



Board of Trustees Meeting

441 3rd Street, Mead

November 10, 2025

Agenda

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

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. 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_irDH4x_ER1yZSo6clo_2Zg

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem Trisha Harris
Trustee David Adams
Trustee Chris Cartwright
Trustee Jeremiah R. Crane
Trustee Brad Hagen
Trustee Herman Schranz

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

- a. Manager Report

6. Informational Items

- a. Name the Snow Plow Winners
- b. November 4, 2025 Municipal Election Unofficial Results

7. Proclamations

- a. Veterans Day November 11, 2025

8. Public Comment:

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

9. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda

and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting October 27, 2025
- b. October 2025 Aging Report
- c. Check Register November 10, 2025

10. Public Hearing

- a. Public Hearing: Welker Farms Planned Unit Development (continued from 9/8/2025)
 - i. **Ordinance No. 1087** — An Ordinance of the Town of Mead, Colorado Approving with Conditions the Rezoning of the Welker Farms Property from Downtown Mixed-Use (DMU) to Downtown Mixed-Use (DMU) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map
- b. Public Hearing: Lavender Oil and Gas Special Use Permit
 - i. **Ordinance No. 1095** — An Ordinance of the Town of Mead, Colorado Conditionally Approving the Lavender Pad Special Use Permit for Twenty-Two Oil and Gas Wells and Associated Production Facilities Pursuant to Chapter 16, Article X of the Mead Municipal Code
- c. Public Hearing: Building Code Update (2nd Reading)
 - i. **Ordinance No. 1092** – An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations (second reading and public hearing)

11. Public Comment:

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

12. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

13. 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.

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: November 10, 2025

SUBJECT: Town Manager Report

- Yoga is being offered at the Mead Community Center starting in November. No registration is required. Participants may attend by paying the drop-in fee. Classes will be held in the Peak multipurpose room on Thursdays at 8:30 a.m. and Sundays at 3:00 p.m.
- The Parade of Lights is scheduled for December 5th, followed by Tree Lighting. Mead Merry Christmas will take place at the Community Center on December 6th from 11 a.m. to 3 p.m. The event will feature free activities, food options, local vendors, and a visit from Santa. Guests can browse the Holiday Market for local gift items and view the Annual Tree Drawing hosted by the Mead Area Chamber of Commerce. Activities include an inflatable toboggan slide, mini golf, a s'mores station, face painting, and balloon art.
- The Colorado Department of Transportation has announced that the County Road 38 bridge over I-25 will reopen to traffic on November 7th, which is significantly sooner than the originally planned late December date.
- 471 business licenses have been issued for the calendar year 2025 to businesses physically located in the Town or doing business in the Town. Annual renewal notices are being emailed to the active business owners. For 2025, this reflects an increase in businesses physically located in Mead and a decrease in those doing business in town (i.e. contractors). An online form and credit card acceptance for payments is available on the Town's website. Pet license renewals will also be emailed to current pet owners in the next month.
- The Built for Mead website is live with a variety of business interviews: <https://builtformead.com/>. New videos continue to be released, and the website is updated quarterly. The business directory is live.
- The November 4th Election Results are still being tabulated. However, preliminary unofficial results do indicate that the Mead Sales Tax Issue to support police (2B) will not pass. Current Mead and Weld County results can be found on the Weld County Elections website: <https://www.weld.gov/Government/Departments/Clerk-and-Recorder/Elections-Department>. Statewide election results can be found on the Secretary of State website: <https://www.sos.state.co.us/pubs/elections/resultsData.html>.
- Including today, there are only three Regular Meetings of the Board of Trustees remaining in 2025: November 10, November 24 and December 8. The meeting at the end of December is traditionally cancelled due to the holidays. Staff will distribute a check register to the Board of Trustees via email for review in order to keep the Town's bills paid in a timely manner. Final approval will be in January.
- The National Council of Compensation Insurance (NCCI) has issued the town's Experience Modification Rating ("E-Mod") rating for 2026 at 1.01. The rating, which is provided each year based on prior workers compensation claims history, impacts the workers compensation premium. A rating of 1.0 has no impact, while a lower rating will provide a premium reduction and a higher rating will result in an increased premium. The town's E-Mod was 1.42 in 2025. The reduction to 1.01 will result in a premium reduction for 2026 and is due to one or two large claims which have been resolved.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school will be ready for students in the fall of 2026.
- The intersection of Third Street and Welker Avenue is under construction to widen the intersection, install new drainage infrastructure, add sidewalks and install a stoplight. There will be delays in the area, but the crews are doing their best to keep traffic flowing. All businesses are open and will remain so during the construction period.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.

- Explore the daily operations of Mead Police officers and staff. Whether responding to service calls, engaging with students, or interacting with residents at community events, the Mead Police Department is committed to improving the quality of life for residents, businesses, and visitors. View the Mead Police Challenges and Needs videos here: <http://bit.ly/40G47gm>
- Construction continues on the new Mead Library, a branch of the High Plains Library District. The library is being constructed on land just east of Liberty Ranch on County Road 7. In the meantime, programming is being offered by High Plains Library for both adults and children at the Town of Mead Community Center.
- Mayor Colleen Whitlow hosted Coffee on Saturday November 1st. Discussion topics ranged from transportation issues to development projects to police facilities. Mayor Whitlow hosts Coffee with the Mayor on the first Saturday of each month from 8:00am – 10:00am at the Community Center Flex space to allow residents an opportunity to engage directly in a small group setting.
- The High Plains Blvd (WCR 9.5) road construction project continues. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers. The section of road between CR 36 and CR 34 is complete but will not open to traffic until late December. As part of this project, CR 34 east of I-25 has been closed to allow for the construction of a new roundabout at its intersection with High Plains Boulevard. This closure will remain until mid-December.
- Mead Municipal Court is scheduled for Thursday November 20th at 5:00 p.m. at Town Hall. Currently there are 29 cases on the docket for arraignment or review hearings. For the upcoming calendar year, Judge Thrower has moved court to Tuesday evenings. The schedule will be posted on the Town's website. Mead Municipal Court and the Mead Police Department continue to work together on importing tickets into the Caselle (court) software from the police e-ticket software. This will save data entry time and errors.
- Based on the 5-year Pavement Management Maintenance Plan presented to the Board on February 24th, this year's transportation projects are underway. Chipseal work has been completed on WCR 5 and paving of WCR 34. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- Key projects update:
 - 3rd and Welker Intersection – The bottom lift of asphalt was placed on the west side of 3rd Street both north and south of the intersection. The traffic will be switched in the week of November 3 to utilize the newly paved areas and commence work on the east side of 3rd Street.
 - Community Center – punch list repairs continue, including inlet warranty repairs in the alley. The mill and overlay of the parking lot/alley is scheduled for mid- November, weather permitting.
 - SH66 Pedestrian Crossing – The real estate team continues to meet with affected property owners regarding appraisals and acquisition discussions.
- Building Permits:
 - 2025 YTD: 71 SF Permits, 81 Certificates of Occupancy
- Boards and Commissions
- The Planning Commission's next regular meeting is November 19, 2025. Logan-Simpson will present a POST Master Plan update. The Planning Commission will then adjourn to a work session to discuss a variety of Planning Commission related topics.
- Human Resources
 - The Town advertises open positions here: <https://www.governmentjobs.com/careers/townofmead>
 - Current open positions: Finance/HR Clerk and Police Officer

Community Development

- A building permit has been issued for the Mountain View Fire Station to be constructed on the Liberty Ranch Municipal Facilities Site. Construction of the High Plains Library facility is underway.
- The Red Barn Community Center Site Plan is scheduled to be considered by the Board of Trustees at the November 24th regular meeting.
- Mobilization and grading of the O'Reilly Auto Parts property is underway. The building permit was issued on August 13th.
- A development application has been received for the Mead Village Preliminary Plat and is currently under review.
- The Land Use Code Amendment Project continues with the consultant team reviewing Mead's Code for compliance with state laws, best practices and efficiencies in the development processes. Staff and the consultant team, Community Planning Strategies, will provide regular updates on the progress and the next steps throughout the fall of 2025. On October 31st, the consultant team provided Town staff with an initial draft of the update for review. A website for the Land Use Code update has been established to provide ongoing access and information to the public: [Land Use Code Update & Outreach | Mead, CO](#)
- The Parks, Open Space and Trails (POST) Master Plan continues with a review of community-member survey results. The goal of this plan is to develop a master plan for the future of parks, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there will be multiple opportunities for input by the residents to help shape the future of Mead's parks, open space, and trails. A website for the POST plan has been established to provide ongoing access and information to the public: <https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update>. Logan Simpson is scheduled to present a POST Master Plan update to the Planning Commission on November 19th and to the Board of Trustees at the December 8th regular meeting.

Public Works and Engineering

- Liberty Ranch Restrooms – the tanks have been installed, and the vertical construction is underway.
- 1601 – The CR 38 reclassification request to the North Front Range MPO will be considered on November 6.
- Minor adjustments are being made to the agreement with Highland Ditch relative to the CR34 bridge replacement project. The agreement will be presented to the Board on November 24th, pending final coordination efforts.
- Gold Star Monument – the missing holes in the plaque have been drilled and it is ready for installation.
- The lights have been activated at the Town Hall parking lot.

Community Engagement

- Staff is exploring E-sports programming at the Community Center. E-sports, or electronic sports, involves organized, competitive video gaming that emphasizes skill-building, teamwork, and social engagement. The Community Center plans to offer free clinics where children can visit, play a variety of video games in a fun, safe, collaborative environment, and learn how E-sports can be part of recreation programming.
- Community Engagement is launching Mead Business Buzz, a quarterly newsletter for Mead and Mead Area Chamber businesses that have opted in to receive updates, in mid-November. The newsletter will include information about a new webpage on Built for Mead where businesses can submit local events for additional promotion: <https://builtformead.com/events>. In addition to event promotion, the newsletter will provide legislative updates and other important information for small businesses in Mead, helping to keep the community informed and connected.
- Summit Singers, Mead's youth choir program, is underway! The Incline Choir, a fun and welcoming 12-week program for singers in 3rd–6th grade, will showcase their talents in a final performance on Monday, December 8th, at the Mead High School Auditorium.

- Join Wayne Granger, CEPA, for a free presentation on Tuesday, November 18th at 2:00 p.m. at the Mead Community Center. Learn how to recognize common scam tactics, identify red flags, and take steps to protect yourself and your loved ones from fraud.

Police Department

- Staffing update: New officers Hudson Sheppard and Lance Walker are in training. The new CSO, Helly Arellano, has begun tackling code issues.
- The application process has been opened to fill the vacancy of a police officer. A second vacancy is anticipated in December.
- Cowboy hats were approved for officers to wear in uniform. They have been very positively received by the community.
- The October Monthly Report is attached.

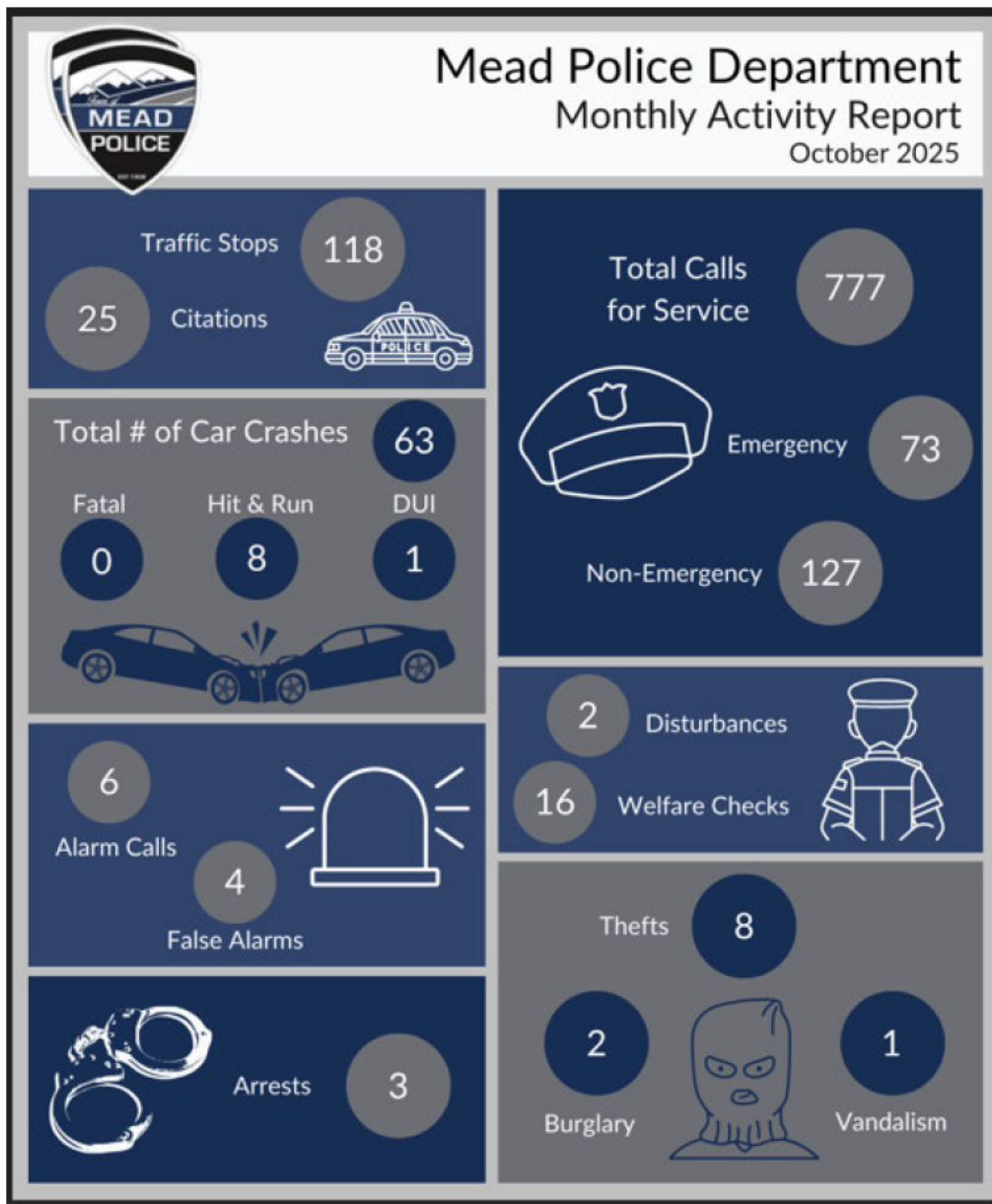
Mead Municipal Court 441 3 rd St, Mead, CO 80542 970-535-2643 mherman@townofmead.org	
2026 Court Dates TRAFFIC/ARRAIGNMENT Docket Time: 5:00 pm	
	Court Date
January	January 20, 2026
February	February 17, 2026
March	March 17, 2026
April	April 21, 2026
May	May 19, 2026
June	June 16, 2026
July*	July 28, 2026
August	August 18, 2026
September	September 15, 2026
October*	October 6, 2026
November	November 17, 2026
December	December 15, 2026

Regular court dates are scheduled for the 3rd Tuesday of each month. *Please note highlighted dates represent schedule changes*



Mead Police Department

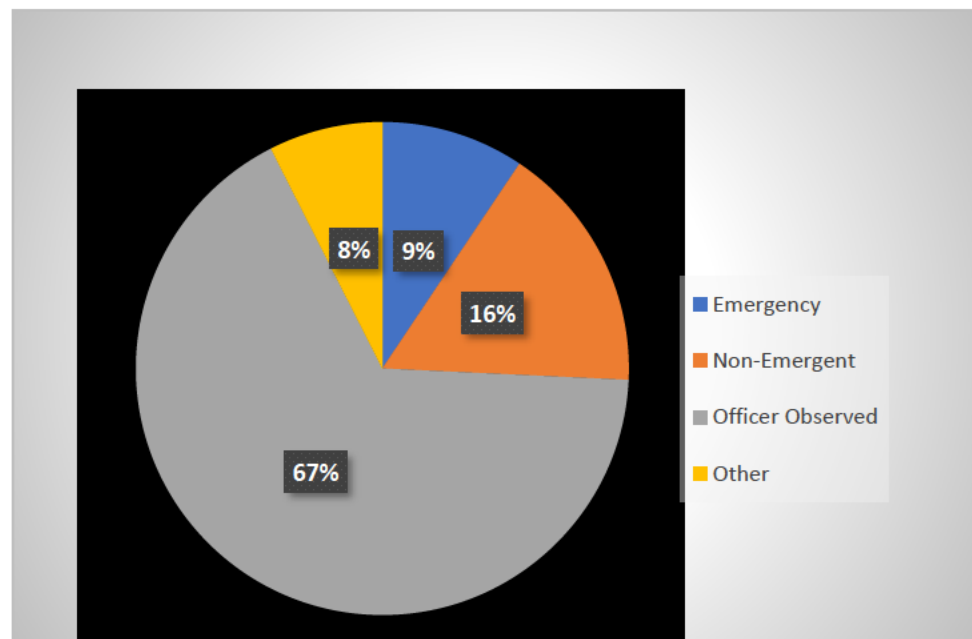
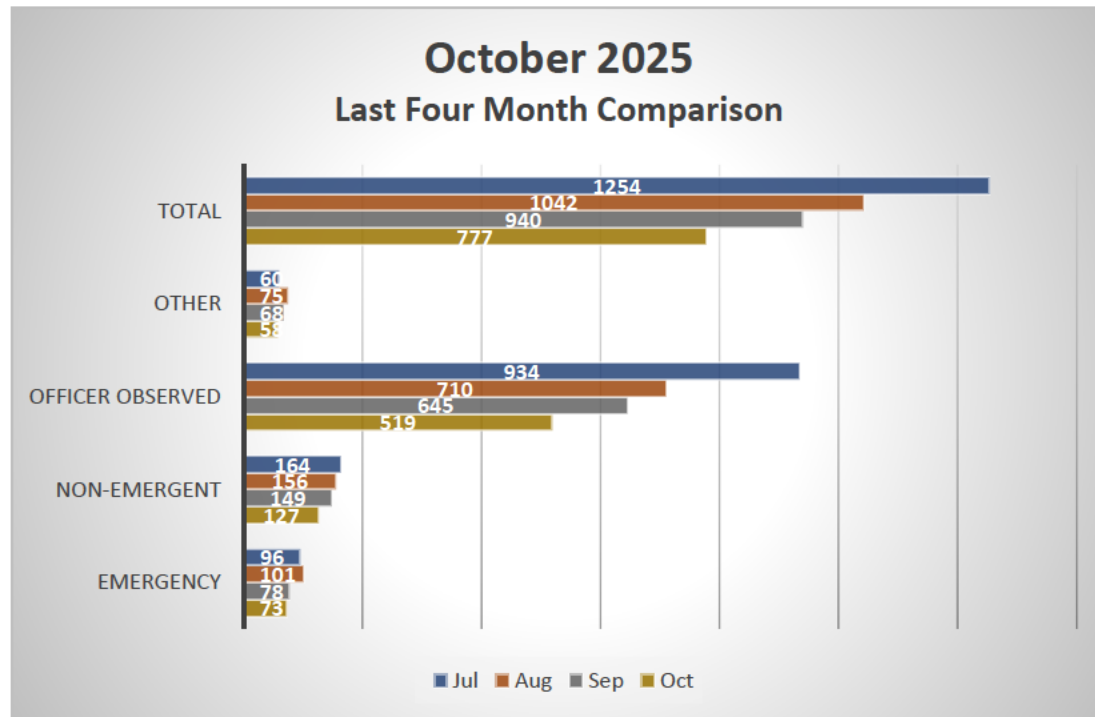
October Monthly Activity - 2025



ARRESTS: 3 (1 transported to jail, 2 released on summons)

Case Number	Location	Charge	Arrest Date/Time
25ML00584	MM 245 I 25 SB	42-4-1602(1) FAILED TO GIVE INFORMATION/AID AFTER ACCIDENT/42-4-1402(2)(a) CARELESS DRIVING/42-4-1606(1) [125] FAILED TO NOTIFY POLICE OF ACCIDENT/42-2-101(1) DROVE VEHICLE WITHOUT VALID DRIVER'S LICENSE	10/16/2025 06:52:00 PM
25ML00587	██████ MCKAY DR	16-19-103(M) FOJ WANTED BY OTHER AGENCY MISDEMEANOR	10/16/2025 08:11:00 PM
25ML00591	MM 244 I 25 NB	42-4-1301(1)(a) DROVE VEHICLE WHILE UNDER INFLUENCE	10/19/2025 03:28:00 AM

Four Month Comparison of Calls for Service:



STAFFING:

We currently have 16 of the 17 authorized sworn positions filled.

Sergeant Ellis, Sergeant Salazar, and Officers Begano, Bustamante, Cramblet, Hansen, Jackson, Palmer, Rollins, and M. Smith are working patrol.

Officers Barker and Aguirre are assigned to Mead Schools as SROs, and supporting patrol when school is not in session.

New Officers Walker and Sheppard are in field training. Officer Sedgewick's last day was November 7th.

The Community Service Officer, Helly Arellano, is working to catch up on code enforcement issues. This position covers code enforcement, animal control, and non-emergency calls for service.

Melissa Merkle is the Administrative Clerk. Michelle Rae is the Records and Evidence Technician. Commander Brian Smith oversees operations, training, and professional standards. Brent Newbanks is the Chief of Police.

TRAINING:

All officers completed firearms training this month.

NOTABLE CALLS FOR SERVICE:

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Suspicious	WELKER AVE	25ML00562	10/01/2025
Theft	NORMANDE DR	25ML00563	10/01/2025
Traffic Accident	3RD ST / ADAMS AVE	25ML00564	10/02/2025
Drug Related Activity	WCR 7	25ML00565	10/03/2025
Traffic Accident	HIGHWAY 66 / COLORADO BLVD	25ML00566	10/03/2025
Harass	LIBERTY DR / SADDLE DR	25ML00567	10/03/2025
Sex Offense		25ML00568	10/03/2025
Traffic Accident	WCR 5 / HIGHWAY 66	25ML00569	10/04/2025
Theft	MAIN ST	25ML00570	10/05/2025
Traffic Accident	HIGHLAND DR	25ML00571	10/06/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00572	10/06/2025
Follow Up	MAIN ST	25ML00573	10/06/2025
Assist Other Agency	PACIFIC CIR	25ML00574	10/08/2025
Stolen Vehicle	13750-13898 CHAPARRAL ST	25ML00575	10/09/2025
Animal Complaint	MARGIL RD	25ML00576	10/09/2025
Sex Offense		25ML00577	10/10/2025
Theft	WCR 7	25ML00578	10/10/2025
Medical	WCR 7	25ML00579	10/11/2025
Traffic Stop	NESTING CRANE LN / HIGHWAY 66	25ML00580	10/12/2025
Harass	MM 245 I 25 SB	25ML00581	10/12/2025
Traffic Accident	HIGHWAY 66 / FOSTER RIDGE DR	25ML00582	10/13/2025
Traffic Accident	HIGHLAND DR	25ML00583	10/14/2025
Traffic Accident Hit and Run	MM 245 I 25 SB	25ML00584	10/15/2025
Harass	JERSEY DR	25ML00585	10/15/2025
Mental Health Crisis	GARNET WAY	25ML00586	10/16/2025
Harass	MCKAY DR	25ML00587	10/16/2025
Traffic Accident Hit and Run	COLORADO BLVD / WCR 32	25ML00588	10/18/2025
Traffic Accident Hit and Run	HIGHLAND DR	25ML00589	10/18/2025
Drug Related Activity	WCR 1	25ML00590	10/18/2025
Traffic Complaint	MM 244 I 25 NB	25ML00591	10/19/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / WCR 7	25ML00592	10/19/2025
Traffic Accident	MM 245 I 25 NB	25ML00593	10/19/2025
Unwant	HIGHLAND DR	25ML00595	10/20/2025
Traffic Accident with Inj.	MM 46 HWY 66	25ML00596	10/21/2025
Code Violation	NORMANDE DR / CHARBRAY ST	25ML00597	10/23/2025
Harass	E INTERSTATE 25 FRONTAGE RD	25ML00598	10/23/2025
Unwant	CATTAIL CT	25ML00599	10/23/2025

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Traffic Accident	HIGHLAND DR	25ML00600	10/23/2025
Harass	MCKAY DR	25ML00601	10/23/2025
Harass	MCKAY DR	25ML00602	10/23/2025
Traffic Accident Hit and Run	WELKER AVE / 3RD ST	25ML00604	10/23/2025
Harass	HIGHWAY 66 / WCR 7	25ML00605	10/24/2025
Suspicious	WELKER AVE	25ML00606	10/24/2025
Disturbance	RANCH ST	25ML00607	10/24/2025
Meet	WCR 36	25ML00608	10/25/2025
Traffic Accident with Inj.	WCR 48 / GATEWAY DR	25ML00609	10/25/2025
Code Violation	YPSILON CIR	25ML00610	10/26/2025
Restraining Order Violation	HOMESTEAD DR	25ML00611	10/26/2025
Sex Offense		25ML00612	10/27/2025
Traffic Accident - Airbag	HIGHWAY 66 / WCR 5	25ML00613	10/27/2025
Theft	MARBLE DR	25ML00614	10/27/2025
Traffic Accident	HIGHWAY 66 / STAGE COACH DR	25ML00615	10/28/2025
Traffic Accident	HIGHWAY 66 / FOSTER RIDGE DR	25ML00616	10/28/2025
Assault	3RD ST / WELKER AVE	25ML00617	10/29/2025
Stolen Vehicle	HIGHLAND DR	25ML00618	10/29/2025
Follow Up	HIGHLAND DR	25ML00619	10/30/2025
Theft	INTERSTATE 25 SB / WCR 38	25ML00620	10/30/2025
Traffic Accident	HIGHWAY 66 / WCR 3	25ML00621	10/30/2025
Assist Other Agency	WELKER AVE	25ML00622	10/30/2025
Assault	WELKER AVE	25ML00623	10/31/2025
Traffic Accident	MM 247 I 25 NB	25ML00624	10/31/2025



**PROCLAMATION
Veterans Day
November 11, 2025**

WHEREAS, on November 11, 1918, the armistice ending World War I was signed, marking the cessation of hostilities and allowing the people of the United States to resume peaceful relations with other nations, a peace we hope may never again be broken; and

WHEREAS, on October 8, 1954, President Dwight D. Eisenhower issued the first "Veterans Day Proclamation," stating: "In order to insure proper and widespread observance of this anniversary, all veterans, all veterans' organizations, and the entire citizenry will wish to join hands in the common purpose"; and

WHEREAS, Veterans Day continues to be observed annually on November 11, regardless of the day of the week on which it falls. Restoring the observance of Veterans Day to November 11 not only preserves the historical significance of the date, but also emphasizes the important purpose of honoring our veterans; and

WHEREAS, Veterans Day is a celebration to honor America's veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good. As we continue the struggle for liberty and universal human rights, let us draw strength from the moment when free nations overcame oppression and gave new hope to the world;

NOW, THEREFORE, I, Colleen Whitlow, Mayor of the Town of Mead, do hereby proclaim NOVEMBER 11, 2025 as VETERANS DAY and encourage all citizens to recognize the valor and sacrifice of our nation's veterans.

Given under my hand and Seal of the Town of Mead, Colorado
On this 10th day of November 2025

Colleen G. Whitlow
Mayor



Board of Trustees Meeting

441 3rd Street, Mead

October 27, 2025

Minutes

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

Regular Meeting

1. Call to Order – Roll Call

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted on March 13, 2023 by Resolution No. 21-R-2023, remote participation was enabled for the meeting.

A regular meeting of the Board of Trustees of the Town of Mead, CO was called to order at 06:00 p.m., there being present the following members to wit:

Mayor Colleen Whitlow
Mayor Pro Tem Trisha Harris
Trustee David Adams
Trustee Chris Cartwright
Trustee Jeremiah R Crane (virtual access)
Trustee Brad Hagen
Trustee Herman Schranz

Those absent:
None

Also present: Town Manager Helen Migchelbrink; Town Attorney Marcus McAskin; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Community Development Director Todd Bjerkaas; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: Trustee Crane and members of the public.

Trustee Crane appeared on the remote meeting, but did not respond to verbal commands. Trustee Crane first actively participated in the meeting at 7:05 p.m.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for the victims of recent flooding in Alaska.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Trustee Schranz motioned to Approve the Agenda. Trustee Cartwright seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Hagen, Trustee Schranz
Nays: None
Abstaining: None

Passed

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed repairs to the Community Center gym floor which are complete; paving work to be done at 3rd and Welker intersection this week; and introduced Community Development Director Todd Bjerkaas.

6. Informational Items

a. Carbon Valley & Mead Victim Services

This item will be postponed to a future Board of Trustees meeting as Ms Gutierrez, Carbon Valley & Mead Victim Services, is not available tonight.

7. Proclamations

a. Law Enforcement Records Personnel Week November 3–8, 2025

Trustee Cartwright motioned to Authorize Mayor Whitlow to sign the Proclamation for Law Enforcement Records Personnel Week November 3–8, 2025. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

b. Native American Heritage Month November 2025

Trustee Adams motioned to Authorize Mayor Whitlow to sign the Proclamation for Native American Heritage Month November 2025. Trustee Hagen seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

8. Public Comment:

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

There was no public comment at this time.

9. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

a. Approval of Minutes - Regular Meeting October 13, 2025

b. September 2025 Financials

- c. Check Register October 27, 2025
- d. Investment Report 3rd Quarter 2025
- e. **Resolution No 62-R-2025** - A Resolution of the Town of Mead, Colorado, Approving the First Amendment to Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat
- f. **Ordinance No. 1093** - An Ordinance of the Town of Mead, Colorado, Conditionally Approving Elevation 25 Filing No. 1, Amendment No. 1
- g. **Ordinance No. 1094** - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Site Plan Lot 1 and Lot 2, Elevation 25 Filing No. 1, Amendment No. 1
- h. **Resolution No. 63-R-2025** – A Resolution of the Town of Mead, Colorado, Approving the Non-Exclusive Easement Agreement by and Between the Town of Mead and the Little Thompson Water District Related to the Installation of Water Service Improvements at 201 Welker Avenue

Trustee Hagen motioned to Approve the Consent Agenda. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

10. Public Hearing

- a. Public Hearing: Access 25 Preliminary Plat

Mayor Whitlow opened the Public Hearing: Access 25 Preliminary Plat at 6:13 p.m.

Town Planner Collin Mieras presented the staff report regarding the Access 25 Preliminary Plat.

Applicant Dean Brown, Broe Real Estate, discussed the commercial development in the area and improvements completed in the area.

Weld County resident Cathy Sprague expressed concerns about the impacts on the McKay lateral ditch and underground irrigation, the proposed detention pond and the dead-end of the proposed WCR 11. There was no additional public comment.

Engineer Chris Strawn, Ware Malcomb, responded to Ms. Sprague's concerns on behalf of the applicant.

The Trustees had no further comments at this time.

- i. **Resolution No. 64-R-2025** - A Resolution of the Town of Mead, Colorado, Granting Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat

Trustee Hagen motioned to Approve **Resolution No. 64-R-2025** - A Resolution of the Town of Mead, Colorado, Granting Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat. Trustee Schranz seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

Mayor Whitlow closed the public hearing at 6:32 p.m.

- b. Public Hearing: 2025 Budget Amendment Police Impact Fund - Cancelled

The Public Hearing for 2025 Budget Amendment was cancelled.

- c. Public Hearing: 2026 Budget

Mayor Whitlow opened the Public Hearing: 2026 Draft Budget at 6:33 p.m.

Town Treasurer Mary Strutt presented the Town of Mead 2026 Draft Budget.

There was no public comment at this time.

The Trustees discussed their review of the budget and understanding of it. They also discussed the additional positions included for 2026 with Ms. Strutt and Town Manager Migchelbrink.

Trustee Crane joined the conversation at approximately 7:05 p.m.

- i. **Resolution No. 65-R-2025** - A Resolution of the Town of Mead, Colorado, Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Town of Mead, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026

Trustee Schranz motioned to Approve **Resolution No. 65-R-2025** - A Resolution of the Town of Mead, Colorado, Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Town of Mead, Colorado, for the Calendar Year Beginning on the First Day of January 2026 and Ending on the Last Day of December 2026. Mayor Pro Tem Harris seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Schranz

Nays: Trustee Crane, Trustee Hagen

Abstaining: None

Passed

- ii. **Resolution No. 66-R-2025** - A Resolution of the Town of Mead, Colorado, Levying General Property Taxes for the Year 2025, to Help Defray the Cost of Government for the Town of Mead, Colorado, for the 2026 Budget Year

Trustee Cartwright motioned to Approve **Resolution No. 66-R-2025** - A Resolution of the Town of Mead, Colorado, Levying General Property Taxes for the Year 2025, to Help Defray the Cost of Government for the Town of Mead, Colorado, for the 2026 Budget Year. Trustee Schranz seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

- iii. **Resolution No. 67-R-2025** - A Resolution of the Town of Mead, Colorado, Appropriating Sums of Money to the Various Funds and Spending Agencies, in the Amount and for the Purposes as Set Forth Below, for the Town of Mead, Colorado, for the 2026 Budget year

Mayor Pro Tem Harris motioned to Approve **Resolution No. 67-R-2025** - A Resolution of the Town of Mead, Colorado, Appropriating Sums of Money to the Various Funds and Spending

Agencies, in the Amount and for the Purposes as Set Forth Below, for the Town of Mead, Colorado, for the 2026 Budget year. Trustee Adams seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Schranz
Nays: Trustee Crane, Trustee Hagen
Abstaining: None
Passed

Mayor Whitlow closed the public hearing at 7:33 p.m.

11. Public Comment:

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

Resident Don Smith discussed flyers received in the mail about the Mead Police Department.

12. Elected Official Reports

a. Town Trustees

The Trustees discussed Board accountability; the upcoming Northern Colorado Affordable Housing Summit; a one-day pilot program for a Town Citizens Academy in 2026; and recent false information on social media regarding the police department. The Board directed staff to create a press release addressing facts surrounding police staffing, arrests and facilities.

b. Mayor Whitlow

Mayor Whitlow discussed her impressions after observing Mead Municipal Court, the upcoming Weld County Town/County dinner and DRCOG economic development committee.

13. Adjournment

Trustee Schranz motioned to Adjourn the meeting. Trustee Cartwright seconded the motion.
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz
Nays: None
Abstaining: None
Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 07:53 p.m. on Monday, October 27, 2025.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

Report Criteria:

Aging by Date

Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
1	St. Vrain Valley School District	1,174.39	1,174.39	-	-	-	-	-	-
45	Mead Development Group, Inc.	11,375.50	-	1,613.00	3,761.00	5,323.00	678.50	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
256	Prosper Land & Development LLC	27,997.50	-	490.00	140.00	3,080.00	8,960.00	4,270.00	11,057.50
259	Scannell Properties	840.00	-	700.00	140.00	-	-	-	-
270	Highland Development Services Inc	280.00	-	140.00	-	141.40	-	141.40	702.80
282	Agfinity, Inc	732.25	-	732.25	-	-	-	-	-
285	Boulder Scientific Company, LLC	2,360.00	-	-	-	-	-	-	2,360.00
290	Forestar Real Estate Group	5,833.40	-	212.10	770.00	4,851.30	-	-	-
292	BREG Industrial Development	15,766.69	-	-	-	-	-	-	15,766.69
294	QuikTrip Corp	7,113.43	-	-	-	-	815.07	-	6,298.36
296	Silver Point Development	7,299.27	-	351.48	2,121.00	2,074.54	585.80	1,287.75	878.70
298	Century Land Holdings LLC	6,858.90	-	-	-	-	4,082.00	2,776.90	-
301	BREG Industrial Devel. c/o Broe Real Es	2,466.42	-	2,466.42	-	-	-	-	-
314	Weld Development Company LLC	1,795.78	1,861.43	-	-	-	-	-	65.65
317	Town of Berthoud	4,157.50	4,157.50	-	-	-	-	-	-
320	Lorson South Land Corp c/o Landhuis C	7,321.33	-	-	-	-	1,972.03	39.73	5,309.57
325	Red Barn Metropolitan District	2,203.05	-	-	-	-	-	-	2,203.05
326	AMK Properties LLC	7,752.94	1,354.41	1,401.88	1,136.25	3,783.26	77.14	-	-
327	17790 CR 7 LLC	69.44	-	-	-	-	-	-	69.44
336	Front Range Investment Holdings LLC	177,261.34	-	-	-	-	-	177,261.34	-
346	Mountain View Fire Protection District	7,174.00	1,617.00	-	-	-	-	2,454.00	3,103.00
347	Mead Industrial Development Group	2,524.40	1,269.57	866.08	141.40	-	247.35	-	-
349	Alphabet Investments, Inc	6,211.41	1,488.67	971.62	2,759.00	547.42	444.40	.30	-
350	Kiteley Land Co. LLC	4,887.00	4,887.00	-	-	-	-	-	-
351	M4 Elevation 25, LLC	1,185.99	1,185.99	-	-	-	-	-	-
352	Tharaldson Motels Inc II	3,932.94	2,082.87	1,850.07	-	-	-	-	-
354	Mead High Plains Blvd WCR 9.5 Project	98,548.00	12,700.00	10,500.00	5,959.00	9,749.50	2,012.50	8,579.00	49,048.00
355	Rocky Mountain Assets Investment LLC	193.92	193.92	-	-	-	-	-	-
356	Columnar Holdings LLC II	1,226.58	-	-	-	-	-	-	1,226.58
357	Little Thompson Water District	1,838.20	-	1,838.20	-	-	-	-	-
358	Kerr-McGee Oil & Gas Onshore LP (KM	3,057.27	670.64	1,588.73	797.90	-	-	-	-
359	EO Mead, LLC	4,616.93	2,101.32	1,720.23	795.38	-	-	-	-
9997	Misc AR Invoices	6,405.50	4,405.50	-	-	2,000.00	-	-	-
Grand Totals:		58,391.53	41,150.21	27,162.06	18,520.93	31,267.62	11,710.79	163,548.86	92,128.78

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV441687	01-42-7305	uniform pants	131.31
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV441795	01-42-7305	uniforms	76.45
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV441855	01-42-7305	uniforms	180.00
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV441921	01-42-7305	uniforms	35.95
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV442082-	01-42-7305	uniforms	360.00
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV442082-	01-42-7305	uniforms	319.31-
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV442173	01-42-7305	Uniforms	12.95
11/25	11/10/2025	40692	ADAMSON POLICE PRODUCTS	INV442175	01-42-7305	uniforms	12.95
Total 40692:							490.30
11/25	11/10/2025	40693	ALPHAGRAPHICS OF NO COLO	118341	04-44-6805	Vehicle Logo	661.42
Total 40693:							661.42
11/25	11/10/2025	40694	Amazon Capital Services Inc	14WK934RR	01-40-7020	opertating supplies	49.09
11/25	11/10/2025	40694	Amazon Capital Services Inc	176NYMKVH	01-42-5063	books	16.18
11/25	11/10/2025	40694	Amazon Capital Services Inc	17N9-9FGD-	01-47-7010	Office Supplies	125.16
11/25	11/10/2025	40694	Amazon Capital Services Inc	1C1K769CY	01-42-7010	label maker refill	19.89
11/25	11/10/2025	40694	Amazon Capital Services Inc	1DFXFTT91	01-42-7051	logo shirts	121.95
11/25	11/10/2025	40694	Amazon Capital Services Inc	1DFXFTT91	01-42-7305	logo shirts	54.99
11/25	11/10/2025	40694	Amazon Capital Services Inc	1GH6-W7CN	01-40-7999	Benefit Fair	11.99
11/25	11/10/2025	40694	Amazon Capital Services Inc	1H79-9NGJ-	01-40-7020	Office Supplies	5.18
11/25	11/10/2025	40694	Amazon Capital Services Inc	1H79-9NGJ-	01-40-7999	Benefit Fair	47.98
11/25	11/10/2025	40694	Amazon Capital Services Inc	1L9V-CMLP-	01-40-7010	Kitchen Supplies	22.20
11/25	11/10/2025	40694	Amazon Capital Services Inc	1LHP-Y1GQ-	01-40-7010	Office Supplies	27.92
11/25	11/10/2025	40694	Amazon Capital Services Inc	1LRX6C3J9K	01-42-5063	training rounds	45.10
11/25	11/10/2025	40694	Amazon Capital Services Inc	1QG3GR1D	04-44-6802	Soil thermometer-	56.97
11/25	11/10/2025	40694	Amazon Capital Services Inc	1TRVHVMY	01-43-7999	operating supplies	16.99
11/25	11/10/2025	40694	Amazon Capital Services Inc	1TRVHVMY	01-40-7020	operating supplies	74.36
Total 40694:							695.95
11/25	11/10/2025	40695	Arbortanics, Inc	873309	01-45-6133	Tree Maintenance	142.80
11/25	11/10/2025	40695	Arbortanics, Inc	873623	01-45-6801	tree maint.	191.00
Total 40695:							333.80
11/25	11/10/2025	40696	Ausmus Law Firm PC	9655	01-48-6102	Municipal Prosecutor	1,000.00
Total 40696:							1,000.00
11/25	11/10/2025	40697	BOWMAN CONSTRUCTION SUP	BCS194889	01-45-6802	Winter Fertilizer	7,615.00
Total 40697:							7,615.00
11/25	11/10/2025	40698	Brakes Plus LLC	1421395676	01-42-6805	37480 Maint.	92.79
11/25	11/10/2025	40698	Brakes Plus LLC	1421396675	01-42-6805	67976 Maint.	99.97
11/25	11/10/2025	40698	Brakes Plus LLC	1421402819	01-42-6805	273185 Maint	114.78
Total 40698:							307.54
11/25	11/10/2025	40699	BUCKEYE WELDING SUPPLY C	0005113107	04-44-6405	Cylinder Rental	8.35

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40699:							8.35
11/25	11/10/2025	40700	CASELLE	INV-12359	01-40-6199	Fin Software Support - Admin	1,013.40
11/25	11/10/2025	40700	CASELLE	INV-12359	01-48-6199	Fin Software Support - Court	225.20
11/25	11/10/2025	40700	CASELLE	INV-12359	06-40-6199	Fin Software Support - Sewer	788.20
11/25	11/10/2025	40700	CASELLE	INV-12359	01-46-6199	Fin Software Support - Comm Dev	225.20
Total 40700:							2,252.00
11/25	11/10/2025	40701	CASFM	03882	01-47-6610	CASFM Membership ER-26	55.00
Total 40701:							55.00
11/25	11/10/2025	40702	CivicPlus	352422	01-46-6610	Civic Rec Renweal 2026 Budget	8,875.13
Total 40702:							8,875.13
11/25	11/10/2025	40703	Clara Duchi	OCT	01-48-5063	CAMCA Class Endorsement	30.15
Total 40703:							30.15
11/25	11/10/2025	40704	Colorado Materials, Inc	INV192945	01-45-6132	Parks - Open Space	696.80
11/25	11/10/2025	40704	Colorado Materials, Inc	INV192948	01-45-6132	Parks - Open Space	696.80
11/25	11/10/2025	40704	Colorado Materials, Inc	INV193126	01-45-6132	Landscaping Margil Park	2,276.00
11/25	11/10/2025	40704	Colorado Materials, Inc	INV193128	01-45-6132	Soil treatment open space	681.75
11/25	11/10/2025	40704	Colorado Materials, Inc	INV193129	01-45-6132	Landscaping - Parks	1,424.81
Total 40704:							5,776.16
11/25	11/10/2025	40705	Cooper Cramblet	OCTOBER	01-42-7305	Patrol Cowboy Hat	150.00
Total 40705:							150.00
11/25	11/10/2025	40706	CORY ELLIS	OCTOBER	01-42-5063	Travel to and from Highlands Ranch LE T	151.96
Total 40706:							151.96
11/25	11/10/2025	40707	Courtesy Lawn & Tree Care Inc	34995	01-45-6835	weed control parks	6,650.00
Total 40707:							6,650.00
11/25	11/10/2025	40708	Thomas Title & Escrow	1332	14-40-8549	Crossing Agreement	10,000.00
11/25	11/10/2025	40708	Thomas Title & Escrow	1332	14-40-8549	Crossing Agreement	10,000.00- V
11/25	11/10/2025	40708	Thomas Title & Escrow	1332	14-01-1214	Crossing Agreement	10,000.00
11/25	11/10/2025	40708	Thomas Title & Escrow	1332	14-01-1214	Crossing Agreement	10,000.00- V
11/25	11/10/2025	40708	Thomas Title & Escrow	1332	14-02-2014	Crossing Agreement	10,000.00-
11/25	11/10/2025	40708	Thomas Title & Escrow	1332	14-02-2014	Crossing Agreement	10,000.00 V
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-40-8549	CR 9.5 Construction	1,647,578.48
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-40-8549	CR 9.5 Construction	1,647,578.48- V
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-02-2005	CR 9.5 Construction	82,378.92-
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-02-2005	CR 9.5 Construction	82,378.92 V
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-01-1214	CR 9.5 Construction	1,565,199.25
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-01-1214	CR 9.5 Construction	1,565,199.25- V
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-02-2014	CR 9.5 Construction	1,565,199.25-
11/25	11/10/2025	40708	Thomas Title & Escrow	2407052.07	14-02-2014	CR 9.5 Construction	1,565,199.25 V
11/25	11/10/2025	40708	CTL THOMPSON INC.	755334	14-44-8503	3rd & Welker Improvements	2,922.50
11/25	11/10/2025	40708	CTL THOMPSON INC.	755334	14-44-8503	3rd & Welker Improvements	2,922.50- V

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40708:							.00
11/25	11/10/2025	40709	DAVID ADAMS	OCTOBER	01-41-5063	CML Effect Gov Denver	171.50
Total 40709:							171.50
11/25	11/10/2025	40710	David Jay Thrower	11012025ME	01-48-5040	Municipal court judge- october	2,000.00
Total 40710:							2,000.00
11/25	11/10/2025	40711	DocuSign, Inc	01854567	01-40-6610	eSignature Services	8,280.00
Total 40711:							8,280.00
11/25	11/10/2025	40712	Energia Ventures LLC	1003	04-44-6834	Materials and Freight	3,052.56
Total 40712:							3,052.56
11/25	11/10/2025	40713	Erika Pflipsen	698286	01-47-7010	Office Supplies Creamer	29.16
Total 40713:							29.16
11/25	11/10/2025	40714	Flagpoles & Patriot Colors	16367	18-45-8507	Funded by Donation	6,328.00
Total 40714:							6,328.00
11/25	11/10/2025	40715	FRONT RANGE PORTABLE RES	2151	01-45-7020	Liberty Ranch Restrooms	168.00
Total 40715:							168.00
11/25	11/10/2025	40716	FRONTIER SELF STORAGE	NOVEMBER	01-40-6839	Nov - Storage	100.00
Total 40716:							100.00
11/25	11/10/2025	40717	Garretson's Sports Center	25549	01-45-7051	Logo on Tony's Shirt	40.00
Total 40717:							40.00
11/25	11/10/2025	40718	GREEN MILL SPORTSMAN CLU	149	01-42-5063	training facilities	450.00
Total 40718:							450.00
11/25	11/10/2025	40719	Herman Schranz	OCTOBER	01-41-5063	CML Effect Gov Denver	171.50
Total 40719:							171.50
11/25	11/10/2025	40720	HydroLink	PO 14115	01-45-6132	Seeding Open Space Upper founders, G	4,100.00
Total 40720:							4,100.00
11/25	11/10/2025	40721	INFUSION ARCHITECTS	25025-003	09-42-8516	mead pd design	12,235.00
Total 40721:							12,235.00
11/25	11/10/2025	40722	Inliner Solutions LLC	1315837	06-47-8525	Sanitary Sewer Replacement	130,000.00
11/25	11/10/2025	40722	Inliner Solutions LLC	1315837	06-47-8527	Sanitary Sewer Replacement	19,815.00
11/25	11/10/2025	40722	Inliner Solutions LLC	1315837	06-02-2005	Sanitary Sewer Replacement	7,490.75-

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40722:							142,324.25
11/25	11/10/2025	40723	International Agents Inc	001557	01-42-5061	Wellness peer support	1,440.00
Total 40723:							1,440.00
11/25	11/10/2025	40724	Jalisco International Inc	MTF M870-0	14-44-8503	3rd and Welker Intersection Project	664,005.62
11/25	11/10/2025	40724	Jalisco International Inc	MTF M870-0	14-02-2005	3rd and Welker Intersection Project	33,400.38
Total 40724:							630,605.24
11/25	11/10/2025	40725	JVA INCORPORATED	26163	01-02-2615	Zak Dirt	48.00
11/25	11/10/2025	40725	JVA INCORPORATED	26588	06-47-8525	Sanitary Sewer Rehab Services	3,220.37
Total 40725:							3,268.37
11/25	11/10/2025	40726	Kaylyn Peoples	005382	01-46-6823	community center	660.00
11/25	11/10/2025	40726	Kaylyn Peoples	005382	01-46-6823	community center	2,800.00
11/25	11/10/2025	40726	Kaylyn Peoples	005382	01-40-6823	town hall janitorial	1,260.00
11/25	11/10/2025	40726	Kaylyn Peoples	005382	01-47-6823	PW Janitorial	885.00
11/25	11/10/2025	40726	Kaylyn Peoples	005382	01-42-6823	PD Janotorial	495.00
Total 40726:							6,100.00
11/25	11/10/2025	40727	KINSCO, LLC	00112787-0	01-42-7305	LW Uniform	400.00
Total 40727:							400.00
11/25	11/10/2025	40728	Les Schwab Tire Center	A017210093	01-47-6805	R&M Fleet PW - DK	163.96
Total 40728:							163.96
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	1003301 10/	01-47-6111	1341 WC 34	115.83
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	1068901 10/	01-46-6111	401 3rd St	216.68
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	347002 10/2	04-44-6111	1782 WC 32	45.39
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	607001 10/2	06-47-6111	5423 WC 32	39.95
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	618801 10/2	01-45-6111	150 Main St	58.47
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	61980210/20	01-45-6111	242 Dillingham	39.95
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	620201 10/2	01-45-6111	2700 WC 34.5	4,047.51
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	621801 10/2	01-45-6111	190 1st St	720.46
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	622501 10/2	01-45-6111	365 Welker	58.47
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	624409 10/2	01-45-6111	201 Welker	39.95
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	657602 10/2	06-47-6111	4504 E Welker	138.29
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	657701 10/2	01-45-6111	156 Eagle	207.30
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	657801 10/2	01-42-6111	537 Main Police	67.18
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	657901 10/2	01-45-6111	16775 North Creek	344.78
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	658001 10/2	01-45-6111	441 3rd St (6580)	699.77
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	658101 10/2	01-45-6111	10 Fairburn	58.55
11/25	11/10/2025	40729	LITTLE THOMPSON WATER DIS	658201 10/2	01-40-6111	441 3rd St	67.28
Total 40729:							6,965.81
11/25	11/10/2025	40730	LONGS PEAK WATER DISTRICT	1829894-	01-45-6111	Libert Ranch Irrigation	2,079.07
11/25	11/10/2025	40730	LONGS PEAK WATER DISTRICT	1829894-	01-45-6111	Libert Ranch Irrigation- penalty	5.00
11/25	11/10/2025	40730	LONGS PEAK WATER DISTRICT	1852594	01-45-6111	Libert Ranch Irrigation	1,009.85
11/25	11/10/2025	40730	LONGS PEAK WATER DISTRICT	1852594	01-45-6111	Libert Ranch Irrigation- penalty	5.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40730:							3,098.92
11/25	11/10/2025	40731	MAIN STREET MAT COMPANY	296486	01-40-7020	Mat svs - TH	73.51
11/25	11/10/2025	40731	MAIN STREET MAT COMPANY	296492	01-47-7020	Mat svs - PW	109.10
Total 40731:							182.61
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	09-50-8516	pw parking lot	160,522.54
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	09-02-2005	pw parking lot	8,026.13-
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	04-44-6836	Asphalt Street Patching	133,480.00
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	04-44-6802	Asphalt Street Patching	502,194.16
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	04-02-2005	Asphalt Street Patching	31,783.70-
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	19-40-8599	TH Parking Lot	29,468.00
11/25	11/10/2025	40732	Martin Marietta Materials, Inc	47479599	19-02-2005	TH Parking Lot	1,473.40-
Total 40732:							784,381.47
11/25	11/10/2025	40733	MDI Trucks Northern Colorado	W10527	04-44-6805	PW 16 Full Service	1,470.71
11/25	11/10/2025	40733	MDI Trucks Northern Colorado	W10552	04-44-6805	PW14	1,287.74
Total 40733:							2,758.45
11/25	11/10/2025	40734	Michelle Rae	OCTOBER	01-42-5063	Records/Evidence Training	18.29
Total 40734:							18.29
11/25	11/10/2025	40735	NeoTreks, Inc	04722	04-44-6610	Plow OPS Subscription	350.00
Total 40735:							350.00
11/25	11/10/2025	40736	North Range Behavioral Health	NRCR2024A	01-42-6999	CO-Responder Program	3,750.00
Total 40736:							3,750.00
11/25	11/10/2025	40737	Powell Restoration Inc	2024-010	18-45-8504	Liberty Ranch Park Improvement	103,277.54
11/25	11/10/2025	40737	Powell Restoration Inc	2024-010	18-02-2005	Liberty Ranch Park Improvement	5,163.87-
Total 40737:							98,113.67
11/25	11/10/2025	40738	Professional Management Solutio	85137	06-40-6109	Finance Consultant	528.00
11/25	11/10/2025	40738	Professional Management Solutio	85137	01-40-6109	Finance Consultant	4,224.00
11/25	11/10/2025	40738	Professional Management Solutio	85137	20-40-6109	Finance Consultant	528.00
Total 40738:							5,280.00
11/25	11/10/2025	40739	Safebuilt	2692870	01-43-6821	Plan Review/ Permit Inspection	15,993.11
Total 40739:							15,993.11
11/25	11/10/2025	40740	Sam Hansen	OCTOBER	01-42-6122	25ML00596- Weight Scale of TU1	10.00
Total 40740:							10.00
11/25	11/10/2025	40741	SCHLOSSER SIGNS, INC	IN-00837.1	20-40-8599	Wayfinding Sinage Phase 2- Task order	5,600.00
11/25	11/10/2025	40741	SCHLOSSER SIGNS, INC	IN-00837.1	01-49-8501	Wayfinding Sinage Phase 2- Task order	1,400.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40741:							7,000.00
11/25	11/10/2025	40742	CTL THOMPSON INC.	755334	14-44-8503	3rd & Welker Improvements	2,922.50
Total 40742:							2,922.50
11/25	11/10/2025	40743	Three Crowns Electric, LLC	4323	18-45-8507	Flag Pole Lighting Gold Star Mem. Park (	4,500.00
Total 40743:							4,500.00
11/25	11/10/2025	40744	T-Mobile USA Inc	0825 10.25	01-42-6110	Cellular Service	40.00
Total 40744:							40.00
11/25	11/10/2025	40745	Tom Barker	OCTOBER	01-42-7305	Patrol Cowboy Hat	79.93
Total 40745:							79.93
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-46-6111	Community Center Sewer	63.36
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-42-6111	201 Welker Sewer	48.00
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-42-6111	PD Sewer (535 Main St)	216.99
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-40-6111	242 Main St	52.81
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-40-6111	Town Hall Sewer	63.36
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-40-6111	242 Dillingham Ave	48.00
11/25	11/10/2025	40746	TOWN OF MEAD	566.02 11.2	01-40-6111	505 3rd St Sewer	48.00
Total 40746:							540.52
11/25	11/10/2025	40747	TRIDENT SECURITY SYSTEMS	49554	01-47-6199	PW Monitoring	105.00
Total 40747:							105.00
11/25	11/10/2025	40748	UNITED RENTALS INC.	252636504-0	04-44-6405	Roller for Roads - CR7, CR38, CR5	2,367.08
11/25	11/10/2025	40748	UNITED RENTALS INC.	252908993-0	01-46-6211	Community Day	1,150.06
11/25	11/10/2025	40748	UNITED RENTALS INC.	252941674-0	01-46-6211	Community Day	394.00
Total 40748:							3,911.14
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	01-40-7101	Fuel	36.56
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	01-42-7101	Fuel	2,235.06
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	04-44-7101	Fuel	2,410.52
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	01-45-7101	Fuel	3,103.04
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	01-47-7101	Fuel	484.18
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	01-49-7101	Fuel	61.77
11/25	11/10/2025	40749	US Bank Voyager Fleet Systems	8694028342	06-47-7101	Fuel	360.34
Total 40749:							8,691.47
11/25	11/10/2025	40750	Utility Notification Center of Color	225100949	06-47-6120	4th billing annual assesment	528.95
Total 40750:							528.95
11/25	11/10/2025	40751	VECTOR DISEASE CONTROL	PI-A0001750	01-45-6114	Pest Contol	5,446.80
Total 40751:							5,446.80
11/25	11/10/2025	40752	Velocity Constructors Inc	2509 #2	06-47-8523	WWTF Digester Blower	24,150.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
11/25	11/10/2025	40752	Velocity Constructors Inc	2509 #2	06-02-2005	WWTF Digester Blower	1,207.50-
Total 40752:							22,942.50
11/25	11/10/2025	40753	Vivian Temple	SAR M87000	14-44-8506	Safe Routes to School Project	500.00
Total 40753:							500.00
11/25	11/10/2025	40754	Voiance Language Services LLC	2025077715	01-42-6999	language translation	130.41
Total 40754:							130.41
11/25	11/10/2025	40755	Wear Parts & Equipment Co, Inc	67583	04-44-6805	sweeper - gutter brooms	931.64
Total 40755:							931.64
11/25	11/10/2025	40756	Wilson & Company Inc	01-02-2615	01-02-2615	I25 CR1601 Process	7,500.00
11/25	11/10/2025	40756	Wilson & Company Inc	141915	14-44-8506	Safe Routes to School	2,719.55
Total 40756:							10,219.55
11/25	11/10/2025	40757	WSB LLC	25	14-44-8533	CR 34 Bridge Replacement	2,926.00
Total 40757:							2,926.00
10/25	10/28/2025	102825100	All Copy Products Inc	566502456	01-40-6126	Copier Lease PD	126.42
10/25	10/28/2025	102825100	All Copy Products Inc	566502456	01-42-6126	Copier Lease TH	93.52
Total 102825100:							219.94
10/25	10/28/2025	102825101	CEBT	INV 0078824	01-02-2310	Health Insurance	46,037.91
10/25	10/28/2025	102825101	CEBT	INV 0078824	06-02-2310	Health Insurance	8,176.34
10/25	10/28/2025	102825101	CEBT	INV 0078824	20-02-2310	Health Insurance	1,792.65
10/25	10/28/2025	102825101	CEBT	INV 0078824	04-02-2310	Health Insurance	1,598.78
Total 102825101:							57,605.68
10/25	10/28/2025	102825102	CENTURY LINK	5308 10.25	01-40-6110	Elevator Line	95.66
Total 102825102:							95.66
10/25	10/28/2025	102825103	City of Loveland	07777- 10/25	01-47-6111	PW Internet	269.90
Total 102825103:							269.90
10/25	10/28/2025	102825104	JOHN DEERE FINANCIAL	3084880	04-44-6405	ID Grader	5,871.01
10/25	10/28/2025	102825104	JOHN DEERE FINANCIAL	3086791	04-44-6851	JD Wheel Loader	3,274.96
Total 102825104:							9,145.97
10/25	10/28/2025	102825105	UNITED POWER	61303 10/25	01-45-6111	17029 CR 5 Area Light	11.90
10/25	10/28/2025	102825105	UNITED POWER	88601 10/25	04-44-6111	Streetlights	6,866.37
Total 102825105:							6,878.27
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-40-6110	Wireless bill	40.01
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-41-7020	Wireless bill	37.68
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-43-6110	Wireless bill	50.78

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10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-47-6110	Wireless bill	160.04
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	01-46-6110	Wireless bill	40.01
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	04-44-6110	Wireless bill	67.53
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423688	06-40-6110	Wireless bill	40.01
10/25	10/28/2025	102825106	VERIZON WIRELESS	6125423689	01-42-6110	Cell Services/Equipment	2,197.21
Total 102825106:							2,633.27
10/25	10/28/2025	102825107	TRACTOR SUPPLY CREDIT PLA	100387216	09-49-8516	Comm Center- Native Grass	69.95
10/25	10/28/2025	102825107	TRACTOR SUPPLY CREDIT PLA	100388557	04-44-6805	CW Shop Supplies	604.80
10/25	10/28/2025	102825107	TRACTOR SUPPLY CREDIT PLA	200467198	01-47-7020	Shop Needs	31.98
Total 102825107:							706.73
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6824	trick or treat street	203.58
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	Adobe Subscription	19.99
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	Toyota unite subscription	15.00
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6210	lunch mtg new hires	75.80
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-7305	ear pieces for radios	291.60
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-7020	hand warmers	29.85
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	Tech accessorie	17.41
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-7020	Insect Traps	26.02
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6805	unit 5 emissions	25.00
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-7305	Patrol cowboy hat	76.49
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-5063	meal at ICAP conference	32.14
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	Remarkable Subscription	5.98
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-5063	meal at ICAP conference	27.96
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-5063	meal at ICAP conference	8.54
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-5063	ICAP conference hotel	954.66
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	adobe subscripion	19.99
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	frgn fees remarkable sub	.11
10/25	10/28/2025	102825108	Elan Cardmember Service	3866 10.25	01-42-6104	shopify- possible fraud	1.00
10/25	10/28/2025	102825108	Elan Cardmember Service	6819 10.25	01-42-5063	Commander Training IACP	1,437.15
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	Cake for Planning Rept/BOT	121.49
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6610	Online Subscription - No Receipt	13.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6610	Online Subscription - No Receipt	60.66
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-5063	HM ICMA conference	980.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	NCL - CW	810.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	NCL - CW	400.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	HM ICMA	23.96
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6511	Postage	8.40
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	BOT Retreat	23.28
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	BOT Retreat	304.75
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-6315	copy of recorded doc	.75
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-7999	Team Lunch	160.56
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	bot	71.96
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	BOT Meeting mayor	24.58
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	bot meeting	232.62
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	CML - DA & CW	170.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6610	subscription-no reciept	18.99
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	coffee w mayor	32.48
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-48-7999	coffee w mayor	31.36
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	CML - HS	85.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6610	CCMA Membership	4.50
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6511	Postage	8.40
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	bot supplies	38.04
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-7999	benefit fair	19.87
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	benefit fair	101.94

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10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-7999	benefit fair	150.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-6610	Microsoft 365 Subscription	1,166.35
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-40-5063	HM- icma retreat	589.00
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	CML- HS	347.22
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-5063	CML-DA	406.22
10/25	10/28/2025	102825108	Elan Cardmember Service	7700 10.25	01-41-7999	BOT Meeting	326.35
Total 102825108:							10,000.00
10/25	10/29/2025	102925100	Xpress Bill Pay	INV-XPR028	06-40-6316	Credit Transaction	815.61
10/25	10/29/2025	102925100	Xpress Bill Pay	INV-XPR028	01-40-6316	Credit Transaction	203.90
Total 102925100:							1,019.51
11/25	11/05/2025	110525100	Xpress Bill Pay	INV-XPR029	06-40-6316	Credit Transaction	820.28
11/25	11/05/2025	110525100	Xpress Bill Pay	INV-XPR029	01-40-6316	Credit Transaction	205.07
Total 110525100:							1,025.35
11/25	11/11/2025	111125100	Thomas Title & Escrow	1332	14-40-8549	Crossing Agreement	10,000.00
11/25	11/11/2025	111125100	Thomas Title & Escrow	1332	14-01-1214	Crossing Agreement	10,000.00
11/25	11/11/2025	111125100	Thomas Title & Escrow	1332	14-02-2014	Crossing Agreement	10,000.00-
11/25	11/11/2025	111125100	Thomas Title & Escrow	2407052.07	14-40-8549	CR 9.5 Construction	1,647,578.48
11/25	11/11/2025	111125100	Thomas Title & Escrow	2407052.07	14-02-2005	CR 9.5 Construction	82,378.92-
11/25	11/11/2025	111125100	Thomas Title & Escrow	2407052.07	14-01-1214	CR 9.5 Construction	1,565,199.25
11/25	11/11/2025	111125100	Thomas Title & Escrow	2407052.07	14-02-2014	CR 9.5 Construction	1,565,199.25-
11/25	11/11/2025	111125100	All Copy Products Inc	566785432	01-40-6126	Copier Lease	96.41
11/25	11/11/2025	111125100	All Copy Products Inc	566829636	01-47-6126	Copier Lease- PW	78.23
Total 111125100:							1,575,374.20
11/25	11/11/2025	111125101	CENTURY LINK	333769308	01-40-6111	TH - Fax	87.64
11/25	11/11/2025	111125101	CENTURY LINK	333845176	01-42-6111	Fax - Line- PD	79.91
Total 111125101:							167.55
11/25	11/11/2025	111125102	Elan Cardmember Service	3448 10.25	01-42-7305	uniform police officer	190.00
11/25	11/11/2025	111125102	Elan Cardmember Service	3514 10.25	01-40-6610	Subscription No Receipt	19.99
11/25	11/11/2025	111125102	Elan Cardmember Service	3514 10.25	01-40-7999	Lunch Meeting	34.06
11/25	11/11/2025	111125102	Elan Cardmember Service	3514 10.25	01-40-6610	Online subscription	6.99
11/25	11/11/2025	111125102	Elan Cardmember Service	3514 10.25	01-42-5063	PD training ET	32.00
11/25	11/11/2025	111125102	Elan Cardmember Service	3514 10.25	01-42-5063	PD training ET	40.00
11/25	11/11/2025	111125102	Elan Cardmember Service	3514 10.25	01-42-5063	PW training ET	27.35
11/25	11/11/2025	111125102	Elan Cardmember Service	5590 11.2	01-47-6610	Dues-PE Licensing	60.00
11/25	11/11/2025	111125102	Elan Cardmember Service	5590 11.2	14-44-8503	Team Meeting / 3rd and welker	85.51
11/25	11/11/2025	111125102	Elan Cardmember Service	6819 10.25	01-42-7305	New Officer Velcro Name Tags 3	38.86
11/25	11/11/2025	111125102	Elan Cardmember Service	6819 10.25	01-42-6805	Washer Fluid x8	26.92
11/25	11/11/2025	111125102	Elan Cardmember Service	6819 10.25	01-42-5063	Commander Training IACP	14.20
11/25	11/11/2025	111125102	Elan Cardmember Service	6819 10.25	01-42-5063	Commander Training IACP	29.50
11/25	11/11/2025	111125102	Elan Cardmember Service	6819 10.25	01-42-5063	Commander Training IACP	81.50
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	04-44-5063	Training	175.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-47-5063	Training- RC	275.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	04-44-5063	Training- JM	350.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6801	Landscape Samples	21.05
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	04-44-7305	Tools	580.10
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	01-45-6610	Online Subscription No Receipt	30.00
11/25	11/11/2025	111125102	Elan Cardmember Service	7665 11.2	04-44-6104	Traffic Control Software	1,199.00
Total 111125102:							3,497.03
11/25	11/11/2025	111125103	Fusion Cloud Company	10166478	01-40-6110	Phone Bill	290.76
Total 111125103:							290.76
11/25	11/11/2025	111125104	JOHN DEERE FINANCIAL	3095032	04-44-6405	JD GRADER LEASE	5,935.01
Total 111125104:							5,935.01
11/25	11/11/2025	111125105	SAMSClub	4230 11.2.25	01-41-7999	bot supplies	225.37
11/25	11/11/2025	111125105	SAMSClub	4230 11.2.25	01-49-6402	Eco dev meeting	21.98
11/25	11/11/2025	111125105	SAMSClub	4230 11.2.25	01-46-6214	Halloween Event	229.46
11/25	11/11/2025	111125105	SAMSClub	4230 11.2.25	01-47-7010	Office Supplies- PW	342.72
Total 111125105:							819.53
11/25	11/11/2025	111125106	TDS	014-020-108	01-40-6311	Internet - Nov	452.40
Total 111125106:							452.40
11/25	11/11/2025	111125107	XCEL ENERGY	947689748	01-42-6111	201 Welker final bill	4.47
11/25	11/11/2025	111125107	XCEL ENERGY	949745815	01-40-6111	299 Palmer Ave	64.28
11/25	11/11/2025	111125107	XCEL ENERGY	949754531	06-47-6111	1785 WRC 32	71.09
11/25	11/11/2025	111125107	XCEL ENERGY	949804030	01-42-6111	537 Main	57.47
Total 111125107:							197.31
11/25	11/11/2025	111125108	Aluratek, Inc	238338	01-40-7999	Employee Holiday Gift	4,160.00
Total 111125108:							4,160.00
11/25	11/11/2025	111125109	XCEL ENERGY	949513808	01-47-6111	1341 CR 34 PW	115.20
Total 111125109:							115.20
Grand Totals:							3,529,408.31

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	319.31	181,261.40-	180,942.09-
01-02-2310	46,037.91	.00	46,037.91
01-02-2615	7,548.00	.00	7,548.00
01-40-5063	1,569.00	.00	1,569.00
01-40-6109	4,224.00	.00	4,224.00
01-40-6110	426.43	.00	426.43
01-40-6111	431.37	.00	431.37
01-40-6126	222.83	.00	222.83

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-40-6199	1,013.40	.00	1,013.40
01-40-6311	452.40	.00	452.40
01-40-6316	408.97	.00	408.97
01-40-6511	16.80	.00	16.80
01-40-6610	9,570.48	.00	9,570.48
01-40-6823	1,260.00	.00	1,260.00
01-40-6839	100.00	.00	100.00
01-40-7010	50.12	.00	50.12
01-40-7020	202.14	.00	202.14
01-40-7101	36.56	.00	36.56
01-40-7999	4,584.46	.00	4,584.46
01-41-5063	2,585.40	.00	2,585.40
01-41-6315	.75	.00	.75
01-41-7020	37.68	.00	37.68
01-41-7999	1,502.86	.00	1,502.86
01-42-5061	1,440.00	.00	1,440.00
01-42-5063	4,885.18	.00	4,885.18
01-42-6104	79.48	.00	79.48
01-42-6110	2,237.21	.00	2,237.21
01-42-6111	474.02	.00	474.02
01-42-6122	10.00	.00	10.00
01-42-6126	93.52	.00	93.52
01-42-6210	75.80	.00	75.80
01-42-6805	359.46	.00	359.46
01-42-6823	495.00	.00	495.00
01-42-6824	203.58	.00	203.58
01-42-6999	3,880.41	.00	3,880.41
01-42-7010	19.89	.00	19.89
01-42-7020	55.87	.00	55.87
01-42-7051	121.95	.00	121.95
01-42-7101	2,235.06	.00	2,235.06
01-42-7305	2,091.48	319.31-	1,772.17
01-43-6110	50.78	.00	50.78
01-43-6821	15,993.11	.00	15,993.11
01-43-7999	16.99	.00	16.99
01-45-6111	9,386.03	.00	9,386.03
01-45-6114	5,446.80	.00	5,446.80
01-45-6132	9,876.16	.00	9,876.16
01-45-6133	142.80	.00	142.80
01-45-6610	210.00	.00	210.00
01-45-6801	212.05	.00	212.05
01-45-6802	7,615.00	.00	7,615.00
01-45-6835	6,650.00	.00	6,650.00
01-45-7020	168.00	.00	168.00
01-45-7051	40.00	.00	40.00
01-45-7101	3,103.04	.00	3,103.04
01-46-6110	40.01	.00	40.01
01-46-6111	280.04	.00	280.04
01-46-6199	225.20	.00	225.20
01-46-6211	1,544.06	.00	1,544.06
01-46-6214	229.46	.00	229.46
01-46-6610	8,875.13	.00	8,875.13
01-46-6823	3,460.00	.00	3,460.00
01-47-5063	275.00	.00	275.00
01-47-6110	160.04	.00	160.04
01-47-6111	500.93	.00	500.93
01-47-6126	78.23	.00	78.23
01-47-6199	105.00	.00	105.00
01-47-6610	115.00	.00	115.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-47-6805	163.96	.00	163.96
01-47-6823	885.00	.00	885.00
01-47-7010	497.04	.00	497.04
01-47-7020	141.08	.00	141.08
01-47-7101	484.18	.00	484.18
01-48-5040	2,000.00	.00	2,000.00
01-48-5063	30.15	.00	30.15
01-48-6102	1,000.00	.00	1,000.00
01-48-6199	225.20	.00	225.20
01-48-7999	31.36	.00	31.36
01-49-6402	21.98	.00	21.98
01-49-7101	61.77	.00	61.77
01-49-8501	1,400.00	.00	1,400.00
04-02-2000	31,783.70	674,839.10-	643,055.40-
04-02-2005	.00	31,783.70-	31,783.70-
04-02-2310	1,598.78	.00	1,598.78
04-44-5063	525.00	.00	525.00
04-44-6104	1,199.00	.00	1,199.00
04-44-6110	67.53	.00	67.53
04-44-6111	6,911.76	.00	6,911.76
04-44-6405	14,181.45	.00	14,181.45
04-44-6610	350.00	.00	350.00
04-44-6802	502,251.13	.00	502,251.13
04-44-6805	4,956.31	.00	4,956.31
04-44-6834	3,052.56	.00	3,052.56
04-44-6836	133,480.00	.00	133,480.00
04-44-6851	3,274.96	.00	3,274.96
04-44-7101	2,410.52	.00	2,410.52
04-44-7305	580.10	.00	580.10
06-02-2000	8,698.25	189,492.43-	180,794.18-
06-02-2005	.00	8,698.25-	8,698.25-
06-02-2310	8,176.34	.00	8,176.34
06-40-6109	528.00	.00	528.00
06-40-6110	40.01	.00	40.01
06-40-6199	788.20	.00	788.20
06-40-6316	1,635.89	.00	1,635.89
06-47-6111	249.33	.00	249.33
06-47-6120	528.95	.00	528.95
06-47-7101	360.34	.00	360.34
06-47-8523	24,150.00	.00	24,150.00
06-47-8525	133,220.37	.00	133,220.37
06-47-8527	19,815.00	.00	19,815.00
09-02-2000	8,026.13	172,827.49-	164,801.36-
09-02-2005	.00	8,026.13-	8,026.13-
09-42-8516	12,235.00	.00	12,235.00
09-49-8516	69.95	.00	69.95
09-50-8516	160,522.54	.00	160,522.54
14-01-1214	3,150,398.50	1,575,199.25-	1,575,199.25
14-02-2000	6,584,256.95	8,799,215.31-	2,214,958.36-
14-02-2005	82,378.92	198,158.22-	115,779.30-
14-02-2014	1,575,199.25	3,150,398.50-	1,575,199.25-
14-40-8549	3,315,156.96	1,657,578.48-	1,657,578.48
14-44-8503	669,936.13	2,922.50-	667,013.63
14-44-8506	3,219.55	.00	3,219.55
14-44-8533	2,926.00	.00	2,926.00
18-02-2000	5,163.87	114,105.54-	108,941.67-
18-02-2005	.00	5,163.87-	5,163.87-
18-45-8504	103,277.54	.00	103,277.54
18-45-8507	10,828.00	.00	10,828.00

GL Account	Debit	Credit	Proof
19-02-2000	1,473.40	29,468.00-	27,994.60-
19-02-2005	.00	1,473.40-	1,473.40-
19-40-8599	29,468.00	.00	29,468.00
20-02-2000	.00	7,920.65-	7,920.65-
20-02-2310	1,792.65	.00	1,792.65
20-40-6109	528.00	.00	528.00
20-40-8599	5,600.00	.00	5,600.00
99-01-1001	.00	.00	.00
Grand Totals:	16,810,370.18	16,808,851.53-	1,518.65

Report Criteria:
Report type: GL detail



Agenda Item Summary

Agenda Date: 11/10/2025

Subject: Ordinance No. 1087 — An Ordinance of the Town of Mead, Colorado Approving with Conditions the Rezoning of the Welker Farms Property from Downtown Mixed-Use (DMU) to Downtown Mixed-Use (DMU) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map

Presented by: Collin Mieras, Planner

Summary:

Property owners Welker Farms, LLC, a Colorado limited liability company, and William C. Sears, an individual (together, the “Applicant”), have submitted a rezoning application for the Welker Farms property, as more particularly described herein (“Application”). The Application is for a rezoning to Downtown Mixed-Use zoning with Planned Unit Development Overlay (“PUD”) of the 34.583-acre property generally located north of Welker Avenue (CR 34) and east of Ames Park, known as Welker Farms, as more particularly described in the PUD (the “Property”). The PUD includes various residential densities, including Single-Family Detached, Single-Family Attached, and Multi-family, as well as commercial uses.

The public hearing for this item was continued from the September 8, 2025 regular meeting. The Applicant requested the continuation as an opportunity to refine Application details based on feedback from the Board of Trustees.

Accordingly, the Applicant has made changes to the Application and prepared additional materials for the Board to review, including:

- Removal of multi-family as a singular use in Planning Area B. The applicant has revised Planning Area B to allow for multi-family as a use only in a mixed-use building.
- Visual Renderings of the proposed building heights for the development from the Welker Avenue corridor.

Overview:

- The Application seeks to rezone the property from DMU (Downtown Mixed Use) to DMU with a PUD (Planned Unit Development) Overlay to allow for a compact, vibrant development pattern by making modifications to the current DMU density and dimensional standards. These modifications to the existing DMU density and dimensional standards include smaller minimum lot sizes, a higher gross density, and a higher maximum building height for a portion of the property.
- The PUD establishes three (3) planning areas. The locations and allowed uses for the planning areas are as follows:
 - Planning Area A is located on the southeast portion of the Property and would allow for only commercial land uses.
 - Planning Area B is located on the southwest portion of the Property and would allow for a

flexible mix of uses, including commercial and single-family attached land uses. Planning Area B would also allow for multi-family as a use-by-right, but only in a mixed-use building where the ground floor is utilized for a commercial use and the upper floors are utilized for multi-family. Planning Area B would have a maximum building height of 40 feet, including for any buildings that include multi-family.

- Planning Area C is located on the northern portion of the Property and would allow for a flexible mix of residential land uses, including single-family detached, single-family attached, and multi-family land uses.

- The Planning Commission recommended approval of the PUD following the conclusion of a public hearing held on 8/20/2025.

Since the continuation of the public hearing at the September 8, 2025 regular meeting of the Board of Trustees, the developer has worked with Town Staff to make changes to the PUD regarding comments and concerns that were raised at the public hearing, and have also worked to prepare additional materials for the Board's review regarding concerns over the proposed maximum building heights in the PUD. The details regarding the changes and additional materials are outlined below:

- Planning Area B was revised to only allow for multi-family as a use in a mixed-use building, where the ground floor is utilized for commercial uses, and the upper floors are utilized for multi-family. This development type is consistent with the mixed-use buildings that are currently located on Main Street. The maximum building height in Planning Area B is proposed at 40 feet for consistency with the maximum building height of the commercial uses in Planning area A.

- The developer has prepared eye-level visuals to demonstrate the minor visual effect that the maximum building heights of Planning Area C have on the Welker Avenue 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 must be: "consistent with the Comprehensive Plan," and the proposed development must be "found to be an improvement over what would be required under otherwise applicable standards."

The proposed Welker Farms PUD is generally consistent with the Downtown Mixed-Use (DMU) land use designation identified in the 2018 Comprehensive Plan. The Comprehensive Plan defines the DMU as a concentrated area with a mix of land uses, including retail, service, office, restaurants, and a variety of residential types.

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 establishes planning areas that require a mix of uses throughout the property, as well as heightened architectural, landscaping and signage standards to create a cohesive look and feel for the development.

- The PUD provides consistency of design and compatible design for architecture, landscaping, and signage across the Property.

- The PUD provides for a flexible mix of uses, which is more compatible with the type of development pattern anticipated in the DMU Comprehensive Plan designation.

- The PUD specifies a "build-to" line for buildings along Welker Avenue, rather than a setback dimension. This will require buildings to be constructed up to the right-of way. This development pattern is more compatible with the type of development pattern anticipated in

the DMU Comprehensive Plan designation and will acknowledge and address Welker Avenue in a special way by facing these buildings to the roadway and placing parking behind these buildings.

- 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 future round-about by incorporating landscaping and designs standards that acknowledge and address the future round-about. The development would add diversity to the Town's housing stock and housing options with options for a range of single-family detached and attached housing products currently in limited supply in Mead and would provide opportunities for multi-family housing options.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth, housing diversity, and economic development.

