SUMMERFIELD PLANNED DEVELOPMENT DISTRICT-DEVELOPMENT PLAN GUIDELINES

ARTICLE I - GENERAL PROVISIONS

1. Authority

This PD-OP is authorized by subsection 2.5.D, Planned Development of the UDC.

2. Applicability

The provisions of this PD-OP shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PD-OP through its approval by the Erie Board of Trustees.

3. Adoption

The adoption of this PD-OP shall evidence the findings and decision of the Erie Town Board of Trustees that this PD-OP for the Summerfield Development ("Summerfield") is in general conformity with the Town of Erie Comprehensive Plan approved June 6, 2007, as amended by the provisions of subsection 2.5.D, Planned Development of the UDC.

4. Overall Concept and Relationship to Town of Erie Regulations

The provisions of the Annexation Agreement and this PD-OP shall prevail and govern the development of the Summerfield Development, provided, however, that where the provisions of the Annexation Agreement do not address, in general terms, a particular subject, the relevant provisions of the UDC shall be applicable. However, the intent of this PD-OP shall be to harmonize with, and not create any adverse situations with, any provisions of any annexation agreement with the Town where applying any sections of the UDC. The intent here is to have a consistent between the Town Code, Summerfield Development Plan, and any approvals in compliance with this PD-OP.

The overall Summerfield project is designed as a self-sustaining, mixed-use, master planned development designed to enrich the livability of the greater Erie community. The plan for Summerfield is integrated with various employment, housing, shopping, civic, and recreational uses in a pedestrian-oriented community.

Western portions of the Summerfield PD-OP (Planning Areas 1-5) are intended for general residential development with a range of housing types and may be considered for a more controlled, "age targeted" community consistent with the guidelines set forth in the Housing for Older Persons Act ("HOPA") adopted by the United States Congress in 1989. HOPA was adopted to clarify the Fair Housing Act exemption of familial status discrimination for certain types of housing and gender of occupants age 60 or older. The primary reason a home is within the Summerfield "age targeted" community will generally be 65 or older. Additional restrictions apply including restrictions on children living within the community. If the western portion of Summerfield is developed as an age targeted community, we will include amenities intended for such residents.

Eastern portions of the Summerfield PD-OP (Planning Areas 6-9) are subject to a broad range of residential and non-residential uses with associated amenities and activities designed for family households.

The PD-OP will maintain the appropriate balance among park facilities and population within each individual Planning Area based on the specific needs of the type of community (i.e., age-targeted) and residents of the individual Planning Areas.

5. Maximum Level of Development

The total number of dwelling units or the total commercial intensity approved for development within the Planning Area (including the area requested for planned parks and green spaces) ("density transitions") is subject to the overall maximum level of development within the Summerfield PD-OP. The plan shall be subject to the provisions of Sections 152.12 and 152.13 of NYS Zoning Law and shall be consistent with the applicable provisions of the NYS Uniform Zoning Enabling Act and the Zoning Enabling Act of 1965. The Town and Summerfield shall be prohibited from undertaking any changes of any provisions of this PD-OP.

6. Project Tracking

At the time of final plat or site plan application, the applicant shall submit a revised PD-OP Map and Land Use Summary Table, page P1.06 of the approved Summerfield PD-OP, as in the Community Development Department. The Community Development Director shall review the revised PD-OP Map and Land Use Summary Table to verify that actual densities and/or site plans match approved densities and/or site plans and are consistent with the maximum development levels described herein and within the Annexation Agreement.

After all necessary approvals are obtained for the site specific final plat or site plan, the applicant shall submit a revised PD-OP Map as a PD-Minor Amendment application to the Town. The site purpose of the PD-Minor Amendment shall be to update the PD-OP Map and Land Use Summary Table. The Community Development Director shall have the authority to approve the PD Minor Amendment to update to the PD-OP Map and Land Use Summary Table and cause the PD Minor Amendment to be recorded with the Clerk and Recorder of Weld County, Colorado. All other amendments to the PD-OP shall be submitted and reviewed in compliance with PD Amendment procedures outlined in the UDC.

