA. TO ACHIEVE THIS, THE PUD PERMITS THE PORTION OF THE SITE ADJACENT MEAD CROSSING FOR COMMERCIAL USES TO SUPPORT ECONOMIC ACTIVITY ALONG THE HIGHWAY CORRIDOR. ON THE OPPOSITE END OF THE SPECTRUM THE PUD PROVIDES PARK LAND IMMEDIATELY ADJACENT TO FOSTER RESERVOIR, TO PRESERVE THE NATURAL LANDSCAPE TO THE SOUTHEAST. LANDSCAPES THROUGHOUT THE SITE WILL BE WATER-WISE; A NON-POTABLE IRRIGATION SYSTEM IS BEING CONSIDERED; ADDITIONAL DETAILS WILL BE PROVIDED IN FUTURE SUBMITTALS, IF PURSUED.

PROPOSED PUD ZONING

IN ACCORDANCE WITH THE MEAD COMPREHENSIVE PLAN, THIS PROPERTY IS ENVISIONED FOR A MIX OF COMMERCIAL AND MODERATE-TO-HIGH DENSITY USES. REZONING THE SITE AS A PUD IN THE TOWN OF MEAD PROVIDES ADDITIONAL RESIDENTIAL DIVERSITY WHILE MAINTAINING THE TOWN'S GOALS OF COMMERCIAL USES ALONG SH-66. THE PUD ALLOWS A VARIETY OF SFD HOMES, SFA HOMES, AND MULTI-FAMILY HOMES, ENHANCED BY TRAILS, OPEN SPACE, AND SUITABLE PARKS AND AMENITIES. THE PROPOSED PUD CREATES A BLENDED GRADATION OF DENSITY ACROSS THE SITE ENSURING THE DEVELOPED NEIGHBORHOOD IS RESPECTFUL AND COMPLEMENTARY TO THE EXISTING DEVELOPMENTS IT ABUTS. ADDITIONALLY, THE PUD DESIGNATES A PORTION OF THE SITE TO COMMERCIAL USES TO SUPPORT TOWN GOALS AND ENCOURAGE ECONOMIC GROWTH. IN ADDITION TO SUPPORTING THE ECONOMY OF MEAD THROUGH COMMERCIAL USES, RESIDENTS OF THE PUD WILL CONTRIBUTE SIGNIFICANT REVENUES TO THE TOWN OF MEAD ON AN ANNUAL BASIS THROUGH REVENUE STREAMS SUCH AS PROPERTY AND SALES TAXES.

EXISTING CONDITIONS MAP



- | | | | |
|--|---|--|------------------------------|
| | ZONING BOUNDARY | | EXISTING FENCE |
| | EXISTING TOPOGRAPHY - MAJOR | | EXISTING RIGHT-OF-WAY |
| | EXISTING TOPOGRAPHY - MINOR | | EXISTING ON-SITE ACCESS ROAD |
| | EXISTING EASEMENTS | | FLOODPLAIN |
| | TOWN OF MEAD COMPREHENSIVE PLAN DESIGNATION | | |

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
1480 HUMBOLDT STREET
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SAM@PEAKDEVGRP.COM /
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NOT FOR
CONSTRUCTION

DATE:
01 PUD - 01/16/2024
02 PUD - 05/05/2025
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04 PUD - 10/20/2025
05 PUD - 02/09/2026

SHEET TITLE:
**PROJECT
CONTEXT**

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

PROJECT CONTEXT

COMPREHENSIVE PLAN COMPLIANCE

PER THE TOWN OF MEAD COMPREHENSIVE PLAN, MAJORITY OF ARIET'S GROVE IS DESIGNATED AS "RESIDENTIAL MIXED USE" WITH THE EXCEPTION OF THE NORTHERN AREA WHICH IS DESIGNATED AS "COMMERCIAL MIXED USE". BOTH LAND USE DESIGNATIONS PERMIT A VARIETY OF HOME TYPES AND DENSITIES, THOUGH COMMERCIAL MIXED USE PROMOTES HIGHER DENSITY RESIDENTIAL AND NEIGHBORHOOD-SERVING COMMERCIAL. RESIDENTIAL MIXED USE PERMITS HOME TYPES SUCH AS SMALL LOT SINGLE-FAMILY DETACHED, STANDARD SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY.

WITHIN THE HIGHWAY 66 CORRIDOR SUB-AREA, THE INTENT OF RESIDENTIAL MIXED USE AND COMMERCIAL MIXED USE DESIGNATIONS IS TO ACCOMMODATE HIGHER DENSITY RESIDENTIAL DEVELOPMENT AND A VARIETY OF HOUSING TYPES WITH NEIGHBORHOOD-SERVING COMMERCIAL USES. ARIET'S GROVE PUD SUPPORTS THIS INTENT BY PERMITTING COMMERCIAL LAND USES IN THE NORTHERN PLANNING AREAS, WITH PA-2 ACTING AS AN EXTENSION TO EXISTING COMMERCIAL USES ALONG SH-66. THROUGHOUT THE REMAINDER OF THE SITE, ARIET'S GROVE PUD ENCOURAGES A VARIETY OF HOUSING TYPES SUCH AS FRONT OR ALTERNATE-LOADED SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY; THESE USES ARE HEAVILY SUPPORTED AND OUTLINED IN THE TOWN COMPREHENSIVE PLAN.

THE TOWN OF MEAD'S COMPREHENSIVE PLAN OUTLINES A VARIETY OF VISION THEMES AND GOALS. THE PROPOSED ARIET'S GROVE NEIGHBORHOOD SUPPORTS THESE GOALS AS OUTLINED BELOW.

1. SMALL TOWN COMMUNITY CHARACTER

"A SMALL-TOWN COMMUNITY CHARACTER ROOTED IN ITS RICH HISTORY, AGRARIAN HERITAGE, NATURAL SETTING, DISTINCT DESTINATIONS AND UNIQUE DOWNTOWN IDENTITY."

- A. STCC GOAL 2: WORK TO ENSURE THAT NEW DEVELOPMENT IN GATEWAY CORRIDORS, SUCH AS I-25, SH-66, WCR-7 AND WELKER AVENUE, PROMOTES A POSITIVE FIRST IMPRESSION OF THE TOWN.
- A.A. POLICY 2A: CAPITALIZE ON THE I-25 INTERCHANGES TO SERVE AS GATEWAYS AND TO PROMOTE THE TOWN'S IMAGE.
- THE NORTHERN PORTION OF ARIET'S GROVE PUD IS WITHIN THE HIGHWAY 66 CORRIDOR SUB-AREA, AND DESIGNATED IN THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AS COMMERCIAL MIXED USE. IN ADDITION TO PROVIDING OPPORTUNITIES TO EXPAND THE REGIONAL COMMERCIAL CENTER, THE PUD INCLUDES CONSTRUCTION OF SAFE BICYCLE AND PEDESTRIAN TRAILS, STREETScape ENHANCEMENTS TO WCR-7, AND A DIVERSITY OF HOUSING TYPES AND DENSITIES, MEETING THE COMPREHENSIVE PLAN GOALS FOR THE HIGHWAY 66 CORRIDOR.
- B. STCC GOAL 3: UPDATE AND ENFORCE DESIGN STANDARDS THAT WILL RESULT IN A CHARMING SMALL-TOWN FEEL AND DISTINCTIVE, RURAL IMAGE, WHILE ALLOWING FOR VARIETY AND FLEXIBILITY.
- B.A. POLICY 3A: IMPLEMENT THE NEW CONSTRUCTION AND LANDSCAPE STANDARDS AND CONTINUE TO EVALUATE AND UPDATE DESIGN GUIDELINES AS NECESSARY TO RETAIN AND ENHANCE THE TOWN'S RURAL LANDSCAPE AND FEEL.
- A VARIETY OF SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED AND MULTI-FAMILY HOME TYPES THAT ARE NEW TO MEAD ARE PERMITTED AND REQUIRE UNIQUE STANDARDS. A DISTINCT COMMUNITY CHARACTER IS INSPIRED BY THE NATURAL ENVIRONMENT OF MEAD, INCLUDING NATURALIZED OPEN SPACE ALONG THE RESERVOIR, PROMOTING A HIGHER LEVEL OF DESIGN AND CHARM.
- B.A. POLICY 2C: IDENTIFY AND PURSUE DIVERSE, GROWING INDUSTRIES THAT CAPITALIZE ON THE STRENGTHS OF MEAD AND NORTHERN COLORADO.
- B.A.A. STRATEGY 2C-3. PROMOTE MEAD AS A PRIME LOCATION AND EDUCATED POPULATION BASE FOR TECHNICAL AND PROFESSIONAL REMOTE WORK, HOME-BASED BUSINESSES, AND START-UPS.
- NEW HOMES CLOSE TO COMMUTING CORRIDORS PROVIDE ADDITIONAL OPPORTUNITIES FOR A VARIETY OF EMPLOYEES. IN ADDITION, HOMES ADJACENT TO NEARBY COMMERCIAL DEVELOPMENT, PUBLIC AMENITIES AND TRAIL CONNECTIONS PROVIDE A DESIRABLE LOCATION FOR WORK-FROM-HOME PROFESSIONALS AND HOME-BASED BUSINESSES.

2. FRIENDLY NEIGHBORHOODS

"FRIENDLY NEIGHBORHOODS COMPRISED OF A MOSAIC OF HIGH-QUALITY, MULTI-GENERATIONAL NEIGHBORHOODS WITH A THOUGHTFUL RANGE OF HOUSING OPTIONS TO SUPPORT EXISTING AND PROSPECTIVE RESIDENTS OF ALL LIFE STAGES."

- A. FN GOAL 1: ENSURE AN APPROPRIATE MIX OF HOUSING TYPES AND DENSITIES, IN APPROPRIATE LOCATIONS, TO CREATE A HARMONIOUS MIX OF LAND USES AND ATTRACT AND RETAIN RESIDENTS.
- A.A. 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.
- A.A.A. STRATEGY 1C-3. ENCOURAGE HOUSING OPTIONS FOR THE TOWN'S WORKFORCE AT A VARIETY OF PRICE POINTS, INCLUDING HIGHER INCOME AND EXECUTIVE HOUSING.

A.A.B. STRATEGY 1C-4. DIVERSIFY AND EXPAND HOUSING STOCK TO ENABLE RETAIL, SERVICE, AND PUBLIC-SECTOR EMPLOYEES TO FIND AFFORDABLE HOUSING IN THE COMMUNITY BY PROVIDING ADDITIONAL MIXED-USE RESIDENTIAL ZONING CATEGORIES.

- ARIET'S GROVE PERMITS A VARIETY OF HOUSING OPTIONS TO CHAMPION A RANGE OF AFFORDABILITY LEVELS AND LIFESTYLES. IN ADDITION, THE HOMES PROVIDED WILL BE WELL-DESIGNED AND SUPPORT THE ADJACENT GROWING COMMERCIAL CORRIDOR SURROUNDING SH-66 AND THE LARGER REGION.

B.FN GOAL 2: STRIVE TO ENHANCE PROPERTY VALUES BY IMPROVING ACCESS TO AMENITIES, TRANSPORTATION NETWORKS AND COMMERCIAL AREAS, AND MAINTAINING THE CHARACTER AND IDENTITY OF EXISTING RESIDENTIAL NEIGHBORHOODS.

- B.A. POLICY 2A: PROMOTE HIGH-QUALITY RESIDENTIAL DESIGN
- B.A.A. STRATEGY 2A-4. PROVIDE FOR MINIMUM SINGLE-FAMILY LOT SIZES SMALLER THAN THE EXISTING 7,000 SQUARE-FOOT LOT MINIMUM FOR FUTURE RESIDENTIAL DEVELOPMENTS TO ACCOMMODATE PATIO HOMES AND OTHER HOUSING PRODUCT TYPES.
- A VARIETY OF HOUSING TYPES THAT ARE NEW TO MEAD ARE PERMITTED WITHIN THE COMMUNITY, INCLUDING SINGLE-FAMILY DETACHED HOMES, SINGLE-FAMILY ATTACHED PAIRED HOMES, TOWNHOMES, AND MULTI-FAMILY APARTMENTS.

3. DYNAMIC PARKS, RECREATION, AND OPEN SPACE

"DYNAMIC PARKS, RECREATION, AND OPEN SPACE THAT SUPPORT HEALTHY LIFESTYLES, EASE OF ACCESS, FAMILY-CENTRIC VALUES, AND LOCAL HERITAGE."

- A. PROS GOAL 1: PROVIDE A BALANCED AND CONNECTED SYSTEM OF RECREATION FACILITIES, PARKS, AND OPEN SPACE FOR ALL AGES THAT PROMOTE HEALTHY LIVING.
- A.A. POLICY 1B: PROVIDE RECREATIONAL OPPORTUNITIES THROUGH A WELL-CONNECTED TRAIL NETWORK.
- A.A.A. STRATEGY 1B-2. PLAN FOR MULTI-USE TRAILS ALONGSIDE STREETS IN RURAL AREAS TO ENSURE CONNECTIVITY FOR BICYCLISTS AND PEDESTRIANS THROUGHOUT THE COMMUNITY (REFER TO THE UPDATED TRAILS MAP).
- A.A.B. STRATEGY 1B-3. CONTINUE TO REQUIRE THE PROVISION OF RIGHT-OF-WAYS FOR CONNECTIONS OF IDENTIFIED TRAILS UPON PLATTING NEW DEVELOPMENTS TO CREATE A CONTINUOUS TRAIL SYSTEM.
- A.A.C. STRATEGY 1B-4. COMPLETE MISSING SIDEWALK CONNECTIONS TO THE TRAIL AND STREET NETWORK (REFER TO THE UPDATED TRAILS MAP).
- ARIET'S GROVE COMPLETES MISSING SIDEWALK CONNECTIONS ADJACENT TO WCR-7 AND PROVIDES A VARIETY OF ON-STREET AND OFF-STREET TRAIL CORRIDORS ACROSS THE NEIGHBORHOOD CONNECTING RESIDENTS TO PARKS AND PUBLIC AMENITIES BOTH INTERNAL AND EXTERNAL TO THE COMMUNITY. PER THE TOWN OF MEAD RECOMMENDED TRAILS MAP, THERE IS AN "IRRIGATION/DRAINAGE CORRIDOR" DENOTED FOLLOWING THE ALONG THE EASTERN SIDE OF FOSTER RESERVOIR, UP TO SH-66, HEADED WEST ALONG THE PROPERTY'S NORTHERN BOUNDARY; HOWEVER, WITH THE 500' OIL AND GAS BUFFER, THE TRAIL WILL NOW BE RE-DIRECTED THROUGH ARIET'S GROVE, OUTSIDE OF THE BUFFER.
 - THIS TRAIL CORRIDOR IS ANTICIPATED TO CONNECT TO AN EXISTING TRAIL LOCATED TO THE EAST WITHIN THE NEWLY DEVELOPED MEAD CROSSING, THEN TURN SOUTH, MOVING THROUGH THE PARKS AND OPEN SPACE PLANNING AREA, ADJACENT TO FOSTER RESERVOIR, THEN ALONG LOCAL ROADS, BEFORE CONNECTING TO WCR-7 AND THE PLANNED PEDESTRIAN UNDERPASS, CROSSING THE SH-66. IT ALSO PROVIDES AN OPPORTUNITY TO CONNECT WITH A FUTURE OFF-SITE TRAIL FROM THE EAST SIDE OF FOSTER RESERVOIR (BY OTHERS). THE APPLICANT WILL COORDINATE WITH THE TOWN AS WELL AS ADJACENT DEVELOPMENT ON COMPLETING KEY PEDESTRIAN CONNECTIONS, WHERE REASONABLE.
- A.A. POLICY 1D: DEVELOP A NETWORK OF POCKET, NEIGHBORHOOD, COMMUNITY AND REGIONAL PARKS AND ASSOCIATED TRAILS AND OPEN SPACE AS THE COMMUNITY GROWS BASED ON LEVEL OF SERVICE BENCHMARKS IDENTIFIED IN THE 2011 OPEN SPACE, PARKS, AND TRAILS MASTER PLAN.
- A.B. POLICY 1E: FOSTER HEALTH, SAFETY, AND THE LIVABILITY OF RESIDENTS BY CREATING CONVENIENT AND SAFE OPPORTUNITIES FOR PHYSICAL ACTIVITY.

- ARIET'S GROVE PROPOSES A NEIGHBORHOOD PARK AND OPEN SPACES. TRAILS ARE PROPOSED THROUGHOUT THE NEIGHBORHOOD, INCLUDING COMPLETING THE MISSING TRAIL SEGMENT BETWEEN WCR-7 AND THE COMMERCIAL DEVELOPMENT TO THE EAST OF THE SITE. A TRAIL IS PROPOSED TO ALONG THE EASTERN NEIGHBORHOOD BOUNDARY, SAFELY CONNECTING USERS TO THE PROPOSED PARK IMMEDIATELY NORTHWEST OF FOSTER RESERVOIR, AS WELL AS NEIGHBORING PARKS AND CIVIC SPACES. PARK AND OPEN SPACE REQUIREMENTS COMPLY WITH TOWN STANDARDS.

4. EXPANSIVE NATURAL AND AGRARIAN SETTING

"AN EXPANSIVE NATURAL AND AGRARIAN SETTING EMBODIED BY VAST FARMLAND, ACCESS TO NATURE, WIDE OPEN SPACES, AND ENVIRONMENTAL STEWARDSHIP."

- B. ENAS GOAL 2: PROTECT THE TOWN'S NATURAL RESOURCES, AGRICULTURAL LANDS, AND SCENIC LANDSCAPES.

B.A. POLICY 2A: ASSURE THAT NEW GROWTH WITHIN THE TOWN PRESERVES THE NATURAL SETTING AND SCENIC VIEWSHEDS WHERE APPROPRIATE.

B.A.A. STRATEGY 2A-3. PROMOTE PUBLIC AWARENESS OF MEAD'S NATURAL RESOURCES BY INCREASING ACCESS TO MEAD'S LAKES, PONDS, AND STREAMS, BY PROMOTING THE TOWN'S FUTURE TRAIL LOOP SYSTEM AND WAYFINDING STRATEGY (SEE SC GOAL 3).

B.B. POLICY 2B: PRESERVE MEAD'S RURAL AND SMALL-TOWN CHARACTER THROUGH CONSERVATION DESIGN AND THE PROTECTION OF LARGE-SCALE OPEN SPACE AND FARMLAND.

B.B.A. STRATEGY 2B-4. CONNECT THE NATURAL AREAS ASSOCIATED WITH LAKES, WATERWAYS, AND OPEN SPACE TO CREATE A SERIES OF EAST-WEST GREENWAYS AND WILDLIFE CORRIDORS, INCLUDING THE ST. VRAIN CREEK CORRIDOR, AS IDENTIFIED ON THE UPDATED TRAILS MAP.

- PEDESTRIAN CONNECTIONS TO OPEN SPACE ARE PRIORITIZED. TRAILS ARE PROPOSED THROUGHOUT, INCLUDING COMPLETING THE MISSING EAST-WEST TRAIL SEGMENT FROM WCR-7 TO THE SH-66 TRAIL IMMEDIATELY EAST OF THE SITE. WHILE THE ARIET'S GROVE SECTION OF THE TRAIL MUST BE MOVED SOUTH OF THE HIGHWAY, TO AVOID THE OIL AND GAS BUFFER, THE PROPOSED ALIGNMENT TIES INTO THE SITE'S PARK AND OPEN SPACE AREA IMMEDIATELY ADJACENT TO FOSTER RESERVOIR PROVIDING ADDITIONAL PEDESTRIAN ACTIVATION. THESE CONNECTIONS SAFELY ALLOW ACCESS FOR USERS TO THESE INTERNAL AMENITIES AS WELL AS NEIGHBORING PARKS, CIVIC SPACES, AND COMMERCIAL DEVELOPMENT.

5. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

"THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES THAT SUPPORT LOCAL VALUES, A HIGHLY ENGAGED CITIZENRY, STRONG SOCIAL INTERACTIONS, AND LIFELONG LEARNING THROUGH DELIBERATE, FORWARD-THINKING, FISCALLY SOUND, AND TRANSPARENT DECISION MAKING."

- A.A. POLICY 3B: CREATE A SYSTEM OF TIERED GROWTH AREAS AND LAND USES THAT ENCOURAGE COMPACT GROWTH AND A RURAL EDGE THAT IS RESPECTIVE OF THE VISION FOR THE TOWN OF MEAD.
- A.A.A. STRATEGY 3B-2. IDENTIFY AREAS FOR STRATEGIC ANNEXATION WITHIN THE NEXT 5 YEARS.
- ARIET'S GROVE IS PROPOSED AS A STRATEGIC ANNEXATION FOR THE TOWN OF MEAD. LOCATED ADJACENT TO THE TOWN'S SECONDARY GATEWAY AT SH-66 AND WCR-7, THIS COMMUNITY BRINGS VALUE TO THE TOWN BY PROVIDING ADDITIONAL HOUSING DIVERSITY, OPEN SPACE, AND THOUGHTFUL DESIGN.

IMPACTS ON THE SURROUNDING AREA

PUBLIC FACILITIES

ARIET'S GROVE RESULTS IN INCREASED DEMAND FOR ALL PUBLIC FACILITIES AND SERVICES IN THE IMMEDIATE AREA OF MEAD, INCLUDING FIRE, POLICE, WATER, SANITATION, ROADWAYS, PARKS, AND SCHOOLS. WATER, SANITATION, ROADWAYS, TRAILS, AND PARKS SHALL BE PROVIDED BY THE ARIET'S GROVE HOMEOWNER ASSOCIATION (H.O.A.) OR METROPOLITAN DISTRICT. THE NEIGHBORHOOD IS ANTICIPATED TO BE SERVED BY MOUNTAIN VIEW FIRE AND TOWN OF MEAD POLICE DEPARTMENTS, AND IS LOCATED DIRECTLY ACROSS WCR-7 ADJACENT TO A CONCEPTUAL MUNICIPAL CENTER WITHIN THE LIBERTY RANCH NEIGHBORHOOD, PROVIDING ACCESSIBILITY TO AND FROM THE PROPOSED FIRE STATION, POLICE STATION, LIBRARY, AND ATHLETIC FIELDS.

SCHOOL-AGED CHILDREN LIVING IN ARIET'S GROVE HAVE THE OPTION TO ATTEND SCHOOLS WITHIN THE ST. VRAIN VALLEY SCHOOL DISTRICT. USING THE DISTRICT MODELS AND THE UNIT COUNTS AND MIX ASSUMED IN THE TRAFFIC IMPACT STUDY, A MAXIMUM OF 365 STUDENTS MAY BE ANTICIPATED, DEPENDING ON TYPES OF HOUSING CONSTRUCTED. THE APPLICANT WILL PROVIDE CASH IN-LIEU OF LAND DEDICATION FOR THE STUDENT POPULATION GROWTH PRIOR TO ISSUANCE OF BUILDING PERMIT FOR EACH PHASE OF DEVELOPMENT.

UTILITIES

ARIET'S GROVE IS ANTICIPATED TO BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:

- | | |
|--------------------|---------------------------------------|
| 1. ELECTRICITY: | UNITED POWER, INC. |
| 2. NATURAL GAS: | BLACK HILLS ENERGY |
| 3. TELECOMM: | COMCAST & CENTURYLINK |
| 4. WATER: | LITTLE THOMPSON WATER DISTRICT (LTWD) |
| 5. SANITARY SEWER: | ST. VRAIN SANITATION DISTRICT (SVSD) |
| 6. INFRASTRUCTURE: | KITELEY RANCH METROPOLITAN DISTRICT. |

FOSTER RESERVOIR

FLOODPLAINS ASSOCIATED WITH FOSTER RESERVOIR ENCR OACH INTO THE SOUTHEASTERN CORNER OF THE PROPERTY. A THIRD PARTY CONSULTANT HAS ADVISED ON THE PLANS TO ENSURE THE WETLANDS AND NATURALIZED AREAS ARE PROPERLY PROTECTED.