Further, a rezoning must satisfy at least one (1) of the following criteria set forth in Section 16-3-160(e) of the MMC:

- To correct a manifest error in an ordinance establishing the zoning for a specific property;
- To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
- The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
- The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
- The 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
- 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.

This PUD meets the sixth criterion: "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 DMU (Downtown Mixed-Use) with a PUD Overlay. Staff has determined that the requested PUD will encourage innovative and creative development, a diversity of "missing middle" 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 new downtown expansion area anticipated in the Comprehensive Plan.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees approve Ordinance No. 1087, with the following motion:

Suggested Motion:

"I move to approve Ordinance No. 1087, an Ordinance of the Town of Mead, Colorado, Approving with Conditions the Rezoning of the Welker Farms Property From Downtown Mixed-use (DMU) to Downtown Mixed-used (DMU) with a Planned Unit Development (PUD) Overlay and Amending the Official Zoning Map."

Attachments:

1. Ordinance No. 1087
2. Welker Farms PUD
3. Welker Renderings
4. Resolution No. 09-PC-2025
5. Welker Farms Applicant Presentation

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1087**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH CONDITIONS
THE REZONING OF THE WELKER FARMS PROPERTY FROM DOWNTOWN MIXED-USE
(DMU) TO DOWNTOWN MIXED-USE (DMU) WITH A PLANNED UNIT DEVELOPMENT
(PUD) OVERLAY AND AMENDING THE OFFICIAL ZONING MAP**

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

WHEREAS Welker Farms, LLC, a Colorado limited liability company, and William C. Sears, an individual (together, the “Applicant”) submitted an application for the Welker Farms Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 34.53 acre property known as Welker Farms, generally located north of WCR 34, and east of Ames Park, in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

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

WHEREAS, the Future Land Use Plan in the Town’s 2018 Comprehensive Plan, designates the Property as Downtown Mixed-Use (DMU), which corresponds with Downtown Mixed-Use (DMU) in the Town Land Use Code; and

WHEREAS, the PUD proposes development with a concentrated area of mixed land uses, including retail, service, office, restaurants, and a variety of residential types, and which is intended to function as a pedestrian-oriented area and a community gathering place; and

WHEREAS, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on August 20, 2025 to consider the PUD; and

WHEREAS, following the conclusion of the public hearing on August 20, 2025, the Planning Commission adopted Resolution No. 07-PC-2025, recommending approval of the Welker Farms PUD Overlay/Zoning to the Board of Trustees; and

WHEREAS, the Board of Trustees considered the PUD during a public hearing held on September 8, 2025, which hearing was continued to November 10, 2025, to consider the PUD; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
Welker Farms PUD/Zoning Map

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE THE OWNERS OF AN UNDIVIDED 85.275% INTEREST IN AND TO WELKER FARMS, LLC AND AN UNDIVIDED 14.725% INTEREST IN AND TO WILLIAM C. SEARS IN WELKER FARMS SUBDIVISION MEAD COLORADO. DESCRIBED AS FOLLOWS, EXCEPT PUBLIC RIGHTS-OF-WAY:

PARCEL I:
LOTS 1 THROUGH 21; LOTS 41 THROUGH 49; LOTS 59 THROUGH 130; OUTLOTS A, D, E, F, G, H, I, J, K, L,
AND O; WELKER FARMS SUBDIVISION, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:
LOTS 1, 2, AND 3; OUTLOTS A, B, AND C; WELKER FARMS SUBDIVISION REPLAT A, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO.

AND DO 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 WELKER FARMS PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP; AND FURTHER ACKNOWLEDGE THAT A) THE CHANGE IN ZONING SHALL BE FROM DOWNTOWN MIXED USE (DMU) TO DMU WITH P.U.D. OVERLAY ZONING, 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 ZONING MAP CONTAINS 34.53 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF ____, 20__.
WELKER FARMS, LLC, A COLORADO 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 WELKER FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF ____, 20__.
WILLIAM H. SEARS.

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 WELKER FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

VICINITY MAP



SHEET INDEX

1. COVER
2. PROJECT CONTEXT & GENERAL STANDARDS
3. LAND USE
4. COMMERCIAL & MIXED USE STANDARDS
5. COMMERCIAL & MIXED USE STANDARDS
6. RESIDENTIAL STANDARDS
7. SFD & SFA STANDARDS
8. MULTI-FAMILY STANDARDS
9. MULTI-FAMILY STANDARDS
10. LANDSCAPE STANDARDS
11. LANDSCAPE & IRRIGATION STANDARDS
12. PARKING & STREET STANDARDS
13. SIGNAGE STANDARDS
14. MATERIALS & SITE FURNISHING STANDARDS

PROJECT TEAM

PROPERTY OWNER
WILLIAM SEARS
WC SEARS2@GMAIL.COM

APPLICANT
ALPHABET INVESTMENTS, INC.
DAVID MEYEROWITZ
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5 CANADA
DAVID.MEYEROWITZ@STRATEGICCAPITAL.COM

PROPERTY OWNER
WELKER FARMS, LLC
FREDERIC RUBIN
1329 CEDAR AVE
BOULDER, CO 80304
WELKERFARMSLLC@OUTLOOK.COM

PLANNER
NORRIS DESIGN
DIANA RAEL
1101 BANNOCK STREET
DENVER, CO 80204
DRAEL@NORRIS-DESIGN.COM

SURVEYING CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THE PLANNED UNIT DEVELOPMENT (PUD) / ZONING AMENDMENT MAP SHOWN HEREON
IS A CORRECT DELINEATION OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERSHIP HEREON.

I FURTHER CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) / ZONING AMENDMENT MAP WAS PREPARED
UNDER MY PERSONAL
SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____
DAY OF ____, 20__.

BY: _____ (SEAL)
[SURVEYOR NAME]

PLANNING COMMISSION CERTIFICATE

THIS WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP IS HEARBY RECOMMENDED FOR
APPROVAL TO THE TOWN OF MEAD BOARD OF TRUSTEES THIS ____ DAY OF ____, 20__.

CHAIRPERSON

SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD) AND ZONING 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

NOTES

1. THIS PROPERTY SHALL BE RE-PLATTED, ACCORDING TO THE STANDARDS OUTLINED IN THE WELKER FARMS PUD.

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
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07/18/2025 PUD-06
10/28/2025 PUD-07

SHEET TITLE:

COVER

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LAND USE

LAND USE SUMMARY

WELKER FARMS IS DESIGNED TO ENCOURAGE COMMERCIAL DEVELOPMENT ALONG WELKER AVENUE AND MEDIUM-DENSITY RESIDENTIAL 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. THE TABLE BELOW OUTLINES EACH PLANNING AREA'S PERMITTED LAND USES AND DENSITY.

- RESIDENTIAL: MAXIMUM OF 600 UNITS IN WELKER FARMS PUD
 - SINGLE FAMILY DETACHED RESIDENTIAL
 - FRONT-LOADED GARAGE SINGLE FAMILY DETACHED: MAX. 60 UNITS.
(SEE ARCHITECTURAL STANDARDS FOR DESIGN REQUIREMENTS.)
 - REAR-LOADED GARAGE SINGLE FAMILY DETACHED
 - SINGLE FAMILY ATTACHED RESIDENTIAL
 - FRONT-LOADED GARAGE DUPLEXES
(SEE ARCHITECTURAL STANDARDS FOR DESIGN REQUIREMENTS.)
 - REAR-LOADED GARAGE SINGLE FAMILY ATTACHED (DUPLEXES & TOWNHOMES)
 - MULTI-FAMILY RESIDENTIAL: MAX. 350 UNITS
 - RESIDENTIAL UNITS IN ANY MIXED USE BUILDING SHALL BE CLASSIFIED AS MULTI-FAMILY FOR MAX. UNIT COUNT PURPOSES.
- NON-RESIDENTIAL LAND USES: REQUIRED IN PLANNING AREA A, ALONG WELKER AVENUE FRONTAGE
 - NON-RESIDENTIAL USES MAY EXTEND INTO PLANNING AREA B

LAND USE TABLE

PLANNING AREA	PERMITTED LAND USES	AREA (AC)	MAX. GROSS DENSITY ¹ (DU/AC)	MAX. UNITS
A	COMMERCIAL CIVIC / INSTITUTIONAL	4-6 AC	N/A	600
B	COMMERCIAL MIXED USE BUILDING SINGLE FAMILY ATTACHED	6-9 AC	SINGLE FAMILY DETACHED: 11 SINGLE FAMILY ATTACHED: 18	
C	SINGLE FAMILY DETACHED SINGLE FAMILY ATTACHED MULTI-FAMILY	18-25 AC	MULTI-FAMILY: 33 COMMERCIAL: N/A	
TOTAL		34.5	17.4	600

NOTES:

- DENSITIES MAY BE SHIFTED BETWEEN RESIDENTIAL PLANNING AREAS SO LONG AS THE GROSS DENSITY OF 17.4 DU/AC, MAXIMUM TOTAL UNITS OF 600, OR MAXIMUM # OF UNITS PER HOUSING TYPE ABOVE IS NOT EXCEEDED.

CIRCULATION

- ALL RIGHT-OF-WAY (R.O.W.) SHALL BE DESIGNED TO CONFORM WITH TOWN OF MEAD STANDARDS, AS MAY BE AMENDED FROM TIME TO TIME.
- INTERNAL R.O.W. DEPICTED IN LAND USE MAP ARE CONCEPTUAL AND SUBJECT TO CHANGE IN LOCATION AT THE TIME OF PRELIMINARY PLATTING.
- AN 80' COLLECTOR R.O.W. AT THE WESTERN BOUNDARY WILL BE CONTINUED FOR A MINIMUM OF 300'. THE LANDSCAPE AREA AND SIDEWALK WITHIN THE WESTERN PORTION OF THIS R.O.W. WILL BE LOCATED ON AMES PARK PROPERTY.
- AN 80' COLLECTOR R.O.W. SHALL CONNECT FROM THE ROUNDABOUT AT THE SOUTHEAST CORNER TO THE NORTHERN BOUNDARY. A SECOND, 65' LOCAL R.O.W. WILL EXTEND TO THE NORTHERN BOUNDARY; EXACT LOCATION TO BE DETERMINED AT THE TIME OF PRELIMINARY PLAT.
- A 60' LOCAL R.O.W. SHALL CONNECT THE EASTERN BOUNDARY ROAD TO A NORTH-SOUTH R.O.W. CONNECTING FROM WELKER AVENUE, MID-SITE.
- PEDESTRIAN CIRCULATION SHALL BE PROVIDED VIA SIDEWALKS WITHIN THE R.O.W. AND A 8' MIN. WIDTH TRAIL RUNNING ADJACENT TO THE IRRIGATION DITCH IN THE NORTHERN PORTION OF THE PROPERTY. PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM THE R.O.W. THAT EXTEND TO THE NORTHERN PROPERTY LINES, TO THE TRAIL.

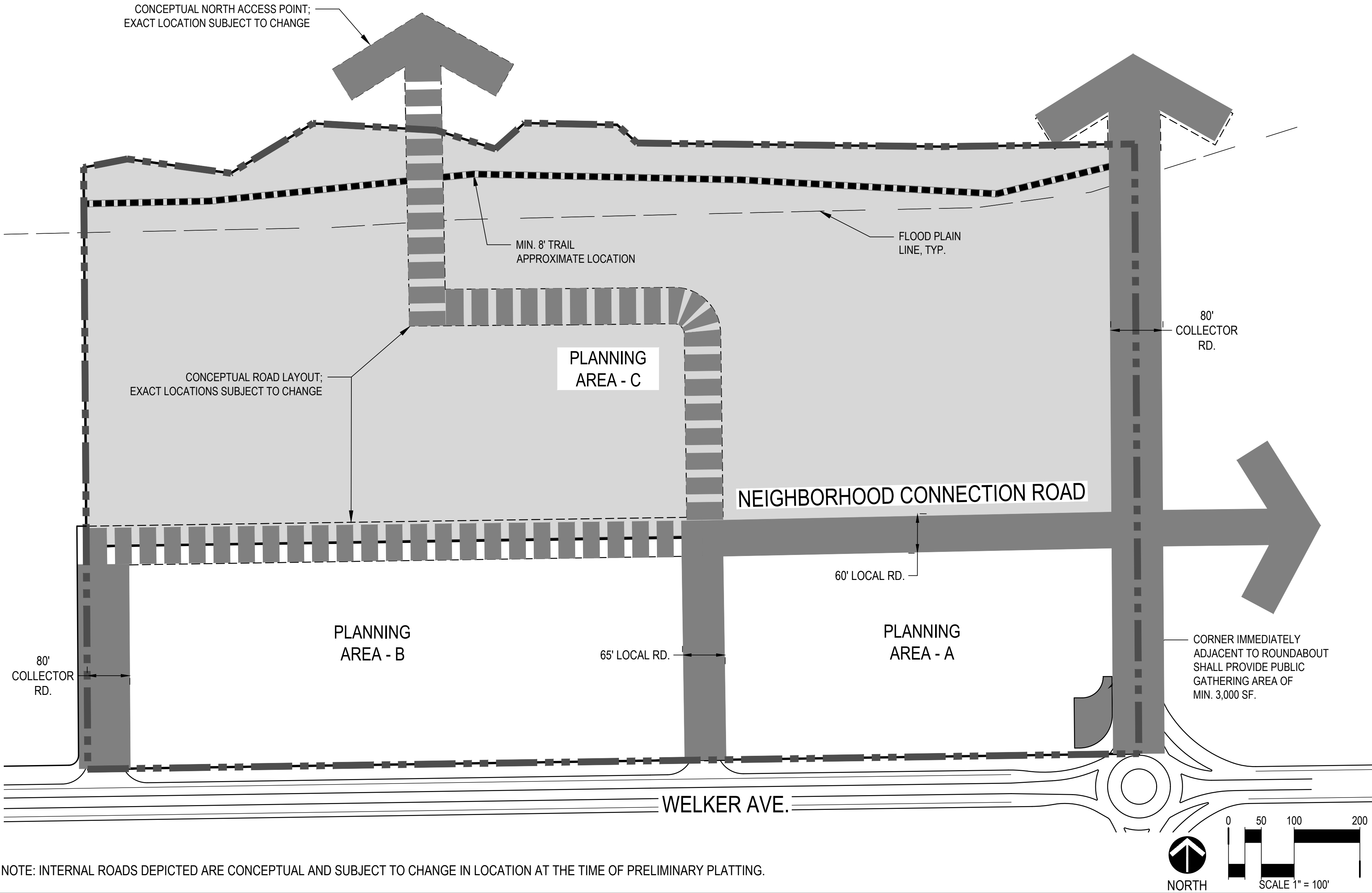
PERMITTED AND CONDITIONAL LAND USES

WELKER FARMS PERMITS THE FOLLOWING USES, MIRRORING THE MEAD DOWNTOWN MIXED USE (DMU) ZONE DISTRICT ALLOWED USES. USES NOT LISTED ARE SUBJECT TO TOWN OF MEAD PLANNING DEPARTMENT APPROVAL.

PERMITTED LAND USES

- | | |
|---|--|
| A. COMMERCIAL AND CIVIC/INSTITUTIONAL (NON-RESIDENTIAL) USES PERMITTED IN PA-A AND PA-B <ol style="list-style-type: none">MEDICAL & DENTAL CLINICSCOUNSELING CENTERSALL OTHER DEFINED PUBLIC PROPERTYCHURCHES, TEMPLES, SYNAGOGUES & MOSQUESFIRE STATION, POLICE STATION, ALL OTHER SAFETY SERVICESUTILITY SERVICE FACILITIES (UNDERGROUND)ALCOHOL SALES, RETAIL AND BY THE DRINKFARMER'S MARKET/FLEA MARKETFOOD SERVICES, RESTAURANT (INCLUDING ALCOHOL SALES)GENERAL RETAIL SALES, INDOOR OPERATIONS DISPLAY & STORAGE | B. RESIDENTIAL USES PERMITTED IN PA-B <ol style="list-style-type: none">MIXED USE BUILDINGS (RESIDENTIAL AND NON-RESIDENTIAL)DUPLEXES (SINGLE FAMILY ATTACHED)TOWNHOMES (SINGLE FAMILY ATTACHED)ACCESSORY DWELLING UNIT |
| A.K. PERSONAL SERVICES <ol style="list-style-type: none">RENTAL SERVICE, INDOOR DISPLAY/STORAGEREPAIR, SMALL APPLIANCEALL OTHER RETAIL SALES & SERVICESBREWERY, DISTILLERY, WINERYBUS/COMMUTER STOPSINDOOR ENTERTAINMENT AND EVENT FACILITIESGENERAL OFFICESDRIVE THROUGH COMMERCIAL AND FOOD SERVICES | C. RESIDENTIAL USES PERMITTED IN PA-C <ol style="list-style-type: none">SINGLE FAMILY DETACHEDDUPLEXES (SINGLE FAMILY ATTACHED)TOWNHOMES (SINGLE FAMILY ATTACHED)ACCESSORY DWELLING UNITMULTI-FAMILY |

LAND USE MAP



NOTE: INTERNAL ROADS DEPICTED ARE CONCEPTUAL AND SUBJECT TO CHANGE IN LOCATION AT THE TIME OF PRELIMINARY PLATTING.

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

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SHEET TITLE:
LAND USE

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

COMMERCIAL AND MIXED USE STANDARDS

COMMERCIAL (INCLUDING NON-RESIDENTIAL AND CIVIC/INSTITUTIONAL) AND MIXED USE DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS IN THIS PUD. ANY ASPECTS NOT ADDRESSED IN THIS PUD, THE DOWNTOWN MIXED USE STANDARDS IN THE MEAD LAND USE CODE SHALL PREVAIL.

LOT SPECIFICATIONS

COMMERCIAL AND MIXED USE BUILDING & LOT STANDARDS		
MINIMUM LOT SIZE (NET)	5,000 SF	
MAXIMUM BUILDING HEIGHT	40' (PER MEAD CODE)	
MINIMUM LANDSCAPED AREAS ¹	20%	
SETBACKS	BUILDING	PARKING
WELKER AVENUE	0' MINIMUM	5' MINIMUM (NO CLOSER THAN ASSOCIATED BUILDING.)
WELKER AVENUE BUILD-TO	0'-15' : 40% OF WELKER AVENUE FRONTAGE MUST BE OCCUPIED BY BUILDING OR ACTIVE COMMON AREA IN THE 0'-15' BUILD-TO ZONE	
LOCAL/ COLLECTOR ROADS	0' MINIMUM	5' MINIMUM
NON R.O.W. PROPERTY LINE	5' MINIMUM / 0' MINIMUM SHARED WALL	5' MINIMUM / 0' MINIMUM SHARED PARKING
INTERNAL ACCESS DRIVES	7' MINIMUM	0' MINIMUM
MINIMUM BUILDING SEPARATION	10' (PER STORY)	N/A
ADJACENT TO SFA OR SFD	20' MINIMUM	15' MINIMUM
RESIDENTIAL PROPERTY LINE	(ADD 10' FOR EVERY STORY ABOVE 2)	

NOTES:

- HARDSCAPE AREAS INCLUDING PATIOS, PLAZAS, AND DECORATIVE PAVING AREA MAY BE COUNTED TOWARD LANDSCAPED AREAS REQUIREMENTS, UP TO A MAXIMUM OF 60% OF REQUIRED AREA, SUBJECT TO APPROVAL BY MEAD PLANNING DIRECTOR.
- A 10-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED AT THE PROPERTY LINE OF ANY NON-RESIDENTIAL PARCEL WHERE IT ABUTS A RESIDENTIAL PARCEL.
- PEDESTRIAN ACCESS POINTS SHALL BE PROVIDED BETWEEN THE NON-RESIDENTIAL AND ADJACENT RESIDENTIAL DEVELOPMENTS.
- PRIVATE ACCESS DRIVES AND PARKING MAY CONNECT BETWEEN SITES WITHOUT SETBACKS.

BUILDINGS AND ACTIVE COMMON AREA

- BUILDING DESIGNS SHALL PROVIDE ACTIVATION FEATURES BETWEEN AND AROUND BUILDINGS TO BE VISIBLE FROM WELKER AVENUE AND INTERSECTING RIGHTS-OF-WAY; ACTIVATION FEATURES MUST INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - PRIMARY ENTRIES PROVIDING DIRECT ACCESS FROM BUSINESSES TO THE WELKER AVENUE SIDEWALK
 - CANOPY/AWNING ELEMENTS
 - ALTERNATIVE MEANS OF ACTIVATION, AS APPROVED BY PLANNING DIRECTOR
- THERE SHALL BE A MINIMUM SEPARATION OF 7' BETWEEN BUILDINGS AND PARKING SPACES OR DRIVE AISLES. SIDEWALKS AND/OR LANDSCAPE BEDS MAY ACCOUNT FOR THE INTERVENING SPACE.
- BUILDING TRANSPARENCY SHALL BE MAXIMIZED, ESPECIALLY AT THE PEDESTRIAN LEVEL, WITH WINDOWS OR DOORS ACCOUNTING FOR THE FOLLOWING PROPORTIONS OF THE TRANSPARENCY ZONE, DEFINED AS THE 7' AREA BETWEEN 2' AND 9' ABOVE GRADE, AS DEPICTED BELOW.
 - A MINIMUM OF: 40% OF THE FRONT GROUND-LEVEL FAÇADE; 30% ON SIDE ELEVATIONS FACING RIGHT-OF-WAY; AND 20% ALONG SIDEWALKS INTERIOR TO THE SITE.
 - NO MINIMUM BUILDING TRANSPARENCY IS REQUIRED ON INTERIOR-SIDE FAÇADES OR REAR FAÇADES THAT ARE NOT IMMEDIATELY ADJACENT TO SIDEWALKS, OR ARE LOCATED MORE THAN 20' FROM THE PROPERTY LINE THAT IT FACES.
 - CALCULATION EXAMPLE:
7' TRANSPARENCY AREA X 20' LINEAR FAÇADE LENGTH = 140 SF
40% OF 140 SF = MIN. 56 SF TRANSPARENCY REQUIRED.

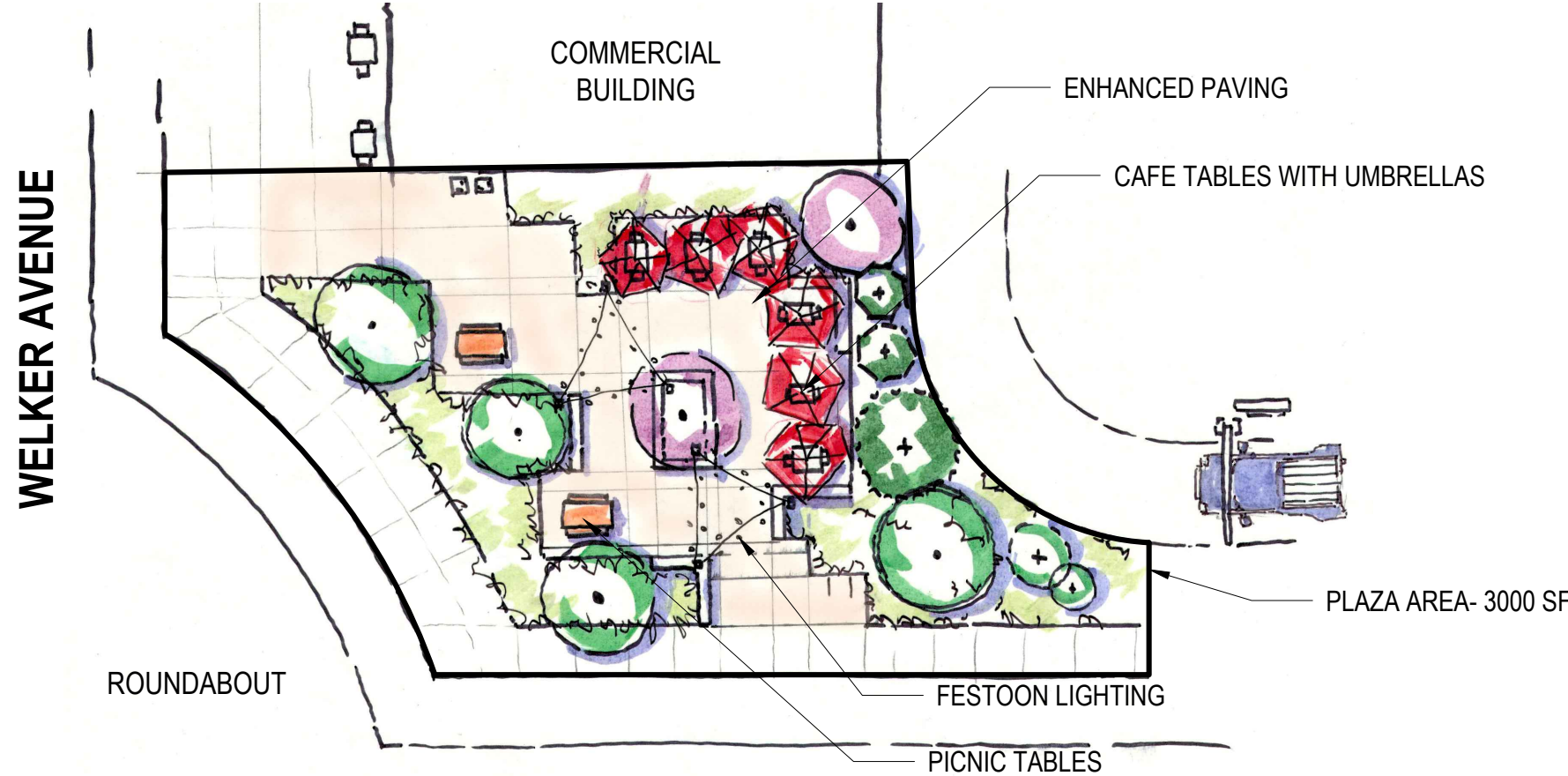
TRANSPARENCY ZONE EXHIBIT



- THE NEIGHBORHOOD CONNECTION ROAD, IMMEDIATELY NORTH OF THE COMMERCIAL PLANNING AREA SHALL PROVIDE STREET FURNISHINGS AND PEDESTRIAN CONNECTIONS, AS OUTLINED IN THE LANDSCAPE STANDARDS SECTION.

- COMMERCIAL DEVELOPMENTS ARE REQUIRED TO PROVIDE OUTDOOR, PUBLIC, PLAZA/GATHERING SPACES WITH AMENITIES BASED ON ANTICIPATED LAND USE. ADJACENT DEVELOPMENTS ARE ENCOURAGED TO COORDINATE TO PROVIDE LARGER, COMBINED SPACES, RATHER THAN SMALL DISJOINTED SPACES ON EACH PROPERTY.
 - RESTAURANTS, INCLUDING DRIVE THROUGHS, COFFEE SHOPS, AND BARS, ARE REQUIRED TO PROVIDE A PATIO EATING AREA WITH A MINIMUM 200 SF OF AREA.
 - RETAIL AND COMMERCIAL LAND USES MUST PROVIDE AT LEAST 2 PIECES OF THE FOLLOWING STREET FURNISHINGS PER BUILDING. REQUIRED STREET FURNISHINGS WILL NEED TO BE COORDINATED WITH THE TOWN AT TIME OF SITE PLAN. FURNISHING OPTIONS INCLUDE BENCHES, SCULPTURES, FOUNTAINS, SCREEN PANELS, PLANTERS (MIN 6' IN TOTAL COMBINED LENGTH) AND OTHER FURNISHINGS, AS APPROVED BY THE PLANNING DIRECTOR.
 - A PLAZA WITH A MINIMUM AREA OF 3,000 SF SHALL BE REQUIRED IMMEDIATELY ADJACENT TO THE WELKER AVENUE ROUNDABOUT; SEATING, LANDSCAPE PLANTINGS, AND SHADE ELEMENTS ARE REQUIRED.
 - PLAZA TO BE OWNED & MAINTAINED BY COMMERCIAL OWNERS ASSOCIATION OR METROPOLITAN DISTRICT. PLAZA SHALL BE DESIGNED, REVIEWED, AND INSTALLED CONCURRENT WITH THE ADJACENT COMMERCIAL PAD SITE, OR INTEGRATED INTO THAT SITE PLAN.
 - THE CONCEPTUAL ILLUSTRATION BELOW DEPICTS A GATHERING AREA IMMEDIATELY NORTHWEST OF THE ROUNDABOUT ON WELKER AVENUE. THIS SPACE SHALL SERVE AS A GATEWAY TO MEAD AND INVITE INFORMAL GATHERING IN THIS HIGH-VISIBILITY LOCATION.

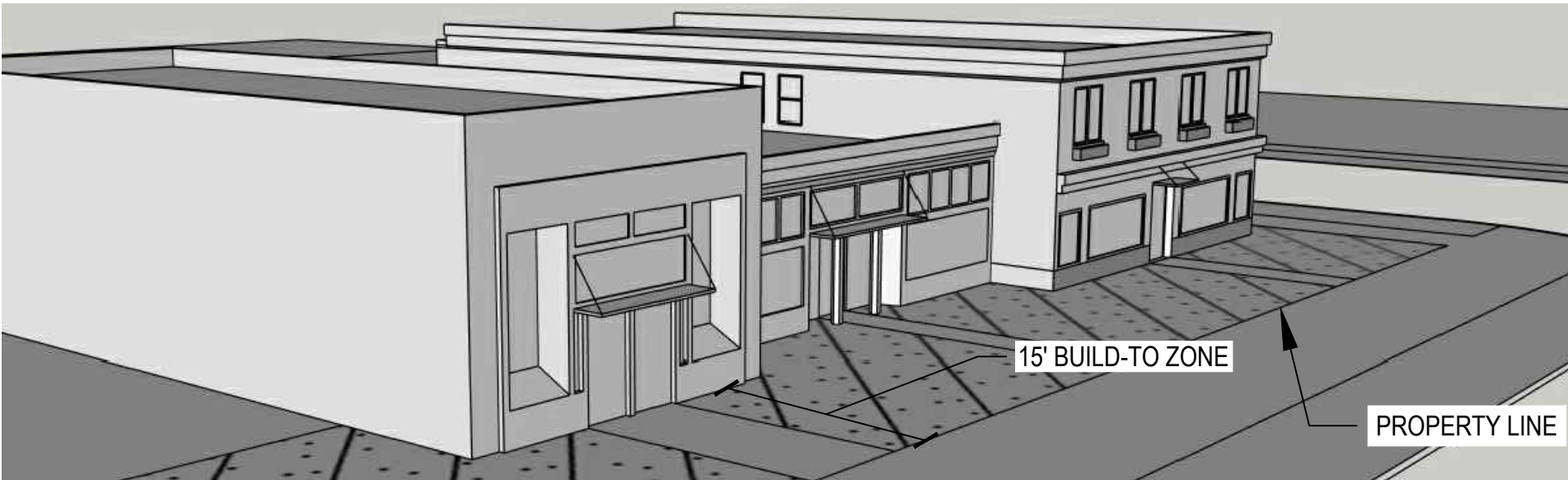
CONCEPTUAL ROUNDABOUT PLAZA EXHIBIT



BUILDING PLACEMENT

- BUILDING PLACEMENT, MASSING, AND ARTICULATION SHALL PROMOTE A WELCOMING GATEWAY TO MEAD ALONG THE WELKER AVENUE CORRIDOR THROUGH HIGH QUALITY ARCHITECTURAL AND SITE DESIGN USING THE SELECTED MATERIALS AND COLORS OUTLINED IN THIS PUD.
- PLACEMENT/ORIENTATION: IN PLANNING AREA A, BUILDING PLACEMENT AND CONFIGURATION SHALL SHAPE COMMUNAL SPACES, PEDESTRIAN CONNECTIONS, OTHER LANDSCAPE/HARDSCAPE AREAS, AND SHALL BE SITE-SPECIFIC RESPONDING TO ADJACENT LAND USES.
- LOTS FRONTING WELKER AVENUE MUST HAVE AT LEAST 40% OF THE LINEAR FRONTAGE OCCUPIED BY BUILDING FAÇADE OR ACTIVE OUTDOOR AREAS WITHIN THE 0' TO 15' BUILD-TO AREA.

BUILD TO EXHIBIT



BUILDING MASSING AND ARTICULATION

ORGANIZE THE BUILDING'S MASS TO CLEARLY DEFINE DIFFERENT HORIZONTAL AND VERTICAL ELEMENTS. WALLS LONGER THAN 50' SHALL BE BROKEN OR DIVIDED INTO A SERIES OF DISCRETE AND COMPLEMENTARY FORMS WITH A CLEAR INTENTIONAL RHYTHM. FOUR-SIDED BUILDING DESIGN SHALL ENSURE ALL PUBLIC-FACING FAÇADES ARE DESIGNED EQUALLY.

- BUILDINGS MUST HAVE A CLEARLY DEFINED PRIMARY ENTRANCE, DEMARCATED BY BY AN ARCHITECTURAL FEATURE SUCH AS CANOPY ELEMENTS, MIN. 2' PROJECTED OR RECESSED ENTRY, OR OTHER MEANS, IF APPROVED BY PLANNING DIRECTOR.

- BUILDING ARCHITECTURE SHALL INTEGRATE AT LEAST TWO (2) OF THE FOLLOWING:
 - FIRST FLOORS A MIN. OF 12-FEET IN HEIGHT IN MULTI-STORY BUILDINGS, AND 14' IN HEIGHT FOR SINGLE-STORY BUILDINGS.
 - WINDOWS THAT PROVIDE DETAIL SUCH AS WIDE FRAMES (MIN. 3"), SASHES (MIN. 3"), AND SILLS (MIN.5"), OR TRANSOM WINDOWS (MIN. 8" IN HEIGHT).
 - EXPRESSION ELEMENTS, SUCH AS CANOPIES, BELT COURSES, MOLDINGS, AND/OR CORNICES AS SHOWN IN HORIZONTAL ARTICULATION EXHIBIT, BELOW.
- VERTICALLY PROPORTIONED UPPER STORY WINDOWS (MIN. 3:2 HEIGHT TO WIDTH RATIO)
- HORIZONTAL ARTICULATION IN THE FAÇADE SHALL BE REQUIRED FOR ALL FAÇADES GREATER THAN 50' IN LENGTH AND SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING:
 - RECESS AND PROJECT ELEMENTS BY A MINIMUM OF 3 FEET, TO AVOID LONG MONOTONOUS FAÇADES.
 - FOR EXAMPLE, A 50' FAÇADE SHOULD HAVE AT LEAST 2 PRIMARY MASSING ELEMENTS, INCLUDING AT LEAST ONE 3' PLANE CHANGE. THE PLANE CHANGE MAY OCCUR AT AN ENTRY DOOR, OR ANOTHER APPROPRIATE LOCATION.
 - RECESSED BUILDING ELEMENTS SHALL NOT COUNT AGAINST THE BUILD-TO REQUIREMENT, WHEN PROVIDED AT BUILDING ENTRIES OR WITH ACTIVE USES SUCH AS PATIOS OR COURTYARDS.
 - ALL BUILDINGS SHALL BE LIMITED TO A MAXIMUM OF 400 FEET IN LENGTH FOR A SINGLE FAÇADE.
- VERTICAL ARTICULATION SHALL BE IMPLEMENTED TO PRESENT A CLEAR BASE, MIDDLE AND CAP TO THE BUILDING ON EACH FAÇADE.
 - THE "BASE" IS GENERALLY THE PORTION OF THE BUILDING THAT MEETS THE GROUND; IT IS AT LEAST 18 INCHES TALL. ON SINGLE STORY-BUILDINGS, IT MAY BE THE SPACE BETWEEN THE GROUND AND WINDOWS; FOR MULTI-STORY BUILDINGS IT MAY EXTEND TO THE UPPER STORIES. THE GROUND-FLOOR OF ALL BUILDINGS SHALL INCLUDE PEDESTRIAN ORIENTED ELEMENTS, HIGH TRANSPARENCY, AND BE MADE OF HIGH-QUALITY AND DURABLE MATERIALS.
 - THE "MIDDLE" IS THE LEAST DOMINANT FAÇADE ELEMENT. IT IS GENERALLY LOCATED BETWEEN THE "BASE" (ANYWHERE ABOVE 18 INCHES ABOVE THE GROUND) AND THE "CAP", OR ROOFLINE.
 - SINGLE STORY BUILDINGS SHALL PROVIDE ARTICULATION OF THE MIDDLE THROUGH TRANSPARENCY REQUIREMENTS AND DEFINITION OF BASE AND CAP, PER SECTION F AND H, BELOW.
 - THE "CAP" IS WHERE THE BUILDING MEETS THE SKY AND THIS IS GENERALLY A PREDOMINANT ROOFLINE OR ARCHITECTURAL ELEMENT INDICATING THE END OF A BUILDING.
 - STANDARDS BELOW ARE INTENDED TO PROVIDE VERTICAL ARTICULATION; ALTERNATIVES MAY BE PROPOSED SUBJECT TO TOWN OF MEAD PLANNING DIRECTOR REVIEW AND APPROVAL.
 - BASES OF ALL BUILDINGS SHALL BE ARTICULATED USING A MINIMUM OF TWO (2) OF THE FOLLOWING:
 - USE OF "HEAVY" MATERIAL SUCH AS BRICK OR STONE, OR OTHER DURABLE MATERIAL TO DELINEATE THE BASE FROM THE MIDDLE AND CAP.
 - HORIZONTAL REVEAL LINE A MINIMUM OF 18 IN. FROM THE GROUND OR A BULKHEAD (WINDOW BASE) BETWEEN THE GROUND PLANE AND DISPLAY WINDOW; TYPICALLY, 18 IN. FROM THE GROUND BUT NO HIGHER THAN 36 IN.
 - A SIGN BAND/FRIEZE, ARCADE, TRANSOM, GALLERY, OR COLONNADE MAY BE USED TO ACCENTUATE THE GROUND FLOOR ON MULTI-STORY BUILDINGS
 - MIDDLE PORTIONS OF MULTI-STORY BUILDINGS SHALL BE ARTICULATED USING THE FOLLOWING METHODS:
 - STEP-BACK IN MASSING ABOVE SECOND FLOOR, A MIN. OF 6' FROM THE GROUND FLOOR FAÇADE.
 - INTEGRATION OF A LINTEL OR CORNICE ABOVE THE GROUND FLOOR, ALONG STREET-FACING ELEVATIONS
 - CHANGE IN MATERIAL, OCCURRING BETWEEN THE FIRST AND SECOND FLOORS
 - VISIBLE VARIATION IN WINDOW SIZE FROM GROUND TO UPPER FLOOR(S) (TYPICALLY SMALLER)
 - CAPS OF ALL BUILDINGS SHALL BE ARTICULATED USING ONE OF THE FOLLOWING:
 - PARAPET OR CORNICE (ON FLAT-ROOFS); OR PROJECTING ROOF LINE (ON SLOPING ROOFS)
 - ARCHITECTURAL REVEAL LINE AT TOP OF BUILDING FOR SINGLE-MATERIAL CAPS, OR CHANGE IN MATERIAL, TEXTURE, PATTERNING, OR COLOR (MIN. 18" FROM TOP)

HORIZONTAL AND VERTICAL ARTICULATION EXHIBIT



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

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10/28/2025 PUD-07

SHEET TITLE:
**COMMERCIAL &
MIXED USE STNDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MIXED USE AND COMMERCIAL STANDARDS, CONTINUED

MIXED USE BUILDINGS

- IF MIXED USE BUILDINGS ARE PROPOSED IN PLANNING AREA B, THEIR ARCHITECTURE SHALL CONFORM TO THE ABOVE-STATED COMMERCIAL STANDARDS, WITH THE FOLLOWING ADDITIONAL PROVISIONS.
 - COMMERCIAL USES MUST BE LOCATED ON THE GROUND-FLOOR, FRONTING WELKER AVENUE.
 - GROUND FLOORS OF MIXED USE BUILDINGS SHALL PROVIDE TRANSPARENCY ACCORDING TO THE BUILDINGS AND ACTIVE COMMON AREA SECTION. UPPER FLOORS WITH OFFICES OR RESIDENCES ARE NOT SUBJECT TO THE SAME TRANSPARENCY REQUIREMENTS WHICH ARE INTENDED TO PROVIDE STREET-LEVEL ACTIVATION.
- MIXED USE BUILDINGS SHALL BE SUBJECT TO COMMERCIAL LANDSCAPE STANDARDS.

MECHANICAL EQUIPMENT

- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED FROM GROUND VIEW.
- BUILDING-SPECIFIC MECHANICAL EQUIPMENT UNITS LOCATED ON THE GROUND, ALONG RIGHT OF WAY, OR WITHIN 5-FEET OF RIGHT-OF-WAY, SHALL BE SCREENED WITH LANDSCAPE PLANTINGS OR STRUCTURED SCREENING 6" GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- TRANSFORMERS ARE NOT CONSIDERED MECHANICAL EQUIPMENT AND SHALL NOT BE REQUIRED TO BE SCREENED. HOWEVER, TO THE EXTENT POSSIBLE, TRANSFORMERS SHOULD NOT BE LOCATED WITHIN THE WELKER AVENUE 15' BUILD-TO ZONE.

DRIVE THROUGH USES

- DRIVE THROUGHS WILL BE REQUIRED TO COMPLY WITH ALL DESIGN STANDARDS, LISTED BELOW.
- ALL DRIVE THROUGH FACILITIES INCLUDING STACKING SPACE AND DRIVEWAYS SHALL BE LOCATED BEHIND OR ON SIDES OF BUILDINGS THAT FRONT WELKER AVENUE.
- IF DRIVE THROUGH FACILITIES ARE LOCATED ON THE SIDE OF, RATHER THAN BEHIND, THE BUILDING, THEY CANNOT BE CLOSER TO WELKER AVENUE THAN THE BUILDING AND SHALL BE SUBJECT TO THE SAME LANDSCAPE SCREENING REQUIREMENTS AS PARKING SPACES AS DETAILED IN LANDSCAPE STANDARDS.
- DRIVE THROUGH SITES MAY OFFER MULTIPLE STACKING LANES, TO MINIMIZE BACK-UP FROM PATRONS WAITING TO ORDER OR RECEIVE THEIR PURCHASES. STACKING LANES ADJACENT TO PROPERTY BOUNDARIES ARE SUBJECT TO THE SAME LANDSCAPE SCREENING REQUIREMENTS AS PARKING SPACES, AS WRITTEN IN THE PARKING LOT PERIMETER BUFFER SECTION ON THE LANDSCAPE STANDARDS SHEET.
- IF INDOOR ORDERING AND SEATING IS NOT PROVIDED, THEN DRIVE THROUGH SITES SHALL PROVIDE A WALK-UP ORDERING WINDOW AND OUTDOOR SEATING FOR PATRONS.
- PRECEDENT IMAGERY BELOW DEPICTS A DRIVE THROUGH MEETING FACILITY SCREENING INTENT.



COMMERCIAL PRECEDENT IMAGERY

WELKER FARMS PUD STANDARDS ARE WRITTEN TO CREATE A UNIQUE SENSE OF PLACE ALONG THE WELKER AVENUE CORRIDOR AND DESIGN A MODERN COMMUNITY FOR "HOMETOWN" LIVING WITH EFFORTLESS CONNECTIVITY, WHERE EACH DAY PROVIDES THE OPPORTUNITY TO GROW TOGETHER. COMMERCIAL PRECEDENT IMAGERY DEPICTED BELOW REFLECTS THE ARCHITECTURAL STANDARDS IN THE PREVIOUS SECTIONS, AND IS INTENDED TO PROVIDE DESIGNERS WITH INSPIRATION FOR BUILDINGS WITHIN WELKER FARM.



MIXED USE BUILDING PRECEDENT IMAGERY

IMAGES BELOW DEPICT THE BUILDINGS THAT MEET THE INTENT OF THE PUD DESIGN STANDARDS AND INTENDED CHARACTER FOR WELKER FARMS.



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

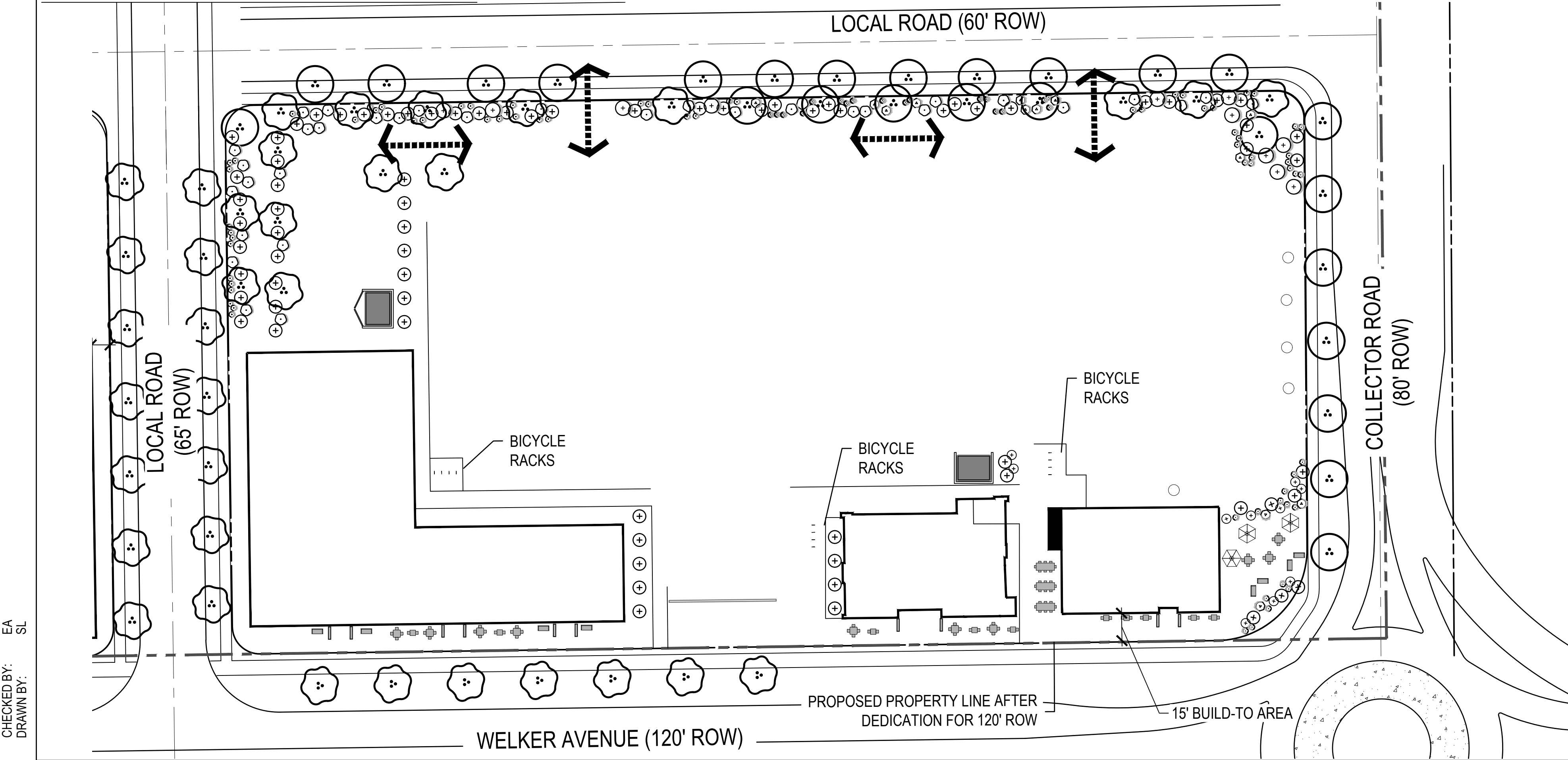
OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
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SHEET TITLE:
**COMMERCIAL &
MIXED USE STNDS**

CONCEPTUAL PA-A COMMERCIAL LAYOUT



WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

RESIDENTIAL DEVELOPMENT DIMENSIONAL STANDARDS

GENERAL STANDARDS

RESIDENTIAL DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS LISTED BELOW, AND THROUGHOUT THE PUD. FOR ANY ASPECTS NOT ADDRESSED IN THIS PUD, THE TOWN OF MEAD LAND USE CODE SHALL PREVAIL.

- BUILDING HEIGHT SHALL BE MEASURED FROM AVERAGE GRADE TO THE HIGHEST POINT OF THE STRUCTURE.
- MAXIMUM BUILDING HEIGHT FOR HOMES WITH WALKOUT BASEMENTS SHALL BE MEASURED FROM THE AVERAGE ELEVATION OF THE REAR PROPERTY LINE TO THE HIGHEST POINT OF THE REAR ELEVATION.
- FOR REAR LOADED GARAGES, MINIMUM REAR SETBACKS SHALL APPLY TO BOTH DETACHED AND ATTACHED GARAGES.

BUILDING AND LOT STANDARDS

THE TABLE BELOW OUTLINES SPECIFIC LOT STANDARDS FOR SINGLE FAMILY DETACHED DEVELOPMENTS, INCLUDING FRONT LOADED AND REAR LOADED HOMES. TYPICAL LOT LAYOUT AND LANDSCAPING SHALL COMPLY WITH THE LOT TYPICALS ON THIS SHEET.

- LOT WIDTH MINIMUMS SHALL BE MEASURED AT SETBACKS.
- HOMES WITH REAR LOADED GARAGES MAY FRONT ONTO GREEN-COURTS OR RIGHTS-OF-WAY. GREEN-COURTS SHALL BE TREATED AS RIGHT-OF-WAY FOR THE PURPOSE OF SETBACKS.
- FRONT LOAD GARAGE DOORS MUST BE STEPPED A MINIMUM OF 18" BACK FROM FRONT PORCH/ WALL OF HOME. GARAGE CURB CUTS SHALL BE LIMITED TO MAX. OF 12 FEET IN WIDTH FOR SFD AND 24 FEET IN WIDTH FOR DUPLEXES.
- FOR REAR LOADED GARAGES, MINIMUM AND MAXIMUM SETBACKS SHALL APPLY TO BOTH DETACHED AND ATTACHED GARAGES.

ALLOWED ENCROACHMENTS (SFD/SFA + MF)

THE FOLLOWING STRUCTURES OR APPURTENANCES MAY ENCROACH INTO THE MINIMUM SETBACKS BY THE AMOUNTS SET FORTH BELOW FOR ALL HOME TYPES. NO STRUCTURES SHALL BE PLACED IN AN EASEMENT.

	PERMITTED ENCROACHMENT
WINDOW WELLS	3'
EAVES AND OVERHANGS	2'
STOOPS	2'
COVERED OR UNCOVERED FRONT AND SIDE-WRAP PORCHES ¹	6'
COVERED OR UNCOVERED REAR PATIOS AND DECKS	6'
ARBOR/TRELLIS (ATTACHED OR DETACHED FROM HOUSE, INTO SETBACK)	2'
POP OUTS (INCLUDING BAY WINDOWS OR CANTILEVERED CHIMNEY/FIREPLACE) NOTE: POP-OUTS WITHIN SIDE SETBACK MUST MAINTAIN MIN. 10' BUILDING SEPARATION. ADDITIONAL SIDE SETBACK WILL BE REQUIRED IN SUCH CIRCUMSTANCES.	2'

- SIDE WRAP PORCHES MUST MAINTAIN 10' SETBACK FROM RIGHT-OF-WAY AND 5' SETBACK FROM ADJACENT PROPERTY LINES. THEY MAY ONLY BE FEASIBLE FOR LOTS WITH ABOVE-MINIMUM SIDE SETBACKS.

ACCESSORY STRUCTURE STANDARDS (SFD/SFA + MF)

THE FOLLOWING STANDARDS SHALL APPLY TO ALL ACCESSORY STRUCTURES WITHIN WELKER FARMS.

USE	SIDE SETBACK (FEET)	MIN. SEPARATION FROM PRINCIPLE STRUCTURE (FEET)	MAXIMUM HEIGHT (FEET)
ACCESSORY STRUCTURE	5'	10'	16'
DETACHED GARAGES	SFA: 0' SFD: 5'	10'	30'

NOTES:

- ACCESSORY STRUCTURES SHALL NOT BE FURTHER FORWARD THAN THE PRINCIPAL STRUCTURE.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED IN/ON/WITHIN AN EASEMENT.

SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) LOT STANDARDS									
PLANNING AREA	LOT TYPE	MIN. LOT SIZE (SF)	MAX DRIVEWAY WIDTH FOR FRONT LOAD:	MIN. LOT FRONTAGE (LF)	MAX. LOT COVERAGE	MAX BUILDING HEIGHT	MIN. FRONT SETBACKS	MIN. SIDE SETBACKS	REAR SETBACKS
C	SFD FRONT LOADED	3,150 SF	9' 1-CAR 18' 2-CAR	35'	75%	40'	15' ⁽¹⁾ (2) (4)	5' (SIDE) 10'-15' (CORNER) ³	15'
B & C	SFD REAR LOADED	1,600 SF	N/A	25'	75%	40'	20' ⁽¹⁾	5' (DETACHED GARAGE) 5' (SIDE) 10'-15' (CORNER) ³	3' MAX. (NO DRIVEWAY) 20' MIN. (W/ DRIVEWAY)
B & C	SFA DUPLEX FRONT LOADED	2,700 (5,400 FOR 2 LOTS)	9' 1-CAR 18' 2-CAR	30' (60' FOR 2 LOTS)	75%	40'	15' ⁽¹⁾ (2) (4)	0' (SHARED WALLS) 5' (SIDE) 10'-15' (CORNER) ³	15'
B & C	SFA DUPLEX REAR LOADED	1,200	N/A	20' (40' FOR 2 LOTS)	75%	40'	20' ⁽¹⁾	0' (SHARED WALLS) 5' (SIDE) 10'-15' (CORNER) ³	3' MAX. (NO DRIVEWAY) 20' MIN. (W/ DRIVEWAY)
B & C	SFA TOWNHOME REAR LOADED	1,200	N/A	17' UNIT WIDTH	75%	40'	20' ⁽¹⁾		

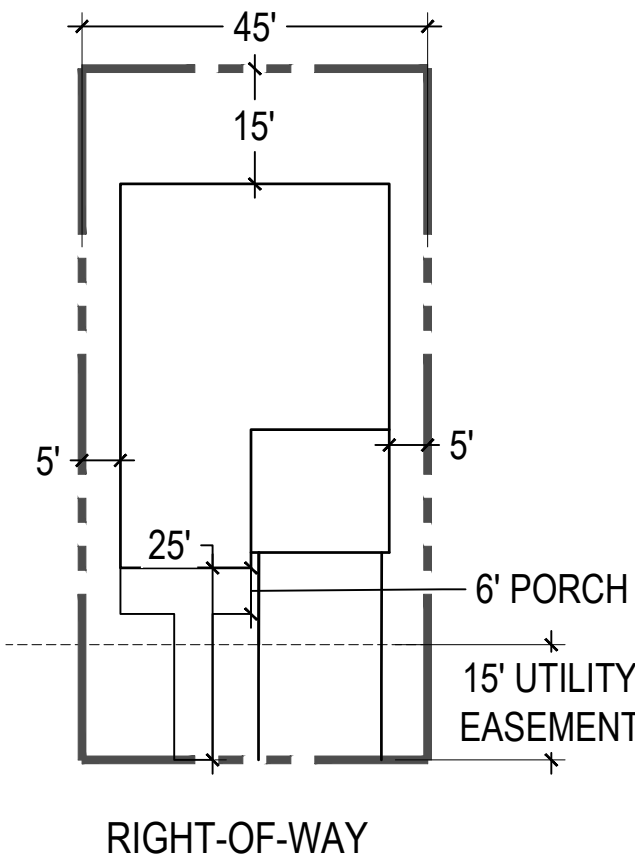
NOTES

- 20' FRONT SETBACK SHALL BE REQUIRED FOR 10'-WIDE UNITED POWER EASEMENTS. 25' FRONT SETBACK SHALL BE REQUIRED FOR 15'-WIDE UNITED POWER EASEMENTS. EASEMENT WIDTH TO BE DETERMINED AT THE TIME OF PRELIMINARY PLAT
- GARAGE MUST BE RECESSED 18" FROM FRONT FACADE OF HOUSE.
- 10' CORNER SETBACK SHALL BE REQUIRED FOR 10'-WIDE UNITED POWER EASEMENTS. 15' CORNER SETBACK SHALL BE REQUIRED FOR 15'-WIDE UNITED POWER EASEMENTS. EASEMENT WIDTH TO BE DETERMINED AT THE TIME OF PRELIMINARY PLAT.
- DRIVEWAYS MUST BE MIN. 18' IN LENGTH BETWEEN BACK OF WALK AND GARAGE DOOR.

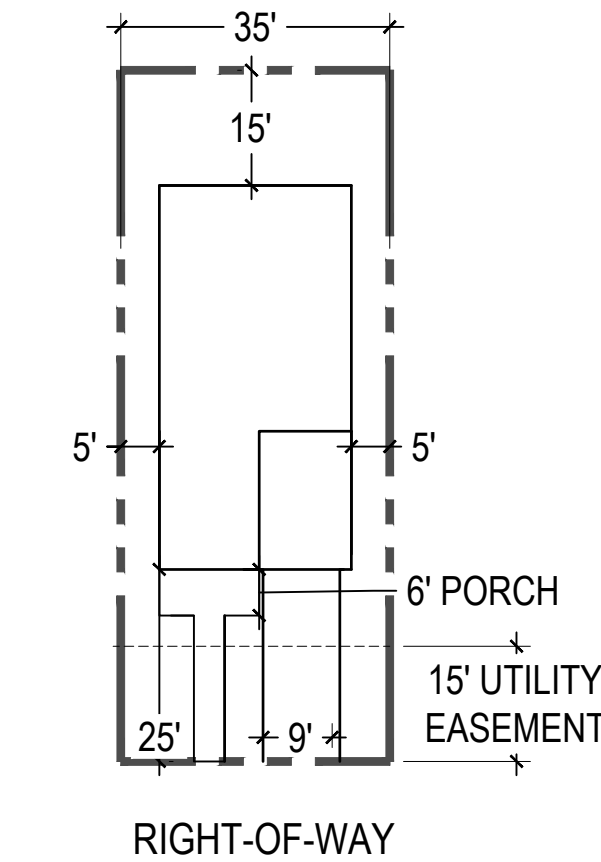
LOT TYPICALS

SINGLE FAMILY ATTACHED AND DETACHED HOME FOOTPRINTS SHALL COMPLY TO THE BUILDING ENVELOPE, SETBACKS, AND EASEMENTS DEMONSTRATED IN THE CONCEPTUAL LOT-TYPICALS, BELOW.

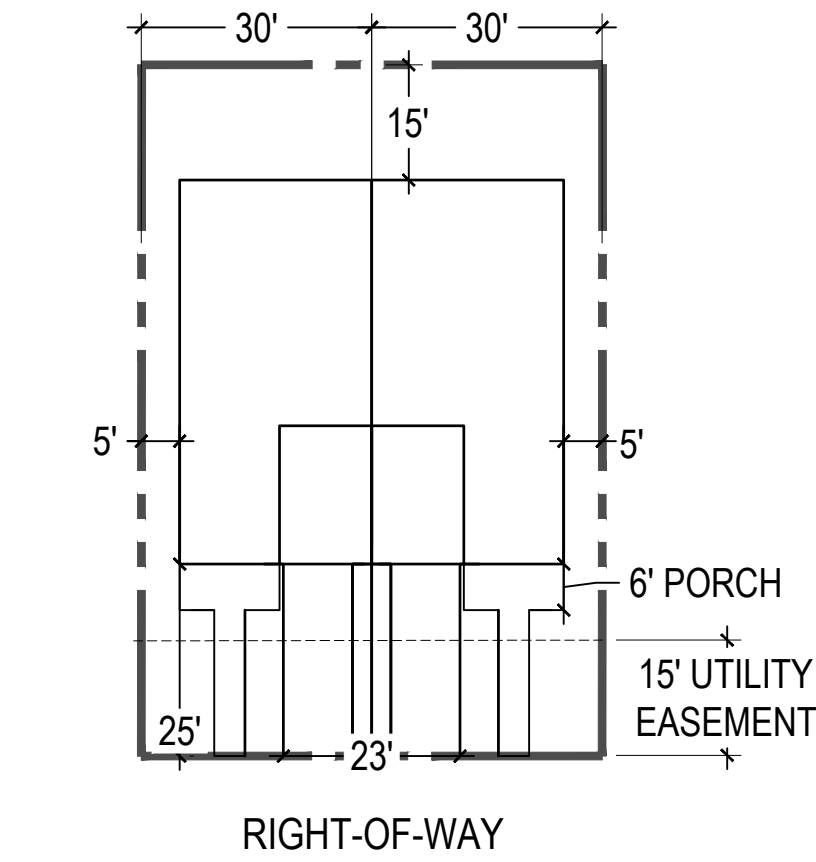
SFD FRONT LOADED 2-CAR GARAGE



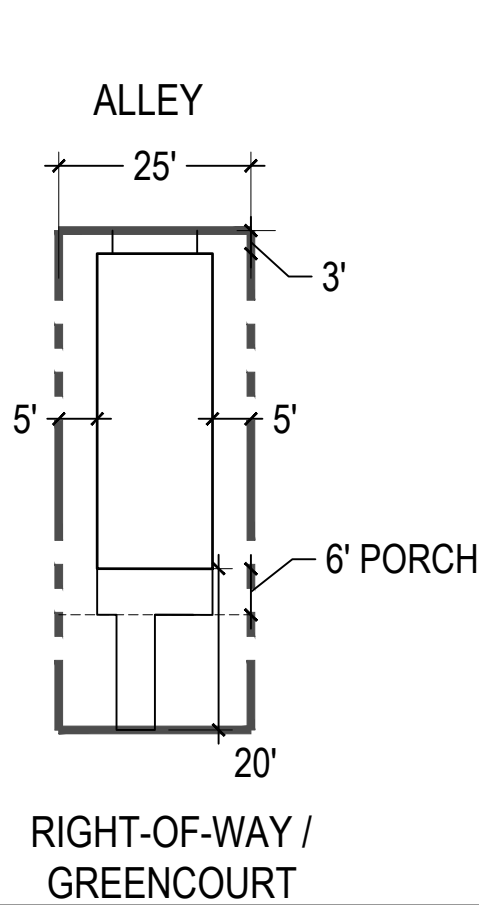
SFD FRONT LOADED 1-CAR GARAGE



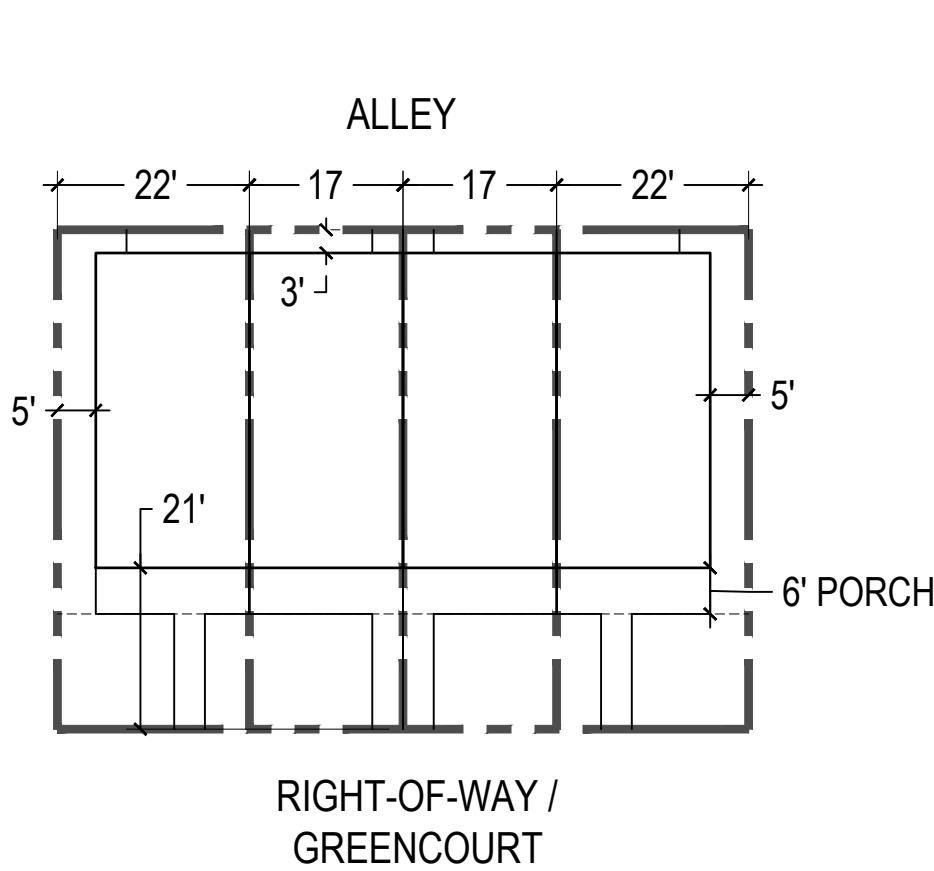
SFA DUPLEX FRONT LOADED 1-CAR GARAGE



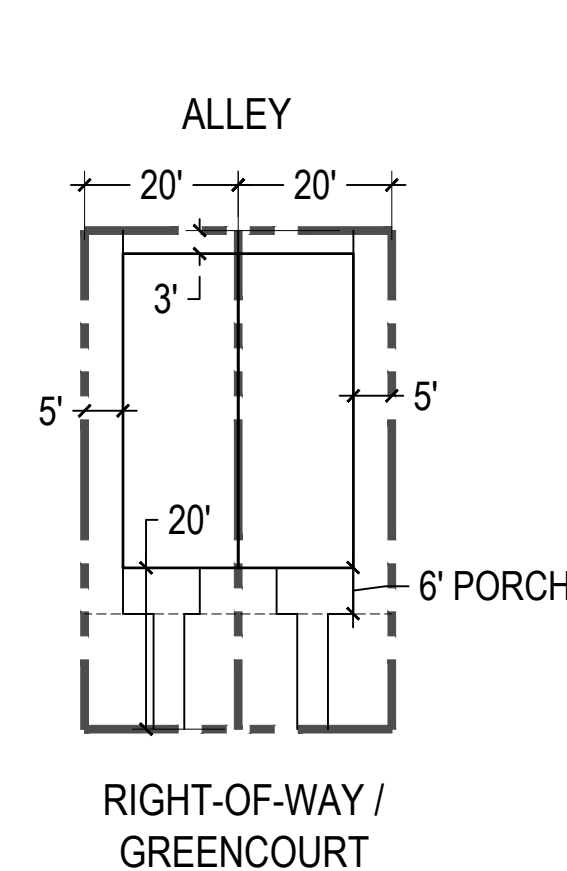
SFD REAR LOADED



SFA TOWNHOME REAR LOADED



SFA DUPLEX REAR LOADED



WELKER FARMS PUD
TOWN OF MEAD
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OWNER:
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SHEET TITLE:
**RESIDENTIAL
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SINGLE FAMILY DETACHED AND ATTACHED STANDARDS

GENERAL STANDARDS

THE INTENT OF THE FOLLOWING GUIDELINES IS TO ENSURE COHESIVE DESIGN ALONG WELKER AVENUE, AND WITHIN THE TOWN OF MEAD. WELKER FARMS IS PART OF THE WELKER AVENUE CORRIDOR AS DEFINED IN THE CODE, TO "...CREATE A "HOMETOWN" LOOK WITH ELEMENTS OF TRADITIONAL ARCHITECTURE AND TO PRESENT A HIGHER QUALITY IMAGE IN TERMS OF ARCHITECTURE, BUILDING MATERIALS, COLORS, SIGNAGE AND OTHER SITE FEATURES..." WELKER FARMS PUD BUILDS ON THE MEAD LAND USE CODE'S EMPHASIS ON HIGH-QUALITY BUILDING DESIGN AND MATERIALS, WITH ELEMENTS OF CLASSIC MAIN STREET ARCHITECTURE IN A MODERN DESIGN CONTEXT, TO CREATE A MODERN MAIN STREET AESTHETIC.

1. SINGLE FAMILY DETACHED AND ATTACHED (SINGLE FAMILY) RESIDENTIAL ARCHITECTURE SHALL CONFORM TO THE PROVISIONS AND POLICIES IN THE CURRENT TOWN OF MEAD CODE, EXCEPT WHERE AN ALTERNATIVE TO THE CODE HAS BEEN INCLUDED IN THESE PUD STANDARDS.
2. SINGLE FAMILY HOMES SHOULD BE DESIGNED TO PROVIDE ENGAGING FACADES AND PRIVATE OUTDOOR SPACES THAT BRING EYES TO THE STREET. REQUIRED ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED FOR REVIEW AT THE TIME OF PLATTING TO ENSURE COMPLIANCE WITH THE ARCHITECTURAL ENHANCEMENTS LISTED IN THIS SECTION.

ROOF DESIGN

ROOFING MATERIALS THAT ARE EXPOSED SHALL BE CONSISTENT WITH THE TIMELESS VISION OF THE WELKER AVENUE CORRIDOR. APPROPRIATE ROOF-TYPES AND MATERIALS INCLUDE:

1. FLAT ROOFS WITH PARAPETS ARE APPROPRIATE IN BOTH CONTEMPORARY AND HISTORICAL CONTEXTS. PARAPETS SHALL BE PROVIDED TO VISUALLY SCREEN ROOFTOP UTILITIES, AND PROVIDE AN ARCHITECTURAL CAP TO BUILDINGS.
2. STANDING SEAM OR ALTERNATIVE METAL ROOFING SHALL BE ALLOWED ONLY FOR FEATURE ELEMENTS DEFINING THE MASSING OF THE PROJECT AND APPROPRIATE FOR THE PITCH AND APPLICATION AS DEFINED ELSEWHERE. METAL ROOFING SHALL BE NON-REFLECTIVE AND RELATE TO THE COLOR PALETTE OF THE PRIMARY AND SECONDARY MATERIALS. CORRUGATED METAL ROOFING IS NOT PERMITTED.
3. SHINGLE ROOFING SHALL BE HIGH PROFILE, ARTICULATED ROOFING AND SHALL BE OF A NEUTRAL COLOR.

ENTRIES

THE ENTRY TO HOMES SHALL BE DESIGNED TO ENCOURAGE PEDESTRIAN ACTIVITY AND SIGNALIZE BUILDING ENTRY USING THE FOLLOWING TECHNIQUES:

1. LANDSCAPE AREAS SHALL BE ORIENTED AND FOCUSED ON THE ENTRANCE
2. MAIN ENTRIES SHALL BE ORIENTED TOWARDS THE PRIMARY STREET OR GREEN-COURT
3. USE OF CREATIVE ENTRY TREATMENTS SUCH AS RECESSED ENTRYWAYS, COVERED PORCHES, OR COMPARABLE ARCHITECTURAL TREATMENT.

WINDOWS

1. WINDOWS SHALL BE PROVIDED ON ALL BUILDING ELEVATIONS.
2. A MINIMUM OF 10 SF OF TRANSPARENCY IS REQUIRED ON ELEVATIONS THAT FACE A STREET; MULTIPLE WINDOWS OR SINGLE LARGE WINDOWS MAY BE USED TO MEET THIS STANDARD. GARAGE DOOR WINDOWS MAY NOT BE USED TO MEET THIS STANDARD.
3. USE OF MULLIONS, SHUTTERS, AND OTHER MEANS OF WINDOW FRAMING ARE ENCOURAGED.

ARTICULATION

1. ALL HOMES MUST FEATURE A BUMP-OUT OR RECESS A MINIMUM OF FOUR FEET IN WIDTH AND 1 FOOT IN DEPTH ON THE FRONT PLANE OF THE HOME. THESE MAY INCLUDE THE OPTIONS LISTED BELOW, BUT ALTERNATIVES MAY BE PROPOSED AT THE TIME OF SITE PLAN, SUBJECT TO PLANNING DIRECTOR APPROVAL.
 - A. COVERED FRONT PORCHES (MIN. 6 FEET DEEP AND 6 FEET WIDE)
 - B. SECOND/THIRD STORY DORMER WINDOWS (MIN. 4 FEET WIDE)
 - C. BAY WINDOWS (MIN. 4 FEET WIDE)
2. CORNER LOT / END UNIT ENHANCEMENTS ARE REQUIRED FOR HOMES ADJACENT TO PARKS, RIGHTS-OF-WAY AND PEDESTRIAN WALKWAYS. ENHANCEMENTS SHALL INCLUDE EITHER
 - A. COVERED WRAP-AROUND PORCHES (MIN 6' DEPTH) ; OR
 - B. AT LEAST TWO (2) OF THE FOLLOWING:
 - B.A. BAY WINDOW OR DORMER WINDOWS FACING THE SIDE YARD. (MIN. 4 FEET WIDE)
 - B.B. EXTENSION OF FRONT FAÇADE MASONRY (MIN. 40% OF NET FAÇADE)
 - B.C. ALTERNATIVE ENHANCEMENTS MAY BE PROPOSED AT THE TIME OF ARCHITECTURAL ELEVATION REVIEW, SUBJECT TO PLANNING DIRECTOR APPROVAL.
 - B.D. A CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE.
 - B.E. A CHANGE IN MATERIALS
 - B.F. BRACKETS, PROJECTIONS, BELT COURSES OR OTHER SUCH DETAILS
 - B.G. MASONRY WAINSCOT

LIGHTING

1. THE FRONT ELEVATIONS OF HOMES WILL UTILIZE AT LEAST ONE LIGHT ABOVE THE FRONT ENTRY TO PROVIDE LIGHTING TO THE FRONT OF THE UNIT.
2. FOR REAR LOADED UNITS, AT LEAST ONE LIGHT WILL BE LOCATED ON EACH SIDE OF THE GARAGE DOOR IN THE REAR. THESE LIGHTS SHALL ALSO BE PHOTOCCELL TO ENSURE ALLEY LIGHTING IS AVAILABLE AS NEEDED.

ACCESSORY BUILDINGS

1. ACCESSORY BUILDINGS, INCLUDING DETACHED GARAGES, SHALL BE LOCATED TO THE REAR OR SIDE OF THE PRINCIPAL BUILDING AND SHALL USE SIMILAR MATERIALS AS THE HOME, BUT ARE NOT REQUIRED TO USE MASONRY

MECHANICAL EQUIPMENT

1. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED FROM GROUND-LEVEL VIEW AT ADJACENT RIGHT-OF-WAY LINE.
2. IF BUILDING-SPECIFIC MECHANICAL EQUIPMENT UNITS LOCATED ON THE GROUND, ALONG RIGHT-OF-WAY, OR WITHIN 5-FEET OF RIGHT-OF-WAY, SHALL BE SCREENED WITH LANDSCAPE PLANTINGS OR STRUCTURED SCREENING 6" GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
3. TRANSFORMERS ARE NOT CONSIDERED MECHANICAL EQUIPMENT AND SHALL NOT BE REQUIRED TO BE SCREENED. HOWEVER, TO THE EXTENT POSSIBLE, TRANSFORMERS SHOULD NOT BE LOCATED WITHIN THE WELKER AVENUE 15' BUILD-TO ZONE.

SINGLE FAMILY DETACHED AND DUPLEX FRONT-LOADED GARAGES

1. FRONT LOAD GARAGE DOORS MAY HAVE A MAX. WIDTH OF: 9' FOR 1-CAR AND 18' FOR 2-CAR DOORS. NO OVER-SIZED GARAGES ARE PERMITTED.
2. FRONT LOAD GARAGE DOORS MUST BE STEPPED A MINIMUM OF 6' BACK FROM FRONT PORCH/ WALL OF HOME.
3. FRONT LOADED GARAGES MUST FEATURE HORIZONTALLY ORIENTED WINDOWS ALONG A MIN. 60% OF DOOR FACE LINEAR WIDTH.

SINGLE FAMILY ATTACHED BUILDING MASS

SINGLE FAMILY ATTACHED FRONT ELEVATIONS SHALL VISUALLY DIFFERENTIATE BETWEEN UNITS BY INCORPORATING MIN. 18" WALL PLANE PROJECTIONS AND RECESSES AND MATERIAL OR COLOR CHANGES BETWEEN UNITS.

EXTERIOR FINISHING

TO ACHIEVE AN OVERALL AESTHETIC APPEARANCE AND ADD ECONOMIC VALUE FOR THE COMMUNITY, A VARIETY OF EXTERIOR FINISH MATERIALS ARE REQUIRED. MATERIALS SUCH AS BRICK, STONE, OR OTHER APPROVED MASONRY MATERIALS ARE ENCOURAGED ON ELEVATIONS ABUTTING PUBLIC STREETS, OPEN SPACE, OR TRAILS.

ACCEPTED MATERIALS CAN BE FOUND IN THE MATERIALITY SECTION OF THIS PUD.

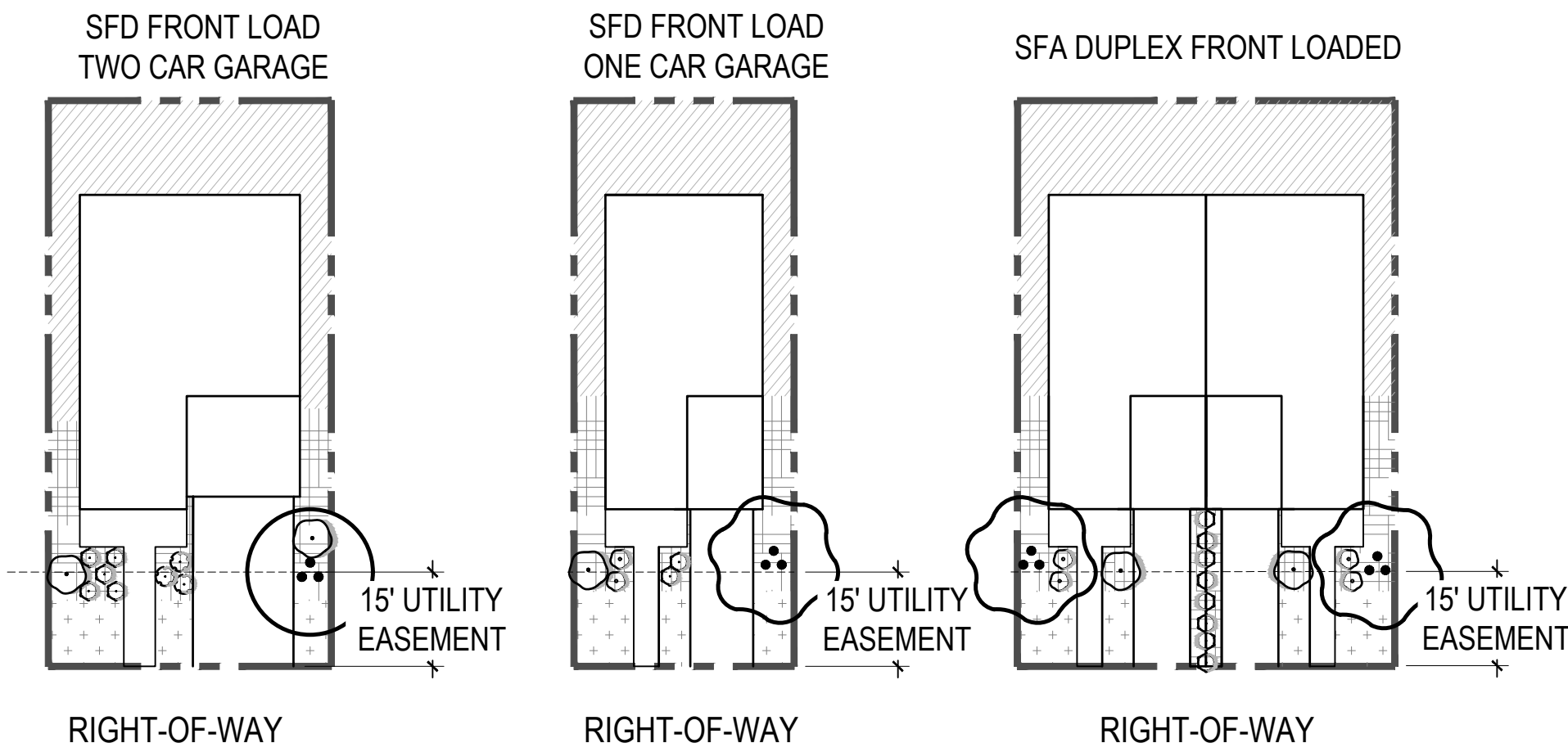
SINGLE FAMILY DETACHED AND ATTACHED PRECEDENT IMAGERY



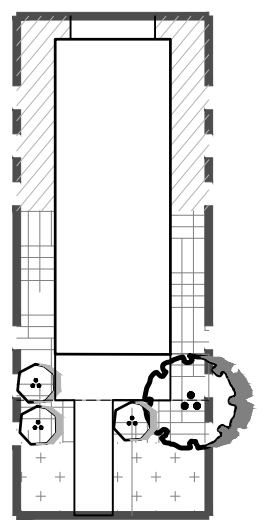
LANDSCAPE STANDARDS

1. PROPOSED LANDSCAPING STANDARDS ARE ONLY FOR ESTABLISHMENT PURPOSES ONLY. A FUTURE HOA OR METRO DISTRICT MAY ESTABLISH LANDSCAPING REQUIREMENTS FOR RESIDENTIAL PROPERTIES WHEN THEY ARE BUILT-OUT.
2. ON-LOT LANDSCAPE - THE FOLLOWING LOT TYPES SHALL PROVIDE THE LISTED QUANTITIES OF ON LOT LANDSCAPING IN PUBLICLY VIEWED AREAS.
 - 2.1. HOMES FRONTING TOR.O.W. OR GREEN-COURTS WITH ALLEY-LOAD GARAGE, OR FRONT-LOAD 1-CAR GARAGE
 - A.A. ONE AND A HALF (1.5) TREE EQUIVALENTS (T.E., SEE LANDSCAPE STANDARDS) PER LOT, WITH ONE (1) TREE REQUIRED IN THE FRONT YARD.
 - A.A. MAY HAVE A FRONT YARD ENCLOSED BY A FENCE.
 - A.B. TURF SHALL NOT EXCEED 45% OF TOTAL FRONT-YARD GROUND COVER AREA IN LOTS WITHOUT REAR YARDS
 - A.C. TURF SHALL NOT EXCEED 25% OF TOTAL FRONT-YARD GROUND COVER AREA NOR 45% OF REAR-YARD GROUND COVER AREA IN LOTS WITH REAR YARDS.
 - 2.2. HOMES FRONTING TOR.O.W. WITH FRONT LOAD 2-CAR GARAGES
 - A.A. 2 T.E.s PER LOT, WITH ONE (1) TREE REQUIRED IN THE FRONT YARD.
 - A.B. MAY HAVE A FRONT YARD ENCLOSED BY A FENCE.
 - A.C. TURF SHALL NOT EXCEED 25% OF TOTAL FRONT-YARD GROUND COVER AREA NOR 45% OF REAR-YARD GROUND COVER.