ARTICLE II - CONTROL PROVISIONS

1. Transfer of Density

Residential dwelling units, as shown on the PD-OP map, shall be the maximum total number of dwelling units within any residential land use as set forth in the PD-OP. A transfer of density from Planning Area to Planning Area shall be allowed without an amendment to the PD-OP and will be shown in specific subdivision and site plan submittals.

For the district's Single-family Detached Residential, Single-family Attached Residential, and Multi-family Residential Planning Areas, the density of a Planning Area within the above referenced Planning Areas may not exceed twenty percent (20%) provided that the overall density of the Summerfield residential Planning Areas shall not exceed 2,200 dwelling units.

2. Planning Area Boundaries

The Planning Area boundaries are the boundaries as shown on the PD-OP map. Modifications to the Planning Area residential and commercial streets will be decided by the developer at the time of site specific plan review without amendment to the PD-OP.

3. Road Alignments

The PD-OP is intended to depict general locations of streets and individual Planning Areas. At the time of Preliminary Plat approval, the Community Development Department in Erie Town Board shall allow modifications for the purpose of establishing:

1. First street alignments.
2. Final configuration of Planning Areas provided that the size of a Planning Area does not increase/decrease by more than 25%.
3. First floor or garage elevation.
4. Landscaping adjustments and drainage improvement/layout.

ARTICLE III - DEFINITIONS

1. Word Usage

1. Words used or defined in one tense or form shall include other tenses and derivative forms.
2. The singular gender shall include the feminine and the feminine shall include the masculine.

2. Definitions

Unless otherwise stated, the definitions contained in Chapter 11 of the UDC, as amended, shall apply to this PD-OP and accompanying PD-OP Standards.

ARTICLE IV - ARCHITECTURAL STANDARDS

A. Residential Architectural Standards

1. Prototypical architecture of residential structures is allowed. All site plans and architecture shall be reviewed by the CACC.
2. Parking spaces and customer vehicle circulation may be located in front of commercial buildings and accessible to public street right of ways and project entry driveways, where possible.
3. All streets shall be designed to be pedestrian friendly and drivable and any requiring sidewalks are not allowed.
4. Multiple buildings on the same site shall be designed to create a cohesive visual relationship among buildings and signs.
5. A minimum of 20% of site areas shall be provided as landscaped areas or paved pedestrian plazas and common areas.
6. Community and Retail Streets:
   a. Prototypical architecture of residential structures is allowed. All site plans and architecture shall be reviewed by the CACC.
   b. Free-standing retail buildings shall be designed and detailed so the appearance is consistent on all sides.
   c. Drive-thru service entrances and vehicle lanes are allowed where provided.
   d. Community spaces, general parking, and amenity areas.
   e. Outdoor seating areas, play equipment, and perimeter fencing will be reviewed and approved by the CACC.
7. Building Equipment and Service Areas:
   a. Access for service vehicle and motordriven shall be located on alley ways or be provided at the rear of the building where possible.
   b. Building equipment shall be located on plazas, paved parking, and neighboring properties.
   c. Smoke exhaust stack and other similar equipment shall be located on roof top equipment.
   d. All mechanical, electrical, and water service and utility inlets shall be located in street area.
   e. Trash and recycling containers shall be located as determined by the owner.
   f. Utilities shall be constructed in accordance with the utility service and utility line systems.
   g. Parking equipment shall be compatible with the building architecture.
SUMMERFIELD PD - DEVELOPMENT PLAN
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
644.33 ACRES / PD-12-0001

ARTICLE V - LAND USE REGULATIONS

A. Residential Planning Areas - General
1. Intent - To provide for residential development and associated uses.
2. Housing Divis - It is the intent of the PD-5R to meet the Town's Housing Divis Requirement by providing 3 housing types and 2 housing type variations as defined by subsection 6.7.0 of the UDC. This requirement applies to Summerfield unto entirely, not on a plat by plat bases.