ADJACENT LAND USES

ARIET'S GROVE COMPLEMENTS AND SUPPORTS NEIGHBORING LAND USES AS PART OF THE TOWN'S LARGER VISION FOR THE SH-66 CORRIDOR.

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
1480 HUMBOLDT STREET
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PROJECT
CONTEXT

04

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

LAND USE

LAND USE SUMMARY

ARIET'S GROVE LAND USE PLAN IS DESIGNED TO ALLOW FOR A GRADATION OF DENSITY FOR RESIDENTIAL AND COMMERCIAL USES. PLANNING AREAS HAVE BEEN DELINEATED BASED UPON EXISTING SITE CONDITIONS AS WELL AS SURROUNDING USES TO ENSURE AN APPROPRIATE ADDITION TO THE TOWN OF MEAD'S CHARACTER.

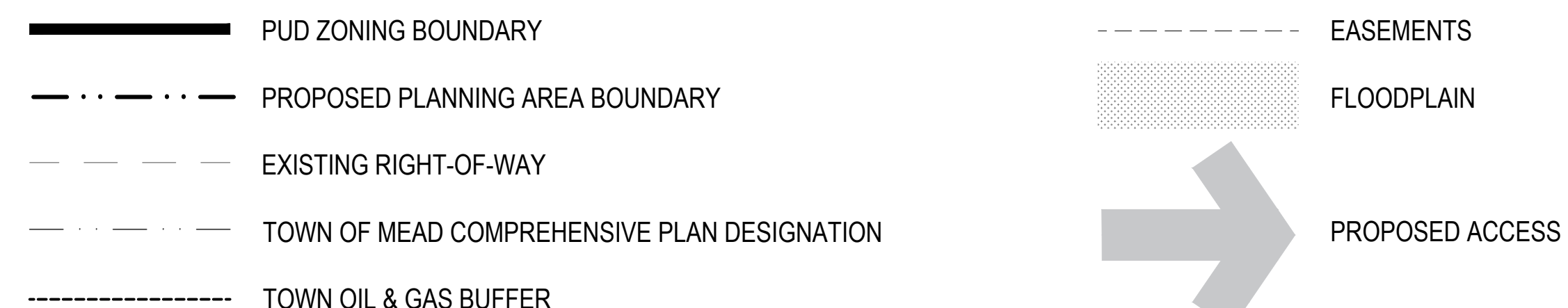
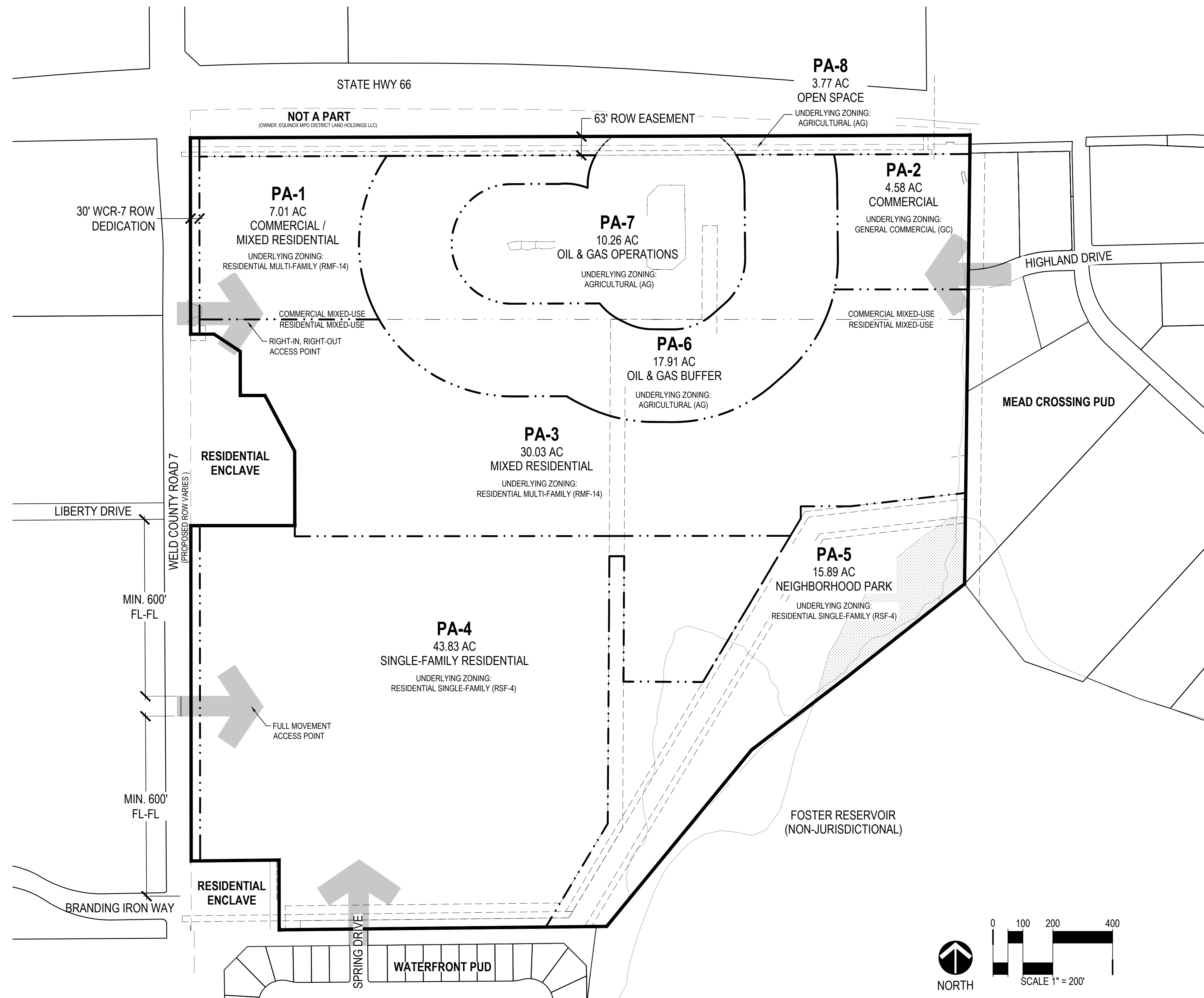
1. THE TABLE BELOW OUTLINES EACH PLANNING AREA'S ALLOWED LAND USES AND DENSITY.
2. THERE SHALL BE A MINIMUM OF FOUR (4) HOUSING TYPES WITHIN THE OVERALL DEVELOPMENT. SEE SHEET 6 FOR HOUSING TYPES.
3. ALL STANDARDS IN PUD TRUMP THE UNDERLYING ZONE DISTRICT; ANYTHING NOT ADDRESSED IN THE PUD SHALL BE REVIEWED AGAINST THE UNDERLYING ZONING.
4. PRELIMINARY AND FINAL PLAT BOUNDARIES SHALL NOT BE REQUIRED TO MATCH PLANNING AREA BOUNDARIES; HOWEVER, THE PROPOSED LAND USES SHALL BE REQUIRED TO MATCH THOSE APPROVED FOR PLANNING AREAS, WITHIN A 10% MARGIN OF THE ORIGINAL PLANNING AREA BOUNDARIES.
5. DENSITY SHALL BE GOVERNED BY THE PUD LAND USE SUMMARY TABLE, RATHER THAN UNDERLYING ZONE DISTRICTS. THERE SHALL BE NO MINIMUM RESIDENTIAL DENSITY PER PLANNING AREA OR OVERALL PUD. THERE SHALL BE NO MAXIMUM RESIDENTIAL DENSITY PER PLANNING AREA AS LONG AS THE OVERALL PUD MAXIMUM UNIT COUNT IS NOT EXCEEDED.

PLANNING AREA	UNDERLYING ZONING	AREA (AC)	LAND USE	MAXIMUM DWELLING UNITS (3)
1	RMF-14	7.01	COMMERCIAL / MIXED RESIDENTIAL	248
2	GC	4.58	COMMERCIAL	0
3	RMF-14	30.03	MIXED RESIDENTIAL	466
4	RSF-4	43.83	SINGLE-FAMILY RESIDENTIAL	190
5	RSF-4	15.89	NEIGHBORHOOD PARK (OS)	0
6	AG	17.91	OIL & GAS BUFFER (OS)	0
7	AG	10.26	OIL & GAS OPERATIONS	0
8	AG	3.77	OPEN SPACE (OS) (2)	0
		133.28	TOTAL	904

NOTES:

1. ALL PARK LAND DEDICATIONS, OR CASH-IN-LIEU OF LAND DEDICATIONS, SHALL BE DETERMINED AT THE TIME OF PLATTING PER MUNICIPAL CODE. PLANNING AREA 5 NEIGHBORHOOD PARK IS PLANNED TO BE DEDICATED AT THE TIME OF PLATTING.
2. NORTHERN 63' RIGHT-OF-WAY EASEMENT SHALL REVERT BACK TO UNDERLYING OWNERSHIP FOLLOWING ANNEXATION AND PLATTING.
3. UNIT COUNTS MAY BE TRANSFERRED BETWEEN PLANNING AREAS (MAXIMUM 10% PER PLANNING AREA), SO LONG AS THE MAXIMUM UNIT COUNT FOR THE DEVELOPMENT IS NOT EXCEEDED.

LAND USE MAP



NOTE: ACCESS LOCATION WAS COORDINATED WITH TOWN OF MEAD TO PROVIDE SUFFICIENT DISTANCE BETWEEN EXISTING AND PROPOSED FLOW LINES OF ACCESS ROADS ALONG WCR-7. EXACT LOCATION SHALL BE REFINED AT THE TIME OF PRELIMINARY PLAT.

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
PEAK DEVELOPMENT GROUP
SAM SHARP & BONNIE NIZIOLEK
1480 HUMBOLDT STREET
DENVER, CO 80218
SAM@PEAKDEVGRP.COM /
BONNIE@PEAKDEVGRP.COM

NOT FOR
CONSTRUCTION

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01 PUD - 01/16/2024
02 PUD - 05/05/2025
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04 PUD - 10/20/2025
05 PUD - 02/09/2026

SHEET TITLE:
LAND USE

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

GENERAL STANDARDS AND PROVISIONS

THE PUD STANDARDS WITHIN THIS DOCUMENT ARE INTENDED TO ACHIEVE THE VISION FOR ARIET'S GROVE BY PROMOTING A WELL-DESIGNED, SUSTAINABLE DEVELOPMENT THAT PERMITS RESIDENTIAL DENSITY AND COMMERCIAL OPPORTUNITIES. SUCH USES INCLUDE SFD FRONT-LOAD, SFD ALTERNATE-LOAD, SFA DUPLEX, SFA TOWNHOMES, MULTI-FAMILY, COMMERCIAL PADS, OPEN SPACE AND PARKS, AND OIL & GAS OPERATIONS.

APPLICABILITY

DEVELOPMENT WITHIN THE PUD SHALL CONFORM WITH THE STANDARDS AND REQUIREMENTS SET FORTH HEREIN. WHERE APPLICABLE STANDARDS ARE NOT SET FORTH IN THE PUD, DEVELOPMENT SHALL COMPLY WITH APPLICABLE PROVISIONS IN THE MUNICIPAL CODE. ALL TERMS SHALL HAVE THE DEFINITIONS PROVIDED IN THE MUNICIPAL CODE, EXCEPT AS OTHERWISE PROVIDED IN THIS PUD. ADDITIONAL DOCUMENTS THAT MAY CONTAIN REQUIREMENTS AND STANDARDS REGARDING THE DESIGN AND DEVELOPMENT OF ARIET'S GROVE INCLUDE (BUT ARE NOT LIMITED TO) ALL APPLICABLE TOWN OF MEAD STANDARDS AND REGULATIONS, ANNEXATION AND DEVELOPMENT AGREEMENTS, AND STATE REGULATIONS.

IN CASE OF APPARENT CONFLICT BETWEEN APPLICABLE REQUIREMENTS WITHIN THE PUD, THE DIRECTOR SHALL HAVE AUTHORITY TO DETERMINE WHICH STANDARD OR REGULATION APPLIES. THE DIRECTOR SHALL ISSUE SUCH DETERMINATION IN WRITING. THE PROPERTY OWNER(S) SHALL HAVE THE RIGHT TO APPEAL THE DIRECTOR'S WRITTEN INTERPRETATION TO THE BOARD OF ADJUSTMENT PURSUANT TO THE APPLICABLE PROVISIONS OF THE CODE.

PROJECT OVERVIEW

THROUGH THE DEVELOPMENT STANDARDS AND REGULATIONS OUTLINED IN THE PUD, THE SITE ALLOWS FOR A RANGE OF RESIDENTIAL USES AND COMMERCIAL USE. THE GOAL OF ARIET'S GROVE IS TO EMBRACE A VARIETY OF HOME TYPES GIVING FUTURE RESIDENTS OPPORTUNITY TO CHOOSE THEIR STYLE OF LIVING AS WELL AS ALLOW OPPORTUNITY FOR HOME OWNERSHIP THAT MAY NOT BE ATTAINABLE IN OTHER PARTS OF MEAD. ARIET'S GROVE IS A NEIGHBORHOOD IN WHICH ALL RESIDENTS, YOUNG AND OLD, CAN GROW THEIR LIVES AND ESTABLISH ROOTS IN THE TOWN OF MEAD.

DEFINITIONS AND ACRONYMS

COMMERCIAL

COMMERCIAL IS DEFINED AS A LAND USE IN WHICH COMMERCIAL USES ARE ALLOWED. PROHIBITED COMMERCIAL / NON-RESIDENTIAL USES ARE DETAILED IN A SUBSEQUENT SECTION.

DIRECTOR

"DIRECTOR" REFERS TO THE TOWN OF MEAD COMMUNITY DEVELOPMENT DIRECTOR.

MIXED RESIDENTIAL

MIXED RESIDENTIAL IS DEFINED AS A LAND USE IN WHICH A COMBINATION OF SINGLE FAMILY DETACHED, ATTACHED, AND MULTI-FAMILY HOMES ARE ALLOWED.

MUNICIPAL CODE

"MUNICIPAL CODE" REFERS TO THE TOWN OF MEAD MUNICIPAL CODE, AS MAY BE AMENDED FROM TIME TO TIME.

OIL & GAS BUFFER

ANADARKO PETROLEUM (OCCIDENTAL) WILL RETAIN OWNERSHIP OF PA-7 AND PA-8. PA-8 ACCOUNTS FOR LAND ACTIVELY USED FOR OIL & GAS OPERATIONS, WHILE PA-7 ACCOUNTS FOR THE 300' BUFFER FROM PA-8, AS REQUESTED BY ANADARKO. UPON PLUGGING AND ABANDONMENT OF WELLS IN PA-8, ANADARKO MAY APPLY FOR AN AMENDMENT TO THIS PUD, TO CONVERT PLANNING AREAS 7 AND 8 INTO DEVELOPABLE LAND.

OIL & GAS OPERATIONS

OIL & GAS OPERATIONS ARE DEFINED AS A LAND USE IN WHICH OIL & GAS DRILLING, COLLECTION, AND DISTRIBUTION OCCURS. THE PUD WILL FOLLOW TOWN OF MEAD OIL & GAS STANDARDS, INCLUDING MINING USES SPECIFIC TO OIL & GAS DRILLING, IN PLACE AT THE TIME OF PUD APPROVAL, AS OUTLINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT, REGARDING STANDARDS FOR OPERATION AS WELL AS PLUGGING AND ABANDONMENT.

PA

"PA" REFERS TO PLANNING AREA.

PUD

"PUD" REFERS TO PLANNED UNIT DEVELOPMENT.

SINGLE-FAMILY RESIDENTIAL

SINGLE-FAMILY RESIDENTIAL IS DEFINED AS A LAND USE IN WHICH SFD HOME TYPES ARE ALLOWED. SPECIFIC HOME TYPES ARE DEFINED IN THE RESIDENTIAL GUIDELINES SECTION OF THIS PUD.

DEFINITIONS AND ACRONYMS CONTINUED

RESIDENTIAL ENCLAVE

RESIDENTIAL ENCLAVE REFERS TO THE TWO PRIVATELY-OWNED RESIDENTIAL PARCELS ALONG CR-7, LOCATED APPROXIMATELY AT THE LIBERTY DRIVE INTERSECTION AND BRANDING IRON WAY INTERSECTION. SEE MAPS.

SFA

"SFA" REFERS TO SINGLE-FAMILY ATTACHED.

SFD

"SFD" REFERS TO SINGLE-FAMILY DETACHED.

PERMITTED USES PER PLANNING AREA

PERMITTED USES ALLOWED WITHIN THE PUD ARE INDICATED AS "P" IN THE PERMITTED PRODUCT TYPE BY PLANNING AREA TABLE BELOW.

PERMITTED LAND USE TYPE BY PLANNING AREA										
	UNDERLYING ZONING	LAND USE TYPE	SFD FRONT-LOAD	SFD ALTERNATE-LOAD	SFA DUPLEX	SFA TOWNHOME	MULTI-FAMILY	COMMERCIAL	OPEN SPACE AND PARKS	OIL & GAS OPERATIONS
PA-1	RMF-14 (1)	COMMERCIAL / MIXED RESIDENTIAL		P	P	P	P	P	P	
PA-2	GC	COMMERCIAL								
PA-3	RMF-14 (1)	MIXED RESIDENTIAL		P	P	P	P			
PA-4	RSF-4 (1)	SINGLE-FAMILY RESIDENTIAL	P	P						
PA-5	RSF-4 (1)	NEIGHBORHOOD PARK (OS)								
PA-6	AG	OIL & GAS BUFFER (OS)						P (3)		
PA-7	AG	OIL & GAS OPERATIONS						P		
PA-8	AG	OPEN SPACE (OS)								

NOTES:

- DENSITY SHALL BE GOVERNED BY THE PUD LAND USE SUMMARY TABLE, RATHER THAN UNDERLYING ZONE DISTRICTS. THERE SHALL BE NO MINIMUM RESIDENTIAL DENSITY PER PLANNING AREA OR OVERALL PUD. THERE SHALL BE NO MAXIMUM RESIDENTIAL DENSITY PER PLANNING AREA AS LONG AS THE OVERALL PUD MAXIMUM UNIT COUNT IS NOT EXCEEDED.
- A MINIMUM OF FOUR (4) HOME TYPES ARE REQUIRED WITHIN THE OVERALL DEVELOPMENT.
 - FOR THE PURPOSE OF THE FOUR HOME TYPE MINIMUM, THE FOLLOWING ORIENTATIONS OF HOMES ARE CLASSIFIED AS DISTINCT HOME SUB-TYPES, WITHIN THE FOUR (4) SFD/SFA TYPES LISTED ABOVE.
 - FRONTING GREEN-COURTS, ALLEY-LOADED
 - FRONTING RIGHTS-OF-WAY, ALLEY-LOADED
 - FRONTING RIGHTS-OF-WAY, FRONT-LOADED
 - FRONTING RIGHTS-OF-WAY, SIDE-LOADED
 - FRONTING TO AND LOADED ON AUTO-COURTS
 - SFD FRONT-LOAD <50' MAY BE CONSIDERED A SEPARATE HOME TYPE FROM SFD FRONT-LOAD >50', SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION THAT THE HOUSING TYPE IS SUBSTANTIALLY DIFFERENT.
- PERMITTED FOR TEMPORARY OPERATIONS ONLY.
- ABOVE-GROUND AND BELOW-GROUND TRANSMISSION LINES AND UTILITY SERVICE FACILITIES ARE PERMITTED IN ALL OPEN SPACES AND PARKS, REGARDLESS OF PLANNING AREA.
- AGRICULTURAL USES ARE PERMITTED UNTIL SUCH TIME THAT THE TOWN ISSUES A PERMIT FOR A USE PROPOSED IN THIS PUD IN THE APPLICABLE PLANNING AREA OR ADJACENT PLANNING AREA.
- ACCESSORY USES NECESSARILY AND CUSTOMARILY ASSOCIATED WITH, AND APPROPRIATE TO, THE PERMITTED USE BY PLANNING AREA ARE ALLOWED, AS DETERMINED BY THE DIRECTOR.
- A BLANK CELL INDICATES THAT THE LISTED USE TYPE IS NOT ALLOWED WITHIN THE PLANNING AREA.
- THE FOLLOWING USES ARE PROHIBITED IN ALL PLANNING AREAS:
 - DETENTION FACILITIES SUCH AS JAILS, HONOR CAMPS, REFORMATORIES AND LAW ENFORCEMENT CENTERS,
 - RECREATION AND OUTDOOR ENTERTAINMENT USES MEANS ORGANIZED ACTIVITIES FOR AMUSEMENT OR ENJOYMENT ORGANIZED BY A FOR-PROFIT THIRD PARTY, SUCH AS ZOOS, SHOOTING RANGES, AMUSEMENT PARKS, AND MINIATURE GOLF. THE TERM DOES NOT INCLUDE TYPICAL INDIVIDUAL RECREATIONAL USES SUCH AS WALKING, SWIMMING, AND BIKING, OR USE OF PLAYGROUND EQUIPMENT OR TRAILS,
 - RETAIL SALE AND SERVICES SPECIFIC TO ADULT ENTERTAINMENT,
 - RETAIL ALCOHOL SALES,
 - INDOOR CONTRACTOR AND TRADE SHOPS FOR OPERATION AND STORAGE (ALL TYPES), AND CONTRACTORS & TRADE SHOPS WITH OUTDOOR OPERATION & OUTDOOR STORAGE,
 - FARM IMPLEMENT/EQUIPMENT SALES AND SERVICES,
 - LANDSCAPE MATERIAL SALES,
 - MANUFACTURED BUILDING SALES/SERVICE/STORAGE,
 - RENTAL SERVICE OF OUTDOOR DISPLAY/STORAGE,
 - GAS STATIONS, TRUCK STOPS, TRAVEL PLAZAS, VEHICLE REPAIR USES SPECIFIC TO AUTO AND LIGHT TRUCK MECHANICAL REPAIR, QUICK LUBE, CARWASHES, AND BODY SHOP USES,
 - ALL USES RELATED TO HAZARDOUS SUBSTANCES, SUCH AS DISPOSAL AND DISTRIBUTION, EXCEPT FOR RESIDENTIAL WASTE MANAGEMENT.
 - MINI-STORAGE WAREHOUSES, SELF-SERVICE STORAGE, OPEN AIR STORAGE FACILITIES

DEFINITIONS AND ACRONYMS CONTINUED

PROHIBITED USES

PROHIBITED USES INCLUDE RECREATION AND OUTDOOR ENTERTAINMENT USES AS WELL AS USES RELATED TO HAZARDOUS SUBSTANCES, SUCH AS DISPOSAL AND DISTRIBUTION, EXCEPT FOR RESIDENTIAL WASTE MANAGEMENT.

- RECREATION AND OUTDOOR ENTERTAINMENT MEANS ORGANIZED ACTIVITIES FOR AMUSEMENT OR ENJOYMENT ORGANIZED BY A FOR-PROFIT THIRD PARTY, SUCH AS ZOOS, SHOOTING RANGES, AMUSEMENT PARKS, AND MINIATURE GOLF. THE TERM DOES NOT INCLUDE TYPICAL INDIVIDUAL RECREATIONAL USES SUCH AS WALKING, SWIMMING, AND BIKING, OR USE OF PLAYGROUND EQUIPMENT OR TRAILS.

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GENERAL STNDS &
PROVISIONS

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

LOT DEVELOPMENT STANDARDS

ALL LOTS AND BLOCKS WITHIN THE PUD SHALL COMPLY WITH THE MUNICIPAL CODE EXCEPT AS SPECIFICALLY PROVIDED HEREIN:

LOT CONFIGURATION

PLEASE REFERENCE THE LOT STANDARDS TABLE BELOW FOR SPECIFICS ON LOT DIMENSION REQUIREMENTS.