LANDSCAPE LOT TYPICALS

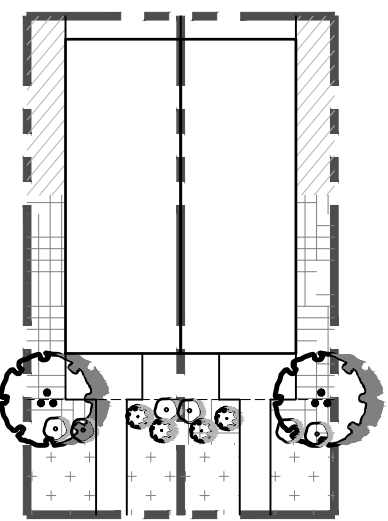


SFD
REAR LOADED



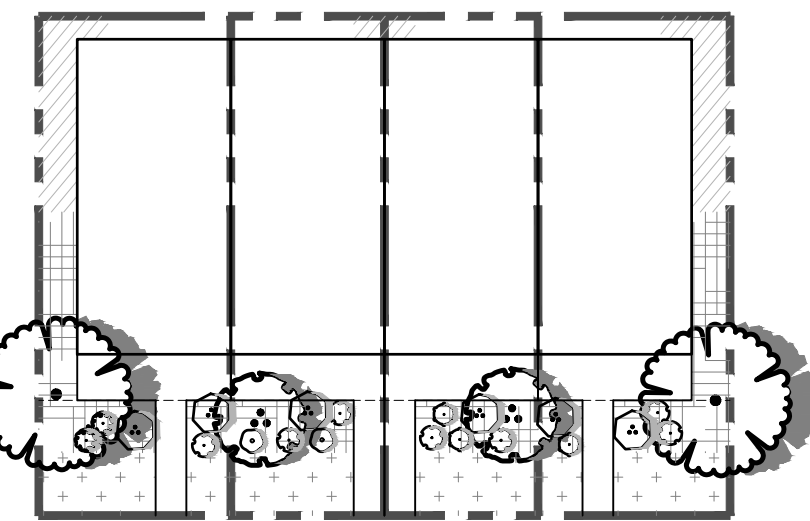
RIGHT-OF-WAY /
GREENCOURT

SFA DUPLEX
REAR LOADED



RIGHT-OF-WAY /
GREENCOURT

SFA TOWNHOME
REAR LOADED



RIGHT-OF-WAY /
GREENCOURT

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
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37 KODIAK CRESCENT, SUITE 300
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SHEET TITLE:
**SFD & SFA
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MULTI-FAMILY STANDARDS

MULTI-FAMILY ARCHITECTURE

MULTI-FAMILY DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS LISTED BELOW. FOR ANY ASPECTS NOT ADDRESSED IN THIS PUD, THE MEAD LAND USE CODE SHALL PREVAIL.

GENERAL STANDARDS

- STAIRWAYS SHALL NOT BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE.
- EXTERIOR BUILDING LIGHTING SHOULD BE USED TO PROVIDE SAFETY AND SECURITY AND TO HIGHLIGHT ARCHITECTURAL FEATURES. ALL EXTERIOR DOORWAYS SHALL BE LIGHTED ALL NIGHT.
- ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING AND SHOULD BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING.
- POST-DEVELOPMENT, THESE PUD GUIDELINES SHALL APPLY TO ADDITIONS TO EXISTING BUILDINGS. THE EXTERIOR TREATMENT OF ANY BUILDING ADDITION SHALL, AS A MINIMUM, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.
- POST-DEVELOPMENT, THESE PUD GUIDELINES SHALL APPLY TO ANY MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS THAT REQUIRES A BUILDING PERMIT. SCREENING GUIDELINES FOR LOADING AREAS SHALL FOLLOW THE REQUIREMENTS OF THE COMMERCIAL PUD GUIDELINES.

BUILDING PLACEMENT STANDARDS

THE INTENT OF THE BUILDING PLACEMENT, MASSING AND ARTICULATION STANDARDS IS TO PROMOTE HIGH QUALITY ARCHITECTURAL AND SITE DESIGN THAT, WHEN IMPLEMENTED IN CONJUNCTION WITH THE MATERIALS AND FEATURES & DETAILS SECTIONS, CREATES A WELCOMING GATEWAY TO MEAD ALONG THE WELKER AVENUE CORRIDOR.

- ON LOTS FRONTING WELKER AVENUE, AT LEAST 40% OF THE PROPERTY'S LINEAR FRONTAGE WITHIN THE 0' TO 25' OF THE PROPERTY LINE SHALL BE OCCUPIED BY BUILDING FAÇADE OR ACTIVE OUTDOOR AREA SUCH AS PATIOS OR PLAZAS.
- DESIGNS SHALL PROVIDE ACTIVATION FEATURES BETWEEN AND AROUND BUILDINGS TO BE VISIBLE FROM WELKER AVENUE AND INTERSECTING RIGHTS-OF-WAY; ACTIVATION FEATURES MUST INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - PORCHES / PATIOS WITH FRONT DOORS, PROVIDING DIRECT ACCESS FROM UNITS TO THE SIDEWALK.
 - CANOPY ELEMENTS MINIMUM 18" DEPTH, OVER PRIMARY ENTRIES OR COVERED PORCHES MINIMUM 30 SF.
 - STOOPS MINIMUM 30 SF.
 - ALTERNATIVE MEANS OF ACTIVATION, AS APPROVED BY PLANNING DIRECTOR.

MECHANICAL EQUIPMENT

- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED FROM GROUND LEVEL-VIEW AT ADJACENT RIGHT-OF-WAY LINE.
- IF BUILDING-SPECIFIC MECHANICAL EQUIPMENT UNITS LOCATED ON THE GROUND, ALONG RIGHT-OF-WAY, OR WITHIN 5-FEET OF RIGHT-OF-WAY, SHALL BE SCREENED WITH LANDSCAPE PLANTINGS OR STRUCTURED SCREENING 6" GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
- TRANSFORMERS ARE NOT CONSIDERED MECHANICAL EQUIPMENT AND SHALL NOT BE REQUIRED TO BE SCREENED. HOWEVER, TO THE EXTENT POSSIBLE, TRANSFORMERS SHOULD NOT BE LOCATED WITHIN THE WELKER AVENUE 15' BUILD-TO ZONE.

BUILDING MASSING AND ARTICULATION

ORGANIZE THE BUILDING'S MASS TO CLEARLY DEFINE DIFFERENT HORIZONTAL AND VERTICAL ELEMENTS AND TO EXPRESS INTERNAL FUNCTIONS. BREAK DOWN OR DIVIDE THE OVERALL MASS INTO A SERIES OF DISCRETE AND COMPLEMENTARY FORMS WITH A CLEAR INTENTIONAL RHYTHM.

- FOUR-SIDED BUILDING DESIGN SHALL ENSURE ALL PUBLIC-FACING FAÇADES ARE DESIGNED EQUALLY.
- BUILDINGS MUST BE DESIGNED TO SHOW A CLEAR BASE, MIDDLE AND A CAP; AND
- A CLEARLY DEFINED PRIMARY ENTRANCE, DEMARCATED ARCHITECTURAL FEATURE OF THE BUILDING EASILY DISTINGUISHABLE FROM SECONDARY BUILDING ENTRANCES. AND AT LEAST THREE (3) OF THE FOLLOWING:
 - FIRST FLOORS A MIN. OF 12-FEET IN HEIGHT IN MULTI-STORY BUILDINGS, AND 14' IN HEIGHT FOR SINGLE-STORY BUILDINGS.
 - VERTICALLY PROPORTIONED UPPER STORY WINDOWS (MIN. 3:2 HEIGHT TO WIDTH RATIO)
 - WINDOWSILLS AND FRAMES THAT PROVIDE DETAIL (MIN. 3" WIDTH OF SILLS OR FRAMES)
 - HORIZONTAL EXPRESSION ELEMENTS, SUCH AS CANOPIES, BELT COURSES, MOLDINGS, AND CORNICES
 - A SIMILAR RATIO OF SOLID WALL TO WINDOW AREA
- ALL BUILDINGS SHALL BE LIMITED TO A MAXIMUM OF 400 FEET IN LENGTH FOR A SINGLE FAÇADE.

HORIZONTAL ARTICULATION

- HORIZONTAL ARTICULATION IN THE FAÇADE SHALL BE REQUIRED FOR ALL FAÇADES GREATER THAN 50' IN LENGTH AND SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING:
 - RECESS AND PROJECT ELEMENTS BY A MINIMUM OF 3 FEET, TO AVOID LONG MONOTONOUS FAÇADES.
 - FOR EXAMPLE, A 50' FAÇADE SHOULD HAVE AT LEAST 2 PRIMARY MASSING ELEMENTS, INCLUDING AT LEAST ONE 3' PLANE CHANGE. THE PLANE CHANGE MAY OCCUR AT AN ENTRY DOOR, OR ANOTHER APPROPRIATE LOCATION.
 - RECESSED BUILDING ELEMENTS SHALL NOT COUNT AGAINST THE BUILD-TO REQUIREMENT, WHEN PROVIDED AT BUILDING ENTRIES OR WITH ACTIVE USES SUCH AS PATIOS OR COURTYARDS.
 - ALTERNATIVES TO THE ABOVE ARTICULATION METHODS MAY BE PROPOSED AT THE TIME OF SITE PLAN, SUBJECT TO PLANNING DIRECTOR REVIEW AND APPROVAL.

VERTICAL ARTICULATION

- VERTICAL ARTICULATION SHALL BE IMPLEMENTED TO PRESENT A CLEAR BASE, MIDDLE AND CAP TO THE BUILDING ON EACH FAÇADE.
 - THE "BASE" IS GENERALLY THE PORTION OF THE BUILDING THAT MEETS THE GROUND; IT IS AT LEAST 18 INCHES TALL, BUT FOR TALLER BUILDINGS COULD BE AS TALL AS THE FIRST TWO STORIES. THE GROUND-FLOOR OF ALL BUILDINGS SHALL INCLUDE PEDESTRIAN ORIENTED ELEMENTS, HIGH TRANSPARENCY, AND BE MADE OF HIGH-QUALITY AND DURABLE MATERIALS.
 - THE "MIDDLE" IS THE LEAST DOMINANT FAÇADE ELEMENT. IT IS GENERALLY LOCATED BETWEEN THE "BASE" (ANYWHERE ABOVE 18 INCHES ABOVE THE GROUND) AND THE "CAP", OR ROOFLINE.
 - THE "CAP" IS WHERE THE BUILDING MEETS THE SKY AND THIS IS GENERALLY A PREDOMINANT ROOFLINE OR ARCHITECTURAL ELEMENT INDICATING THE END OF A BUILDING.
 - STANDARDS BELOW ARE INTENDED TO PROVIDE VERTICAL ARTICULATION; ALTERNATIVES MAY BE PROPOSED SUBJECT TO TOWN OF MEAD PLANNING DIRECTOR REVIEW AND APPROVAL.
 - BASES OF BUILDINGS SHALL BE ARTICULATED USING A MINIMUM OF TWO (2) OF THE FOLLOWING:
 - USE OF "HEAVY" MATERIAL SUCH AS BRICK OR STONE, OR OTHER DURABLE MATERIAL TO DELINEATE THE BASE FROM THE MIDDLE AND CAP.
 - HORIZONTAL REVEAL LINE A MINIMUM OF 18 IN. FROM THE GROUND OR A BULKHEAD (WINDOW BASE) BETWEEN THE GROUND PLANE AND DISPLAY WINDOW; TYPICALLY, 18 IN. FROM THE GROUND BUT NO HIGHER THAN 36 IN.
 - ARCHITECTURAL DETAILING OR FENESTRATION ON THE GROUND FLOOR.
 - A SIGN BAND/FRIEZE, ARCADE, TRANSOM, GALLERY, OR COLONNADE MAY BE USED TO ACCENTUATE THE GROUND FLOOR ON MULTI-STORY BUILDINGS
 - MIDDLE PORTIONS OF BUILDINGS SHALL BE ARTICULATED USING A MINIMUM OF TWO (2) OF THE FOLLOWING:
 - STEP-BACK IN MASSING ABOVE SECOND FLOOR, A MIN.OF 6-FEET FROM GROUND FLOOR FAÇADE.
 - INTEGRATION OF A LINTEL OR CORNICE ABOVE THE GROUND FLOOR.
 - CHANGE IN MATERIAL, OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
 - VISIBLE VARIATION IN WINDOW SIZE FROM GROUND TO UPPER FLOOR(S) (TYPICALLY SMALLER)
- CAPS OF BUILDINGS SHALL BE ARTICULATED USING ONE OF THE FOLLOWING:
 - PARAPET OR CORNICE (ON FLAT-ROOFS); OR PROJECTING ROOF LINE (ON SLOPING ROOFS)
 - ARCHITECTURAL REVEAL LINE AT TOP OF BUILDING FOR SINGLE-MATERIAL CAPS, OR CHANGE IN MATERIAL, TEXTURE, PATTERNING, OR COLOR (MIN. 18" FROM TOP)

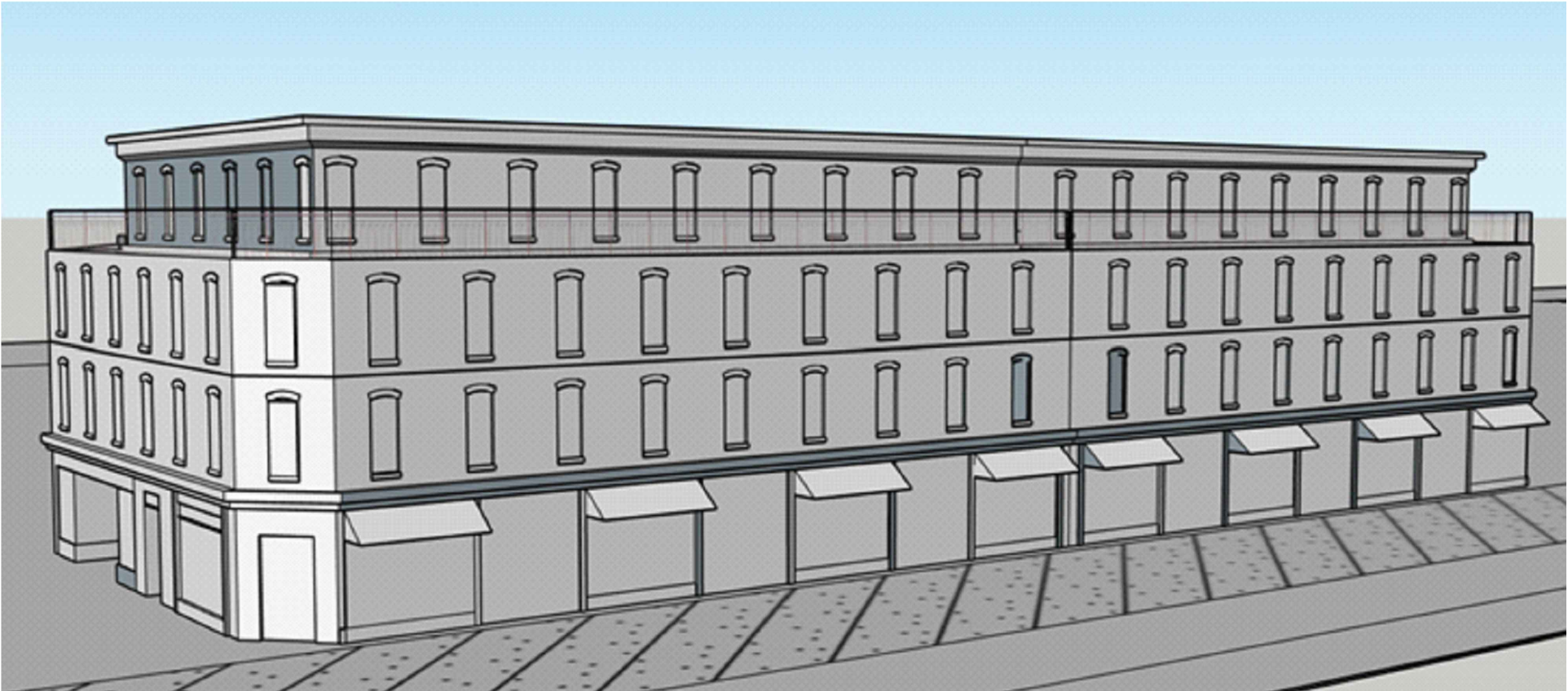
HORIZONTAL AND VERTICAL ARTICULATION EXHIBIT



VERTICAL ARTICULATION, 4-STORY BUILDINGS

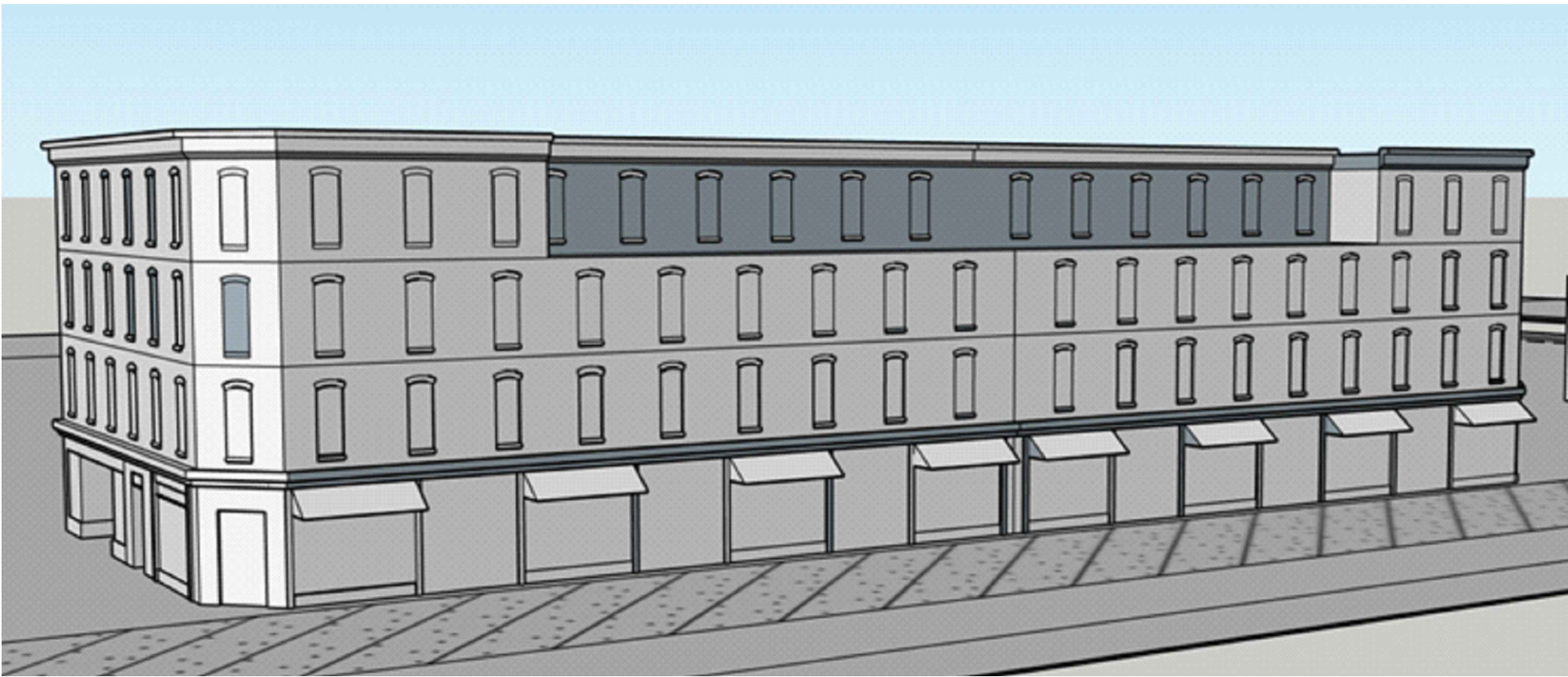
- PORTIONS OF FOUR-STORY MULTI-FAMILY BUILDINGS ALONG THE NORTHERN PROPERTY BOUNDARY SHALL PROVIDE STEPPED BACK FOURTH-STORY FAÇADES FACING THE TRAIL AS OUTLINED BELOW. THE INTERVENING SPACE MAY BE USED AS OUTDOOR AMENITY AREA, OR FOR PRIVATE BALCONIES.
 - MINIMUM 6' STEP-BACK FOR A FOURTH STORY FAÇADE.
 - CONTINUATION OF THE 6' STEP-BACK, AROUND THE BUILDING FAÇADE IS ENCOURAGED BUT NOT REQUIRED.

MULTI-FAMILY STEPBACK EXHIBIT 1: CONTINUED STEP-BACK



- IN THE EVENT OF A FOURTH STORY STEP-BACK, GREATER THAN 40 LINEAR FEET IN WIDTH, "END CAPS" OF THE FULL BUILDING HEIGHT ARE PERMITTED, TO PROVIDE VISUAL CONTINUITY WITH FAÇADES PERPENDICULAR TO WELKER AVENUE. SEE EXAMPLE BELOW.

MULTI-FAMILY STEP-BACK EXHIBIT 2: END CAPS



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
416.849.3484

NOT FOR
CONSTRUCTION

DATE:
04/10/2024 PUD-01
06/26/2024 PUD-02
08/26/2024 PUD-03
02/21/2025 PUD-04
05/16/2025 PUD-05
07/18/2025 PUD-06
10/28/2025 PUD-07

SHEET TITLE:
**MULTI-FAMILY
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MULTI-FAMILY STANDARDS

MULTI-FAMILY PRECEDENT IMAGERY

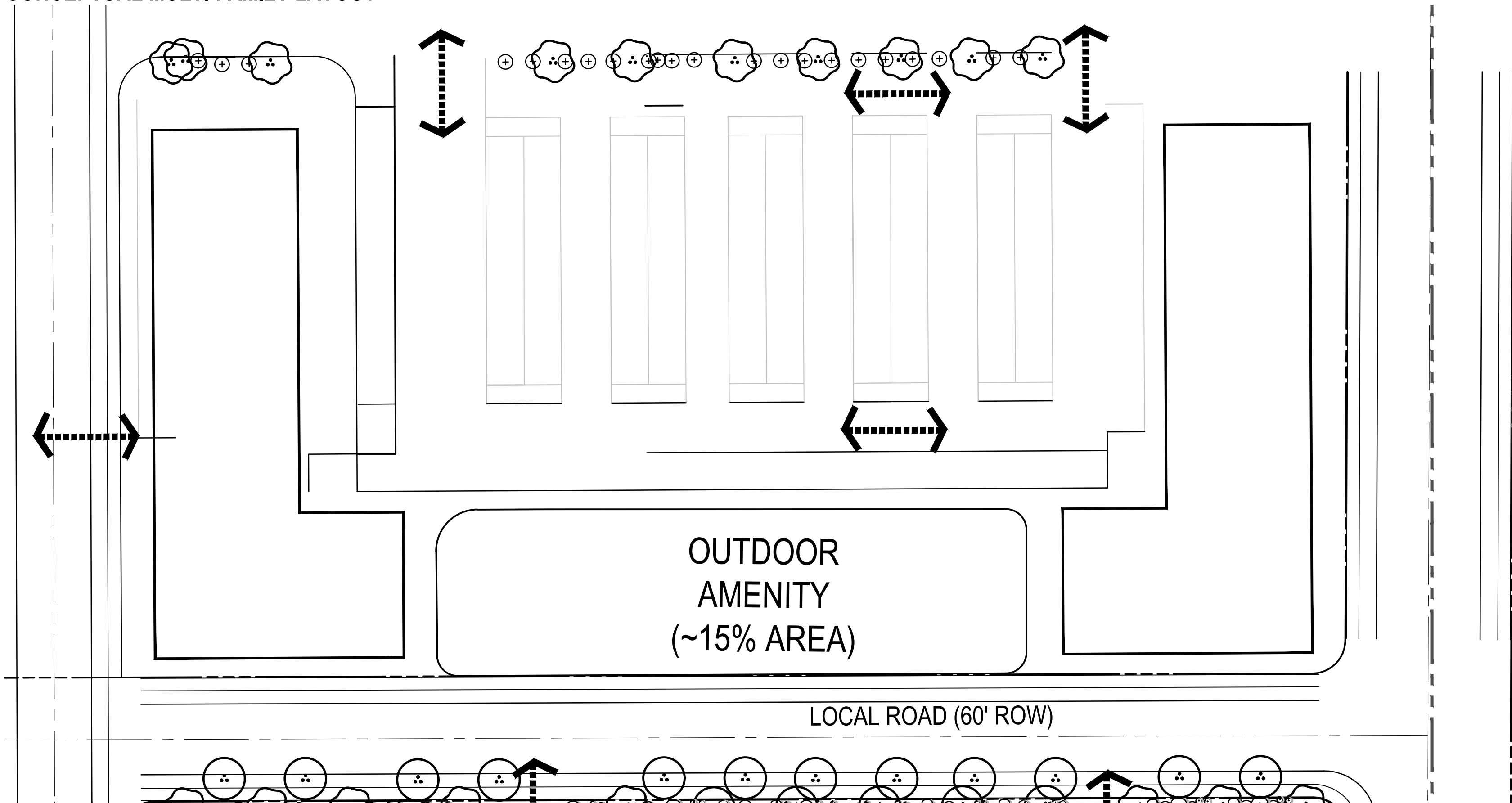
IMAGES BELOW DEPICT THE BUILDINGS THAT MEET THE INTENT OF THE PUD DESIGN STANDARDS AND INTENDED CHARACTER FOR WELKER FARMS.



MULTI-FAMILY LANDSCAPE STANDARDS

- DETENTION AND DRAINAGE AREAS
 - DETENTION PONDS AND DRAINAGE CORRIDORS SHALL BE LANDSCAPED AT A MINIMUM OF ONE (1) TE/500 SQUARE FEET. THIS LANDSCAPING CAN BE GROUPED TO PROVIDE A MORE NATURALIZED AESTHETIC.
 - ALL THE REQUIREMENTS FOR POND AREAS ARE BASED ON THE SQUARE FOOTAGE OF THE OVERALL AREA OF THE POND TRACT OR BOWL AND RIM AREA IF NOT A SEPARATE TRACT.
- RECREATION AREAS
 - MULTI-FAMILY LAND USES MUST PROVIDE A MINIMUM OF 15% OUTDOOR RECREATION AREAS FOR THEIR RESIDENTS. SUCH AREAS MAY INCLUDE A POOL, OUTDOOR EXERCISE SPACE, GRILLS, SPORT COURTS, DOG PARK, AND SIMILAR, PICNIC AREAS, SMALL PAVILIONS, LANDSCAPED SEATING AREAS, OR PLAY AREAS. THESE AREAS SHALL BE DESIGNED TO SUPPORT SUCH INTENDED ACTIVITIES OF THE AREA, INCLUDING PEDESTRIAN ACCESS AND LAYOUT.
 - RECREATION AREAS SHALL BE LANDSCAPED AT A MINIMUM OF ONE (1) TE/600 SQUARE FEET.
 - NON-ESSENTIAL TURF AREAS SHOULD BE MINIMIZED, AND TURF SHALL NOT BE USED IN AREAS LESS THAN 6' WIDE.
 - PRIVATE BALCONIES MAY BE CREDITED TOWARD THE 15% OUTDOOR RECREATION AREA.
 - UP TO 5% OF REQUIRED OUTDOOR RECREATION AREA MAY BE PROVIDED VIA INDOOR AMENITIES, INCLUDING FITNESS ROOMS, CO-WORKING SPACES, ETC.
- PARKING LOTS
 - PARKING LOTS ASSOCIATED WITH MULTI-FAMILY COMMUNITIES SHALL PROVIDE PARKING LOT PERIMETER BUFFER IN ACCORDANCE LANDSCAPE STANDARDS.
- BUILDING PERIMETER LANDSCAPING
 - BUILDING PERIMETER LANDSCAPING IS REQUIRED FOR ALL MULTI-FAMILY-ONLY RESIDENTIAL BUILDINGS. LANDSCAPING SHALL CONSIST OF A VARIETY OF PLANT MATERIAL THAT WILL ENSURE SEASONAL INTEREST.
 - PLANT BEDS SHALL BE AN AVERAGE OF 10 FEET WIDE TO ACCOMMODATE 5-FOOT WIDE FOUNDATION OFFSETS AND 5-FOOT WIDE PLANTING AREAS AND SHALL CONSIST OF LANDSCAPING, MULCH, AND METAL EDGING. EDGER SHALL BE PROVIDED WHEN ADJACENT TO TURF AND ROCK MULCHED AREAS.
 - PERIMETER PLANTINGS SHALL CONSIST OF A TOTAL NUMBER OF PLANTS EQUAL TO 1.25 PLANTS PER FIVE LINEAR FEET OF UNIT PERIMETER FOOTAGE, OF WHICH:
 - AT LEAST 15% ARE TALL SHRUBS WITH A MATURE HEIGHT OF AT LEAST SIX FEET; AND
 - UP TO 80% ARE A MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS CHOSEN TO CREATE SEASONAL INTEREST.

CONCEPTUAL MULTI-FAMILY LAYOUT



WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRESCENT, SUITE 300
TORONTO, ONTARIO M3J 3E5
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SHEET TITLE:
**MULTI-FAMILY
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE STANDARDS

GENERAL STANDARDS

THE INTENT OF THESE LANDSCAPE STANDARDS IS TO PROVIDE THE FRAMEWORK FOR AN APPEALING VISUAL AESTHETIC THROUGHOUT WELKER FARMS. THESE MINIMUM REQUIREMENTS WILL ENSURE A UNIFORM APPEARANCE FOR EACH AREA WITHIN THE COMMUNITY.

ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS AND POLICIES IN THE CURRENT TOWN OF MEAD CODE, EXCEPT WHERE AN ALTERNATIVE TO THE CODE HAS BEEN INCLUDED IN THESE PUD STANDARDS.

ALL ANNUALS, TREES, SHRUBS, PERENNIALS, GROUNDCOVER, AND ORNAMENTAL GRASSES USED TO LANDSCAPE EACH SITE REGULATED BY THIS PUD SHOULD BE SELECTED FROM THE COLORADO STATE UNIVERSITY COOPERATIVE EXTENSION FACTS SHEET ON XERISCAPING; OR OTHER APPROVED WATER-WISE, RESOURCE WISE, OR XERISCAPE PLANT MATERIAL REFERENCES.

PLANT MATERIAL REQUIREMENTS

- FOR THE PURPOSES OF PROVIDING MINIMUM PLANTING REQUIREMENTS THROUGHOUT THIS PUD, THE FOLLOWING SHALL BE CONSIDERED ONE (1) TREE EQUIVALENT (TE).
 - ONE (1) SHADE/ ORNAMENTAL/ EVERGREEN TREE,
 - TEN (10) FIVE-GALLON SHRUBS OR GRASSES, OR
 - TWENTY (20) ONE-GALLON GRASSES.
- MINIMUM SIZES FOR ALL PLANT MATERIAL:
 - SHADE TREES - TWO AND ONE-HALF (2½) INCH CALIPER
 - ORNAMENTAL TREES - ONE AND ONE-HALF (1½) INCH CALIPER (SINGLE-STEM) OR SIX (6) FOOT TALL (CLUMP)
 - EVERGREEN TREES - SIX (6) FOOT HEIGHT MINIMUM
 - ALL SHRUBS - FIVE (5) GALLON CONTAINER
 - ORNAMENTAL GRASSES - ONE-GALLON (1) CONTAINER
 - GROUNDCOVER, ANNUALS, AND VINES- ONE-GALLON (1) CONTAINER, THE CREDIT ONLY FOR QUALIFYING PLANT MATERIAL IN ONE-GALLON CONTAINERS.

TURF REGULATIONS

- NO TURF SHALL BE PLANTED IN STRIPS LESS THAN SIX (6) FEET IN WIDTH.
- PLANTING OF TURF SHALL BE DISCOURAGED IN AREAS AROUND HYDRANTS, TREE TRUNKS, OR ABOVE GROUND VALVES OR UTILITIES.
- LARGE AREAS OF TURF WHERE NO ACTIVITY OR PEDESTRIAN CIRCULATION OCCURS ARE PROHIBITED. IN PLACE OF THESE AREAS, MULCHED PLANTINGS ARE RECOMMENDED TO MAINTAIN A GREEN AND WATER EFFICIENT LANDSCAPE. WHERE ADDITIONAL TURF AREAS ARE DESIRED, SPECIES THAT TOLERATE CIRCULATION, EXTENDED DROUGHT, AND/OR PROVIDE FOR REDUCED MAINTENANCE SHALL BE SELECTED FROM THE COLORADO STATE UNIVERSITY COOPERATIVE EXTENSION FACTS SHEET ON XERISCAPING; OR OTHER APPROVED WATER-WISE, RESOURCE WISE, OR XERISCAPE PLANT MATERIAL REFERENCES.
- WHERE TURF WILL BE USED FOR PLAY (ESSENTIAL TURF), SPECIES THAT TOLERATE PEDESTRIAN CIRCULATION, EXTENDED DROUGHT, AND/OR PROVIDE FOR REDUCED MAINTENANCE SHALL BE USED. UPON REQUEST, APPLICANTS SHALL PROVIDE REFERENCE TO SPECIES SUITABILITY THROUGH CSU EXTENSION, COLORADO WATERWISE, OR SIMILAR LANDSCAPE RESOURCES.

LIVE MATERIALS REGULATIONS

- A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE REQUIRED LANDSCAPE AREA SHALL BE COVERED BY LIVING PLANT MATERIALS AT MATURITY. PLANT MATERIALS PROVIDED IN 4.2.B. ARE CONSIDERED LIVING MATERIALS. UP TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED LANDSCAPE AREA MAY BE COVERED WITH NON-LIVING MATERIAL SUCH AS, MULCH, ROCK, CRUSHER FINES, OR OTHER APPROVED NON-LIVING MATERIALS, WITHOUT INTERVENING PLANTINGS. THIS DOES NOT APPLY FOR RESIDENTIAL LOTS.
- NATURAL ZONES (I.E. DRAINAGE AND DETENTION) SHALL BE SEEDED WITH NATIVE AND NATURALIZED GRASSES.
- THORNY PLANTS SHALL NOT BE LOCATED ADJACENT TO PUBLIC WALKS, PLAZAS, OR GATHERING SPACES.

PUBLIC LANDSCAPED AREAS

PUBLIC LANDSCAPED AREAS ARE DEFINED IN THIS SECTION AND SHALL INCLUDE ANY LANDSCAPED AREA THAT IS MAINTAINED BY THE CITY, HOMEOWNER'S, AND/OR BUSINESS OWNER'S ASSOCIATION (HOA AND/OR BOA) OR METROPOLITAN DISTRICT.

- DETENTION PONDS AND DRAINAGE CORRIDORS SHALL BE LANDSCAPED AT A MINIMUM OF ONE (1) TE/500 SQUARE FEET. THIS LANDSCAPING CAN BE GROUPED TO PROVIDE A MORE NATURALIZED AESTHETIC.
- ALL THE REQUIREMENTS FOR POND AREAS ARE BASED ON THE SQUARE FOOTAGE OF THE OVERALL AREA OF THE POND TRACT OR BOWL AND RIM AREA IF NOT A SEPARATE TRACT.

COMMON LANDSCAPE AREAS

- COMMON LANDSCAPE AREAS SHALL BE LANDSCAPED AT ONE (1) TE/600 SQUARE FEET.
- RESIDENTIAL DEVELOPMENT COMMON LANDSCAPE AREAS INCLUDE ALL LANDSCAPED AREA OUTSIDE OF PRIVATE LOTS FOR HOMES FRONTING ONTO GREEN-COURTS, OR OTHER COMMON AREAS. THIS EXCLUDES PARKING LOT ISLANDS, RIGHT-OF-WAY, AND DETENTION PONDS WHICH HAVE SEPARATE REQUIREMENTS.

PUBLIC/PRIVATE STREETSCAPE

- CURBSIDE LANDSCAPE AREAS BETWEEN RIGHTS-OF-WAY AND DETACHED SIDEWALKS SHALL BE A MINIMUM OF 6 FEET IN WIDTH.
- WHERE ADJACENT TO PARALLEL PARKING, CURBSIDE LANDSCAPING SHALL PROVIDE 4' WIDE CLEAR PATHS TO THE SIDEWALK ALIGNING WITH EVERY-OTHER PARALLEL PARKING PAINT LINE. SUCH PATHS SHALL CONSIST OF CONCRETE, CRUSHER FINES, PAVERS, OR ANOTHER APPROVED MATERIAL.
- CURBSIDE LANDSCAPE SHALL PROVIDE ONE (1) SHADE TREE AND FOUR (4) SHRUBS EVERY FORTY (40) LINEAR FEET.
 - IN AREAS WHERE UNDERGROUND UTILITIES RESTRICT TREE PLANTING, SHRUBS AND GRASSES MAY BE SUBSTITUTED FOR TREES AT THE TREE-EQUIVALENT RATE.
 - CURBSIDE LANDSCAPE AREA WIDTH MAY DECREASE WHEN ADJACENT TO A TURN LANE.
- LANDSCAPING IN PUBLIC R.O.W. SHALL BE MAINTAINED BY THE TOWN OF MEAD, OR A TITLE 32 METROPOLITAN DISTRICT, OR HOA.
- NON-ESSENTIAL TURF AREAS SHOULD BE MINIMIZED, TURF SHALL NOT BE USED IN AREAS LESS THAN 6' WIDE.

NEIGHBORHOOD CONNECTION ROAD

- THE NEIGHBORHOOD CONNECTION ROAD, IMMEDIATELY NORTH OF THE COMMERCIAL PLANNING AREA SHALL PROVIDE PEDESTRIAN CONNECTIONS, STREET FURNISHINGS AND LANDSCAPE INSTALLATIONS, AS FOLLOWS.
 - SIDEWALK CONNECTIONS SHALL BE PROVIDED FROM THE CONNECTION ROAD THROUGH PARKING AREAS, TO COMMERCIAL DEVELOPMENT IN PLANNING AREA A.
 - ONE BENCH AND TRASH RECEPTACLE SHALL BE PROVIDED ON THE SOUTH SIDE OF THE NEIGHBORHOOD CONNECTION STREET, FOR EVERY 500 LINEAR FEET. THESE SHOULD BE PLACED STRATEGICALLY, IN ASSOCIATION WITH OUTDOOR GATHERING AREAS OR PEDESTRIAN SITE ENTRIES.
 - NEIGHBORHOOD CONNECTION ROAD FURNISHINGS AND PLANTINGS ARE TO BE INSTALLED BY THE METRO DISTRICT / BOA/ HOA. PUBLIC R.O.W. INSTALLATIONS/ PLANTINGS TO BE MAINTAINED BY TOWN OF MEAD.

PARKING LOT PERIMETER BUFFER

- PARKING LOT PERIMETER BUFFERS SHALL BE A MINIMUM OF 5-FEET IN WIDTH AND PROVIDE ONE (1) SHADE TREE AND FOUR (4)SHRUBS EVERY FORTY (40) LINEAR FEET.
 - IN AREAS WHERE UNDERGROUND UTILITIES RESTRICT TREE PLANTING, SHRUBS AND GRASSES MAY BE SUBSTITUTED FOR TREES AT THE TREE-EQUIVALENT RATE.
- TREES MAY BE SPACED IRREGULARLY IN INFORMAL GROUPINGS OR BE UNIFORMLY SPACED, AS CONSISTENT WITH LARGER OVERALL PLANTING PATTERNS AND ORGANIZATION.
- THE BUFFER SHOULD BE PLANTED WITH NON-TURF LIVING GROUNDCOVER, OR A COMBINATION OF NATIVE SHRUBS AND ORNAMENTAL GRASSES TO ACHIEVE A MINIMUM OF 75% GROUND COVERAGE AT THE TIME OF PLANT MATURITY. TURF IS NOT PERMITTED.
- PARKING LOT PERIMETER LANDSCAPE BUFFER SHALL NOT BE REQUIRED FOR ADJACENT PARKING LOTS.
- ALL PARKING ADJACENT TO WELKER AVENUE SHALL BE SCREENED USING ANY OF THE FOLLOWING:
 - A LOW SOLID SCREEN WALL 48" IN HEIGHT,
 - A DECORATIVE SEMI-OPAQUE SCREEN 48" IN HEIGHT & 75% OPAQUE,
 - A LIVING GREEN WALL CONSISTING OF PLANT MATERIAL A MINIMUM OF 30' IN HEIGHT AT MATURITY, OR
 - OTHER TOWN OF MEAD PLANNING DIRECTOR-APPROVED SCREENING DEVICE.
- CHAIN-LINK FENCING WITH OPAQUE SCREENING OR SLATS IS PROHIBITED.
- THE FOLLOWING IMAGES ARE EXAMPLES OF ACCEPTABLE SCREENING:



PARKING LOT INTERIOR

- LANDSCAPE ISLANDS SHALL BE PROVIDED AT A RATE OF ONE (1) ISLAND TO TEN (10) PARKING SPACES AND BE EQUIVALENT IN SIZE TO ONE PARKING SPACE.
- LANDSCAPE ISLAND SHALL BE LOCATED AT THE ENDS OF PARKING ROWS, ADJACENT TO DRIVE AISLES; SUCH ISLAND SHALL BE CREDITED TOWARD THE REQUIRED 1:10 RATIO.
- LANDSCAPING WITHIN ISLANDS SHALL CONSIST OF ONE (1) TREE PLUS (3) SHRUBS PER EVERY ISLAND.
 - SHRUBS SHALL NOT EXCEED 24" AT MATURE HEIGHT.

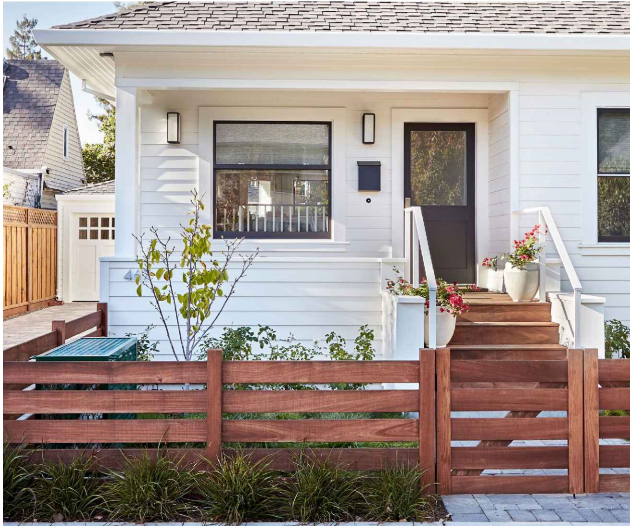
COMMERCIAL AND MIXED USE LANDSCAPE APPLICATIONS

- COMMON AREAS, SUCH AS PARKING LOTS, PLAZAS, AND OTHER, SHALL DEFER TO THE COMMERCIAL STANDARDS OUTLINED WITHIN THE TOWN OF MEAD CODE, WITH THE EXCEPTION OF LANDSCAPE BUFFERS.
 - LANDSCAPE BUFFER SHALL BE 10' ADJACENT TO ANY RESIDENTIAL PROPERTY LINE. 50% OF PLANT MATERIAL SHALL BE EVERGREEN.

FENCING

FENCING WILL BE DESIGNED IN A CONSISTENT MANNER TO ENHANCE THE MODERN MAIN STREET THEME.

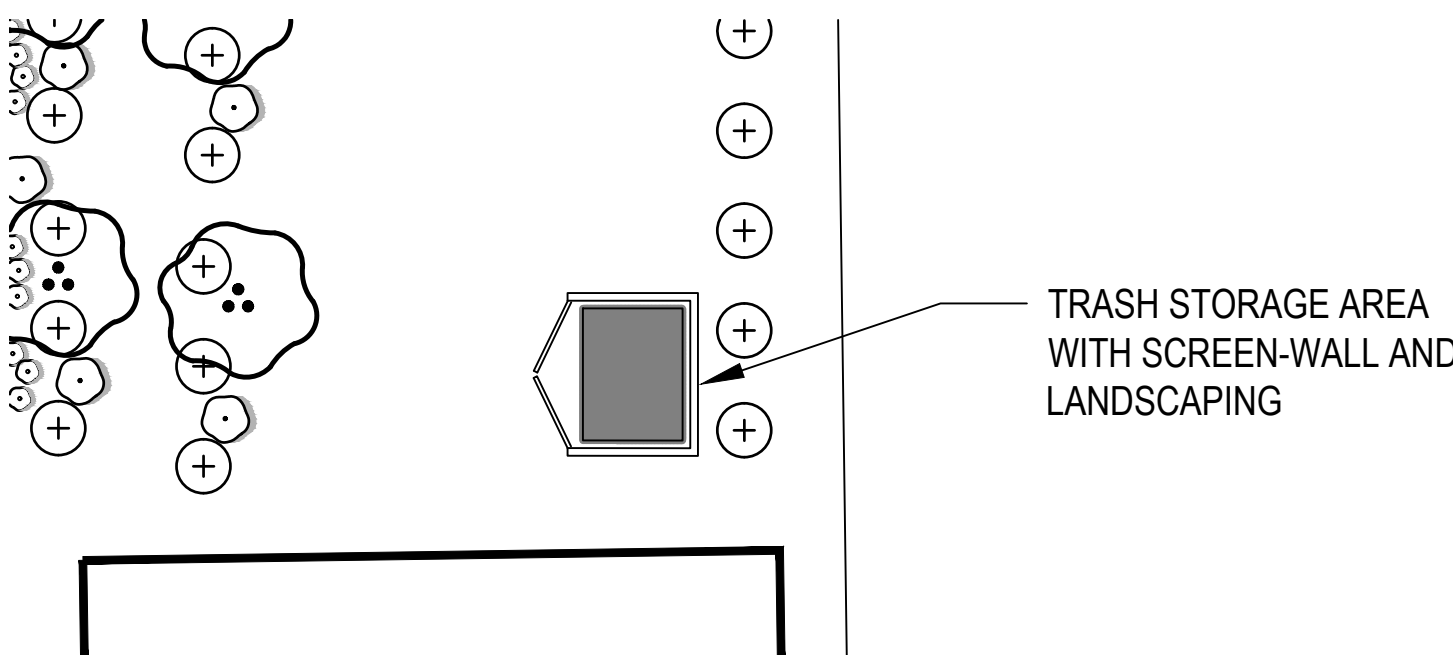
- RESIDENTIAL
 - FRONT YARD FENCE
 - FRONT YARD FENCES ARE PERMITTED, BUT NOT REQUIRED, AND SHALL NOT EXCEED 3' IN HEIGHT.
 - PERMANENT CHAIN-LINK FENCES ARE PROHIBITED.
 - OPEN RAIL/ MESH FENCE
 - MIN. 3' TALL OPEN-RAIL OR MESH FENCES ARE REQUIRED TO BE CONSTRUCTED ON REAR AND SIDE LOT LINES BORDERING PARKS OR OPEN SPACE
 - OPAQUE FENCING
 - PRIVACY FENCING SHALL BE PERMITTED, BUT NOT REQUIRED, ALONG RESIDENTIAL SIDE AND REAR LOT LINES THAT DO NOT BORDER OPEN SPACE.
 - EXAMPLES OF FENCING THAT MEET FRONT YARD AND OPEN RAIL/ MESH FENCE REQUIREMENTS ARE ARE DEPICTED BELOW.



TRASH AND MECHANICAL EQUIPMENT LANDSCAPING AND SCREENING

- TRASH, RECYCLING, OR COMPOST BINS MUST BE ENCLOSED AND SETBACK AT MIN. 5' FROM PROPERTY LINES.
 - ENCLOSURES SHALL BE LARGE ENOUGH TO ACCOMMODATE BOTH A TRASH AND A RECYCLING BIN, AT A MINIMUM, AND SHALL BE COMPLETELY SCREENED FROM VIEW OF PUBLIC STREETS AND ADJACENT PROPERTIES USING DECORATIVE SEMI-OPAQUE SCREENS, WALLS OR LANDSCAPING.
 - IF WALLS OR SCREENS ARE USED, THEY SHALL NOT BE LESS THAN 4' OR EXCEED 6' IN HEIGHT AND SHALL BE SIMILAR IN APPEARANCE AND MATERIALS TO THE PRIMARY BUILDING THEY SERVE.
 - IF SCREENING OF SERVICE LOADING AND STORAGE AREAS OVERLAP WITH PARKING LOT PERIMETER BUFFER REQUIREMENTS, THE WALL SHALL BE IMMEDIATELY ADJACENT TO SCREENED SERVICE AREA AND THE PLANT MATERIAL PROVIDED FOR THE BUFFER MAY SATISFY BOTH REQUIREMENTS.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPING OR A DECORATIVE SEMI-OPAQUE SCREEN OR WALL THAT IS SIMILAR IN APPEARANCE TO THE PRIMARY BUILDING.

MECHANICAL SCREENING EXHIBIT



WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE AND IRRIGATION STANDARDS

IRRIGATION STANDARDS

IRRIGATION SYSTEM REQUIREMENTS

- ALL LANDSCAPING SHALL HAVE A DEDICATED IRRIGATION SYSTEM WITH BACKFLOW PREVENTION DEVICE AND MASTER SHUT OFF VALVE.
- SMART CONTROLLERS WITH MOISTURE SENSOR SHALL BE INSTALLED.
- ALL BACKFLOWS SHALL BE ENCLOSED IN PROTECTIVE / VANDAL PROOF STRUCTURE, PLACED WITHIN PLANTING BED AND SCREENED WITH PLANT MATERIAL.
- OVERHEAD IRRIGATION UTILIZING SPRAY, ROTOR OR ROTARY HEADS IS PROHIBITED.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTS EXCEPT NATIVE SEED MIXES, AS DETAILED BELOW.

NATURAL AREA & DETENTION POND IRRIGATION

- ALL NATURAL AND NATIVE SEEDED AREAS MUST HAVE A TEMPORARY DEDICATED IRRIGATION SYSTEM, TO ESTABLISH NATURAL AND NATIVE PLANTS. ABOVE GROUND TEMPORARY OVERHEAD IRRIGATION MAY BE PERMITTED FOR A THREE-YEAR ESTABLISHMENT PERIOD AND PERMISSION IS DETERMINED BY THE SIZE AND SPATIAL LAYOUT OF THE LANDSCAPE DESIGN. NATIVE SEED IS ESTABLISHED WHEN NO MORE THAN 10 PERCENT OF THE NATIVE SEED CONSISTS OF NONNATIVE SPECIES OR WEEDS. IN ADDITION, NO BARE AREAS SHALL BE LARGER THAN 12 INCHES BY 12 INCHES.
- DETENTION POND BOTTOMS AND SIDES SHALL BE LANDSCAPED WITH NATIVE PLANTS TO MINIMIZE THEIR IRRIGATION NEEDS. SUCH AREAS REQUIRE A TEMPORARY IRRIGATION SYSTEM OR AT A MINIMUM DEMONSTRATE IRRIGATION COVERAGE.

DRIP IRRIGATION

- DRIP IRRIGATION SHALL BE POINT-SOURCE FOR ALL TREES, SHRUBS, PERENNIAL, AND ANNUAL BEDS.
- LANDSCAPED AREAS IN COMMERCIAL PARKING LOTS ARE LIMITED TO DRIP IRRIGATION FOR TREES AND SHRUBS AND NO IMPACT OR SPRAY HEADS SHALL BE PERMITTED. FOR GRASS AREAS, ONLY DROUGHT TOLERANT GRASSES SHALL BE PERMITTED.

LANDSCAPE CHARACTER AND PRECEDENT IMAGERY

LANDSCAPE CHARACTER WITHIN WELKER FARMS SHALL BLEND THE AGRARIAN CHARACTER OF THE COLORADO FRONT RANGE WITH THE SOFT, GRASS TEXTURES OF THE SURROUNDING AREA. LANDSCAPE DESIGN SHALL BE WATER-WISE AND CONSISTENT IN PATTERN, PLANTING, AND MATERIAL. IMAGES ARE REPRESENTATIVE OF CHARACTER AND DESIGN, NOT EXACT FEATURES TO BE INSTALLED.



RECOMMENDED PLANT LIST

PLANTS LISTED BELOW WERE SELECTED FOR THEIR COMPATIBILITY WITH THE ENVIRONMENT AT THE PUD SITE. ALTERNATIVE PLANTS MAY BE PROPOSED WITHIN THE SITE, BUT SHOULD BE PRIMARILY XERIC AND CONFORM WITH THE HIGH-PLAINS COMPATIBILITY OF THE PLANTS LISTED BELOW.

BOTANICAL NAME

SHADE TREES

ACER NIGRUM
ACER SACCHARUM 'FALL FIESTA'
ACER X FREEMANII 'AUTUMN BLAZE'
AESCULUS GLABRA
CARPINUS BETULUS 'FASTIGIATA'
CATALPA SPECIOSA
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM
GYMNOCLADUS DIOICA 'ESPRESSO'

EVERGREEN TREES

PICEA GLAUCA 'DENSATA'
PICEA PUNGENS
PINUS ARISTATA
PINUS HELDREICHII
PINUS NIGRA

ORNAMENTAL TREES

AMELANCHIER ALNIFOLIA
CERCIS CANADENSIS
CRATAEGUS CRUS-GALLI INERMIS
MALUS X 'SPRING SNOW'
PRUNUS AMERICANA
PYRUS CALLERYANA CHANTICLEER

DECIDUOUS SHRUBS

CORNUS SERICEA 'ISANTI'
CYTISUS PURGANS 'SPANISH GOLD'
DAPHNE X BURKWOODII 'CAROL MACKIE'
ERICAMERIA NAUSEOSA NAUSEOSA
FALLUGIA PARADOXA
HYDRANGEA ARBORESCENS 'ANNABELLE'
PEROVSKIA ABROTANOIDES
VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'

EVERGREEN SHRUBS

ARCTOSTAPHYLOS UVA-URSI
ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'
COTONEASTER APICULATUS
EUONYMUS FORTUNEI 'BLONDY' TM
JUNIPERUS SABINA 'BUFFALO'

ORNAMENTAL GRASSES

BOUTELOUA GRACILIS 'BLONDE AMBITION'
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'

PERENNIALS

ACHILLEA MILLEFOLIUM
CALLIRHOE INVOLUCRATA
ECHINACEA PURPUREA
GAILLARDIA ARISTATA
GALIUM ODORATUM
HEMEROCALLIS X 'STELLA DE ORO'
NEPETA X 'WALKER'S LOW'
RUDBECKIA FULGIDA 'GOLDSTRUM'
SALVIA X SYLVESTRIS 'MAY NIGHT'
SEDUM X 'AUTUMN JOY'
STACHYS BYZANTINA 'BIG EARS'

COMMON NAME

BLACK MAPLE
FALL FIESTA SUGAR MAPLE
AUTUMN BLAZE® FREEMAN MAPLE
OHIO BUCKEYE
PYRAMIDAL EUROPEAN HORNBEAN
NORTHERN CATALPA
SHADEMASTER LOCUST
KENTUCKY COFFEETREE

BLACK HILLS SPRUCE
COLORADO SPRUCE
BRISTLECONE PINE
BOSNIAN PINE
AUSTRIAN BLACK PINE

SERVICEBERRY
EASTERN REDBUD
THORNLESS COCKSPUR HAWTHORN
SPRING SNOW CRAB APPLE
AMERICAN PLUM
CHANTICLEER PEAR

ISANTI REDOSIER DOGWOOD
SPANISH GOLD BROOM
CAROL MACKIE DAPHNE
DWARF BLUE RABBITBRUSH
APACHE PLUME
ANNABELLE HYDRANGEA
RUSSIAN SAGE
ALLEGHANY VIBURNUM

KINNIKINNICK
PANCHITO MANZANITA
CRANBERRY COTONEASTER
BLONDY EUNONYMUS
BUFFALO JUNIPER

BLOND AMBITION BLUE GRAMA GRASS
KARL FOERSTER FEATHER REED GRASS
LITTLE BUNNY FOUNTAIN GRASS

COMMON YARROW
PRAIRIE WINECUPS
PURPLE CONEFLOWER
NATIVE BLANKET FLOWER
SWEET WOODRUFF
STELLA DE ORO DAYLILY
WALKER'S LOW CATMINT
BLACK-EYED SUSAN
MAY NIGHT SALVIA
AUTUMN JOY SEDUM
BIG EARS LAMB'S EAR

WELKER FARMS PUD
TOWN OF MEAD
COLORADO

OWNER:
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SHEET TITLE:
LANDSCAPE &
IRRIGATION

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

PARKING AND STREET STANDARDS

GENERAL STANDARDS

ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS IN THE TOWN OF MEAD STANDARDS AND SPECIFICATIONS, AS AMENDED FROM TIME TO TIME, FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THESE PUD STANDARDS.

ACCESS

- ALL ACCESS POINTS SHALL ADHERE TO TOWN OF MEAD ENGINEERING STANDARDS, AS MAY BE AMENDED FROM TIME TO TIME.
- THE LOCATION AND CHARACTERISTICS OF ACCESS POINTS AND ROADWAYS SHALL BE DETERMINED WITH FUTURE SITE PLANS AND PLATS.
- ACCESS TO WELKER AVENUE WILL BE LIMITED TO THREE (3) PUBLIC ROADS.
- SHARED ACCESS POINTS ARE REQUIRED AMONG COMMERCIAL LOTS, WHERE FEASIBLE, BASED ON BUILDING, PARKING, AND DRIVE THROUGH CONFIGURATIONS.

PEDESTRIAN CONNECTIONS

- PEDESTRIAN CONNECTIONS MUST BE PROVIDED FROM THE WELKER AVENUE SIDEWALK TO INDIVIDUAL SITES FRONTING IT; THEY MAY BE SHARED BETWEEN COMMERCIAL PAD SITES.
- THERE SHALL BE A CLEAR CONNECTION FOR BICYCLE ACCESS BETWEEN EXISTING PUBLIC BICYCLE LANES AND BICYCLE PARKING AREAS IN EACH LOT. THIS MAY INCLUDE SIDEWALKS.
- CROSSING POINTS FOR PEDESTRIAN AND BIKE TRAFFIC SHALL BE CLEARLY DEFINED WITH PAINTED CROSSWALKS OR PLANNING DIRECTOR-APPROVED ALTERNATIVE PAVEMENT MARKING TO MAXIMIZE SAFETY AND PROMOTE PEDESTRIAN AND BIKE USE.
- TO THE GREATEST EXTENT FEASIBLE PEDESTRIAN AND/OR BICYCLIST SPINES SHOULD ALIGN WITH CONNECTIONS TO THE WELKER AVENUE SIDEWALK.

PARKING STANDARDS

- PARKING LOTS MAY BE SHARED BETWEEN ADJACENT DEVELOPMENTS.
- PARKING LOTS WITH THREE (3) OR MORE DRIVE AISLES SHALL INCLUDE AT LEAST ONE (1) PROTECTED PEDESTRIAN AND/OR BICYCLIST ACCESS SPINE. SPINES SHALL BE DESIGNED WITH THE FOLLOWING:
 - A MINIMUM 6' WIDE LANDSCAPING BUFFER SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE PEDESTRIAN ACCESS SPINE.
 - SIDEWALKS SHALL BE PROVIDED AT THE FOLLOWING WIDTHS:
 - 6' WIDE IF NO BIKE USE IS INTENDED.
 - 8' WIDE IF ADJACENT TO 90-DEGREE ANGLE PARKING SPACES
 - 8' WIDE IF INTENDED FOR USE AS A BIKE ACCESS

VEHICLE PARKING

- PARKING SHALL BE PROVIDED AS DICTATED BY THE MEAD LAND USE CODE, OUTLINED IN THE TABLE BELOW.
- ELECTRIC VEHICLE (EV) CHARGING SPACES SHALL BE PROVIDED FOR NON-RESIDENTIAL AND MULTI-FAMILY PARKING AREAS, AS FOLLOWS:
 - 5% EV-READY SPACES
 - 5% EV-INSTALLED SPACES
- SHARED PARKING IS ENCOURAGED AND REDUCTIONS IN REQUIRED PARKING SHALL BE CONSIDERED, AT THE TIME OF SITE PLAN, IF A SUPPORTIVE PARKING STUDY IS SUBMITTED.

BICYCLE PARKING

- BIKE PARKING AREAS MUST BE LOCATED SO THAT THERE IS A CLEAR PEDESTRIAN PATH TO FRONT ENTRY FROM PARKING AREAS AND A CLEAR AND DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OR THE WELKER AVENUE SIDEWALK.
- ONE (1) BIKE RACK (CAPACITY FOR TWO (2) BIKES) SHALL BE REQUIRED FOR EVERY FIVE (5) AUTOMOBILE PARKING SPACES.

REQUIRED PARKING PER LAND USE

DWELLING TYPE	MINIMUM PARKING	GUEST PARKING	TOTAL
RESIDENTIAL			
SINGLE FAMILY DETACHED	2 SPACES PER UNIT MIN. 1 ENCLOSED SPACE PER UNIT ¹	N/A	MIN. 2
SINGLE FAMILY ATTACHED	2 SPACES PER UNIT MIN. 1 ENCLOSED SPACE PER UNIT ¹	1 GUEST SPACE PER 3 UNITS ²	MIN. 2.3
MULTI-FAMILY DWELLINGS ²	1 ENCLOSED SPACE PER BEDROOM ¹ 2 SPACES PER UNIT, MAX. REQUIRED	1 GUEST SPACE PER 3 UNITS ²	MIN. 1.3 MAX. 2.3
TOTAL RESIDENTIAL PARKING			5.6
NON-RESIDENTIAL³			
RETAIL	1 SPACE FOR EVERY 350 SF OF G.F.A.	-	(3)
OFFICE / BUSINESS USES	1 SPACE FOR EVERY 500 SF OF G.F.A.	-	(3)
INSTITUTION / CHURCHES	1 SPACE FOR EVERY 350 SF OF ASSEMBLY AREA	-	(3)

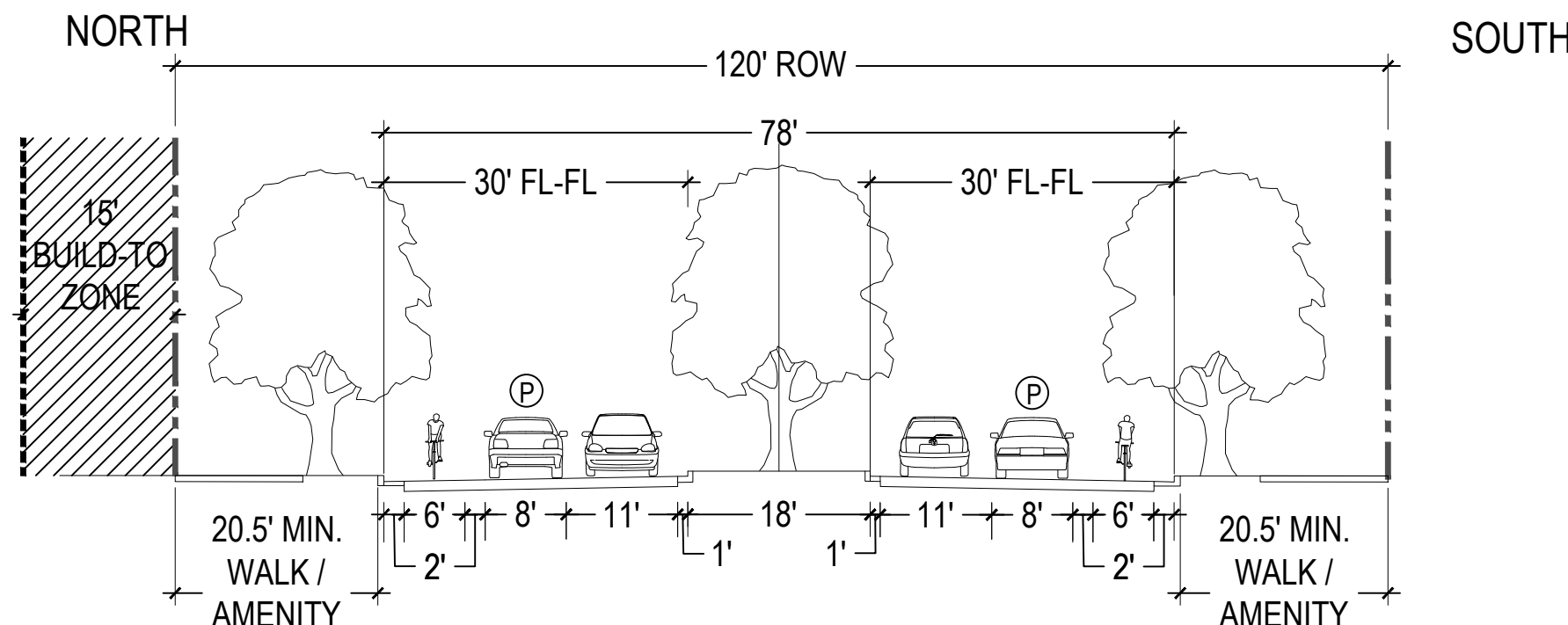
NOTES:

- TANDEM LOADED GARAGES ARE ALLOWED.
- SFA AND MULTI-FAMILY DWELLINGS WITH ENTRIES GREATER THAN 200' FROM RIGHT OF WAY WITH ON-STREET PARKING SHALL BE REQUIRED TO PROVIDE OFF-STREET GUEST PARKING SPACES. PARALLEL PARKING SPACES MUST BE 22' LONG.
- ON-STREET PARKING SHALL NOT BE USED TO SATISFY ANY NON-RESIDENTIAL PARKING REQUIREMENTS. TOTAL NON-RESIDENTIAL PARKING SHALL BE DETERMINED AT TIME OF PLAT.

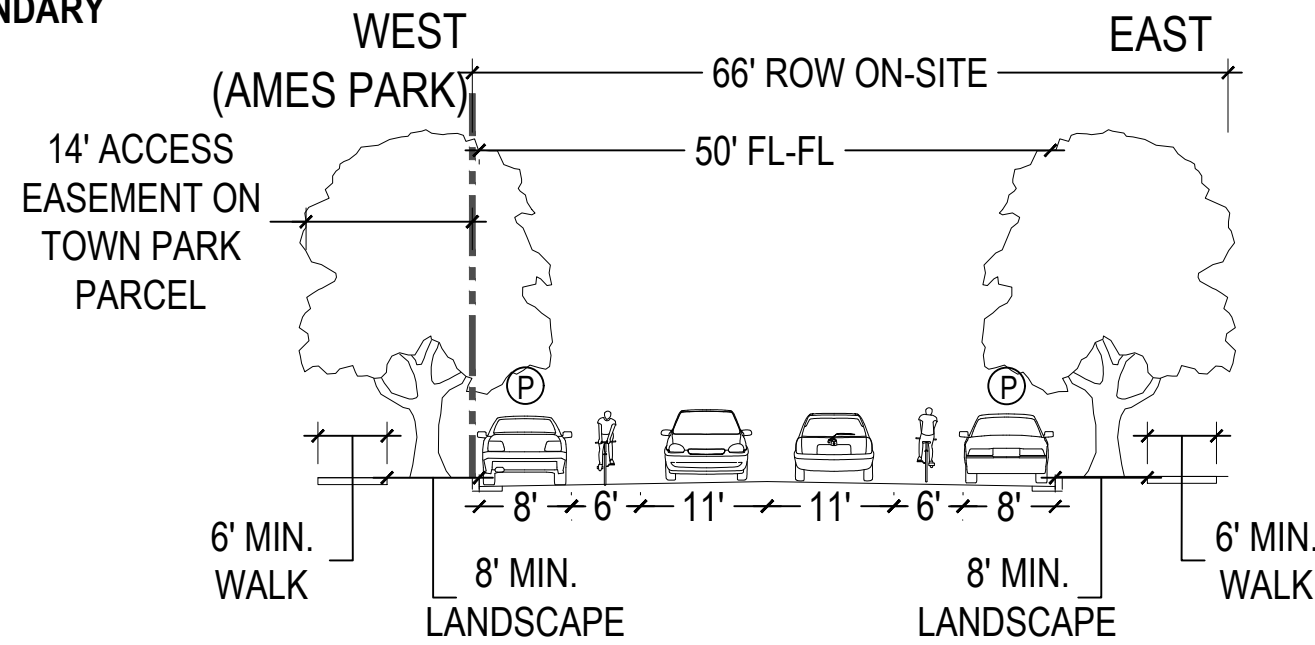
STREET STANDARDS

SECTIONS BELOW REFLECT MEAD 2025 ENGINEERING STANDARDS, WITH ADDITIONAL CONTEXT RELATED TO THE WELKER FARMS PUD ANY STREETS NOT DEPICTED BELOW SHALL FOLLOW TOWN ENGINEERING STANDARDS, AS MAY BE AMENDED FROM TIME TO TIME.

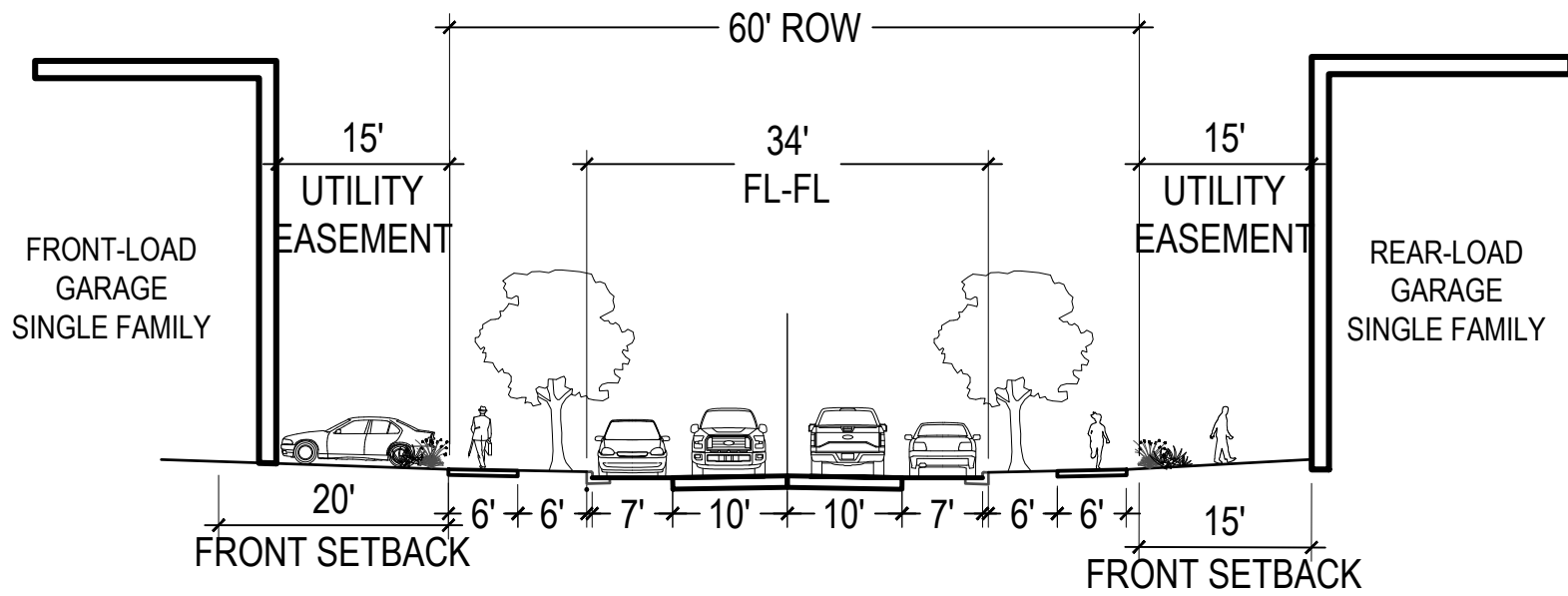
WELKER AVENUE SECTION EXHIBIT



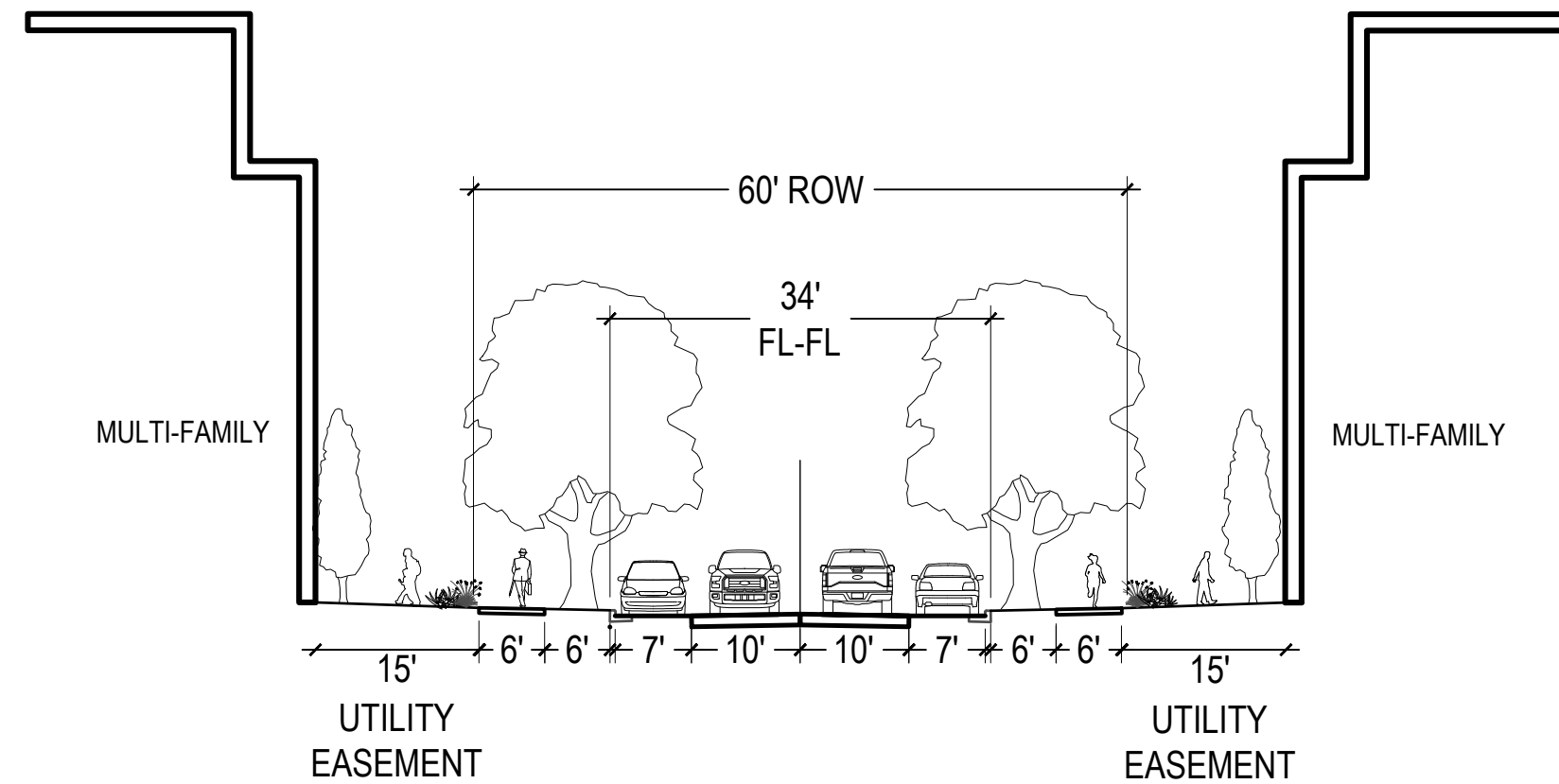
COLLECTOR ROAD WEST BOUNDARY



LOCAL ROAD, SINGLE FAMILY DETACHED OR ATTACHED, FRONT LOAD AND REAR LOAD GARAGES



LOCAL ROAD, MULTI-FAMILY



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SHEET TITLE:
**PARKING & STREET
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SIGNAGE STANDARDS

GENERAL REQUIREMENTS AND GUIDELINES

- SIGNAGE SHALL BE SUBJECT TO THE STANDARDS LISTED BELOW. FOR ANY ASPECTS NOT ADDRESSED IN THIS PUD, SUCH AS WALL, FASCIA, PROJECTING, AWNING, AND BRACKET SIGNS THE MEAD LAND USE CODE SHALL PREVAIL.
- THE SIGNAGE STANDARDS IN THIS SECTION WILL HELP ENSURE THAT THE HIGH-QUALITY DESIGN STANDARDS ESTABLISHED IN THE WELKER FARMS PUD WILL CARRY THROUGHOUT MONUMENTATION AND WAYFINDING. SIGNAGE SHALL REINFORCE A SENSE OF PLACE FOR RESIDENTS, EMPLOYEES, AND VISITORS IN THE COMMUNITY.
- GIVEN THE SITE USERS ARE CURRENTLY UNKNOWN, SIGN DESIGN CANNOT BE FULLY VETTED AT THE TIME OF PUD. AT THE TIME OF PRELIMINARY PLAT, A SIGN DESIGN GUIDE SHALL BE ESTABLISHED.
- ALL SIGNAGE SHALL MEET SETBACKS PER MEAD CODE AND ALL FREESTANDING SIGNS SHALL BE PRIMARY OR SECONDARY DETACHED SIGNS IN ACCORDANCE TO ACCEPTED MATERIALS ESTABLISHED ESTABLISHED IN THIS SECTION.
- SIGNAGE FOR PARKS, TRAILS, AND OTHER AMENITY AREAS WITHIN OR CONNECTING TO WELKER FARM, IF PROVIDED, SHALL BE OF A SIMILAR STYLE OF THE MONUMENTATION THE NEIGHBORHOOD. THESE SIGNS SHOULD MAINTAIN A CONSISTENCY IN STYLE AND FORM TO MAINTAIN PROPER WAYFINDING AND HIERARCHY.