B. Low Density Residential Planning Area
1. Intent - To provide for low density residential development.
2. Uses Permitted by Right - See UR Zone District uses in subsection 3.1.E of the UDC.
3. Uses Permitted by Special Review - See UR Zone District uses in subsection 3.1.E of the UDC.
4. Development Standards - See Dimensional Standards table herein.

C. Medium Density Residential Planning Area
1. Intent - To provide for medium density residential development.
2. Uses Permitted by Right - See MR Zone District uses in subsection 3.1.E of the UDC.
3. Uses Permitted by Special Review - See MR Zone District uses in subsection 3.1.E of the UDC.
4. Development Standards - See Dimensional Standards table herein.

D. High Density Residential Planning Area
1. Intent - To provide for high density residential development.
2. Uses Permitted by Right - See HR Zone District uses in subsection 3.1.E of the UDC.
3. Uses Permitted by Special Review - See HR Zone District uses in subsection 3.1.E of the UDC.
4. Development Standards - See Dimensional Standards table herein.

E. Public Parks and Open Space
1. Intent - To provide for public and private park and open space uses which complement residential development.
2. Uses Permitted by Right
   a. Configuration. Sites for park and open space use shall be located within
      a single-family dwelling units or commercial uses; the
      minimum building separation between such uses shall be fifty (50) feet.
   b. Location. Public and private park and open space areas shall be
      located within thirty (30) feet of a single-family dwelling.
   c. Open Space Area. A minimum of twenty (20%) of the
      public and private park and open space areas shall be
      open to the public and shall be available to the public at all times,
      without the need for a permit.
3. Uses Permitted by Special Review
   a. Parks, playgrounds and other recreational uses provided no sports lighting is
      incorporated.
   b. Passive recreational uses.
   c. Active recreational uses including, but not limited to, the following facilities: basketball
      courts, tennis courts, baseball fields, soccer fields, volleyball courts, basketball
      courts, swimming pools, play apparatus, picnic areas, community centers and
      churches. Hunting or fishing trips provided no sports lighting is
      incorporated.
   d. Open water application for landscaping is permitted in parks and open space
      areas.
4. All other uses within the land use district shall be in accordance with the Town of
   Erie approved Site Development Plan.

F. Dimensional Standards Table

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<th>HIGH DENSITY</th>
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G. School Planning Area
1. Intent - To provide for a full range of community support facilities.
2. Uses Permitted by Right
   a. Private and public parks, sales centers during development and construction, and
      public, commercial, religious facilities including, but not limited to; tennis
      courts, swimming pools, and s, and bike trails, and plat support facilities
      such as restaurants and tennis courts.
   b. Parks, playgrounds and other recreational uses.
   c. Private and/or public open space.
   d. Recreational uses for all teenagers and children.
   e. Community associated uses incidental to principal use or building and located on the
      same site as the principal use or building including, but not limited to; properly
      designed and constructed and maintained by the Town of Erie or the
      Metropolitan District or an
   f. Nursery schools and day care centers.
   g. Any other use with the Town of Erie or the
      Community associated uses incidental to principal use or building and located on the
      same site as the principal use or building including, but not limited to; properly
      designed and constructed and maintained by the Town of Erie or the
      Metropolitan District or an
   h. School parks shall be constructed to the Town's standards and specifications for
      design and construction of public improvements, and shall be owned, operated, and
      maintained by the Town of Erie.
3. Development Standards - See Dimensional Standards table herein.

G. School Planning Area (Planning Area 13) This Planning Area provides for a
proposed elementary school.
1. Uses By Right - Elementary school and ancillary recreational use
2. In the event more than 1,000 are "age targeted" within Summerfield the school
   site within Summerfield may be required to be the School Planning area
   may become a Second Density Residential Planning Area.

H. School Planning Area (Planning Area 13) This Planning Area provides for a
proposed elementary school.
1. Uses By Right - Elementary school and ancillary recreational use
2. In the event more than 1,000 are "age targeted" within Summerfield the school
   site within Summerfield may be required to be the School Planning area
   may become a Second Density Residential Planning Area.