LOT FRONTAGE

ALL LOTS SHALL FRONT/BE DIRECTLY ACCESSIBLE TO A STREET OR ACCESSED THROUGH A SHARED ACCESS EASEMENT, SUCH AS AN ALLEY. SIDEWALK CONNECTIONS ARE REQUIRED FROM THE PUBLIC STREET TO THE FRONT ENTRANCE OF ALL RESIDENTIAL HOMES.

SETBACKS

THE FOLLOWING SETBACKS SHALL APPLY ACROSS THE PUD OR AS SPECIFICALLY NOTED:

RIGHTS OF WAY

- WELD COUNTY ROAD 7 (ARTERIAL)
 - THERE SHALL BE A 15' OPEN SPACE TRACT BETWEEN ANY LOT LINE AND WCR-7 RIGHT-OF-WAY.
 - BACK OF CURB RIGHT-OF-WAY SHALL FEATURE TREES ON BOTH SIDES OF A DETACHED SIDEWALK, TO PROVIDE BUFFERING TO RESIDENTIAL LOTS FROM TRAFFIC ON WCR-7. SEE SHRUB REQUIREMENTS ON SHEET 14 AND WCR-7 SECTION ON SHEET 18.

EXISTING CONDITIONS

- HIGHLAND DITCH
30' EASEMENT REQUIRED ON EITHER SIDE OF HIGHLAND DITCH AS MEASURED FROM TOP OF DITCH BANK.
- FOSTER RESERVOIR
 - DEVELOPMENT IS RESTRICTED ADJACENT TO FOSTER RESERVOIR. HOWEVER, PARK AND OPEN SPACE AMENITIES SUCH AS, BUT NOT LIMITED TO: SHADE STRUCTURES, PLAY EQUIPMENT, SITE FURNISHINGS, WALKS/TRAILS, BOARDWALKS, SIGNAGE, AND SUPPORTING INFRASTRUCTURE SHALL BE PERMITTED WITHIN 0' OF THE INDICATED FEMA FLOODPLAIN BOUNDARY AS NOTED ON THE LAND USE MAP OF THIS PUD SUBJECT TO RIGHTS EXISTING AT THE TIME OF PLATTING.
- ADJACENT RESIDENTIAL ENCLAVES
 - A 20' SETBACK WITH LANDSCAPE BUFFERING (PER SHEET 15) IS REQUIRED FROM THE PROPERTY LINE OF ADJACENT RESIDENTIAL ENCLAVES TO PROPOSED RESIDENTIAL LOT LINE. SEE LANDSCAPE STANDARDS FOR ADDITIONAL DETAILS.

COMMERCIAL

- A MINIMUM 20' BUILDING SETBACK FROM RESIDENTIAL PROPERTY USES IS REQUIRED.

PUBLIC INFRASTRUCTURE

- ACCESSORY STRUCTURES ASSOCIATED WITH PUBLIC INFRASTRUCTURE, SUCH AS MECHANICAL EQUIPMENT BUILDINGS, SHALL HAVE A MIN. 15' SETBACK FROM ANY PROPERTY LINE.
 - ACCESSORY STRUCTURES SUCH AS AN IRRIGATION PUMP HOUSE, UTILITY SHED, OR MECHANICAL EQUIPMENT SHED SHALL BE LESS THAN 2,000 SQ. FT.
 - STRUCTURES SHALL HAVE A MINIMUM 10' SETBACK FROM SURROUNDING BUILDINGS.

OIL & GAS

- THE FOLLOWING STANDARDS SHALL APPLY TO DEVELOPMENT NEAR OIL AND GAS OPERATIONS; ANY ITEMS NOT ADDRESSED SHALL DEFER TO MEAD MUNICIPAL CODE IN EFFECT AS-OF JANUARY 2025.
- THE FOLLOWING REQUIREMENTS SHALL APPLY ONLY TO THE SURFACE USE OF LAND SURROUNDING EXISTING OIL AND GAS WELLS AND PRODUCTION FACILITIES AS THEY RELATE TO THE PLATTING OF LAND OR DEVELOPMENT OF PROPERTY WITHIN THE TOWN, AND SHALL NOT BE CONSTRUED AS APPLYING TO THE LOCATION OF NEW WELLS OR PRODUCTION FACILITIES WITHIN THE TOWN. OIL & GAS WELLS AND PRODUCTION FACILITIES ARE CONSIDERED TO BE "EXISTING" IF THEY ARE PHYSICALLY IN PLACE, OR A VALID OGCC/ECMC PERMIT FOR THE WELL AND PRODUCTION FACILITIES EXISTS ON THE DATE ON WHICH A LAND USE APPLICATION FOR A PRELIMINARY OR FINAL PLAT IS FILED WITH THE TOWN, OR ON THE DATE ON WHICH A BUILDING PERMIT APPLICATION IS SUBMITTED.
 - WHEN WELLS ARE EXISTING, LOTS AND ROADS SHALL NOT BE PLATTED WITHIN THE FOLLOWING DISTANCES:
 - A THREE HUNDRED (300) FOOT SETBACK IS REQUIRED FROM EXISTING OIL & GAS WELL OR ITS PRODUCTION FACILITIES TO RESIDENTIAL PROPERTY LINES, EXCEPT FLOWLINES OR GATHERING LINES.
 - PLANNING AREA 7 IS 310' IN WIDTH AND PROVIDES REQUIRED SETBACKS WITHIN THE DESIGNATED BUFFER AREA.
 - STREETS SHALL NOT BE PLATTED WITHIN SEVENTY-FIVE (75) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES; PROVIDED, HOWEVER, THAT STREETS MAY CROSS FLOWLINES OR GATHERING LINES AT RIGHT ANGLES.
 - LOTS AND STREETS MAY BE PLATTED OVER WELL AND PRODUCTION SITES THAT HAVE BEEN ABANDONED AND RECLAIMED IN ACCORDANCE WITH OGCC/ECMC REGULATIONS.

SUCH PLATTING SHALL ONLY OCCUR AFTER THE COMPLETION OF THE ABANDONMENT AND RECLAMATION PROCESS AND RECEIPT BY THE TOWN OF A COPY OF AN OGCC/ECMC WELL ABANDONMENT REPORT, FORM 6, FOR THE WELL IN QUESTION.

- WHEN WELLS ARE EXISTING, BUILDINGS SHALL NOT BE CONSTRUCTED WITHIN THE FOLLOWING DISTANCES:
 - BUILDINGS NOT NECESSARY TO THE OPERATION OF THE WELL SHALL NOT BE CONSTRUCTED WITHIN TWO HUNDRED (200) FEET OF ANY SUCH WELL.
 - ANY BUILDING TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE CONSTRUCTED WITHIN THREE HUNDRED FIFTY (350) FEET OF ANY WELL.
- WHEN WELLS ARE EXISTING, FLOWLINES OR GATHERING LINES SERVICING THE WELLS SHALL BE PROTECTED BY AN EASEMENT NOT LESS THAN TWENTY (20) FEET IN WIDTH, CENTERED ON THE FLOW LINE OR GATHERING LINE, OR SUCH OTHER GREATER WIDTH AS SHALL BE SUFFICIENT, AS DETERMINED BY THE DIRECTOR, TO PROTECT THE LINES, THE ADJACENT STRUCTURES AND THE PUBLIC FROM THE HAZARDS INHERENT WITH SUCH LINES AND TO PERMIT THE OPERATOR OF THE LINE TO INSPECT AND MAINTAIN THE LINE.
- AS AN ALTERNATIVE TO SUBPARAGRAPH C ABOVE, THE DEVELOPER MAY, SUBJECT TO A SURFACE USE AGREEMENT WITH THE OPERATOR OF THE LINE, RELOCATE THE FLOW LINE OR GATHERING LINE TO A DEDICATED EASEMENT NOT LESS THAN TWENTY (20) FEET IN WIDTH CENTERED ON THE FLOW LINE OR GATHERING LINE, OR SUCH OTHER GREATER WIDTH AS SHALL BE SUFFICIENT, AS DETERMINED BY THE DIRECTOR, TO PROTECT THE LINES, THE ADJACENT STRUCTURES AND THE PUBLIC FROM THE HAZARDS INHERENT WITH SUCH LINES AND TO PERMIT THE OPERATOR OF THE LINE TO INSPECT AND MAINTAIN THE LINE.
- AS AN ALTERNATIVE TO PARAGRAPH C ABOVE, THE DEVELOPER MAY, SUBJECT TO A SURFACE USE AGREEMENT WITH THE OPERATOR OF THE LINE, RELOCATE THE FLOW LINE OR GATHERING LINE TO WITHIN PUBLIC RIGHTS-OF-WAY, OUTSIDE OF THE STREET SURFACE. FLOWLINES OR GATHERING LINES RELOCATED WITHIN PUBLIC RIGHTS OF WAY SHALL BE ENCASED AND BURIED AS PROVIDED BY 49 CFR PART 192 WHEREVER THEY PASS UNDER A DRIVEWAY, ARE CROSSED BY A UTILITY LINE OR CROSS A STREET. THE RELOCATION OF FLOWLINES OR GATHERING LINES INTO PUBLIC RIGHTS-OF-WAY MAY REQUIRE ADDITIONAL DEDICATION OF RIGHTS-OF-WAY TO ACCOMMODATE THE LINES WITHOUT INTERFERENCE WITH PUBLIC TREES, LAWN OR PUBLIC UTILITIES.
- LOTS INTENDED AS BUILDING SITES SHALL NOT BE PLATTED ACROSS A FLOW LINE OR GATHERING LINE EASEMENT UNTIL SUCH TIME AS THE EASEMENT IS ABANDONED AND THE LINE IS REMOVED.
- THE TERM OF A FLOW LINE OR GATHERING LINE EASEMENT SHALL EXPIRE WITH THE ABANDONMENT AND REMOVAL OF THE LINE, AND THE TERM SHALL BE SO NOTED ON ANY PRELIMINARY OR FINAL PLAT OF THE PROPERTY CONTAINING SAID EASEMENT.
- EASEMENTS FOR FLOWLINES OR GATHERING LINES CROSSING LAND TO BE DEDICATED TO THE PUBLIC AS PARK OR OPEN SPACE SHALL BE SO LOCATED AS TO AVOID INTERFERENCE WITH THE USE OF THE PARK OR OPEN SPACE BY THE PUBLIC, AS DETERMINED BY THE DIRECTOR.
- ALL CROSSINGS OF MUNICIPAL STREETS BY A FLOW LINE OR GATHERING LINE SHALL BE AT RIGHT ANGLES, AND THE LINES SHALL BE ENCASED AND BURIED AS PROVIDED BY 49 CFR PART 192.
- ALL FLOWLINES OR GATHERING LINES SHALL BE BURIED AS PROVIDED BY 49 CFR PART 192.

LOT STANDARDS						
	SFD FRONT-LOAD	SFD ALTERNATE-LOAD	SFA DUPLEX, FRONT OR ALTERNATE-LOAD	SFA TOWNHOME, FRONT OR ALTERNATE-LOAD	MULTI-FAMILY	COMMERCIAL
MINIMUM LOT SIZE	3,600 SF	1,600 SF	1,200 SF	1,200 SF	N/A	N/A
MINIMUM LOT WIDTH	35'	25'	20'	17'	N/A	N/A
MAXIMUM BUILDING COVERAGE	60%	60%	70%	70%	75%	80%
MAXIMUM HEIGHT	38'	38'	38' (7)	38' (7)	47'	40'
MINIMUM BUILDING SETBACKS						
FRONT	20'	15'	20' (FRONT-LOAD) 15' (ALTERNATE-LOAD)	20' (FRONT-LOAD) 15' (ALTERNATE-LOAD)	20'	20'
SIDE	5'	5'	5' 0' SHARED WALL	5' 0' SHARED WALL	5'	10' DETACHED BUILDINGS 0' SHARED WALL
SIDE (CORNER)	15'	15' PRIMARY BUILDING 20' (SIDE-LOAD, DRIVEWAY PARKING)	15' PRIMARY BUILDING 20' (SIDE-LOAD, DRIVEWAY PARKING)	15' PRIMARY BUILDING 20' (SIDE-LOAD, DRIVEWAY PARKING)	20'	20'
REAR	10'	10' PRIMARY BUILDING (FRONT/SIDE-LOAD) 3' (REAR-LOAD, NO PARKING) 20' (REAR-LOAD, DRIVEWAY PARKING)	10' PRIMARY BUILDING (FRONT/SIDE-LOAD) 3' (REAR-LOAD, NO PARKING) 20' (REAR-LOAD, DRIVEWAY PARKING)	10' PRIMARY BUILDING (FRONT/SIDE-LOAD) 3' (REAR-LOAD, NO PARKING) 20' (REAR-LOAD, DRIVEWAY PARKING)	5'	10'

NOTES:

- WHEN FRONT OR REAR LOT LINES ARE CURVED MINIMUM LOT WIDTH MAY BE MEASURED AT RESPECTIVE SETBACK RATHER THAN FRONT AND REAR PROPERTY LINE.
- FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2' BEYOND THE BUILDING FOUNDATION FOR ABOVE-GRADE FEATURES INCLUDING EAVES, COUNTERFORTS, FIREPLACE BOX-OUT, BAY WINDOWS, ROOM CANTILEVERS, AND OVERHANGS PROVIDED THAT THE LIVING SPACE OF THE PROJECTION DOES NOT EXCEED 20 SQUARE FEET IN EACH INSTANCE. THERE SHALL BE NO MORE THAN TWO (2) ABOVE-GRADE LIVING SPACE ENCROACHMENTS PER ELEVATION ARTICULATION.
- FRONT AND SIDE SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 3' BEYOND THE BUILDING FOUNDATION FOR BELOW-GRADE WINDOW WELLS AND EGRESS WINDOWS.
- FRONT SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 6' FOR STOOPS, PORCHES, DECKS.
- SIDE INTERIOR AND SIDE CORNER SETBACKS SHALL ALLOW FOR ENCROACHMENT UP TO 3' AND 5', RESPECTIVELY, FOR STOOPS, PORCHES, DECKS.
- ACCESS AND UTILITY EASEMENTS MAY ENCR OACH INTO ALL SETBACKS; NO ENCROACHMENTS LISTED ABOVE ARE PERMITTED WITHIN EASEMENTS.
- STAIRWELLS OR ELEVATOR PENTHOUSE MAY EXCEED MAXIMUM HEIGHT UP TO 10' TO ACCESS ROOFTOP DECKS.

CHECKED BY: EAK
DRAWN BY: ST

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
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PREPARED FOR:
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SHEET TITLE:
LOT DEVELOPMENT
STANDARDS

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

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STREET AND PARKING STANDARDS

GENERAL STANDARDS

STREETS SHALL CONFORM TO THE ADOPTED TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS MAY BE AMENDED FROM TIME TO TIME, AND ALL OTHER APPLICABLE LAWS, RULES AND REGULATIONS.

- THE STREET LAYOUT SHALL FORM AN INTERCONNECTED SYSTEM OF STREETS PRIMARILY IN A GRID OR MODIFIED GRID PATTERN ADAPTED TO THE TOPOGRAPHY, UNIQUE NATURAL FEATURES, ENVIRONMENTAL CONSTRAINTS AND PERIPHERAL OPEN SPACE AREAS. THE STREET LAYOUT SHALL EMPHASIZE THE LOCATION OF NEIGHBORHOOD FOCAL POINTS, INTERNAL OPEN SPACE AREAS, GATEWAYS AND VISTAS. THE USE OF CUL-DE-SACS AND OTHER ROADWAYS WITH A SINGLE POINT OF ACCESS SHALL BE MINIMIZED.
- TO THE GREATEST EXTENT POSSIBLE, STREETS SHALL BE DESIGNED TO HAVE A MAXIMUM LENGTH OF **NINE HUNDRED (900)** FEET FROM INTERSECTION TO INTERSECTION. WHERE BLOCK LENGTHS EXTEND PAST 900 FEET, A MID-BLOCK CROSSING OF NOT LESS THAN 30 FEET WITH A MINIMUM OF 8 FOOT WALK SHALL BE USED TO PROVIDE PEDESTRIAN ACCESS.
- CURB EXTENSIONS SHALL BE USED AT KEY INTERSECTIONS AND TRAIL CROSSINGS WITHIN THE COMMUNITY TO FACILITATE PEDESTRIAN SAFETY, PENDING APPROVAL BY THE FIRE DEPARTMENT. ALL PUBLIC STREETS SHALL CONFORM TO THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. EXCEPTIONS TO THOSE STANDARDS ARE AS OUTLINED BELOW.
- PARKING LOTS SHALL BE LOCATED TO THE REAR OR SIDE OF BUILDINGS OR IN THE INTERIOR OF A BLOCK WHENEVER POSSIBLE.
- PARKING LOTS SHALL BE LANDSCAPED, SCREENED AND BUFFERED AS REQUIRED BY THE MUNICIPAL CODE.

PARKING STANDARDS

- REQUIRED PARKING FOR SFD AND SFA UNITS SHALL BE LOCATED WITHIN A GARAGE OR AS PART OF A DRIVEWAY OR PAVED OFF-STREET SPACE. SPACES MAY ENCROACH INTO THE BUILDING SETBACK FROM WHICH THE GARAGE DOOR IS FACING (EX: FRONT LOADED GARAGE, DRIVEWAY IN FRONT SETBACK).
- GUEST PARKING FOR SFA, AS REQUIRED BELOW, MAY BE PROVIDED ON ADJACENT STREETS VIA ON-STREET PARALLEL PARKING SPACES. SFA DWELLINGS WITH ENTRIES LOCATED MORE THAN 200' FROM RIGHT-OF-WAY WITH ON-STREET PARKING SHALL BE REQUIRED TO PROVIDE OFF-STREET GUEST PARKING SPACES.
- GUEST PARKING FOR MULTI-FAMILY, AS REQUIRED BELOW, MUST BE PROVIDED OFF-STREET.
- MULTI-FAMILY PARKING SPACES SHALL BE PROVIDED AND LOCATED WITHIN THREE HUNDRED (300) FEET FROM THE BUILDING THEY ARE INTENDED TO SERVE.
- THE LOCATION OF REQUIRED PARKING FACILITIES FOR COMMERCIAL USES SHALL BE WITHIN SIX HUNDRED (600) FEET OF THE BUILDING THEY ARE INTENDED TO SERVE WHEN MEASURED FROM THE NEAREST POINT OF THE BUILDING OR STRUCTURE. PARKING AREAS ARE ENCOURAGED TO BE LOCATED TO THE REAR OR SIDE OF THE BUILDING.
- TANDEM PARKING MAY BE USED TO MEET GUEST PARKING REQUIREMENTS.
- PARKING WITHIN ALLEYS - SEE "ALLEY STANDARDS" FOR PARKING STANDARDS WITHIN ALLEYS.
- SHARED ACCESS: WHERE FEASIBLE, PARKING LOTS SHALL SHARE ACCESS DRIVES WITH ADJACENT PROPERTY WITH SIMILAR LAND USES.
- ALL PUBLIC STREETS, UNLESS OTHERWISE SIGNED/STRIPED SHALL PERMIT ON-STREET PARKING.

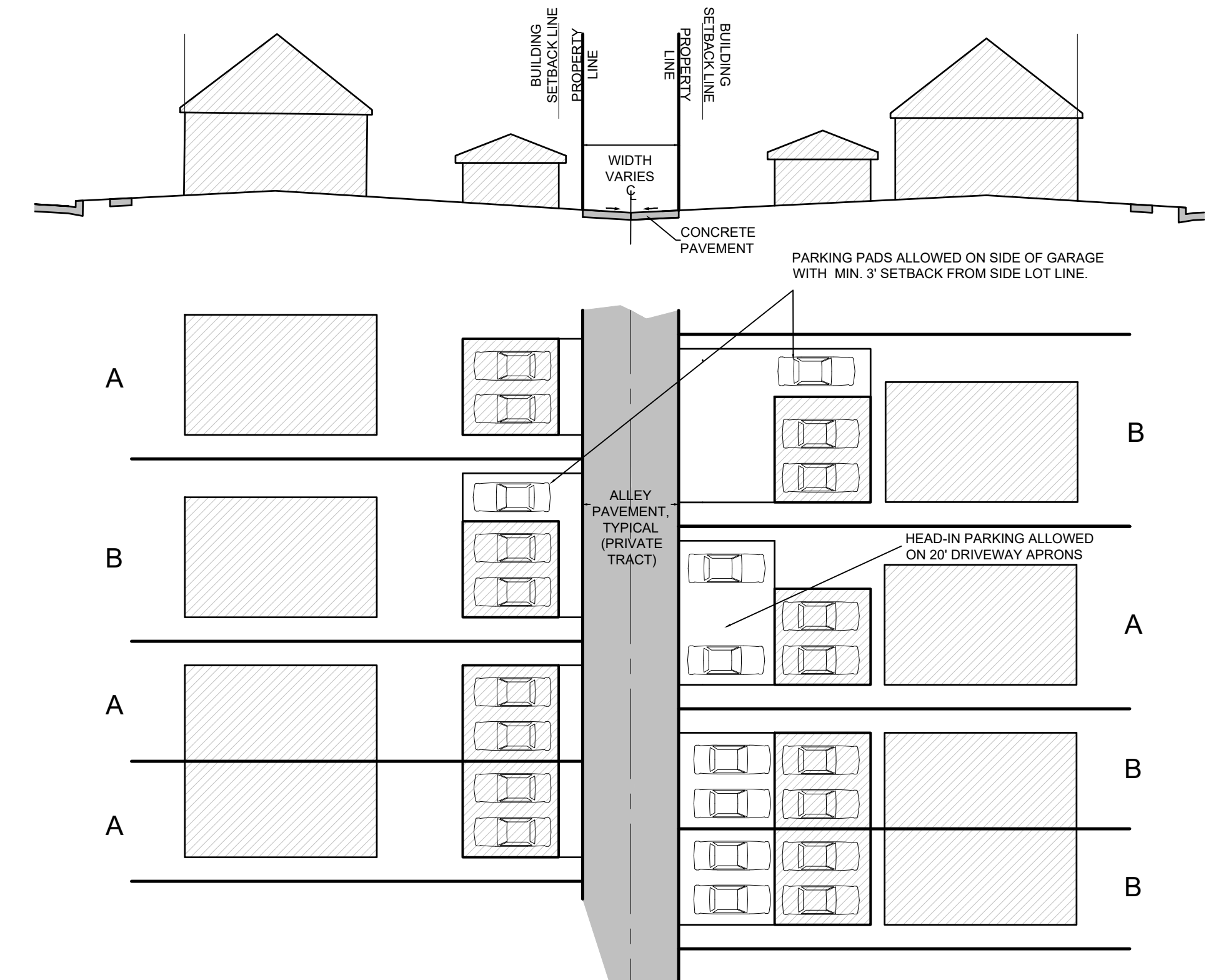
ALLEY STANDARDS

- GARAGES CAN BE EITHER ATTACHED OR DETACHED FOR ALTERNATE-LOADED RESIDENTIAL PRODUCT TYPES.
- REAR YARD FENCING ON ALLEYS SHALL BE SET BACK FROM THE GARAGE DOOR FACE A MINIMUM OF TWELVE (12) INCHES.
- ALLEYS SHALL BE METRO DISTRICT OR HOA MAINTAINED TRACTS.
- ALL ALLEY NETWORKS LONGER THAN 150' IN LENGTH MUST HAVE, AT MINIMUM, TWO ACCESS POINTS TO A STREET OR ACCEPTABLE PAVED VEHICULAR TURN AROUND.
- ALLEYS PROPOSED TO PROVIDE FIRE AND LIFE SAFETY SERVICES ARE SUBJECT TO CURRENT FIRE STANDARDS SO AS TO PRESERVE THE HEALTH, SAFETY AND WELFARE OF USERS.
- ALLEY WIDTHS AND MINIMUM PAVEMENT ARE SUBJECT TO CHANGE DEPENDENT ON UTILITY SPACING AND PARKING REQUIREMENTS.