SIGNAGE DETAILS AND DIMENSIONS

TYPE OF SIGN	DETAIL	REQUIRED	COMMENTS
PRIMARY DETACHED SIGN, PROJECT IDENTITY AND MULTI-TENANT	HEIGHT	15' MAX.	SETBACK: MIN. 3' FROM R.O.W., SPACING PER CODE.
	AREA PER FACE (SF)	110 SF MAX.	
	PERMITTED LOCATIONS	AT ENTRIES FROM COLLECTOR OR ARTERIAL ROADS	DOUBLE-SIDED SIGNS WITH 2 "FACES" PERMITTED.
	ILLUMINATION	SEE WALL AND DETACHED SIGN ILLUMINATION STANDARDS	
	SIGN STRUCTURE MATERIAL	BRICK MASONRY STONE MASONRY METAL (NON-REFLECTIVE) STUCCO / DECORATIVE CONCRETE	SIGN STRUCTURES MUST BE COMPRISED OF NEUTRAL OR EARTH-TONES.
PRIMARY DETACHED SIGN, SINGLE-TENANT	HEIGHT	8'	SETBACK: MIN. 2' FROM R.O.W., SIGNS GREATER THAN 6' IN HEIGHT SHALL BE SETBACK 3' FROM ROW.
	AREA PER FACE (SF)	30 SF MAX	
	PERMITTED LOCATIONS	1 AT VEHICULAR ENTRY FOR EACH COMMERCIAL LOT, ON NEIGHBORHOOD CONNECTION ROAD.	DOUBLE-SIDED SIGNS WITH 2 "FACES" PERMITTED.
	ILLUMINATION	SEE WALL AND DETACHED SIGN ILLUMINATION STANDARDS	
	SIGN STRUCTURE MATERIAL	BRICK MASONRY STONE MASONRY METAL (NON-REFLECTIVE) STUCCO / DECORATIVE CONCRETE	SIGN STRUCTURES MUST BE COMPRISED OF NEUTRAL OR EARTH-TONES.
SECONDARY DETACHED SIGN, RESIDENTIAL COMMUNITY	HEIGHT	6'	SETBACKS PER CODE.
	AREA PER FACE (SF)	30 SF	
	PERMITTED LOCATIONS	AT ENTRIES FROM LOCAL, COLLECTOR OR ARTERIAL ROADS	NO RESIDENTIAL COMMUNITY SIGN MAY BE LOCATED WITHIN 15' OF ANOTHER DETACHED SIGN.
	ILLUMINATION	SEE WALL AND DETACHED SIGN ILLUMINATION STANDARDS	
	SIGN STRUCTURE MATERIAL	BRICK MASONRY STONE MASONRY METAL (NON-REFLECTIVE) STUCCO / DECORATIVE CONCRETE	SIGN STRUCTURES MUST BE COMPRISED OF NEUTRAL OR EARTH-TONES.

PROJECT AND COMMUNITY IDENTIFICATION

- RESIDENTIAL COMMUNITY SIGNS ARE PERMITTED AS FOLLOWS:
 - SIGNS MAY BE CONSTRUCTED AT LOCAL AND/OR COLLECTOR ENTRY POINTS TO RESIDENTIAL NEIGHBORHOODS WITHIN WELKER FARMS AND ALONG WELKER AVENUE FRONTAGE.
 - SIGNS SHALL IDENTIFY THE NEIGHBORHOODS AND/OR PROVIDE WAYFINDING.
- NON-RESIDENTIAL SIGNS ARE PERMITTED AS FOLLOWS:
 - PROJECT IDENTITY SIGNS MAY BE CONSTRUCTED AT ENTRIES ALONG WELKER AVENUE TO PROMOTE ENGAGEMENT.
 - MULTI-TENANT SIGNS SHALL BE USED FOR ANY BUILDINGS DESIGNED FOR MULTIPLE BUSINESSES.
 - SINGLE TENANT SIGNS SHALL BE USED FOR SINGLE-USE BUILDINGS.

ALL OTHER SIGNAGE

- FASCIA, PROJECTING, BLADE, AWNING, AND BRACKET SIGNS ARE ENCOURAGED TO HELP CREATE THE MODERN MAIN STREET AESTHETIC DESIRED WITHIN WELKER FARMS.
- BANNERS AND FLAGS ARE ALLOWED AND MAY BE LOCATED ON PEDESTRIAN POLE LIGHTS, STREETSCAPES, AND WITHIN PEDESTRIAN SPACES. BANNERS AND FLAGS ARE NOT PERMANENT SIGNAGE, BUT MAY BE USED FOR EVENTS, SEASONAL DECORATION, AND COMMUNITY IDENTITY.

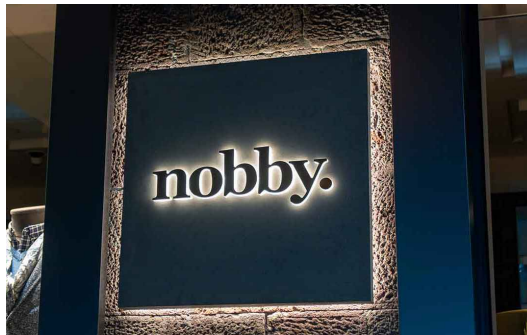
WALL AND DETACHED SIGN ILLUMINATION STANDARDS

- TOWN OF MEAD PLANNING DIRECTOR SHALL HAVE THE ABILITY TO APPROVE SIGNS THAT DEVIATE FROM THE BELOW STANDARDS, IF THE DESIGN IS DETERMINED BY PLANNING DIRECTOR TO BE OF EQUAL OR HIGHER QUALITY THAN THE STANDARDS LISTED BELOW.
- ILLUMINATION OF WALL AND DETACHED SIGNAGE IS PERMITTED, AS FOLLOWS:

- A. HALO / REVERSE-LIT CHANNEL LETTER AND LOGOS. HALO OR REVERSE-LIT INDIVIDUAL LETTERS OR ICONS PROJECT FROM THE SIGN SURFACE AND GLOW FROM BEHIND, CREATING A HALO.



- B. EDGE-LIT OR COMBINATION-LIT. CUSTOM-CUT SHAPES SUCH AS CONTOURED LOGOS OR PRODUCT SYMBOLS CAN BE ILLUMINATED FROM THE EDGE OR COMBINATION OF FRONT/BACK LIGHTING, GIVING A FLOATING OR HALO EFFECT WITHOUT ENCLOSING THE DESIGN IN A TRADITIONAL BOX FORMAT.



- C. BACK-LIT. FOR SIGNS THAT ARE LIT FROM AN INTERNAL SOURCE LOGOS, SILHOUETTES OR CONTOURED/ CUSTOM BRAND OR PRODUCT RELATED SHAPES CAN BE USED AS THE OUTLINE OR SHAPE FOR THE ILLUMINATED SIGN. LETTERS, LOGOS, AND MESSAGE CONTENT CAN BE INDIVIDUALLY ILLUMINATED



- D. EXTERNAL LIGHTING. SIGNS MAY BE ILLUMINATED FROM EXTERNAL LIGHTING FIXTURES, INTEGRATED INTO THE DESIGN OF THE SIGN OR ASSOCIATED STRUCTURE.



- E. INTERNALLY ILLUMINATED RECTANGULAR WALL SIGNS THAT ARE AFFIXED TO THE ELEVATION OF ANY BUILDING WITH ACRYLIC CABINETS, WITH SIGN FACES THAT RESULT IN FULL SIGN-FACE ILLUMINATION, AND THOSE WHICH HAVE VINYL GRAPHICS, ARE PROHIBITED. SEE "UNACCEPTABLE SIGNAGE", BELOW.

UNACCEPTABLE SIGNAGE



SIGNAGE PRECEDENT IMAGERY

PRECEDENT IMAGERY OF SIGNAGE THAT MEETS THE INTENT OF SIGN STANDARDS IS DEPICTED BELOW.

1. PRIMARY DETACHED SIGNS: PROJECT IDENTITY



2. PRIMARY DETACHED MULTI - TENANT SIGNS



3. SECONDARY DETACHED SIGNS: RESIDENTIAL COMMUNITY



4. WALL SIGNS



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SHEET TITLE:

**SIGNAGE
STANDARDS**

WELKER FARMS PLANNED UNIT DEVELOPMENT (PUD)

WELKER FARMS SUBDIVISION AND WELKER FARM SUBDIVISION REPLAT A
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

MATERIALS AND SITE FURNISHINGS

MATERIALS

MATERIALITY AND URBAN DESIGN STANDARDS HAVE BEEN WRITTEN TO ENCOURAGE A COHESIVE, SMALL-TOWN AESTHETIC. ALL DEVELOPMENT WITHIN WELKER FARMS PUD SHALL COMPLY WITH THE STANDARDS OUTLINED BELOW TO ENSURE MATERIALS, TEXTURES, AND COLORS USED ON BUILDINGS CREATE A LOOK WHICH IS COMPATIBLE WITH THE TOWN OF MEAD'S VISION, WHILE CREATING A PLATFORM FOR CREATIVITY AND FUNCTION OF DIFFERENT USES.

MATERIALS SHALL CREATE CONTINUITY BETWEEN BUILDINGS AND SHALL BE USED IN CONJUNCTION WITH THE FORMS, MASSING, SITE AMENITIES AND DETAILING OF EACH BUILDING. MATERIALS SHALL FALL INTO THREE CATEGORIES AS DEFINED BELOW. TO THE GREATEST EXTENT POSSIBLE, COLORS OF MATERIALS SHOULD BE COORDINATED BETWEEN PRIMARY, SECONDARY, AND ACCENT MATERIALS TO PROVIDE A COHESIVE, UNCLUTTERED AESTHETIC. THE CHART ON THIS SHEET OUTLINES ACCEPTED MATERIALS AND THEIR DETAILS. ADJUSTMENTS TO THE PERCENTAGES OF MATERIALS, IN PURSUIT OF THE ABOVE-STATED INTENT, MAY BE PROPOSED AT THE TIME OF SITE PLAN, SUBJECT TO APPROVAL BY TOWN OF MEAD PLANNING DIRECTOR.

- PRIMARY MATERIALS ACCOUNTING FOR MIN. 40% OF NET FACADE CREATE AND DEFINE THE MASSING AND ARTICULATION OF THE BUILDING.
 - UP TO TWO (2) PRIMARY MATERIAL MAY BE ALLOWED ON EACH BUILDING;
 - IN MULTI-TENANT BUILDINGS, END-UNITS MAY UTILIZE A DIFFERENT PRIMARY MATERIAL TO AID IN BUILDING ARTICULATION AND VISUAL DIFFERENTIATION.
 - PRIMARY MATERIALS SHALL BE LIMITED TO TWO (2) COLORS SO AS NOT TO DETRACT FROM THE PRIMARY FIELD. COLORS SHALL BE INCORPORATED INTO/ COMPLEMENTED WITH SECONDARY MATERIALS FOR COMPATIBILITY THROUGH THE PROJECT.
- SECONDARY MATERIALS MAX. 30% OF NET FACADE FURTHER ENHANCE THE ARCHITECTURE OF THE DEVELOPMENT AND SHALL BE COMPLEMENTARY AND COMPATIBLE IN DESIGN, DETAIL, COLOR/HUE OF THE PRIMARY FIELD.
 - SECONDARY MATERIALS SHALL COMPRISE A MAXIMUM OF 30% OF THE NET FACADE, FOR EACH MATERIAL.
 - SECONDARY MATERIALS SHALL BE LIMITED TO TWO MATERIALS TO FURTHER ENHANCE THE MASSING AND ARTICULATION OF THE PROJECT.
- ACCENT MATERIALS ARE USED TO CREATE RHYTHMS, PATTERNS OR DEFINE AND ENHANCE THE MODERN MAIN STREET THEME OF THE DEVELOPMENT AND CORRIDOR.
 - ACCENT MATERIALS MAY ALSO BE USED TO DEFINE ARCHITECTURAL FEATURES, TERMINATE THE 'CAP' OF THE BUILDING OR PROVIDE REPETITION SUCH AS FOR USE AS BUILDING CONDUCTOR HEADS, GUTTERS AND DOWNSPOUTS.

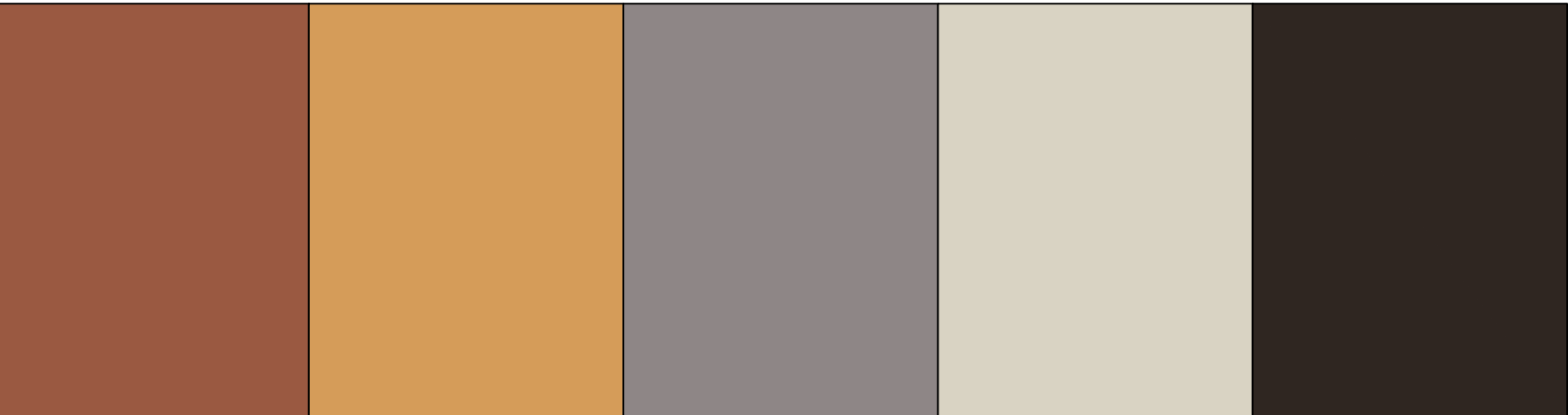
PRIMARY MATERIALS MIN 40% OF NET FACADE	
MATERIALS (2 MAX)	DETAILS
MASONRY	BRICK; BRICK VENEER, CONCRETE MASONRY UNITS (CMU) OF EITHER SPLIT FACE OR GROUND FACE (HONED) UNITS, AND CAST OR COMPOSITE MASONRY PANELS.
CEMENTITIOUS SIDING	SIDING SHALL BE SMOOTH IN TEXTURE; WOODGRAIN TEXTURE NOT PERMITTED FOR CEMENTITIOUS PANELS. VARIATION IN COLOR SIMILAR TO WOODGRAIN MAY BE ACCEPTABLE. SIDING SHALL BE OF EARTH TONES, AS LISTED IN THE FIRST SECTION ON THIS PAGE, OR MIMIC A NATURAL MATERIAL, SUCH AS WOOD OR STONE.
WOOD SIDING	PERMITTED IF TREATED WITH STAINS OR COATINGS AND OF SUFFICIENT DIMENSION TO PROVIDE PRODUCT STABILITY.
BOARD AND BATTEN	<i>PERMITTED ONLY IN RESIDENTIAL CONTEXTS.</i>
STUCCO	PERMITTED IF USING, ARTICULATION METHODS SUCH AS BANDING AND REVEAL-LINES TO COMPLEMENT THE MASSING AND ARTICULATION OF THE BUILDING.
SECONDARY MATERIALS MAX. 30% OF NET FACADE	
MATERIALS (2 MAX)	DETAILS
MASONRY	SEE DETAILS IN PRIMARY MATERIALS SECTION ABOVE.
CEMENTITIOUS SIDING	
WOOD SIDING	
BOARD AND BATTEN	
STUCCO	
FIBER CEMENT	SIDING SHALL BE OF EARTH TONES, AS LISTED IN THE FIRST SECTION ON THIS PAGE, OR MIMIC A NATURAL MATERIAL, SUCH AS WOOD OR STONE.
ACCENT MATERIALS	
ALL PRIMARY OR SECONDARY MATERIALS	
STEEL CHANNELS, BEAMS, COLUMNS AND BRACKETS	
WOOD BEAMS, COLUMNS AND BRACKETS.	
ALTERNATIVES MAY BE PROPOSED AND WILL BE SUBJECT TO TOWN OF MEAD PLANNING DIRECTOR REVIEW.	
APPROPRIATE USES FOR ACCENT MATERIALS INCLUDING BUT NOT LIMITED TO	
CANOPIES, AWNINGS, LINTELS, AND TRELLISES.	
GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS.	
BRACKETS AND SUPPORT COLUMNS.	
WINDOWILLS AND WINDOW-HEADERS.	
PARAPETS, CORNICES, OR RELATED ROOF DETAILING.	



COLOR

COLORS OF PRIMARY MATERIALS SHALL BE OF EARTH TONES, SUCH AS CORTEN STEEL, HONEY, STEEL, IVORY, AND NATURAL SOIL, THAT ARE CONSISTENT WITH THE TIMELESS ARCHITECTURAL VISION FOR THE CORRIDOR.

- ALTERNATE MATERIAL COLORS USED AS 'ACCENT' MATERIALS SHALL BE COMPLEMENTARY TO PRIMARY MATERIALS AND BE CONSIDERED FOR THEIR ARCHITECTURAL PURPOSE AND IMPACT ON THE DEVELOPMENT OR NEIGHBORHOOD WHERE IT IS LOCATED.
- BRIGHT, FLUORESCENT, LUMINESCENT COLORS ARE NOT PERMITTED.
- EXAMPLES OF THESE COLORS, ARE SHOWN BELOW.
 - RGB VALUES ARE LISTED TO AID IN CLARITY, BUT PRECISE COLOR MATCHING IS NOT REQUIRED.



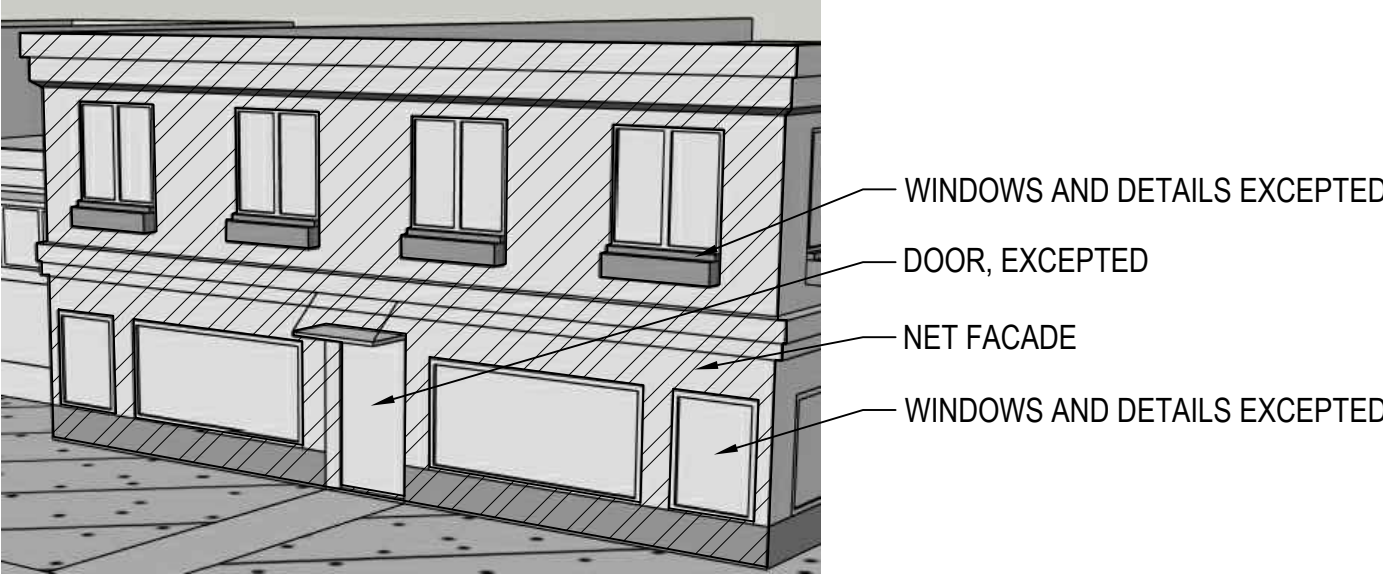
CORTEN STEEL RGB: 154, 89, 65 HONEY RGB: 213, 156, 89 STEEL RGB: 142, 134, 134 IVORY RGB: 217, 211, 195 NATURAL SOIL RGB: 47, 38, 33

GLARE

PRIMARY BUILDING MATERIALS SHALL NOT CREATE EXCESSIVE GLARE - REFLECTIVE GLASS AND/OR METALS ARE NOT PERMITTED AS PRIMARY BUILDING MATERIALS.

NET FACADE

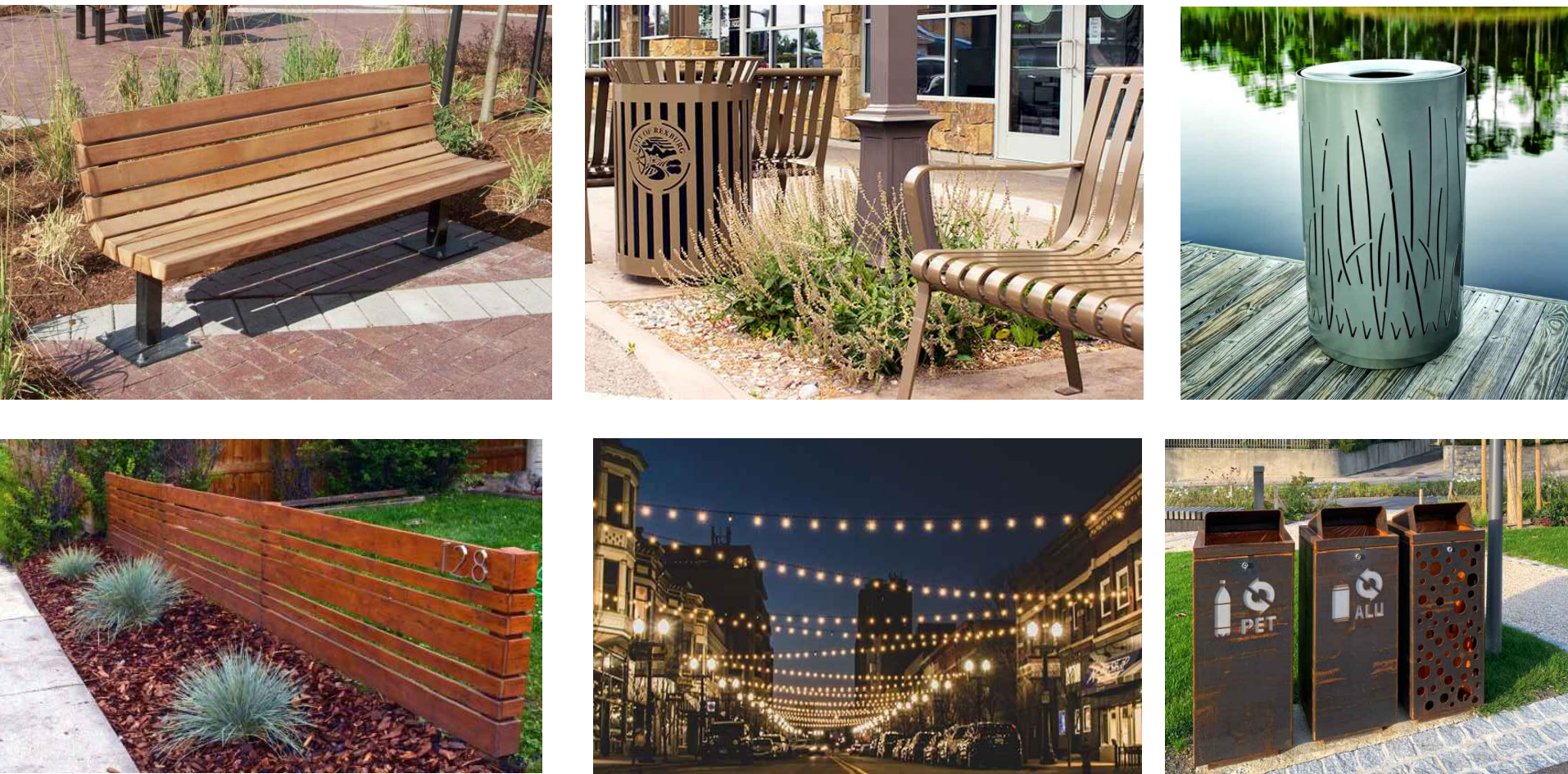
THE AREA OF A FACADE OR ELEVATION EXCLUDING ALL WINDOWS, WINDOW DETAILS SUCH AS SHUTTERS OR TRIM, DOORS, AND DOOR TRIM. NET FACADE CALCULATIONS SHALL BE PROVIDED BY THE ARCHITECT WITH ELEVATION SUBMITTAL. SEE EXHIBIT:



SITE FURNISHINGS

SITE FURNISHINGS SHALL BE USED TO REINFORCE THE MODERN SMALL TOWN CHARACTER OF WELKER FARM.

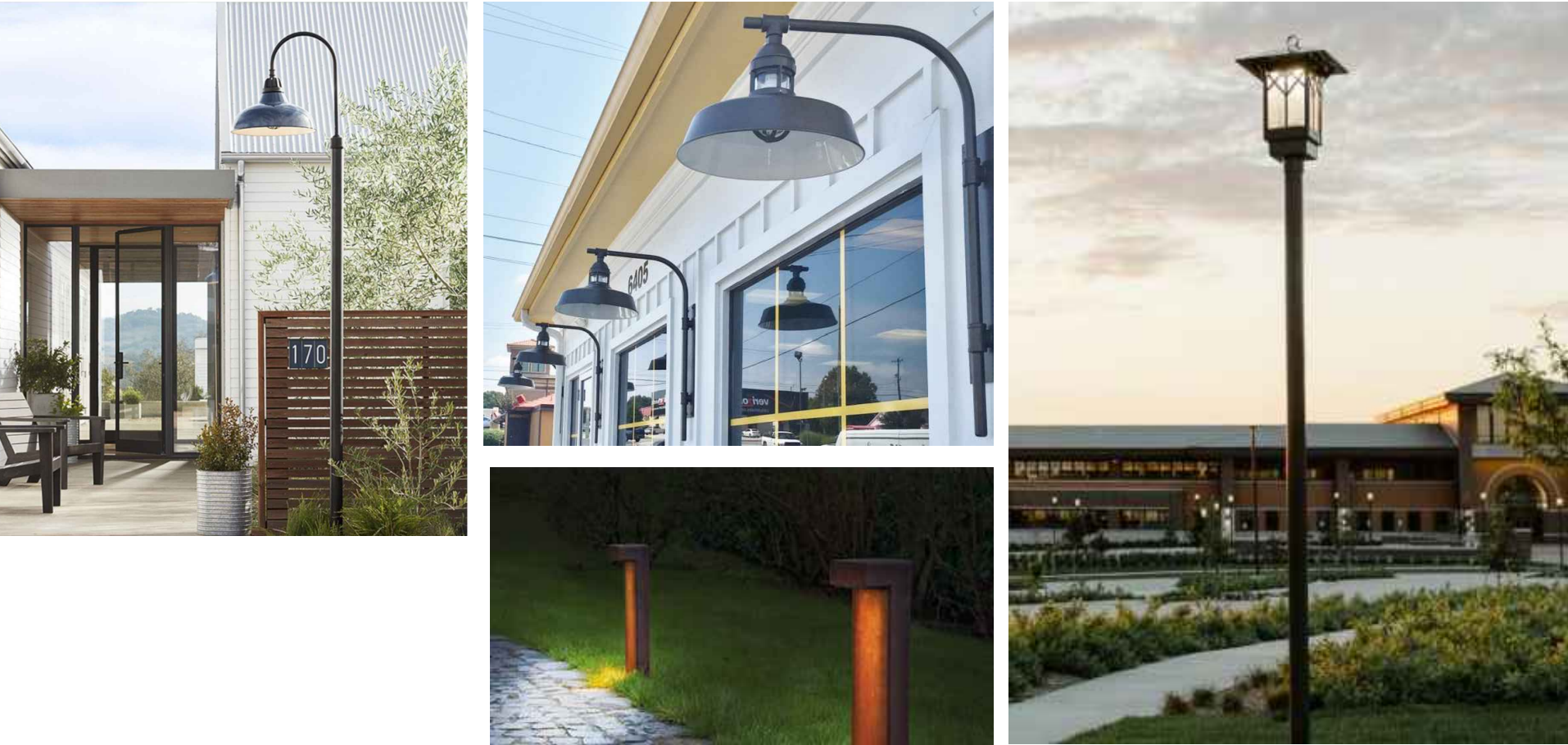
- IN PARTICULAR, WOOD, AND RUST COLORED FINISHES, REMINISCENT OF THE INFLUENCE OF THE RAILROAD ON MEAD HISTORY, ARE TO BE USED WHENEVER POSSIBLE. COLORS SHALL BE CHOSEN FROM OUR COMMENTARY TO THE COLOR PALETTE ON THIS SHEET.
- SIGHT FURNISHING EXAMPLES SHOWN BELOW REPRESENT LIGHTING CHARACTER WITHIN WELKER FARM. SPECIFIC FIXTURES MAY BE SELECTED AT TIME OF SITE PLAN BASED UPON MORE DETAILED DESIGN.



LIGHTING

LIGHTING FIXTURES SHOULD COMPLEMENT THE PROPOSED ARCHITECTURE, SITE FURNISHINGS, AND LANDSCAPE IN A MANNER CONSISTENT WITH THE MODERN MAIN STREET THEME OF THE COMMUNITY. LIGHTING FIXTURES SHOULD INCORPORATE HIGH EFFICIENCY WITH HIGH-QUALITY DESIGN THAT IS VIBRANT IN FORM AND MATERIAL.

- FULL CUT OFF FIXTURES SHOULD BE USED.
- POLE MOUNTED FIXTURES SHALL HAVE FIXTURE HEAD PLACEMENT AT A MAXIMUM HEIGHT OF 35 FEET
- LIGHTING WITHIN PEDESTRIAN CORRIDORS SHALL HAVE FIXTURE HEAD PLACEMENT 12-16 FEET IN HEIGHT
- LANDSCAPE AND PEDESTRIAN LIGHTING IS PERMITTED PROVIDED IT DOES NOT PRODUCE LIGHT SPILL ACROSS PROPERTY LINES.
- LIGHT FIXTURES WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS TO BE OWNED AND MAINTAINED BY THE TOWN OF MEAD SHALL MEET TOWN STANDARDS.
- LIGHT FIXTURE EXAMPLES SHOWN BELOW REPRESENT LIGHTING CHARACTER WITHIN WELKER FARM. SPECIFIC FIXTURES MAY BE SELECTED AT TIME OF SITE PLAN BASED UPON MORE DETAILED DESIGN, PHOTOMETRIC STUDIES, AND COSTING STUDY.













**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 09-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A
ZONING DESIGNATION OF DOWNTOWN MIXED-USE (DMU) WITH
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE
PROPERTY KNOWN AS WELKER FARMS**

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Welker Farms, LLC, a Colorado limited liability company, and William C. Sears, an individual (together, the “Applicant”) submitted an application to amend the official Town zoning map and rezone certain real property, consisting of approximately 34.53 acres of land, more or less, and generally located north of Welker Avenue (CR 34) and east of the Ames Park, generally known as the Welker Farms Property, as more particularly described in Exhibit 1, attached hereto and incorporated by this reference (the “Property”); and

WHEREAS, the Applicant is the fee owner of the Property; and

WHEREAS, the Property is currently zoned Downtown Mixed-Use (DMU); and

WHEREAS, the Applicant is proposing to rezone the Property to DMU with a Planned Unit Development (PUD) Overlay to allow for a mix of commercial and residential land uses, as shown in the Welker Farms Planned Unit Development (PUD), attached hereto as Exhibit 1 (“Welker Farms PUD” or “PUD”); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Property as Downtown Mixed-Use (“DMU”), which anticipates development with a concentrated area of mixed land uses, including retail, service, office, restaurants, and a variety of residential types, and which is intended to function as a pedestrian-oriented area and a community gathering place; and

WHEREAS, in accordance with Sections 16-3-160 and 16-8-90 of the MMC, the Planning Commission held a duly noticed public hearing on August 20, 2025, to review and consider the proposed Welker Farms 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 Welker Farms 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 Welker Farms PUD was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends that the Town of Mead Board of Trustees approve the Welker Farms 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 and 16-3-30 of the MMC have been satisfied.

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

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

INTRODUCED AND PASSED, THIS 20TH DAY OF AUGUST, 2025.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By Ana Bohl
Ana Bohl, Secretary

By Karen Peterson
Karen Peterson, Chair



WELKER FARMS

Board of Trustees

TEAM



Strategic Capital



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING



J-R ENGINEERING

Comprehensive Plan

Downtown Mixed Use

- Small Town Community Character
- Respect the historic, gridded street network
- Integrate with the scale of surrounding environment
- Tree-lined streets to enhance the pedestrian environment
- Structures consistent with the historic character of the area
- Minimize visible parking
- Extension of the Downtown grid pattern with flexible design and mix of higher-density residential and retail/office spaces



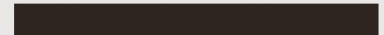
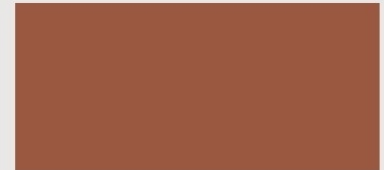
BIG IDEA

Modern Charm

Tucked just off Welker Avenue corridor, this community hums with a modern yet quiet charm fit for the next era of rural living that enhances the towns vitality – where life unfolds organically along walkways that weave between homes, businesses, and thoughtful common spaces. A friendly neighborhood where the laughter of growing families blend with casual conversations as neighbors wander from their doorsteps to meet friends at cozy, sidewalk seating nooks.

Here quaint paths cut through the neighborhood, conveniently connecting front porches alive with character to parks, local events, and the broader surround area. Each step feeling like an invitation, gently navigating you to shaded courtyards and parks where children play and spontaneous gatherings form under canopies of trees.

Welcome to an upbeat community evolving “hometown” living with effortless connectivity, where boundaries blur and each day provides the opportunity to grow together.

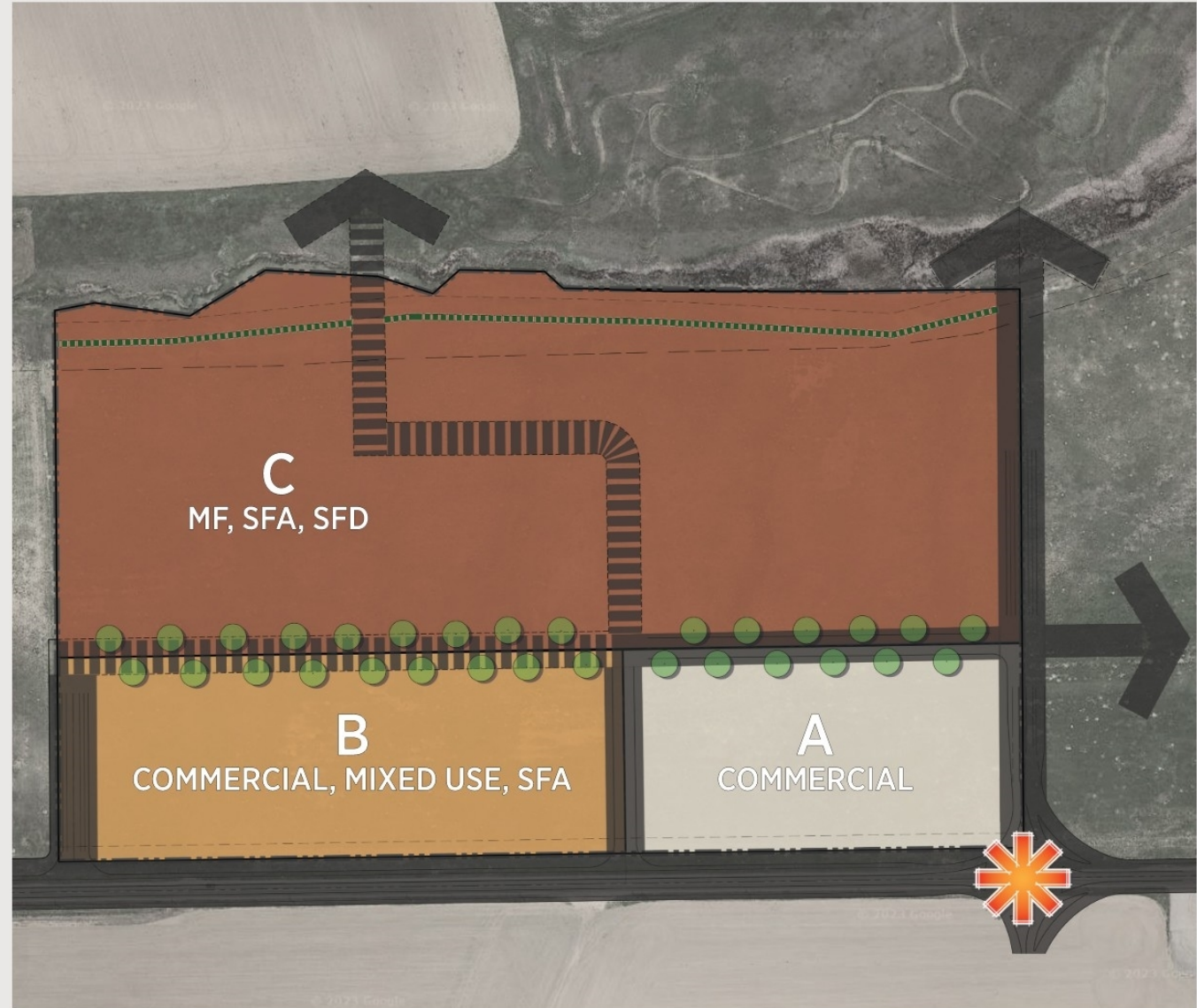


Proposed Plan

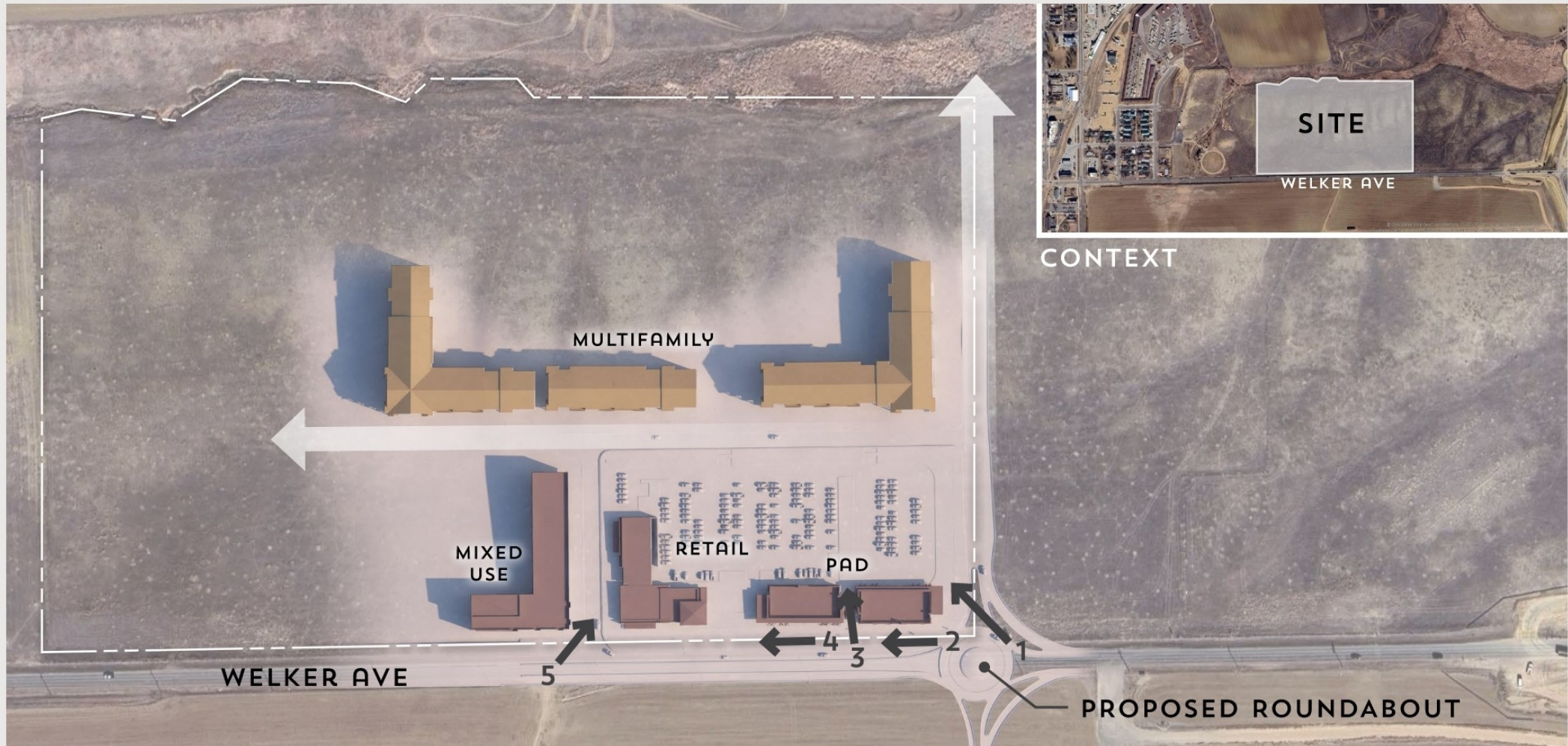
~34.5 Acres. (AC)

Commercial
Mixed Use
Multi-Family
Single Family Attached (SFA)
Single Family Detached (SFD)

- Gradient of land use intensity
- Collector road to the north
- Collector road adjacent to Ames Park
- Trail corridor following irrigation ditch alignment

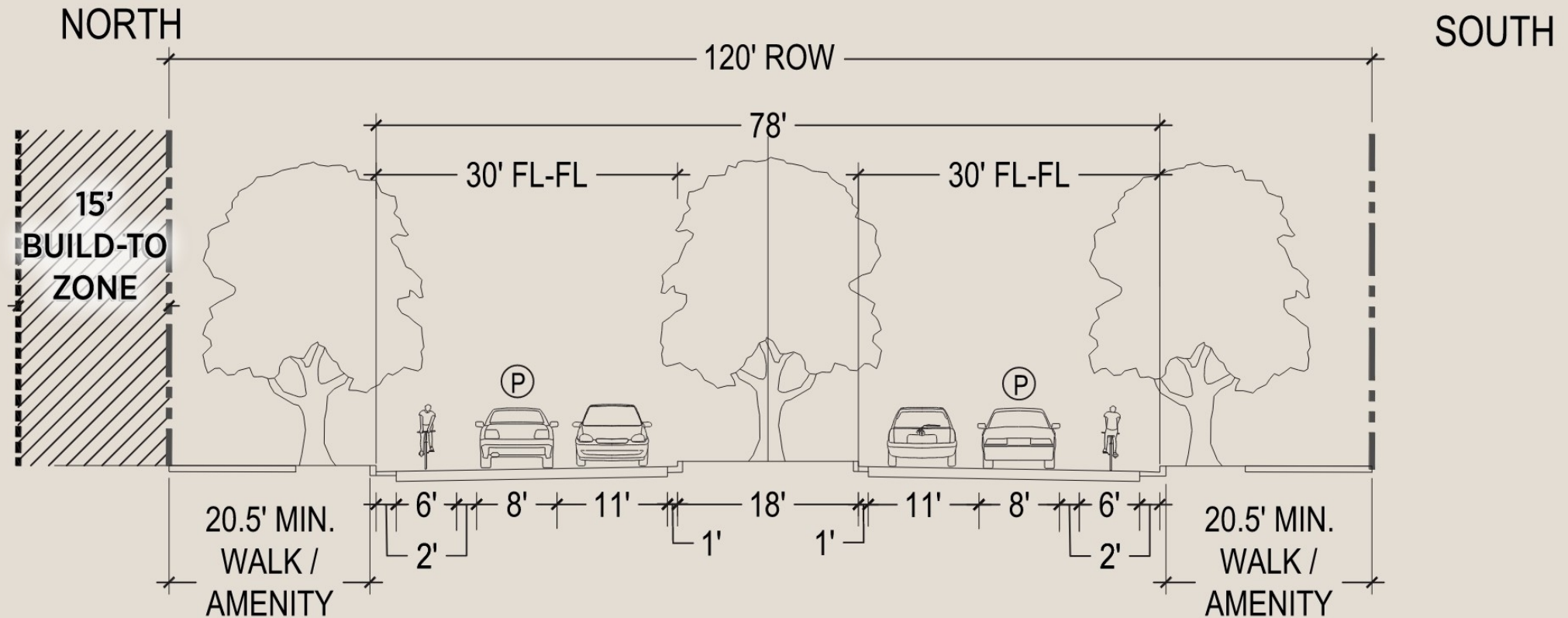


Conceptual Layout



Note: Conceptual images depict possible development, for illustrative purposes only. Page

Welker Avenue Improved Street Section



Northwest from Roundabout



Note: Conceptual images depict possible development, for illustrative purposes only. Page

West from Roundabout



Note: Conceptual images depict possible development, for illustrative purposes only. Page

North, into PA-A



Note: Conceptual images depict possible development, for illustrative purposes only. Page

West, from Welker Avenue



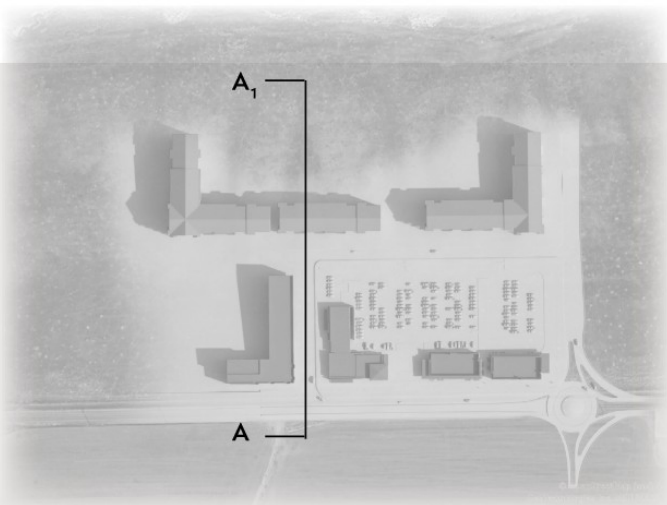
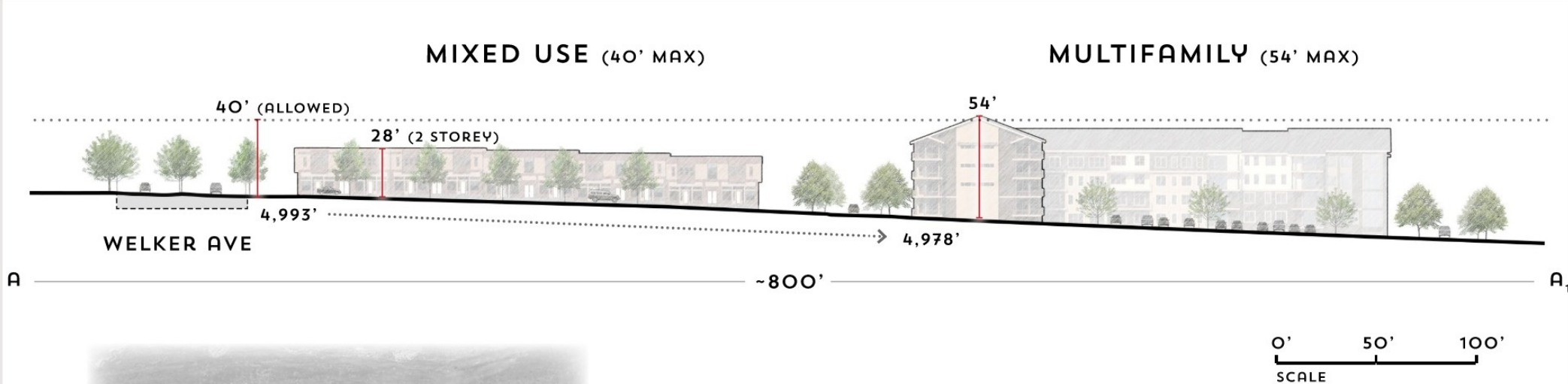
Note: Conceptual images depict possible development, for illustrative purposes only. Page

Northeast, from Welker Avenue



Note: Conceptual images depict possible development, for illustrative purposes only. Page

Cross Section: Welker Avenue to Ditch /Northern Boundary



KEY MAP

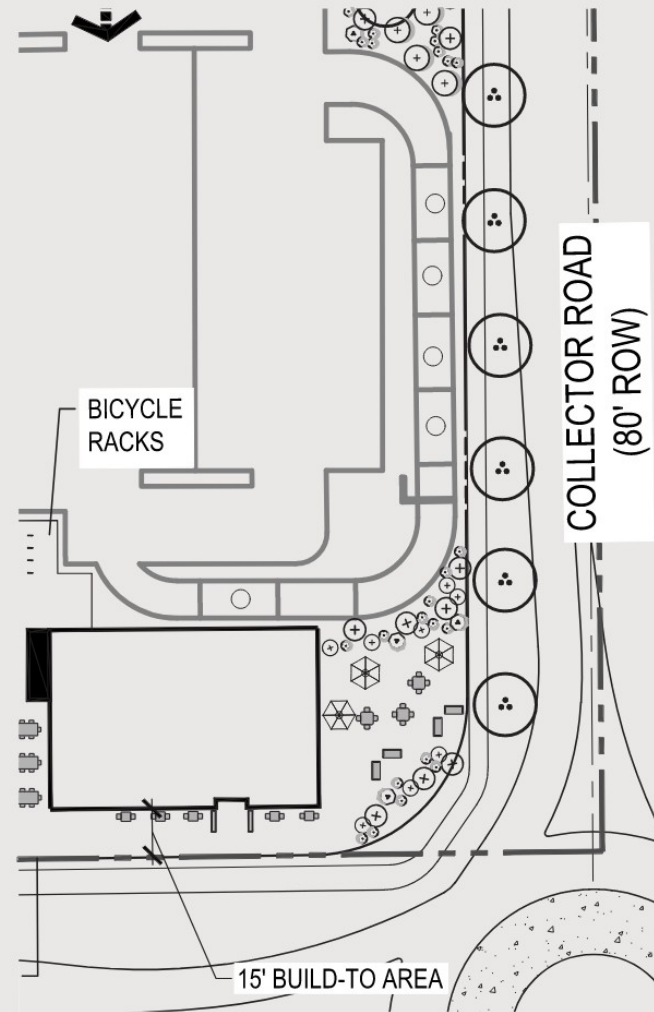
N.T.S.

Welker Avenue Commercial



Welker Avenue Commercial Standards

- Drive Through Standards
- Active Common Areas

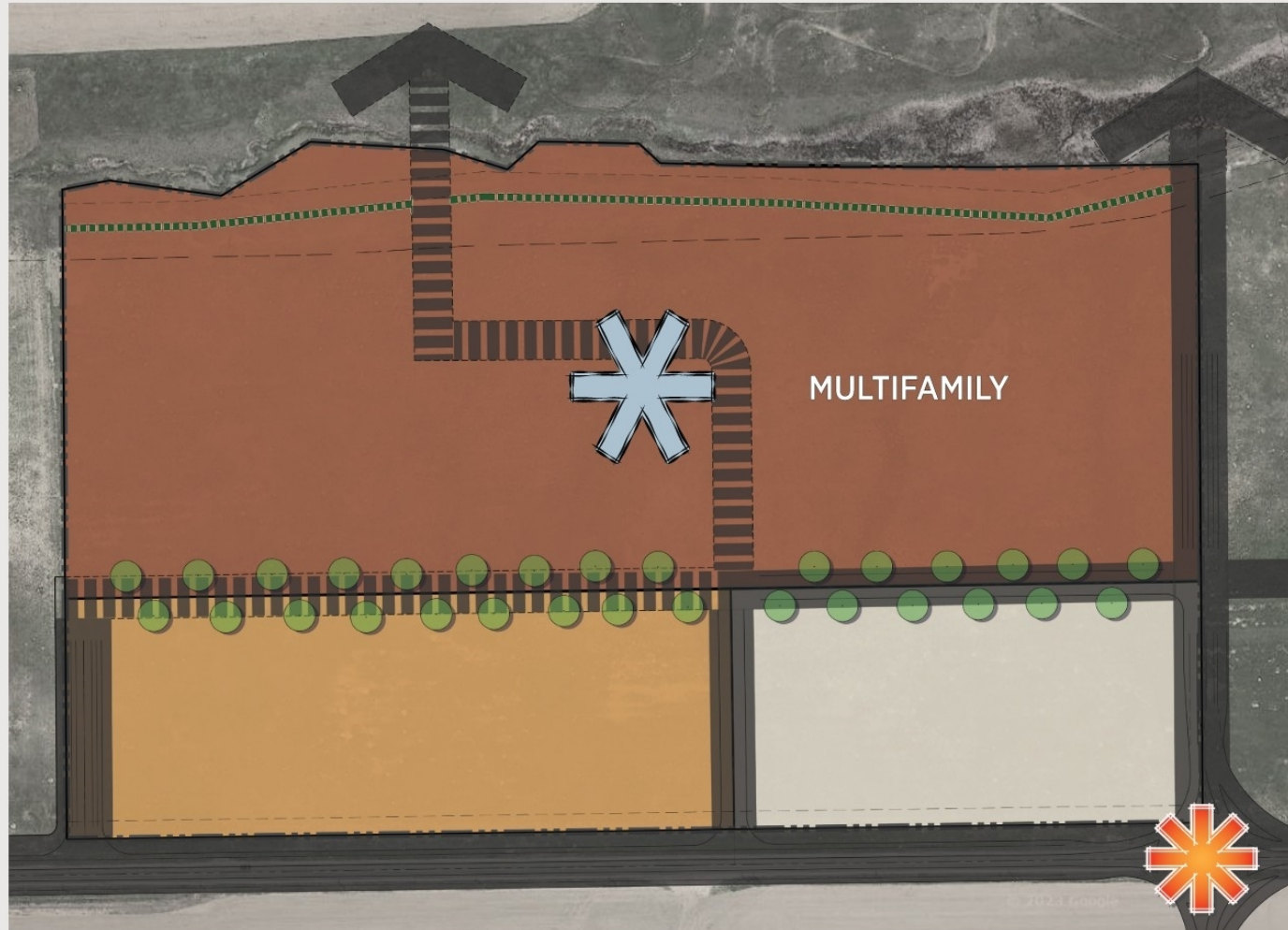


Commercial & Mixed Use Architectural Standards

- Building Placement
- Building Transparency
- Horizontal & Vertical Articulation

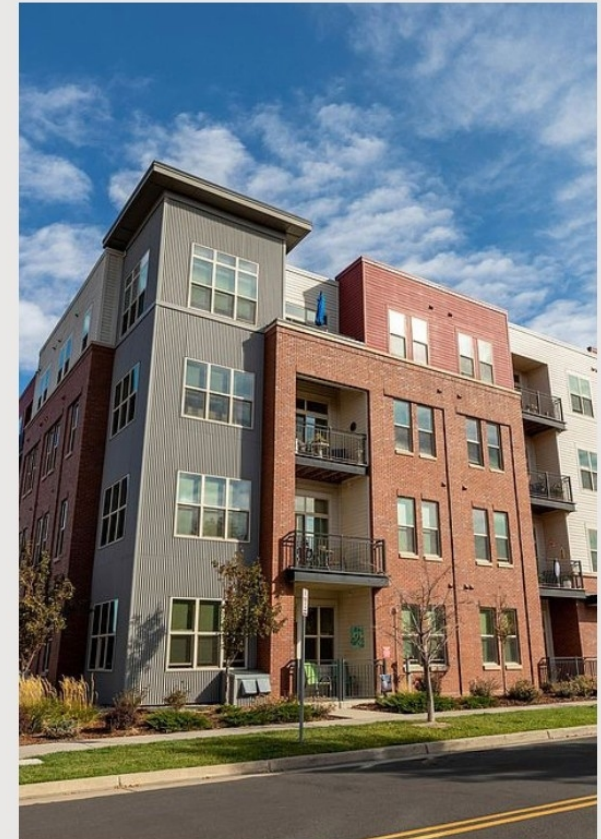


Multifamily PUD Standards



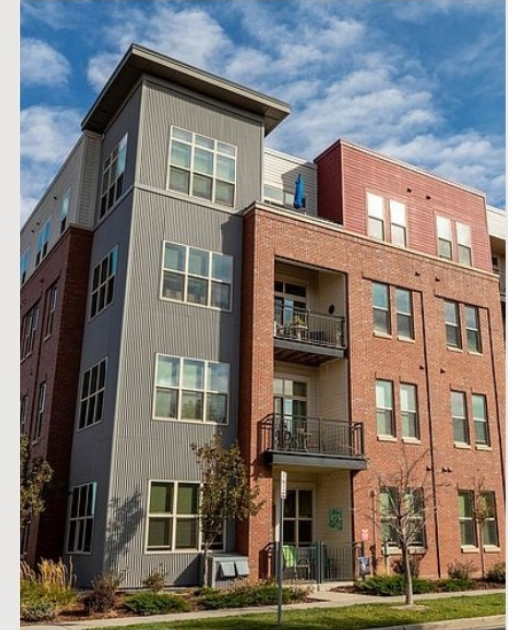
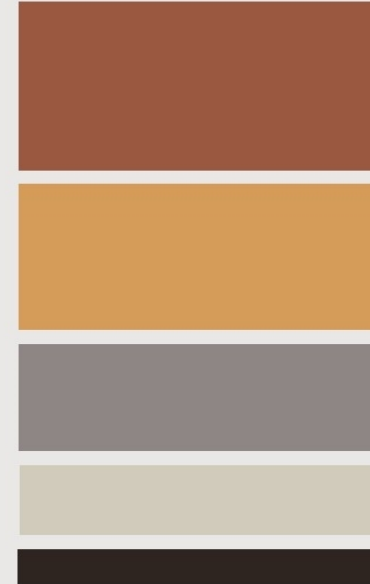
Multifamily PUD Standards

- 4th floor step-backs
- Base, middle, and cap
- 15% recreation space
- Landscaping requirements
- Parking requirements



PUD Provides

- Branded Architecture and Landscape design consistency through materials, plant palette, and design guidelines
- Mix of Land Uses
- Requirement for Commercial use in PA-A
- Pedestrian-friendly Welker Avenue through building design and urban design
- Enhanced drive-thru design standards
- New roadway connections
- Trail connection
- Downtown Gateway enhancement at roundabout
- Diversity of housing options





Questions & Comments

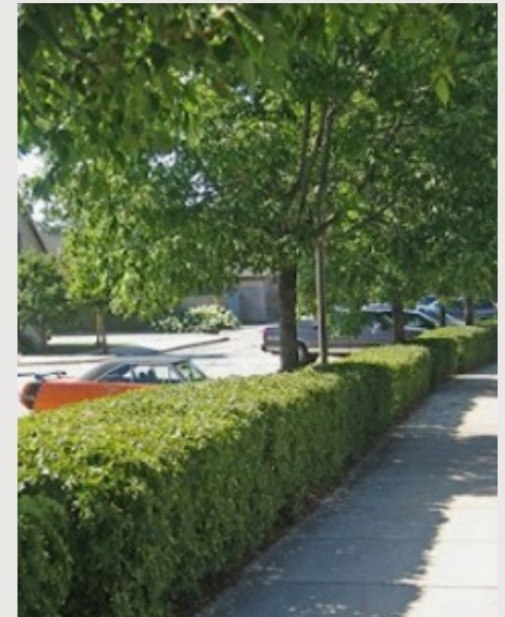
Landscape Standards

- Non-essential turf regulations
- Water-wise plant palette
- Live material minimums
- Neighborhood Connection
Road enhancements



Landscape Standards

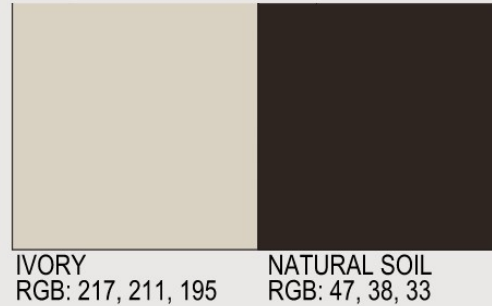
- Fencing and Utility Screening
- Parking Lot Perimeter Buffer



Site Furnishings

Site furnishings shall be used to reinforce the modern small town character of Welker Farm.

- Wood finishes
- Rust colored finishes
- Design reminiscent of the influence of the railroad



Building Materials



Board and Batten



Fiber Cement



Masonry



Cementitious Siding



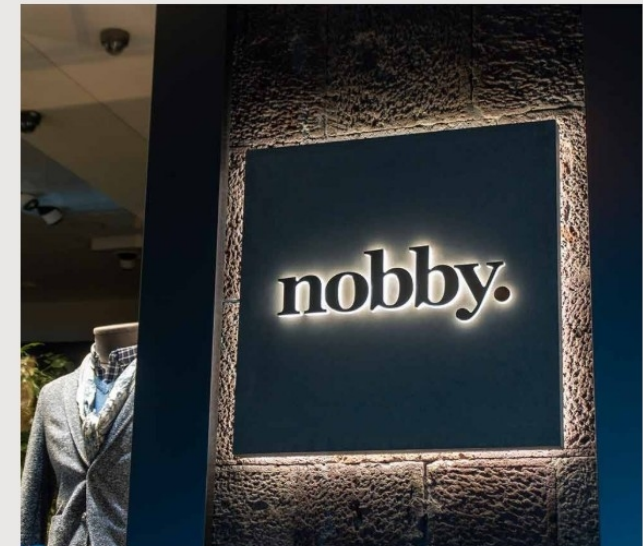
Stucco



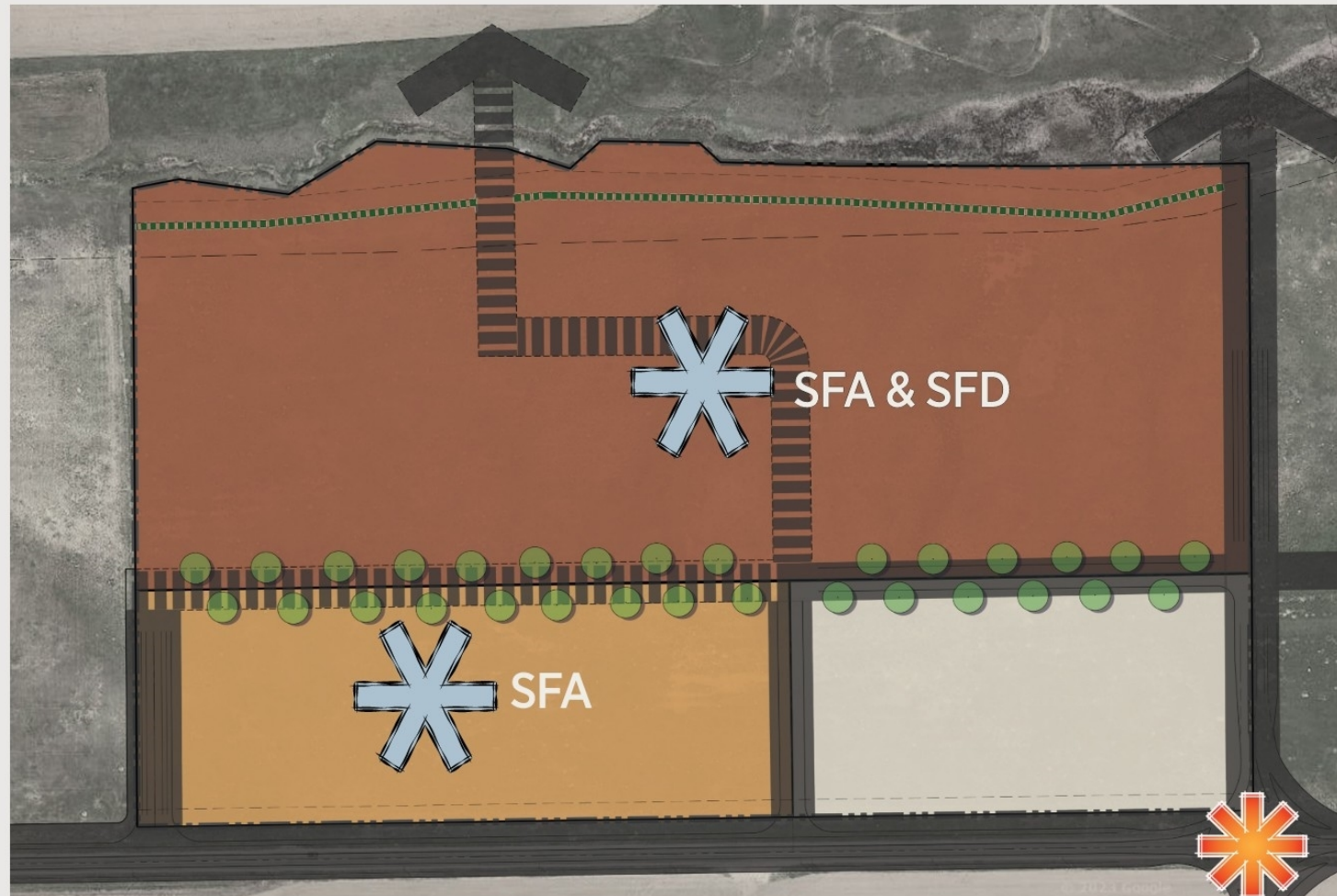
Wood Siding

Signage Standards

- Detached Signs: Project Identity & Multi-Tenant
- Illumination Standards



Single Family Attached & Single Family Detached



Single Family Standards

- Entries and Porches
- Windows
- Articulation & Massing
- Exterior Finishing & Materials



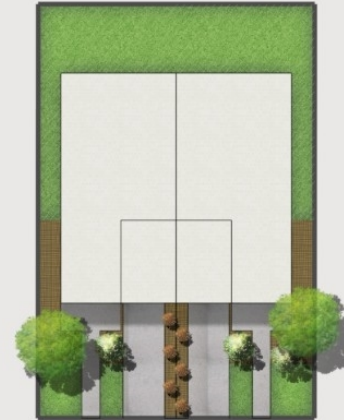
Single Family Standards

- Lot Design for Front-Loaded & Alley Loaded Garages
- Garage Design
- Parking Standards

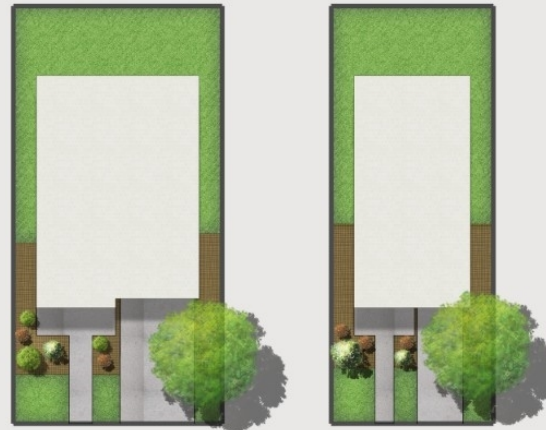
SFA Townhomes
Alley-Loaded



SFA Duplex
Front-Loaded
1-Car Garages



SFD
Front-Loaded
1 & 2-Car Garages



SFD
Alley-Loaded



Design Principles

Blurred Boundaries

Create effortless connections between residential, retail, and amenity spaces through strategic transition of density and walkability.



Everyday Gatherings

Designing more intimate and social moments to enjoy personal connections, read a book, share memories with others, or just connect with nature.



Elevate Heritage

Finding nuanced ways to pay homage to the areas rail-town and agriculture roots through materiality and use of common spaces.





Agenda Item Summary

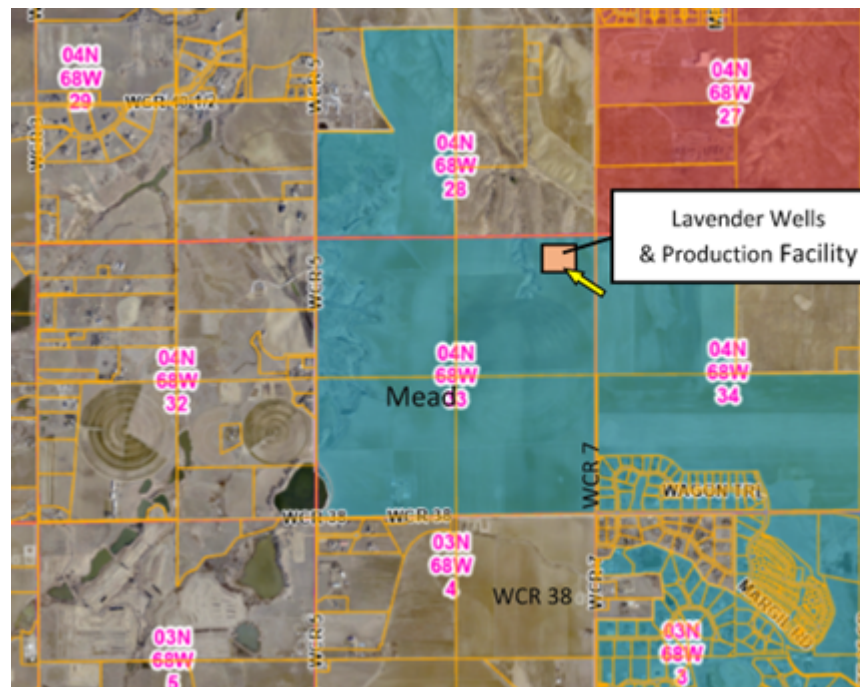
Agenda Date: 11/10/2025

Subject: Ordinance No. 1095 — An Ordinance of the Town of Mead, Colorado Conditionally Approving the Lavender Pad Special Use Permit for Twenty-Two Oil and Gas Wells and Associated Production Facilities Pursuant to Chapter 16, Article X of the Mead Municipal Code

Presented by: Alex Ailey, Planner

Summary:

Kerr McGee Oil & Gas Onshore LP, a subsidiary of OXY USA Inc. ("KMOG" or "Applicant") has submitted an application for a special use permit for an oil and gas well and production facility ("Special Use Permit") for the Board of Trustees' consideration and approval. The Applicant seeks the Special Use Permit for the property shown below, which property is described in more detail in the Special Use Permit Site Plan – Lavender Pad attached to the Ordinance as Exhibit 1 ("Site Plan").



Lavender Site Location

DETAIL OF REQUEST

Applicant:	Kerr McGee Oil & Gas Onshore LP, a subsidiary of OXY USA Inc.
Property Owner:	Weld County Land Investors, Inc.
Property Location:	Generally north of Weld County Road 38, west of Weld County

Road 7 (Third St.)
Existing Zoning Classification: RSF-4
Comp. Plan Designation: Large Lot Residential (LLR)

Surrounding Land Uses:

North: Existing Agricultural (AG) – Weld County
South: Existing Agricultural – Town of Mead, Zoned for Single-Family Residential (RSF-4)
East: Existing Agricultural-Town of Mead, Zoned for Single-Family Residential (RSF-4)
West: Existing Agricultural – Town of Mead, Zoned for Single-Family Residential (RSF-4)

OVERVIEW

In accordance with Article X of Chapter 16 of the Mead Municipal Code (the “MMC”), Applicant is seeking approval for a special use permit for drilling 22 horizontal oil and gas wells at the property generally located north of Weld County Road 38, and west of Weld County Road 7 (Third St.) (“Application”). The Application includes the following: Site Plan, Special Use Permit – Application, Noise Mitigation Plan, Waste Management Plan, Lavender Storm Drainage Construction Plan, Site Safety and Emergency Action Plan (“Emergency Plan”), and Wildlife Protection Plan, attached to this Agenda Item Summary and incorporated herein as ATTACHMENTS 2-7.

MMC Section 16-10-50 requires that the Board of Trustees hold a hearing to consider special use permit applications for oil and gas drilling and production and make a decision to approve, conditionally approve, or deny same. Given that the Applicant has met the criteria outlined in MMC Section 16-10-50(1-8), Town staff recommends that the Board of Trustees conditionally approve the Application.

If the Board of Trustees approves this Application, the Applicant must obtain permits from the Energy and Carbon Management Commission (“ECMC”), which will allow the Applicant to begin the construction, drilling, and operation of the oil and gas wells.

BACKGROUND

The Property was originally annexed into the Town of Mead and zoned for single-family residential in 2009 as a part of the Weld County Land Investors Annexation (Ord. 660 & 661). The location was previously developed by the Applicant in 2010, after which the well was plugged and abandoned in 2020. Town staff held a Preliminary Application Conference (PAC) with Applicant in January 2025 for initial discussion regarding a new well site. Representatives of the Colorado Energy and Carbon Management Commission (“ECMC”) also attended the PAC. KMOG subsequently submitted a formal application for a special use permit. Applicant seeks to exercise mineral rights pursuant to the oil and gas lease recorded on November 15, 2022, with the Weld County Clerk and Recorder at Rec. No. 4866969.

Road Impact Mitigation: The MMC requires a special use permit for oil and gas drilling in the Town. MMC Section 16-10-110(2) also requires special use permit holders to conduct a Road Impact Assessment and maintain and repair roadways utilized and damaged by the provider. Because Applicant would utilize Weld County Road (WCR) 7 as part of the haul route per the Application materials, Town staff recommends that in lieu of a Road Impact Assessment and on-going repairs, Applicant should provide a financial contribution to mitigate its impacts on Town roadways. WCR 7 will be paved and new roadway improvements installed pursuant to a cost-sharing agreement with Berthoud in the years following the Applicant’s greatest impact on same. Applicant has agreed to a cash contribution of not less than Five Hundred Thousand Dollars (\$500,000.00), and the Ordinance conditions issuance of a Notice to Proceed pursuant to the special use permit on Applicant entering into an agreement with the Town to memorialize this obligation. The Ordinance also delegates authority to the Town Manager to execute such agreement once finalized and approved by the Town Attorney, as long as Applicant’s

contribution is not less than \$500,000.00.

REVIEW CRITERIA AND ANALYSIS

MMC Section 16-10-50 provides that the Board of Trustees shall approve an application for a special use permit for a well site if the application conforms to the requirements in subsections (1) through (8), set forth below. Staff's analysis of the criteria follows in italics.

(1) The completed application form is in compliance with the requirements of Paragraphs 16-10-40(c)(1) through (9) of this Article.

-The Applicant has met this requirement by providing the required information as outlined in MMC Section 16-10-40(c)(1-9), as shown on the Site Plan, including the operator's name and contact information and the well name. The Emergency Plan includes contact information and procedures for emergencies.

(2) The site plan for the well site complies with the requirements of Paragraph 16-10-40(c)(10) of this Article.

-The Site Plan for the well site includes all the required information as outlined in MMC Section 16-10-40(c)(10), including well site location, north arrow, and location of access roads.

(3) The vicinity map for a well site complies with the requirements of Paragraph 16-10-40(c)(11) of this Article.

-The Site Plan includes a vicinity map in conformance with MMC Section 16-10-40(c)(11).

(4) The map showing the proposed transportation route for E&P waste products, produced water and produced liquid hydrocarbons from the well/production site to the preferred access to the State Highway system complies with the requirements of Paragraph 16-10-40(c)(12) of this Article.

-The Site Plan as well as the Emergency Plan show the haul route, both for access and transportation of waste and produced materials ("Haul Route"), detailing municipal and county roadways used to access the state highway system. The Site Plan also details the internal access roads for the well site, in compliance with MMC Section 16-10-40(c)(12).

(5) The map showing the proposed transportation route for construction equipment and well drilling, completion and reworking equipment from the well/production site to the preferred access to the State Highway system complies with the requirements of Paragraph 16-10-40(c)(13) of this Article.

-The Haul Route shows on-site as well as off-site access routes, and complies with MMC Section 16-10-40(c)(13).

(6) The written narrative complies with the requirements of Paragraph 16-10-40(c)(14) of this Article.

-The written narrative is contained in the Application materials, including but not limited to the Special Use Permit – Application attached hereto as ATTACHMENT 2, the Emergency Plan (which includes a fire protection plan acceptable to Mountain View Fire Protection District), and the Final Waste Management Plan attached hereto as ATTACHMENT 4. The Application materials contain all required information as outlined in MMC Section 16-10-40(c)(14).

(7) When applicable, the application complies with the provisions for geologic hazards, floodplains or floodway provided in Section 16-10-160 of this Article.

-Not Applicable.

(8) When applicable, the application complies with the provisions for wildlife mitigation procedures provided in Section 16-10-170 of this Article.

-The Applicant has consulted with Colorado Parks and Wildlife to obtain recommendations for appropriate site specific and cumulative impact mitigation procedures. Colorado Parks and

Wildlife had no objections to the proposal and the Application includes the Wildlife Protection Plan, attached hereto and incorporated herein as ATTACHMENT 7.

Financial Considerations:

The Town will collect building permit fees upon issuance prior to development of the oil and gas site. In addition, the Town anticipates a financial contribution of at least Five Hundred Thousand Dollars (\$500,000.00) from Applicant for road impact mitigation, which amount is directly related to the impact of Applicant's proposed development.

Staff Recommendation / Actions Required:

Staff finds that the Application complies with MMC requirements, the Comprehensive Plan, and all applicable technical standards. As such, staff recommends that the Board of Trustees adopt Ordinance No. 1095, conditionally approving the Special Use Permit. A recommended motion is set forth below:

Suggested Motion:

"I MOVE TO APPROVE ORDINANCE NO. 1095 – AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING THE LAVENDER PAD SPECIAL USE PERMIT FOR TWENTY-TWO OIL AND GAS WELLS AND ASSOCIATED PRODUCTION FACILITIES PURSUANT TO CHAPTER 16, ARTICLE X OF THE MEAD MUNICIPAL CODE."

Attachments:

1. Ordinance No. 1095
2. Lavender SUP Site Plan
3. SUP Application
4. Noise Mitigation Plan
5. Waste Management Plan
6. Storm Drainage Construction Plan
7. Site Safety & Emergency Access Plan
8. Wildlife Protection Plan
9. Applicant Presentation

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1095**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE LAVENDER PAD SPECIAL USE PERMIT FOR
TWENTY-TWO OIL AND GAS WELLS AND ASSOCIATED PRODUCTION FACILITIES
PURSUANT TO CHAPTER 16, ARTICLE X OF THE MEAD MUNICIPAL CODE**

WHEREAS, Kerr-McGee Oil & Gas Onshore LP, a subsidiary of OXY USA Inc. ("KMOG" or "Applicant") has made application in conformance with Article X, of Chapter 16 of the Mead Municipal Code ("MMC") for a special use permit for the drilling of gas wells within the N/E 1/4, Sec. 33, 4 N, R68W of the 6TH P.M., Town of Mead, Colorado, as more particularly described in the Special Use Permit Site Plan- Lavender Pad, attached hereto and incorporated herein as Exhibit 1 ("Property"), complete with the required filing fee and all required maps, plans, narratives, and supporting material ("Application"); and

WHEREAS, KMOG seeks to exercise mineral rights to the Property subject to that certain Oil and Gas Lease recorded on November 15, 2022, with the Weld County Clerk and Recorder at Rec. No. 4866969; and

WHEREAS, the Application includes the Special Use Permit Site Plan – Lavender Pad ("Site Plan"), as well as all of the following, which are attached to the Agenda Item Summary prepared by staff for the Board's consideration of the Application at the Board's regular meeting on November 10, 2025, which materials are incorporated herein by this reference:

Special Use Permit – Application;
Noise Mitigation Plan;
Waste Management Plan;
Lavender Storm Drainage Construction Plan;
Site Safety and Emergency Action Plan ("Emergency Plan"); and
Wildlife Protection Plan; and

WHEREAS, the Town Board of Trustees ("Board") held a duly-noticed public hearing on the Application at a regular meeting on November 10, 2025, in conformance with Article X of Chapter 16 of the MMC; and

WHEREAS, MMC Section 16-10-50 provides that the Board of Trustees may approve special use permit applications by written resolution; and

WHEREAS, the Board intends for this ordinance to constitute a written resolution in conformance with MMC Section 16-10-50; and

WHEREAS, the Applicant has agreed that in lieu of the Road Impact Assessment and road repair obligations set forth MMC Section 16-10-110, Applicant will remit to the Town a financial contribution for roadway improvements, which may be remitted in installments, and enter into an agreement with the Town to memorialize same; and

WHEREAS, the Board of Trustees has determined that there is sufficient cause to approve the requested Application, subject to the requirements and conditions set forth herein.

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

Section 1. Findings of Fact. In addition to the recitals above, which are incorporated herein by this reference and adopted as findings of the Board, the Board further finds as follows.