I. Maximum Height of Sprays on Residential Buildings shall be 65'

J. Minimum Lot Frontage shall be 18' and shall be measured at the street center line for
   minimum road conditions.

K. Zero line setbacks shall be permitted for attached and detached buildings provided the
   building meets the zone district interior lot line setback on the sides of the building that are not
   attached.

L. Multiple Principal Buildings on a Single Lot shall be separated by a distance equal to
   the distance that would be required if they were separated by a lot line.

M. Front, side and rear setbacks shall be allowed for encroachment, provided they do not extend
   into easements or R.O.W., up to 2.5 feet beyond the building foundation for above grade features including
countertops, fireplace box-out, stairways, bay windows, room dividers, and overhangs provided the
   living space of the projection does not exceed 30 square feet in each instance and extend more than
   2 feet. This shall be no more than two (2) above grade linear space encroachments per elevation.

N. Side and rear setbacks shall be permitted for encroachments, provided they do not extend into
   easements or R.O.W., up to 2.5 feet beyond the building foundation for above grade window wells.

O. Rear setbacks shall be permitted for encroachments, provided they do not exceed 2.5 feet
   beyond the building foundation for above grade window wells.

P. Open Universe shall be set back a minimum of 20' of the front setback line.

Q. All uses comply with the site plan elevations of the home are no more than 18’9” from the street
   and shall be maintained.

R. The use of all lots on the front elevation of the home is not more than 18’9” from the street
   and shall be maintained.
1. Intent - To provide for a range of multi-family residential, retail goods and services, professional and business services which support residential use, and complementary public uses. Mixed-Use Development Plans shall be subject to the Summerfield PD-DP Commercial Design Guidelines to be developed by the developer with the first major commercial site plan within the Mixed-Use Planning Area, not including pad sites.

2. Uses Permitted by Right
   a. Commercial retail, including, but not limited to, convenience food marts with gas pumps, dry cleaners and laundromats, beauty salons, drug stores, liquor stores (with drive-up facilities), hardware stores, restaurants and fast-food restaurants with drive-up windows.
   b. Commercial services, including, but not limited to, printing and publishing offices, office buildings, banks with drive-up windows and banks/financial banks, postal satellite facilities and emergency care clinics.
   c. Commercial recreation
   d. Professional offices, including a sales information center.
   e. Attached or detached parking structures or garages.
   f. Commercially associated uses occurring incidental to principal use or building and located on the same site as the principal use or building including, but not limited to, storage building, testing and ventilating, air conditioning structure and similar uses.
   g. Private and/or common open space.
   h. Private clubs, private parks and recreational uses including, but not limited to, country clubs, golf courses, tennis courts, swimming pools and jogging and biking trails.
   i. Bus stops and/or Park-N-Ride facilities.
   j. Parks, playfields and other recreational facilities.
   k. Buildings, garages and utility stations related to emergency services such as ambulance, fire, police and rescue.
   l. Nursery schools and daychild care centers.
   m. Multi-family dwelling, single family attached residential dwellings, and single family detached residential dwellings at a density of 6.0 d./ac. or more.
   n. Religious centers.
   o. Neighborhood public service, health and education facilities such as community centers, libraries and museums.
   p. Any other use consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not listed or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

3. Development Standards
   a. The Mixed-Use Planning Area commercial coverage shall not exceed 35%.
   b. Building setback. Street. The minimum principal and accessory building setback from any public street right-of-way line shall be twenty (20) feet.
   c. Building Height. No buildings or structures within the Mixed-Use Planning Area shall exceed fifty (50) feet in height (maximum height of property lines of worship = 80). Building height as defined by chapter 10.11 of the Town of Erie UDC.
   d. Common Open Space. A minimum of Seventeen percent (17%) of the Mixed-Use Planning Area shall be provided as landscaped open space with plant material to be maintained by a Property Owner’s Association, or the property owner.
      1. Minimum setback of twenty (20) feet for gasoline pumps from the adjacent right-of-way or federal and state requirements, whichever is greater.
      2. Minimum landscape strip adjacent to street - ten (10) feet.
   f. Buffer Requirements. Unless previously provided, where convenience commercial uses are located directly adjacent to is not separated by a street any type of Single Family or Multi-Family Dwelling Units, a minimum thirty (30) feet wide landscaped buffer shall be provided, plus 1’ for every foot of height over 40. Such landscape design shall be in accordance with the Town of Erie approved lifestyle Development Plan.