ALLEY SETBACKS		
	PARKING TYPE	DISTANCE TO GARAGE FACE FROM EDGE OF ALLEY PAVEMENT
A	GARAGE PARKING ONLY	3' MAX.
B	GARAGE PARKING WITH DRIVEWAY PARKING	20' MIN.

- ALL PARKING CONFIGURATIONS ARE PERMITTED IN ALTERNATE-LOADED RESIDENTIAL LAYOUTS, PER THE SETBACKS SPECIFIED IN THE ALLEY SETBACK TABLE.
- ALL HOMES ON A SINGLE SIDE OF AN ALLEY WILL EITHER ALLOW DRIVEWAY PARKING OR DISALLOW DRIVEWAY PARKING.
- AT NO POINT ARE PARKED VEHICLES PERMITTED TO EXTEND INTO OR BLOCK THE ALLEY WAY.
- PARKING PADS TO THE SIDE OF THE GARAGE ARE SUBJECT TO A MIN. 3' SETBACK FROM SIDE LOT LINE.

PARKING REQUIREMENTS		
LAND USE TYPE	MINIMUM SPACES REQUIRED	TOTAL REQUIRED SPACES PER UNIT
RESIDENTIAL		
SFD FRONT-LOAD	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED)	2
SFD ALTERNATE-LOAD	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED)	2
SFA DUPLEX	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED)	2
SFA TOWNHOME	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED) PLUS 1 GUEST SPACE PER 3 DWELLING UNITS	2.3
MULTI-FAMILY	1 SPACE PER BEDROOM (MAXIMUM 3 SPACES REGARDLESS OF BEDROOM COUNT) PLUS 1 GUEST SPACE PER 3 DWELLING UNIT	1 - 3
COMMERCIAL USES		
	1 SPACE FOR EVERY 350 SQUARE FEET OF GROSS FLOOR AREA	-



ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
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PO BOX 173779
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PREPARED FOR:
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NOT FOR
CONSTRUCTION

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02 PUD - 05/05/2025
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05 PUD - 02/09/2026

SHEET TITLE:
STREET & PARKING STANDARDS

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

RESIDENTIAL GUIDELINES

GENERAL RESIDENTIAL GUIDELINES

DESIGN DIRECTION

THE ARCHITECTURAL STANDARDS ARE TO WORK IN CONJUNCTION WITH THE PLANNED DEVELOPMENT STANDARDS. ALL REQUIREMENTS WITHIN THESE STANDARDS MUST BE MET AT THE TIME OF SUBMITTING TO THE BUILDING DEPARTMENT.

THE INTENT OF THESE STANDARDS IS TO PROVIDE A DISTINCTIVE, RECOGNIZABLE STYLE OF HIGH-QUALITY ARCHITECTURAL CHARACTER WITHIN THE NEIGHBORHOOD THAT AVOIDS FEATURELESS DESIGN AND REPETITIVE FACADES. THE DESIGN OF INDIVIDUAL RESIDENTIAL BUILDINGS AND GROUPS OF BUILDINGS SHALL EMPLOY A VARIETY OF DESIGN FEATURES, SUCH AS WALL AND ROOF MASSING, RECESSED ENTRIES, FRONT PORCHES, BAY WINDOWS, THE CREATION OF SHADOW LINES, A VARIED COLOR AND MATERIALS PALETTE, WINDOW PATTERNS, ARCHITECTURAL DETAILING, HISTORICAL REFERENCE, AND SIMILAR RESIDENTIAL ARCHITECTURAL DEVICES TO AVOID MONOTONOUS RESIDENTIAL NEIGHBORHOODS AND STREETSAPES.

THE ARCHITECTURE WITHIN THE ARIET'S GROVE COMMUNITY SHALL FURTHER REINFORCE THE URBAN DESIGN AND LANDSCAPE DESIGN STRATEGIES INCORPORATED THROUGHOUT THE DEVELOPMENT PROVIDING A BETTER SENSE OF IDENTITY AND COMMUNITY TO THE RESIDENTS WITHIN THE NEIGHBORHOOD.

SUSTAINABLE ARCHITECTURE BUILT OF DURABLE, LOW MAINTENANCE MATERIALS COMBINED WITH QUALITY DESIGN AND CONSTRUCTION METHODS WILL PROVIDE AN ENVIRONMENTALLY CONSCIOUS ALTERNATIVE AND BUILD SUCCESSFUL COMMUNITIES FOR NUMEROUS GENERATIONS IN THE FUTURE.

THE ARCHITECTURAL STANDARDS, WORKING IN CONJUNCTION WITH THE PLANNED DEVELOPMENT STANDARDS WILL APPLY TO BOTH SINGLE-FAMILY AND MULTI-FAMILY PROJECTS.

ELEVATION STYLES

WHILE THERE ARE NOT SPECIFICALLY "APPROVED" ARCHITECTURAL STYLES WITHIN ARIET'S GROVE, THE GOAL IS TO CREATE A COMMUNITY THAT IS AUTHENTIC AND WELCOMING WITH A DESIGN VISION THAT ENSURES A UNIQUELY IDENTIFIABLE PLACE. THE ARCHITECTURAL LANGUAGE WILL EVOKE A TIMELESS AMERICANA AND FARMHOUSE AESTHETIC, INTERPRETED WITH A FRESH LENS TO REFLECT BOTH HISTORY AND PROGRESS. REGARDLESS OF THE CHOSEN ARCHITECTURAL STYLE, THE FOLLOWING ARE KEY DESIGN PRINCIPLES THAT APPLY TO ALL ARCHITECTURAL STYLES:

BUILDING MASSING & ARTICULATION

ALL HOMES WITHIN ARIET'S GROVE SHALL INCORPORATE SIMPLE BUILDING FORMS WITH A CLEAR HIERARCHY AND CLEAN LINES.

SINGLE-FAMILY DETACHED HOMES & DUPLEXES

THE MASS OF A DETACHED HOUSE OR DUPLEX NEEDS TO STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH, REDUCE BOXINESS AND ACHIEVE AN ARTICULATED FORM ON ALL FRONT/SIDE STREET-FACING AND 30 FT. WIDE OR GREATER OPEN SPACE FACING ELEVATIONS. A MINIMUM OF ONE (1) ELEMENT OF ARTICULATION IS REQUIRED INCLUDING:

1. A FRONT PORCH (MINIMUM 35 SQ. FT.)
2. DORMER FACING THE STREET
3. PROJECTION, RECESS, OR PLANE BREAK WITH AN OFFSET OF AT LEAST 12"
4. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

TOWNHOMES

THE PRIMARY TOWNHOUSE ELEVATION TOWARDS THE STREET NEEDS AT LEAST TWO (2) ARTICULATIONS, BUT NOT MORE THAN THREE (3) ARTICULATIONS. THE REQUIRED ARTICULATION REFERS TO AN INDIVIDUAL TOWNHOUSE, NOT THE ENTIRE GROUPING.

TOWNHOME ARTICULATION IS DEFINED AS:

1. A COVERED ENTRY PORCH OR COVERED RECESSED ENTRY OFFSET AT LEAST TWO (2) FEET FROM THE PRINCIPAL BUILDING WALL FOR A MINIMUM OF FOUR (4) FEET IN WIDTH
2. DORMER FACING THE STREET
3. HORIZONTAL OFFSET AT LEAST TWO (2) FEET IN THE PRINCIPAL BUILDING WALL FOR A MINIMUM OF FOUR (4) FEET IN WIDTH
4. A BAY OR PROJECTION
5. A CHANGE IN THE PARAPET HEIGHT OF AT LEAST 8" VERTICAL
6. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

SIDE ELEVATIONS OF ROW HOUSES FACING A STREET ARE SUBJECT TO THE SAME ARTICULATION REQUIREMENTS AS THE PRIMARY FACADE.

TO AVOID A SINGLE REPEATED UNIT COMPOSITION, TOWNHOUSE GROUPINGS OF SIX (6) UNITS OR MORE (OR GROUPINGS OVER ONE HUNDRED TWENTY [120] FEET IN LENGTH) REQUIRE AT LEAST TWO DIFFERENTLY DESIGNED UNIT ARTICULATION COMBINATIONS OR PATTERNS.

TOWNHOMES SHALL NOT HAVE MORE THAN (8) UNITS ATTACHED IN A ROW.

MULTI-FAMILY

IN MULTI-FAMILY HOUSING, DIFFERENTIATION OF UNITS, WITHIN THE ELEVATION, IS REQUIRED TO CREATE VISUAL INTEREST. THIS CAN BE ACHIEVED BY REPEATING THE PRINCIPAL ARCHITECTURAL ELEMENTS AND SUBTLY VARYING THE OFFSETTING OF BUILDING WALLS, CHOICE OF MATERIALS, PARAPET HEIGHT, AND COLOR.

1. AT LEAST ONE (1) FACADE PER BUILDING WILL BE DESIGNED TO CREATE A PEDESTRIAN-ORIENTED STREETScape, UTILIZING AT LEAST ONE (1) OF THE FOLLOWING OUTDOOR DESIGN ELEMENTS:
 - A. THE INCLUSION OF MULTIPLE ENTRIES WITH MINIMUM 6 FT. DEEP COVERED OR UNCOVERED PORCHES WITH WALKWAYS CONNECTING THE PORCHES TO THE SIDEWALK, SPACED A MAXIMUM 50 FT. LINEAR DISTANCE APART ACROSS AT LEAST 60% THE STREET LEVEL UNITS ON THE APPLICABLE FACADE OF THE BUILDING ELEVATION.
 - B. THE ENHANCEMENT OF THE ENTRY WITH THE INCLUSION OF A COVERED PORCH, RECESS OR EQUIVALENT AREA AT LEAST 6 FT. IN LENGTH AND WIDTH AND 120 SQ. FT. MIN FLOOR AREA, PLUS OUTDOOR SEATING FOR AT LEAST 4 PEOPLE OR ENHANCED LANDSCAPING THAT USES PLANTINGS OR WALLS TO CREATE A BUFFERED SPACE BETWEEN THE PUBLIC REALM AND THE BUILDING.
 - C. THE INCLUSION OF AWNINGS, TRELLISES, RECESSES AND/OR LOW ROOFS AT THE GROUND STORY ON AT LEAST 25% THE LINEAR LENGTH OF THE BUILDING ELEVATION AS MEASURED BY THE TOTAL HORIZONTAL LENGTH OF THE AWNINGS DIVIDED BY THE TOTAL LENGTH OF THE BUILDING.
 - D. GLAZING A MINIMUM 4 FT. TALL AT THE GROUND STORY FOR A MINIMUM 40% THE LINEAR LENGTH OF THE BUILDING ELEVATION AS MEASURED BY THE TOTAL HORIZONTAL LENGTH OF THE AWNINGS DIVIDED BY THE TOTAL LENGTH OF THE BUILDING.
 - E. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.
2. STAIRWAYS SHALL NOT BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE
3. ACCESSORY GARAGES/COVERED PARKING MUST BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING (AWAY FROM THE PUBLIC RIGHT-OF-WAY) AND FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING.
4. PRIMARY BUILDINGS MORE THAN (3) STORIES SHALL BE DESIGNED SO THAT THE MASSING OR FACADE ARTICULATION PRESENTS A CLEAR BASE, MIDDLE, AND TOP. THE BASE OR GROUND FLOOR ELEVATION SHALL BE APPROPRIATELY ARTICULATED TO PROVIDE HUMAN SCALE.

EACH MULTI-FAMILY BUILDING SHALL FEATURE WALLS THAT ARE ARTICULATED BY A LEAST TWO (2) OF ANY OF THE FOLLOWING ELEMENTS WITHIN EVERY THIRTY-SIX-FOOT LENGTH OF THE FACADE:

1. A CHANGE IN MATERIAL OR MATERIAL PATTERN (MINIMUM 20% THE WALL AREA)
2. A CHANGE IN THE WINDOW AND DOOR FENESTRATION PATTERN (MINIMUM 10 SQ. FT.)
3. A CHANGE IN THE ROOF OR PARAPET HEIGHT (MINIMUM 6" VERTICAL)
4. RECESSES, PROJECTIONS OR SIGNIFICANT OFFSETS IN THE WALL PLANE OF AT LEAST 12".
5. ADDITION OF AT LEAST ONE DISTINCT INDIVIDUALIZED ENTRANCE ON THE GROUND FLOOR
6. CHIMNEYS THAT PROJECT FROM THE WALL PLANE AT LEAST 12"
7. BALCONIES AND/OR OTHER OUTDOOR LIVING SPACE
8. BAY OR BOX WINDOWS PROJECTING FROM THE WALL PLANE AT LEAST 12"
9. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

ROOF DESIGN

SINGLE-FAMILY DETACHED, DUPLEXES AND TOWNHOMES

1. ROOF FORMS AND PITCHES OF A STRUCTURE SHALL STRONGLY REFLECT ITS ARCHITECTURAL STYLE.
2. IN GENERAL, A SIMPLE DOMINANT ROOF FORM SHOULD BE USED IN COMBINATION WITH COMPLEMENTARY SECONDARY AND MINOR ROOF FORMS AND ELEMENTS. MAJOR/PRIMARY ROOF PITCHES SHALL NOT BE LESS THAN 4:12.
3. ROOF OVERHANGS, EAVES, FASCIAS AND SOFFIT DETAIL SHALL BE DETAILED APPROPRIATELY FOR THE ARCHITECTURAL STYLE OF THE BUILDING.
4. THE CHARACTER AND PLACEMENT OF DORMERS, WHEN USED, SHALL ALSO REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
5. ALLOWED ROOFING MATERIALS INCLUDE DIMENSIONAL COMPOSITE SHINGLES WITH A MINIMUM 30-YEAR WARRANTY, STANDING SEAM METAL, SLATE, TILE, AND T.P.O.
5. ROOF-MOUNTED MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 IN. IN DIAMETER MUST BE SCREENED. (GROUND LOCATED MECHANICAL EQUIPMENT SHALL BE ON THE SIDES OR REAR OF THE UNIT. IF SINGLE-FAMILY ATTACHED CONFIGURATIONS MAKE PLACING EQUIPMENT TO THE SIDE OR REAR OF THE HOMES INFEASIBLE, MECHANICAL EQUIPMENT LOCATED AT THE FRONT PLANE SHALL BE SCREENED USING LANDSCAPE PLANTINGS, SEMI-TRANSPARENT DECORATIVE PANELS, FENCING, OR WALLS.)

MULTI-FAMILY

1. EACH MULTI-FAMILY BUILDING SHALL FEATURE A COMBINATION OF PRIMARY AND SECONDARY ROOFS. PRIMARY PITCHED ROOFS SHALL BE ARTICULATED BY AT LEAST ONE (1) OF THE FOLLOWING ELEMENTS:
 - A. CHANGES IN PLANE AND ELEVATIONS OF AT LEAST 1' VERTICAL OR TWO (2) FEET HORIZONTAL OFFSET
 - B. DORMERS, GABLES OR CLERESTORIES
 - C. TRANSITIONS TO SECONDARY ROOFS OVER ENTRANCES, GARAGES, PORCHES OR BAY WINDOWS.
 - D. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.
2. BUILDINGS WITH FLAT ROOFS WILL BE DESIGNED TO CREATE VISUAL INTEREST BY USING A MINIMUM OF (1) VARIATION IN PARAPET HEIGHT IN VARIOUS AREAS.

3. WHEN SLOPED ROOFS ARE USED, THE ROOF MUST INCORPORATE AT LEAST ONE OF THE FOLLOWING FOR EVERY 50 FT.:
 - A. PROJECTING GABLES
 - B. HORIZONTAL OR VERTICAL PLANE BREAKS
 - C. ALTERNATING ROOF PITCHES
 - D. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.
4. PARAPET ROOFS ARE ALLOWED TO ACCOMMODATE OUTDOOR LIVING SPACE OR VISUAL SCREENING OF MECHANICAL EQUIPMENT.
5. ROOF-MOUNTED MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 IN. IN DIAMETER MUST BE SCREENED. (GROUND LOCATED MECHANICAL EQUIPMENT SHALL BE ON THE SIDES OR REAR OF THE BUILDING.)

EXTERIOR MATERIALS & COLOR

ALL HOMES

BRIGHT OR FLUORESCENT COLORS SHALL NOT BE USED AS THE PREDOMINANT COLOR. ACCENT AND "PUNCH" COLORS SUCH AS FRONT DOORS, SHUTTERS, ETC. MAY BE MORE PRONOUNCED.

ALL MATERIALS SHOULD BE APPROPRIATE TO THE ARCHITECTURAL STYLE OF THE HOME.

MASONRY MATERIALS SHOULD BE USED IN LOCATIONS WHERE THE MASS IS LOGICAL AND APPROPRIATE (AT THE BASE OF THE WALL AND NOT ON CANTILEVERS).

MATERIALS AND COLOR CHANGES ARE NOT PERMITTED AT OUTSIDE CORNERS. THE MATERIAL AND COLOR CHANGE THAT WRAPS AN EXTERIOR CORNER OF THE HOME SHOULD CONTINUE TO A NATURAL TRANSITION POINT SUCH AS AN INSIDE CORNER OF A PROJECTING WALL, A COLUMN, A DOOR, A WINDOW, OR OTHER LOGICAL TRANSITION POINT. IN CASES WHERE NO SUCH FEATURE EXISTS NEAR THE CORNER, THEN MATERIAL AND/OR COLOR CHANGE SHALL EXTEND A MINIMUM OF 2 FT. FROM THE CORNER.

A MINIMUM OF (2) EXTERIOR MATERIALS, PATTERNS OR COLORS WILL BE USED PER ELEVATION STYLE AND EVERY FRONT/SIDE STREET-FACING AND 30 FT. WIDE OR GREATER OPEN SPACE FACING ELEVATIONS. NO SINGLE MATERIAL, PATTERN OR COLOR SHALL COVER MORE THAN 80% THE TOTAL WALL AREA OF ANY ONE HOME.

THE FOLLOWING PRIMARY MATERIAL TYPES ARE PERMITTED:

1. CEMENTITIOUS BOARD AND BATTEN, VERTICAL, SHINGLE SHAKE OR HORIZONTAL LAP SIDING IN VARYING SIZES.
2. STUCCO OR EIFS
3. BRICK OR THIN-SET BRICK
4. CAST STONE OR SYNTHETIC STONE
5. INTEGRALLY COLORED PRE-CAST CONCRETE
6. AN EQUIVALENT MATERIAL AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

THE FOLLOWING MATERIALS ARE PERMITTED AS AN ACCENT MATERIAL IN CONJUNCTION WITH A PRIMARY MATERIAL FROM ABOVE:

1. ORNAMENTAL METAL
2. ARCHITECTURAL TILE
3. WOOD
4. AN EQUIVALENT MATERIAL AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

WINDOWS AND DOORS

ALL HOMES

WINDOWS AND DOORS SHALL MATCH THE ARCHITECTURAL STYLE OF THE HOME.

WINDOW AND DOOR PATTERNS SHALL BE A CONSISTENT AND WELL ORGANIZED DESIGN ELEMENT COMPLYING WITH THE FOLLOWING:

1. MIN. 80% OF WINDOWS AND DOORS SHALL HAVE A DELIBERATE, CONSISTENT TYPE AND SHAPE/ASPECT RATIO PER STYLE. THERE MAY BE A MINOR AND MAJOR PRESCRIPTION SO LONG AS IT IS CONSISTENTLY APPLIED ON EACH SIDE.
2. WINDOWS SHALL BE ARRANGED IN A THOUGHTFUL AND CONSISTENT MANNER (FOR INSTANCE, CONSISTENTLY CENTERED/ALIGNED OR CONSISTENTLY ASYMMETRICAL)
3. IF USED, MULLIONS SHALL BE CONSISTENTLY APPLIED CREATING SIMILARLY SHAPED AREAS OF GLAZING.
4. IF USED, SHUTTERS SHALL BE SIZED TO MATCH THE SIZE OF THE ADJACENT WINDOW TO COVER IT SHOULD THE SHUTTER BE OPERABLE.
5. THERE SHALL BE A MINIMUM 10 SQ. FT. WALL AREA OF WINDOWS OR GLAZED DOORS ON ALL SIDE STREET-FACING AND 30 FT. WIDE OR GREATER OPEN SPACE FACING ELEVATIONS.
6. WINDOW TRIM SHALL BE APPLIED IN A CONSISTENT PATTERN ON AT LEAST 80% OF ALL WINDOWS ON ALL SIDES PER STYLE. THERE MAY BE A MINOR AND MAJOR TRIM PRESCRIPTION SO LONG AS IT IS CONSISTENTLY APPLIED ON EACH SIDE.
7. DESIGNED TO CONSISTENTLY MEET THE SHAPE, PATTERNING AND DETAILING OF A SPECIFIC ARCHITECTURAL STYLE AS ILLUSTRATED IN A PUBLISHED STYLE GUIDE (A FIELD GUIDE TO AMERICAN HOUSES BY VIRGINIA & LEE MCALESTER OR SIMILAR) AND APPROVED ADMINISTRATIVELY BY THE DIRECTOR.

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
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SHEET TITLE:
**RESIDENTIAL
GUIDELINES**

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

RESIDENTIAL GUIDELINES

GENERAL RESIDENTIAL GUIDELINES CONTINUED

ENTRIES

THE ENTRY TO HOMES SHALL BE DESIGNED TO BE AT LEAST PARTIALLY VISIBLE IN ELEVATION FROM THE PRIMARY STREET OR GREEN COURT

SINGLE-FAMILY DETACHED HOMES & DUPLEXES

- ALL HOMES MUST HAVE A ENTRY FEATURE, IN THE FORM OF A COVERED FRONT PORCH, COVERED RECESSED ENTRY OR COMPARABLE ARCHITECTURAL TREATMENT AND HAVE A MINIMUM PLAN AREA OF 35 SQUARE FEET.

TOWNHOMES

- EACH HOME/UNIT MUST HAVE A ENTRY FEATURE IN THE FORM OF A COVERED PORCH OR STOOP, COVERED OR UNCOVERED RECESSED ENTRY, OR COMPARABLE ARCHITECTURAL TREATMENT OFFSET AT LEAST TWO (2) FEET FROM THE PRINCIPAL BUILDING WALL FOR A MINIMUM OF FOUR (4) FEET IN WIDTH

MULTI-FAMILY

- PRIMARY ENTRIES SHALL BE VISUALLY INDICATED THROUGH THE USE OF AT LEAST (1) TREATMENT SUCH AS COVERED PORCH, AWNING, CORNICE TREATMENT, ATRIUM OR COMPARABLE ARCHITECTURAL TREATMENT.
- SECONDARY GROUND FLOOR ENTRIES, INCLUDING THOSE DIRECTLY INTO INDIVIDUAL MULTI-FAMILY UNITS WILL BE A MINIMUM OF 20 SQUARE FEET.

DECKS, PATIOS, PORCHES & COLUMNS

DECKS AND COLUMNS SHALL BE CONSISTENT AND COMPLEMENTARY TO THE MAIN STRUCTURE IN MATERIAL AND STYLE OF THE HOME.

DECK, PATIO, AND PORCH RAILING, WHEN USED, SHOULD BE CONSISTENT AND COMPLEMENTARY WITH THE ARCHITECTURAL STYLE OF THE HOME.