- a. Notice of the public hearing to consider the Application was posted on October 23rd, 2025, and published in the *Longmont Times-Call* on October 27th, 2025. Both the posting and publication by newspaper took place more than 15 days before the date of the public hearing as required by the MMC.
- b. Notice of the public hearing to consider the Application was mailed to the owners of property within 300 feet of the boundary of the Property on October 22nd, 2025, more than 14 days before the date at the public hearing as required by MMC Section 16-10-50(9).
- c. Upon testimony received during the public hearing, it is evident that the application is in substantial compliance with MMC Sec. 16-10-40.
- d. Evidence has been provided that the well site and production site are not located in a geological hazard or floodplain area.
- e. Applicant has consulted with Colorado Parks and Wildlife. The Wildlife Protection Plan sets forth mitigation measures and is part of the Application.
- f. Due to the timing of planned roadway improvements to Weld County Road 7, the Board has determined that it is in the Town's best interest to accept a financial contribution in an amount not less than Five Hundred Thousand Dollars (\$500,000.00) in lieu of the obligations to conduct a Road Impact Assessment and undergo on-going road repairs as set forth in MMC Section 16-10-110(2).

Section 2. Approval and Issuance of Special Use Permit. The Application is hereby approved and a special use permit is hereby granted to KMOG for the drilling of twenty-two (22) gas wells on the Property ("Special Use Permit"), as more particularly shown on the Special Use Permit Site Plan – Lavender Pad, attached hereto as Exhibit 1 and incorporated herein, subject to the following conditions:

- a. **Road Impact Mitigation.** Prior to Town's issuance of a Notice to Proceed pursuant to MMC Section 16-10-70, KMOG shall execute an agreement with the Town memorializing the obligation to remit a cash contribution of not less than Five Hundred Thousand Dollars (\$500,000.00) in lieu of the Road Impact Assessment and on-going road repair obligations set forth in MMC Section 16-10-110(2).
- b. **Responsibility for Drilling, Completion, Operation, and Abandonment.** KMOG is responsible for the drilling, completion, operation, and abandonment of the wells and appurtenant facilities and the restoration of the site in accordance

with the regulations of the Colorado Energy and Carbon Management Commission (“ECMC”), with the regulations imposed by Article X of Chapter 16 of the MMC, with the representations presented in the Application, including the Site Plan, and with all conditions of approval in this Section 2.

- c. **Well Location and Operation Area (“Oil and Gas Operation Area” or “OGOA”).** There shall be provided one centralized location for well pads (the “Oil and Gas Operation Area” or “OGOA”) on the Property. All oil and gas wells on the Property shall be drilled from the centralized well pad. Any operations conducted by KMOG in connection with the wells, including, but not limited to, production activities, work overs, well deepening, recompletion, fracturing and replacement wells shall be limited to the OGOA. KMOG will locate the well pads, access road, flowlines, tank batteries and other associated production facilities in accordance with ECMC regulations and regulations of the Town of Mead, all of which are hereby incorporated by this reference and made a part of this Special Use Permit.
- d. **Well Sites.**
- i. **Location.** The OGOA(s) shall be located as depicted on the Site Plan for the well site. KMOG will limit the size of the well pad site to 15.15 acres during any drilling, completion, recompletion or workover operations and to 8.96 acres during other periods. The area for any tank battery location associated with the well(s) shall be limited to approximately ten acres in size upon completion of construction. The area required for production equipment (separators, VRU, combustors, etc.) shall be limited to approximately ten acres in size upon completion of construction.
 - ii. **Lighting.** The site lighting shall comply with ECMC rules and regulations and shall be directed downward and internally during drilling and post drilling operations so as to avoid glare on public roads and nearby building units.
 - iii. **Noise Mitigation.** Oil and gas operations at the well site and production facility shall comply with ECMC Rule 423, Noise, and Section 10-13-50 of the MMC, as well as the Noise Mitigation Plan for the Application, including maximum permissible noise levels during operations. Stimulation or re-stimulation operations and the production facilities are governed by ECMC Rule 423. All drill rig engines are to be muffled with the exhaust directed away from adjacent dwellings.
 - iv. **Guy Lines.** Guy lines shall not be placed within twenty-five (25) feet of a boundary of the OGOA. All guy line anchors left buried for future use shall be identified by a marker of bright color not less than four (4) feet in height and not greater than one (1) foot east of the guy line anchor.
 - v. **Timing of Drilling Operations.** KMOG estimates the conduction of drilling operations will begin in 2026 and will make efforts to complete pre-production operations before the end of 2028. KMOG agrees to give the

surface owner of the Property and adjacent property owners, within 500 feet of the drill site, notification not less than ten (10) days before commencing drilling operations.

- vi. **OGO A Preparation.** KMOG shall separate the topsoil at the time of site preparation so that the topsoil and subsurface soil can be placed back in proper order as nearly as possible.
 - vii. **OGO A Housekeeping.** KMOG will use reasonable efforts to keep the OGOA, the wells, and the production facilities free of equipment, vehicles, and supplies not necessary for use on the OGOA and free of weeds, rubbish, and other waste material. The burning or burial of such material on the premises is not permitted. All contaminated soil shall be removed and disposed of at a permitted off-site disposal area approved by the ECMC, in accordance with ECMC regulations.
 - viii. **Temporary Large Volume Storage Tanks.** Temporary large volume storage tanks to be used for the storage of water used for drilling and/or well completion/fracture stimulations are allowed within the OGOA as depicted on the Site Plan and contemplated in the Application materials. The tank shall be surrounded by a secondary containment berm sufficient to contain the volume of water in the tanks within the OGOA. KMOG shall obtain building permit from the Town as applicable.
- e. **Drilling Operations.** All drilling operations shall comply with ECMC rules and regulations and all Application materials, including the approved Emergency Plan.
- f. **The Transportation Route for Drilling Equipment, Crude Oil and Natural Gas Exploration and Production (“E&P”) Waste Products and Produced Fluids.** The transportation route to the production facilities and the drilling pad shall conform with the haul route reflected in the Site Plan, Emergency Plan, and Application materials and shall generally be as follows: from State Highway 66, northward on the I-25 Frontage Road approximately 4 miles, westward on County Road 38 approximately 1 mile, approximately 3/4 mile northward on Weld County Road (WCR) 7 (Third St.) to the true access point to the well pads and production facilities, and westward on the private access road to the OGOA.
- i. **Access Roads.** A single private access road from WCR 7 used to provide access to the well pad site shall be improved and maintained according to the standards contained in MMC Section 16-10-110.
 - ii. **Street, Driveway, and Culvert Permit.** Each access to the well site is subject to a separate Street, Driveway, and Culvert Permit and will require a tracking pad as it connects to WCR 7. KMOG shall obtain applicable permit(s) from the Town.
 - iii. **Dust Abatement on Transportation Route and Access Roads.** KMOG shall apply a 5% Magnesium Chloride solution or equivalent, as approved by the Town Engineer, to the graveled portions of the access roads, as a

dust control measure as requested by the Town during drilling operations and completion. Application methods and rates shall be at the direction of the Town. Additional applications shall be based on monthly construction meetings with KMOG and the Town.

- iv. **Maintenance of Transportation Route and Access Roads.** KMOG shall monitor and maintain the gravel portions of the transportation route and access road, during the preparation for drilling, the well drilling and completion phases, production of the well and during the plugging and abandonment phases of the well, all to the satisfaction of the Town. Maintenance shall include, but is not limited to, dust control and grading to eliminate ruts and washboarding.
- g. **Production Facilities.** The production facilities shall be located on approximately 15.15 acres, 600 feet from the existing right-of-way for WCR 7. The wellhead, the tank battery and separators will be painted a beige/tan color (NORTHERN CLIMB C 14-2 DUTCH BOY) to blend into the surrounding area and vegetation.
 - i. **Tank Battery.** The tank battery shall consist of two 210 barrel water tanks, four-six 300 barrel oil tanks, three separators and two ECUs.
 - ii. **Production Facilities.** The production facilities consist of separators, ECU combustors, and associated equipment and facilities, as more particularly identified in the Application.
 - iii. **Tank Specifications.** All newly installed or replaced crude oil and condensate storage tanks shall be designed, constructed, and maintained in accordance with National Fire Protection Association (NFPA) Code 30 (2024 version) and the MMC. KMOG shall maintain written records verifying proper design, construction, and maintenance, and shall make these records available for inspection by the ECMC and the Town.
 - iv. **Leak Detection Plan.** KMOG shall develop a plan to monitor the production facilities on a regular schedule to identify fluid leaks and share the schedule with the surface owner of the Property and the Town.
 - v. **Fugitive Emission Control.** Two combustors, one meter, and three separators as depicted on the Site Plan are permitted in the OGOA in order to control fugitive emissions from the tank battery and separator facilities as required by the ECMC.
 - vi. **Berm Construction.** Berms or other secondary containment devices shall be constructed around crude oil, condensate, and produced water storage tanks and shall enclose an area sufficient to contain and provide secondary containment for one-hundred fifty percent (150%) of the largest single tank. Berms or other secondary containment devices shall be sufficiently impervious to contain any spilled or released material. All berms and containment devices shall be inspected at regular intervals

and maintained in good condition. No potential ignition sources shall be installed inside the secondary containment area unless the containment area encloses a fired vessel.

- (1) Containment berms shall be constructed of steel rings, designed and installed to prevent leakage and resist degradation from erosion or routine operation.
- (2) Secondary containment areas for tanks shall be constructed with a synthetic or engineered liner that contains all primary containment vessels and flowlines and is mechanically connected to the steel ring to prevent leakage.
- (3) For locations within five hundred (500) feet and upgradient of a surface water body, tertiary containment, such as an earthen berm, is required around the production facilities.

vii. **Fencing Requirements.** At the time of initial installation, all pumps, pits, wellheads, and the production facilities shall be adequately fenced to restrict access to authorized persons. For security purposes, all such facilities and equipment used in the operation of the production facilities shall be surrounded by wrought iron fencing, or Ameristar Impasse, or Stronghold fencing, or an approved equivalent, shall not have barbed wire, shall be at least six (6) feet in height and shall otherwise conform with MMC Section 16-10-130. The gate shall be compatible with the fence and shall be provided with a combination catch and locking attachment device for a padlock and shall be kept locked except when being used for access to the site. KMOG must provide the Chief of the Mountain View Fire Protection District with a Knox Padlock or Knox Box with a key, to access the well site in case of an emergency.

viii. **Drainage.** Due to the location, drainage from the production facilities shall be subject to Urban Drainage storm water management BMPs (Best Management Practices) and water quality requirements and shall comply with the approved Lavender Storm Drainage Construction Plan. In addition, the following shall apply:

- (1) Erosion control blankets shall be installed on all slopes greater than 4:1. This applies temporary and final grades.
- (2) Appropriate BMPs shall be added to the soil stockpile area including silt fence, seeding, etc.
- (3) Culvert inlet and outlet protection shall be added to the culvert under the access drive.

ix. **Timing of Pumping and Hauling of Produced Fluids and E&P Waste.** KMOG will use its best efforts to assure that the pumping and hauling of produced fluids and E&P waste take place only during daylight hours.

- x. **Control of Fire Hazards.** KMOG shall comply with the approved Emergency Plan, including any and all fire prevention provisions. Any material not in use that might constitute a fire hazard shall be moved a minimum of twenty-five (25) feet from the wellhead, tanks and separator. Any electrical equipment installations inside the bermed area shall comply with API RP 500 classifications and comply with the current national electrical code as adopted by the State of Colorado.
- xi. **Removal of Surface Trash.** All surface trash, debris, scrap or discarded material connected with the operations of the Property shall be removed from the premises or disposed of in a legal manner. The burning or burial of such material on the premises shall not be permitted. All contaminated soil shall be removed and disposed of at a permitted off-site disposal area approved by the ECMC, in accordance with ECMC regulations. KMOG shall conform with the approved Waste Management Plan.
- h. **Flowlines and Gathering Lines.** Flowlines and gathering lines serving the Lavender site shall be installed in nonexclusive easements to be described and granted in accordance with local, state, and federal regulation and with conditions established by applicable private agreements. KMOG shall provide the Town an “as built” survey of flowlines and gathering pipelines upon completion of same.
- i. **Spills and Releases.**
 - i. **General.** Spills/releases of E&P waste, including produced fluids, shall be controlled and contained immediately upon discovery to protect the environment, public health, safety, and welfare, and wildlife resources in accordance with ECMC rules and regulations. Impacts resulting from spills/releases shall be investigated and cleaned up as soon as practicable.
 - ii. **Reportable Spills and Reporting Requirements for Spills/releases.** Spills/ releases of E&P waste or produced fluid shall be reported to the ECMC as required by ECMC Rule 912 and to the surface owner of the Property.
 - iii. **Surface Owner Notification and Consultation.** KMOG shall notify the surface owner of the Property and the Town of reportable spills as soon as practicable, but not more than twenty-four (24) hours, after discovery. KMOG also shall make good faith efforts to notify and consult with the surface owner of the Property and the Town, prior to commencing operations to remediate E&P waste from a spill/release in an area not being utilized for oil and gas operations.
 - iv. **Remediation of Spills/Releases.** Spills/releases shall be remediated in accordance with ECMC Rules 912 and 913.

- v. **Spill/Release Evaluation.** KMOG shall determine the cause of a spill/release, and, to the extent practicable, shall implement measures to prevent spills/releases due to similar causes in the future. For reportable spills, KMOG shall submit this information to the ECMC and the Town, within ten (10) days after discovery of the spill/release.
- j. **Building Permits.** Building permits must be obtained for all aboveground structures to which the International Building Code applies; i.e., accessory structures with a floor area greater than 120 square feet, tanks over 5,000 gallon capacity constructed or assembled on-site, electrical connections to the public electric utility, etc. All structures subject to a building permit shall be charged the appropriate local use tax as provided by law.
- k. **Notice Required for Installation of Additional Equipment.** The Special Use Permit granted in this ordinance is limited to the facilities as shown in the Application. To the extent the Applicant desires, after initial completion of a well, to place additional equipment on a tank battery or wellhead location which was not reflected in the Application materials, the Applicant must, except in a situation where additional equipment is necessary for a period of fourteen (14) days or less, notify the Town of installation of such additional equipment, which may require a new special use permit or amendment to the Special Use Permit issued herein.
- l. **Oil & Gas Rig Movement Permit Required.** An Oil & Gas Rig Movement Permit is required prior to moving a drilling rig within the Town over Town streets. By issuing the Oil & Gas Rig Transport Permit, the Town will waive any oversize or overweight permits for the transport of the equipment listed on the Oil & Gas Rig Movement Permit, that might be required for the initial movement to the drilling site. The permit is issued for the transport of the oil and gas rig only. Work-over rigs, fracking equipment and construction equipment are not covered by this Oil & Gas Rig Movement Permit. KMOG must obtain a new permit from the Town each time the rig is moved from the drill site to a different location.
- m. **Oversized or Overweight Load or Vehicle Permit.** A Town-issued oversize/overweight vehicle permit shall be required for all oversized or overweight vehicles or loads (more than 85,000 lbs.) as defined in Sections 42-4-501 through 42-4-511, C.R.S., that use Town streets. Said permit, if required, shall be obtained from the Town prior to such use. The Applicant shall comply with all Town and state regulations regarding weight limitations on streets within the Town, and the Applicant shall minimize oversize or overweight vehicle traffic on streets within the Town.
- n. **Emergency Response Costs.** KMOG shall reimburse the Town and/or the fire protection district for any emergency response costs incurred by the Town or the fire district in connection with activity at the well site or production site.
- o. **Compliance with State Environmental Requirements.** This grant of Special Use Permit shall not relieve KMOG from complying with all current applicable state and federal regulations and standards concerning air quality, water quality

and waste disposal.

- p. **Geologic Hazard, Floodplain, Floodway Location Restrictions.** To the extent applicable, all equipment at well sites and production sites in geological hazard and floodplain areas shall be anchored to the extent necessary to resist flotation, collapse, lateral movement or subsidence and to the extent necessary to comply with the Federal Emergency Management Act.
- q. **Wildlife Impact Mitigation.** KMOG shall comport with the approved Wildlife Protection Plan and implement all mitigation procedures recommended by Colorado Parks and Wildlife in relation to oil and gas well activities on the Property.
 - i. **Endangered Species.** KMOG shall not engage in activities which, in the opinion of Colorado Parks and Wildlife, threaten endangered species.
- r. **As Built Drawings.** Within thirty (30) days after the wells are completed, Applicant shall provide to the Town “as built” drawings showing all facilities, pipelines, flow lines and gathering lines installed by the Applicant pursuant to this Special Use Permit.
- s. **Groundwater Baseline Sampling and Monitoring.** Notwithstanding any ECMC rules to the contrary, KMOG shall comply with ECMC Rule 615 with regard to groundwater baseline sampling and monitoring. Copies of all final laboratory analytical results shall be provided to the Town contemporaneously with KMOG’s report to the State of Colorado.
- t. **Baseline Air Quality Sampling and Monitoring.** Notwithstanding any ECMC rules to the contrary, KMOG shall comply with the Colorado Department of Public Health and Environment Air Pollution Control Division, Oil and Gas Exploration & Production Regulation No. 7, as revised. The results of the air quality sampling and subsequent monitoring shall be reported to the Town contemporaneously with KMOG’s report to the State of Colorado.
- u. **Abandonment of Well and Removal of Facilities; Expiration of Special Use Permit.** KMOG shall comply with ECMC rules with regard to abandonment and reclamation of the wells and the OGOA generally. This Special Use Permit shall expire with the abandonment and removal of the wells and the production facilities and completion of the below, in conformance with any applicable state laws and ECMC rules.
 - i. **Well Site Cleared.** Within ninety (90) days after a well is plugged and abandoned, the well site shall be cleared of all non-essential equipment, trash, and debris. All contaminated soil shall be removed and disposed of at a permitted off-site disposal area approved by the ECMC, in accordance with ECMC regulations.
 - ii. **Identification of Plugged and Abandoned Wells.** KMOG shall identify the location of the wellbore with a permanent monument in accordance

with ECMC rules. KMOG shall also inscribe or embed the well number and date of plugging upon the permanent monument.

- iii. **Removal of Flowlines and Gathering Lines.** KMOG shall remove all flowlines and gathering pipelines from the OGOA. Flowlines and gathering pipelines shall not be abandoned in place.
- iv. **Reclamation of OGOA.** KMOG will reclaim the OGOA as nearly as practicable to its original condition.
- v. **Governing Law/Venue.** The Special Use Permit approved by this ordinance shall be interpreted according to the laws of the State of Colorado. Venue for any dispute shall be Weld County, Colorado.
- w. **Code Provisions Incorporated.** By acceptance of the Special Use Permit issued hereby pursuant to MMC Article X of Chapter 16, Applicant expressly stipulates and agrees to be bound by and comply with the provisions of MMC Chapter 16, Article X, as may be amended from time to time. The terms of MMC Chapter 16, Article X are shall be deemed incorporated in any special use permit issued by the Town as if fully set forth herein, except as explicitly provided otherwise herein.
- x. **Impact Fees.** By acceptance of the Special Use Permit issued hereby pursuant to MMC Article X of Chapter 16, Applicant acknowledges that the proposed development may be subject to development impact fees for industrial development pertaining for storm drainage and streets pursuant to MMC Chapter 4, Article VI.
- y. **Expiration.** The Special Use Permit approved by this ordinance expires upon the expiration of the State of Colorado Well Permit issued to Applicant for the Property in connection with the 22 wells on the Lavender pad.

Section 3. Any person, firm, corporation or legal entity that commits any act or omission in violation of any provision of MMC Article X, of Chapter 16, or of the conditions and requirements of this ordinance may be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment for not more than one (1) year, or by both such fine and imprisonment. Each day such violation continues shall constitute a separate violation.

Section 4. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered or used, or any land is or is proposed to be used, in violation of any provision of MMC Article X, of Chapter 16, or of the conditions and requirements of this ordinance, the Town Attorney, in addition to the other remedies provided by law, ordinance or resolution, may institute an injunction, mandamus, abatement or other appropriate action or proceeding to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration or use.

Section 5. Should the Town prevail in any action for legal or equitable relief for a violation of the provisions of MMC Article X, of Chapter 16, or of the conditions and requirements of this ordinance, in addition to any other penalties or remedies which may be

available, the Town shall be entitled to recover any damages, costs of action, expert witness fees and reasonable attorney's fees incurred.

Section 6. Effective Date. This ordinance shall become effective immediately upon adoption.

Section 7. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.

Section 8. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 9. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 10TH DAY OF NOVEMBER 2025.

ATTEST:

TOWN OF MEAD:

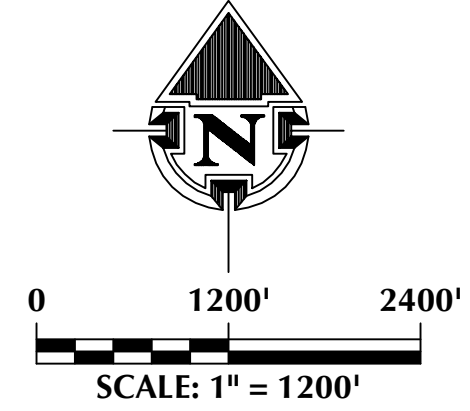
By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

SPECIAL USE PERMIT SITE PLAN

LAVENDER PAD

WELLS: LAVENDER 33-1HZ TO LAVENDER 33-22HZ
LOCATED IN NE1/4 NE1/4 SECTION 33, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



KEY MAP

GENERAL NOTES:

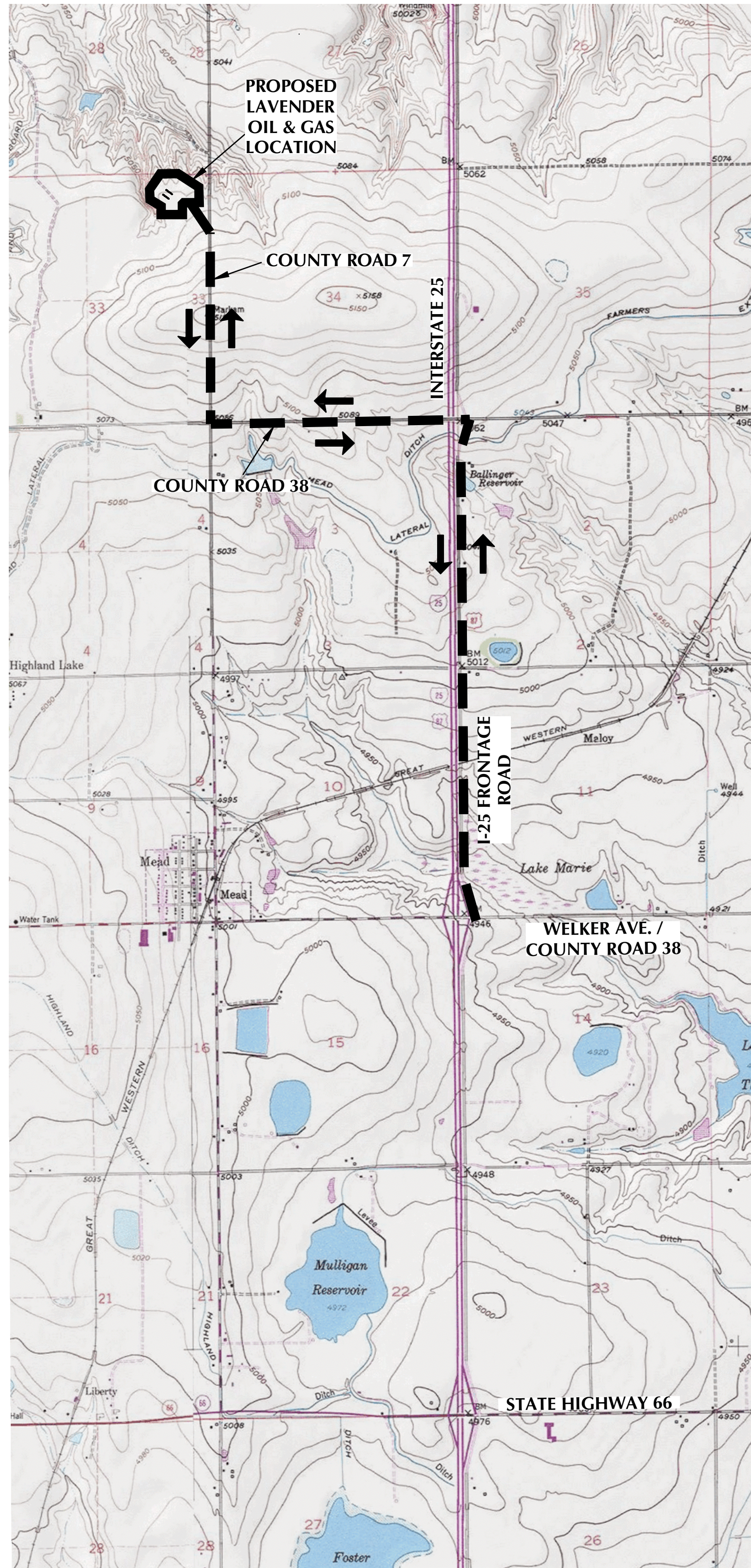
1. TBD

EROSION CONTROL NOTES:

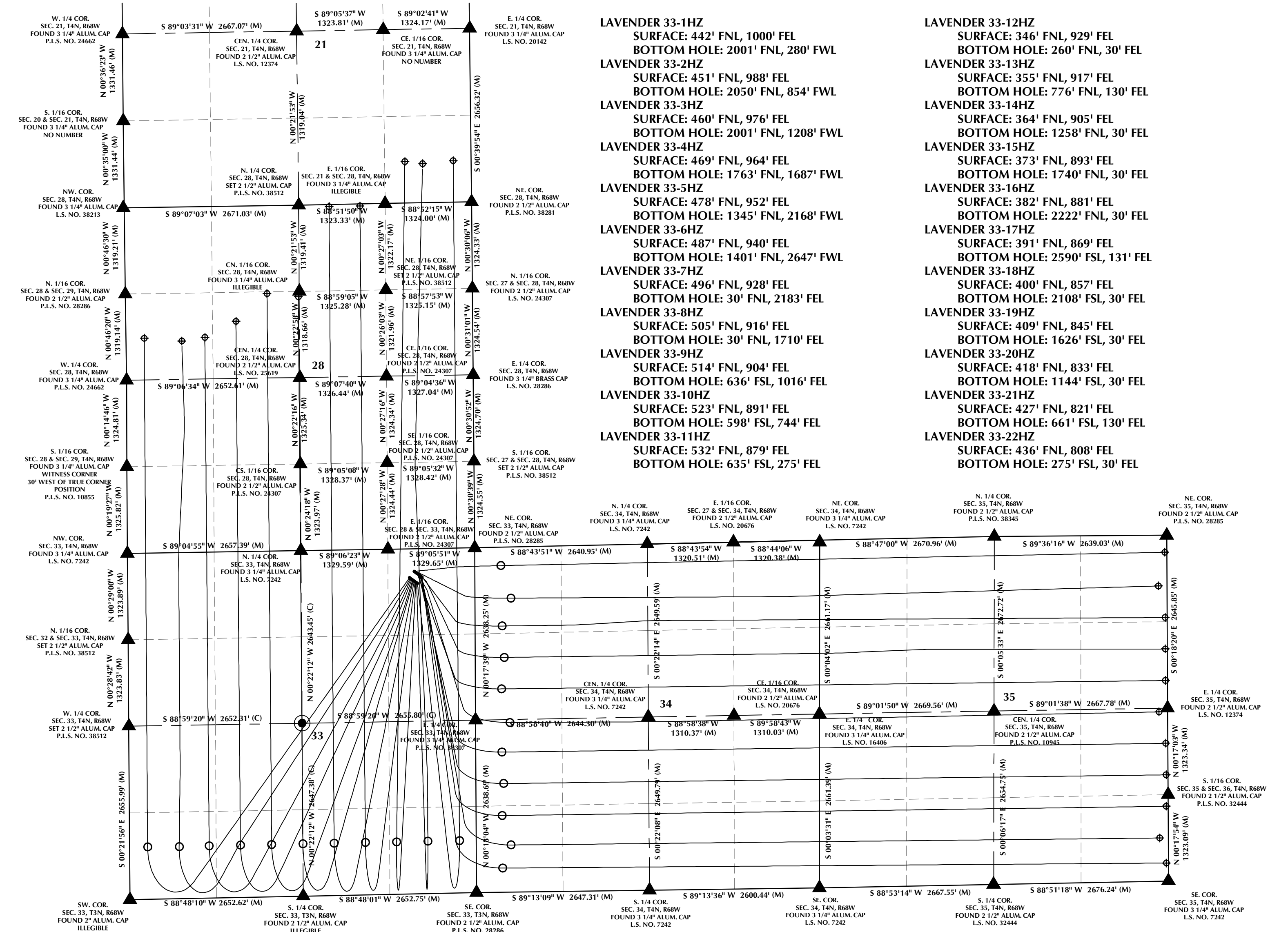
1. TBD

WILDLIFE NOTES:

1. TBD



VICINITY MAP & HAUL ROUTE



CONTACTS:

PROPERTY OWNER:

WELD COUNTY LAND INVESTORS INC
8390 E CRESCENT PKWY STE 300
GREENWOOD VILLAGE, CO 80111-2813

TOWN OF MEAD

PUBLIC WORKS

BO HURTADO
PUBLIC WORKS OPERATIONS
MANAGER
(970)-805-4183

APPLICANT/OPERATOR:

KERR MCGEE OIL & GAS ONSHORE LP
1099 18TH STREET
DENVER, CO 80202-1918
(720) 929-6000

WELD COUNTY

SHERIFF'S DEPARTMENT

STEVE REAMS
WELD COUNTY SHERIFF
(970)-356-4015 OR 911

ENGINEER/CONSULTANT:

609 CONSULTING, LLC
1095 SABERTON AVENUE
SHERIDAN, WY 82801
(307) 674-0609

MOUNTAIN VIEW FIRE

PROTECTION DISTRICT

(303)-772-0710 (NON-EMERGENCY)
OR 911

TOWN OF MEAD COMMUNITY DEVELOPMENT

PLANNING DIRECTOR
441 3RD STREET
MEAD, CO 80542
(970)-805-4192

COLORADO ENERGY AND CARBON MANAGEMENT COMMISSION (ECMC)

(303)-894-2100

TOWN OF MEAD TOWN ENGINEER LOCAL GOVERNMENT DESIGNEE

ERIKA RASMUSSEN, P.E.
1341 WCR 34
MEAD, CO 80542
(970)-805-4185

ENVIRONMENTAL PROTECTION AGENCY

(800)-227-8917

SHEET INDEX

1 - COVER SHEET

2 - SITE PLAN

3 - DETAILED SITE PLAN

4 - PROPOSED FENCE DETAIL

GENERAL NOTES:

- PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY 609 CONSULTING, LLC.
- ORIGINAL DOCUMENT SIZE: 24" x 36"

LEGEND

- TRAFFIC ROUTE
- TRAFFIC ROUTE DIRECTION
- ▲ FOUND SECTION CORNER
- CALCULATED SECTION CORNER
- PROPOSED WELL
- ⊕ BOTTOM HOLE
- HEEL LOCATION



LOVELAND OFFICE
6706 North Franklin Avenue
Loveland, Colorado 80538
Phone 970-776-4331

SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

**Kerr-McGee Oil &
Gas Onshore LP**
1099 18th Street
Denver, Colorado 80202

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
A	3/19/25	FORMAL APPLICATION
B	5/7/25	FORMAL APPLICATION
C	7/11/25	FORMAL APPLICATION
D	8/20/25	FORMAL APPLICATION
E	10/7/25	FORMAL APPLICATION

LAVENDER: COVER SHEET

DATE: 10/7/25

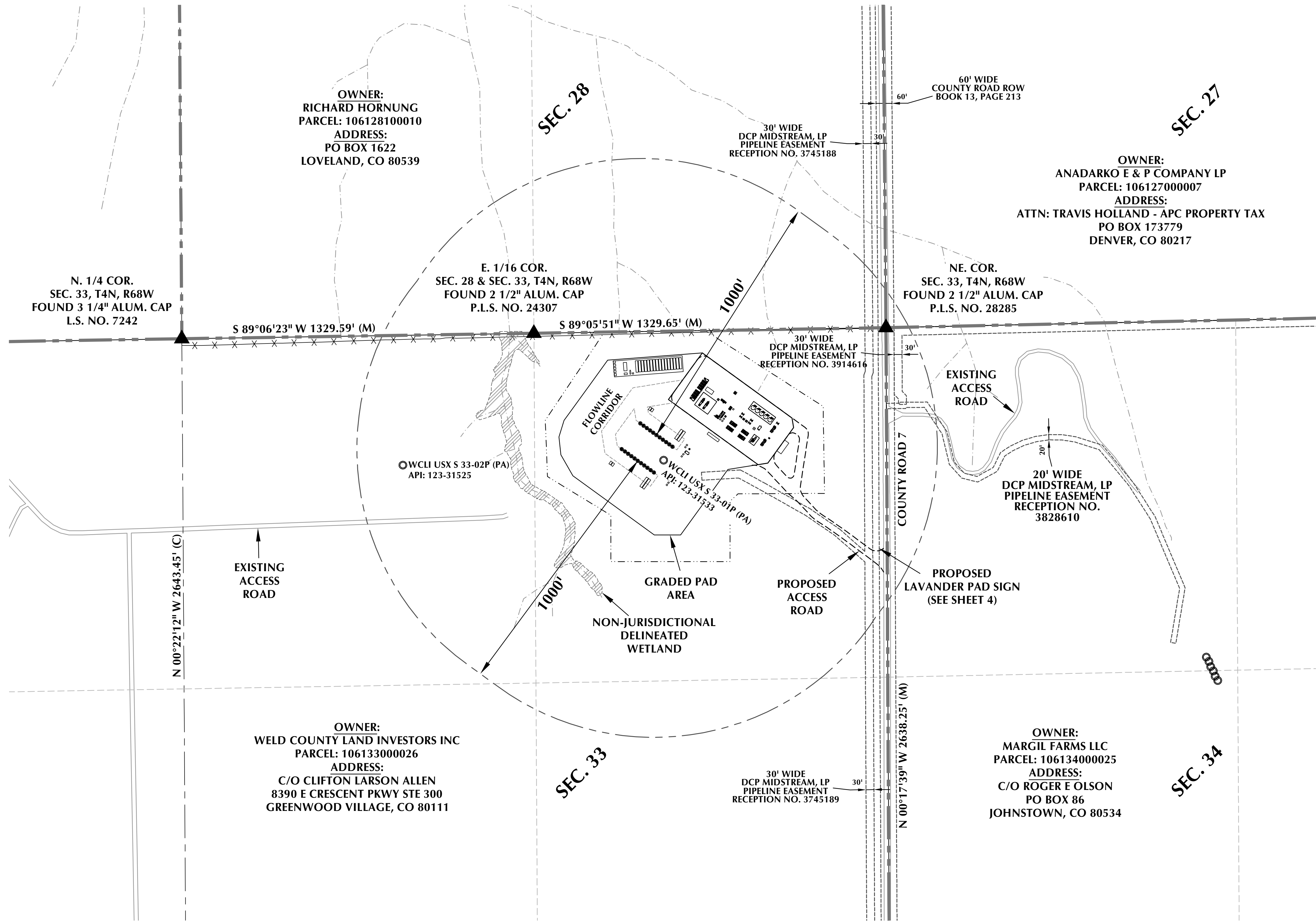
SHEET: 1 OF 4

SURVEY DATE: 1/22/25

DRAFTED BY: JAC

SPECIAL USE PERMIT SITE PLAN
LAVENDER PAD

WELLS: LAVENDER 33-1HZ TO LAVENDER 33-22HZ
LOCATED IN NE1/4 NE1/4 SECTION 33, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- PROPOSED OIL & GAS LOCATION
- PROPOSED GRADED PAD AREA
- PROPOSED WELL
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PROPOSED ACCESS ROAD
- EXISTING ROAD
- EXISTING FENCE
- EXISTING R.O.W. / EASEMENT
- SECTION CORNER
- EXISTING WELL
- NATURAL DRAINAGE



0 200' 400'
1" = 200'

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609
CONSULTING, LLC

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Loveland, Colorado 80538
Phone 970-776-4331

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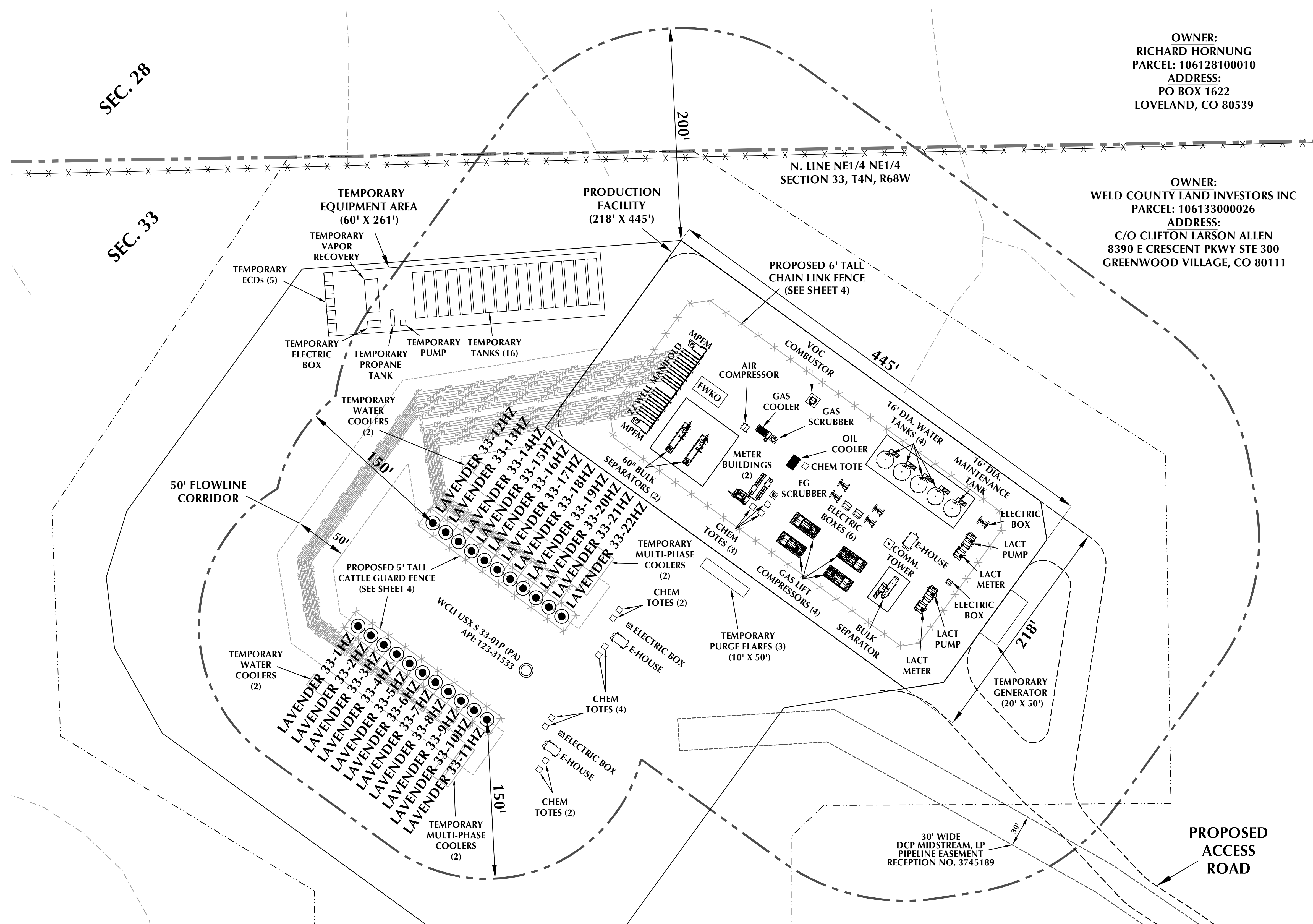
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LAVENDER: SITE PLAN			
DATE:	10/7/25	SHEET:	2 OF 4
SURVEY DATE:	1/22/25	DRAFTED BY:	JAC

LAVENDER PAD

OWNER:
RICHARD HORNUNG
PARCEL: 106128100010
ADDRESS:
PO BOX 1622
LOVELAND, CO 80539

OWNER:
WELD COUNTY LAND INVESTORS INC
PARCEL: 106133000026
ADDRESS:
C/O CLIFTON LARSON ALLEN
8390 E CRESCENT PKWY STE 300
GREENWOOD VILLAGE, CO 80111



- THE CHAIN LINK FENCE WILL BE 6-FOOT TALL WITH 3 1/2" MESH. THE FENCE WILL HAVE GATES LOCKED WHEN NOT BEING ACCESSED WITH A KNOX PADLOCK OR KNOX BOX WITH A KEY AS DIRECTED BY THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT.
- PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY 609 CONSULTING, LLC.
- ORIGINAL DOCUMENT SIZE: 24" x 36"



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B	5/7/25	FORMAL APPLICATION
C	7/11/25	FORMAL APPLICATION
D	8/20/25	FORMAL APPLICATION
E	10/7/25	FORMAL APPLICATION

10/7/25 SHEET: 3 OF 4

DATE:	10/7/25	SHEET:	3 OF 4
--------------	----------------	---------------	---------------

SURVEY DATE: 1/22/25	DRAFTED BY: JAC
-----------------------------	------------------------

SPECIAL USE PERMIT SITE PLAN

LAVENDER PAD

WELLS: LAVENDER 33-1HZ TO LAVENDER 33-22HZ
LOCATED IN NE1/4 NE1/4 SECTION 33, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

TYPICAL SIGN DETAIL - LOCATED AT THE
ACCESS ROAD AND WELD COUNTY ROAD 7

KERR-MCGEE OIL & GAS ONSHORE LP

Location Name: LAVENDER PAD
ECMC Location ID: 417018 Mead SUP xxxx

18831 CO RD 7

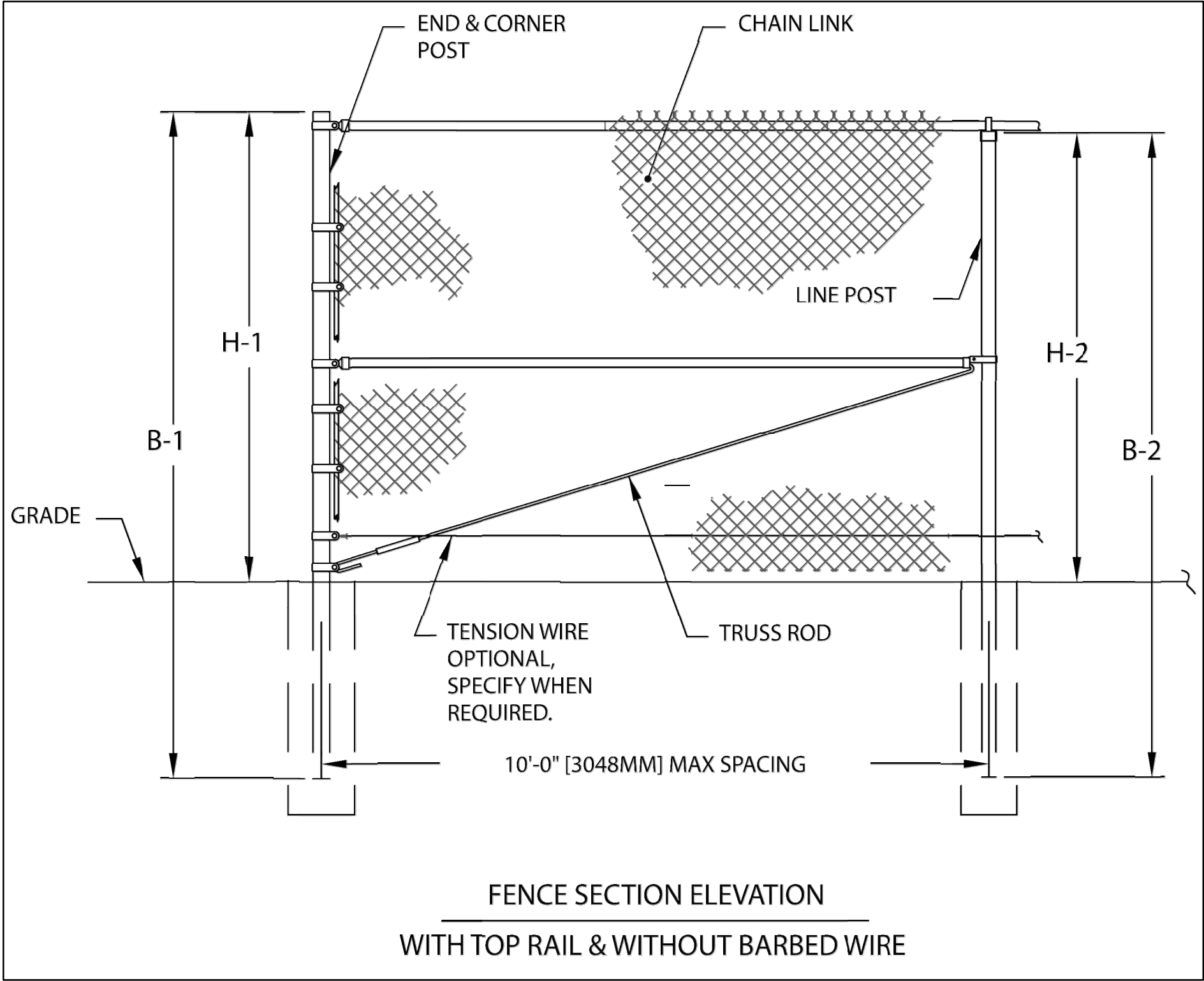
Description:
NE4, Section 33, Township 4 North, Range 68 West

Operations to begin on/after:

In Case of Emergency call 911
Questions or Project Updates: www.oxycoloradostakeholder.com
or 866.248.9577. After Hours IOC: 970.515.1500



PROPOSED 6' TALL FACILITY
CHAIN LINK FENCE



PROPOSED 5' TALL WELLHEAD
CATTLE GUARD FENCE



FENCE HEIGHT		END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	
5'-0" [1524MM]	8'-0" [2438MM]	5'-0 5/8" [1540MM]	7'-8" [2337MM]	4'-8 7/8" [1445MM]	
6'-0" [1829MM]	9'-0" [2743MM]	6'-0 5/8" [1845MM]	8'-8" [2642MM]	5'-8 7/8" [1749MM]	
7'-0" [2134MM]	10'-0" [3048MM]	7'-0 5/8" [2150MM]	9'-8" [2946MM]	6'-8 7/8" [2054MM]	
8'-0" [2438MM]	11'-0" [3353MM]	8'-0 5/8" [2454MM]	10'-8" [3251MM]	7'-8 7/8" [2359MM]	
9'-0" [2743MM]	12'-0" [3658MM]	9'-0 5/8" [2759MM]	11'-8" [3556MM]	8'-8 7/8" [2664MM]	
10'-0" [3048MM]	13'-0" [3962MM]	10'-0 5/8" [3064MM]	12'-8" [3861MM]	9'-8 7/8" [2969MM]	
11'-0" [3353MM]	14'-0" [4267MM]	11'-0 5/8" [3369MM]	13'-8" [4166MM]	10'-8 7/8" [3273MM]	
12'-0" [3658MM]	15'-0" [4572MM]	12'-0 5/8" [3674MM]	14'-8" [4470MM]	11'-8 7/8" [3578MM]	

GENERAL NOTES:

- THE CHAIN LINK FENCE WILL BE 6-FOOT TALL WITH 3 1/2 MESH. THE FENCE WILL HAVE GATES LOCKED WHEN NOT BEING ACCESSED WITH A KNOX PADLOCK OR KNOX BOX WITH A KEY AS DIRECTED BY THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT.
- PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY 609 CONSULTING, LLC.
- ORIGINAL DOCUMENT SIZE: 24" x 36"



LOVELAND OFFICE
6706 North Franklin Avenue
Loveland, Colorado 80538
Phone 970-776-4331

SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

Kerr-McGee Oil &
Gas Onshore LP
1099 18th Street
Denver, Colorado 80202

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
A	3/19/25	FORMAL APPLICATION
B	5/7/25	FORMAL APPLICATION
C	7/11/25	FORMAL APPLICATION
D	8/20/25	FORMAL APPLICATION
E	10/7/25	FORMAL APPLICATION

LAVENDER:
PROPOSED FENCE DETAIL

DATE: 10/7/25 SHEET: 4 OF 4
SURVEY DATE: 1/22/25 DRAFTED BY: JAC

Town of Mead Land Use Application



Mineral Rights Owner/Lease Holder

Name/Company(s):

Kerr-McGee Oil & Gas Onshore LP

Service Providers

Gas: N/A

Electric: N/A

Water: N/A

Sewer: N/A

Metro District: N/A

Fire: Mtn. View Fire Protection District

Land Use Information

Current Zoning:

Proposed Zoning: no change

Acreage:

Proposed Density (DU/Acre):

Lots/Units Proposed: N/A

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Mead before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Mead. Applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner:

Don C. Jobe III Attorney in fact

Date:

3/18/2025

Applicant:

Travis Colwing

Date:

3/18/2025

STATE OF COLORADO)

) SS.

County of Denver)

The foregoing instrument was acknowledged before me this 18th day of March, 2025

by Don C. Jobe III, as attorney-in-fact.

My commission expires: 01/22/2027

Witness my hand and official seal.

Robert Evan Johnson
Notary Public

ROBERT EVAN JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194002546
MY COMMISSION EXPIRES 01/22/2027

Town of Mead Land Use Application



Project Information		
PAGE TWO MUST BE SIGNED AND NOTARIZED		
Applicant: Tracy Colling		
Project Name: Lavender		
Project Location: NW/4 NW/4 Section 33 Township 4 North Range 68 West		
Project Description: Development of 22 wells and 1 production facility for the development and production of oil and gas.		
Application Type (check all that apply):		
☐ Administrative Plat	☐ Preliminary Plat	
☐ Administrative Site Plan	☐ Sketch Plan	
☐ Annexation	☒ Special Use Permit	
☐ Conditional Use Review	☐ Vacation of ROW or Easement	
☐ Final Plat	☐ Variance	
☐ Minor Subdivision	☐ Waiver	
☐ Pre-Application	☐ Zoning Amendment	
Property Owner(s)/Applicant		
Name/Company: Applicant: Kerr McGee Oil & Gas Onshore LP		
Contact Person: Tracy Colling		
City: Denver	State: CO	Zip: 80031
Phone: 720-929-6160		
Email: tracy_colling@oxy.com		
Authorized Representative		
Contact Person: Tracy Colling		
City: Denver	State: Co	Zip: 80202
Phone: 720-929-6160	Email: tracy_colling@oxy.com	
Project Manager		
Contact Person: Tracy Colling	Company: Kerr McGee Oil & Gas Onshore LP	
Phone: 720-929-6160	Email: Tracy_colling@oxy.com	



URBAN
SOLUTION
GROUP

Colorado ECMC Form 2A and Town of Mead Municipal Code Noise Mitigation Plan

Lavender Pad
Town of Mead, Colorado

Prepared for:

Kerr-McGee Oil & Gas Onshore, LP
1099 18th Street
Denver, CO 80202

Prepared by:

Urban Solution Group, LLC
3301 Lawrence Street, Suite 3
Denver, CO 80205

February 6, 2025



TABLE OF CONTENTS

1	Executive Summary	1
2	Regulations and Noise Standards Summary.....	2
	Colorado ECMC Rule 423 Noise Regulation – Brief Overview	2
	Town of Mead Municipal Code, Chapter 10, Article 13.....	4
	Compliance Summary (Unadjusted)	5
	Maximum Permissible Noise Levels (Adjusted) – Summary.....	6
3	Summary of BMPs and Mitigation to be Implemented	7
4	Site Information.....	8
5	Compliance Points	9
6	Estimated Operations & Duration Schedule	11
7	Ambient Sound Level Survey	12
8	Noise Impact Assessment.....	13
	Methodology.....	13
	Equipment Information and Site Layouts	14
	Drilling Noise Model Results	15
	Completions Noise Model Results	18
	Production Noise Model Results.....	21
	Flowback Operations Review.....	24
9	Continuous Monitoring / Complaint Resolution	25
10	Conclusion	25
11	Notations	25
	Appendix 1 – Equipment Layouts	26
	Appendix 2 – Sound Fundamentals	30
	Appendix 3 – Glossary.....	33

Report Submitted to:

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1 EXECUTIVE SUMMARY

Urban Solution Group, LLC (Urban) was commissioned to prepare a Noise Mitigation Plan (NMP) for the proposed Lavender Pad to be operated by **Kerr-McGee Oil and Gas Onshore, LP (KMOG)**. KMOG is proposing to develop oil and natural gas wells at the Lavender Pad located in the Town of Mead, Colorado. The purpose of this plan is to assess predicted environmental noise impacts from the proposed operations on the surrounding area as compared to the maximum permissible noise level (MPNL) limits described in both the Colorado Energy and Carbon Management Commission (ECMC) Rule 423, and the Town of Mead Municipal Code, noise regulations.

To facilitate this work, the following analyses were completed:

- Completion of a full site-specific Noise Impact Assessment (NIA) with individual models for:
 - Drilling operations with the Precision Drilling Rig #562
 - Completions operations with a Liberty Oilfield Services Quiet Fleet
 - Production operations with the equipment and layout proposed by KMOG
- Specification of Best Management Practices (BMPs) that will be implemented at the proposed Lavender Pad such that all operations comply with both noise regulations and minimize the environmental noise impact on the surrounding area

The results of the analyses with full implementation of the BMPs for the Lavender Pad are summarized as follows:

Analysis Type	Result
Noise points of compliance	• Town of Mead Code: Two A-weighted compliance points 25 feet from property line. • ECMC: no noise points of compliance (no RBUs within 2,000ft).
Pre-Operational Ambient Sound Level Survey	• All occupied RBUs are beyond 2,000 feet from the working pad surface, so no ambient study was required or performed.
Drilling Operations NIA	• Compliant without mitigation.
Completions Operations NIA	• Compliant without mitigation.
Flowback Operations	• Utilizes a fraction of similar but smaller equipment compared to the three other operations studied. No noise mitigation required.
Production Operations NIA	• Compliant without mitigation.



2 REGULATIONS AND NOISE STANDARDS SUMMARY

Noise for energy related facilities located in the Town of Mead, Colorado, is regulated through two separate agencies. The first, at the state level, is through the Colorado Energy and Carbon Management Commission (ECMC) 423 series noise regulation. The second is through the Town of Mead’s municipal code Chapter 10, Article 13, noise regulation. These regulations set the MPNLs, which limit noise emitted from energy facilities over a specified period, as measured at noise compliance points. These allowable limits are dependent on the land use zoning within the study area. An overview of the Colorado ECMC regulation is presented first, followed by the Town of Mead noise regulation. The most constraining components of each are then summarized at the end of this section to clarify compliance requirements.

Colorado ECMC Rule 423 Noise Regulation – Brief Overview

Section 423.b (1) of Colorado ECMC Rule 423 states that all Oil and Gas Operations will comply with the maximum permissible noise levels (MPNLs) in Table 1 below unless otherwise required by Rule 423.

Table 1. Maximum Permissible Noise Levels (Colorado ECMC Table 423-1)

Zone	Daytime (7:00 a.m. – 7:00 p.m.)	Nighttime (7:00 p.m. – 7:00 a.m.)
Residential/Rural/State Parks & Wildlife Areas	55 dB(A)	50 dB(A)
Commercial/Agricultural	60 dB(A)	55 dB(A)
Light industrial	70 dB(A)	65 dB(A)
Industrial	80 dB(A)	75 dB(A)
All Zones	60 dB(C)	60 dB(C)

Exceptions to these MPNLs for Drilling, Completions and Flowback Operations are outlined in section 423.b (2) as follows:

- A. In Residential/Rural or Commercial/Agricultural, MPNLs will be 60 dBA in the hours between 7:00 p.m. to 7:00 a.m. and 65 dBA in the hours between 7:00 a.m. to 7:00 p.m.; and
- B. In all zones MPNLs will be 65 dBC in the hours between 7:00 p.m. to 7:00 a.m. and 65 dBC in the hours between 7:00 a.m. to 7:00 p.m.

These MPNLs are applied at “noise points of compliance”. These points are chosen as outlined in section 423.a (5) of the Regulation:

- (5) For proposed Oil and Gas Locations with a Working Pad Surface within 2,000 feet of one or more Residential Building Units (RBUs), at least one, and no more than six noise points of compliance where monitors will be located. Operators will identify noise points of compliance using the following criteria:

A. Provide one noise point of compliance in each direction in which an RBU is located within 2,000 feet of the proposed Working Pad Surface.

B. Noise points of compliance will be located at least 350 feet from the Working Pad Surface, and no less than 25 feet from the exterior wall of the RBU that is closest to the Working Pad Surface. If a Surface Owner or tenant refuses to provide the Operator with access to install a noise monitor, then the noise point of compliance will be located at either the next-closest RBU or an alternative location approximately the same distance and direction from the Working Pad Surface.

Demonstration of compliance with noise level limits during operation is outlined in section 423.c (2) as follows:

A. In response to a complaint or at the Director's request, Operators will measure sound levels at 25 feet from the complainant's occupied structure towards the noise source for low frequency (dBC) indicated issues. For high frequency (dBA) measurement will be at the nearest point of compliance. For equipment installed at Oil and Gas Locations subject to a Form 2A approved prior to January 15, 2021, after the Commencement of Production Operations, no single piece of equipment will exceed the MPNLs listed in Table 423-1 as measured at a point 350 feet from the equipment generating the noise in the direction from which the complaint was received.

Finally, adjustments to the MPNLs based on the measured pre-existing ambient noise levels is allowed. However, the new maximum allowable noise levels for permanent facilities such as Production Operations are capped and based on cumulative noise levels. Ambient adjustments and cumulative noise levels are outlined in section 423.d of the Regulation as follows:

d. Cumulative Noise. All noise measurements will be cumulative.

(1) Noise measurements taken at noise points of compliance designated pursuant to Rule 423.a.(5) will take into account ambient noise, rather than solely the incremental increase of noise from the facility targeted for measurement.

(2) At new or substantially modified Oil and Gas Locations where ambient noise levels at noise points of compliance designated pursuant to Rule 423.a.(5) already exceed the noise thresholds identified in Table 423-1, then Operators will be considered in compliance with Rule 423, unless at any time their individual noise contribution, measured pursuant to Rule 423.c, increases noise above ambient levels by greater than 5 dBC and 5 dBA between 7:00 p.m. and 7:00 a.m. or 7 dBC and 7 dBA between 7:00 a.m. and 7:00 p.m. This Rule 423.d.(2) does not allow Operators to increase noise above the maximum cumulative noise thresholds specified in Table 423-2 after the Commencement of Production Operations.

(3) After the Commencement of Production Operations, if ambient noise levels already exceed the MPNLs identified in Table 423-1, under no circumstances will new Oil and Gas Operations or a significant modification to an existing Oil and Gas Operations raise cumulative ambient noise above the following:

Table 2. Maximum Cumulative Noise Levels (Colorado ECMC Table 423-2)

Zone	Daytime (7:00 a.m. – 7:00 p.m.)	Nighttime (7:00 p.m. – 7:00 a.m.)
Residential/Rural/State Parks & Wildlife Areas	65 dB(A)	60 dB(A)
Commercial/Agricultural	70 dB(A)	65 dB(A)
Light industrial	80 dB(A)	75 dB(A)
Industrial	90 dB(A)	85 dB(A)
All Zones	75 dB(C)	70 dB(C)

Town of Mead Municipal Code, Chapter 10, Article 13

Sec. 10-13-50. Noise levels for specific premises states:

“It shall be unlawful for any person to emit or cause to be emitted any noise which leaves the premises on which it originates and crosses the property line of such premises at a distance of twenty-five (25) feet in excess of the sound pressure levels during the time periods as specified in Table A. It is further unlawful for any person to emit or cause to be emitted any noise within the public premises in excess of the noise sound pressure level during the time period as specified in Table A.”

Table 3. Table A Maximum Allowable Noise Sound Pressure Levels for Specific Premises

Premises Where Noise Originated	Daytime (7:00 a.m. – 7:00 p.m.)	Nighttime (7:00 p.m. – 7:00 a.m.)
Residential	55 dB(A)	50 dB(A)
Commercial	60 dB(A)	55 dB(A)
Industrial	80 dB(A)	75 dB(A)
Public	75 dB(A)	70 dB(A)

Compliance Summary (Unadjusted)

Given that all the components from both noise regulations must be met simultaneously, compliance requirements are simply the combination of the most stringent parts of each. For ECMC, noise points of compliance can only be identified with respect to existing RBUs within 2,000 feet of the proposed working pad surface. Since there are no existing RBUs within 2,000 feet of the proposed working pad surface, there are no noise points of compliance for the proposed Lavender Pad regarding the ECMC code.

For the Town of Mead code, the points of compliance are 25 feet from the property line of the parcel containing the proposed oil and gas location, with MPNLs based on the “premises type” of the property from which the noise is emitted. The proposed Lavender Pad is designated as an Industrial premise based on information from KMOG, and the Town of Mead Section 10-13 noise regulation definitions. Since noise levels for proposed Lavender operations (drilling, completions, and production) do not change substantially between daytime and nighttime operations, it is the nighttime MPNL of 75 dBA from Table 3 on the previous page, that is most constraining.

Maximum Permissible Noise Levels (Adjusted) – Summary

Section 423.d(2) of the ECMC Regulation allows for adjustments to the MPNLs if the measured ambient sound levels exceed the MPNLs. ECMC code allows for an adjustment of 7 dBA/dBC during daytime, and 5 dBA/5dBC during nighttime for all operations (though production operations are also constrained by the cumulative maximums in Table 423-2 of ECMC Rule 423).

The noise regulations of the Town of Mead do not contain any provisions for “high ambient” (i.e.: ambient noise levels that already exceed the MPNLs) adjustments to the MPNLs.

No baseline ambient noise survey was performed at the Lavender Pad at the time of this Noise Mitigation Plan. Therefore, no ambient adjustments to the MPNLs are available or necessary at this time.

3 SUMMARY OF BMPS AND MITIGATION TO BE IMPLEMENTED

Best Management Practices (BMPs) are practices that are designed to prevent or reduce impacts caused by oil and gas operations on the environment and wildlife, and to minimize adverse impacts to public health, safety, and welfare.

The BMPs that KMOG plans to implement for the proposed Lavender site are as follows:

- KMOG conducted a Noise Impact Assessment (NIA) for each phase of operations (drilling, completions, and production) to assess operational noise levels against the maximum permissible dBA and dBC noise levels stated in both the Colorado ECMC Rule 423 and the Town of Mead Section 10-13 noise regulations. Each phase of operation will comply with the MPNLs of both codes as summarized in Table 1 and Table 3 in Section 2 of this document.
- KMOG will utilize a low noise completions fleet for all completions operations.
- Flowback operations and equipment were reviewed as part of this Noise Mitigation Plan (NMP). Flowback utilizes a fraction of similar, but smaller equipment compared to the three other operations studied.
- If the drilling rig or completions fleet is changed prior to commencement of operations, the mitigation measures employed will be equally or more protective.
- KMOG will post contact information to receive and address noise complaints arising from preproduction operations around the clock, 24 hours, 7 days per week. Upon receipt of a complaint, either directly to KMOG, from the Colorado ECMC, or from the Town of Mead, a KMOG representative will contact the associated stakeholder within 48 hours of receipt.

4 SITE INFORMATION

The proposed Lavender Pad will be located west of Weld County Road 7 and north of Weld County Road 38, in the Town of Mead, CO. The location is zoned with a “Residential Single Family (4)” land use designation based on the Town of Mead online zoning portal (zoning ordinance 976); and is defined as an “Industrial premise” based on the Town of Mead Section 10-13 noise regulation definitions. The closest major road is Interstate 25, located approximately one mile east of the proposed pad.

The Lavender Pad is slated for drilling, completions, and production operations. Drilling is planned utilizing the Precision Drilling Rig #562 and completions will be carried out with a Quiet Fleet from Liberty Oilfield Services. Planned production equipment is provided in Figure 11 of Appendix 1.

Detailed location information is presented below, and an aerial view of the proposed location is shown in Figure 1 below.

Location: NE 1/4 NE 1/4 SEC. 33, T4N, R68W, 6TH P.M.
Drilling Rig: Precision Drilling Rig #562
Completions Equipment: Liberty Oilfield Services Quiet Fleet
Production Equipment: Details provided in Figure 11 of Appendix 1
Pad Location Coordinates: 40.276174°, -105.000756°
Regulation Noise Target: Colorado ECMC Rule 423
Town of Mead Municipal Code Sec 10-13

Figure 1. Aerial View of the Proposed Lavender Pad



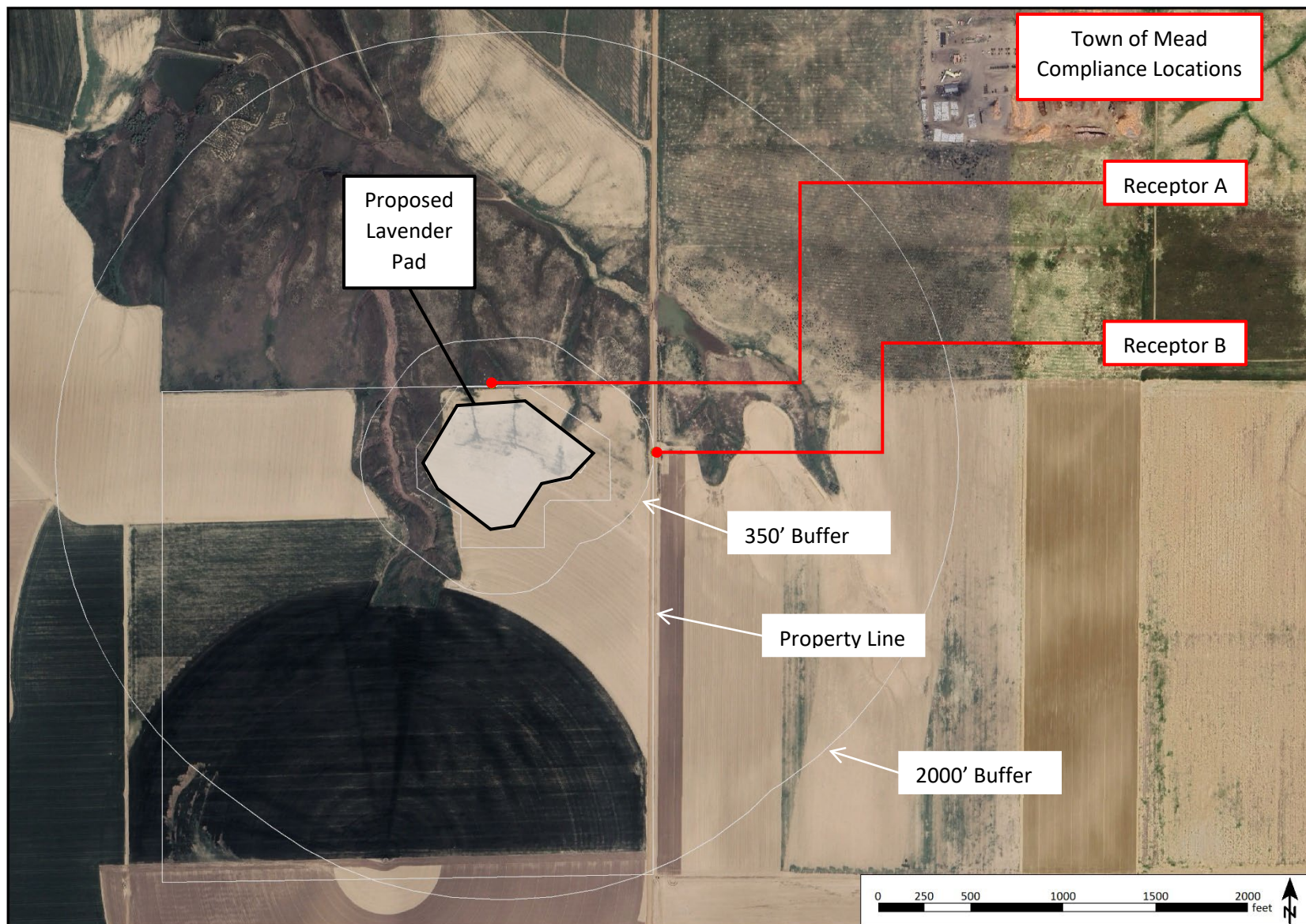
5 COMPLIANCE POINTS

The MPNLs for all operations are applied at noise points of compliance. These compliance points are chosen as outlined in both the ECMC Rule 423, and the Town of Mead Municipal Code Section 10-13 noise regulations. For ECMC code, noise points of compliance can only be defined for existing occupied residential building units (RBUs) located within 2,000 feet of the proposed location. Since there are no RBUs located within 2,000 feet of the proposed location, there are no noise points of compliance with respect to ECMC code.

The Town of Mead code defines compliance points as being located 25 feet from property line of the parcel containing the oil and gas location. So, while full compliance 25 feet from the property line is demonstrated by noise contours, two additional A-weighted compliance points were placed 25 feet from the north and east property lines for informational purposes.

Figure 2 on the following page shows an aerial view of the Lavender Pad as well as the noise compliance points (the Town of Mead municipal code only defines A-weighted MPNLs, and there are no points of compliance with respect to ECMC code).

Figure 2. Compliance Points



6 ESTIMATED OPERATIONS & DURATION SCHEDULE

The following table reflects KMOG's planned construction and operations schedule for the Lavender Pad at the time of this Noise Mitigation Plan. The schedule in Table 4 below includes an estimated duration of each stage of operation, including construction, drilling, completion, flowback, and production, for both occupations.

Table 4. KMOG's Planned Operations Schedule

Phase	1 st Occupation Duration (Days)	2 nd Occupation Duration (Days)
Construction	45	N/A
Drilling	66	63
Completion	45	39
Flowback	29	29
Production	9,125 (25 years)	

7 AMBIENT SOUND LEVEL SURVEY

Section 423.b of the Colorado ECMC regulation requires that the operator conduct a background ambient noise survey to establish baseline conditions for both A-scale and C-scale noise levels near the site if there are any RBUs within 2,000 feet of the working pad surface.

Section 10-13-30 (4) of the Town of Mead Municipal Code states “In all sound pressure level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement”. However, the regulation does not specifically require a background ambient noise survey or describe how the results of such a survey could be used to determine compliance. As there are no known major noise sources in the area that could significantly affect the ambient noise levels at the proposed Lavender Pad, an ambient noise survey would provide only limited insights into the impact of ambient noise on any operational sound pressure level measurements. With this information, consideration has been given to the effect of the ambient noise level in the area surrounding the proposed Lavender Pad, per the Town of Mead noise regulation.

Since there are no RBUs within 2,000 feet of the working pad surface, there is no regulatory requirement to conduct a baseline ambient sound level survey for this proposed location. Correspondingly, since there are no RBUs within 2,000 feet of the location, operations at the proposed Lavender site are very low risk with respect to environmental noise as a nuisance impact on the surrounding area. Therefore, a baseline ambient sound level survey was not conducted at the time of this NMP.



8 NOISE IMPACT ASSESSMENT

A Noise Impact Assessment (NIA) was conducted for the proposed Lavender Pad using a three-dimensional computer noise modeling software. This is a predictive model to aid in ascertaining the environmental impact of the proposed facility during all planned operations on the surrounding environment. The results of this assessment will compare the predicted levels of the Lavender Pad operations to the permissible noise level limits described in the Colorado ECMC Rule 423 and the Town of Mead noise regulations.

A brief explanation of the methodology is presented first, followed by noise model results for drilling, completions, and production.

Methodology

All computer models and predicted noise levels generated for the assessment are developed with the commercial noise modeling software SoundPLAN 9.0. The ISO 9613-1 and 2 international standards are utilized in this software as they are widely accepted both internationally as well as in North America. The algorithms used in the commercial software package are based on methods and theory accepted in the environmental acoustics community. Both detailed equipment technical information and location specific topography, are used to generate comprehensive noise predictions that take into account environmental conditions, buildings, ground cover and barriers (natural, topographical, and otherwise). Note that actual field measurements may differ from modeled noise levels on any given day due to ever changing environmental factors and other noise sources in the study area not explicitly in the computer model. Table 5 below lists the conditions used in the model.

Table 5. Conditions Used in SoundPLAN 9.0 Software

Parameter	Modeled Input and Description
Temperature	55°F – Represents typical summer nighttime temperature
Topography	Modeled as is, with proposed location modified per grading plan
Wind Velocity	2.2 - 11.2 mph – ISO 9613 uses a slight downwind condition from each noise source to each receiver
Wind Direction	From the noise source to the receptor points
Relative Humidity	40% - Typical summer nighttime relative humidity
Ground Absorption	Ranges from 0.0 for water bodies & major roadways up to 1.0 for thick grasslands

It is assumed that facility operating conditions do not change significantly between the daytime and nighttime periods. The resulting predicted noise levels are compared to the MPNLs outlined in both regulations to determine if the subject facility is compliant.

The noise levels generated in this predictive model are strictly from oil and gas operations at the proposed facility. Pre-existing sound sources such as those from animals, weather, road traffic, and all other ambient sounds are not included in the noise models.

There are no noise points of compliance for the proposed Lavender Pad regarding ECMC regulatory requirements. The Town of Mead code requires A-weighted compliance 25 feet from the property line of the parcel containing the oil and gas location. Therefore, two A-weighted compliance points were placed 25 feet from both the north and east property lines for informational purposes; with full compliance along the entire property line demonstrated by the noise contours provided.

Equipment Information and Site Layouts

Drilling operations at the Lavender Pad are carried out using the Precision Drilling Rig #562. The sound power levels used in this NIA are taken from the E23119 Precision Drilling Rig #562 Sound Signature Report prepared by Urban. The drilling equipment layout for the Lavender Pad is shown in Figure 9 of Appendix 1.

Completions operations at the Lavender Pad are carried out using the Liberty Oilfield Services (LOS) Quiet Fleet. The sound power levels used for the LOS Quiet Fleet in this NIA are taken from the E24017 LOS Quiet Fleet Sound Signature Report prepared by Urban. The completions equipment layout for the Lavender Pad is shown in Figure 10 of Appendix 1.

Production operations at the Lavender Pad are implemented per the equipment layout supplied by KMOG. The sound power levels used for the production equipment in this NIA are taken from the E22003 Production Equipment Sound Signature Report (for the 60" separators) as well as another signature performed (for the gas lift compressor), with the balance of production equipment taken from the E21069 Production Equipment Sound Signature Report; both of which were prepared by Urban. The production equipment layout for the Lavender Pad is shown in Figure 11 of Appendix 1.

The sound power levels used in each of the noise models were derived from sound pressure level measurements made for each noise source in the field. For each source, sound pressure levels were measured at specific locations on predefined measurement surfaces surrounding each noise source in accordance with applicable ANSI and ISO standards. After raw data from the field was collected, it was uploaded to a computer for further analysis and post processing. Calculated sound power levels were entered into SoundPLAN 9.0 where they are adjusted slightly to align theoretical sound pressure levels produced by the model with the actual sound pressure levels collected on site. This additional calibration step was done to ensure potential noise contamination from neighboring equipment during data collection was removed from reported sound power levels for each piece of equipment.

Drilling Noise Model Results

Noise model results for unmitigated drilling operations are presented in Table 6 below. The receptor locations in the table correspond to the locations identified in Figure 2 of Section 5.

The noise levels at Receptors A and B are compared to the limits described in the Town of Mead municipal code. We can see that predicted noise levels for the unmitigated drilling operation are below the MPNL of 75 dBA and are therefore compliant.

Note that there are no RBUs located within 2,000 feet of the proposed location, so there are no noise points of compliance with respect to ECMC code. Therefore, there are no C-weighted tabular results. Results below are for A-weighted receptor locations alone, which is consistent with the Town of Mead Municipal Code.

Table 6. Drilling Operations Noise Model Results

Receptor	Distance & Direction from Edge of Location (feet)	Max Permissible Noise Level	Drilling Unmitigated
		dBA	dBA
Receptor A	25 N	75.0	61.7
Receptor B	375 E	75.0	54.9

The predicted levels only include sound levels from drilling operations and do not include ambient noise or noise contributions from other sources outside of the planned operations.

Noise contour maps are provided for the area surrounding the Lavender Pad. The contours are provided in 5 dB increments with the color scale indicating the sound level of each contour. Unmitigated drilling operations noise contour maps are presented in Figure 3 and Figure 4.

Figure 3. Unmitigated Drilling Noise Contour Map (dBA)

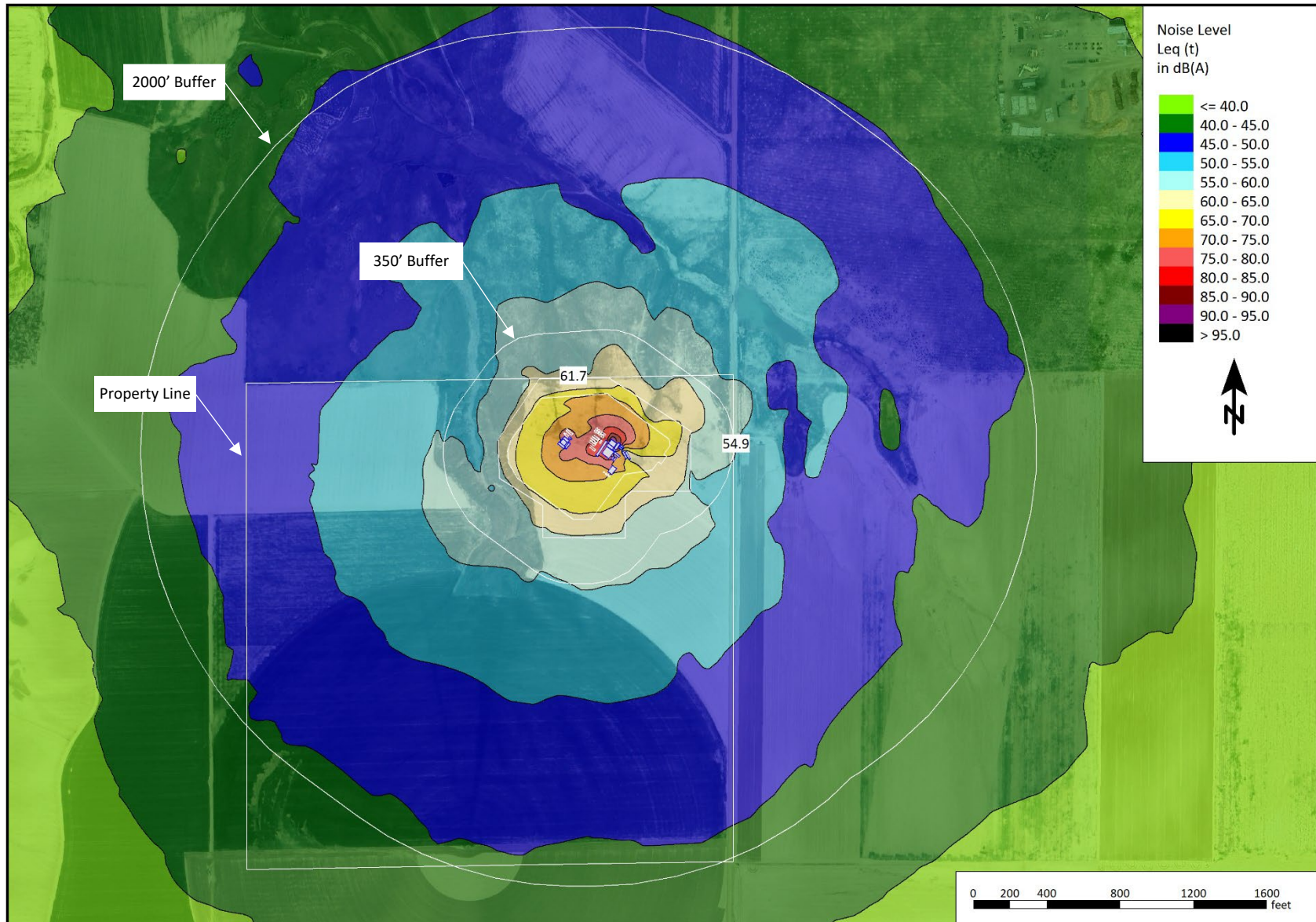
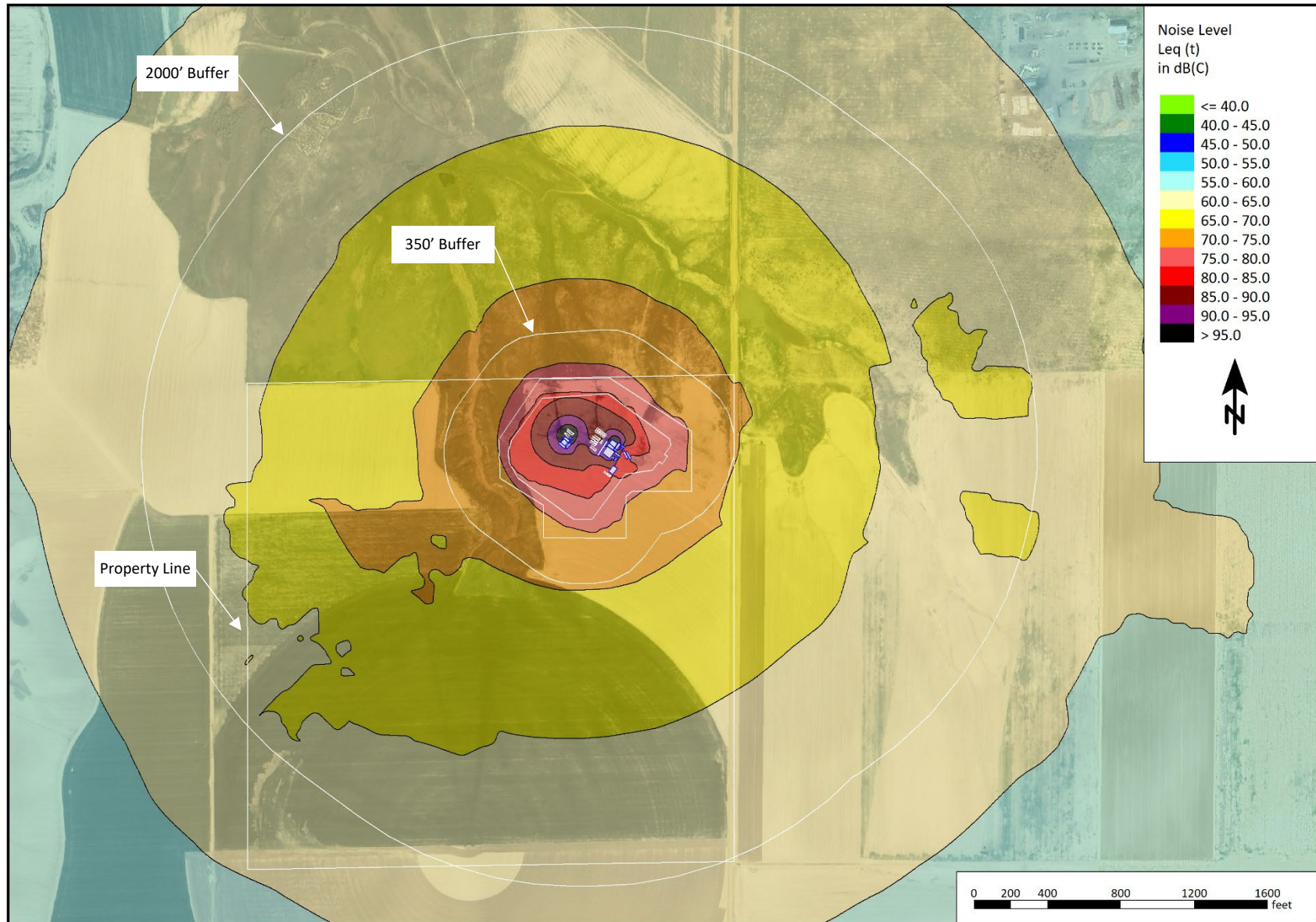


Figure 4. Unmitigated Drilling Noise Contour Map (dBC)



Completions Noise Model Results

Noise model results for unmitigated completions operations are presented in Table 7 below. The receptor locations in the table correspond to the locations identified in Figure 2 of Section 5.