ARTICLE VI - ANCIENT USE STANDARDS

1. Architecture - see section 6.10 of the UDC.
2. Signs - see section 6.12 of the UDC.
3. Fences and Retaining Walls - the standards replace subsection 6.4-F of the UDC.
   a. The maximum fence height within all Planning Areas shall be six (6) feet above finished grade. Public schools and public or private recreation facilities shall be exempt from these fence height standards.
   b. Fences or walls shall be of brick, stone, decorative stone or decorative iron. No fences or walls of chain link, wire mesh, or unpainted concrete block shall be allowed, except for special recreational uses as defined by the Community Development Director. Chain link shall be allowed at tennis courts if painted and coated. Wire mesh combined with open rail fences shall be allowed. No burned wire or electric fences shall be permitted within any land use area except for intermediate agricultural use unless it is located to an existing agricultural use. Along all open space or park area, an open fence, not exceeding forty-two (42) inches in height shall be the only allowed fencing.
   c. Temporary fences. Temporary construction safety and security fences shall be permitted at construction sites provided there may be chain link or wire mesh material or similar type of safety fences and shall be exempt from the maximum fence height given above.
   d. Location. No fences shall be constructed within the Town of Erie public right-of-way unless a variance is granted by the Town of Erie but shall be allowed within the setback on private land.
   e. Screening - These standards replace subsection 6.4.3.4-F and 7 of the UDC.
      1. Truck loading, receiving, service or similar areas within Mixed-Use Planning Areas shall be properly screened by fencing, landscaping or other acceptable methods.
      2. Trash containers shall be enclosed and screened to a height of six (6) feet.
      3. Roof, wall, and foundation materials, and mechanical equipment for commercial uses shall be placed or screened from public view. The screening shall be treated as an extension of the building’s architecture, building height requirements and/or landscape architecture, materials and color.
4. Accessory or Primary Exterior Storage - These standards replace subsection 6.4.10.15 of the UDC.
   a. Where accessory or primary exterior storage is permitted in the Mixed-Use Planning Area, outdoor material storage shall be enclosed and concealed by a solid fence (one completely preventing view) six (6) feet in height. Such fence shall be of wooden or masonry construction and shall be maintained in good condition. Where the screening fence coincides with any landscaping, the fence design shall be incorporated into the landscaping design and construction of said landscaped area. Accessory outdoor storage shall not exceed the height of the fence and shall not be visible to the general public or its residents. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaped area.
5. Landscaping - General (Property Owner’s Association, Homestead’s Association or Manager).
   a. Landscape shall be provided within the Mixed-Use and Multi-Family Planning Areas in the amount required within this PD-DP excluding areas covered by buildings. All private open spaces shall conform to the provisions contained herein as follows:
      1. Be intended for passive and/or active recreational uses.
      2. Be set in its natural unaltered state, reestablished in its natural state or landscaped and maintained, creating an environment appropriate for recreation.
      3. Be accessible and usable to the residents when not inconsistent with public safety objectives.
      4. Areas which qualify as open space include, but are not limited to:
         a. Walkways, pedestrian paths, bridle paths, open plazas and malls, courtyards, separate yards, terraces, natural drainage ways, open space buffers, oil and gas operation and setback areas, playgrounds, improved roads and similar structures designed specifically for active and passive recreational use and which are not designated to be used by motor vehicles except for emergency and service purposes.
         b. Areas used for design purposes such as planted or landscaped sidewalks, bicycle paths, and planting in landscaped areas within parking lots and landscaped and medians.
         c. Aquatic areas, ponds and lakes.
         d. Stormwater detention or retention areas.
         e. Areas specifically designated as parks, tot-lots, or playgrounds.
   b. Open space areas do not include:
      1. Unused or fenced portions of property which are specifically provided for storage or outdoor areas which are developed for use as a storage area.
      2. Motor vehicle uses such as parking lots, open air showrooms, malls or service areas at, above or below ground level. However, landscaping under underground parking and landscaped areas will be reviewed by the Town of Erie.
   c. Title to common space/landscaping areas will be conveyed to the Metropolitan District or the Homeowners’ Association governing or serving homeowners within the subdivision.
G. Minimum Landscaping Requirements - These standards replace subsection 6.4.E of the UDC.
The minimum landscaping requirements in this section are cumulative.