DECKS AND COVERED PATIOS AT ALL REAR ELEVATIONS ADJACENT TO AN ARTERIAL, COLLECTOR, OPEN SPACE CORRIDOR GREATER THAN 30 FT. IN WIDTH, OR PERIMETER BOUNDARY, SHALL BE INTEGRATED INTO THE MASSING OF THE HOME BY CHOOSING AT LEAST (1) OF THE FOLLOWING:

- HAVING AT LEAST (2) SIDES ADJACENT TO WALLS OF THE HOME
- FEATURING A ROOF THAT MATCHES THE STYLE OF THE HOME
- FEATURING 24" SQUARE COLUMNS WITH MATERIALS TO MATCH THE BASE OF THE HOME DECKS, PATIOS, AND PORCHES SHOULD BE OF USABLE SIZE TO HELP ACTIVATE THE ZONE BETWEEN PRIVATE AND PUBLIC.
- AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

SINGLE-FAMILY DETACHED HOMES & DUPLEXES

- WHEN PROVIDED, OUTDOOR DECKS, OTHER THAN THE ENTRY, WILL BE A MINIMUM OF 10 FT. X. 10 FT. OR 100 SQUARE FEET.

GARAGES

GARAGES AND ALL OTHER OUTBUILDINGS ARE TO BE GIVEN THE SAME ARCHITECTURAL TREATMENT AND BE CONSTRUCTED OF THE SAME MATERIALS AS THE MAIN STRUCTURE OF THE HOME.

SINGLE-FAMILY DETACHED HOMES AND DUPLEXES

GARAGE DOORS FOR A TWO (2) BAY GARAGE SHALL NOT COMPRISE MORE THAN 55% OF THE STREET FACING LINEAR BUILDING FRONTAGE. THE GARAGE DOORS FOR A THREE (3) BAY GARAGE SHALL NOT COMPROMISE MORE THAN 65% OF THE STREET FACING LINEAR BUILDING FRONTAGE.

THREE CAR GARAGES SHALL NOT HAVE THE SAME FRONT FACADE PLANE. ONE GARAGE BAY SHALL BE AT LEAST TWO FEET OFF-SET FROM THE TWO-BAY GARAGE AND BE SEPARATED BY A WALL AT LEAST TWO (2) FEET WIDE.

NO GARAGE WITH STREET FACING DOORS SHALL PROTRUDE FORWARD MORE THAN TWELVE (12) FEET FROM THE MOST FORWARD FRONT FACADE OF THE FIRST STORY LIVING AREA OR COVERED PORCH.

FRONT FACING GARAGES NOT RECESSED A MIN. TWO (2) FEET FROM THE MOST FORWARD FRONT FACADE OF THE FIRST STORY LIVING AREA OR COVERED PORCH, SHALL FEATURE AT LEAST ONE (1) OF THE FOLLOWING:

- GARAGE DOORS WITH WINDOWS
- AN AWNING/TRELLIS OVER THE GARAGE DOOR
- SINGLE BAY GARAGE DOORS SPACED AT LEAST 12" APART
- ANOTHER EQUIVALENT ENHANCEMENT AS DETERMINED ADMINISTRATIVELY BY THE DIRECTOR

FOR HOMES WITH SWING-IN (SIDE LOADED) GARAGES, THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE A MINIMUM 10 SQ. FT. OF WINDOWS, AND OTHER ARCHITECTURAL DETAILS THAT MIMIC THE OTHER LIVING PORTIONS OF THE DWELLING SO THAT THEY APPEAR INTEGRATED WITH THE OVERALL STRUCTURE.

HOMES ARRANGED IN MOTOR COURT/CLUSTER AND GREEN COURT CONFIGURATIONS SHALL NOT BE CONSIDERED STREET FACING GARAGES WHERE THE GARAGE DOORS FACE THE ALLEY/COURT.

TOWNHOMES

UNITS SHALL FEATURE AT LEAST (1) OF THE FOLLOWING:

- GARAGE DOORS WITH WINDOWS
- AN AWNING/TRELLIS OVER THE DOOR
- SINGLE BAY GARAGE DOORS OR MULTIPLE SINGLE BAY GARAGE DOORS SPACED AT LEAST 12" APART
- A RECESSED OR ALTERNATIVELY LOADED GARAGE
- ANOTHER EQUIVALENT ENHANCEMENT AS DETERMINED ADMINISTRATIVELY BY THE DIRECTOR

MULTI-FAMILY

NO STREET-FACING FACADE SHALL CONTAIN MORE THAN FOUR (4) GARAGE FRONTS. RESIDENT GARAGES OR SURFACE PARKING THAT IS INTERNAL TO THE BLOCK IS ENCOURAGED. MAXIMUM CURB CUTS SHALL NOT EXCEED THIRTY (30) FEET.

ARCHITECTURAL DETAILING

ARCHITECTURAL ACCENTS AND DETAILING SHOULD COMPLEMENT THE ARCHITECTURE AND BE APPROPRIATE TO THE STYLE OF THE HOME. THESE ACCENTS SHALL BE INCORPORATED AS APPROPRIATE ON ALL SIDES OF A HOUSE ADJACENT TO AN ARTERIAL, COLLECTOR, OPEN SPACE CORRIDOR, OR PERIMETER BOUNDARY.

SINGLE-FAMILY DETACHED HOMES & DUPLEXES

ALL FRONT ELEVATIONS SHALL INCLUDE AT LEAST (3) OF THE FOLLOWING DETAIL ELEMENTS (EACH INSTANCE COUNTS AS ONE, FOR EXAMPLE 2 SHUTTERS IS 1 DETAIL ELEMENT):

- AT LEAST TWO (2) SHUTTERS
- AT LEAST ONE (1) GABLE END VENT OR OTHER SIMILAR GABLE END DETAILING
- AT LEAST TWO (2) DECORATIVE BRACKETS OR CORBELS
- AT LEAST ONE (1) WINDOW AWNING OR SCREEN
- AT LEAST ONE (1) ARCHED OR RECESSED CASED OPENING
- AT LEAST ONE (1) COLUMN
- AT LEAST ONE (1) ACCENT MATERIAL ARTICULATION FOR AT LEAST 30% THE WALL AREA
- AN EQUIVALENT AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

SINGLE-FAMILY DETACHED HOMES, DUPLEXES AND TOWNHOMES

ENHANCEMENTS AT CORNERS. ALL SIDE ELEVATIONS ADJACENT TO AN ARTERIAL, COLLECTOR, OPEN SPACE CORRIDOR 30 FT. OR WIDER, OR PERIMETER BOUNDARY, SHALL INCLUDE AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS:

- A SIDE OR WRAP-AROUND PORCH
- A BOX OR BAY WINDOW PROJECTING FROM THE WALL PLANE AT LEAST 12"
- A MINIMUM 10 SQ. FT. WALL AREA OF WINDOWS OR GLAZED DOORS ON ELEVATIONS THAT FACE THE SIDE STREET OR OPEN SPACE AND EVERY WALL PLANE OVER 20 FT. IN WIDTH THAT FACE THE SIDE STREET OR OPEN SPACE.
- A MINIMUM (1) ARTICULATION IN THE FORM OF A PORCH, PROJECTION, RECESS, OR CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE WITH AN OFFSET OF AT LEAST 12"
- A CHANGE IN MATERIALS FOR AT LEAST 30% THE WALL AREA
- ADDITION OF AT LEAST 2 BRACKETS, AWNINGS, OR OTHER SUCH DETAILS
- A 3 FT. TALL MASONRY WAINSCOT
- AN EQUIVALENT AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

ANTIMONOTONY (DIVERSITY OF DESIGN)

SINGLE-FAMILY DETACHED HOMES & DUPLEXES

MODEL DIVERSITY

- DUPLEX'S SHALL BE CONSIDERED ON A BUILD BASIS RATHER A UNIT BASIS.
- SIGNIFICANT VARIATION IN THE RANGE OF WALL COLORS ON A BLOCK FACE IS ENCOURAGED. USE DIFFERENT COLORS ON ADJACENT BUILDING FACADES. TREAT A BLOCK FACE AS A UNIFIED COMPOSITION
- EACH SINGLE-FAMILY DETACHED PLAN OR DUPLEX BUILDING SHALL HAVE AT LEAST THREE (3) ELEVATIONS.
- THE SAME MODEL WITH THE SAME ELEVATION SHALL NOT BE PLACED ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.
- EACH SIDE OF A BLOCK OR CUL-DE-SAC WITH HOMES FACING THE SAME DIRECTION SHALL CONTAIN NO MORE THAN TWO (2) OF THE SAME MODEL WITH THE SAME ARCHITECTURAL STYLE AND COLOR SCHEME.
- DIFFERENTIATION IN MODELS REQUIRES ALL OF THE FOLLOWING VARIATIONS:
 - ELEVATIONS
 - COLOR SCHEME
 - USE OF EXTERIOR MATERIAL OR PATTERNING

TOWNHOMES

- REQUIRE AT LEAST 2 COLOR/MATERIAL PALETTES FOR GROUPINGS OF 4 OR FEWER BUILDINGS, WITHIN A FILING.
- REQUIRE AT LEAST 2 UNIQUE BUILDING FORMS AND 2 COLOR/MATERIAL PALETTES FOR 4-10 BUILDINGS, WITHIN A FILING.
- REQUIRE AT LEAST 3 UNIQUE BUILDING FORMS AND 2 COLOR/MATERIAL PALETTES FOR GROUPINGS OF MORE THAN 10 BUILDINGS, WITHIN A FILING.

MULTI-FAMILY

MULTI-FAMILY STACKED UNITS SHOULD ACHIEVE A HARMONIOUS BALANCE BETWEEN REPETITION AND VARIETY. EACH MULTI-FAMILY DWELLING CONTAINING MORE THAN THREE (3) DWELLING UNITS SHALL FEATURE A VARIETY OF MASSING PROPORTIONS, WALL PLANE PROPORTIONS, ROOF PROPORTIONS AND OTHER CHARACTERISTICS. THE FOLLOWING SPECIFIC STANDARDS SHALL APPLY TO MULTI-FAMILY STACKED UNITS, INCLUDING CONDOMINIUMS AND APARTMENTS:

INDIVIDUAL BUILDING IDENTITY:

- FOR ALL DEVELOPMENTS OF THREE (3) OR MORE MULTI-FAMILY STACKED BUILDINGS, A FLOOR PLAN MAY BE REPEATED; HOWEVER, IDENTICAL BUILDING FACADES MUST NOT BE REPLICATED MORE THAN TWICE WITHIN THE SAME BLOCK.
- THERE SHALL BE NO MORE THAN TWO (2) SIMILARLY COLORED STRUCTURES PLACED NEXT TO EACH OTHER ALONG A STREET OR MAJOR WALKWAY SPINE.

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
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PREPARED FOR:
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SHEET TITLE:
**RESIDENTIAL
GUIDELINES**

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

RESIDENTIAL GUIDELINES

ARIET'S GROVE PUD SHALL ALLOW SIX (6) RESIDENTIAL HOME TYPES WITHIN THE NEIGHBORHOOD. THESE HOMES ARE DESCRIBED BELOW WITH SUBSEQUENT CHARACTER IMAGERY. IMAGES ARE REPRESENTATIVE OF BUILDING TYPE, NOT INTENDED FOR ARCHITECTURAL CHARACTER. HOME TYPES NOT LISTED MAY BE APPROVED AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

RESIDENTIAL HOME TYPES

SFD FRONT-LOAD

A RESIDENTIAL BUILDING CONTAINING NOT MORE THAN ONE PRIMARY DWELLING UNIT PLATTED WITHIN AN INDIVIDUAL LOT. RESIDENTIAL BUILDINGS OF THIS CATEGORY, SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET FROM THE FRONT OF THE STRUCTURE. GARAGES WITH SIDE-ORIENTED DOORS THAT ARE ACCESSED FROM A DRIVEWAY IN FRONT OF THE HOME ARE INCLUDED WITHIN THIS HOME TYPE.



SFA DUPLEX

A RESIDENTIAL BUILDING CONSISTING OF TWO PRINCIPAL DWELLING UNITS. RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET, ALLEY, OR SHARED DRIVEWAY CONDITION.



MULTI-FAMILY

A RESIDENTIAL BUILDING OR COLLECTION OF RESIDENTIAL BUILDINGS OR PORTION THEREOF CONTAINING MULTIPLE DWELLING UNITS WITH RESIDENTIAL UNITS WITHIN A COMMON LOT(S). RESIDENTIAL UNITS MAY BE IN A VERTICAL (STACKED) OR HORIZONTAL CONFIGURATION WITHIN THE BUILDING STRUCTURE OR WITHIN THE LOT(S). RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET, ALLEY, OR SHARED DRIVEWAY CONDITION.



SFD ALTERNATE-LOAD

A RESIDENTIAL BUILDING CONTAINING NOT MORE THAN ONE PRIMARY DWELLING UNIT PLATTED WITHIN AN INDIVIDUAL LOT. RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PRIVATE STREET, ALLEY, SHARED DRIVEWAY CONDITION, OR PROVIDE ACCESS TO SIDE LOADED GARAGES FROM THE SIDE YARD, RATHER THAN THE FRONT OF HOME.



SFA TOWNHOME

A RESIDENTIAL BUILDING CONSISTING OF THREE OR MORE PRINCIPAL DWELLING UNITS WITHIN EACH BUILDING. RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET, ALLEY, OR SHARED DRIVEWAY CONDITION.



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COMMERCIAL GUIDELINES

GENERAL COMMERCIAL GUIDELINES

THE FOLLOWING QUALITATIVE AND QUANTITATIVE GUIDELINES SHALL SERVE AS GENERAL GUIDELINES FOR COMMERCIAL DEVELOPMENT IN ARIET'S GROVE.

THESE GUIDELINES SHALL BE REFERENCED IN THE REVIEW OF SITE PLANS AND BUILDING ELEVATIONS. COMMERCIAL BUILDINGS AND STREETScape DESIGN SHALL PROVIDE VISUAL INTEREST ALONG PUBLIC RIGHT-OF-WAYS AND INTUITIVE CONNECTIONS FOR VISITORS ACCESSING THE COMMERCIAL SITES WITHIN ARIET'S GROVE.

SITE GUIDELINES

LANDSCAPE

ARIET'S GROVE PUD COMMERCIAL DEVELOPMENT SHALL COMPLY WITH THE LANDSCAPE REQUIREMENTS ON SHEET 14.

INTERNAL CONNECTIVITY

CONNECTIVITY SHALL BE DETERMINED AT THE TIME OF SITE PLAN OR PLAT, BUT SHOULD PROMOTE PEDESTRIAN CONNECTIONS TO LOCAL RIGHT-OF-WAYS WITHIN ARIET'S GROVE.

EXCEPTIONS TO SETBACK REQUIREMENTS

SETBACK REQUIREMENTS AND RESTRICTIONS FOR ARIET'S GROVE CAN BE FOUND WITHIN THE DEVELOPMENT STANDARDS, WITH THE EXCEPTION OF THE FOLLOWING FEATURES, BUT SHALL NOT OBSTRUCT MOTORIST VISION AT ACCESS POINTS.

- BUS SHELTERS
- DRIVEWAYS
- WALKWAYS
- STREET FURNITURE
- SIGNAGE
- LANDSCAPE FEATURES
- MAILBOXES AND NEWSPAPER RACKS
- WALL AND FENCES
- MINOR UTILITY FACILITIES NOT EXCEEDING 36 INCHES IN THE HEIGHT
- PARKING AREA
- OTHER SIMILAR IMPROVEMENTS DETERMINED BY THE DIRECTOR TO BE MINOR IN NATURE.

PARKING LOTS

- THE CIRCULATION SYSTEM WITHIN COMMERCIAL DEVELOPMENTS, INCLUDING PARKING LOTS, SHALL CONTRIBUTE TO THE ORDER AND AESTHETIC QUALITY OF THE SITE. AESTHETICS, COMPATIBILITY WITH THE OVERALL SITE DESIGN, CONVENIENCE AND SAFETY FOR USERS AND PEDESTRIANS MUST BE CONSIDERED IN PARKING LOT DESIGN.
- ALL AREAS USED FOR PARKING OR STORAGE OF VEHICLES SHALL BE PAVED WITH ASPHALT, CONCRETE, OR APPROVED PAVING MATERIALS.
- PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED BETWEEN PARKING, BUILDINGS, AND TO MAJOR TRAIL CONNECTIONS WHERE POSSIBLE, WITH THE UNDERSTANDING TRAILS CANNOT BE DESIGNED WITHIN THE OIL & GAS BUFFER.

LOADING DOCKS

- LOADING DOCKS SHOULD BE SCREENED BY USE OF OPAQUE FENCES, WALLS OR LANDSCAPED BUFFERS, BERMS OR OTHER ALTERNATIVE SCREENS AS APPROVED BY DIRECTOR. SCREENS SHALL BE HIGH ENOUGH TO HIDE DELIVERY AREAS FROM GROUND LEVEL AT ADJACENT PUBLIC STREETS OR ADJACENT PROPERTIES,
- ALTERNATIVE LANDSCAPE SCREENING MAY INCLUDE UPRIGHT EVERGREEN TREES OR OTHER TREES OR SHRUBS AS APPROVED BY THE DIRECTOR.

AREA LIGHTING

AREA LIGHTING SHALL BE ADEQUATE TO PROVIDE FOR SAFETY AND SECURITY ON SITE. EXTERIOR LIGHTING SHALL BE USED TO EMPHASIZE ENTRYWAYS AND ARCHITECTURAL FEATURES. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

- LIGHT POLES AT A MINIMUM OF EIGHT (8) FEET TALL TO PROVIDE ADEQUATE LIGHTING SHOULD BE USED. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE. LIGHT FROM COMMERCIAL DEVELOPMENTS MAY NOT SPILL ONTO RESIDENTIAL SITES.
- LIGHT LEVELS MEASURED AT THE PROPERTY LINE OF THE DEVELOPMENT PROJECT AND ADJACENT RIGHTS-OF-WAY SHALL NOT EXCEED ONE-TENTH (0.1) FOOT-CANDLE AS A DIRECT RESULT OF THE ON-SITE LIGHTING. EXCEPTIONS INCLUDE SITUATIONS WHERE CROSS PARKING AND SHARED ACCESS ARE INCORPORATED INTO A SPECIFIC DEVELOPMENT PROJECT.
- COMMERCIAL BUILDINGS SHALL ACHIEVE A SCALE APPROPRIATE TO THE SITE AND PEDESTRIAN USERS.

BUILDING MASS

- BUILDING MASS SHALL CREATE HARMONIOUS TRANSITIONS IN SCALE AND CHARACTER IN AREAS BETWEEN DIFFERENT LAND USES. ARCHITECTURAL QUALITY AND OVERALL DESIGN SHALL BE COMPATIBLE WITH THE SITE LOCATION AND PROPOSED USE. DIVERSE ARCHITECTURAL TREATMENTS SHALL BE INTEGRATED TO AVOID A CLUTTERED APPEARANCE.
- STOREFRONT WINDOWS SHALL PROVIDE GROUND-LEVEL FENESTRATION ON BUILDINGS LOCATED ALONG PUBLIC STREETS AND AT BUILDING ENTRY FACADES.
 - WALL-MOUNTED SIGNAGE MAY BE USED ON THE BUILDING FACES ADJACENT TO THE RIGHT-OF-WAY.
 - COMMERCIAL BUILDINGS SHALL PROVIDE ARTICULATION TO BY APPLYING AT LEAST FOUR (4) OF THE FOLLOWING TREATMENTS TO ALL EXTERIOR WALLS GREATER THAN 50 FT. IN LENGTH:
 - VARIATIONS IN HEIGHT OF AT LEAST 18"
 - OFFSETS IN WALL PLANE OF AT LEAST 18"
 - VARIATIONS IN ROOF LINE
 - CORNICE TREATMENTS
 - RECESSED OR PROJECTED ENTRYWAYS OF AT LEAST 2 FT.
 - RECESSED WINDOWS
 - CANOPIES OR AWNINGS OF AT LEAST 2 FT.
 - OTHER ARCHITECTURAL DETAILS THAT PREVENT THE APPEARANCE OF MASSIVE AND FEATURELESS WALLS AS APPROVED BY THE DIRECTOR

EXTERIOR FINISHING AND MATERIALS

- THE PRIMARY BUILDING MATERIALS SHALL BE A MINIMUM OF TWO (2) EXTERIOR FINISH MATERIALS, COLORS OR PATTERNS INCLUDING MASONRY, BRICK, STONE, STUCCO, CEMENTITIOUS SIDING, OR OTHER MASONRY MATERIALS, AS APPROVED BY THE DIRECTOR, SHALL BE USED ON A MINIMUM OF 30 PERCENT OF ALL EXTERIOR WALLS.
- THE SECONDARY EXTERIOR WALL MATERIAL USED FOR THE SIDE WALLS, BACKS WALLS, AND INFILL WALLS MAY BE FINISHED ARCHITECTURAL BLOCK, COMPOSITE SIDING, STUCCO, OR TREATED WOOD.

THE FOLLOWING MATERIALS ARE PROHIBITED:

- ALUMINUM SIDING OR CLADDING (COMPOSITE ALUMINUM ALLOWED AT CANOPIES AND ENTRANCES)
- PLASTIC OR VINYL SIDING
- UNFINISHED CONCRETE MASONRY UNITS OR CONCRETE WALL
- REFLECTIVE GLASS

ACCESSORY BUILDINGS

ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING.

SHOPPING CENTERS

BUILDINGS THAT SHARE COMMON PARKING AREAS OR DRIVEWAYS SHOULD ALSO SHARE A MINIMUM OF ONE (1) EXTERIOR DESIGN ELEMENTS AND ONE (1) FINISH MATERIALS.

CORPORATE IDENTITY

IT IS RECOGNIZED THAT MANY CORPORATIONS HAVE IDENTIFIABLE CORPORATE ARCHITECTURE. THIS IS NOT PROHIBITED BUT SHOULD BE MODIFIED, IF NECESSARY, TO BE COMPATIBLE WITH THE LOCATION OF THE PROPOSED BUILDING AND CONSISTENT WITH THESE DESIGN GUIDELINES.

BUILDING ADDITIONS

POST DEVELOPMENT, THE EXTERIOR TREATMENT OF ANY BUILDING ADDITIONS AND/OR SITE IMPROVEMENTS SHALL, TO THE EXTENT PRACTICAL AND FEASIBLE, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.

EXTERIOR REMODEL

POST DEVELOPMENT, ANY FUTURE MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS WHICH REQUIRES A BUILDING PERMIT WILL BE SUBJECT TO THE GUIDELINES SET OUT IN THIS PUD.

COMMERCIAL TYPES

THE FOLLOWING STYLES OF COMMERCIAL DEVELOPMENT ARE ALLOWED WITHIN THE PUD.

COMMERCIAL (RETAIL) PAD

A LOT WITH NO MORE THAN ONE BUILDING STRUCTURE WITH ONE COMMERCIAL TENANT. DRIVE-THRU LANES ARE ALLOWED.



MULTI-TENANT COMMERCIAL (RETAIL)

A LOT WITH ONE OR ATTACHED BUILDING STRUCTURES, WITH MORE THAN ONE COMMERCIAL TENANT.



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PARKS AND OPEN SPACE STANDARDS

PARKS AND OPEN SPACE SUMMARY

ARIET'S GROVE PARKS AND OPEN SPACES ARE DESIGNED TO CONNECT RESIDENTS WITH THE NATURAL ENVIRONMENT THROUGH ACTIVE AND PASSIVE AMENITIES. TRAILS SHALL BE DESIGNED TO ACCOMMODATE NEIGHBORHOOD AND REGIONAL CONNECTIONS. REQUIREMENTS FOR PARKS AND OPEN SPACE AND PUBLIC LAND DEDICATION ARE OUTLINED BELOW.