The noise levels at Receptors A and B are compared to the limits described in the Town of Mead municipal code. We can see that predicted noise levels for the unmitigated completions operation are below the MPNL of 75 dBA and are therefore compliant.

Note that there are no RBUs located within 2,000 feet of the proposed location, so there are no noise points of compliance with respect to ECMC code. Therefore, there are no C-weighted tabular results. Results below are for A-weighted receptor locations alone, which is consistent with the Town of Mead Municipal Code.

Table 7. Completions Operations Noise Model Results

Receptor	Distance & Direction from Edge of Location (feet)	Max Permissible Noise Level	Completions Unmitigated
		dBA	dBA
Receptor A	25 N	75.0	64.0
Receptor B	375 E	75.0	55.8

The predicted levels only include sound levels from completions operations and do not include ambient noise or noise contribution from other sources outside of the planned operations.

Noise contour maps are provided for the area surrounding the Lavender Pad. The contours are provided in 5 dB increments with the color scale indicating the sound level of each contour. Unmitigated completions operations noise contour maps are presented in Figure 5 and Figure 6.

Figure 5. Unmitigated Completions Noise Contour Map (dBA)

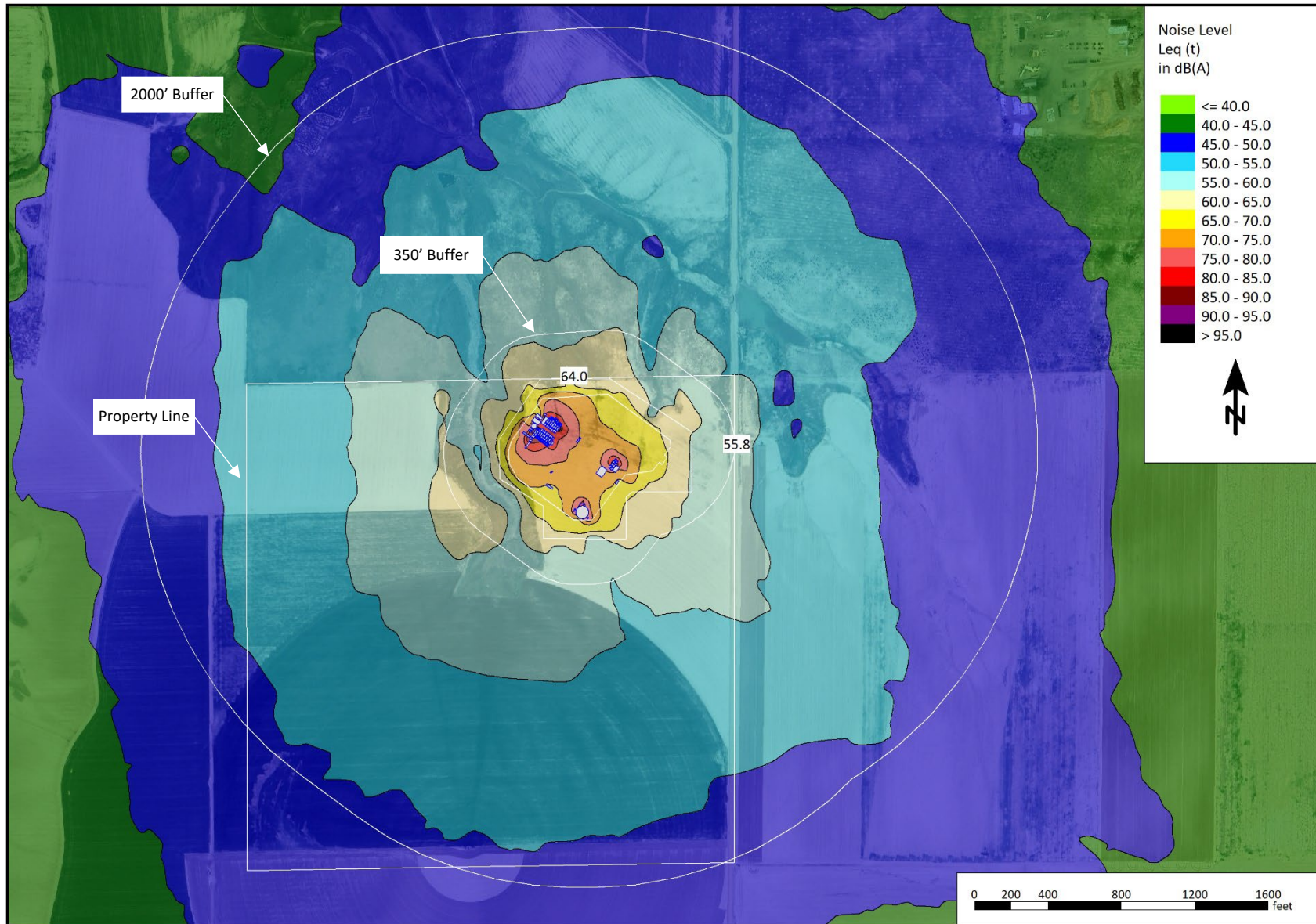
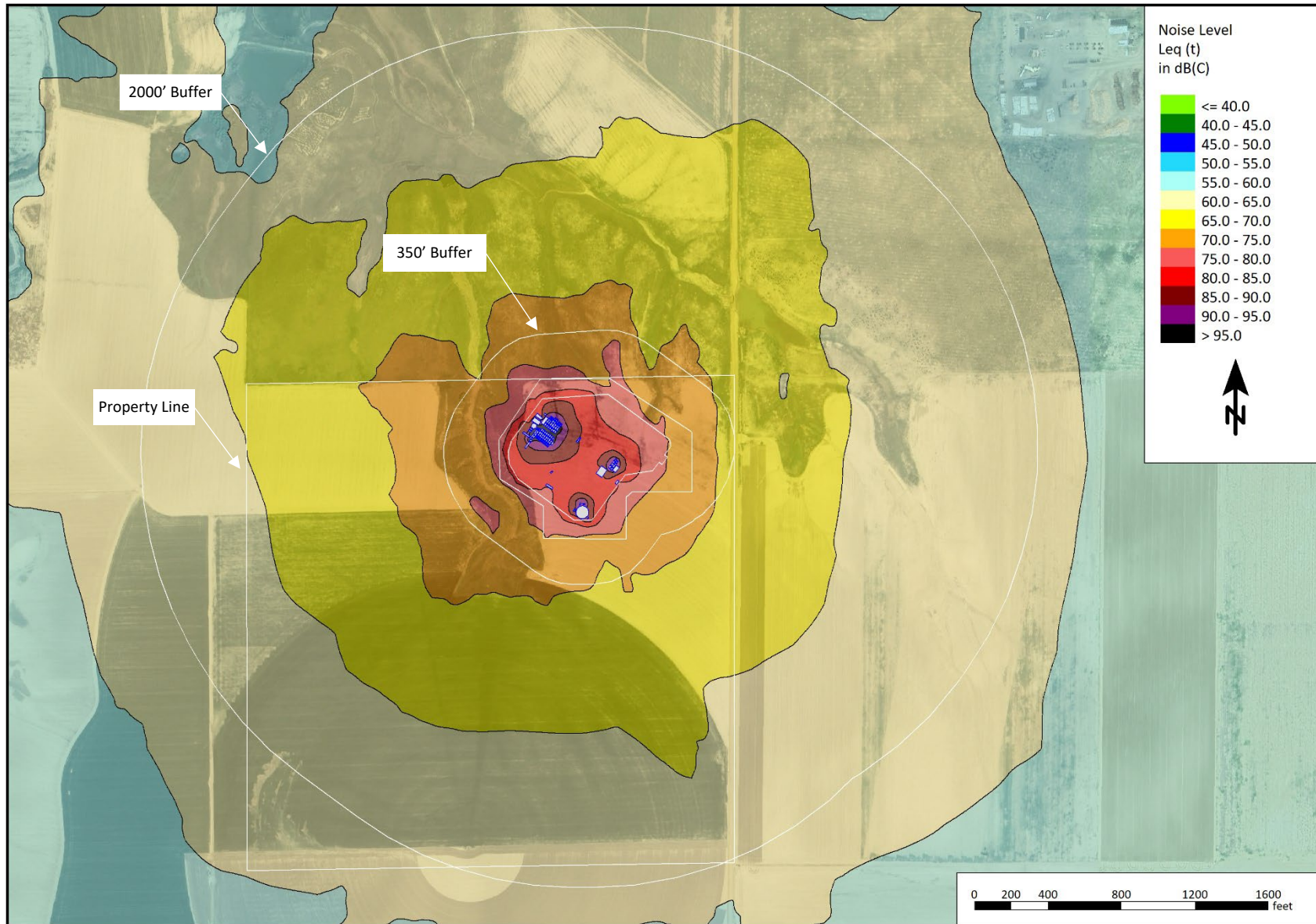


Figure 6. Unmitigated Completions Noise Contour Map (dBC)



Production Noise Model Results

Noise model results for unmitigated production operations are presented in Table 8 below. The receptor locations in the table correspond to the locations identified in Figure 2 of Section 5.

The noise levels at Receptors A and B are compared to the limits described in the Town of Mead municipal code. We can see that predicted noise levels for the unmitigated production operation are below the MPNL of 75 dBA and are therefore compliant.

Note that there are no RBUs located within 2,000 feet of the proposed location, so there are no noise points of compliance with respect to ECMC code. Therefore, there are no C-weighted tabular results. Results below are for A-weighted receptor locations alone, which is consistent with the Town of Mead Municipal Code.

Table 8. Production Operations Noise Model Results

Receptor	Distance & Direction from Edge of Location (feet)	Max Permissible Noise Level	Production Unmitigated
		dBA	dBA
Receptor A	25 N	75.0	48.5
Receptor B	375 E	75.0	45.5

The predicted levels only include sound levels from production operations and do not include ambient noise or noise contribution from other sources outside of the planned operations.

Noise contour maps are provided for the area surrounding the Lavender Pad. The contours are provided in 5 dB increments with the color scale indicating the sound level of each contour. Unmitigated production operations noise contour maps are presented in Figure 7 and Figure 8.

Figure 7. Unmitigated Production Noise Contour Map (dBA)

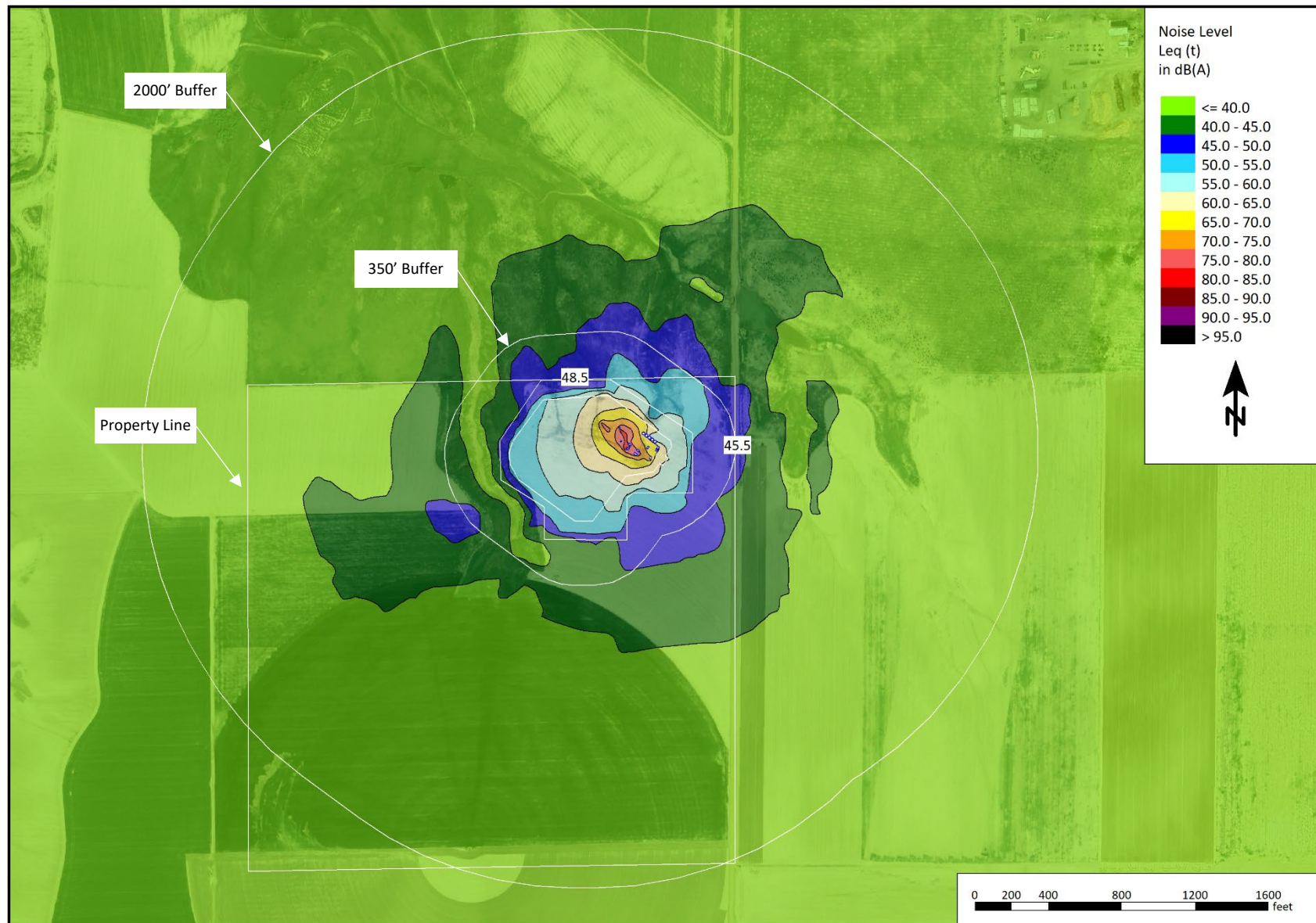
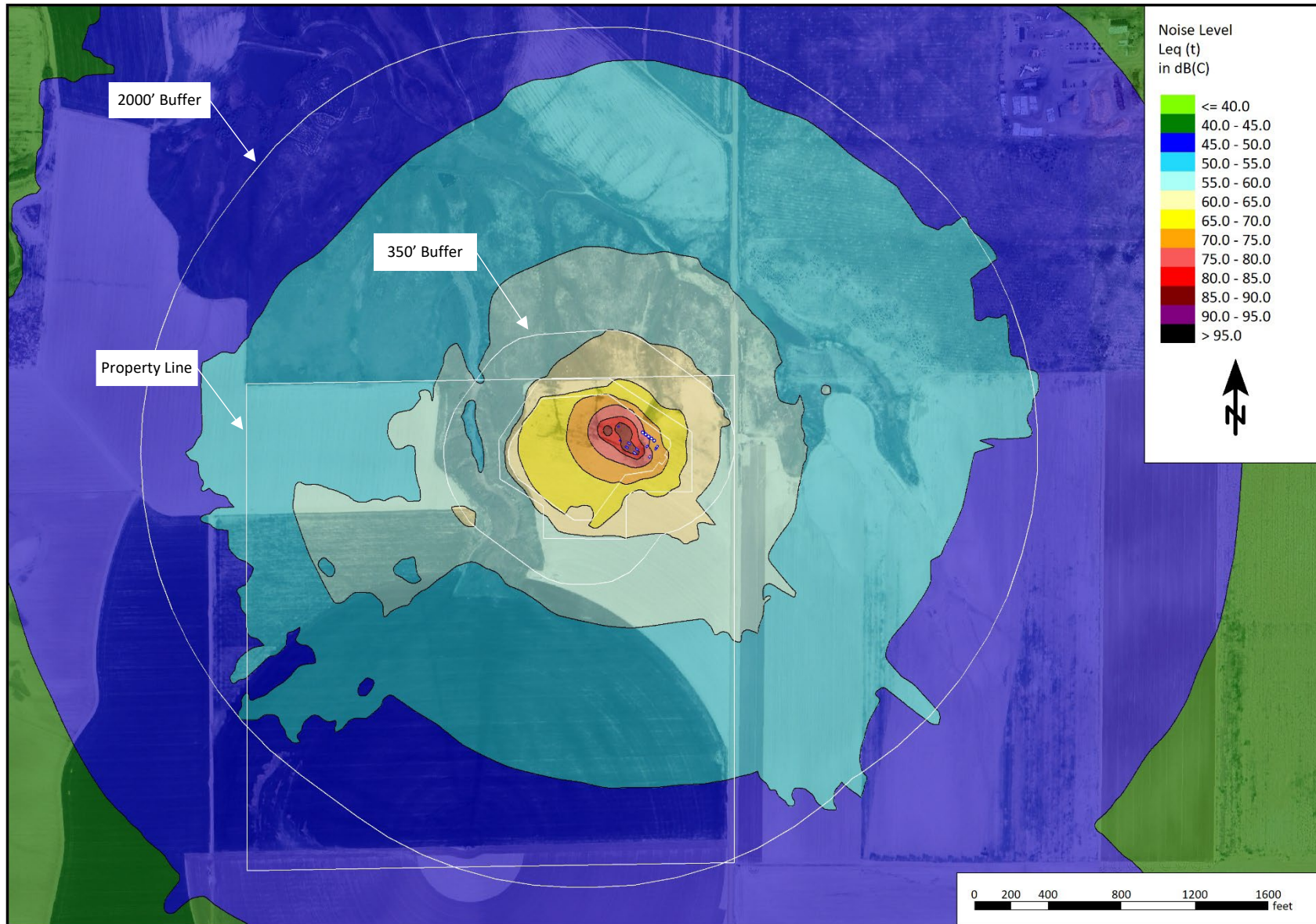


Figure 8. Unmitigated Production Noise Contour Map (dBC)



Flowback Operations Review

A review of flowback operations was carried out by Urban based on information supplied by KMOG. It was determined that flowback can be reduced to two simple, successive, operations from a noise perspective; these are “drill out” and “surface flow”. Both flowback operational components were assessed, and it was found that neither warrant noise modeling as outlined below.

The drill out operation utilizes equipment similar to a large production drilling rig, but much smaller in size, with reduced equipment quantities and produce much lower noise signatures as compared to the large production rig. This results in a noise signature of the drill out portion of flowback operation having much lower noise levels than either the production drilling rig or completions operations (on both a dBA and dBC basis).

The second part of the flowback operation is conducted once the drill out operation is complete, when well flows are initiated and directed to a series of temporary valves, screens, sand traps, separators, and mobile tanks instead of the production facility equipment. The temporary flowback equipment is similar to the production equipment already studied for production operations but utilizes smaller units with reduced quantities of individual equipment pieces, again with lower noise levels. This results in noise levels lower than the production operation studied in this assessment (on both a dBA and dBC basis). Since flowback operations are held to the higher MPNLs of preproduction operations instead of the lower MPNLs associated with production operations, there is very low risk from a nuisance environmental noise perspective for the surface flow portion of flowback operations.

Given the characteristics of the two components of the flowback operation outlined above and the fact that both the drill out and surface flow portions have noise levels significantly lower than other phases of operations assessed in this study, there is no need for special consideration (noise modeling, etc.) of the flowback operation.



9 CONTINUOUS MONITORING / COMPLAINT RESOLUTION

There are no RBUs within 2,000 feet of the proposed Lavender Pad. Thus, there is no requirement to conduct continuous monitoring per ECMC Rule 423.

The Town of Mead Municipal Code Section 10-13 has no requirements for continuous monitoring.

KMOG will post contact information to receive and address noise complaints arising from preproduction operations around the clock, 24 hours, 7 days per week. Upon receipt of a complaint, either directly to KMOG, from the Town of Mead, or from the Colorado ECMC, KMOG will contact the associated stakeholder within 48 hours of receipt.

10 CONCLUSION

The results of the proactive planning, noise modeling, and implementation of Best Management Practices as discussed in this NMP indicate that noise levels generated by KMOG's proposed oil and gas operations at the Lavender Pad are expected to comply with permissible noise levels required by both the Colorado ECMC Rule 423 and the Town of Mead Section 10-13 noise regulations for all operations proposed (drilling, completions, flowback, and production).

11 NOTATIONS

The services provided for this project were performed in accordance with generally accepted professional consulting services. No warranty, expressed or implied, is made or intended by rendition of these consulting services or by furnishing oral or written reports of the findings made. Urban Solution Group generated this report for the exclusive use of KMOG.



Appendix 1 – Equipment Layouts



Figure 9. Drilling Equipment Layout for the Precision Drilling Rig #562

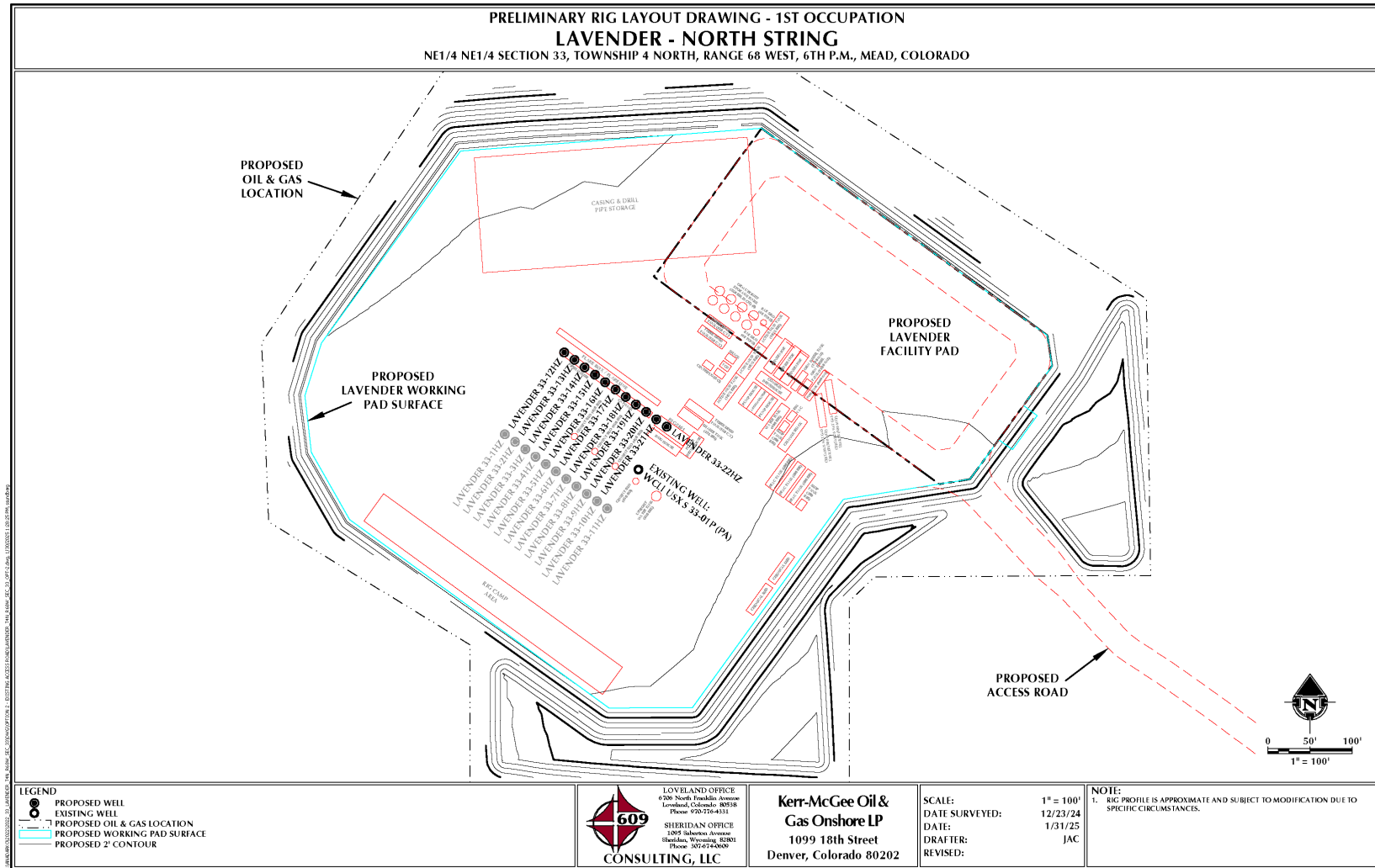
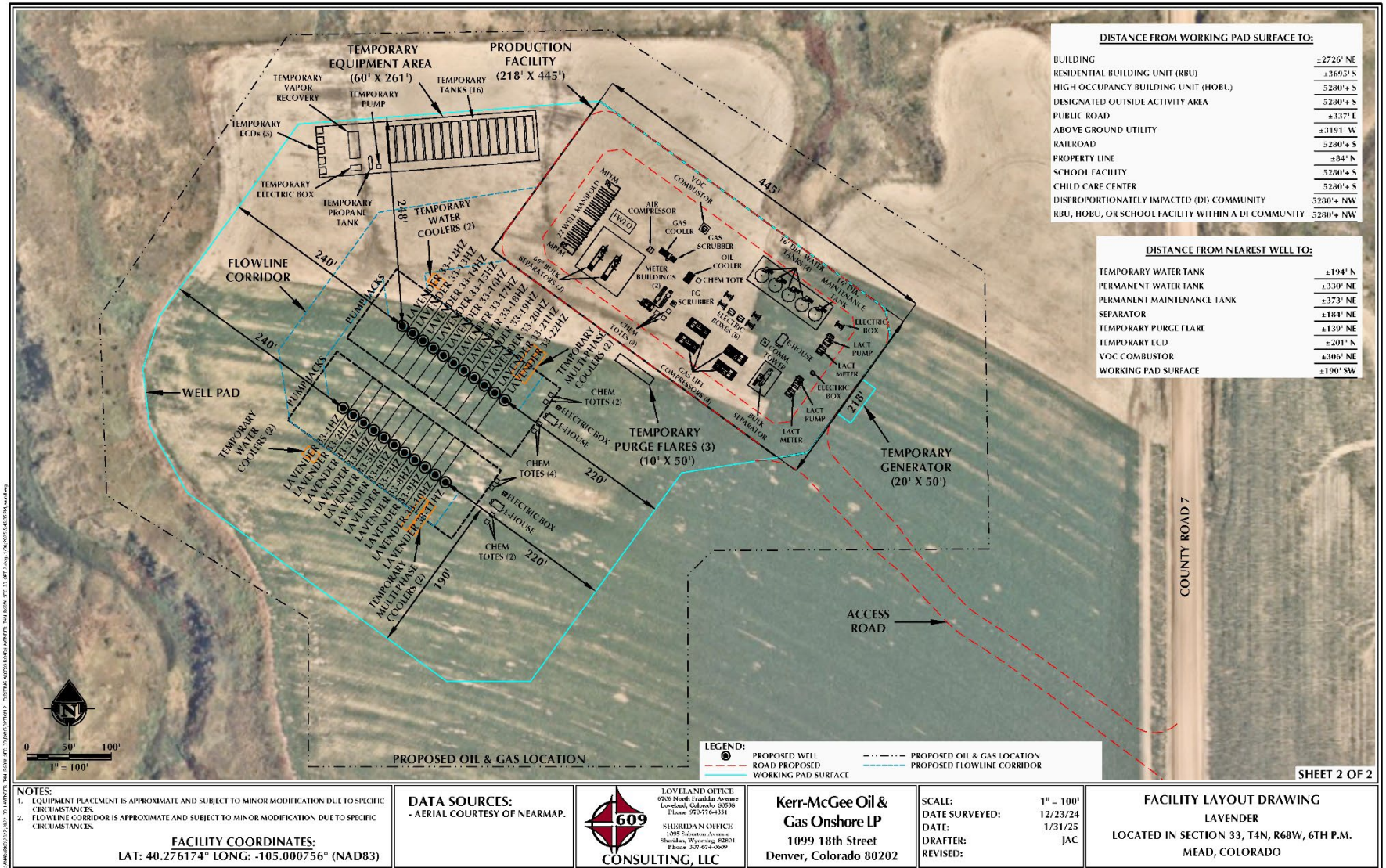


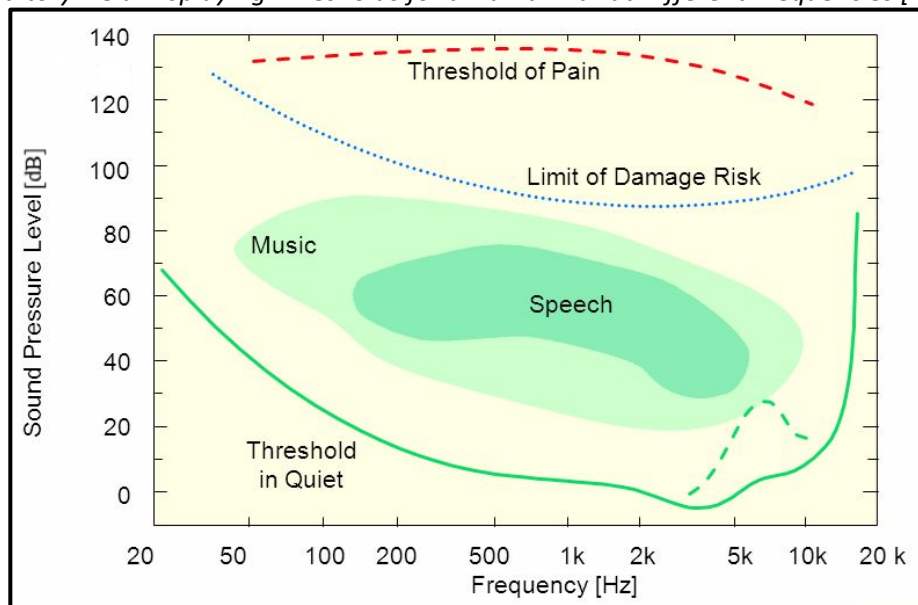
Figure 11. Production Equipment Layout



Appendix 2 – Sound Fundamentals

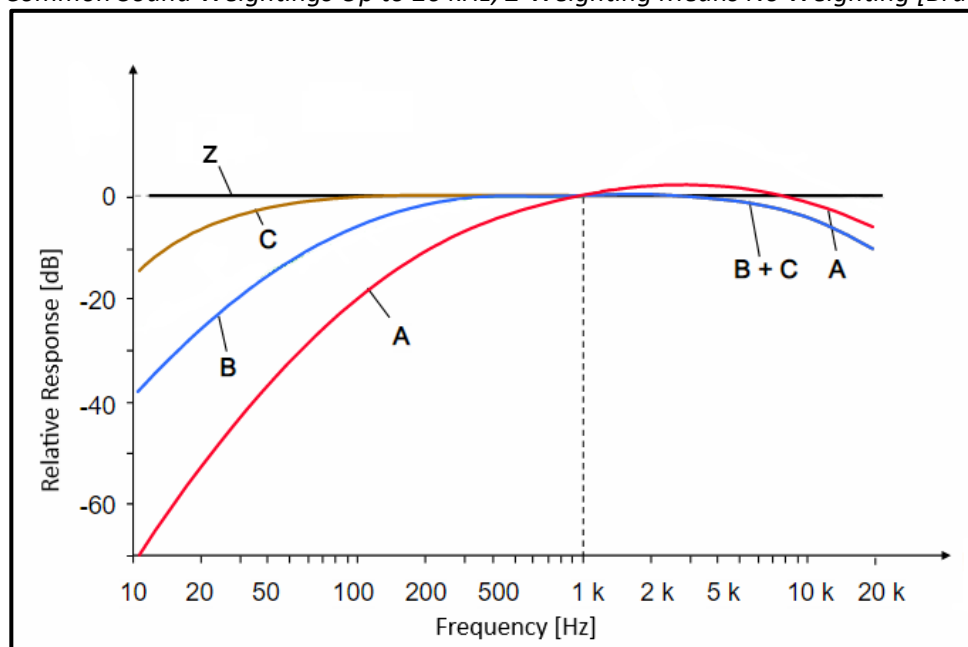
Sound is a series of vibrations transmitted through the air, or other medium, and can be heard when they are processed by the human ear. There are two important properties that describe sound; frequency and amplitude. Frequency is determined by the rate of movement and is measured in cycles per second, which is known as Hertz (Hz). A healthy human ear can hear 20 Hz – 20,000 Hz (Figure A). The sensation associated with frequency is commonly referred to as the pitch of a sound. High frequencies produce a higher pitch and vice versa. The amplitude of a sound is determined by the maximum displacement of air molecules produced by the vibrations. These displacements lead to pressure fluctuations in air, which are expressed in decibels (dB). Decibels are a logarithmic ratio of sound pressure over the standard threshold of hearing. The more energy a sound has, the larger the pressure fluctuations, resulting in a louder sound.

Figure A: Auditory Field Displaying Thresholds for a Human Ear at Different Frequencies [Brueel and Kjaer]



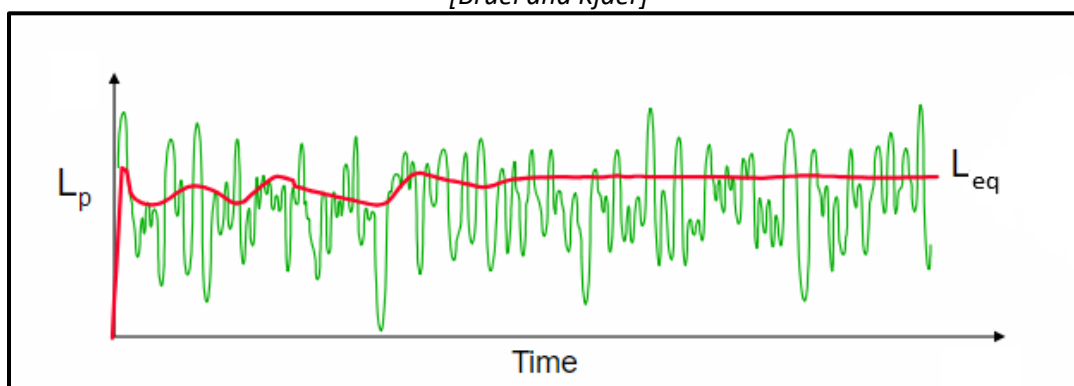
Frequency weightings are applied to measurements to provide a better match between measured results and human perception. Each weighting, in relation to their frequency components, allows for a consistent measurement of the different type of noise sources. A-weighted decibel sound pressure levels (dBA) are measurements recorded from a sound level meter measuring sounds similar to the response of the ear (Figure B). While C-weighted (dBC) measurements are for low-frequency components.

Figure B: Common Sound Weightings Up to 20 kHz, Z-Weighting Means No Weighting [Bruel and Kjaer]



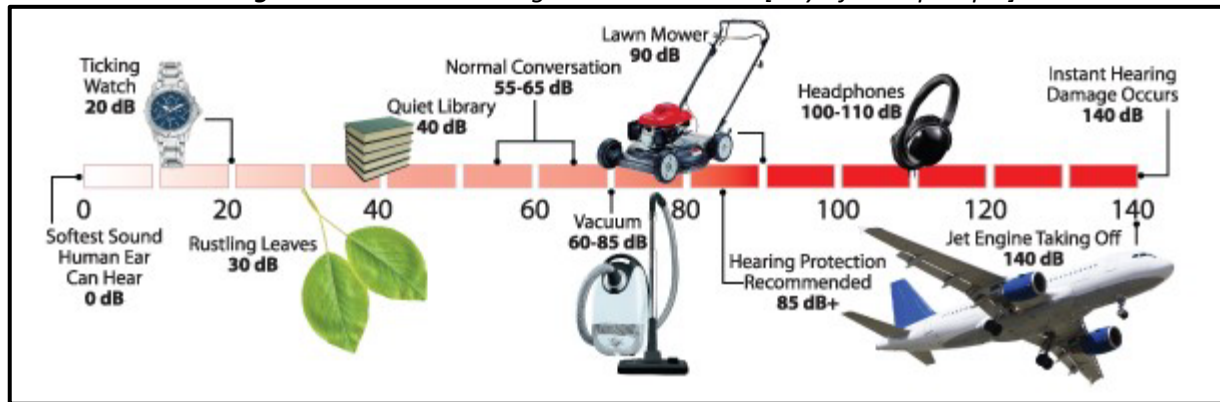
Each measurement has an exponential time factor. Slow time weighting is the most common for environmental noise measurements and will be used for these measurements. For recording over long periods of time, the sound level meter records each weighted decibel reading with an equivalent, or average, continuous sound level reading (L_{eq}). L_{eq} represents the same energy as the actual time varying sound signal (Figure C). L_{Aeq} refers to the equivalent continuous sound level for an A-weighted measurement.

Figure C: Sound Level Recording Displaying L_{eq} , a Steady-State Sound Level, Over a Noise Measurement [Bruel and Kjaer]



Environmental noise is a combination of various noise sources. These sources may include; vehicle traffic, aircraft flyovers, wind, weather disturbances, commercial or industrial activities, and other short-term events. These sources create “background noise”. Background noise varies throughout the day, generally following the cycle of human activity. Figure D below presents typical A-weighted (dBA) sound levels for common sources of sound.

Figure D: Common A-weighted Sound Levels [City of Albuquerque]



Appendix 3 – Glossary

Ambient Noise

All noises that exist in an area and are not related to regulated operations and facilities. Ambient noise includes sound from other industrial noise not subject to this directive, transportation sources, animals and nature.

Average Sound Level

See Energy Equivalent Sound Level.

A-weighted sound level

The sound level as measured on a sound level meter using a setting that emphasizes the middle frequency components similar to the frequency response of the human ear.

Calibration

A procedure used for the adjustment of a sound level meter using a reference source of a known sound pressure level and frequency. Calibration must take place before and after the sound level measurements.

C-weighted Sound Level

The C-weighting approximates the sensitivity of human hearing for relatively loud sounds. The C-weighted sound level is also commonly used to assess low- frequency noise in conjunction with the A-weighted sound level.

Day Night Sound Level (Ldn)

Is the average noise level over a 24-hour period. The noise between the hours of 22:00 and 07:00 is artificially increased by 10 dB. The nighttime noise is weighted to consider the decrease in community background noise.

Daytime Average Sound Level

The time-averaged A-weighted sound level measured between the daytime hours, usually defined as 7:00 am to 7:00 pm.

Decibel (dB)

A unit of measure of sound pressure that compresses a large range of numbers into a more meaningful scale. The basic unit of measurement for sound levels.

dBA

The decibel (dB) sound pressure level filtered through the A filtering network to approximate human hearing response. See dB and A-weighted Sound Level.

dBc

The decibel (dB) sound pressure level filtered through the C filtering network. See Decibel and C-weighted Sound Level.



Energy Equivalent Sound Level (L_{eq})

The L_{eq} is regarded as the average sound pressure level, where the single sound level value represents an amount of energy equal to that of an entire time-varying acoustic signal over a given period.

Facility

Any operation used in exploration, processing, development and transportation of energy resources.

Frequency

The number of oscillations per second for a sound wave.

Impulse Noise

Unwanted, instantaneous sharp sounds that create sudden impulses of pressure similar to gunfire and explosions.

Noise Reduction

The numerical difference, in decibels, of the average sound pressure levels between two locations on either side of a sound wall, or silencer, etc.

Nighttime Average Sound Level (L_{night})

The time-averaged A-weighted sound level measured between the nighttime hours, usually defined as 7:00 pm to 7:00 am.

L_{dn}

See Day night sound level.

 L_{eq}

See Energy Equivalent Sound Level.

Noise

Generally understood as unwanted sound.

Noise Impact Assessment (NIA)

Identifies the expected sound level emitted from operations, and receptor points are placed in locations related to compliance. It also identifies what the permissible sound level is and how it was calculated.

Noise Reduction Coefficient (NRC)

A single number rating of the sound absorption properties for a material. An NRC value of zero indicates the material is purely reflective. An NRC value of one indicates perfect absorption.



Octave Band

An octave band is a frequency band that spans one octave. A band is said to be an octave in width when the upper band frequency is twice the lower band frequency. Octave bands are commonly used in engineering acoustics. The nine common octave bands used for the study of industrial noise are identified by their center frequencies as 31.5Hz, 63Hz, 125Hz, 250 Hz, 500 Hz, 1000 Hz, 2000 Hz, 4000 Hz, and 8000 Hz.

Point Source

A source that radiates sound from a single point. Generally used to model equipment when looking at the sound impact over a large area.

Receiver

A person or piece of equipment that is affected by noise.

Sound

A series of vibrations transmitted through the air, or other medium, and can be heard when they are processed by the human ear.

Sound Level Meter (SLM)

An instrument that contains a microphone and filter used to measure sound levels, using standard frequency-weightings and exponentially weighted time averaging.

Sound Power Level

A physical measurement of the amount of power a sound source radiates into the surrounding air. It is the rate at which sound energy is emitted, or received, per unit time.

Sound Pressure Level (SPL)

The sound level received at a given location. The decibel equivalent of the rate of sound pressure waves at a measured location, usually with a microphone.

Sound Transmission Class (STC)

An integer rating that measures how well a barrier or building partition attenuates sound. Indicates how well a barrier is at stopping sound from transmitting through it.

1/3 Octave Band

The 1/3 octave band analysis provides a finer breakdown of sound energy distribution (compared to full octave band) as a function of frequency.



Kerr-McGee Oil & Gas Onshore LP

Waste Management Plan

Lavender OGD

Township 4 North, Range 68 West, 6th P.M.

NE 1/4 NE 1/4 Section 33

Mead, Colorado

March 2025

1. Waste Management

Kerr-McGee Oil & Gas Onshore LP (KMOG) operations will meet the requirements of Weld County Code Sec. 21-5-320.B.6, Sec. 21-5-422, and the Colorado Energy & Carbon Management Commission (ECMC) 900 Series Rules and EPA CFR 40 & 49, including 40 CFR 261.4(B)(5). All waste management and Best Management Practices (BMP) will be conducted in accordance with the operational requirements listed below.

2. Waste Storage, Handling, and Best Management Practices

The proper handling and storage of waste is essential to ensuring protection of human health and the environment, while minimizing company liability. The following guidelines identify proper waste handling and storage practices to be employed by personnel at this Well Pad and Facility.

- a. Best management practices specific to each phase of operation are detailed in the attached site-specific Table 1. Waste type, storage container, disposal facility, volumes, frequency, waste characterization, potential hazards, Resource Conservation and Recovery (RCRA) exemption status are included in the table.
- b. Wastes will be stored in containers or on lined containment that are chosen for compatibility and checked periodically for leaks or integrity problems. Examples of containment include but are not limited to 3-sided steel tanks, steel tanks, lined containment, plastic totes, drums, etc.
- c. All specific wastes in the attached site-specific Table 1 will have a detailed Safety Data Sheet available which includes information such as the properties of the wastes; the physical, health, and environmental health hazards; protective measures; and safety precautions for handling, storing, and transporting the chemical.
- d. The proper personal protective equipment will always be worn when handling waste. Employees will refer to the Safety Data Sheet for additional information.
- e. Good housekeeping measures for trash included closed receptacles designed to exclude potential wildlife and prevent overflowing.
- f. During drilling, completions, and facility construction, human waste and septic from temporary buildings will be stored in tanks. These tanks will be emptied via vacuum truck for disposal. Temporary portable restrooms will also be available for workers during this phase. Good housekeeping measures for these include regular servicing and inspections. Temporary portable restrooms will be staked to the ground to prevent from tipping over.
- g. Waste will be segregated and stored according to its waste type.
- h. When feasible, wastes will be recycled, re-used, or treated onsite. As a BMP, fluids are generally re-used from location to location if possible.
- i. All waste streams will be transported off location for recycling or disposal in a timely manner in accordance with local, state, and federal regulations.
- j. During drilling, completion, and facility constructions, inspection of trash receptacles, sewage tanks, temporary restrooms, waste and material storage areas are performed by a third party and documented during regular stormwater inspections.
- k. All spills or leaks will be cleaned up upon discovery in accordance with local, state, and federal testing and cleanup standards. All waste generated from the cleanup process will be profiled, as required by local, state, and federal regulations, for recycling or disposal. Manifests will be used to track all waste generated.

3. Waste Characterization and Volumes

Wastes will be characterized in accordance with local, state, and federal requirements. Different types of wastes will be characterized via process knowledge, safety data sheets, or laboratory analysis in accordance with regulations and the requirements of the permitted facility to which they will be taken for ultimate disposition. Different types of wastes have different classifications such as hazardous, non-hazardous, and E&P exempt. The majority of wastes generated at this well pad will be E&P exempt. Volumes of wastes will be highly variable with some potential wastes never being generated and can vary greatly throughout the life of the well. Wastes such as drill cuttings and produced fluids will certainly be generated with volumes ranging from approximately 350-700 cubic yards per well and 50-1,500 barrels per day, respectively. Flowback water and produced water are considered one and the same by KMOG.

4. Waste Transportation and Disposal

Wastes will be transported to facilities authorized by the ECMC Director, to permitted commercial waste disposal facilities, permitted commercial waste facilities, or permitted beneficial use sites. All E&P wastes transported offsite will be ticketed, signed by the transporter, and maintained to be provided upon request for a minimum of five years. Each ticket will include the information listed below:

- a. The date of the transport.
- b. The identity of the waste generator.
- c. The identity of the waste transporter.
- d. The location of the waste pickup site.
- e. The type and volume of waste.
- f. The name and location of the treatment or disposal site.

5. Site Information

The attached Table 1 lists the Potential Waste Management Options and BMPs for this Location. For each waste type a variety of options are identified due to factors that change during normal operation and life of the facility such as waste volumes, disposal facility hours of operation, facility capacities, etc.

Table 1 – Potential Waste Management Options & BMPs

Waste Type	Storage Container	Waste Disposal or Centralized E&P Management Facility	Potential Volume per Well	Frequency of transport per Well	Waste Characterization	Potential Hazard	E&P Exempt	Narrative/Phase of Generation
Water-based drilling fluids and associated drill cuttings	Steel bins, roll-offs, or tanks	Drilling Fluid Management Facility #3 (ECMC Facility ID 439305)	300-700 cubic yards	Daily-weekly	DFMF 3 ECMC permit requirements	None	Yes	Drilling, Plugging and Abandonment
		Aggregate State Fluid Recycling Facility (ECMC Facility ID 456644)			Aggregate State Fluid Recycling Facility Waste Management Plan requirements			
		Waste Connections, Erie, Colorado			Landfill requirements			
		Buffalo Ridge, Keenesburg, Colorado						
Oil-based drilling fluids and associated drill cuttings	Steel bins, roll-offs, or tanks	Aggregate State Fluid Recycling Facility (ECMC Facility ID 456644)	300-700 cubic yards	Daily-weekly	Aggregate State Fluid Recycling Facility Waste Management Plan requirements	Ignitable/ Combustible, Toxic	Yes	Drilling, Plugging and Abandonment, Spill Response and Remediation
		Waste Connections, Erie, Colorado			Landfill requirements			
		Buffalo Ridge, Keenesburg, Colorado						
Flowback sand	Steel bins, roll-offs, or tanks	Aggregate State Fluid Recycling Facility (ECMC Facility ID 456644)	100-300 cubic yards	Daily-weekly	Aggregate State Fluid Recycling Facility Waste Management Plan requirements	Ignitable/ Combustible, Toxic	Yes	Drilling, Plugging and Abandonment, Spill Response and Remediation
		Waste Connections, Erie, Colorado			Landfill requirements			
		Buffalo Ridge, Keenesburg, Colorado						
		EWS #3, #4, and #5 SWDs						
		Lonestar Select SWD						
Flowback and Produced Water (Trucked off location)	Steel or Fiberglass tanks	KMOG 16-24i and 19-3i SWDs	50-1,500 bbls per day	Continuous	ECMC UIC permit requirements	Ignitable/ Combustible, Toxic	Yes	Completions, Flowback, Production, Facility Decommissioning, Plugging and Abandonment
		EWS #3, #4, and #5 SWDs						
		Lonestar Select SWD						
Oil and produced fluid impacted soil	Containment, steel roll-offs, or loaded directly into transportation	KMOG Land Treatment Facility (ECMC Facility ID 149007)	Highly Variable	Daily-Never	Land Treatment Facility Waste Management Plan requirements	Ignitable/ Combustible, Toxic	Yes	Spill Response and Remediation
		Aggregate State Fluid Recycling Facility (ECMC Facility ID 456644)			Aggregate State Fluid Recycling Facility Waste Management Plan requirements			
		Waste Connections, Erie, Colorado			Landfill requirements			
		Buffalo Ridge, Keenesburg, Colorado						
Tank bottoms, oily waste, and workover fluids	Steel bins, roll-offs, tanks, containment, or loaded directly into transportation	KMOG Landfarm (ECMC Facility ID 149007)	Highly Variable	Weekly-Never Generated	Land Treatment Facility Waste Management Plan requirements	Ignitable/ Combustible, Toxic	Yes	Drilling, Completions, Flowback, Production, Spill Response and remediation, Facility Decommissioning, Plugging and Abandonment (P&A)
		Aggregate State Fluid Recycling Facility (ECMC Facility ID 456644)			Aggregate State Fluid Recycling Facility Waste Management Plan requirements			
		Waste Connections, Erie, Colorado			Landfill requirements			
		Buffalo Ridge, Keenesburg, Colorado						
		Tower Road Landfill, Denver, Colorado						
		Foothills Landfill, Golden, Colorado						
		Clean Harbors, Deer Trail, Colorado						
Hazardous materials	Steel bins, roll-offs, tanks, totes, drums, clean packs	Clean Harbors, Kimble, Nebraska	Highly Variable	Yearly-Never Generated	Resource, Conservation, and Recovery ACT (RCRA) and Landfill requirements	Ignitable/ Combustible, Corrosive, Reactive, Toxic	No	Drilling, Completions, Production
		Clean Harbors, Deer Trail, Colorado						
Human Waste	Steel Septic Tanks or Port-a-lets	McDonald Farms, Longmont, Colorado	Highly Variable	Weekly-Monthly	No characterization required	Biological	No	Construction, Drilling, Completions, Flowback, Production, Spill Response and Remediation, Facility Decommissioning, P&A
		Columbia Sanitation, Golden, Colorado						
Technologically Enhanced Natural Occurring Radioactive Material (TENORM) Waste	Steel bins, tanks, clean packs, or roll-offs	Clean Harbors, Deer Trail, Colorado	Highly Variable	Weekly - Never Generated	Characterized for Radium 226 and Radium 228 (produced water granted a conditional exemption from Colorado Department of Public Health and Environment)	Radioactivity	No	Construction, Drilling, Completions, Flowback, Production, Spill Response and Remediation, Facility Decommissioning, P&A
		Foothills Landfill, Golden, Colorado						
General trash and non-hazardous municipal solid waste	Steel bins or roll-offs	Waste Connections, Erie, Colorado	Highly Variable	Weekly-Never Generated	No characterization required	None	No	Construction, Drilling, Completions, Flowback, Production, Spill Response and Remediation, Facility Decommissioning, P&A
		Buffalo Ridge, Keenesburg, Colorado						



Non-hazardous industrial waste	Steel bins, roll-offs, tanks, containment, or loaded directly into transportation	Waste Connections, Erie, Colorado	Highly Variable	Weekly- Never Generated	Landfill requirements	Ignitable/Combustible, Toxic	No	Completions, Flowback, Spill Response and Remediation
		Buffalo Ridge, Keenesburg, Colorado						
		Tower Road Landfill, Denver, Colorado						
		Foothills Landfill, Golden, Colorado						
		Clean Harbors, Deer Trail, Colorado						

T04N R68W

TOWN OF
BERTHOUD

IDE AND
STARBOARD
DITCH

PROPOSED
LAVENDER
PROJECT

33

SURFACE OWNER:
WELD COUNTY LAND INVESTORS INC
(PARCEL 106133000026)

COUNTY
ROAD 7

COUNTY
ROAD 5

TOWN OF
MEAD

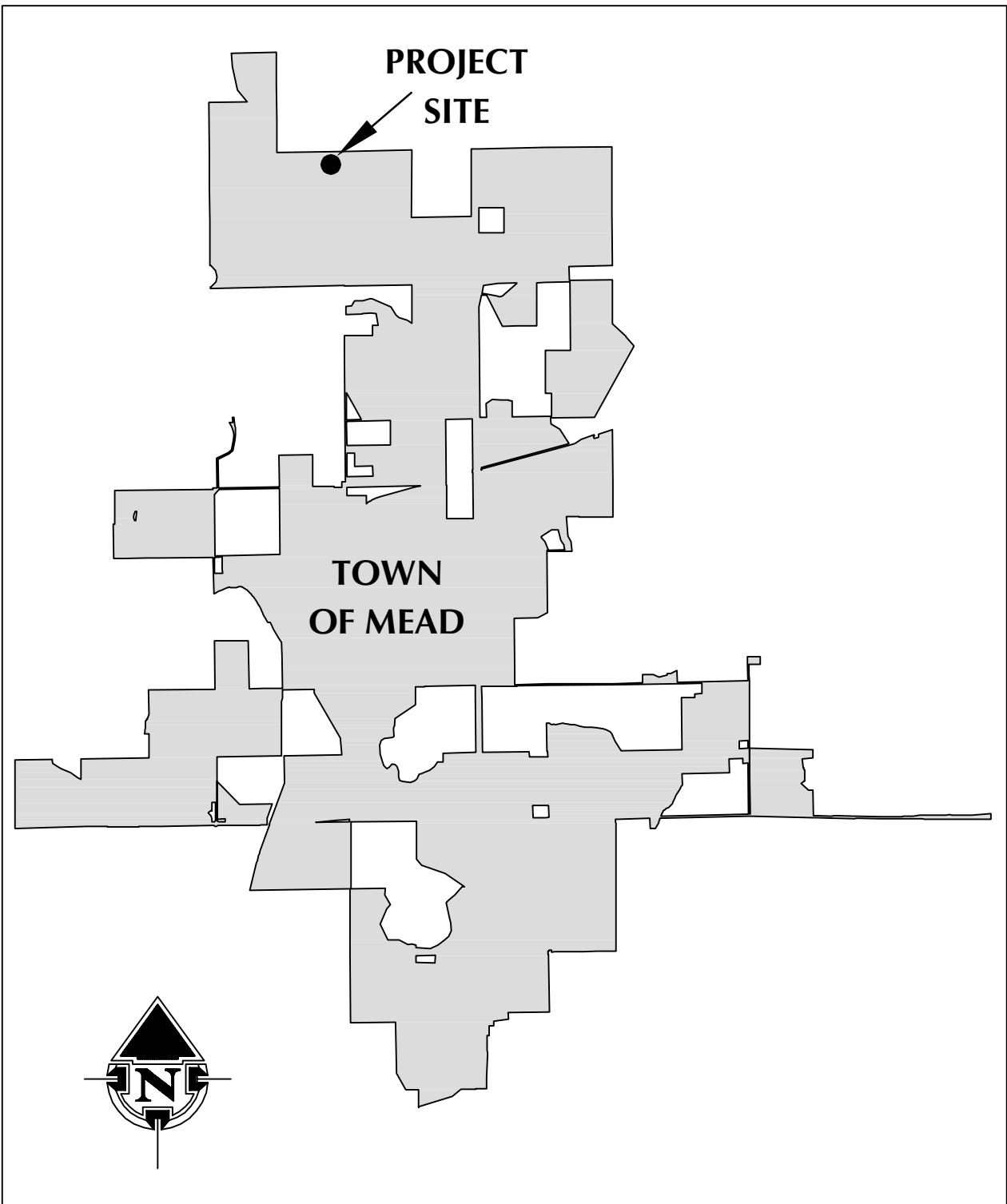
COUNTY
ROAD 38

LOCATION MAP
1" = 350'



LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN

LOCATED IN SECTION 33, T4N, R68W, 6TH P.M.
MEAD, COLORADO



VICINITY MAP

PAGE INDEX

- 1 - COVER SHEET
- 2 - TOWN OF MEAD STANDARD NOTES
- 3 - SITE OVERVIEW
- 4 - CONSTRUCTION PHASE DRAINAGE PLAN
- 5 - PRODUCTION PHASE DRAINAGE PLAN
- 6 - STORMWATER STORAGE - CONSTRUCTION
- 7 - STORMWATER STORAGE - PRODUCTION
- 8 - OUTLET DETAILS
- 9 - BMP TYPICALS (A)
- 10 - BMP TYPICALS (B)

ENGINEER'S CERTIFICATION

" I HEREBY CERTIFY THAT THIS FINAL PLAN FOR THE DRAINAGE DESIGN OF LAVENDER WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF MEAD MUNICIPAL CODE AND SUPPLEMENTAL REQUIREMENTS OF THE MILE HIGH FLOOD DISTRICT STORM DRAINAGE CRITERIA FOR THE OWNERS THEREOF."



KATHLEEN M. GOLES
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 63868

TOWN OF MEAD APPROVAL

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY:

TOWN ENGINEER

DATE

LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN
COVER SHEET

SCALE:	VARIES	PAGE:	1 OF 10
JOB NUMBER:	22-33	DATE:	5/7/25
DRAFTED BY:	KMG	REVISED:	

TOWN OF MEAD WAIVER STATEMENT

ALL WORK SHALL BE CONSTRUCTED TO THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF MEAD FOR CONCEPT ONLY AND GENERAL CONFORMANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS. THE REVIEW BY THE TOWN OF MEAD DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF MEAD OR THE TOWN ENGINEER FOR ACCURACY AND CORRECTNESS OF THE PLANS OR CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY OF THE TOWN OF MEAD FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE. THIS APPROVAL IS FOR CONFORMANCE TO THESE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE PROFESSIONAL.

GENERAL NOTES:

- THIS STORM DRAINAGE CONSTRUCTION PLAN WAS PREPARED FOLLOWING TOWN OF MEAD CRITERIA AND DESIGN GUIDANCE PROVIDED BY MILE HIGH FLOOD DISTRICT.
- DISCLAIMER: THIS PLAN REPRESENTS AN APPROXIMATE LOCATION OF DRAINAGE AND EROSION CONTROL FEATURES; EXACT LOCATION MAY VARY DEPENDING UPON EXISTING EASEMENTS, PIPELINES, FLOWLINES, AND SETBACK REQUIREMENTS.
- ORIGINAL DOCUMENT SIZE: 24" X 36"



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TOWN OF MEAD STANDARD NOTES

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW FIRE RESCUE DISTRICT REQUIREMENTS, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE RESCUE DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.

3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF MEAD PERSONNEL.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE; INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF MEAD PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NONMUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).

9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL.

12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.

13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF MEAD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF MEAD.

15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.

16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEERING'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.

17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.

18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.

19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.

20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE, WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.

21. PURSUANT TO TOWN CODE SECTION 7-2-260, AS MAY BE AMENDED FROM TIME TO TIME, EXCEPT IN CASES OF EMERGENCY, NO CONSTRUCTION ACTIVITES SHALL BE ALLOWED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.; NOR ON SATURDAY, SUNDAY OR TOWN HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7:00 A.M. TO 4:00 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.

22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS. 2

3. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RISE EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT MSTANDARDS (SEE DETAIL M-608-1, ETC).

24. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

25. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS. 26. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.

27. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF MEAD.

28. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:
a. "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE TOWN IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM."

TOWN OF MEAD APPROVAL

THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY:

TOWN ENGINEER

DATE



GENERAL NOTES:



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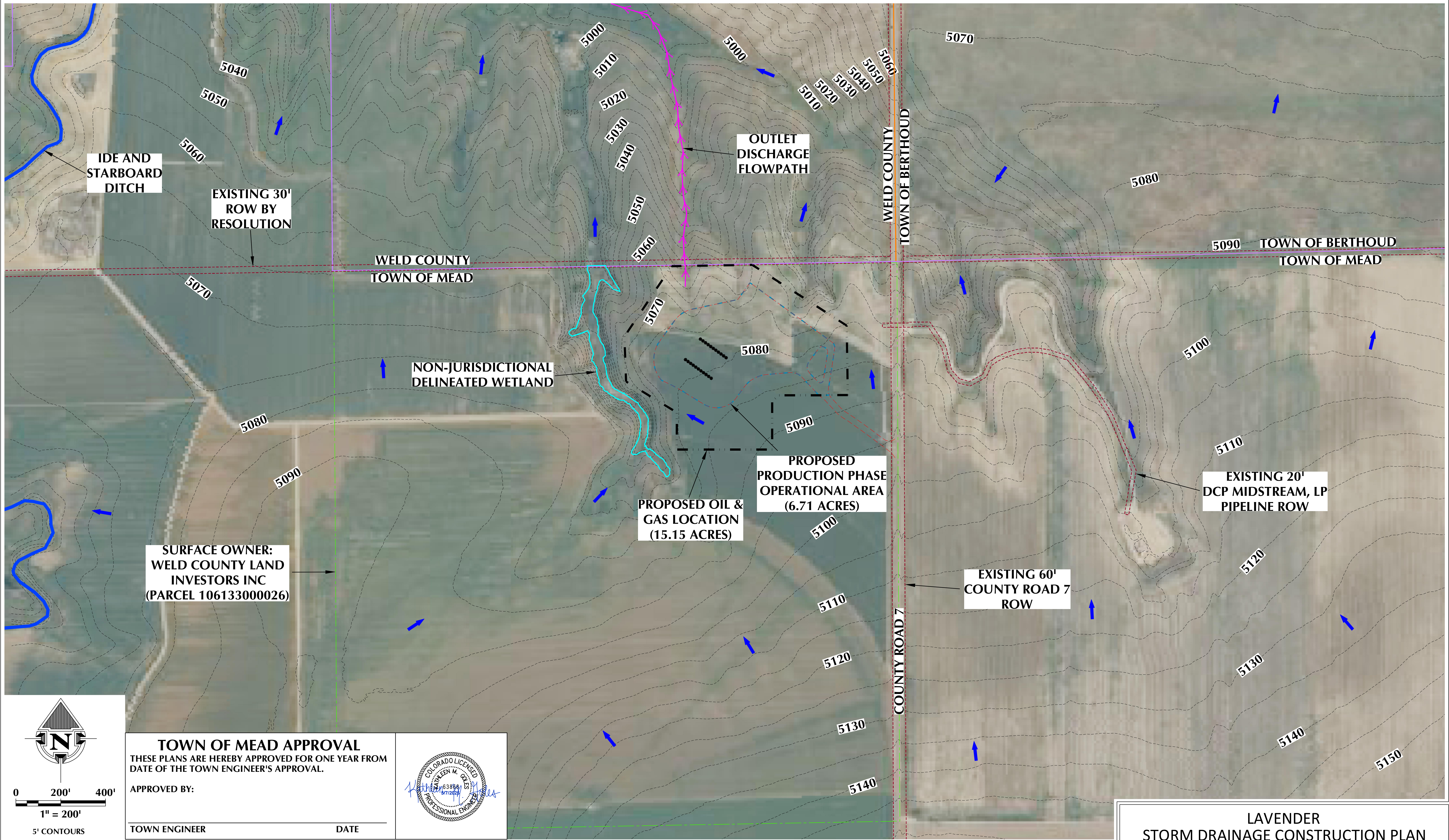
LAVENDER

STORM DRAINAGE CONSTRUCTION PLAN

TOWN OF MEAD STANDARD NOTES

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TOWN OF MEAD APPROVAL
THESE PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF THE TOWN ENGINEER'S APPROVAL.

APPROVED BY: _____
TOWN ENGINEER DATE



- LEGEND**
- EXISTING CONTOUR
 - EXISTING IRRIGATION DITCH/DRAINAGEWAY
 - - - PROPOSED OIL & GAS LOCATION
 - - - PROPOSED ACCESS ROAD/PAD
 - ➡ STORMWATER DRAINAGE
 - - - EASEMENT/ROW
 - PROPERTY LINE
 - RECLAMATION BOUNDARY

- GENERAL NOTES:**
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 2. ELEVATIONS ARE BASED ON NAVD88 (GEOID18).



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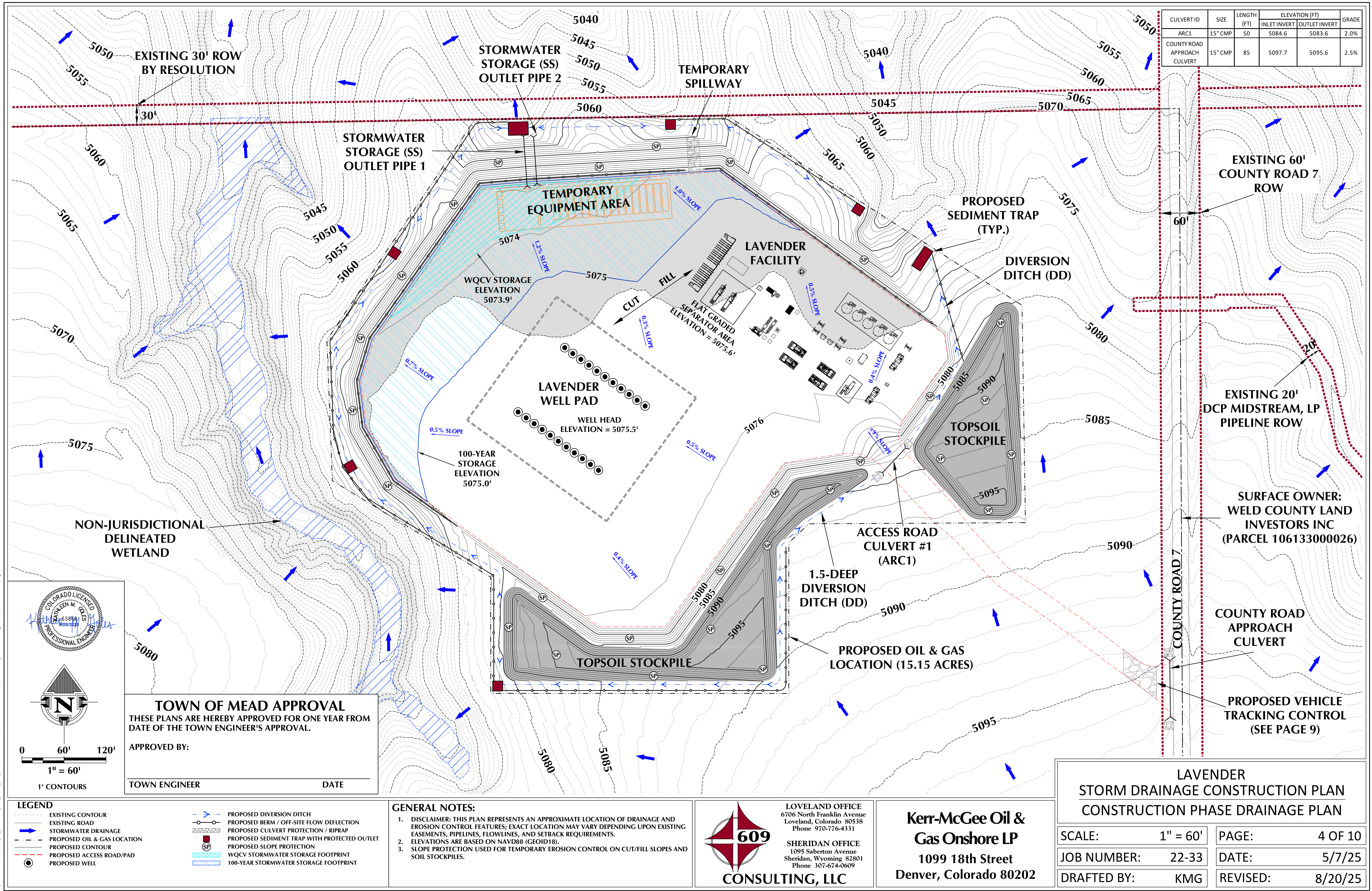
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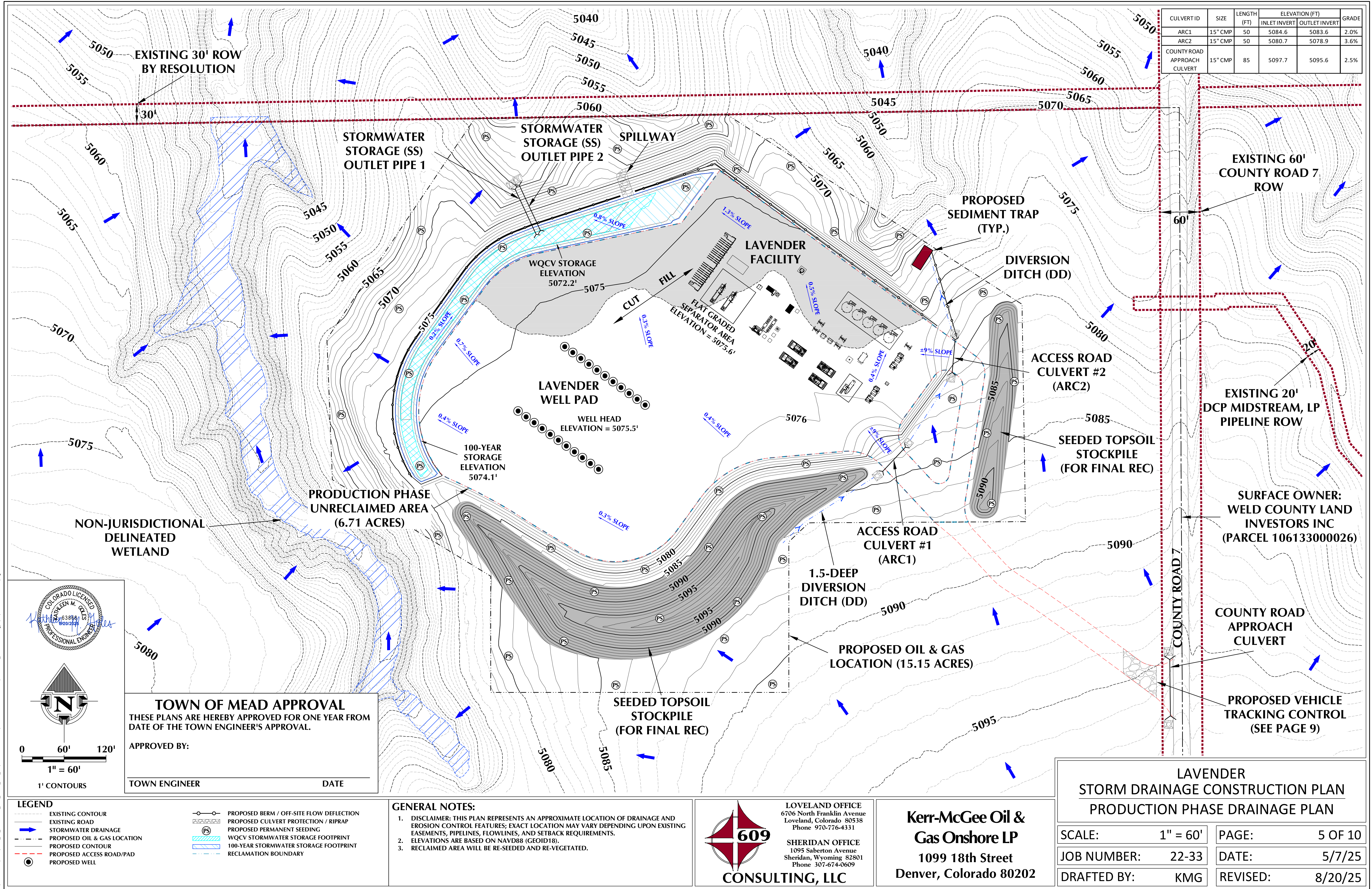
**LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN
SITE OVERVIEW**

SCALE:	1" = 200'	PAGE:	3 OF 10
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DRAFTED BY:	KMG	REVISED:	

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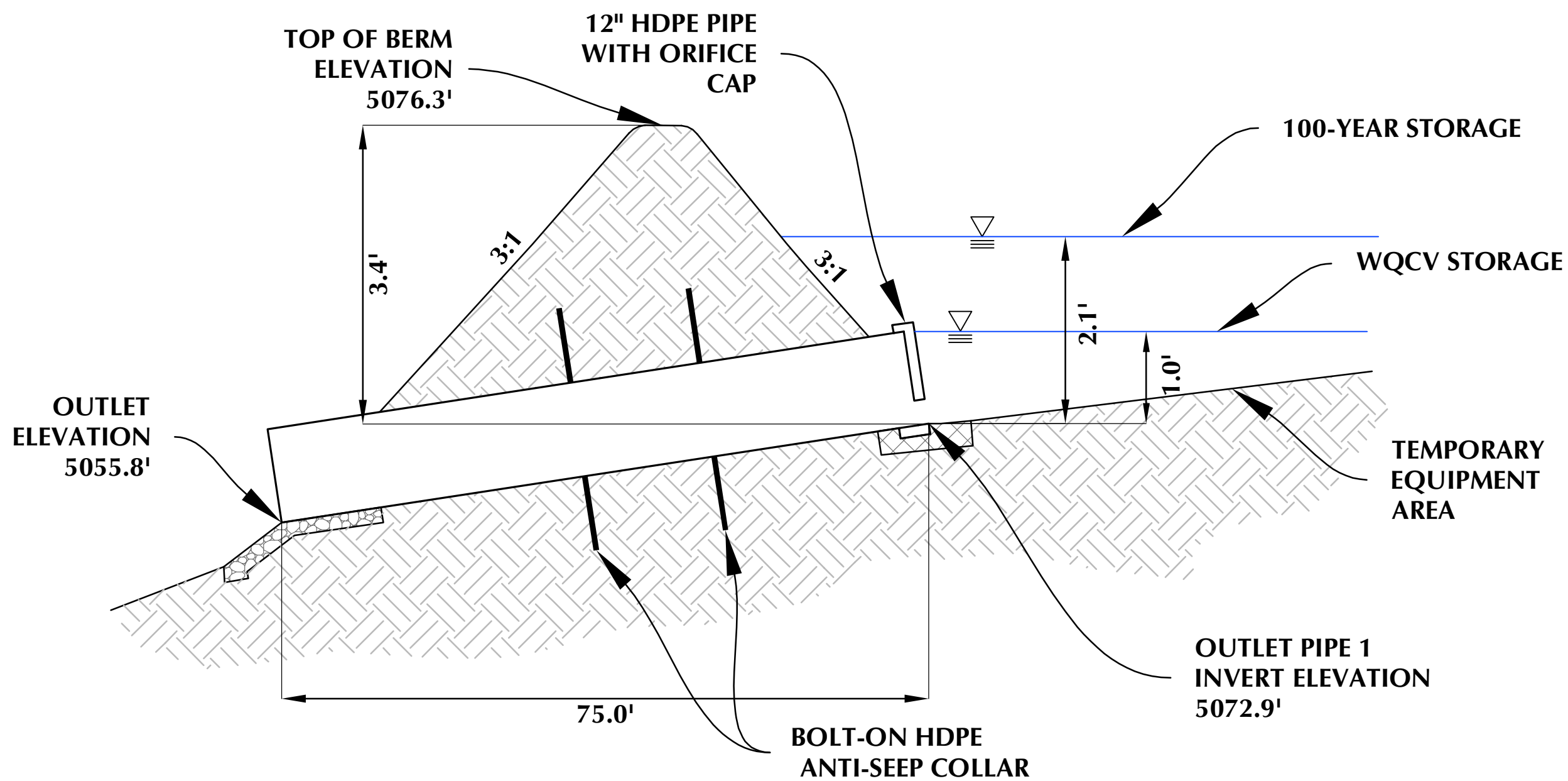
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STORMWATER STORAGE (SS) - CONSTRUCTION PHASE