1. Right-of-way
   a. The property owner shall provide:
      i. A minimum of one tree per 1,000 square feet of street area, excluding driveways, landscaped with the plant materials.
   b. Installing landscaping within the side and rear yard such that 50 percent of the combined (side and rear) yards is landscaped with the plant material.
   c. The maintenance of the landscaping within the adjacent road right-of-way.

2. Common Open Area
   a. The landscaping described above, the property owner shall:
      i. Plant a hedge at the front yard of each home. There shall be a minimum of 75 percent of the front yard area, excluding driveways, landscaped with the plant materials.
   b. Installing landscaping within the side and rear yard such that 50 percent of the combined (side and rear) yards is landscaped with the plant material.
   c. The maintenance of the landscaping within the adjacent road right-of-way.

3. Multi-Family Dwellings
   a. The right-of-way landscaping described above, the property owner shall:
      i. Plant a picture tree at the front yard of each home. There shall be a minimum of 75 percent of the front yard area, excluding driveways, landscaped with the plant materials.
   b. Installing landscaping within the side and rear yard such that 50 percent of the combined (side and rear) yards is landscaped with the plant material.
   c. The maintenance of the landscaping within the adjacent road right-of-way.

4. Nonresidential
   a. The owner or developer shall provide right-of-way landscaping pursuant to the section above:
   b. Landscape improvements shall be designed to enhance the overall appearance of the development and the surrounding neighborhood. A minimum of 15 percent of the gross site area shall be landscaped.
   c. A minimum of one tree per 1,000 square feet of site area, classified as street trees in Chapter 12, shall be provided and distributed throughout the site. Trees may be substituted for so-to-one of the required street trees at the discretion of the City Engineer.
   d. All alleys shall be landscaped with a water-saving irrigation system.

5. Parking Lots
   a. Parking lots must be landscaped to break up expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development, enhance the overall appearance of the property and provide some screening or landscaping requirements are in addition to any other landscaping that may be required for the site.
   b. Parking lots shall not encroach on the property setback or landscape buffer area unless that parking area is part of a shared easement that crosses a property line.
   c. All development of the parking lot:
      i. A minimum of one tree per 20 parking spaces, to be placed in islands that are a maximum of 20 feet wide, and shall use the landscape to break up large expanses of pavement and to create a tree canopy for summer shade.
   d. A minimum of 10 minutes per parking stall shall be provided.
   e. A minimum landscape setback to parking lots, 20 feet from arterial right-of-way to 10 feet from any other streets.

ARTICLE VII - OIL AND GAS REGULATIONS - These standards replace subsection 6.4.E of the UDC.

A. Existing Oil and Gas Wells and Production Facilities
   a. All development of the property located above ground production facilities shall provide the following setbacks to lots, buildings, and streets from existing wells and associated above ground production facilities.
      i. Residential lots and non-residential buildings other than an assembly building, i.e. church or school, shall be set back a minimum of 200 feet.
      ii. Street right-of-way shall be set back a minimum of 20 feet.
      iii. An assembly building shall be set back a minimum of 20 feet.
   b. An access road for the well or production facilities shall be provided:
      i. An access road for the well or production facilities shall be provided:
         1. Subdivision plan may require access to the street and right-of-way to access the production facility.
      ii. An access road for the well or production facilities shall be provided:
         1. Subdivision plan may require access to the street and right-of-way to access the production facility.
      iii. An access road for the well or production facilities shall be provided:
         1. Subdivision plan may require access to the street and right-of-way to access the production facility.
      iv. An access road for the well or production facilities shall be provided:
         1. Subdivision plan may require access to the street and right-of-way to access the production facility.
   c. The developer or the oil and gas operator shall provide the following improvements:
      i. Electric power, water, and sewer service access to the production facility shall be provided.
      ii. A concrete slab or pad shall be provided.
      iii. An access road for the well or production facilities shall be provided:
         1. Subdivision plan may require access to the street and right-of-way to access the production facility.
   d. The developer or the oil and gas operator shall provide:
      i. A concrete slab or pad shall be provided.
      ii. A road that is accessible for fire department access to the production facility shall be provided.
      iii. An access road for the well or production facilities shall be provided:
         1. Subdivision plan may require access to the street and right-of-way to access the production facility.