REQUIRED OPEN SPACE BY PLANNING AREA					
PLANNING AREA	AREA (AC)	LAND USE	SINGLE FAMILY (AC) 20% REQ.	MULTI-FAMILY (AC) 25% REQ.	COMMERCIAL (AC) 8% REQ.
PA-1	7.01	COMMERCIAL / MIXED RESIDENTIAL	1.40	-	-
PA-2	4.58	COMMERCIAL	-	-	0.37
PA-3	30.03	MIXED RESIDENTIAL	6.01	-	-
PA-4	43.83	RESIDENTIAL	8.77	-	-
PA-5	15.89	NEIGHBORHOOD PARK (OS)	-	-	-
PA-6	17.91	OIL & GAS BUFFER ZONE (OS)	-	-	-
PA-7	10.26	OIL & GAS OPERATIONS	-	-	-
PA-8	3.77	OPEN SPACE (OS)	-	-	-
TOTAL OPEN SPACE			16.17	(1)	0.37
GRAND TOTAL (RESIDENTIAL AND COMMERCIAL)			16.54		

NOTES:

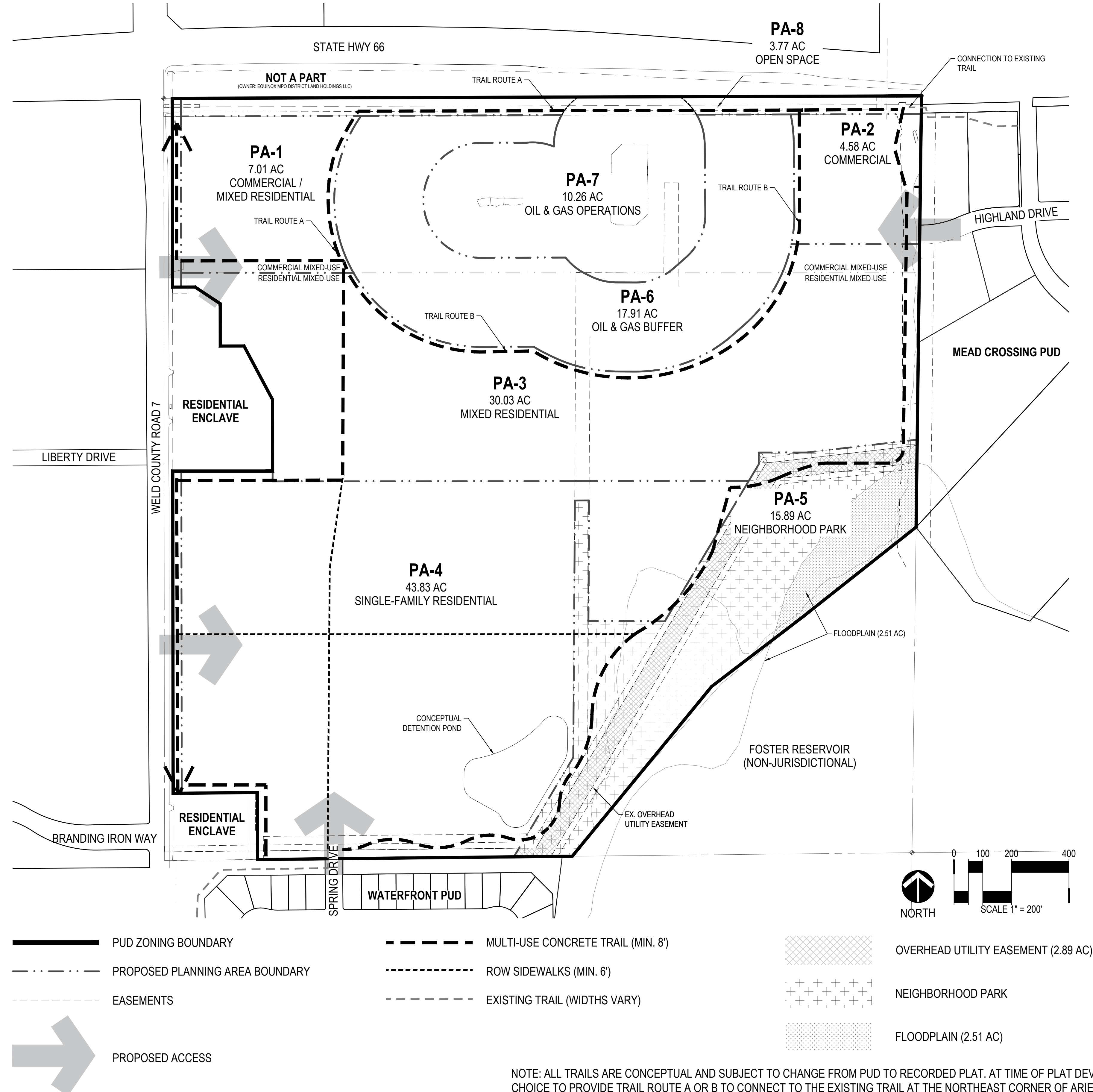
- MULTIFAMILY DEVELOPMENTS ARE REQUIRED TO PROVIDE 25% OPEN SPACE ON-SITE.
 - PRIVATE BALCONIES AND PATIOS MAY BE CREDITED TOWARD THE REQUIRED AREA.
 - UP TO 1/5 OF REQUIRED AREA MAY BE PROVIDED VIA INDOOR AMENITIES: FITNESS ROOMS, CO-WORKING SPACES, ETC.

REQUIRED PARKS AND OPEN SPACE	
TOTAL REQUIRED OPEN SPACE	16.54 ACRES (1)
MAX NO. OF RESIDENTIAL UNITS	904 (1)
REQUIRED (AC)	
NEIGHBORHOOD PARK (7 ACRES / 300 UNITS)	21.09
POCKET PARK	
COMMUNITY PARK (30 ACRES / 3000 UNITS)	9.04
TOTAL PARK SPACE	30.13

NOTES:

- ALL PARK LAND DEDICATIONS, OR CASH-IN-LIEU OF LAND DEDICATIONS, SHALL BE DETERMINED AT THE TIME OF PLATTING PER MUNICIPAL CODE. PLANNING AREA 5 NEIGHBORHOOD PARK IS PLANNED TO BE DEDICATED AT THE TIME OF PLATTING.
- TOTAL PARKS REQUIREMENTS AND PROVISIONS MAY INCREASE OR DECREASE AT TIME OF PRELIMINARY PLATTING BASED ON FLUCTUATIONS IN PLATTED DWELLING UNITS. REQUIRED PARK LAND SHALL BE TRACKED ON PRELIMINARY PLATS TRACKING TABLE BELOW.
- TOTAL NEIGHBORHOOD PARK ACREAGE INCLUDES 2.51 AC OF FLOODPLAIN AND 2.89 AC OF EXISTING EASEMENTS (REC. NO. 4706423 AND REC. NO. 1783064).
- POCKET PARK LOCATION TO BE DETERMINED AT TIME OF PLAT.
- COMMUNITY PARK DEDICATION REQUIREMENTS SHALL BE PROVIDED VIA CASH-IN-LIEU OF LAND DEDICATION.

PARKS AND OPEN SPACE MAP



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LANDSCAPE STANDARDS AND CHARACTER

PARKS AND OPEN SPACE ACROSS ARIET'S GROVE SHALL HONOR THE NATURAL LANDSCAPE OF COLORADO WHILE MINIMIZING WATER USE AND EMBRACING XERISCAPING. LANDSCAPE CHARACTER WITHIN ARIET'S GROVE SHALL BLEND THE TIMELESS CHARM OF SMALL-TOWN AMERICA—RE-IMAGINED FOR A RESILIENT, WATERWISE FUTURE—WITH THE SOFT, GRASS TEXTURES OF THE EXISTING LANDSCAPE SURROUNDING FOSTER RESERVOIR. LANDSCAPE DESIGN SHALL GENERALLY BE WATERWISE AND CONSISTENT IN PATTERN, PLANTING, AND MATERIAL. IMAGES ARE REPRESENTATIVE OF CHARACTER AND DESIGN, NOT EXACT FEATURES TO BE INSTALLED.

PARKS AND OPEN SPACE DEFINITIONS

1. POCKET PARKS

POCKET PARKS ARE DEFINED AS AN OUTDOOR SPACE WITHIN WALKING DISTANCE OF RESIDENTIAL UNITS FOR SUPERVISED PLAY FOR YOUNG CHILDREN AND UNSTRUCTURED ACTIVITIES FOR NEIGHBORHOOD RESIDENTS. REQUIREMENTS FOR POCKET PARKS WITHIN ARIET'S GROVE PUD ARE AS FOLLOWS:

- LAND, CONSTRUCTION COSTS, OWNERSHIP AND MAINTENANCE MAY BE PROVIDED BY A SPECIAL DISTRICT AND/OR OWNER'S ASSOCIATION.
- A ONE-ACRE POCKET PARK IS REQUIRED FOR RESIDENTIAL UNITS LOCATED FURTHER THAN ONE-QUARTER (¼) MILE FROM A NEIGHBORHOOD OR COMMUNITY PARK.
- POCKET PARKS REQUIRED TO MEET PUBLIC LAND DEDICATION SHALL HAVE ONE (1) OF THE FOLLOWING: PLAYGROUND EQUIPMENT, CONTEMPLATIVE GARDEN, OR OTHER ACTIVE OR PASSIVE RECREATION OPPORTUNITIES FOR THE NEIGHBORHOOD AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

2. NEIGHBORHOOD PARKS

NEIGHBORHOOD PARKS ARE DEFINED AS PLACES FOR RECREATION AND SOCIAL GATHERINGS THAT ARE WITHIN WALKING DISTANCE OF MOST RESIDENTS. THESE SPACES SHALL SERVE THE LARGER ARIET'S GROVE PUD. REQUIREMENTS FOR NEIGHBORHOOD PARKS WITHIN THE PUD ARE AS FOLLOWS:

- PER THE MUNICIPAL CODE, NEIGHBORHOOD PARKS SHALL NOT BE LESS THAN SEVEN (7) ACRES IN SIZE. THESE PARKS CAN INCLUDE MULTIPLE-USE LAWN AREAS, PICNIC AREAS, PLAYGROUND EQUIPMENT, COURT GAME FACILITIES AND COMMUNITY GARDENS. EVERY RESIDENTIAL DEVELOPMENT SHALL EITHER PROVIDE LAND AND CONSTRUCTION FOR A NEIGHBORHOOD PARK OR THE DEVELOPER WILL PROVIDE A FAIR SHARE, CASH-IN-LIEU CONTRIBUTION FOR THE PARK THAT WILL SERVE THE NEIGHBORHOOD TO BE DETERMINED BY THE TOWN AT TIME OF FINAL PLAT. THIS CAN BE CREDITED TOWARD THE LAND DEDICATION REQUIRED AT THE TIME OF SUBDIVISION. THE METRO DISTRICT OR HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK UNLESS OTHERWISE APPROVED BY THE BOARD OF TRUSTEES.
- THE PARK MAY INCLUDE A MIX OF ACTIVE AND PASSIVE USES SUCH AS MULTIPLE-USE LAWN AREAS, PLAYGROUND EQUIPMENT, COURT GAME FACILITIES, COMMUNITY GARDENS, PICNIC AREAS, COVERED SEATING, OVERLOOKS, AND TRAILS.
- IN ORDER TO PROMOTE THOUGHTFUL WATER USE WHILE CELEBRATING PASSIVE ELEMENTS THAT EMBRACE THE ADJACENT RESERVOIR, NO MORE THAN 20% OF TOTAL PARK AREA SHALL BE PERMANENTLY IRRIGATED SOD. NON-PERMANENT IRRIGATION IS INTENDED FOR NATIVE ESTABLISHMENT.
- LAND AND CONSTRUCTION COSTS MAY BE PROVIDED BY A SPECIAL DISTRICT AND/OR OWNER'S ASSOCIATION.
- NEIGHBORHOOD PARK WITHIN THE PUD SHALL BE PROVIDED PER THE PARKS AND OPEN SPACE MAP.

3. TRAILS

THE TRAIL SYSTEM SHALL LINK NEIGHBORHOODS, PARKS, OPEN SPACES, COMMERCIAL LAND USES, COMMUNITY FACILITIES AND NEIGHBORING COMMUNITIES AND THUS PROVIDE IMPORTANT TRANSPORTATION CONNECTIONS AS WELL AS RECREATIONAL OPPORTUNITIES AND ACCESS. TRAILS PROVIDED WITHIN THE PUD SHALL BE PROVIDED PER THE PARKS AND OPEN SPACE MAP.

- TRAIL HIERARCHY SHALL CONSIST OF VARYING WIDTHS BETWEEN 4'-8', REMAINING CONSISTENT IN MATERIAL BASED ON USE, LOCATION, AND CONNECTIVITY TO ADJACENT CIRCULATION NETWORKS.
- TRAILS MAY FEATURE GATHERING NODES WITH ELEMENTS SUCH AS INFORMATIONAL SIGNAGE, SEATING, MILE MARKERS, ETC.

4. OPEN SPACE

OPEN SPACE SYSTEMS INCLUDE: DRAINAGE WAYS, FLOODPLAINS, NATURAL AREAS, NATURAL AREA BUFFER ZONES, WETLANDS, SUBSIDENCE AREAS, TRAILS, AGRICULTURE PRESERVATION AREAS, LANDS OF ARCHEOLOGICAL OR HISTORIC SIGNIFICANCE. AMENITIES ARE GENERALLY LIMITED TO TRAILS, EDUCATIONAL SIGNS AND SIMILAR IMPROVEMENTS. OPEN SPACE WITHIN THE PUD SHALL BE PROVIDED PER THE PARKS AND OPEN SPACE MAP.

- OPEN SPACE REQUIREMENTS SHALL COMPLY WITH THE MUNICIPAL CODE. BASED ON PLANNED LAND USES AND DENSITIES, REQUIREMENTS OR OPEN SPACE ANTICIPATED WITH THE PUD ARE OUTLINED WITHIN THE OPEN SPACE TABLE.

5. STORM DRAINAGE FACILITIES / DETENTION POND

STORM DRAINAGE FACILITIES ARE DEFINED AS MAN-MADE OR NATURAL WATER COLLECTOR FACILITIES DESIGNED TO COLLECT SURFACE AND SUBSURFACE WATER FOLLOWING A PRECIPITATION EVENT. STORM DRAINAGE FACILITIES, INCLUDING STORM WATER DETENTION AND STORM WATER RETENTION PONDS, MAY FUNCTION AS OPEN SPACE FOR ACTIVE RECREATION, TRAIL CORRIDORS OR HABITAT ENHANCEMENT AREAS IF THEY ARE DESIGNED APPROPRIATELY. CREDIT TOWARD THE OPEN SPACE REQUIREMENTS (INCLUDING, UP TO FIFTY PERCENT (50%) OF THE TOTAL ACREAGE ALLOCATED TO DRAINAGE FACILITIES) WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE BOARD OF TRUSTEES.

- IN ORDER FOR STORMWATER FACILITIES TO QUALIFY AS OPEN SPACE AT 50% CREDIT, AN AMENITY SUCH AS A TRAIL MUST BE PROVIDED.

GENERAL GUIDELINES

RIGHTS-OF-WAY

LANDSCAPING WITHIN ALL RIGHTS-OF-WAY SHALL FOLLOW OR EXCEED MUNICIPAL CODE STANDARDS. PLANT SPECIES SELECTION SHALL CONSIDER MAINTENANCE, DIVERSITY, AND NATURAL AESTHETICS FOR AN OVERALL COHESIVE DESIGN. SPECIES SHALL BE SELECTED PER THEIR HARDINESS, DISEASE RESISTANCE, AND LONGEVITY. STREETSCAPE IMPROVEMENTS SHALL CREATE AN ORDERLY REPETITION IN PATTERN, SPACING, UNIFORMITY, AND CHARACTER. TURF, OR ANY HIGH WATER USE SOD, SHALL NOT BE PLANTED WITHIN THE RIGHT-OF-WAY IN SUPPORT OF XERISCAPING EFFORTS. TURF ALTERNATIVES SUCH AS LOW TO MODERATE WATER USE NATIVE SOD MIX ARE ALLOWED. PERENNIALS, ORNAMENTAL GRASSES, AND ROCK MULCHES (VARIOUS SIZES) ARE PRIORITIZED WITHIN TREE LAWNS ACROSS THE COMMUNITY IN COMPLIANCE WITH SIGHT DISTANCE TRIANGLE CRITERIA AND REQUIREMENTS. DECIDUOUS CANOPY TREES SHALL BE PLANTED IN THE CENTER OF THE TREE LAWN BETWEEN DETACHED SIDEWALKS AND BACK OF CURB, SPACED AT A RATE OF ONE TREE FOR EVERY 40 LINEAR FEET OF RIGHT-OF-WAY.



WELD COUNTY ROAD 7 FRONTAGE EASEMENT ENHANCED LANDSCAPE

PLANTING IS REQUIRED WITHIN THE UTILITY EASEMENT ALONG WELD COUNTY ROAD 7. WCR-7 FRONTAGE EASEMENT SHALL NOT ONLY BE PLANTED WITH NATIVE SEED, RATHER FOLLOW THE REQUIRED SHRUBS AND ORNAMENTAL GRASSES LISTED BELOW.

- 5 SHRUBS SHALL BE PLANTED PER 40 LINEAR FEET.
- 3 ORNAMENTAL GRASSES SHALL BE EQUAL TO 1 SHRUB. ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR UP TO 2 OF THE 5 REQUIRED SHRUBS PER 40 LINEAR FEET.
- TREES ARE NOT TO BE PLANTED WITHIN THE EASEMENT, TO PREVENT ROOT CONFLICTS WITH UNDERGROUND UTILITIES.

TRAILS

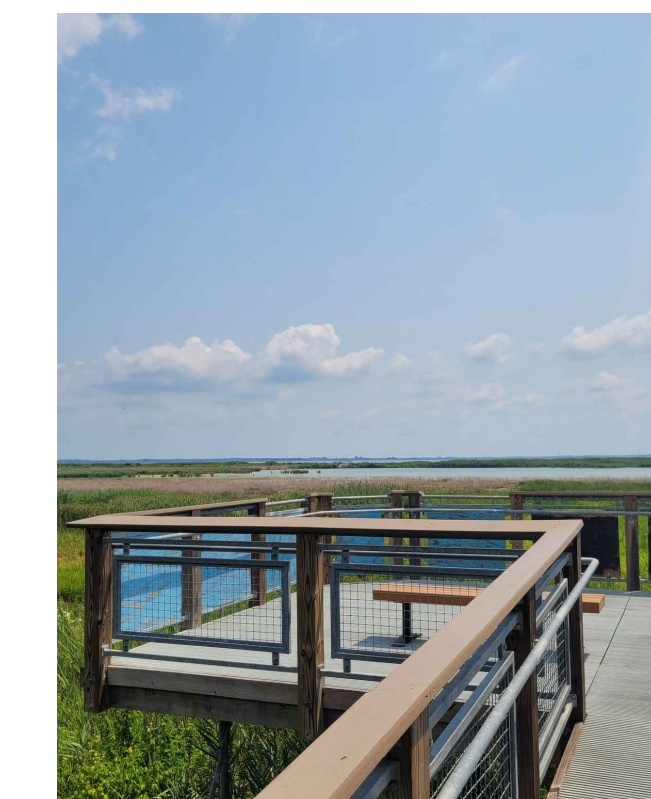
PLANTING SURROUNDING TRAILS SHALL BE NATURALIZED AND INCLUDE A MIXTURE OF NATIVE SEED, ORNAMENTAL GRASSES, PERENNIALS, AND TREES. TURF SHALL NOT BE PLANTED ALONG TRAILS, RATHER LOCALIZED TO ACTIVE USEABLE SPACE. MOW STRIPS MAY BE UTILIZED ADJACENT TO TRAILS TO ACT AS A SHOULDER OR FALL ZONE, WITH A MINIMUM OF 6' IN WIDTH.



PARKS AND OPEN SPACE

LANDSCAPING WITHIN THE PARKS AND OPEN SPACES OF THE PUD SHALL BE CONSISTENT WITH THE OVERALL CHARACTER OF THE COMMUNITY WHILE ALSO AMPLIFYING THE UNIQUE THEMES AND CHARACTERISTICS OF THE SPECIFIC SPACE. PARKS SHALL PROMOTE FOCAL FEATURES ALONG PRIMARY CORRIDORS AND DESTINATIONS TO SHOWCASE ELEMENTS OF DESIGN AND CLEARLY EXPRESS THE NEIGHBORHOOD CHARACTER. INTERNAL PARK SPACES ARE ENCOURAGED TO BE PROGRAMMED WITH A VARIETY OF ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES, WITH DIVERSE YET COHESIVE ELEMENTS THROUGHOUT THE COMMUNITY. THESE SPACES SHOULD PRIORITIZE ACTIVE AND PASSIVE ELEMENTS EMBRACING THE RESERVOIR AND ENCOURAGING SPONTANEOUS GATHERING. AT LEAST ONE PARK IN THE NEIGHBORHOOD SHALL CONTAIN A PLAYGROUND FOR VARYING AGES. OPEN SPACE AND PARKS MAY ALSO INCORPORATE "FOOD FORESTS". OPEN SPACE AND PARKS MAY INCLUDE DECK OBSERVATORIES / OVERLOOKS / AMPHITHEATERS TO CONNECT WITH THE BEAUTY OF FOSTER RESERVOIR.

- TURF IN THESE AREAS SHALL BE LIMITED TO ACTIVE RECREATION SUCH AS MULTI-USE AND SPORTING FIELDS. NODES, OR TRAIL STOPS, ARE ENCOURAGED TO HAVE MORE PASSIVE USES THROUGHOUT AND IMPROVE THE USER EXPERIENCE.
- ONE TREE SHALL BE PLANTED PER 1,000 SQUARE FEET.
 - 10 SHRUBS SHALL EQUAL 1 TREE EQUIVALENT.
 - NATURAL VEGETATION IN THESE AREAS SHALL BE PRESERVED.
 - PLANTING REQUIREMENTS DO NOT APPLY IN OPEN SPACE AREAS SUCH AS DETENTION PONDS, WETLANDS, FLOODPLAIN AREAS, OR OPEN AREAS LESS THAN 30' IN WIDTH. AREAS SUCH AS 100 YEAR FLOODPLAIN, EXISTING VEGETATION TO REMAIN, EASEMENTS, NON-POT (IRRIGATION) AND DETENTION PONDS, AND PROGRAMMED ACTIVE USE SPACES (INCLUDING PLAYGROUNDS, LAWN, MULTI-USE FIELDS, PAVED GATHERING AREAS, AMENITIZED TRAILS, DOG PARKS) SHALL BE EXCLUDED FROM THE TOTAL AREA USED TO CALCULATE TREE REQUIREMENTS.



STORM DRAINAGE FACILITIES / DETENTION POND

DRAINAGE WAYS AND DETENTION POND AREAS ARE ENCOURAGED TO REMAIN NATIVE AS MUCH AS POSSIBLE. ADDITIONAL CLUSTERING OF TREES SUCH AS EVERGREENS AND COTTONWOODS SHOULD BE CONSIDERED TO FURTHER PROMOTE THE NATURAL LANDSCAPE. OTHER NATIVE SHRUBS AND ORNAMENTAL GRASSES ARE ENCOURAGED ALONG THE TRAILS TO DEFINE THESE ZONES AND CREATE VIEW CORRIDORS. VIEWSHEDS ARE ENCOURAGED THROUGHOUT THE COMMUNITY. BEST PRACTICE STORMWATER MANAGEMENT AND SUSTAINABILITY SHALL BE INTEGRATED WITH SURROUNDING CONTEXT THROUGH LANDSCAPE ELEMENTS. EXISTING WETLANDS AND FLOODPLAINS SHALL BE PRESERVED AND PROTECTED UNLESS RELOCATED WITH TOWN APPROVAL.

- IN ORDER FOR STORMWATER FACILITIES TO QUALIFY AS OPEN SPACE AT 50% CREDIT, AN AMENITY SUCH AS A TRAIL MUST BE PROVIDED.



ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
DENVER, CO 80217-3779

PREPARED FOR:
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NOT FOR
CONSTRUCTION

DATE:
01 PUD - 01/16/2024
02 PUD - 05/05/2025
03 PUD - 08/04/2025
04 PUD - 10/20/2025
05 PUD - 02/09/2026

SHEET TITLE:
LANDSCAPE STNDS
& CHARACTER

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

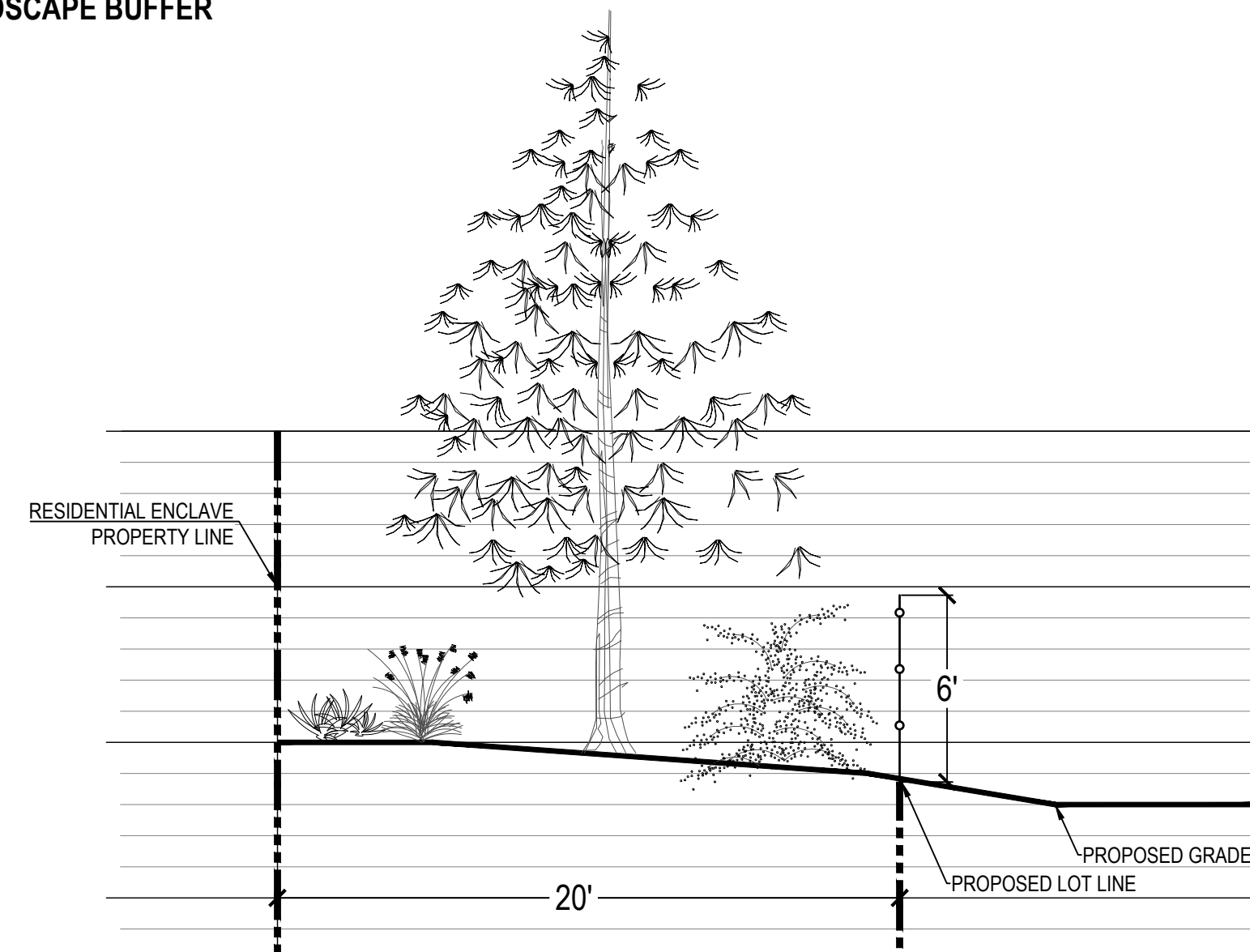
A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE STANDARDS

RESIDENTIAL ENCLAVE LANDSCAPE BUFFER

- BETWEEN EXISTING RESIDENTIAL ENCLAVES ON THE WESTERN BOUNDARY OF THE PUD AND PROPOSED RESIDENTIAL LOT LINES, A LANDSCAPE BUFFER MIN. 20' IN WIDTH AS MEASURED FROM THE RESIDENTIAL ENCLAVE PROPERTY BOUNDARY IS REQUIRED.
 - RETAINING WALLS ARE PERMITTED WITHIN THIS BUFFER.
 - MULTI-USE TRAILS ARE PERMITTED WITHIN THIS BUFFER.
 - LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 TREE AND 5 SHRUBS PER 40 LF.

EXAMPLE RESIDENTIAL ENCLAVE LANDSCAPE BUFFER



- PLANTING DESIGN IS SUBJECT TO GRADE; USE OF RETAINING WALLS SHALL IMPACT PLANTING DESIGN BUT NOT PLANT QUANTITIES.

IRRIGATION

ALL LANDSCAPED AREAS SUCH AS, BUT NOT LIMITED TO, PLANT BEDS, RAISED PLANTERS, AND CONTAINERS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL NEW IRRIGATION SYSTEMS SHALL UTILIZE AUTOMATIC RAIN SHUT-OFF TECHNOLOGY. NATIVE AREAS SHALL ONLY BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT TO PRESERVE ANNUAL WATER CONSUMPTION. PERMANENT IRRIGATION SHALL BE PROVIDED FOR TREES, SHRUBS, ANNUALS, AND PERENNIALS. THE USE OF QUICK-COUPLER SYSTEMS FOR SPECIFIC AREAS (I.E. AREAS WITH NATURALIZED PLANTINGS) MAY BE SUBMITTED FOR REVIEW WITH IRRIGATION DRAWINGS.

PERFORMANCE STANDARDS FOR SEEDED AREAS

- THE METRO DISTRICT / HOA IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING SPECIFIED GRASSES. METRO DISTRICT / HOA STANDARDS REGARDING MAINTENANCE OF LANDSCAPE WILL BE SUBMITTED AS AN EXHIBIT TO PRELIMINARY PLAT.
- THE IRRIGATION SYSTEM SHOULD BE USED TO HELP GERMINATE NEW SEED AND FACILITATE THE ESTABLISHMENT OF A GRASS STAND. WITH PROPER IRRIGATION A GRASS STAND CAN REACH MATURITY IN THREE (3) FULL GROWING SEASONS.
- ANY IRRIGATED AREAS THAT ARE TO BE SEEDED SHALL BE SEEDED BETWEEN APRIL 1 AND AUGUST 1 SO THAT THE IRRIGATION SYSTEM CAN BE USED TO GERMINATE SEED AND ALLOW FOR SUFFICIENT DEVELOPMENT PRIOR TO FROST DANGER TO DEVELOPING PLANTS.
- IRRIGATION OF NATIVE GRASSES FOR ESTABLISHMENT SHALL ONLY OCCUR BETWEEN MAY 15TH AND SEPTEMBER 15TH, EACH YEAR.
- THE METRO DISTRICT / HOA LANDSCAPE CONTRACTOR IS EXPECTED TO ADJUST THE IRRIGATION CONTROLLERS ON A REGULAR BASIS TO ENSURE PLANT MATERIAL IS RECEIVING THE OPTIMAL AMOUNT OF MOISTURE. WATER SHOULD BE APPLIED AT A RATE WHERE THE POTENTIAL FOR SOIL EROSION, SURFACE RUN OFF ARE MINIMIZED AND ABSORPTION OF WATER BY THE SOIL IS MAXIMIZED.
- REGULAR VISITS TO SEED AREAS SHOULD BE CONDUCTED EVERY THREE WEEKS DURING THE GROWING SEASON TO MONITOR THE PERFORMANCE, UNDERSTAND MOWING SCHEDULES, ENSURE WEED MANAGEMENT IS EFFECTIVE, AND TO DETERMINE IF ADDITIONAL SEEDING IS REQUIRED.
- REGULAR INSPECTIONS WITH THE METRO DISTRICT / HOA AND THE CONTRACTOR SHOULD CONTINUE UNTIL THE GRASS STAND IS DEEMED ESTABLISHED.
- THE CONTRACTOR SHOULD MONITOR GRASS AREAS ON A REGULAR BASIS (EVERY 2-3 WEEKS) FOR THE PRESENCE OF WEEDS. MONITORING SHALL OCCUR LONG AFTER ESTABLISHMENT BECAUSE WEEDS WILL CONTINUALLY POSE A THREAT TO GRASS STANDS. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS.

RECOMMENDED PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES							
AC BL	ACER NIGRUM	BLACK MAPLE	B & B	2" CAL.			
AC FF	ACER SACCHARUM 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	B & B	2" CAL.	MOD	50'-60'	30'-40'
AC AB	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL.	MOD	40'-50'	30'-40'
AE OH	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2" CAL.			
CA BE	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	B & B	2" CAL.	MOD	30'-40'	20'-25'
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL.	LOW	50'-60'	40'-50'
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL.	LOW	50'-60'	40'-50'
CO TU	CORYLUS COLURNA	TURKISH FILBERT	B & B	2" CAL.			
GI AG	GINKGO BILOBA 'AUTUMN GOLD'™	AUTUMN GOLD GINKGO	B & B	2" CAL.	MOD	40'-50'	25'-30'
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2" CAL.	LOW	40'-50'	30'-40'
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL.	LOW	50'-60'	40'-50'
KO PA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2" CAL.	LOW	25'-30'	25'-30'
QU BC	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.	MOD	50'-60'	50'-60'
QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL.	LOW	70'-80'	70'-80'
QU MU	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL.	LOW	40'-50'	50'-60'
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL.	MOD	50'-60'	30'-40'
QU SH	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL.	LOW	40'-50'	30'-40'
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2" CAL.	MOD	40'-50'	30'-40'
TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL.	MOD	30'-40'	25'-30'
UL PR	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL.	MOD	70'-80'	50'-60'
UL MG	ULMUS X 'MORTON GLOSSY'™	TRIUMPH ELM	B & B	2" CAL.	MOD	50'-60'	40'-50'
EVERGREEN TREES							
PI DE	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6" HEIGHT	MOD	25'-30'	20'-25'
PI PU	PICEA PUNGENS	COLORADO SPRUCE	B & B	6" HEIGHT	MOD	50'-60'	25'-30'
PI AR	PINUS ARISTATA	BRISTLECONE PINE	B & B	6" HEIGHT	LOW	30'-40'	15'-20'
PI HE	PINUS HELDREICHII	BOSNIAN PINE	B & B	6" HEIGHT	LOW	15'-25'	10'-15'
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6" HEIGHT	LOW	50'-60'	30'-40'
ORNAMENTAL TREES							
AM SE	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	1.5" CAL.			
CE CA	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6" CLUMP	MOD	25'-30'	25'-30'
CR IN	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL.	LOW	15'-25'	15'-20'
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD	15'-25'	20'-25'
PR AM	PRUNUS AMERICANA	AMERICAN PLUM	B & B	6" CLUMP	LOW	15'-20'	10'-15'
PY CA	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	1.5" CAL.	MOD	25'-30'	15'-20'
UPRIGHT EVERGREENS							
JU SP	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	6" HEIGHT	LOW	15'-20'	4'-6'
JU ME	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	6" HEIGHT	VERY LOW	15'-20'	4'-6'
DECIDUOUS SHRUBS							
AM RE	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#5	LOW	7'-8'	7'-8'
AR ML	ARONIA MELANOCARPA	BLACK CHOKEBERRY	CONT.	#5			
BU AL	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	LOW	13'-15'	11'-12'
BU XB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD® BLUE CHIP BUTTERFLY BUSH	CONT.	#5			
CA MR	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5			
CO AF	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD	3'-4'	3'-4'
CO IS	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	CONT.	#5	MOD	4'-5'	5'-6'
CY SP	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	LOW	3'-4'	5'-6'
DA CM	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	MOD	4'-5'	4'-5'
ER NA	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	CONT.	#5	VERY LOW	3'-4'	3'-4'
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	VERY LOW	5'-6'	5'-6'
HY AN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT.	#5			
PE AB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5			
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3'-4'	3'-4'
PR IW	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	CONT.	#5			
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1'-2'	5'-6'
RI AU	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW	5'-6'	5'-6'
RO WO	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW	5'-6'	5'-6'
SP JP	SPIRAEA JAPONICA	JAPANESE SPIREA	CONT.	#5			
SY OR	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW	3'-4'	3'-4'
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	LOW	4'-5'	4'-5'
VI AL	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	#5	LOW	9'-12'	9'-10'

NOTE: PLANTING LIST IS RECOMMENDED FOR DESIGN INTENT ONLY. FINAL SPECIES SELECTION MAY VARY DEPENDENT ON SITE SPECIFIC CONDITIONS / OWNER APPROVAL, SO LONG AS THEY ARE CONSISTENT WITH PUD GUIDELINES, AND IN COMPLIANCE WITH MUNICIPAL CODE MINIMUM LANDSCAPE REQUIREMENTS.

ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

OWNER:
ANADARKO E&P ONSHORE LLC
PO BOX 173779
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PREPARED FOR:
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03 PUD - 08/04/2025
04 PUD - 10/20/2025
05 PUD - 02/09/2026

SHEET TITLE:
LANDSCAPE
STANDARDS

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE STANDARDS

RECOMMENDED PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
EVERGREEN SHRUBS							
ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#5			
AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	1'-2'	3'-4'
CO AP	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW	1'-2'	5'-6'
EU BL	EUONYMUS FORTUNEI 'BLONDY' TM	BLONDY EUNONYMUS	CONT.	#5	MOD	1'-2'	1'-2'
JU BU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
ORNAMENTAL GRASSES							
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2'-3'	1'-2'
CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4'-5'	1'-2'
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW	2'-3'	1'-2'
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#1	MOD	4'-5'	2'-3'
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	1'-2'	1'-2'
PE BU	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1	LOW	<1'	<1'
SC ST	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION BLUESTEM GRASS	CONT.	#1	LOW	3'-4'	1'-2'
SO TM	SORGHASTRUM NUTANS 'THIN MAN'	THIN MAN INDIAN GRASS	CONT.	#1	LOW	6'-7'	2'-3'
PERENNIALS							
AC MI	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW	1'-2'	2'-3'
CA IN	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS	CONT.	#1	LOW	<1'	2'-3'
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW	2'-3'	1'-2'
GA AR	GALLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW	1'-2'	1'-2'
GA OD	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1	MOD	<1'	<1'
HE ST	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	CONT.	#1	LOW	1'-2'	1'-2'
NE WL	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1			
RU FU	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	LOW	1'-2'	1'-2'
SA MN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT.	#1	LOW	1'-2'	1'-2'
SE AJ	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	CONT.	#1	LOW	1'-2'	1'-2'
ST BE	STACHYS BYZANTINA 'BIG EARS'	BIG EARS LAMB'S EAR	CONT.	#1	LOW	<1'	1'-2'

NOTE: PLANTING LIST IS RECOMMENDED FOR DESIGN INTENT ONLY. FINAL SPECIES SELECTION MAY VARY DEPENDENT ON SITE SPECIFIC CONDITIONS / OWNER APPROVAL, SO LONG AS THEY ARE CONSISTENT WITH PUD GUIDELINES, AND IN COMPLIANCE WITH MUNICIPAL CODE MINIMUM LANDSCAPE REQUIREMENTS.

PLANT IMAGERY

IMAGES PROVIDED REFLECT PLANT SPECIES IN ABOVE PLANT LIST.



ARIET'S GROVE PUD
TOWN OF MEAD, COLORADO

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DENVER, CO 80217-3779

PREPARED FOR:
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SHEET TITLE:
LANDSCAPE STANDARDS

ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

URBAN DESIGN STANDARDS

GENERAL DESIGN STANDARDS

TO PRESERVE SENSE OF PLACE AND NEIGHBORHOOD CHARACTER, SITE DESIGN WITHIN ARIET'S GROVE SHALL GENERALLY FOLLOW THE STANDARDS OUTLINED BELOW. IMAGES ARE REPRESENTATIVE OF CHARACTER AND DESIGN, NOT EXACT FEATURES TO BE INSTALLED.

FENCING

THE FENCING WILL BE DESIGNED IN A CONSISTENT MANNER TO ENHANCE THE SMALL TOWN THEME AT ARIET'S GROVE. MATERIALS PERMITTED INCLUDE WOOD, BOX-WIRE, AND STONE.

- A. BOX-WIRE FENCING IS REQUIRED TO INCLUDE WOOD TOP RAILS, BOTTOM RAILS, AND COLUMNS.

1. RESIDENTIAL

- A. FRONT YARD FENCE
 - A.A. FRONT YARD FENCES ARE PERMITTED, BUT NOT REQUIRED, AND SHALL NOT EXCEED 4' IN HEIGHT, NOR 50% OPACITY.
 - A.B. PERMANENT CHAIN-LINK FENCES ARE PROHIBITED.
 - A.C. FOR CORNER LOTS, STANDARDS APPLY TO BOTH STREET-FACING FRONTAGES.
- B. OPEN SPACE FENCE
 - B.A. FENCES BORDERING PARKS OR OPEN SPACES MAY NOT EXCEED 50% OPACITY NOR 4' IN HEIGHT.

PRECEDENT IMAGERY OF FRONT YARD AND OPEN SPACE FENCING



- C. OPAQUE PRIVACY FENCING
 - C.A. OPAQUE PRIVACY FENCING SHALL BE PERMITTED, BUT NOT REQUIRED, AND SHALL NOT EXCEED 6' IN HEIGHT, ALONG RESIDENTIAL SIDE AND REAR LOT LINES, INCLUDING SIDE LOT LINES ADJACENT TO RESIDENTIAL ENCLAVE BUFFERS.
 - C.B. 6' PRIVACY FENCING ALONG SIDE LOT LINES SHALL NOT EXTEND BEYOND THE FRONT FACE OF THE ASSOCIATED BUILDING.
 - C.C. PRIVACY FENCING SHALL BE SUBJECT TO SIGHT TRIANGLES.

PRECEDENT IMAGERY OF OPAQUE PRIVACY FENCING



2. COMMERCIAL

- A. SCREENING FENCE
 - A.A. WHEN FENCING IS NEEDED AROUND COMMERCIAL PROPERTIES FOR AESTHETIC SCREENING PURPOSES, A MAX. 6' FENCE MAY BE USED AND SHALL BE COMPRISED OF DIMENSIONAL LUMBER, AND/OR MATERIAL CONSISTENT WITH THE SIGNAGE.
 - A.B. SOLID FENCING INCLUDING MASONRY AND WOOD SHALL BE USED TO SCREEN ELEMENTS SUCH AS MECHANICAL EQUIPMENT.
- B. SAFETY FENCE
 - A.A. WHEN FENCING IS NEEDED AROUND COMMERCIAL PROPERTIES FOR SAFETY REASONS, A MAX. 6' FENCE MAY BE USED AND SHALL BE COMPRISED OF DIMENSIONAL LUMBER, BOX-WIRE AND/OR MATERIAL CONSISTENT WITH THE SIGNAGE.

LIGHTING

LIGHTING SHALL BE ADEQUATE TO PROVIDE SAFETY AND SECURITY ON SITE, SERVING AS BOTH A FUNCTIONAL AND VISUAL ELEMENT IN THE NEIGHBORHOOD DESIGN. RAW, SIMPLE MATERIALS AND FINISHES SHOULD BE EMPHASIZED IN LIGHTING COMPONENTS TO RELATE TO THE TIMELESS SMALL-TOWN DESIGN AESTHETIC. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

1. LIGHT LEVELS MEASURED AT THE PROPERTY LINE OF THE DEVELOPMENT PROJECT AND ADJACENT RIGHTS-OF-WAY SHALL NOT EXCEED ONE-TENTH (0.1) FOOT-CANDLE AS A DIRECT RESULT OF THE ON-SITE LIGHTING. EXCEPTIONS INCLUDE SITUATIONS WHERE CROSS PARKING AND SHARED ACCESS ARE INCORPORATED INTO A SPECIFIC DEVELOPMENT PROJECT.
2. TO ACHIEVE A COHESIVE LOOK THROUGHOUT THE COMMUNITY, STREETLIGHTS AND PEDESTRIAN LIGHTS ARE TO BE FROM THE SAME FAMILY OF LIGHTS.
3. LIGHTS WILL VARY IN HEIGHT BASED ON LOCATION AND USE, AND SHALL BE SUBJECT TO MUNICIPAL CODE STANDARDS.
 - A. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE.
 - B. STREETLIGHTS SHALL BE 25' MAX HEIGHT
 - C. PEDESTRIAN LIGHTS SHALL BE 14' MAX HEIGHT
 - D. BOLLARDS WILL BE USED WHERE APPROPRIATE AND HAVE A MAX HEIGHT OF 4'
4. ALL POLE LIGHTS SHALL BE DOWNCAST TO REDUCE LIGHT POLLUTION
 - A. ALL LIGHT FIXTURES SHALL BE INTEGRAL LED TYPE
5. STREET LIGHTING FIXTURES SHALL BE PLACED TO CREATE AN ORGANIZED APPEARANCE THAT IS COORDINATED WITH THE LOCATION OF TREES, CURB CUTS, SIGNAGE AND OTHER DESIGN FEATURES TO PROVIDE A UNIFIED CONSISTENT STREETScape.
 - A. LIGHTING SHALL PROVIDE UNIFORM ILLUMINATION IN COMPLIANCE WITH THE MAXIMUM LEVELS OF LIGHT FIXTURE ILLUMINATION.
6. PUBLIC GATHERING AREAS ARE ENCOURAGED TO UTILIZE DECORATIVE LIGHTING, OVERHEAD STRING LIGHTING OR OUTDOOR TRACK LIGHTING, AS LONG AS IT CONNECTS TO THE PROJECT CHARACTER.
 - A. LOW LEVEL BOLLARDS, TREE ACCENT LIGHTS, OR SIMILAR ACCENT LIGHTING MAY BE PROVIDED IN KEY LANDSCAPE AREAS FOR NIGHT-TIME INTEREST AND WAYFINDING.
7. EXTERIOR LIGHTING SHALL BE USED TO EMPHASIZE ENTRYWAYS AND ARCHITECTURAL FEATURES.

RETAINING WALLS

WHERE NEEDED AND APPROPRIATE, RETAINING WALLS OF HEIGHTS, MATERIAL, AND CONSTRUCTION SHALL BE PROVIDED BY THE BUILDER / DEVELOPER TO KEEP SLOPES WITHIN ACCEPTABLE RANGES.

- A. A MINIMUM 4' OF SEPARATION IS REQUIRED BETWEEN MULTIPLE, TIERED, RETAINING WALLS.
 - B. RETAINING WALLS SHALL NOT EXCEED 4' IN HEIGHT WHERE FEASIBLE.
 - C. WALLS UP TO 6.5' IN HEIGHT MAY BE PERMITTED IN RESIDENTIAL ENCLAVE BUFFERS, TO ALLOW SUFFICIENT SPACING FOR TREE PROTECTION, LANDSCAPE BUFFERING, AND 8' TRAIL CONNECTIONS; SUBJECT TO SUBMITTAL TO FOR COMMUNITY DEVELOPMENT DIRECTOR APPROVAL.
 - D. RETAINING WALLS MAY REQUIRE PERMITS, PER BUILDING CODE.
7. PROVISIONS
- A. WALLS, PARTICULARLY IN VISIBLE AREAS, WILL INCORPORATE OR GIVE THE APPEARANCE OF FIELD STONE AND NATURAL STONE.
 - B. WALL TYPES WILL VARY DEPENDING ON VISIBILITY FROM THE R.O.W. HIGHLY VISIBLE WALLS IN PEDESTRIAN AREAS SHOULD BE DESIGNED WITH MATERIALS FOR THE PEDESTRIAN SCALE. LARGE RETAINING WALLS NOT VISIBLE FROM ROW CAN BE MSE TYPE WALLS.
 - C. WHERE SEGMENTAL BLOCK WALLS ARE USED, THE MASONRY UNITS SHALL HAVE MULTIPLE SIZES, TEXTURES, OR A RANDOMIZED PATTERN TO ADD INTEREST.
 - D. PROVIDE BLENDED COLOR THROUGHOUT BLOCK SELECTION TO BE VISUALLY APPEALING.
 - E. WOOD IS NOT AN ACCEPTABLE WALL MATERIAL AND SHALL NOT BE USED.