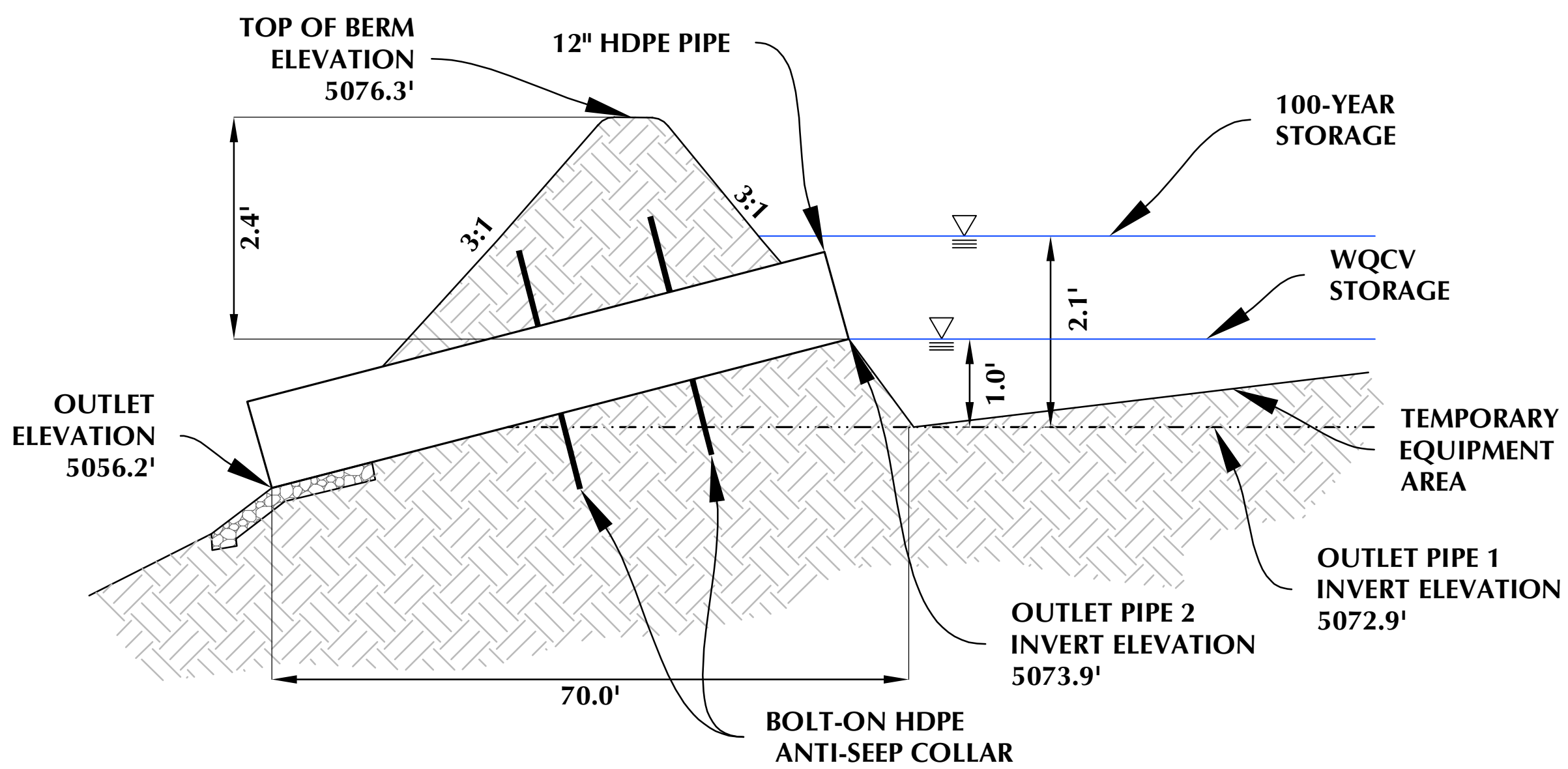
OUTLET PIPE 1 PROFILE

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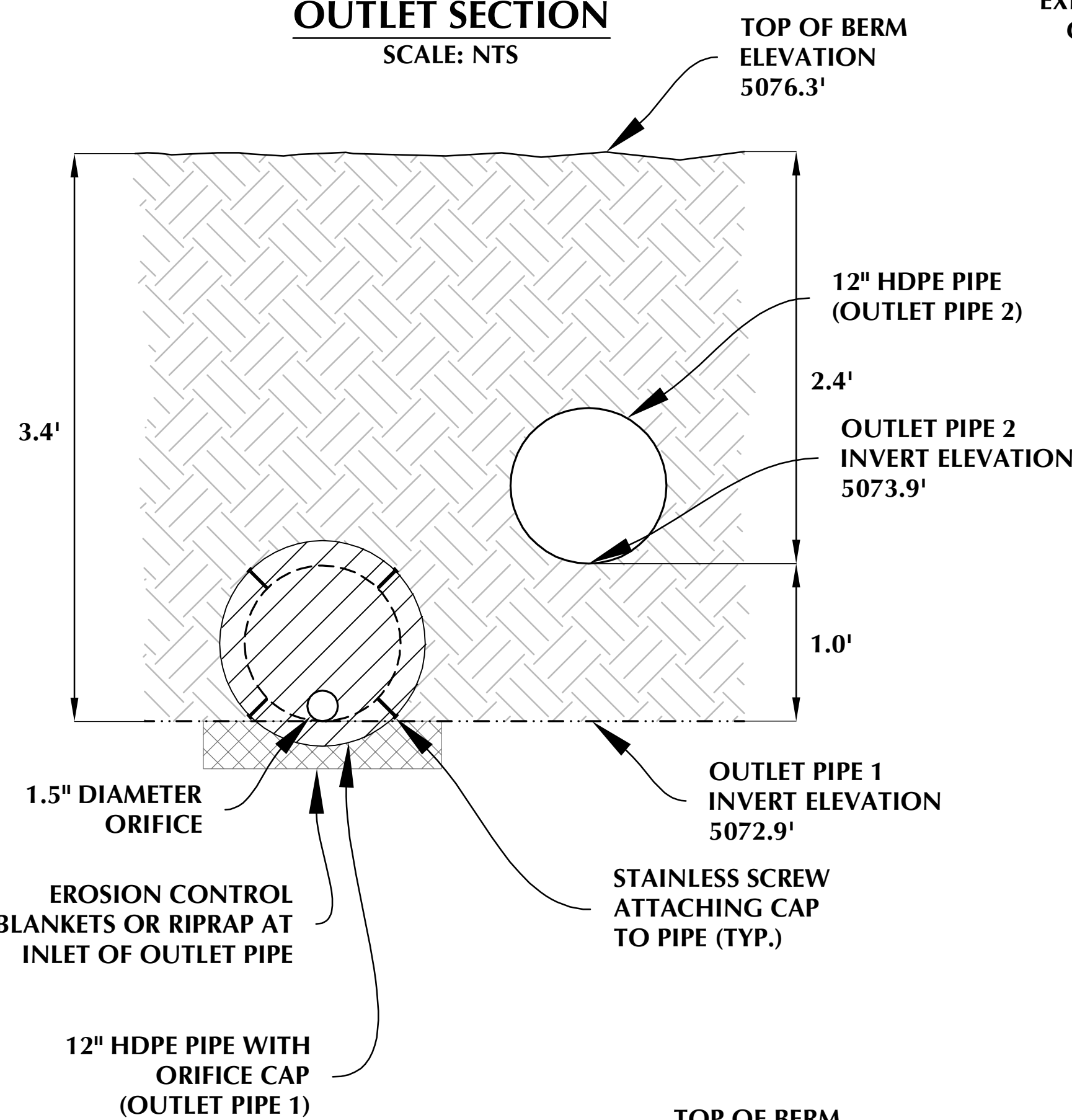
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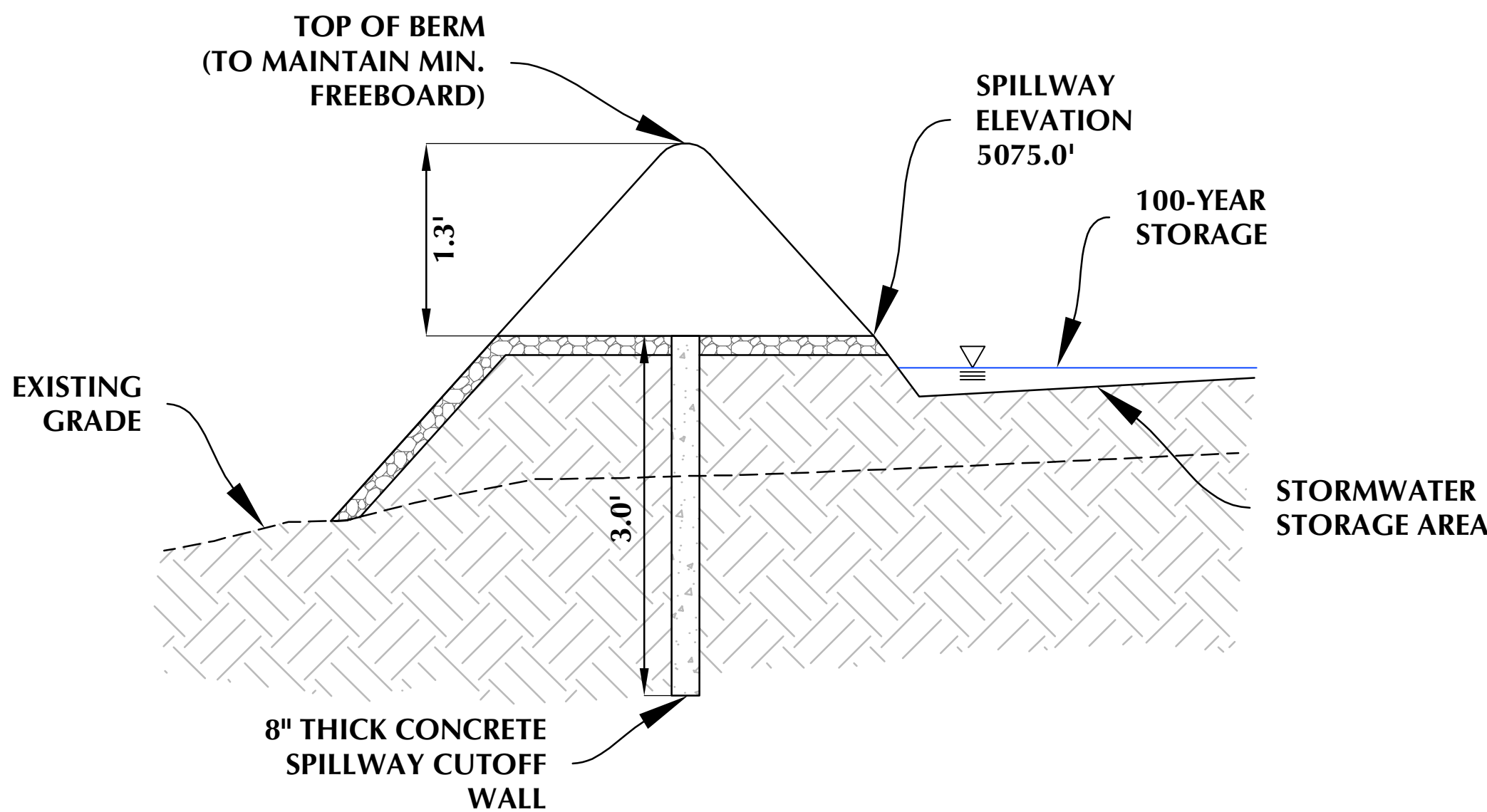
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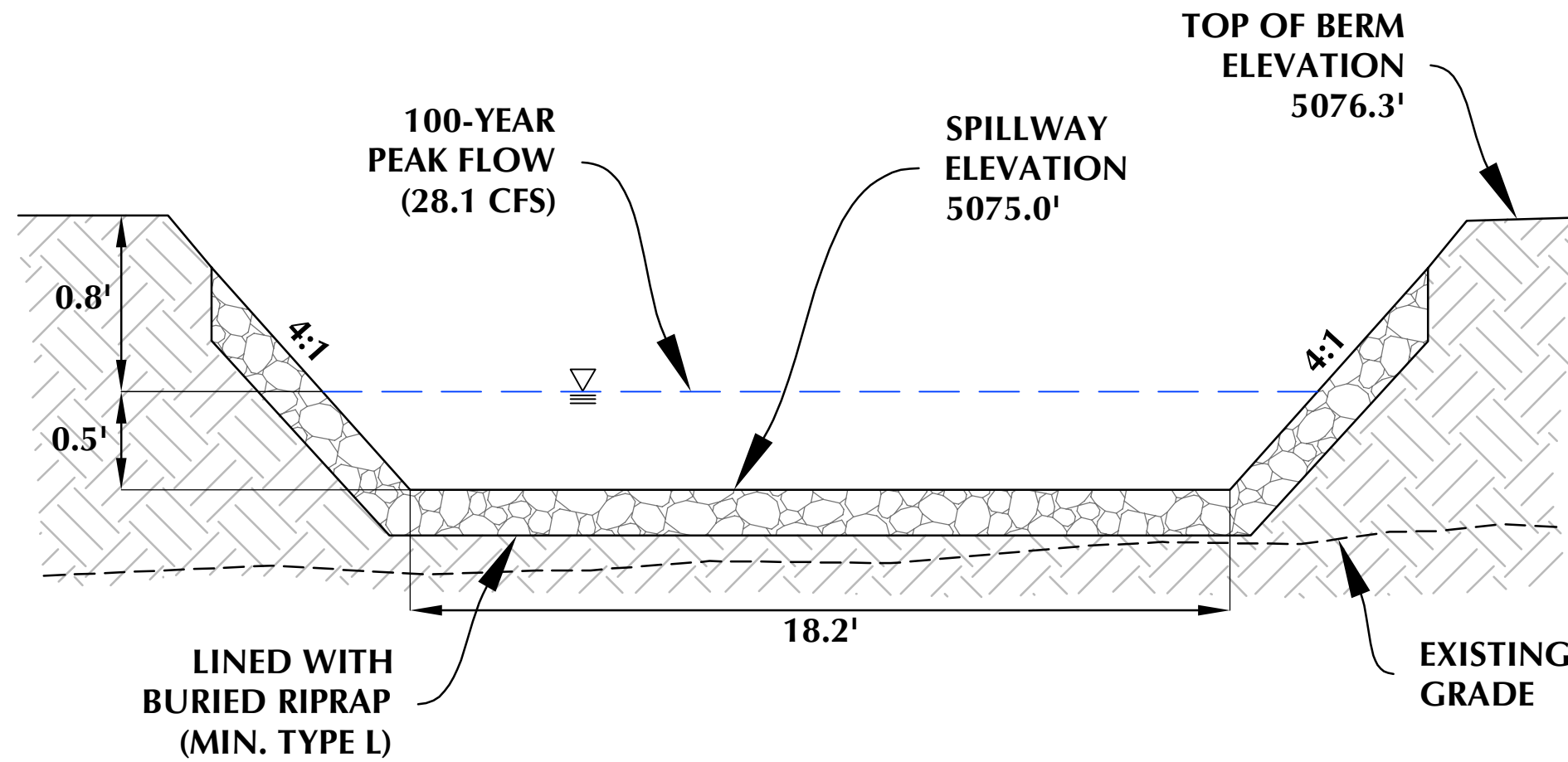
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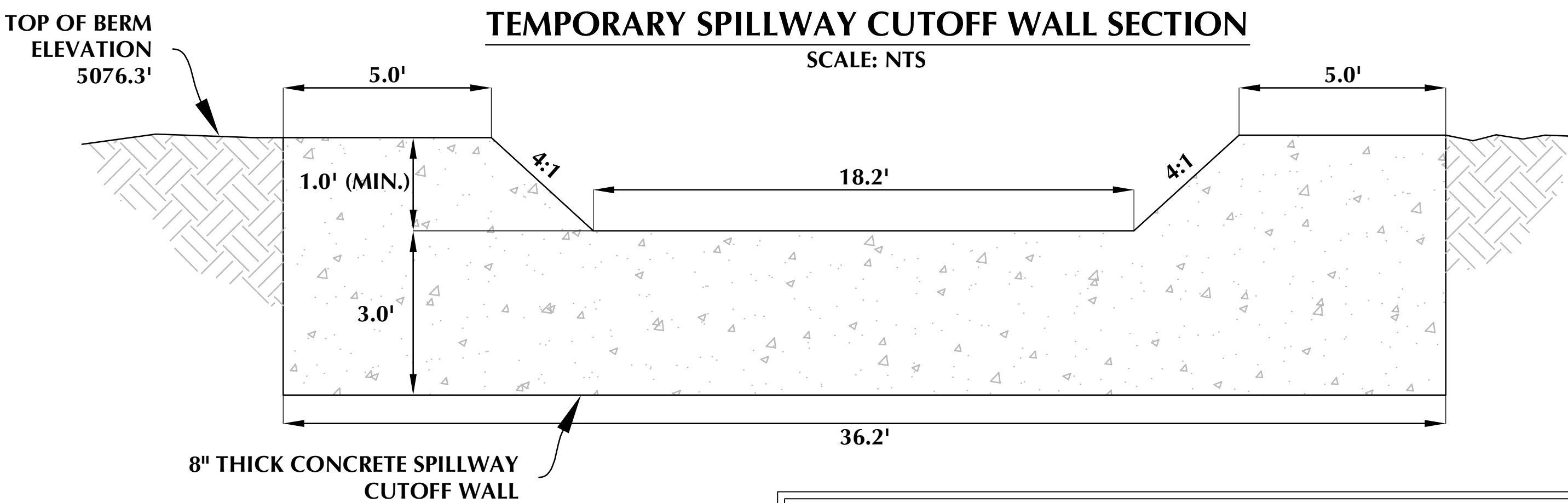
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TEMPORARY SPILLWAY CUTOFF WALL SECTION

SCALE: NTS



TOWN OF MEAD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE



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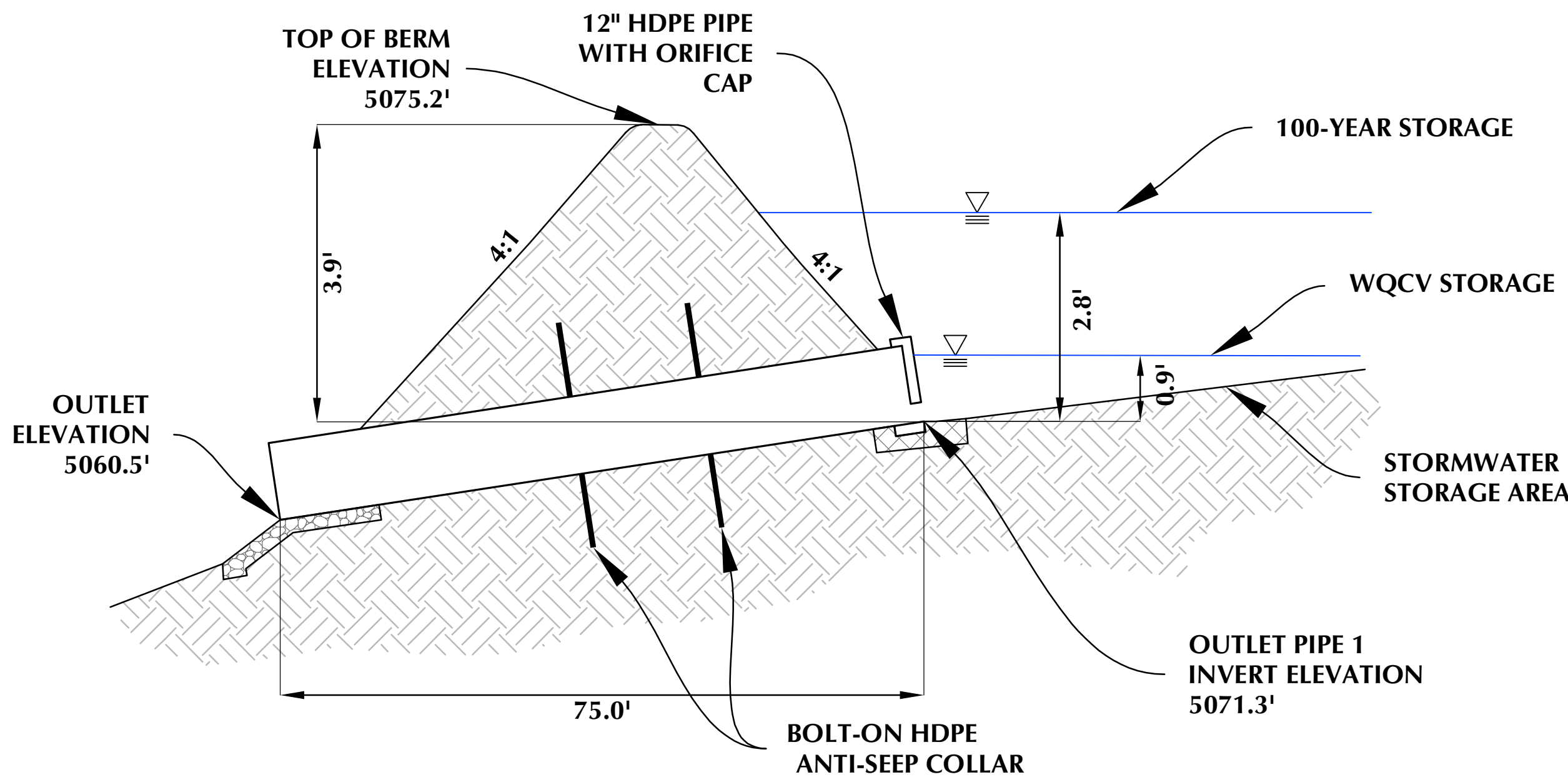
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LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN
STORMWATER STORAGE - CONSTRUCTION

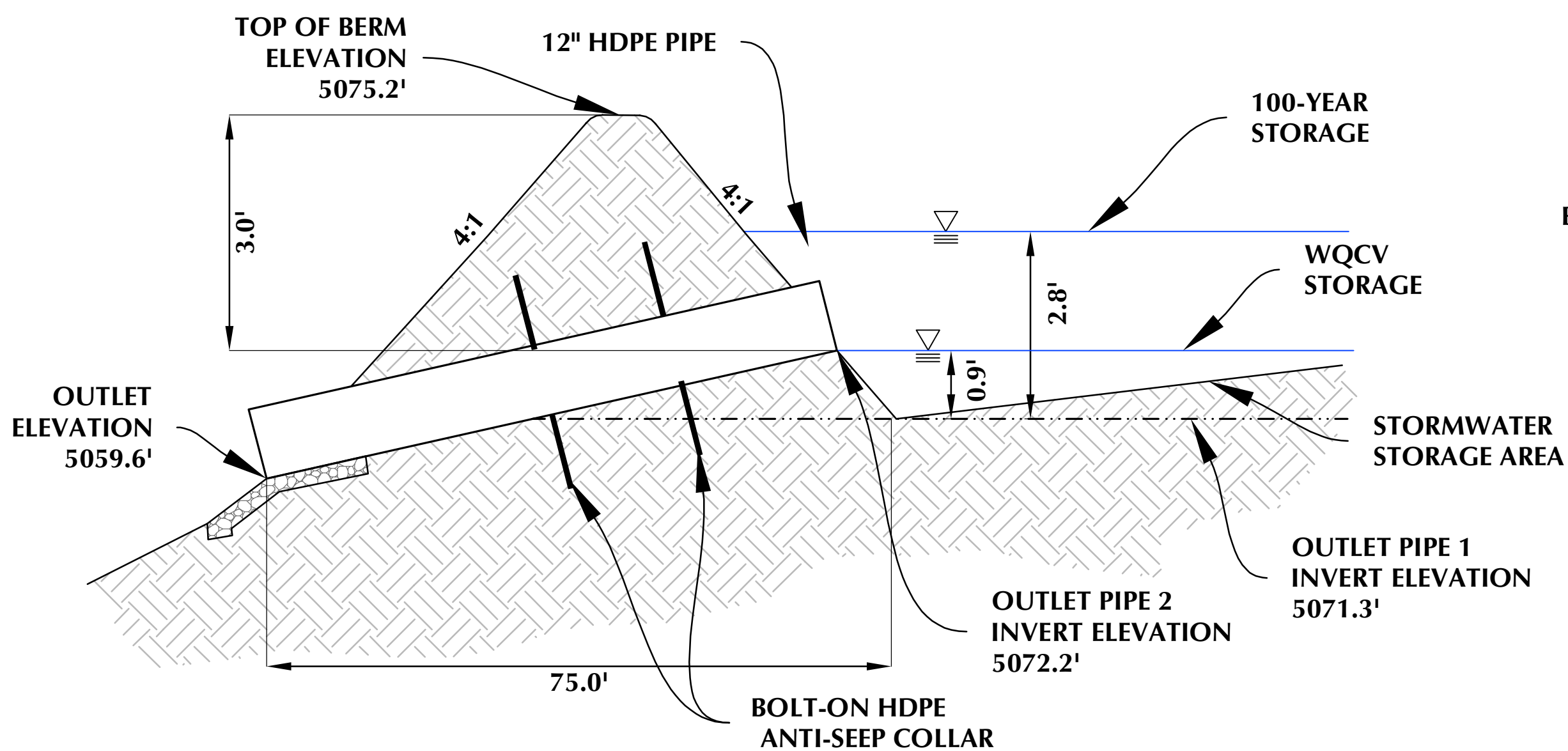
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DRAFTED BY:	KMG	REVISED:	

STORMWATER STORAGE (SS) - PRODUCTION PHASE

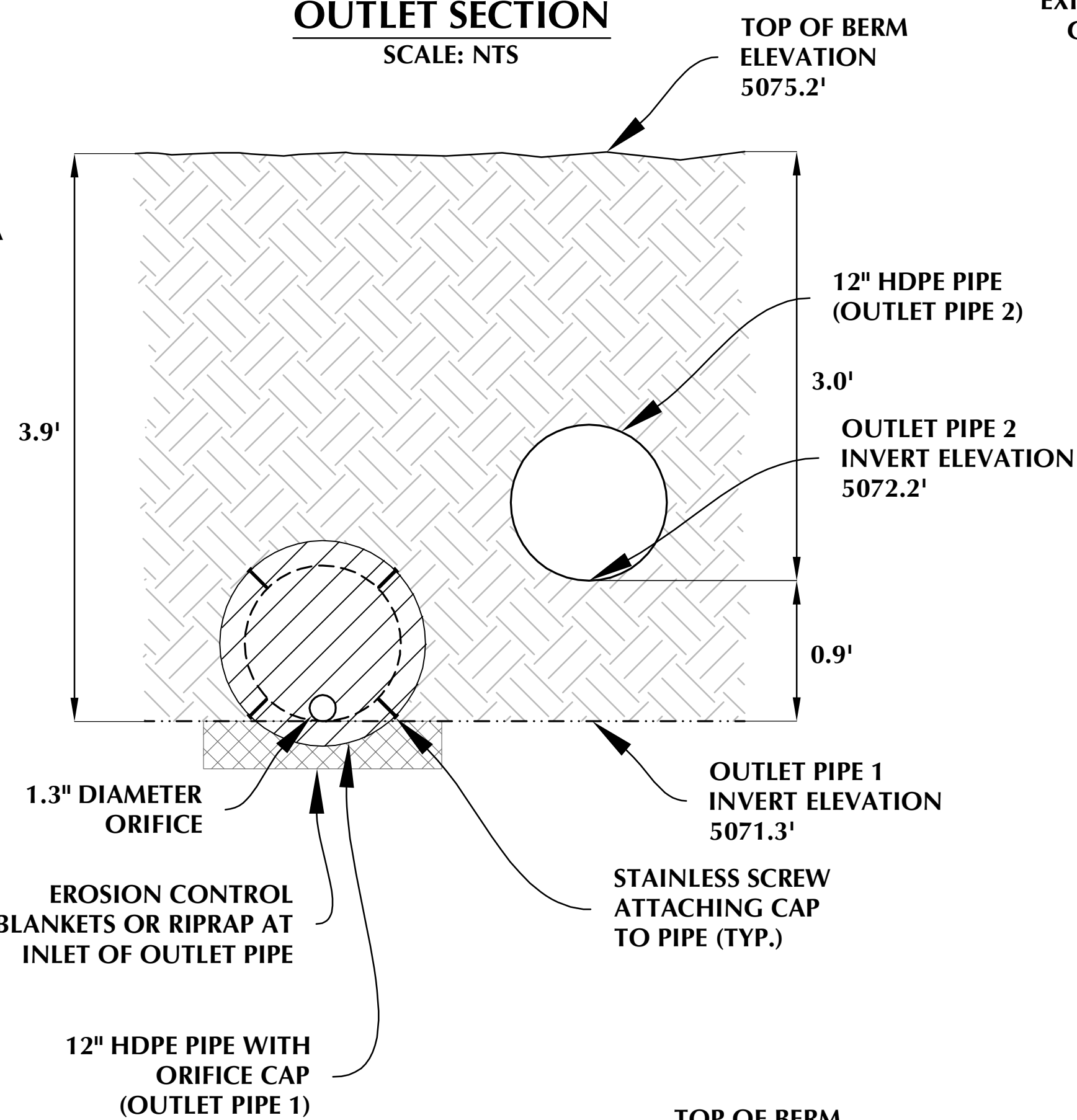
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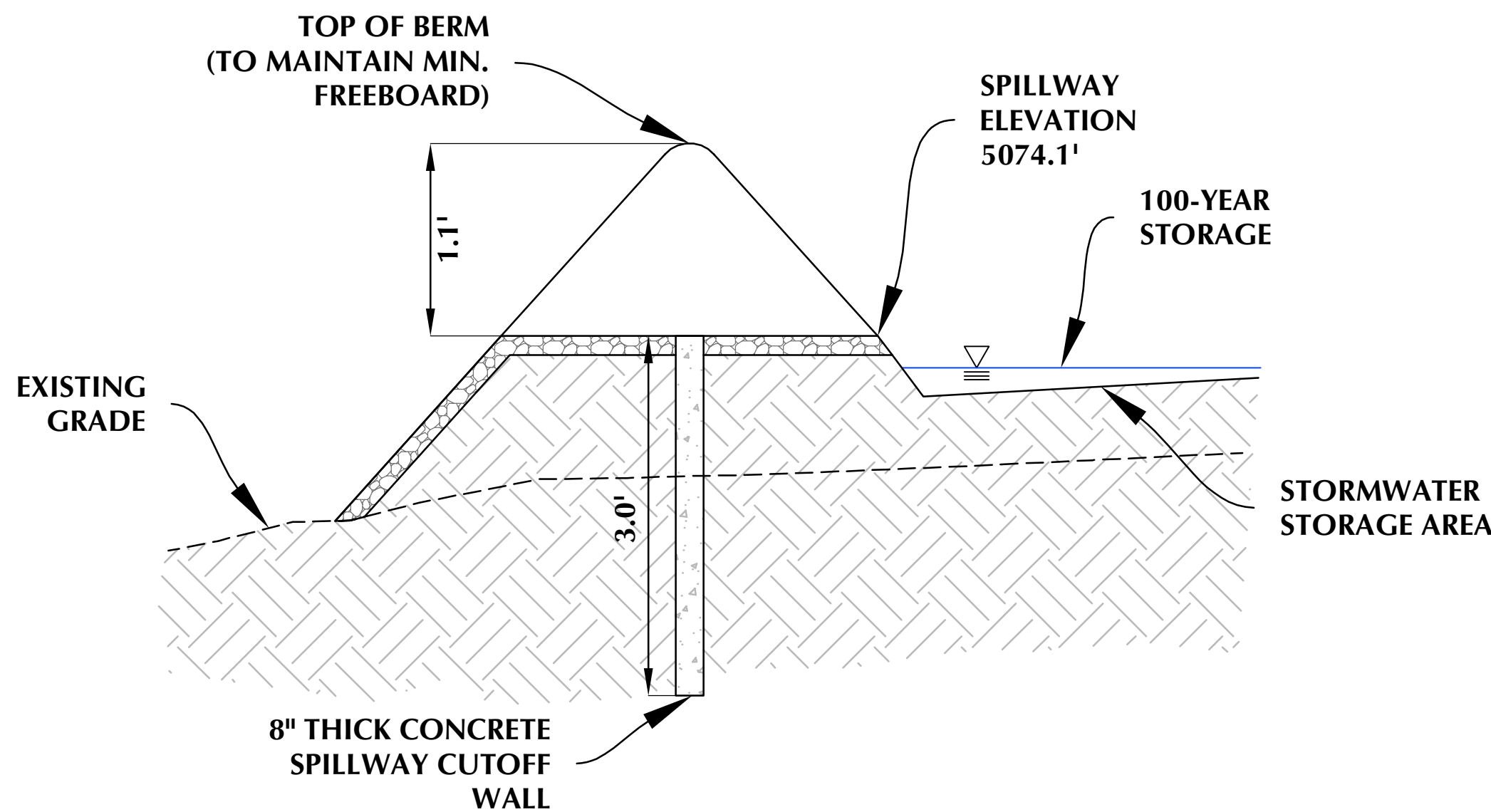
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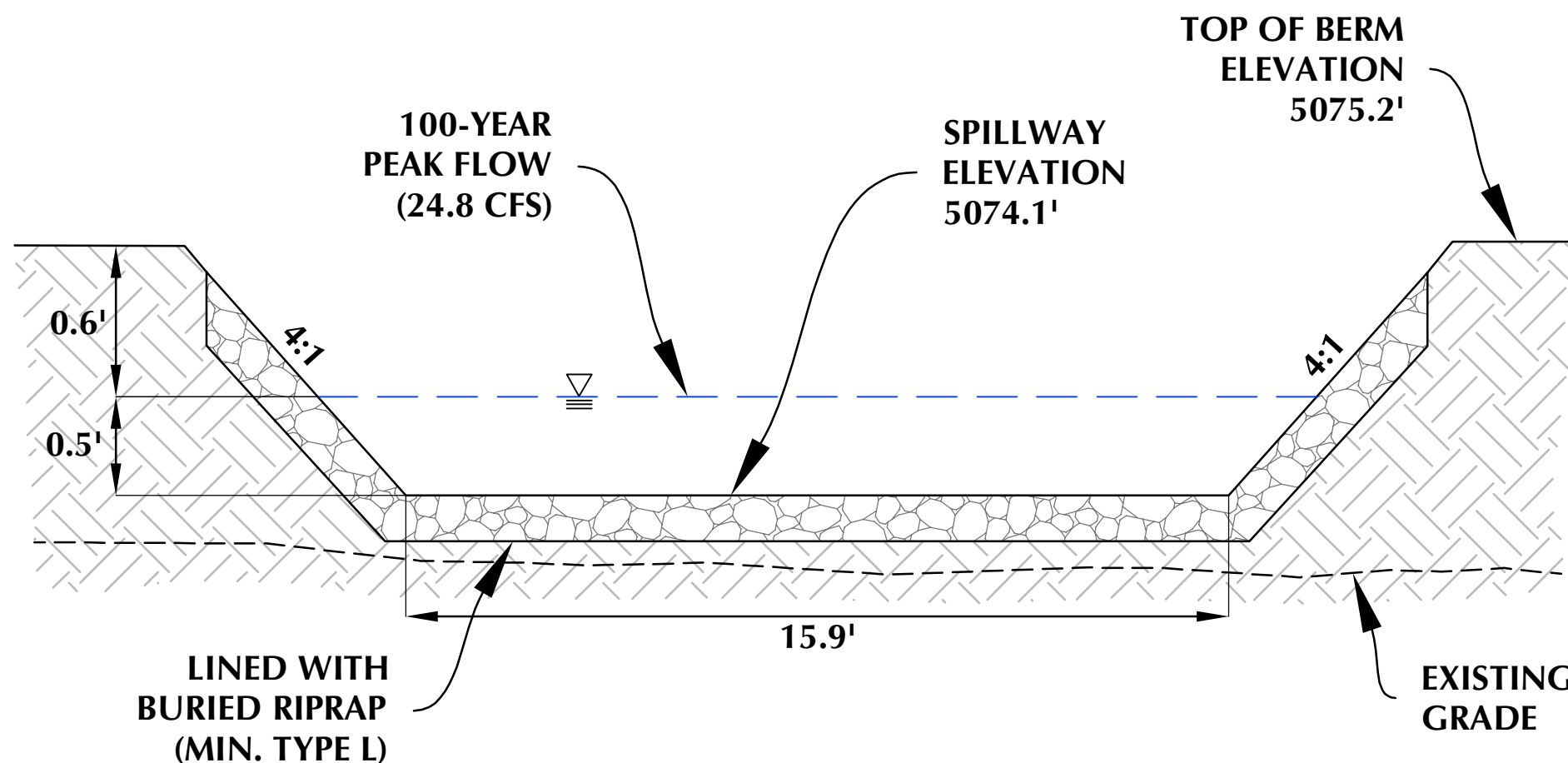
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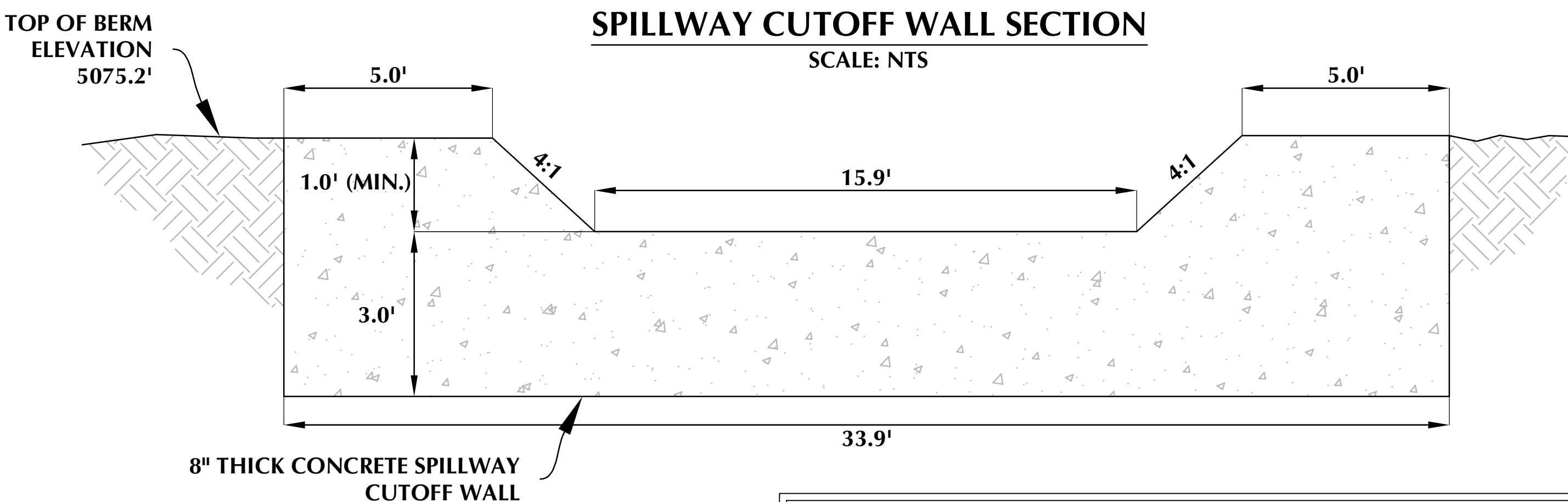
SPILLWAY PROFILE
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SPILLWAY SECTION
SCALE: NTS



SPILLWAY CUTOFF WALL SECTION
SCALE: NTS



TOWN OF MEAD APPROVAL

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APPROVED BY:

TOWN ENGINEER

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SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

**Kerr-McGee Oil &
Gas Onshore LP**
1099 18th Street
Denver, Colorado 80202

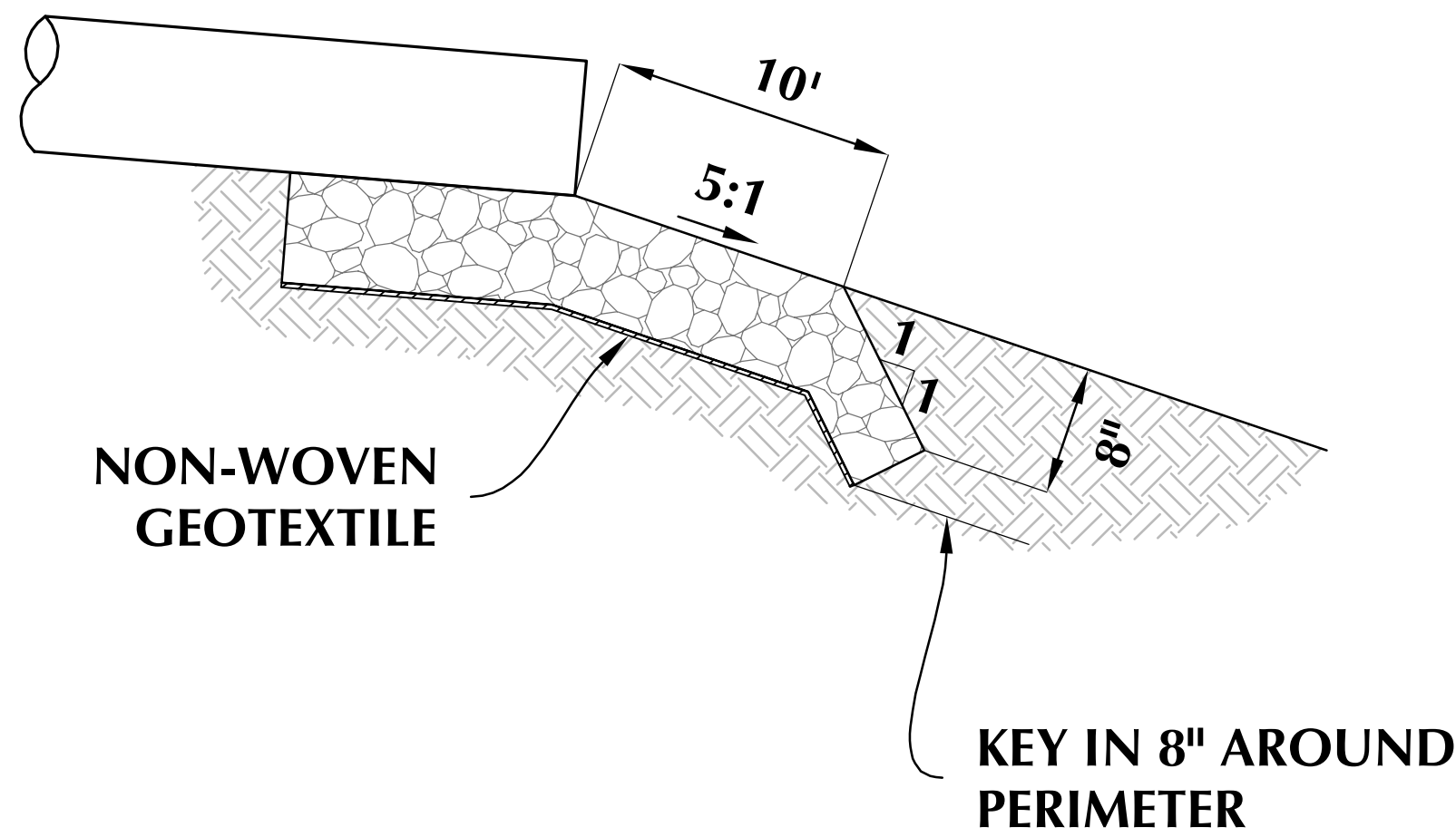
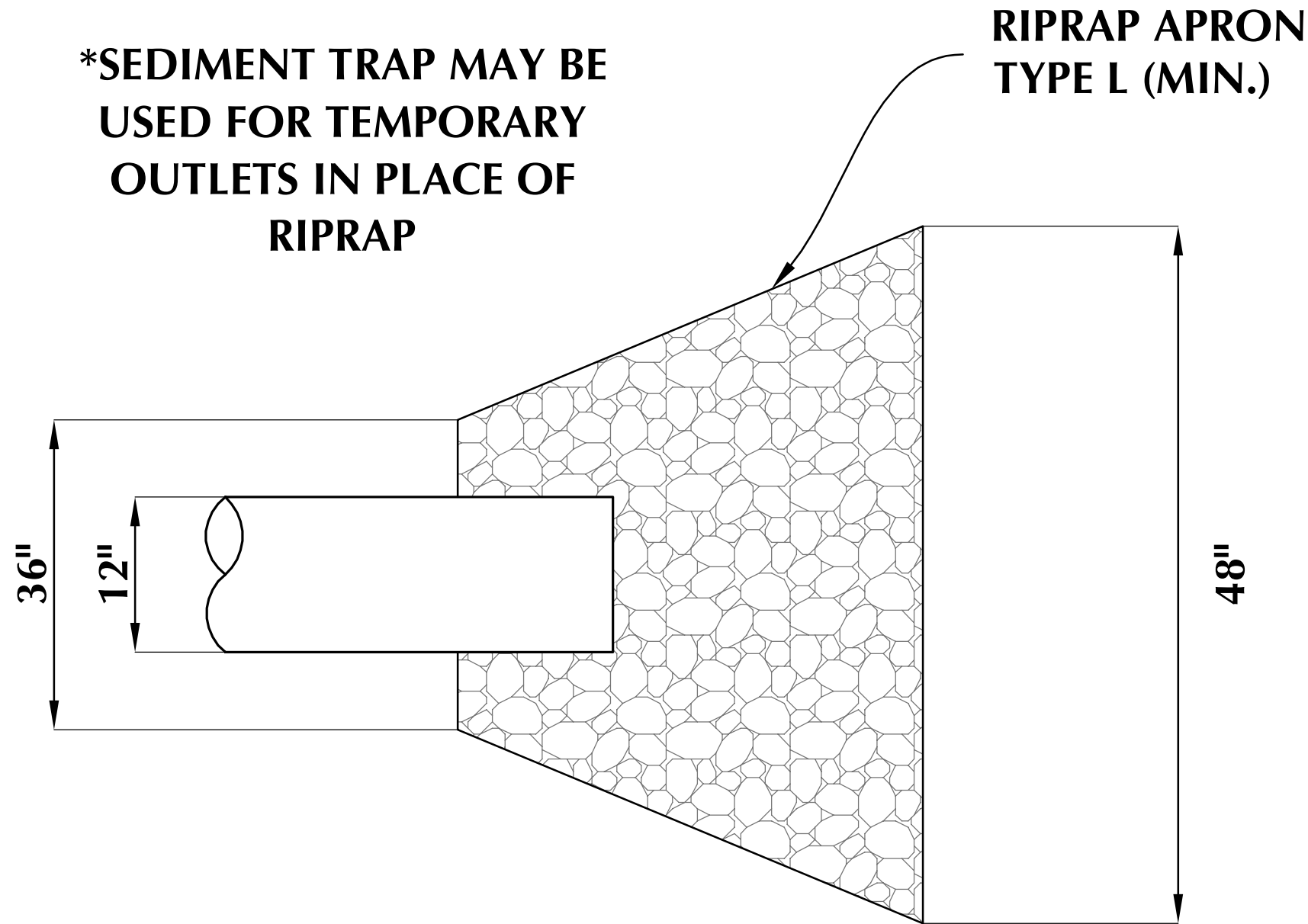
LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN
STORMWATER STORAGE - PRODUCTION

SCALE:	VARIES	PAGE:	7 OF 10
JOB NUMBER:	22-33	DATE:	5/7/25
DRAFTED BY:	KMG	REVISED:	

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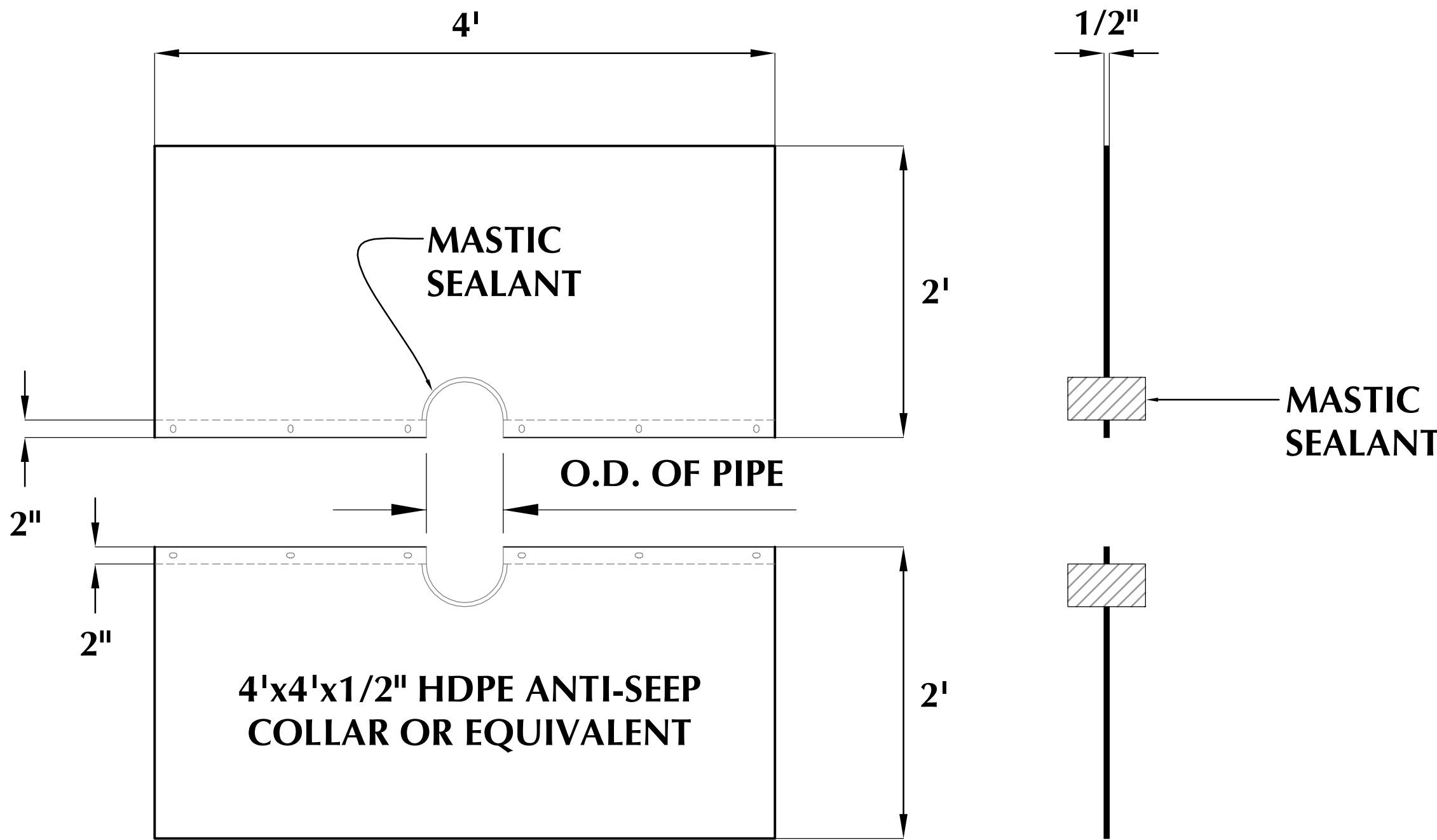
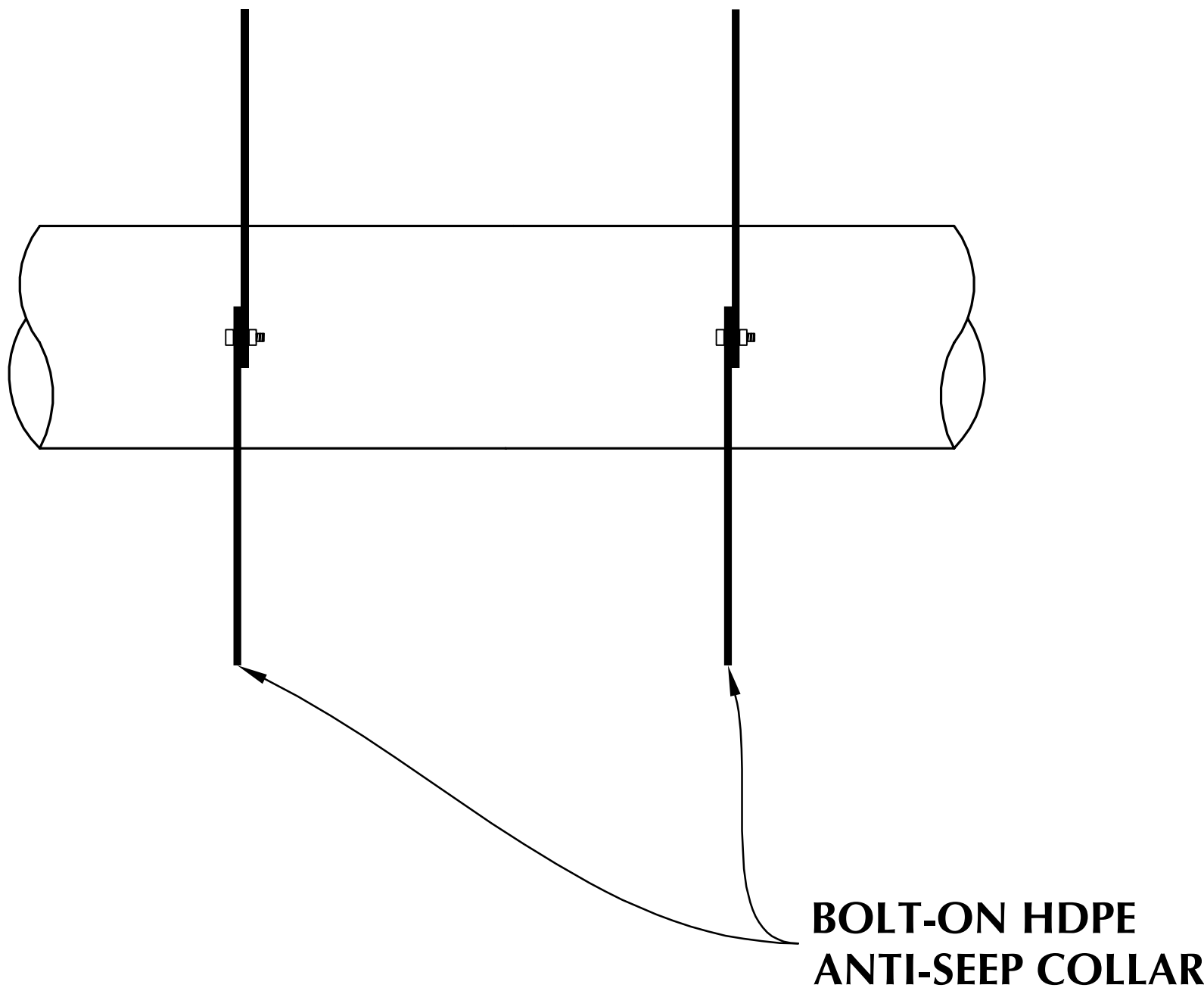
OUTLET PROTECTION

SCALE: NTS



ANTI-SEEP COLLAR

SCALE: NTS



TOWN OF MEAD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE



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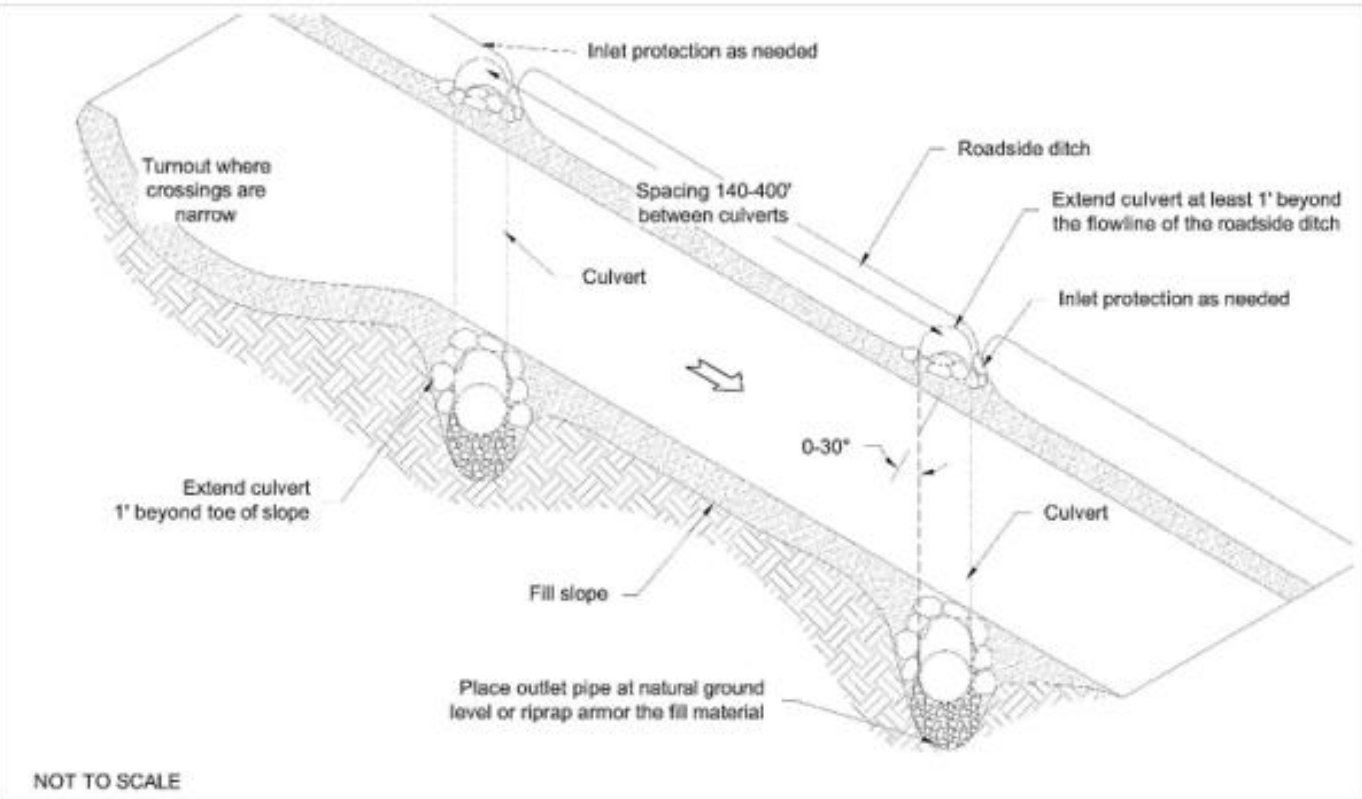
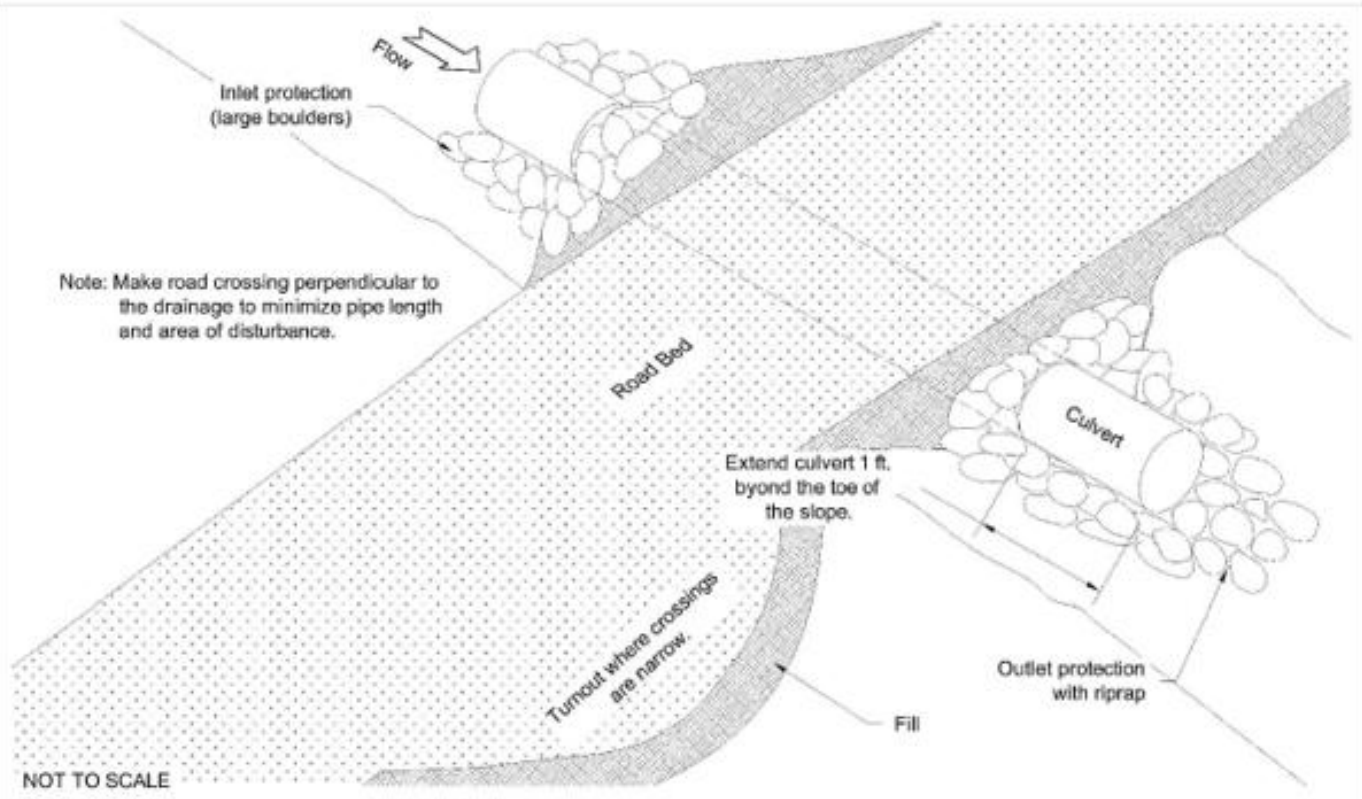
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Gas Onshore LP

1099 18th Street
Denver, Colorado 80202

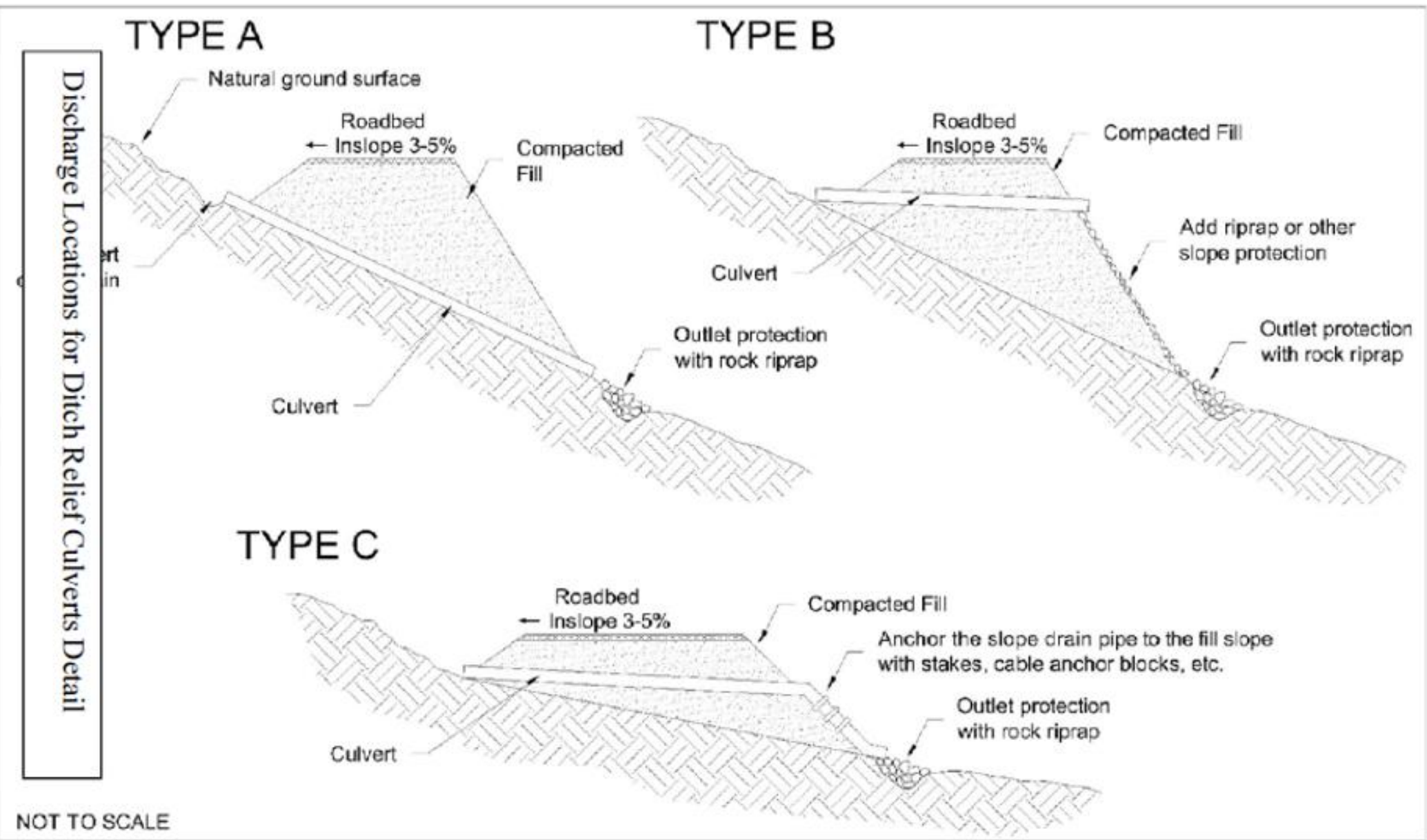
LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN
OUTLET DETAILS

SCALE:	VARIES	PAGE:	8 OF 10
JOB NUMBER:	22-33	DATE:	5/7/25
DRAFTED BY:	KMG	REVISED:	

Culvert



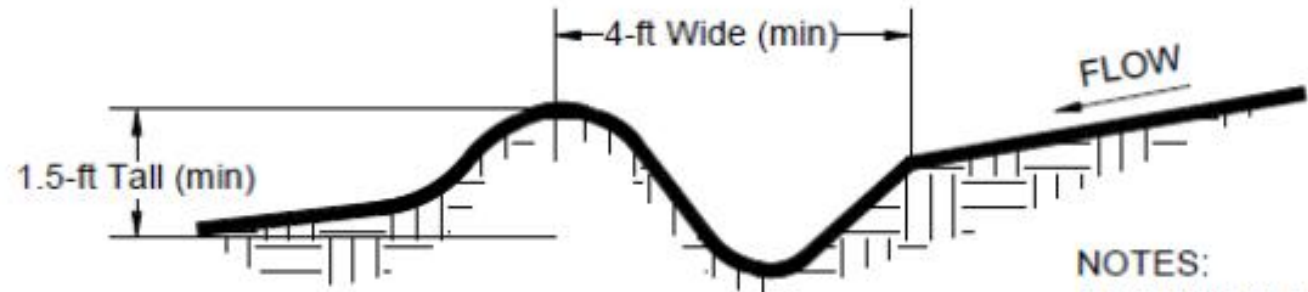
Culvert



Diversion Ditch and Berm

DD

DD-1 Temporary Diversion Ditch and Berm



NOTES:
DIVERSION SWALE SHALL SLOPE BETWEEN 0.50% AND 8% TO A STABILIZED OUTLET SUCH AS A SEDIMENT TRAP.

ALL BERMS MUST BE FULLY COMPACTED SO THAT THERE IS NO LOOSE SOIL.

Temporary and Permanent Seeding (TS/PS)

TS/PS

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species ^a (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5-10	½ - ¾
7. Sorghum	Warm	5-10	½ - ¾
8. Winter wheat	Cool	20-35	1 - 2
9. Winter barley	Cool	20-35	1 - 2
10. Winter rye	Cool	20-35	1 - 2
11. Triticale	Cool	25-40	1 - 2

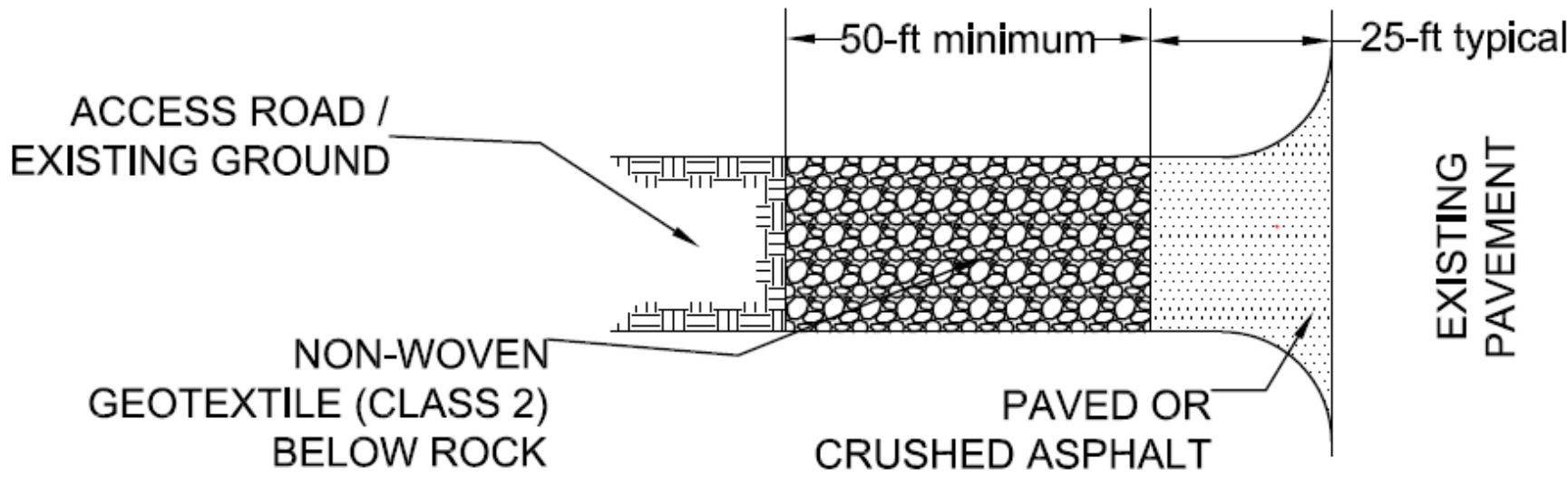
^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

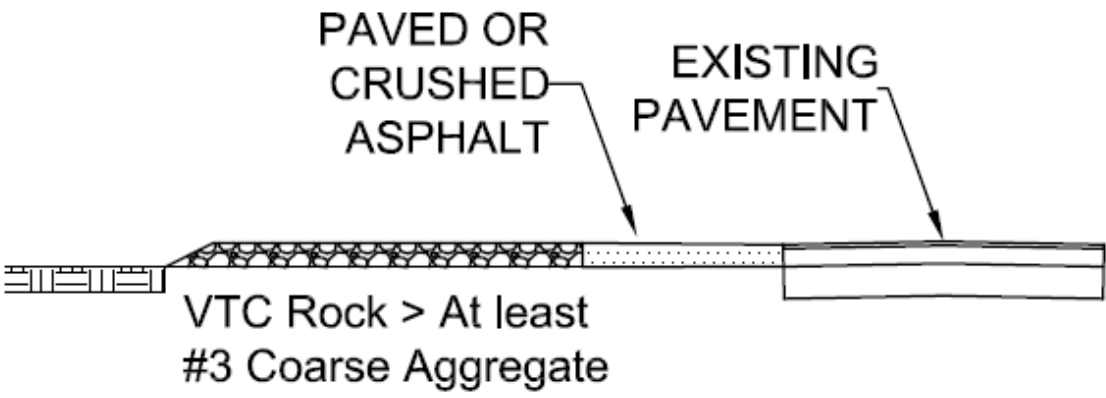
^b Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

(VTC) VEHICLE TRACKING CONTROLS



PLAN VIEW
N.T.S



CROSS-SECTION
N.T.S

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LAVENDER
STORM DRAINAGE CONSTRUCTION PLAN
BMP TYPICALS (A)

SCALE:	VARIES	PAGE:	9 OF 10
JOB NUMBER:	22-33	DATE:	5/7/25
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Sediment Trap

Table 1. Sediment Trap Sizing Chart for 4:1 Fill Slopes, 3' Deep, (ft^2)

	Approximate Pad Fill Height, B (ft)					
	2	4	6	8	10	12
Total Ditch and Berm Diversion Length (A1+A2), In Pad Fill Portion, Diverting to Low Point Sediment Trap(ft)	Area of 3.0' Deep Sediment Trap (ft^2)					
200	100.00	100.00	100.00	100.00	130.00	150.00
300	100.00	100.00	120.00	150.00	190.00	230.00
400	100.00	100.00	150.00	200.00	250.00	300.00
500	100.00	130.00	190.00	250.00	320.00	380.00
600	100.00	150.00	230.00	300.00	380.00	450.00
700	100.00	180.00	270.00	350.00	440.00	530.00
800	100.00	200.00	300.00	400.00	500.00	600.00
900	120.00	230.00	340.00	450.00	570.00	680.00
1000	130.00	250.00	380.00	500.00	630.00	750.00
1100	140.00	280.00	420.00	550.00	690.00	830.00
1200	150.00	300.00	450.00	600.00	750.00	900.00
1300	170.00	330.00	490.00	650.00	820.00	980.00
1400	180.00	350.00	530.00	700.00	880.00	1050.00
1500	190.00	380.00	570.00	750.00	940.00	1130.00
1600	200.00	400.00	600.00	800.00	1000.00	1200.00
1700	220.00	430.00	640.00	850.00	1070.00	1280.00
1800	230.00	450.00	680.00	900.00	1130.00	1350.00
1900	240.00	480.00	720.00	950.00	1190.00	1430.00
2000	250.00	500.00	750.00	1000.00	1250.00	1500.00

- Ditch and berm diversion length used to size sediment trap is measured only along the fill portion of the pad.
- Measure along the outer edge of the diversion berm.
- If multiple low point sediment traps are used because of site conditions, only include the diversion length draining to the sediment trap being constructed when sizing.
- Approximate Pad fill height (B) shall be measured at the low point, or where the sediment trap is being constructed, and rounded up to the nearest interval in Table 1.

Sediment Trap



Sediment Trap



Sediment Trap



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Denver, Colorado 80202

LAVENDER STORM DRAINAGE CONSTRUCTION PLAN

BMP TYPICALS (B)

SCALE:	VARIES	PAGE:	10 OF 10
JOB NUMBER:	22-33	DATE:	5/7/25
DRAFTED BY:	KMG	REVISED:	

SITE SAFETY AND EMERGENCY ACTION PLAN



**1099 18th Street, Suite 700
Denver, Colorado 80202**

Lavender Pad

Section 33 – T4N – R68W

Address: 18831 County Road 7

MEAD, COLORADO

Proposed Spud Date: 2nd Quarter 2026

May 2025

TABLE OF CONTENTS

SECTION 1 – APPROVAL SIGNATURES	1
SECTION 2 – SITE ADDRESS AND DIRECTIONS	2
a) Directions:.....	2
b) Ingress and egress information:	2
c) Physical Address and GPS coordinates	2
d) Emergency Evacuation/Muster Assembly Point(s).....	2
SECTION 3 – LIST OF EMERGENCY CONTACTS.....	3
a) Kerr-McGee Oil & Gas Onshore LP	3
b) First Responders (Fire, EMS, HazMat)	3
c) Local, State, and Federal Contacts.....	3
d) Medical Facilities	3
e) Contracted Spill Response Organization	3
f) Loss of Well Control.....	4
g) Railroad Emergency Response	4
h) Mutual-Aid	4
SECTION – 4 SITE SPECIFIC INFORMATION	5
a) Site Description.....	5
b) Nearby Schools, High Occupancy Buildings, Waterways (measured from the Disturbance Area)	5
c) Site Safety Requirements and General Safety Information.....	5
d) Safety Data Sheets (SDS)	5
e) Equipment Lists – Production Phase	6
f) Chemicals stored on-site (BBLs and Gallons).....	6
SECTION 5 – MAPS AND DRAWINGS	8
a) Project Area Map.....	8
b) Project Location Access Map and Muster Point.....	9
c) Haul Route Map.....	10
d) 2,500 Foot Buffer Area Map	11
SECTION 6 – SPILL RESPONSE AND CLEAN-UP	11
a) Spill Response	12
b) Spill Reporting.....	12
SECTION 7 – REPORTABLE QUANTITIES.....	12
a) Reportable Quantities	12
b) Reportable Requirements.....	13
SECTION 8 – EVACUATION INFORMATION.....	13
a) Evacuation Plan Procedures (public)	13
SECTION – 9 TRAINING AND EXERCISES	13
SECTION – 10 COORDINATION WITH FIRST RESPONDERS	14
SECTION – 11 PLAN REVIEW AND UPDATE PROCEDURES.....	14

SECTION 1 – APPROVAL SIGNATURES

Kerr-McGee Oil & Gas Onshore LC			
Name	Signature	Title	Date
Marcel Fuenmayor		Rockies Asset Director	
Mountain View Fire Protection District			
Name	Signature	Title	Date
Greg Wetzberger		Fire Plan Reviewer/ Inspector III	

SECTION 2 – SITE ADDRESS AND DIRECTIONS

a) Directions:

From the intersection of Weld County Road (WCR) 38 and WCR 13 (aka Colorado Blvd.), travel west to WCR 7 and turn right (north) and travel approximately 0.5 miles to the lease access road. Turn left (west) on the lease access road and travel ~700 feet to the Lavender pad.

b) Ingress and egress information:

All traffic into and out of the oil and gas location will check-in and check-out with security. All ingress and egress routes will be clearly identified and kept clear from parked/staged vehicles at all times.

c) Physical Address and GPS coordinates

- **API#** – Pending Colorado ECMC Permit Approval
- **Legal Description** – NE/4 NE/4 of Section 33, Township 4 North, Range 68 West
- **Address** – 18831 County Road 7
- **Town, CO, Zip** – Mead, Colorado
- **Lat/Long:** 40.275781, -105.002260

d) Emergency Evacuation/Muster Assembly Point(s)

For incidents, where remaining in a particular area could pose a hazard to personnel onsite, such as a fire or hazardous material release, evacuation may be required to ensure the safety of onsite personnel. In the event of an emergency, site personnel will initially be evacuated to pre-designated muster assembly points. Muster Assembly Points are identified on The Project Location Access Map on page 9 of this plan, and noted on the site-specific TRP.

- The Muster Assembly Points will be identified in section 5.b. of this plan, and identified during all site safety briefings for visitors, employees, and contract personnel.
- **Sign-In Sheets:** During drilling and completion activities all employees and approved visitors to the oil and gas location will be required to enter through a manned security checkpoint. Upon checking in, employees and visitors will be provided with a detailed safety briefing of current operations, all safety precautions that must be adhered to, and the site emergency evacuation plan. In addition, all personnel who enter the location must sign out upon their departure. Security or Supervisory personnel are required to account for all persons entering or leaving during active operations and in the event of an incident.
- Once drilling and completion activities are finalized, the site will transition to its production phase and no unauthorized personnel will be allowed on location without first contacting a company representative.

SECTION 3 – LIST OF EMERGENCY CONTACTS

a) Kerr-McGee Oil & Gas Onshore LP

Name	Office Phone	Emergency/Cell
Kerr-McGee Oil & Gas Onshore LP Integrated Operations Center (IOC) 1099 18 th Ave. Denver CO 80202	720-929-6000	970-515-1500
Kerr-McGee Oil & Gas Onshore LP Front desk at Platteville office 501 N. Division Blvd. Platteville, CO 80651	970-336-3500	970-515-1500
Kerr-McGee Oil & Gas Onshore LP HSE on-call Emergency Number	970-515-1500	970-515-1500
HSE–Supervisor & Safety – Lynna Scranton	720-929-6317	303-906-1711
HSE – Environmental – Erik Mickelson	970-515-1698	970-590-6256

b) First Responders (Fire, EMS, HazMat)

Name	Emergency Number	Non-Emergency Number
*All emergency notifications require notification to 911 first		
Mountain View Fire Protection District	911	303-772-0710 #2
Mead Police Dept.	911 & 720-652-4222	970-805-4184
Weld County Sheriff	911	970-356-4015
Colorado State Patrol	911	970-506-4999

c) Local, State, and Federal Contacts

Name	Emergency Number	Non-Emergency Number
Weld County Oil and Gas Energy Department	none	970-400-3580
Weld County Office of Emergency Management	911	970-304-6540
Colorado Energy & Carbon Management Commission (ECMC)	none	303-894-2100
Colorado Dept. of Health and Environment (CDPHE)	none	877-518-5608
Colorado Parks & Wildlife (CPW)	none	303-291-7227
National Response Center	800-424-8802	none

d) Medical Facilities

Name	Office Phone
UC Health Longs Peak Hospital	720-718-7000
Northern Colorado Medical Center	970-352-4121
Medical Center of the Rockies	970-624-2500
UC Health Greeley Hospital	970-652-2000

e) Contracted Spill Response Organization

Name	24/7 Emergency Number	Non-Emergency Number
EnviroServe	720-450-1316	800-488-0910
HSE-Environmental HAZMAT Services	303-525-3111	720-225-9252

f) Loss of Well Control

Name	24/7 Emergency Number	Non-Emergency Number
Wild Well Control, Inc.	281-353-5481	281-784-4700
Cudd Pressure Control	307-382-6650 and 713-849-2769	800-990-2833

g) Railroad Emergency Response

Name	24/7 Emergency Number
Union Pacific Railroad	888-877-7267
BNSF	800-832-5452
Great Western Railway	800-533-9416 (Office 303-398-4500)

h) Mutual-Aid

All mutual-aid coordination within Weld County will be in accordance with the current Weld County Fire Chiefs Association Mutual-Aid Agreement. In addition, due to the size of Weld County and the large number of Fire Departments that make up the Weld County Fire Chiefs Association's, Mutual-Aid may be a mixture of full-time, combination, and volunteer FD resources responding to an incident at this oil and gas location.

SECTION – 4 SITE SPECIFIC INFORMATION

a) Site Description

The Lavender Pad is a KMOG oil and gas production facility that will have twenty-two (22) horizontal oil and gas wells along with one 285-barrel crude oil storage tank (this is a condensate tank used for maintenance storage as needed) and four 285-barrel produced water tanks located inside a lined secondary containment structure.