B. Oil and Gas Well Pipelines
   a. Gas and oil wells and their associated easements shall not be located on residential lots.
   b. Local streets should be paddingLeft so pipelines cross at a substantially right angle to the street where possible.

C. Relocation and Easement
   a. Relocation of oil and gas wells, production facilities and flow lines associated with development shall be reviewed and approved by the Town through the subdivision process.
   b. Relocation of oil and gas wells, production facilities and flow lines associated with development shall be reviewed and approved by the Town through the subdivision process.

D. Abandoned Oil and Gas Wells and Production Facilities
   a. When oil and gas wells and production facilities are abandoned and reclaimed before approval of a final plat, the following shall be completed before approval of the final plat granted by the Town:
      i. A letter of confirmation from the State of Colorado that the associated above ground production facilities shall be abandoned and reclaimed in accordance with State law and COGCC regulations.
      ii. Recorded documentation of abandonment of easements associated with the well shall be submitted to the Town.
   b. Capped wellheads shall be identified by a concrete and brass monument that will be recorded and noted on the final plat.
   c. Abandoned wells shall not be located in any areas designated as multi-family lots.
   d. Abandoned wells shall not be located in areas designated as multi-family lots.
   e. Abandoned wells shall not be located in areas designated as multi-family lots.
   f. Abandoned wells shall not be located in areas designated as multi-family lots.
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   y. Abandoned wells shall not be located in areas designated as multi-family lots.
   z. Abandoned wells shall not be located in areas designated as multi-family lots.
   aa. Abandoned wells shall not be located in areas designated as multi-family lots.
   bb. Abandoned wells shall not be located in areas designated as multi-family lots.
   cc. Abandoned wells shall not be located in areas designated as multi-family lots.
   dd. Abandoned wells shall not be located in areas designated as multi-family lots.

SUMMERFIELD PD DEVELOPMENT PLAN
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF TOWNSHIP, STATE OF COLORADO
644.33 ACRES / PD-12-00011

PD-04
SUMMERFIELD PD - DEVELOPMENT PLAN
LOCATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
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ARTICLE IV - OIL AND GAS REGULATIONS

All existing oil and gas well sites and all future oil and gas well sites on the property shall be screened and incorporated into open space, trails, roadways, and/or park areas within the property in accordance with the guidelines set forth by the regulatory agency having jurisdiction over the proposed wells, tanks, separators or incinerators. shall be 150 feet unless additional setback is required per a surface use agreement negotiated with the gas/ oil operator.

ARTICLE V - VEHICULAR CIRCULATION SYSTEM

The circulation system for Summerfield will consist of roads and streets of various sizes, as well as recreation trails intended for pedestrians, equestrians, and bicyclists. All improvements shall be constructed in conformance with Town of Winter construction specifications The overall intent is to establish a more appropriate and refined transition in the hierarchy of streets with Summerfield and accommodate many traditional and alternative forms of movement within and through the community. The Summerfield Annexation Agreement describes the specific improvements required for offsite improvements. The following generally describes the roadway sections:

A. Street Design Standards

The vehicular circulation system will be hierarchical with six general classes: (1) four-lane arterials; (2) two-lane community collectors; (3) two-lane high-volume residential streets; (4) two-lane low-volume residential streets; (5) alleys; (6) private residential streets.