SITE FURNISHINGS

1. GENERAL

- A. SITE FURNISHINGS SHOULD PROMOTE VISUALLY ATTRACTIVE, VERSATILE, AND COORDINATED ENVIRONMENTS BY MATCHING IN COLOR AND STYLE.
- B. SITE FURNISHINGS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, STREET LIGHTS AND POLES, PEDESTRIAN LEVEL LIGHTING, BOLLARDS, BENCHES, PLANTERS, RAILINGS, DRINKING FOUNTAINS, AND TRASH RECEPTACLES.
- C. SITE FURNISHINGS SHOULD BE OF ONE "FAMILY" OF PRODUCTS TO CREATE A COHESIVE LOOK AND FEEL SUPPORTING THE TIMELESS SMALL-TOWN CHARACTER.
- D. A SIMPLE UNIFIED COLOR PALETTE AND CLASSIC FEEL SHALL BE MAINTAINED IN SITE FURNISHING CHOICES. PERMITTED MATERIALS INCLUDE WOOD, STONE, AND METAL.

2. BENCHES

- A. BENCHES MUST BE LOCATED AT MAJOR MULTI-FAMILY AND COMMERCIAL BUILDING ENTRYWAYS, DROP-OFF AREAS, PEDESTRIAN COURTYARDS, AND PLAZAS.
- B. WHEN PLACING BENCHES CONSIDER AREAS THAT RECEIVE DIRECT SUNLIGHT IN THE WINTER AND SHELTER FROM WINDS. FOR SUMMER MONTHS, CONSIDER PLACEMENT IN AREAS THAT ARE SHADED.
- C. FIXED SEATING SHOULD PROVIDE A VARIETY OF ARRANGEMENTS WITHOUT IMPEDING PEDESTRIAN MOVEMENT. PLACEMENT OF SITE FURNITURE SHALL COMPLEMENT THE OVERALL WALKABILITY OF THE DEVELOPMENT.

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SHEET TITLE:
**URBAN DESIGN
STANDARDS**

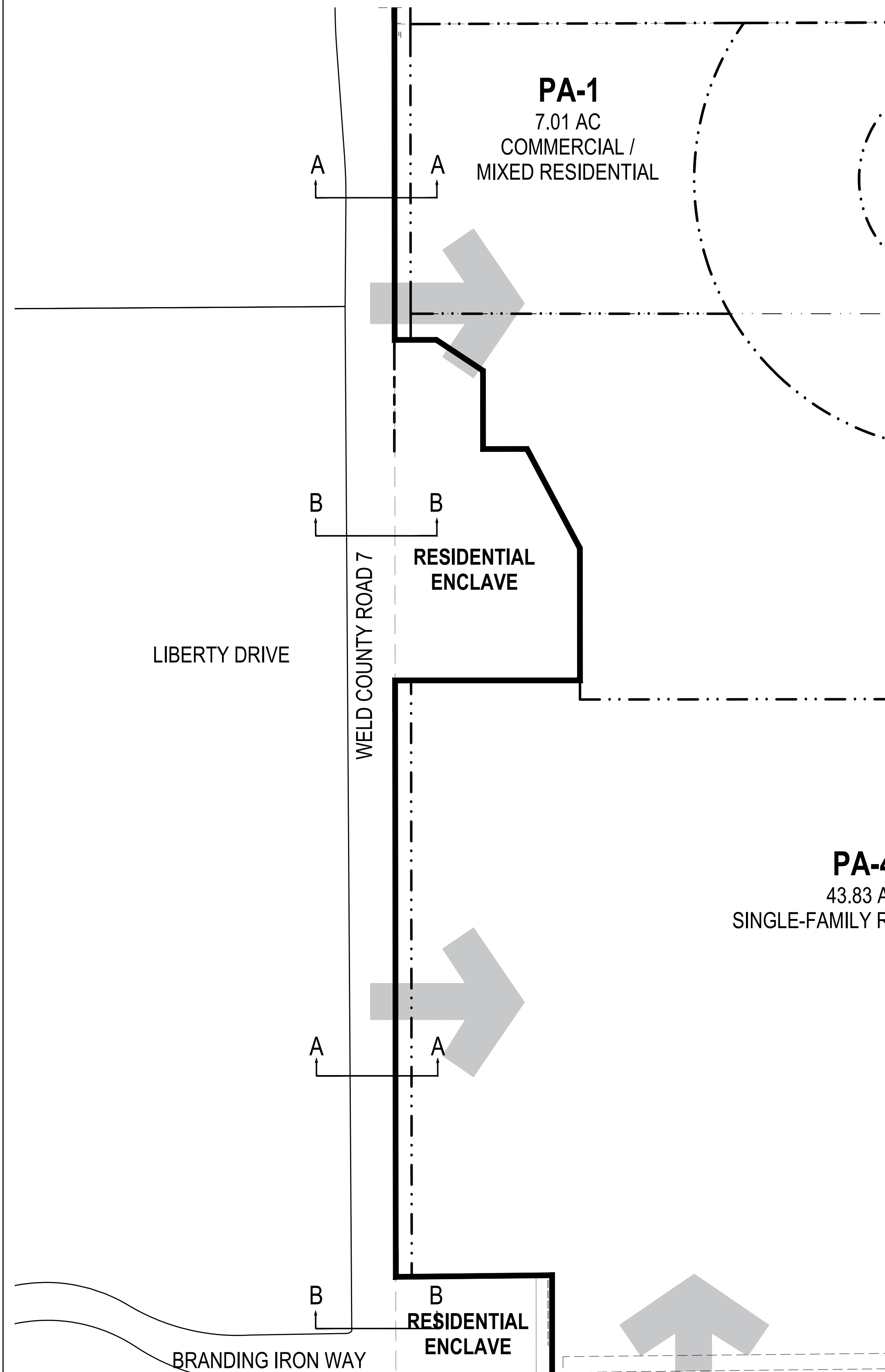
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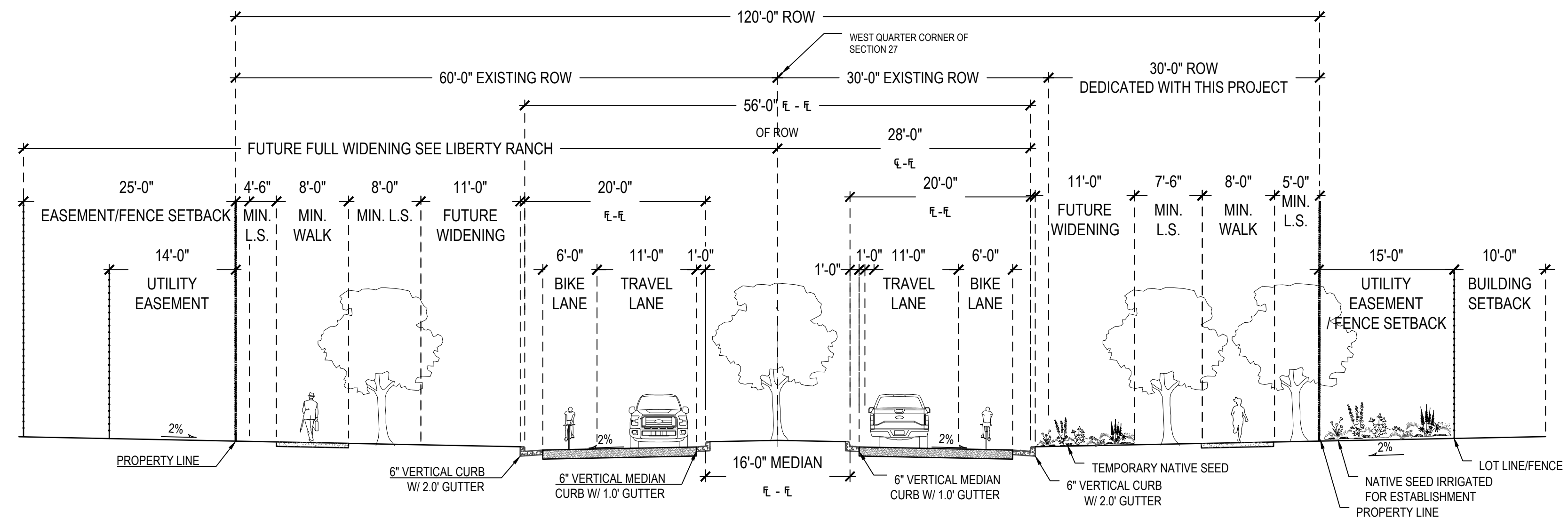
STREET SECTIONS

THE FOLLOWING PUD SECTION DEPICTS WELD COUNTY ROAD 7 IMPROVEMENTS. ALL OTHER STREETS SECTIONS SHALL FOLLOW MEAD 2025 ENGINEERING STANDARDS AND SPECIFICATIONS.

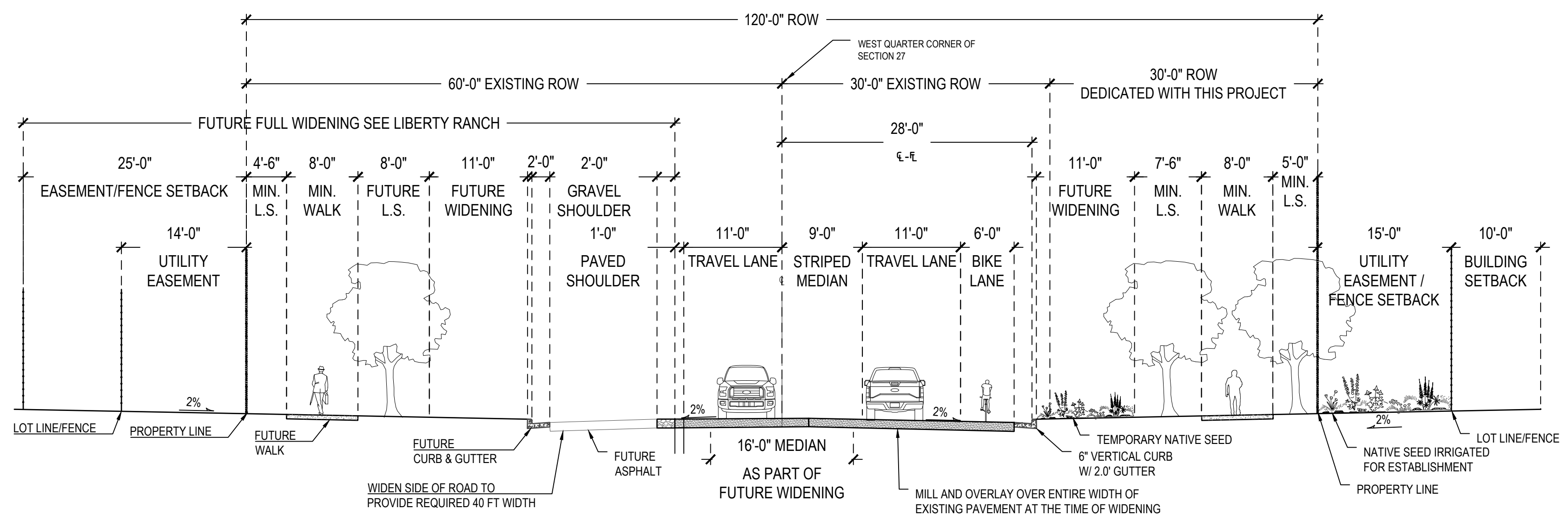
WELD COUNTY ROAD 7 KEY MAP



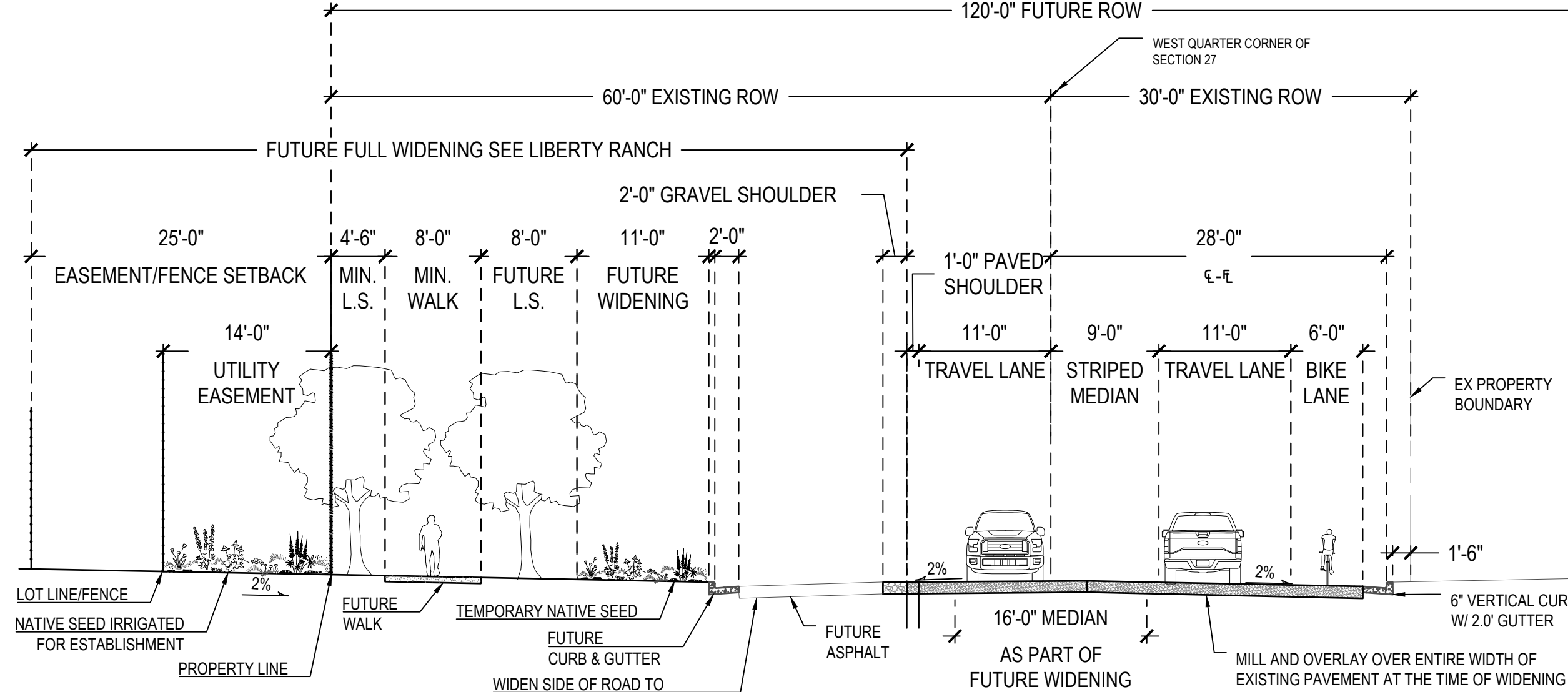
WELD COUNTY ROAD 7 - SECTION A-A - ULTIMATE BUILD OUT



WELD COUNTY ROAD 7 - SECTION A-A - INTERIM BUILD OUT



WELD COUNTY ROAD 7 - SECTION B-B - INTERIM BUILD OUT



NOTE:

FOR SECTION A-A, VARIATIONS FROM TOWN CODE ONLY OCCUR ON THE EAST SIDE OF WCR-7. IN PROPOSED SECTION, CURBSIDE LANDSCAPE AREA HAS BEEN NARROWED FROM 8'-0" TO 7'-6", AND BACK OF WALK AREA HAS BEEN WIDENED FROM 4'-6" TO 5'-0", TO ALLOW A SECOND ROW OF TREE PLANTINGS, EAST OF THE SIDEWALK. UTILITY EASEMENTS HAVE BEEN WIDENED FROM 14'-0" TO 15'-0". FENCE SETBACK ALIGNS WITH BACK OF EASEMENT. 10'-0" MIN. REAR SETBACK TO RESIDENTIAL BUILDINGS ADDED. SECTIONS WITHIN THIS PUD SHALL TAKE PRECEDENT OVER TOWN CODE.

FOR SECTION B-B, DUE TO LIMITED ROW ACROSS THE NEIGHBORING PARCELS, PEDESTRIAN SIDEWALK ACCESS SHALL BE ROUTED THROUGH THE ARIET'S GROVE NEIGHBORHOOD ON LOCAL ROW SIDEWALKS TO PROVIDE CONTINUITY OF ACCESS ALONG WCR-7. SEE MAP ON SHEET 13.

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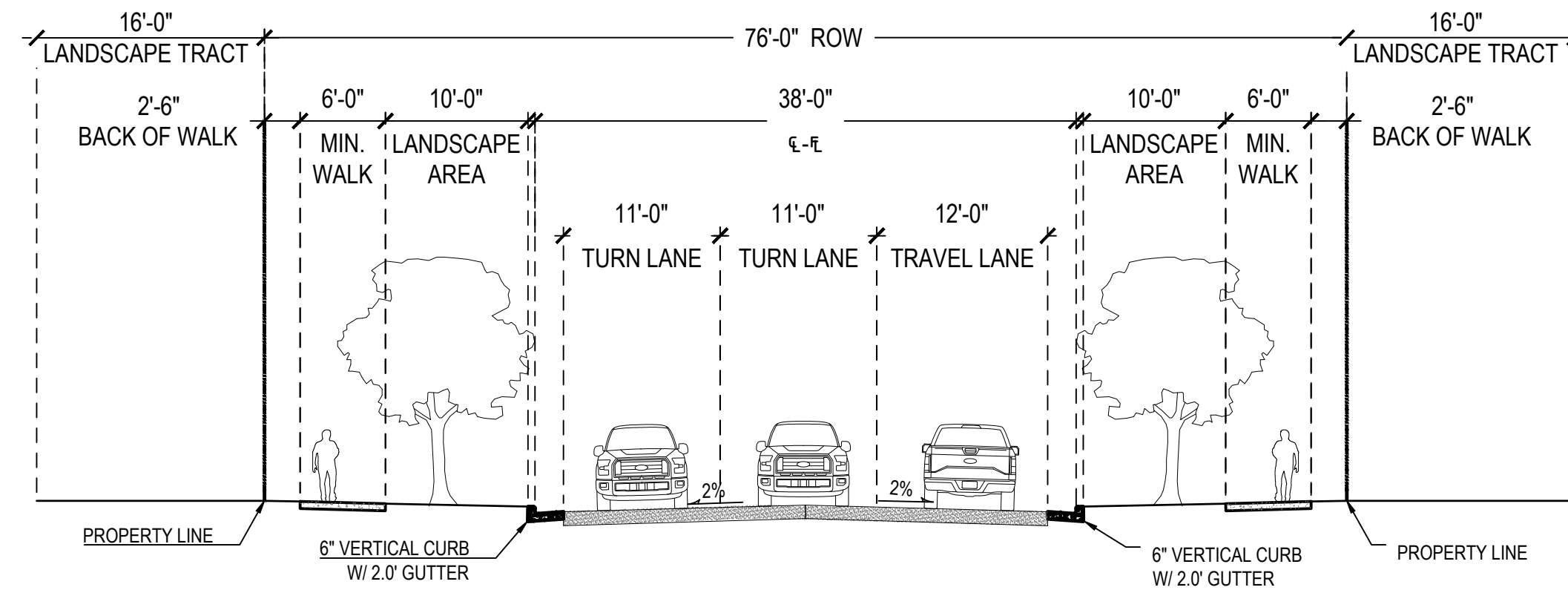
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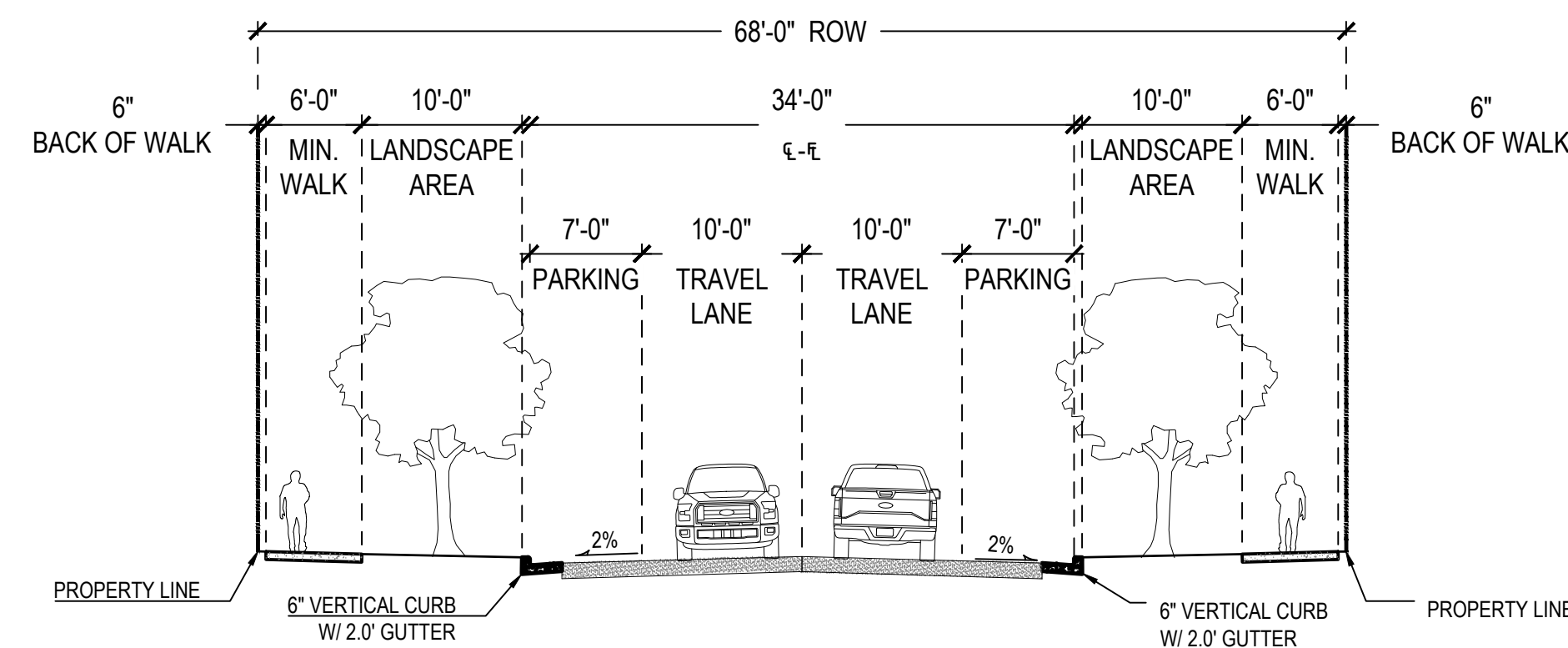
STREET SECTIONS

THE FOLLOWING PUD SECTION DEPICTS THE NEIGHBORHOOD'S MAIN ROAD, ARIET STREET. ALL OTHER STREETS SECTIONS SHALL FOLLOW MEAD 2025 ENGINEERING STANDARDS AND SPECIFICATIONS.

ARIET STREET AT ENTRY



ARIET STREET, STANDARD



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SECTIONS**