1. Artel Streets

These roadways are designed as four-lane roadways with accommodations for additional turn and acceleration/deceleration lanes as may be required. The regional arterial streets are an efficient means of moving traffic from higher order routes to County Road 10 and County Road 7, residential and other non-residential development areas of the region.

   a. The County Road 7 East arterial Street consists of two lanes of 12 feet with additional width for turn lanes at intersections. The right-of-way is a minimum of 120 feet.

   b. The County Road 7 West arterial Street consists of two lanes of 12 feet with additional width for bike lanes along the outside lanes. The right-of-way is a minimum of 120 feet and 30 foot landscape and utility right-of-way is required adjacent to the PD boundary.

   c. The County Road 10 arterial Street consists of three lanes of 12 feet with 4 foot shoulder in each direction. The right-of-way is a minimum of 80 feet.

2. Two-Lane Community Connector Street

The primary purpose of this type of road is to collect traffic from individual neighborhoods and carry it to the arterials. The two-lane collectors are characterized by 12' drive lanes that include a 12' travel lane and a 3' bike lane. Other features include 10' 10' trees, and 2 mediating detached sidewalks within the R.O.W. Where left turn lanes are required, the typical section also accommodates two 12' travel lanes and 10' 10' left turn lanes. Where median landscape strip is provided, drive lanes are a total of twenty feet wide in each direction to accommodate emergency vehicle access lane requirements including a bicycle lane.

3. Two-Lane High-Volume Residential Street

Residential streets will comprise many of the streets in Summerfield. Two-lane residential streets are intended to route traffic toward neighborhoods and will be publically owned and maintained. The streets are characterized by 12' drive lanes bordered by 4' parking lanes, 6' tree lawns and 5' detached sidewalks located within a 60' R.O.W.

4. Two-Lane Low Volume Residential Street

Low volume residential streets will comprise the majority of streets in Summerfield. These streets are intended to route traffic toward neighborhoods and individual homes and will be publically owned and maintained. The streets are characterized by two 10' drive lanes, bordered by 6' parking lanes, 9' tree lawns and 5' detached sidewalks located within a 54' R.O.W. Low volume local streets are designed for a 10 mph speed limit.

5. Alleys

Alleys are characterized by minimum 24' paved section within a 30' right-of-way. They are to provide access to rear loaded garages. Any home that has an alley at the rear of the lot is located on should have its garage accessed from the alley.

6. Private Residential Streets

Private residential streets may be built to a variety of standards depending on the specific need. Design standards for private streets may include: (1) special curb treatments; (2) reduced pavement widths; and (3) special paving treatments, including stamped concrete or open pavements. Private streets will be designed for speeds not exceeding 15 mph. The specific cross section for a private street with reduced pavement should include 2:1.5 curb to driveway lines for a total width of 20', PD and sidewalk for 8' 2 parking lane for a total of 27 feet or 30' left lane for a street with a street width up to 32 feet. Private streets may or may not have sidewalks on one or both sides of the street, subject to the Improvement Plan review and approval. Attached walkways may be allowed under specific circumstances. All private street standards shall be approved by town staff at time of plating.

7. Additional Design Standards

A. Cul-de-Sac Design Standards (Subject to site-specific design approved by Mountain View Fire Protection District)

   1. Cul-de-sacs are not to exceed 150 feet in length.

   2. Turnarounds for Cul-de-sacs 151' to 250' long will be 27' in diameter following fire flowline.

   3. Landscape cubes will be allowed with cul-de-sac turnarounds.

   4. Alternative Cul-de-sac landscape designs will be permitted for Cul-de-sac serving less than 12 units and lengths less than 250'.

   5. No turnout is required for Cul-de-sac exits less than 100', serving less than 6 units and of which Cul-de-sac is visible from the intersecting street.

B. Residential driveway Access

1. Community arterial street

   a. In a residential access.

   b. Two Lane Community Collector Street

   c. Individual driveway access allowed.

   d. Individual driveway access allowed.

   e. No drive within 20' of an intersection measured from curbline.