As part of the Town of Mead permit process, the following in Chapter 16, Article X, Sec. 16-10-10 through 180 of Municipal Code address site layout, site drawings, and identify any sensitive areas and discuss any mitigation measures needed.

b) Nearby Schools, High Occupancy Buildings, Waterways (measured from the Disturbance Area)

- Schools - None within 5,280 feet of location
- High Occupancy Buildings - None within 5,280 feet of location
- Waterways – Riparian corridor 104 feet southwest of the Well Pad

c) Site Safety Requirements and General Safety Information

The minimum personal protective equipment (PPE) to enter any KMOG location includes hard hat, safety glasses, safety toe boots, four gas monitor, and fire-resistant clothing (FRC). All contractors and visitors are responsible for providing their employees with the appropriate training on and use of PPE while on KMOG locations. In addition, all contract personnel entering an KMOG location to perform work must understand and abide by KMOG's contractor expectations relating to environmental, health, and safety requirements.

The primary hazards that any person must be aware of while on an KMOG production location include, but are not limited to, the potential for release of hydrocarbon gases and/or liquids from production equipment/tanks, heavy truck and equipment traffic, loud noise, high pressures, and the potential for a flash fire. These hazards can vary depending on the work being performed.

d) Safety Data Sheets (SDS)

- **SDS:** Depending on the operations taking place on location, chemicals stored on-site may vary. In accordance with 49 CFR 1910.1200, Safety Data Sheets (SDS) will be made available for site personnel performing work and for first responders in a centralized location onsite.

e) Equipment Lists – Production Phase

Item Description	Quantity
Horizontal oil and gas wells	22
400 - barrel crude oil storage tank	0
285 - barrel produced water	4
285 - barrel condensate tank (maintenance tank only)	1

f) Chemicals stored on-site (BBLs and Gallons)

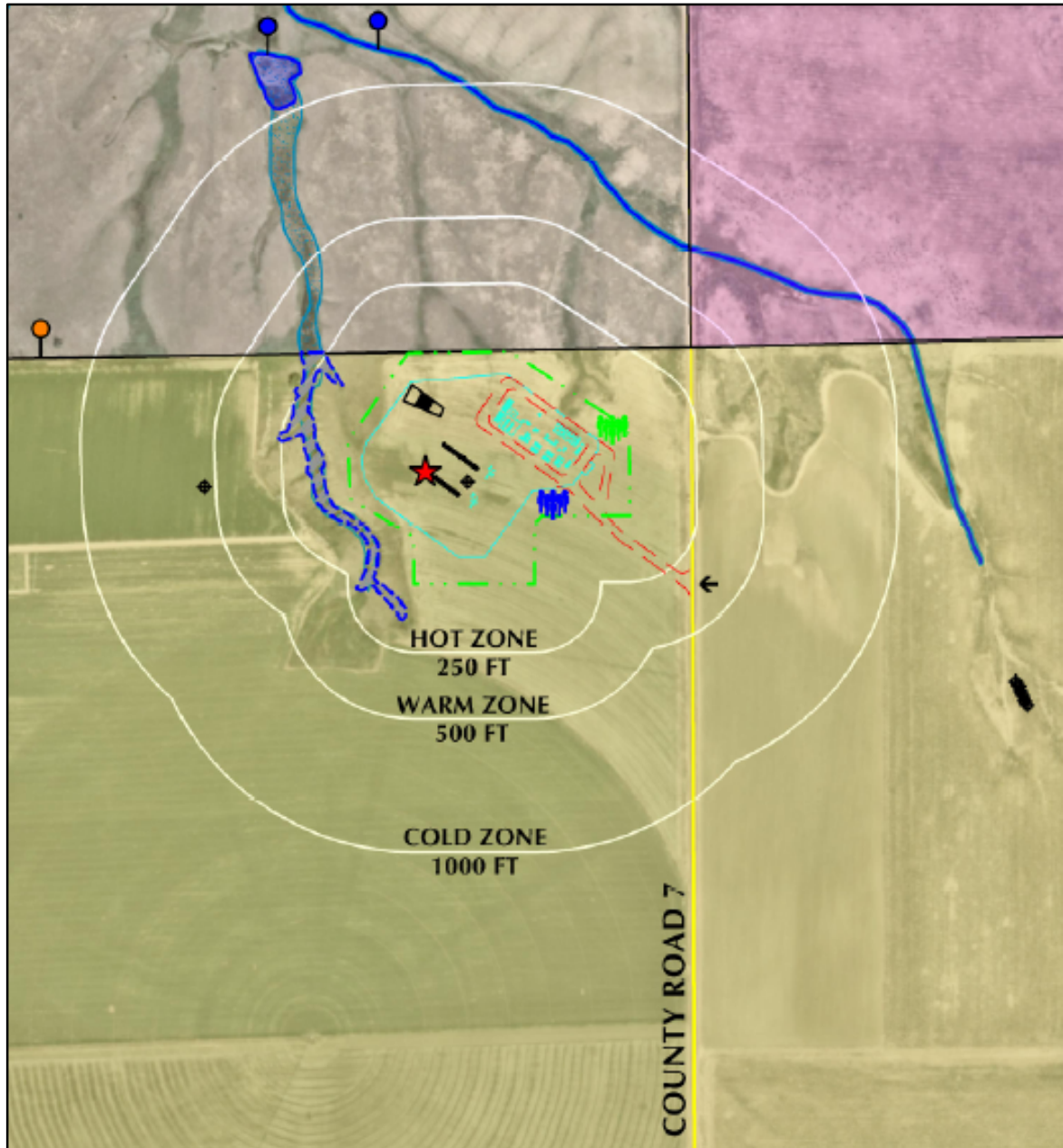
Drilling Phase			
<u>Chemicals</u> (CAPs indicate Product Name vs upper lower case is a generic chemical)	<u>Package Size</u> (Volume)	<u>Quantity</u>	<u>Comments</u>
ADAPTA L	5 gal can	128 cans	
BARAKLEAN	5 gal can	64 cans	
BAROID 41	bulk silo	45 tons	
BAROID 41	100 lb. sacks	400 sacks	
BARO-SEAL CLASSIC	40 lb. sacks	60 sacks	
Calcium Chloride	50 lb. sacks	500-600 sacks	
DRILTREAT	55 gal drum	4 drums	
FORTI-MUL	55 gal drum	16-20 drums	
Diesel	19,000 gal tank	19,000 gals	
Graphite	50 lb. sacks	60 sacks	
Lime	50 lb. sacks	200 sacks	
Odor Armor	275 gal tote	1 tote	
RHEMOD L	55 gal drum	4 drums	
Salt-Driller's Rock	50 lb. sacks	49 sacks	
Sawdust Fine	5.5 cubic foot bag	60 bags	
STOPPIT	50 lb. sacks	80 sacks	
WALL-NUT MEDIUM	50 lb. sacks	48 sacks	
Oil Based Mud (OBM)	150-500 BBL Tanks	1,800-2,200 BBLs	11 Tanks - 3 tank sizes - 150, 350 & 500 BBLs
Completions/Hydraulic Fracturing Phase			
<u>Chemicals</u>	<u>Volume</u>	<u>Units/ Quantity</u>	<u>Comments</u>
Hydrochloric Acid	4,000 Gal Transport	1	Used during first stages
HCR Synthetic Acid	4,000 Gal Transport	2	
Sodium Bicarbonate	200-300 lbs	1	Acid neutralizer
Calcium Chloride (Brine)	500 BBL Capacity	1	Winter ops only
Friction Reducer (FR)	4,500 Gal Capacity ISO	1	
Hydrochloric Acid (Biocide Trailer)	4,000 Gal Capacity	1	Biocide treatment trailer
Sodium Chlorite	2,000 Gal Capacity	1	
Sodium Hypochlorite	2,000 Gal Capacity	1	Biocide treatment trailer
Produced Water	500 BBL	4	

Diesel Fuel	16,000 Gal Capacity	1	
DEF	2,200 Gal Capacity	1	
Perforating charges	Variable	Variable	Site gate guard has diagram of location and quantity and are marked with explosive class placards.
Flowback Phase			
<u>Coil Chemicals</u>	<u>Volume</u>	<u>Units/ Quantity</u>	<u>Comments</u>
Friction Reducer	330 Gal Capacity	1	Mixing plant (chemical trailer)
Biocide	330 Gal Capacity	1	Mixing plant (chemical trailer)
Pipe on pipe lubricant	330 Gal Capacity	1	Mixing plant (chemical trailer)
Foamer	330 Gal Capacity	1	Mixing plant (chemical trailer)
Defoamer	330 Gal Capacity	1	Mixing plant (chemical trailer)
Nano beads	330 Gal Capacity	1	Mixing plant (chemical trailer)
H2S scavenger	330 Gal Capacity	1	Mixing plant (chemical trailer)
Friction reducer	330 Gal Capacity	1	Coil provider (not always on pad)
Pipe on pipe lubricant	330 Gal Capacity	1	Coil provider (not always on pad)
Liquid N2	120 BBL Transport	1	Coil provider (not always on pad)
Oil on pad	20 BBL Max Allowed	N/A	Haul off oil before it reaches 20 BBL
Diesel	500 Gal Capacity	2	Steel Tanks
Biocide	350 Gal Capacity	1	Chemical injection cube (stainless steel tub)
Oxygen scavenger	350 Gal Capacity	1	Chemical injection cube (stainless steel tub)
<u>Rig/Snub Chemicals</u>	<u>Volume</u>	<u>Units/Quantity</u>	<u>Comments</u>
Diesel	500 Gal Capacity	2	
50/50 Methanol	500 Gal Capacity	1	Winter Ops only
Bio Water	60 BBL/well	N/A	Brought out in bobtail truck
Biocide	350 Gal Capacity	1	Chemical injection cube (stainless steel tub)
Oxygen Scavenger	350 Gal Capacity	1	Chemical injection cube (stainless steel tub)
Production Phase Chemicals			
<u>Chemicals</u>	<u>Volume</u>	<u>Units/Quantity</u>	
Crude oil/Condensate	285 BBL	1	
Produced Water	285 BBL	4	

SECTION 5 – MAPS AND DRAWINGS

a) Project Area Map

Showing the following distances: 250 feet (Hot Zone), 500 feet (Warm Zone) and 1,000 feet (Cold Zone) from the Disturbance Area (DA).

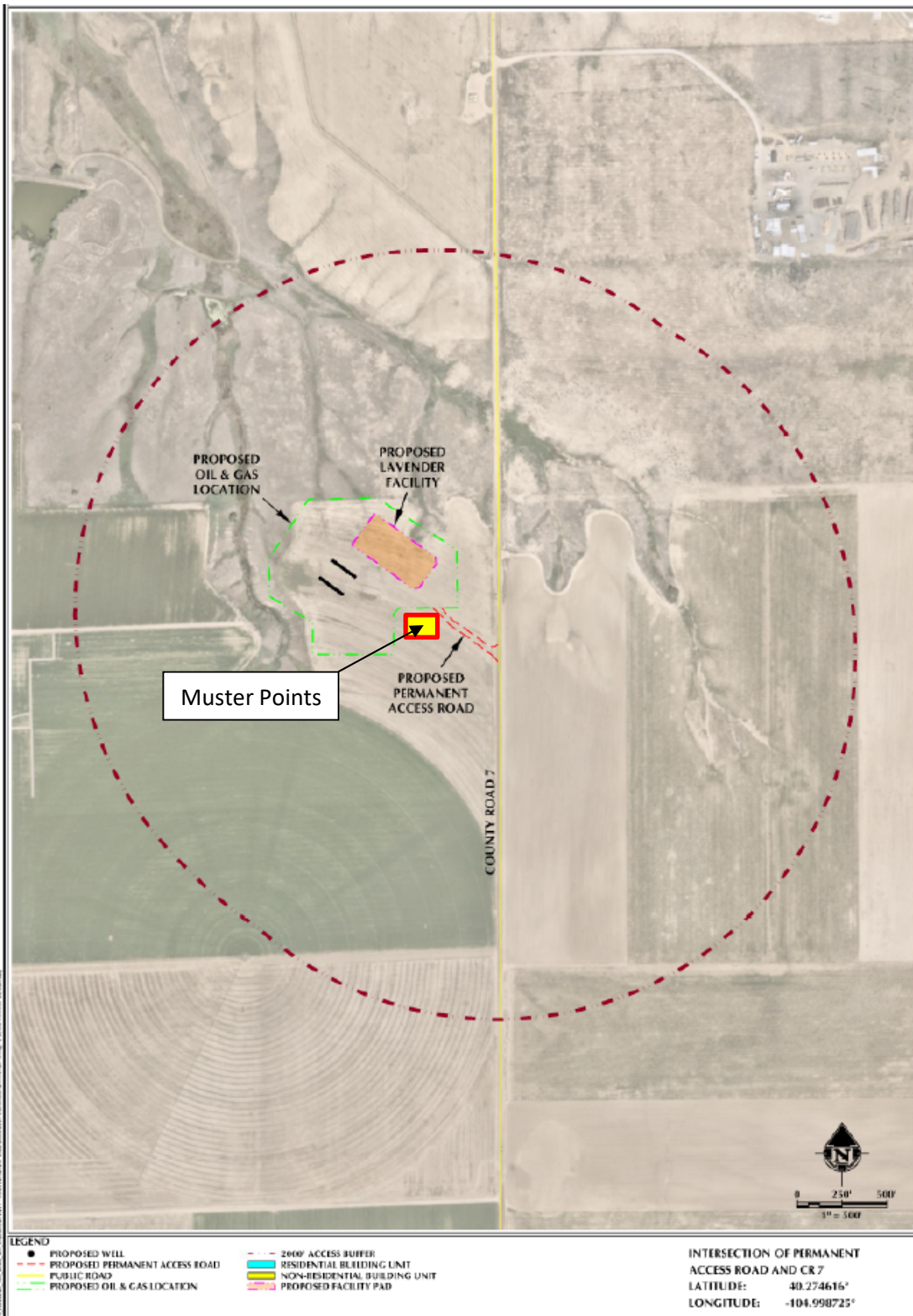


● PROPOSED WELL	PRIMARY MUSTER POINT	COMBUSTOR LOCATION	TOWN OF MEAD
○ ACTIVE WELL	SECONDARY MUSTER POINT	RIVER/DITCH/DRAINAGE	TOWN OF BERTHOUD
⊕ PLUGGED & ABANDONED WELL	PRIMARY INGRESS/EGRESS	LAKE/POND/WATERBODY	
ERG ZONE (800 METERS)	SECONDARY INGRESS/EGRESS	NW1 RIVERINE/POND/WETLAND	
PROPOSED OIL & GAS LOCATION	HOT, WARM & COLD BUFFER ZONES	RAILROAD	
WORKING PAD SURFACE	TANK BATTERY	RESIDENTIAL SUBDIVISION	
PROPOSED ACCESS ROAD	WINDSOCK	FIRE HYDRANT / WATER SOURCE	

Lavender Pad
Section 33 T4N R68W
Mead, Colorado

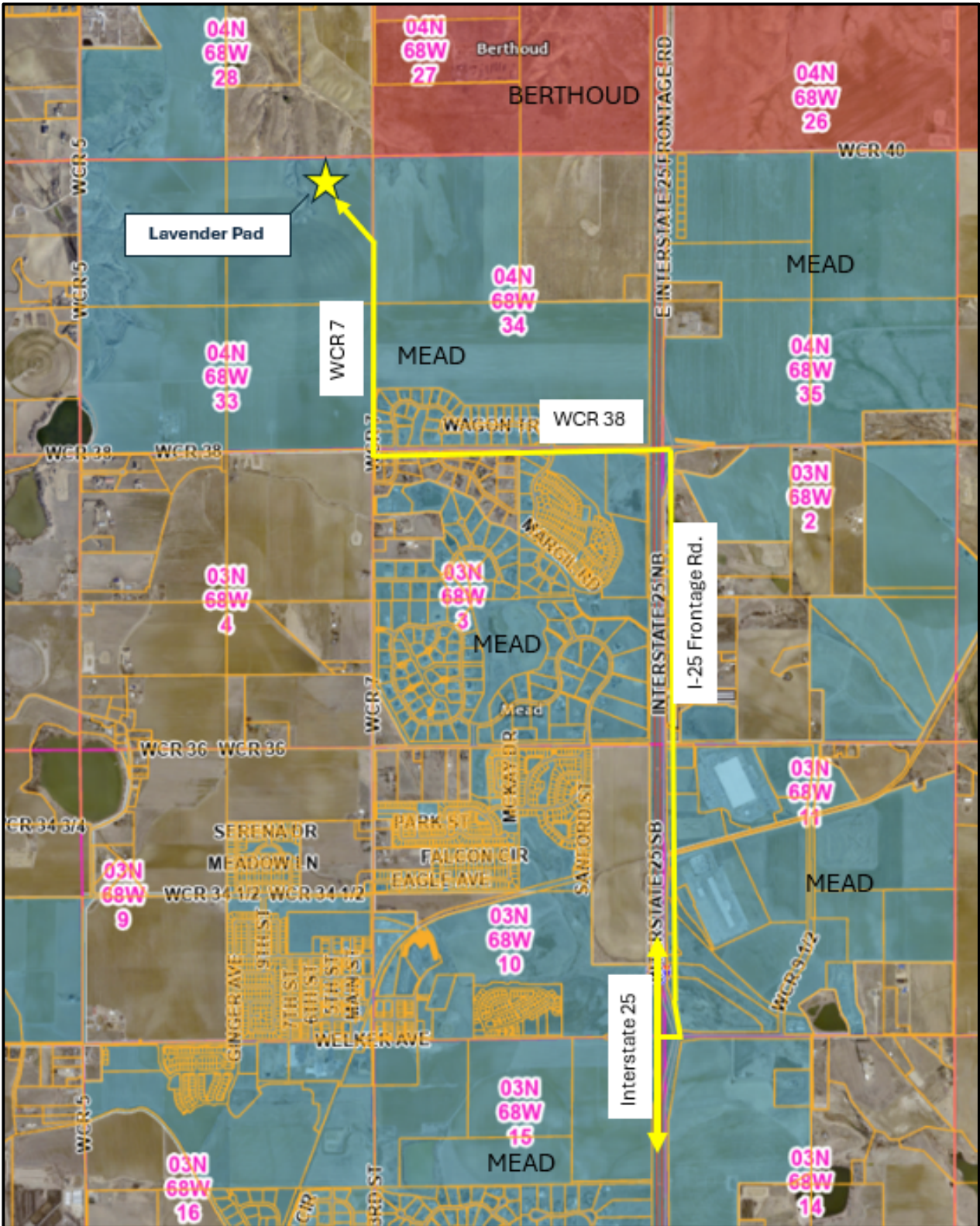
b) Project Location Access Map and Muster Point

The Primary muster point will be located at the entrance to the well pad and facility pad locations as shown below. The secondary muster point is subject to change depending on the phase of operations occurring at the location.



Lavender Pad
Section 33 T4N R68W
Mead, Colorado

c) Haul Route Map



Lavender Pad
Section 33 T4N R68W
Mead, Colorado

d) 2,500 Foot Buffer Area Map



SECTION 6 – SPILL RESPONSE AND CLEAN-UP

Lavender Pad
Section 33 T4N R68W
Mead, Colorado

a) Spill Response

There are multiple types of hydrocarbons and or chemicals stored onsite which can be released/spilled during oil and gas production and exploration. The most commonly released are unrefined products such as crude oil and produced water. Refined petroleum products such as diesel, gasoline, produced oils, and motor oil spills are less common, but still equally important to mitigate. If a spill is discovered, it will be mitigated in accordance with Colorado Energy & Carbon Management Commission (ECMC), Colorado Department of Public Health and Environment (CDPHE), and Weld County Local Emergency Planning Committees (LEPC) requirements.

Once a release has been discovered, it will be immediately stopped and contained if possible and is safe to do so. When containing a spill; a combination of sorbent rolls, pads, mats, socks, or containment boom may be deployed, or earthen berms will be constructed around the release to keep spilled material contained and from spreading. These materials will be provided by KMOG and the contract company. During a spill, efforts will be made to minimize contact with live vegetation, nearby drainage, rivers, creeks, or streams. If the release is outside of secondary containment or poses a threat to flow off site, or impact environmentally sensitive areas, the spill response contractor should be notified for cleanup assistance, if needed, and for removal and disposal of spilled materials and contaminated areas.

In the event of a large incident requiring outside assistance/cascading resources, KMOG has contracted with a several spill response organizations, listed in Section 3 of this EAP. These organizations possess a working knowledge of oil and gas operations, emergency response and the Incident Command System (ICS). Once notified, personnel can be on location within 6 hours.

b) Spill Reporting

A spill/release will be reported to the ECMC if released meets the ECMC reporting requirements per the 900 series rules. A spill/release will be reported to the CDPHE if released meets the CDPHE reporting requirements.

These regulatory guidelines will be strictly followed by KMOG and any contractors operating under KMOG guidance during all activities at the Location.

SECTION 7 – REPORTABLE QUANTITIES

a) Reportable Quantities

Mandated by Section 312 of the Emergency Planning and Community Right-To-Know Act (EPCRA) – also known as SARA Title III – the Tier II form captures information about the types, quantities, and locations of hazardous chemicals at a given facility. The form also lists contact information for the facility's designated emergency point-of-contact.

- Any facility that is required to maintain MSDSs (or SDSs) under the Occupational Safety and Health Administration (OSHA) 49 CFR 1910.1200 regulations for hazardous chemicals stored or used in the workplace.
- Facilities with chemicals in quantities that equal or exceed the lists of lists thresholds must report.
- Propane, benzene, propane, and methane are on the lists of lists and are known to be in crude oil. In addition, diesel is on the lists of lists and may be stored on oil and gas sites during construction and development.

b) Reportable Requirements

If your facility will meet the requirements under 40 CFR Part 370, you must submit your Tier II report to the State of Colorado every year before March 1st.

These regulatory requirements will be strictly followed by KMOG and any contractors operating under KMOG during all activities at the Location.

SECTION 8 – EVACUATION INFORMATION

a) Evacuation Plan Procedures (public)

The procedure to be used in alerting the public in the event of an incident which could pose a threat to life or property will be arranged and coordinated with first responders and Weld County Emergency Management.

In the event of an actual emergency, the following steps will be immediately taken:

1. The KMOG representative will immediately notify first responders (911), to warn the public of a potential chemical exposure.
2. First responders may conduct door to door evacuation notices in addition to reverse 911 and utilizing the Integrated Public Alert and Warning System (IPAWS).
3. KMOG is responsible for employees and contract personnel will monitor essential and non-essential personnel traffic on or near the incident site.
4. General:
 - a. The area included within the radius of exposure is the zone with the maximum potential hazard, per the Emergency Response Guide (ERG). When it is determined that conditions exist which create an additional area (beyond the initial zone of maximum potential hazard) vulnerable to possible hazard, public areas in the additional hazardous area will be evacuated.
 - b. In the event of an incident, after the public areas have been evacuated and traffic stopped, it is expected that local civil authorities will have arrived and within a few hours will have assumed direction of and control of the public, including all public areas.
 - c. KMOG will fully cooperate with these authorities and will exert every effort by careful advice to such authorities to prevent panic or rumors.

KMOG will dispatch appropriate personnel to the disaster site as soon as possible. The company's personnel will cooperate with and provide such information to civil authorities as they might require.

SECTION – 9 TRAINING AND EXERCISES

TRAINING: The National Incident Management System (NIMS) guides all levels of government, non-governmental organizations, and the private sector to work together to prevent, protect against, mitigate, respond to, and recover from incidents.

NIMS provides stakeholders across the whole community with the shared vocabulary, systems, and processes to successfully deliver the capabilities described in the National Preparedness System. NIMS defines operational systems that guide how personnel work together during incidents.

KMOG plays a vital role in the Incident Management System. KMOG has a significant impact on local, regional, and national economic recovery, and is part of the whole community and essential to the function of Community Lifelines.

To maximize KMOG's impact and willingness to participate in incident operations, KMOG will coordinate and integrate with first responders into a Unified Command (UC) including planning, training, and preparedness exercises. This is done

independently and within the emergency response community, such as CPRN. In addition, it is also recommended that all KMOG employees who will respond to an incident within the incident command structure have training in ICS 100, ICS 200, and ICS 700 at a minimum, for company and agency emergency response interoperability to manage a response.

EXERCISES: Exercises are an important component to test an organization's response readiness, training and familiarity with various emergency response scenarios, participation, and engagement with local and or state agencies, and to develop lessons learned to improve emergency response capabilities. Per ECMC guidance number 16, a proposed schedule and type of exercises are provided below:

SECTION – 10 COORDINATION WITH FIRST RESPONDERS

- a) KMOG will communicate site construction, drill spud, completion operations and Production Turn-In-Line dates to the Weld County Office of Emergency Management for coordination/communication with local first responders. These start dates will be provided with a minimum of 7 business days prior to commencement or change in oil and gas development operations.
- b) In the event of an emergency requiring First Responders, Unified Command will be established between the KMOG On-site Incident Command (OSIC) and First Responders present. Unified Command post will be established based on conditions present at the time of incident.
- c) KMOG HSE representative and first responders identified in this Emergency Action Plan (EAP) and Tactical Response Plan (TRP) have reviewed both documents and have discussed coordination efforts in the event of an emergency requiring first responder assistance.
- d) **Industry Mutual-Aid:** Energy companies operating in Weld County are encouraged to be members of the Colorado Preparedness Response Network (CPRN), to support mutual-aid collaboration between industry and public emergency response organizations to achieve a coordinated and effective response to an all-hazards event. KMOG is a member of CPRN.

SECTION – 11 PLAN REVIEW AND UPDATE PROCEDURES

- a) **Multi-year plan review and update:**
The KMOG Rockies Emergency Response Plan (ERP) is reviewed at a minimum over five years, but usually every year. Reviews include updating contacts, contractors, and procedures. **Post incident plan review and update:**
Post incidents that required response personnel, an after-action review (AAR) is completed with all response participants. If during the AAR it is identified that changes or updates are needed to the ERP they are done so as a corrective action within the AAR.



LAVENDER
SECTION 33, T4N, R68W
MEAD, COLORADO

LOCATION ADDRESS:

18831 County Road 7

GPS Coordinates

★ Pad Site:

Lat: 40.275781° Long: -105.002260°

All Emergencies will be reported
through 911

NOTIFICATIONS

- 1. Kerr McGee/Emergency Response Coordinator
Integrated Operations Center (IOC): 970-515-1500
- 2. Weld County Public Safety Communications:
911 and 970-350-9600 (Non-Emergency)
- 3. Fire Protection Districts:
Mountain View Fire Protection District:
911 and 303-772-0710 (Non-Emergency)
- 4. Weld County OEM:
970-350-9600

CRITICAL RECEPTORS

- IDE AND STARBOARD DITCH
- EXISTING DITCH/DRAINAGES/WATERWAYS/PONDS
- EXISTING FACILITIES
- TOWN OF MEAD
- TOWN OF BERTHOUD

- Notes:
- 1. This Tactical Response Plan is a reference tool and is intended to provide guidance during an actual event or exercise. Placement of resources may need to be adjusted according to environmental variables. It is the responsibility of emergency response personnel to be trained in response and to be able to make adjustments to the plan as needed.
 - 2. Hot, Warm, and Cold zones are measured from the Proposed Oil & Gas Location.

LEGEND

- | | | | |
|-------------------------------|---------------------------------|-------------------------------|--------------------|
| ● PROPOSED WELL | ● PRIMARY MUSTER POINT | □ COMBUSTOR LOCATION | ■ TOWN OF MEAD |
| ○ ACTIVE WELL | ● SECONDARY MUSTER POINT | — RIVER/DITCH/DRAINAGE | ■ TOWN OF BERTHOUD |
| ◆ PLUGGED & ABANDONED WELL | → PRIMARY INGRESS/EGRESS | — LAKE/POND/WATERBODY | |
| — ERG ZONE (800 METERS) | → SECONDARY INGRESS/EGRESS | — NWI RIVERINE/POND/WETLAND | |
| — PROPOSED OIL & GAS LOCATION | — HOT, WARM & COLD BUFFER ZONES | ++++ RAILROAD | |
| — WORKING PAD SURFACE | — TANK BATTERY | — RESIDENTIAL SUBDIVISION | |
| — PROPOSED ACCESS ROAD | — WINDSOCK | — FIRE HYDRANT / WATER SOURCE | |



LOVELAND OFFICE
6706 North Franklin Avenue
Loveland, Colorado 80538
Phone 970-776-4331

SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

Kerr-McGee Oil &
Gas Onshore LP
1099 18th Street
Denver, Colorado 80202

DATE SURVEYED: 12/23/24
DATE: 1/31/25
DRAFTER: JAC
REVISED:

DATA SOURCES:
-AERIAL IMAGERY COURTESY OF NEARMAP.

FIRE DEPARTMENT RESPONSE GUIDELINES		INDUSTRY RESPONSE OBJECTIVES		FACILITY INFORMATION																								
Command FIRE DEPARTMENT RESPONSE GUIDELINES		Ensure safety of the public, first responders, employees, and contractors. Minimize impact to the environment and local community. The following response objectives checklist shall be followed:		Production Facility Storage: - Oil (BBL) – 00 BBL (oil is piped off location) - Condensate Tanks – 1 (285 BBL each)– (for oil storage during maintenance as needed) - Produced Water Tank – 4 (285 BBL each) *1 Barrel (BBL) = 42 Gallons																								
COMMAND - Establish initial command post near the oil & gas location entrance. - Position should provide a clear view of the entire scene - Advise responding units and resources to stage near the location entrance. - Locate operator lease sign on location (located at the entrance /site access) - If industry personnel are not on location, call the 24-Hour Emergency Contact number located on the sign. - Establish unified command with operator on-site liaison - Develop incident action plan with the operator to mitigate incident - Strategy - <u>Always defensive unless a life safety need is identified!</u>		SAFETY – PROTECT LIFE - Evaluate and account for all personnel - Isolate all potential ignition sources - Establish site control (safe perimeter and evacuation routes) - Contact emergency services as needed (911, Fire, LEPC) - Identify hazard(s) of emitted material (obtain SDS) - Implement air monitoring around impacted area - Continually assess site hazards/risks																										
INCIDENT STABILIZATION - Implement Hazardous Materials response protocols - All personnel operating in hazard zones should be in appropriate PPE, to include a personal mobile air monitoring device - Establish Hot, Warm, Cold Zones, and ERG zones - Exposure Concerns --- Equipment, nearby structures, neighborhoods, roadways, etc. - Monitor weather conditions, especially wind direction - Air monitoring for vulnerable areas and locations around the incident. - Conduct evacuations of citizens, bystanders, and resources at risk. - Identify and address any water supply and/or foam requirements necessary to mitigate the incident		RESPONSE – INCIDENT STABILIZATION - Notify internal personnel and agencies - Assign on-site liaison to the incident commander - Establish a unified command post and field communications - Establish Hot, Warm, Cold Zones, and ERG zone - Identify and establish staging areas to support response operations - Activate emergency shutdown procedures (ESD) - Activate response action contractors for equipment and manpower as needed (e.g, Well Control, spill/HazMat clean-up, etc.)																										
SPECIAL CONSIDERATIONS - If evacuations are needed, coordinate with Weld County OEM before ordering an evacuation to establish evacuation routes, shelters, shelter in-place and to utilize IPAWS (reverse 9-1-1). - Request mutual aid apparatus and equipment asap to minimize operational delays - Consider and address any potential impacts to critical receptors identified near the location. - Consider requesting a HazMat Team if needed to assist with mitigation. - Consider requiring a fire investigation for any fire and/or explosion. - Keep the public and stakeholders informed of response activities. - Notify FAA if air Traffic restrictions are needed (requested through OEM) (<i>very large incident</i>) - Site gate guard has diagram of location and quantity of frack perforating gun charges.		ENVIRONMENTAL – PROTECT THE ENVIRONMENT - Identify, prioritize, and protect environmentally sensitive areas - Verify if water has been impacted - Implement waste handling, disposal and decontamination procedures as needed - Contain and recover spilled materials - Notify appropriate agencies																										
		SPECIAL CONSIDERATIONS Keep the public and stakeholders informed of response activities.																										
				Specific Facility Hazardous Conditions: (chemicals stored on site)																								
				<table><tr><td rowspan="5">Drilling</td><td>Diesel</td><td>19,000 Gal (1 Tank)</td></tr><tr><td>Oil Based Mud (OBM)</td><td>2,200 BBLs (11 Tanks)</td></tr><tr><td>FORTI-MUL</td><td>20 – 55 Gal Drum</td></tr><tr><td>ADAPTA L</td><td>1280 – 5 Gal Cans</td></tr><tr><td>BARAKLEAN</td><td>64 – 5 Gal Cans</td></tr></table>		Drilling	Diesel	19,000 Gal (1 Tank)	Oil Based Mud (OBM)	2,200 BBLs (11 Tanks)	FORTI-MUL	20 – 55 Gal Drum	ADAPTA L	1280 – 5 Gal Cans	BARAKLEAN	64 – 5 Gal Cans												
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				Storage Location: on the production facility																								
				*Crude oil will be removed for the location by pipeline. During maintenance operations crude oil may be stored temporarily in the condensate tank.																								
				Is Water Supply Available on Location? No																								
				Fire hydrants: None																								
				Water Storage Tanks: None																								

February 21, 2025

WILDLIFE PROTECTION PLAN

LAVENDER OIL AND GAS LOCATION
TOWN OF MEAD
WELD COUNTY, CO

PREPARED FOR:



Kerr-McGee Oil & Gas Onshore, LP
1099 18th St.
Denver, CO 80202



7674 Grandview Ave
Suite 210
Arvada, CO 80002

Contents

1. INTRODUCTION.....	1
2. LOCATION DESCRIPTION.....	1
3. DESKTOP ANALYSIS AND ON-SITE ASSESSMENT.....	1
4. SUMMARY.....	1
4.1. AQUATIC RESOURCES.....	1
4.2. WILDLIFE.....	2
5. ENERGY AND CARBON MANAGEMENT COMMISSION RULE 1202 BEST MANAGEMENT PRACTICES....	3
6. BEST MANAGEMENT PRACTICES.....	4
7. REFERENCES.....	5

Appendices

APPENDIX I: Location Figures
APPENDIX II: Photographic Log
APPENDIX III: Wetland Delineation Report
APPENDIX IV: 1202.a.(3) Waiver

1. INTRODUCTION

Two Dot Consulting, LLC (2DOT), a Montrose Environmental Company, was contracted by Kerr-McGee Oil & Gas Onshore LP (KMOG), to complete a Wildlife Protection Plan (WPP) for the proposed Lavender Pad, which includes a Working Pad Surface (WPS), multi-well pad, and production facility, hereon cumulatively referred to as, “Location” (**Appendix I**; Figure 1). This WPP has been developed pursuant to the Energy and Carbon Management Commission (ECMC; formerly Colorado Oil and Gas Conservation Commission, effective July 1, 2023, per SB23-285) Rules 304.c.(17) and 1201.a for Oil and Gas locations situated outside of Colorado Parks and Wildlife (CPW) designated High Priority Habitat (HPH). This WPP describes measures KMOG will deploy at the Location to avoid or minimize potentially adverse impacts to wildlife.

2. LOCATION DESCRIPTION

The Location is located in Township 4 North, Range 68 West, Section 33, within the Mead town boundary, in Weld County (**Appendix I**; Figure 1). Land use within the Location is agricultural.

3. DESKTOP ANALYSIS AND ON-SITE ASSESSMENT

2DOT completed a desktop review prior to conducting an on-site assessment. The desktop review was used to identify potential state and federally protected wildlife, critical high-priority habitat for state and federally protected species, surface water features, and suitable habitat for migratory and protected avian species.

2DOT conducted a desktop review that included the following resources:

- United States Fish and Wildlife (USFWS) National Wetland Inventory (NWI; USFWS 2024)
- United States Geological Survey (USGS) National Hydrography Dataset (NHD; USGS 2024)
- Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL; FEMA 2025)
- USFWS Information for Planning and Consultation (IPaC) system (USFWS 2025)
- Colorado Parks and Wildlife Habitat Maps and Survey Guidelines (CPW 2015, CPW 2021, CPW 2020)
- CPW High Priority Habitat (HPH) data layers (ECMC 2025)
- Colorado Natural Heritage Program’s (CNHP) Colorado Conservation Data Explorer (CODEX; CNHP 2025)

On January 17, 2025, 2DOT performed an on-site assessment of the Location to confirm the findings of the desktop assessment and to verify the presence of any unidentified, potentially suitable habitat for state and federally protected wildlife, critical high-priority habitat for state and federally protected species, surface water features, or suitable habitat for migratory and protected avian species.

4. SUMMARY

4.1. AQUATIC RESOURCES

The desktop analysis identified one NWI-mapped freshwater emergent wetland west of the Location (USFWS 2024; **Appendix I**: Figure 2). A wetland delineation was performed on 8/22/2024 and 01/17/2025 (**Appendix I**: Figure 3). Wetlands were delineated in accordance with the 1987 Manual and Great Plains Regional Supplement. Paired determination points (i.e., sample points) were collected within wetland and upland communities to verify the extent of wetlands within the Location. A total of five sample points were collected within the Location. Wetland sample points include those that achieved all three wetland criteria: hydrophytic vegetation, hydric soil, and hydrology.

During the on-site assessment on 1/17/2025, 2DOT verified the NWI-mapped wetland feature to the west, within 500 feet of the Location (**Appendix I**; Figure 2). This wetland feature receives runoff from the surrounding irrigated agricultural fields and contains surface water that flows north. A full wetland delineation report is included in **Appendix III**.

There are no FEMA-mapped floodplains within the Location (FEMA 2025).

4.2. WILDLIFE

USFWS provides developers with the IPaC tool for developments that could potentially affect USFWS resources such as: migratory birds, proposed or listed species under the Endangered Species Act (ESA), critical habitat, inter-jurisdictional fishes, certain marine mammals, wetlands, coastal barrier units, or National Wildlife Refuge lands. This information can help identify what impacts to these resources are likely to occur from a development. The USFWS IPaC identifies eight federally listed species that may occur within the Location: eastern black rail (*Laterallus jamaicensis*), piping plover (*Charadrius melodus*), whooping crane (*Grus americana*), pallid sturgeon (*Scaphirhynchus albus*), monarch butterfly (*Danaus plexippus*), Suckley's cuckoo bumble bee (*Bombus suckleyi*), Ute ladies'-tresses (*Spiranthes diluvialis*), and western prairie fringed orchid (*Platanthera praeclara*; USFWS 2025). The desktop and on-site assessment confirmed that no suitable habitat exists within the Location that would support the presence of the eight federally listed species identified by the USFWS IPaC tool.

Colorado's current State Wildlife Action Plan (SWAP; CPW 2015) was developed in partnership with CPW and other stakeholders and approved by the USFWS in 2015. A revised version of the SWAP is being drafted by CPW in coordination with USFWS to be reviewed in September 2025; any updates to the SWAP should be considered in future site plans and construction schedules for the proposed Location. CNHP's CODEX can be utilized for an environmental review to provide recommendations on development planning, siting, design, construction, and operation when proposed development may intersect environmentally sensitive habitats. The CNHP CODEX identifies five state listed species and species of special concern that have the potential to occur within the Location: Preble's meadow jumping mouse (*Zapus hudsonius preblei*), burrowing owl (*Athene cunicularia*; BUOW), ferruginous hawk (*Buteo regalis*), black-tailed prairie dog (*Cynomys ludovicianus*), and common garter snake (*Thamnophis sirtalis*; CNHP 2025). The desktop and on-site assessment confirmed that no suitable habitat exists within the Location that would support the presence of Preble's meadow jumping mouse or common garter snake.

During the on-site visit on 1/17/2025, 2DOT confirmed the presence of potentially suitable BUOW habitat (active black-tailed prairie dog colony), within the Location and extending into a 0.25-mile buffer of the Location boundaries (**Appendix I**: Figure 4). BUOW are protected under the Migratory Bird Treaty Act (MBTA) and are listed as a threatened species in Colorado. CPW recommends no surface disturbing activities within 0.25-mile (400 meters) of an active BUOW nest burrow during the nesting season (March 15 – August 31) for industrial scale construction (CPW 2021). KMOG will survey for burrowing owls within 0.25-mile of the Location in accordance with CPW protocol if construction is planned during the nesting season. Additionally, 2DOT confirmed the presence of potentially suitable nesting habitat for ferruginous hawks (low trees and/or shrubs) within 0.5-mile of the Location. CPW recommends NSO/NGD within 0.5-mile of a ferruginous hawk nest site, and no permitted or authorized human activities within 0.5-mile of nests from February 1 - July 15 (CPW 2020).

CPW recommends NSO and/or NGD for occupied nests of various raptor species that nest in Colorado. These nesting seasons range from December 1 through July 31 and spatial buffers range from 0.25-mile

to 0.5-mile from occupied nests, depending on the species (CPW 2020). During the on-site visit on 1/17/2025, 2DOT confirmed the presence of suitable habitat for migratory birds (disturbed, rocky terrain, agricultural areas, disturbed grasslands, etc.) and protected avian species within 0.5-mile of the Location. Three potential raptor nests (Nest_1380, Nest_1340, and Nest_580) were present and unoccupied (**Appendix I: Figure 4**). Pre-construction raptor nest surveys and migratory bird ground nest surveys in accordance with CPW and ECMC recommended protocols, respectively, will be conducted during the nesting season prior to vegetation removal. If an active nest(s) is identified and operations fall within a CPW recommended species buffer, KMOG will consult with CPW.

2DOT confirmed no mapped HPH habitat exists within the Location (ECMC 2025). During the on-site visit on 1/17/2025, 2DOT confirmed no unique habitat features exist that would support the presence of HPH species. The nearest HPH-mapped aquatic habitat, Aquatic Native Species Conservation Waters, is over 1 mile northwest of the Location within the Little Thompson River system (**Appendix I: Figure 5**).

There are no known federally listed species, floodplains, or high priority habitat features that would be adversely impacted from the Construction activities.

5. ENERGY AND CARBON MANAGEMENT COMMISSION RULE 1202 BEST MANAGEMENT PRACTICES

In accordance with ECMC (2024) Rule 1202, Operating Requirements, KMOG will maintain compliance with applicable operating requirements as outlined below:

1. Per Rule 1202.a.(1)., The Location is not within black bear habitat; therefore, the directive to utilize appropriate bear-proof facilities that produce or store trash does not apply.
2. Per Rule 1202.a.(2). A. & B., KMOG will disinfect water suction hoses and water tanks withdrawing from or discharging into natural surface waters using a CPW-approved disinfectant or with water greater than 140° F for at least 10 minutes.
3. Per Rule 1202.a.(3)., KMOG has obtained a 1202.a.(3). waiver from CPW due to the proposed placement of chemical storage and refueling areas within 500 feet of the OHWM of a wetland. The 1202.a.(3) waiver ensures that any potential impacts to this resource has been adequately addressed or mitigated (**Appendix IV**).
4. Per Rule 1202.a.(4).A., B., & C., KMOG does not utilize pits in the DJ Basin; therefore, the directive to fence and net or install other CPW-approved exclusion devices on new or existing drilling pits, production pits, and other pits does not apply.
5. Per Rule 1202.a.(5)., KMOG will install wildlife escape ramps every ¼ mile for any trenches that are left open for more than 5 consecutive days.
6. Per Rule 1202.a.(6)., KMOG will use CPW-recommended seed mix based on present soil conditions for interim and final reclamation conducted pursuant to Rules 1003 and 1004 and when consistent with the Surface Owner's approval and any local soil conservation district requirements.
7. Per Rule 1202.a.(7)., KMOG will use CPW-recommended fence designs when consistent with the Surface Owner's approval and any Relevant Local Government requirements.
8. Per Rule 1202.a.(8)., KMOG will conduct all vegetation removal necessary for operations outside of the nesting season for migratory birds (April 1 to August 31) or will need to conduct pre-construction nesting migratory bird surveys within the approved disturbance area prior to any vegetation removal during the nesting season if hazing or exclusion devices were not installed prior to April 1.

9. Per Rule 1202.a.(9)., KMOG does not utilize pits in the DJ Basin; therefore, the directive to treat drilling pits, production pits, and any other pits to control mosquito larvae that may spread West Nile virus to Wildlife Resources does not apply.
10. Per Rule 1202.a.(10).A. - E., The nearest High Priority Habitat identified in Rule 1202.c.(1).Q–S that is hydraulically downgradient from the WPS is greater than 1,000 feet away; therefore, additional directives for these situations do not apply.
11. Per Rule 1202.b., The project does not intersect an HPH or perennial stream; therefore, the directive to bore, rather than trench, pipeline/utility crossings of perennial streams identified as aquatic High Priority Habitat does not apply.

6. BEST MANAGEMENT PRACTICES

Additionally, KMOG will implement the following site-specific BMP practices to mitigate any potential environmental impacts:

- Inform and educate employees and contractors on wildlife conservation practices, including no harassment or feeding of wildlife.
- Protect culvert inlets from erosion and sedimentation and install energy dissipation structures at outfalls.
- Implement fugitive dust control measures.
- Install screening or other devices on the stacks and on other openings of heater treaters or fired vessels to prevent entry by migratory birds.
- Mow or brush hog vegetation where appropriate, leaving root structure intact, instead of scraping the surface, where allowed by the surface owner.
- Limit access to oil and gas access roads where approved by surface owners, surface managing agencies, or local government.
- Post speed limits and caution signs to the extent allowed by state regulations, local government, and land use policies.
- Use wildlife-appropriate fencing where acceptable to the surface owner.
- Use topographic features and vegetative screening to create seclusion areas, where acceptable to the surface owner.
- Use remote monitoring of well production to the extent practicable.
- Reduce traffic associated with transporting drilling water and produced liquids through the use of pipelines, large tanks, or other measures.
- Install automated emergency response systems (e.g., high tank alarms, emergency shutdown systems).
- Diesel tanks and refueling bats shall be contained in secondary containment.
- Chemical storage shall be contained in secondary containment.

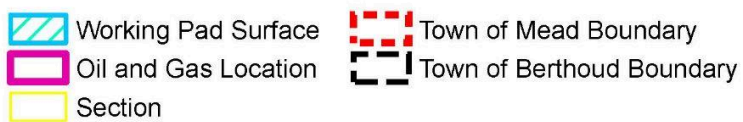
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Accessed January 22, 2025.

APPENDIX I

Location Figures

SECTION 33, TOWNSHIP 4N, RANGE 68W, TOWN OF MEAD, WELD COUNTY, CO



PREPARED BY:



7674 Grandview Ave., Ste. 210
Arvada, CO 80002

0 500 1,000
Feet

SOURCES:
Project Features, 2DOT 2025
and Kerr-McGee 2025.

PREPARED FOR:



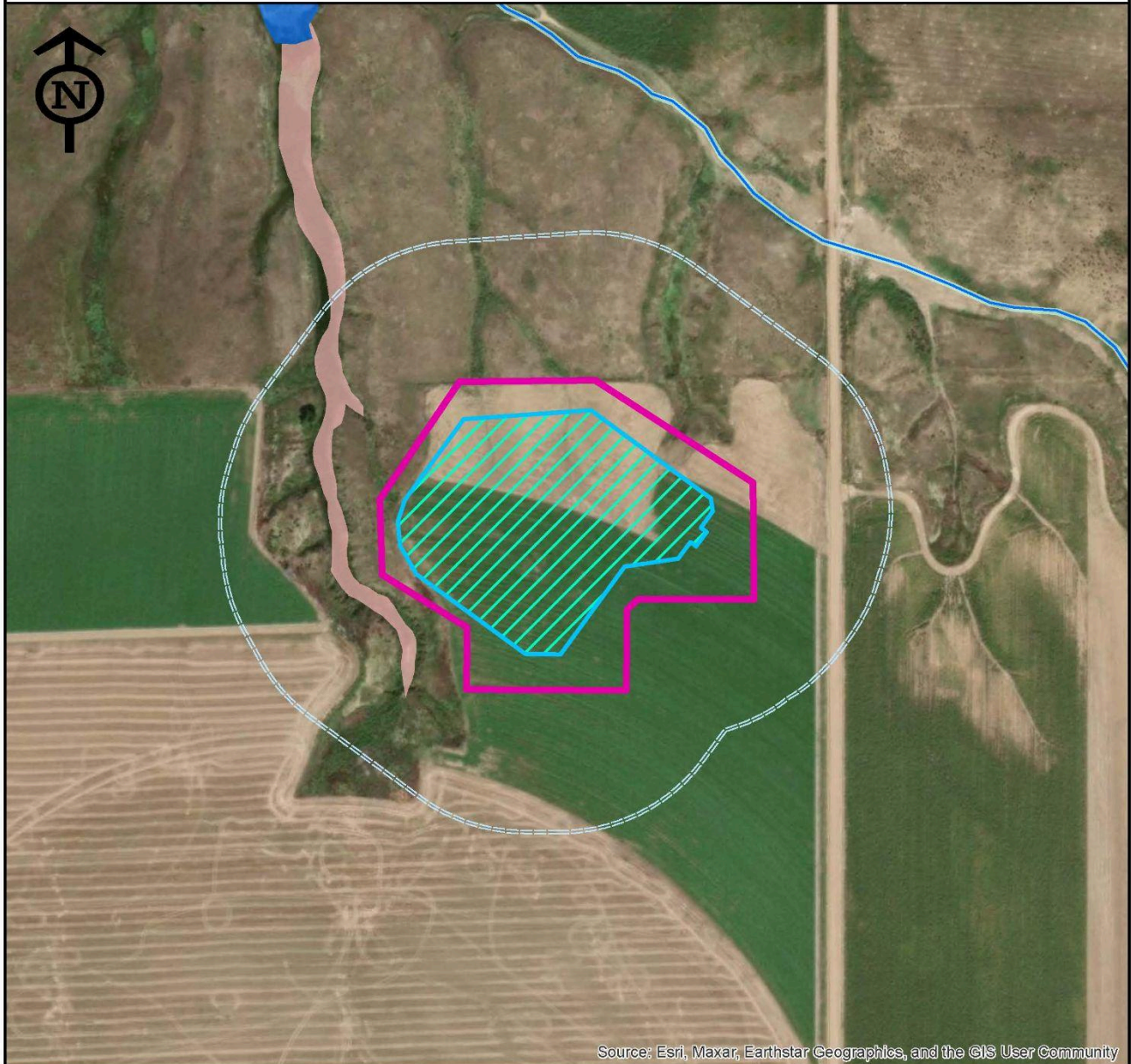
Projection: Nad83 UTM 13N Date: 2/4/2025
Drafted By: JH Reviewed By: MM

Figure 1

Figure 1. Location Overview

Lavender Pad

SECTION 33, TOWNSHIP 4N, RANGE 68W, TOWN OF MEAD, WELD COUNTY, CO



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- | | |
|--|--|
|  Working Pad Surface |  NHD Mapped Stream |
|  Oil and Gas Location |  NWI Mapped Freshwater Emergent Wetland |
|  WPS 500ft Buffer |  NWI Mapped Freshwater Pond |
| |  NWI Mapped Riverine |

PREPARED BY:



7674 Grandview Ave., Ste. 210
Arvada, CO 80002

0 200 400
 Feet

SOURCES:
Project Features, 2DOT 2025
and Kerr-McGee 2025.

PREPARED FOR:



Projection: Nad83 UTM 13N Date: 1/21/2025
Drafted By: KW Reviewed By: MM

Figure 2

Figure 2. Hydrology Overview

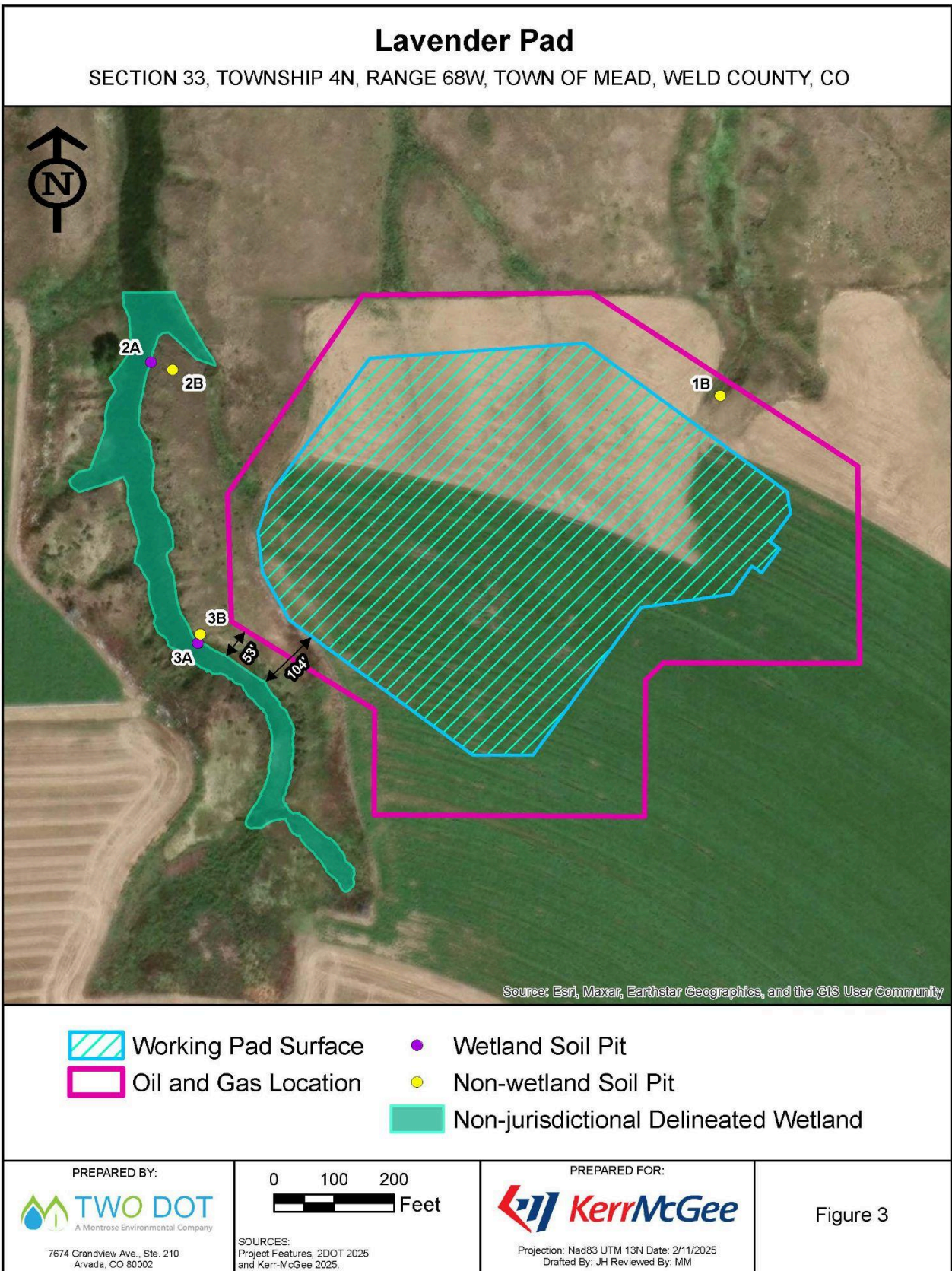
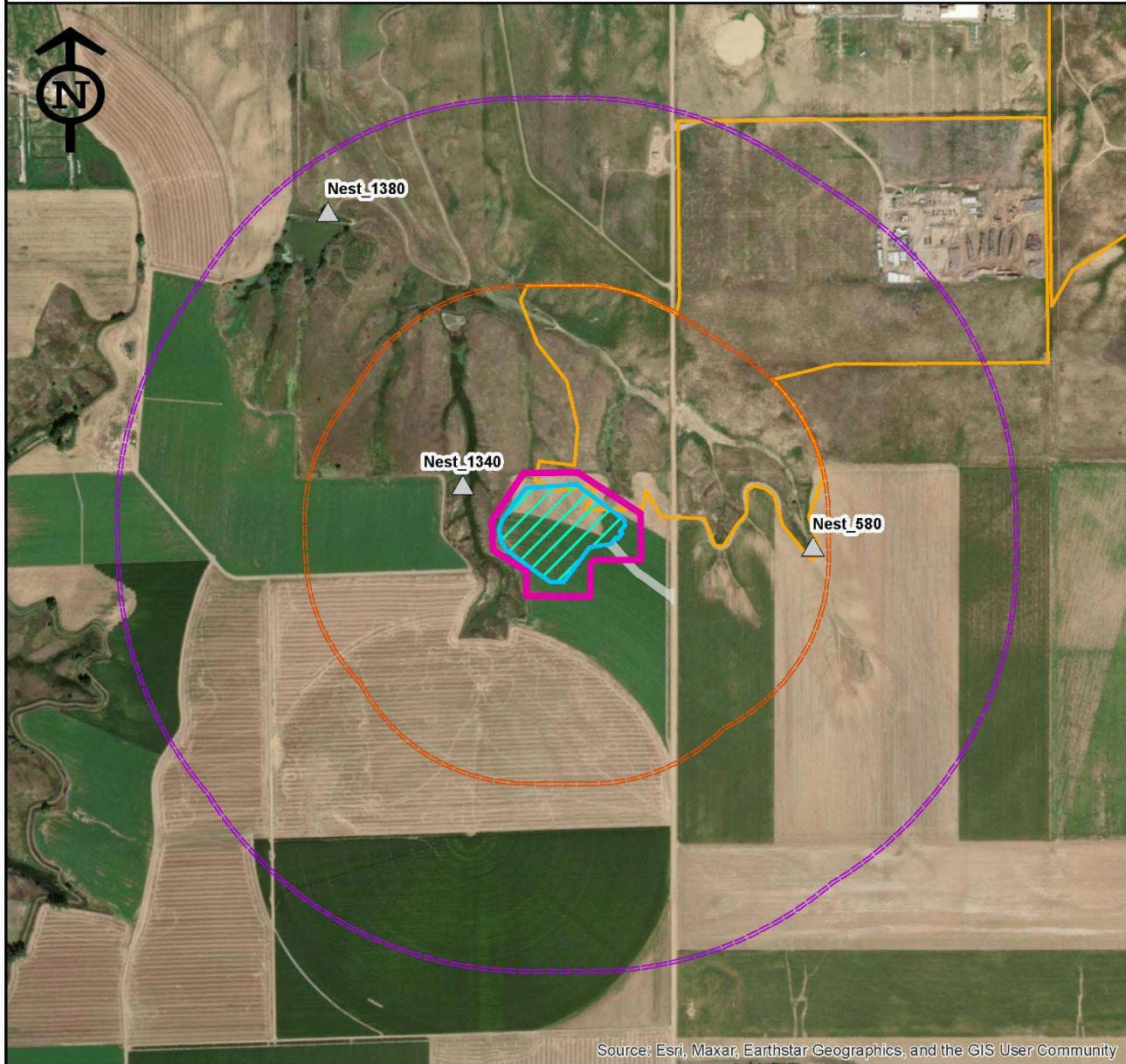


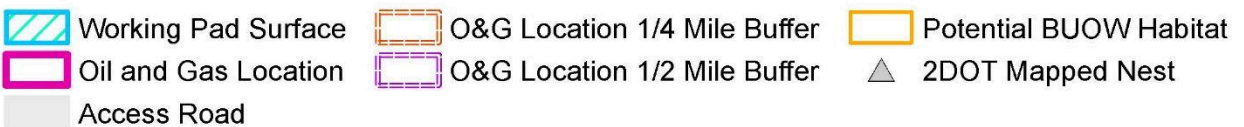
Figure 3. Wetland Delineation

Lavender Pad

SECTION 33, TOWNSHIP 4N, RANGE 68W, TOWN OF MEAD, WELD COUNTY, CO



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



PREPARED BY:



7674 Grandview Ave., Ste. 210
Arvada, CO 80002

0 500 1,000
Feet

SOURCES:
Project Features, 2DOT 2025
and Kerr-McGee 2025.

PREPARED FOR:



Projection: Nad83 UTM 13N Date: 2/4/2025
Drafted By: JH Reviewed By: MM

Figure 4

Figure 4. Wildlife Overview

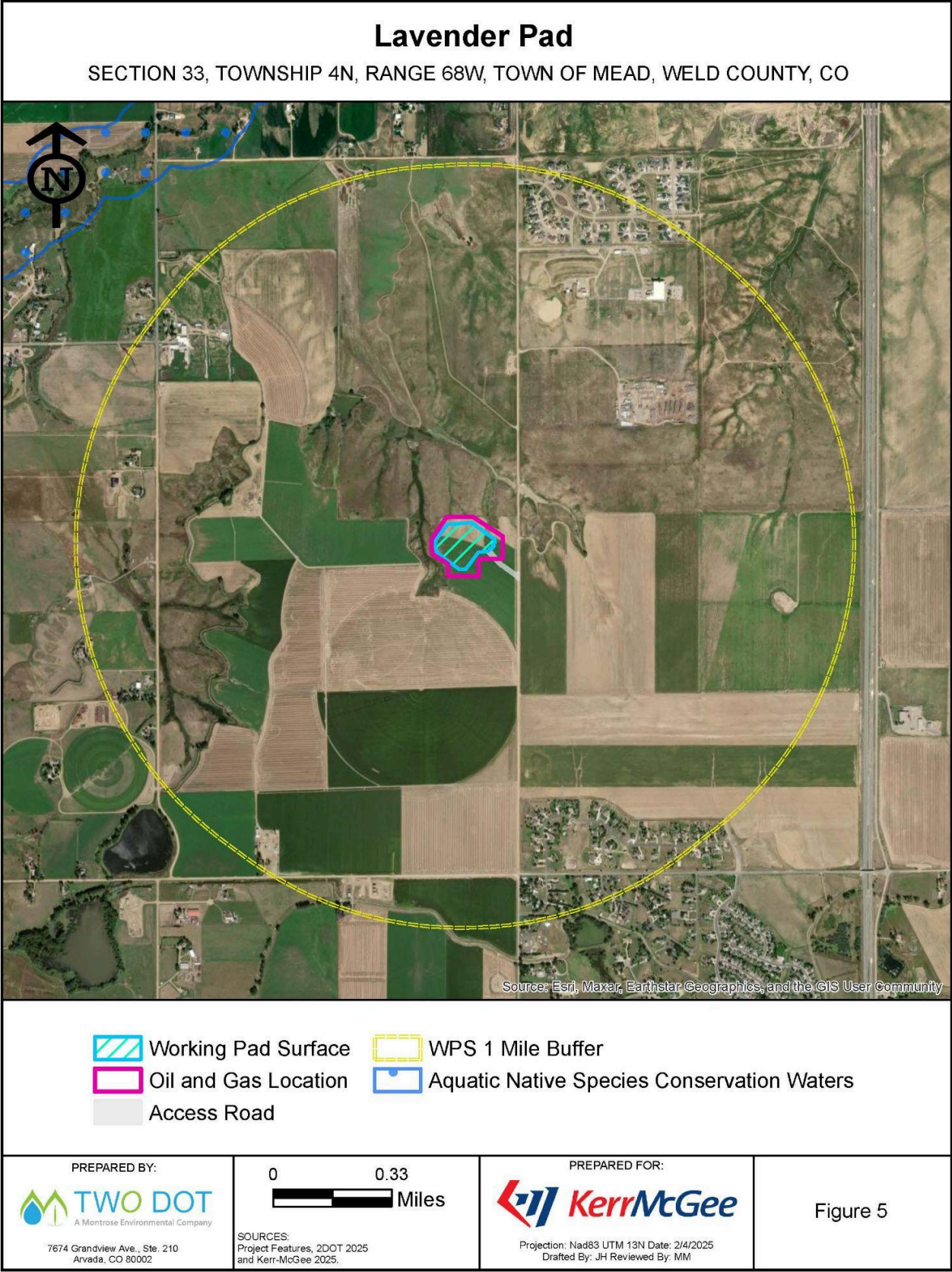


Figure 5. High Priority Habitat

APPENDIX II

Photographic Log



Photograph 1. Representative photo of the Site, viewing north.



Photograph 2. Representative photo of the Site, viewing east.



Photograph 3. Representative photo of the Site, viewing south.



Photograph 4. Representative photo of the Site, viewing west.

APPENDIX III

Wetland Delineation Report

WETLAND ASSESSMENT AND DELINEATION REPORT

LAVENDER OIL AND GAS PAD
TOWN OF MEAD
WELD COUNTY, COLORADO

PREPARED FOR:



Kerr-McGee Oil & Gas Onshore LP
1099 18th St.
Denver, CO 80202

PREPARED BY:



7674 Grandview Ave
Suite 210
Arvada, CO 80002

February 21, 2025

Table of Contents

1.0 INTRODUCTION	1
1.1 ECOLOGY	1
1.2 WATERSHED AND HYDROLOGY	1
1.3 JURISDICTIONAL WATERS OF THE UNITED STATES	1
1.4 REGIONAL REGULATION	2
2.0 METHODS	2
2.1 DESKTOP REVIEW	2
2.1.1 AERIAL PHOTOGRAPH REVIEW	2
2.1.2 NRCS SOIL SURVEY	3
2.1.3 NATIONAL WETLAND INVENTORY AND NATIONAL HYDROLOGY DATASET	3
2.2 WETLAND DELINEATION METHODOLOGY	3
2.3 DELINEATOR STATEMENT OF QUALIFICATIONS	3
3.0 RESULTS	3
3.1 WETLAND VEGETATION	4
3.2 WETLAND SOILS	4
3.3 WETLAND HYDROLOGY	4
4.0 RECOMMENDATIONS	4
5.0 REFERENCES	5

Attachments

ATTACHMENT I: *Project Figures*

ATTACHMENT II: *Wetland Determination Field Forms*

ATTACHMENT III: *Photographic Log*

1.0 INTRODUCTION

On behalf of Kerr-McGee Oil & Gas Onshore LP (KMOG), Two Dot Consulting (2DOT), a Montrose Environmental Company, has performed a wetland assessment to quantify the extent of aquatic resources in proximity to the proposed Lavender Oil and Gas Pad, which consists of a Disturbance Area and a Working Pad Surface within Town of Mead that will include a multi-well and production facility pad, hereon referred to collectively as the “Location”. The Location is located in Township 4 North, Range 68 West, Section 33 in Town of Mead, Weld County, Colorado. The wetland assessment included a desktop assessment to characterize ecological conditions within and adjacent to the Location, followed by an on-site delineation of wetland boundaries and associated Ordinary High Water Marks (OHWM). 2DOT conducted a preliminary wetland assessment in November 2023, and conducted subsequent delineations in August 2024 and January 2025.

1.1 ECOLOGY

The Location is located within the Central High Plains – Southern Part Major Land Resource Area (MLRA). This MLRA encompasses much of eastern Colorado and is comprised of predominantly (>50%) rangeland. Croplands comprised approximately 35% of this MRLA. Soils in this MRLA are generally well drained and are commonly loamy or clayey. This MRLA receives an average of 13-20 inches of precipitation annually and is dominated by short grass prairie communities (NRCS 2022).

1.2 WATERSHED AND HYDROLOGY

The Location is located within the Dry Creek-Little Thompson River Watershed and the Handy Reservoir-Little Thompson River subwatershed (HUC: 101900060503), which encompasses approximately 36 square miles of Weld County (USGS 2025a). The nearest potential Waters of the United States (WOTUS) includes the Little Thompson River, located approximately 1.5 miles north of the Location. Little Thompson River is mapped as National Wetland Inventory (NWI) riverine and is labeled by NHD as a perennial stream.

1.3 JURISDICTIONAL WATERS OF THE UNITED STATES

Per Section 404 of the Clean Water Act (CWA), impacts to Waters of the U.S. (WOTUS) require a U.S. Army of Corps of Engineers (USACE) permit. WOTUS include navigable waters and their tributaries such as open waters and areas with an ordinary high water mark (OHWM; other waters). Wetlands that have a continuous surface connection to these areas may also be WOTUS under USACE jurisdiction. The USACE defines wetlands as “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (USACE, 1987). The USACE typically only takes jurisdiction over other waters or wetlands that flow to or have a surface connection to navigable waters. Only the USACE has the authority to make jurisdictional determinations.

On August 29, 2023, the U.S. Environmental Protection Agency (EPA) and USACE issued a final rule to amend the final “Revised Definition of ‘Waters of the United States’” that was published in the *Federal Register* on January 18, 2023. This final rule conforms the definition of “waters of the United States” to the U.S. Supreme Court’s May 25, 2023, decision in the case of *Sackett v. Environmental Protection Agency*. Parts of the January 2023 Rule are invalid under the Supreme Court’s interpretation of the Clean Water Act in the *Sackett decision*. Therefore, the agencies have amended key aspects of the regulatory text to conform to the Court’s decision. The conforming rule, “Revised Definition of ‘Waters of the United States’; Conforming,” was published in the Federal Register and became effective on September 8, 2023. Approximately half the states are following the 2023 Rule. The other states, including Wyoming, are following pre-2015 regulations consistent with Sackett.

The EPA and USACE have provided a definition of WOTUS subject to federal jurisdiction under the CWA (USACE 2023). WOTUS are considered:

- Traditional Navigable Waters (TNWs), territorial seas, and interstate waters (i.e., WOTUS),
- Impoundments of WOTUS,
- Tributaries to WOTUS or WOTUS impoundments,
- Wetlands adjacent to WOTUS, and their jurisdictional tributaries and impoundments, and
- Intrastate lakes and ponds, streams, or wetlands not identified above.

In order to be under CWA/USACE jurisdiction the features listed above must flow directly or indirectly through another water or waters to a WOTUS. Additionally, the feature must meet the relative permanence standard or have a significant nexus to downstream WOTUS.

- The relatively permanent standard encompasses surface waters that have flowing or standing water year-round or continuously during certain times of the year. There is no minimum flow duration. Relatively permanent waters do not include surface waters with flowing or standing water for only a short duration in direct response to precipitation, but they do include waters from melting snowpack.

1.4 REGIONAL REGULATION

Wetlands protected under Section 404 of the Clean Water Act (CWA) are assessed using the 1987 Corps of Engineers Wetland Delineation Manual, hereon referred to as the “1987 Manual”. The USACE has since published Regional Supplements to 1987 Manual to address regional variation in wetland criteria. The Location is located within the Great Plains Region and is subject to the 2010 Great Plains Regional Supplement (Version 2.0), which takes precedence over the 1987 Manual, where applicable. The Great Plains Regional Supplement is divided into 5 subregions or Land Resource Regions (LRRs), including the Northern Great Plains (LRR F), Western Great Plains (LRR G), Central Great Plains (LRR H), Southwestern Prairies (LRR J), and the Southwest Plateaus and Plains (LRR I). The Location is located in LRR G.

2.0 METHODS

2.1 DESKTOP REVIEW

A review of available information was performed via desktop prior to performing an on-site visit to identify aquatic resources in the immediate vicinity of the Location. The following data sources were used to characterize aquatic resources:

- Aerial photographs of the Location, including Google Earth Imagery.
- U.S. Department of Agriculture, NRCS, Soil Survey of Weld County (Soil Survey Staff 2025) and NRCS National Hydric Soil List.
- NWI data and NRCS National Hydrography Dataset (NHD) data (USFWS 2025 and USGS 2025b).
- Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) data (FEMA 2024).

2.1.1 AERIAL PHOTOGRAPH REVIEW

Aerial photographs were reviewed prior to the on-site delineation. Aerial imagery suggests one potential freshwater wetland to the west and one potential freshwater pond is present northwest of the Location. Surrounding land use appears to include agricultural, residential, and oil & gas. The Location appears to be almost entirely within a tilled agricultural field while partially intersecting undisturbed grassland on the west side.

2.1.2 NRCS SOIL SURVEY

The NRCS Web Soil Survey was used to identify soil series intersecting the Location. The Location includes the following soil series: Nunn clay loam, 1 to 3 percent slopes (63%) and Colby loam, 5 to 9 percent slopes (37%; **ATTACHMENT I: Project Figures, Figure 3**). Neither of these soils are classified as hydric (Soil Survey Staff 2025).

2.1.3 NATIONAL WETLAND INVENTORY AND NATIONAL HYDROLOGY DATASET

Data layers from the NWI indicate the extent, approximate location, and type of wetlands within the U.S. This data delineates the aerial extent of wetlands and surface waters as defined by Cowardin et al. (1979). NWI and NHD data indicates there is one freshwater emergent wetland directly west of the Location and one freshwater pond northwest of the Location (**ATTACHMENT I: Project Figures, Figure 2, USFWS 2025**).

2.1.4 FEDERAL EMERGENCY MANAGEMENT AGENCY

A review of the FEMA NFHL indicates that the Project Area does not intersect any FEMA-mapped flood zones (FEMA 2025).

2.2 WETLAND DELINEATION METHODOLOGY

The on-site wetland delineation was performed on August 22, 2024, and January 17, 2025. Wetlands were delineated in accordance with the 1987 Manual and Great Plains Regional Supplement. Paired determination points (i.e., sample points) and single determination points were collected within wetland and non-wetland (upland) communities to verify the extent of wetlands within the Location. A total of five sample points (1B, 2A, 2B, 3A, 3B) were collected (**ATTACHMENT I: Project Figures, Figure 4; ATTACHMENT II: Wetland Determination Field Forms**). Wetland sample points include those that achieved all three wetland criteria: hydrophytic vegetation, hydric soil, and hydrology.

Great Plains Regional Supplement Wetland Delineation Forms were populated at each upland and wetland sample point (**ATTACHMENT II: Wetland Determination Field Forms**). The wetland boundary was delineated using a hand-held GPS unit with sub-meter accuracy (**ATTACHMENT I: Project Figures, Figure 4**).

2.3 DELINEATOR STATEMENT OF QUALIFICATIONS

This delineation was performed by 2DOT staff well-versed in aquatic resource assessments in Colorado. 2DOT staff performing wetland delineations receive their wetland delineation training certificate from the Wetland Training Institute and have demonstrated wetland competencies in the Great Plains, Arid West, and Western Mountains, Valleys, and Coasts regions. 2DOT staff expertise include wetland delineation and mapping, biota assessments, and local, state, and federal regulatory compliance. This delineation has been reviewed by a Professional Wetland Scientist (PWS 3370).

3.0 RESULTS

No wetlands or water features intersect the Location. One wetland was delineated west of the Location. The wetland is mapped by NWI as a freshwater emergent wetland and was confirmed during the on-site delineation. Wetland determination forms were populated to determine the extent of this feature (2A, 2B, 3A, and 3B; **ATTACHMENT II: Wetland Determination Field Forms**). The wetland characteristics observed during the delineation are summarized in Sections 3.1 through 3.3. Photos of each resource are included as an attachment (**ATTACHMENT III: Photographic Log**). One potential wetland was identified in the northeast portion of the Location, however it lacked hydric soils (1B; **ATTACHMENT II:**

Wetland Determination Field Forms). This feature did not exhibit an OHWM and was classified as an upland swale.

3.1 WETLAND VEGETATION

Dominant hydrophytic vegetation within the wetland plant community included narrowleaf cattail (*Typha angustifolia*; **ATTACHMENT II**: Wetland Determination Field Forms). Within the Great Plains Region, narrowleaf cattails exhibit an obligate wetland status.

3.2 WETLAND SOILS

The wetland soils were noted as predominantly clay loam. Primary hydric soil indicators observed included depleted matrix (F3). Redox features were observed throughout the soil matrix at low concentrations.

3.3 WETLAND HYDROLOGY

Primary indicators of hydrology observed at wetland sample points included high water table (A2), saturation (A3), and inundation visible on aerial imagery (B7). Few secondary indicators were observed including saturation visible on aerial imagery (C9), geomorphic position (D2), and FAC-Neutral Test (D5).

4.0 RECOMMENDATIONS

The potentially non-jurisdictional wetland contains flowing surface water and has potential connectivity to the Ide and Starboard Ditch north of the Location. Only the USACE has the authority to determine whether the delineated wetland is considered WOTUS that is subject to regulation under Section 404 of the CWA. Additionally, as of January 1, 2025, the Colorado Department of Public Health and Environment (CDPHE) requires a Temporary Authorization for any person seeking authorization to discharge dredged or fill material into state waters that are not subject to federal jurisdiction. Based on the wetland delineation, KMOG will avoid any disturbance to the delineated wetland.

Based on the wetland delineation, the OHWM of a wetland is within 500 feet of the proposed chemical storage and refueling areas within the Location. KMOG has obtained a 1202a.(3). waiver from CPW per Colorado Energy and Carbon Management Commission (ECMC) Rule 1202a.(3) to ensure that any potential impacts to this resource has been adequately addressed or mitigated.

5.0 REFERENCES

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<https://www.usgs.gov/core-science-systems/ngp/national-hydrography/access-national-hydrography-products>

ATTACHMENT I

Project Figures

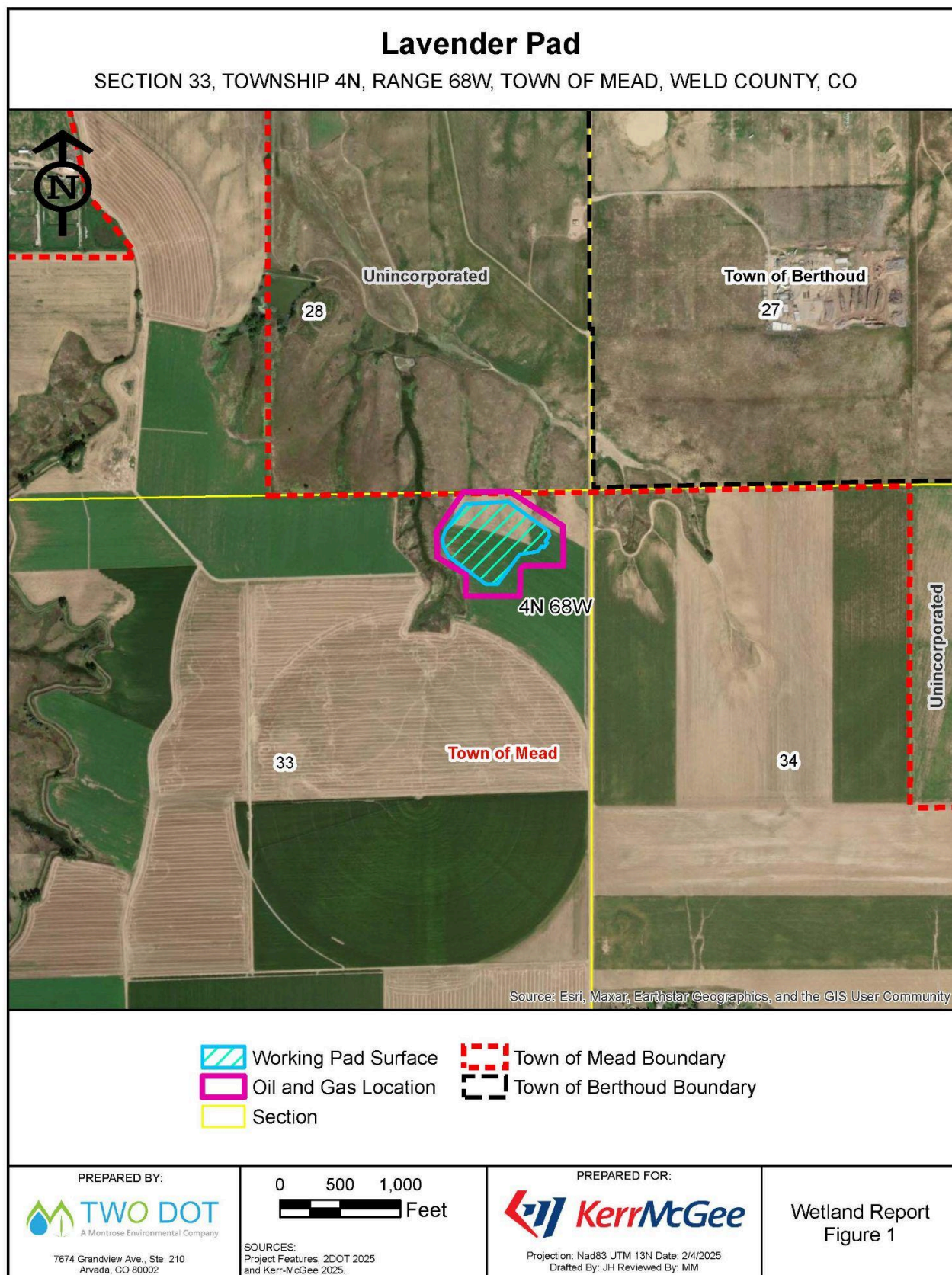


Figure 1. Location Overview

Two Dot Consulting, A Montrose Environmental Company

7674 Grandview Avenue, Suite 210 | Arvada CO 80002 | www.2dotconsulting.com

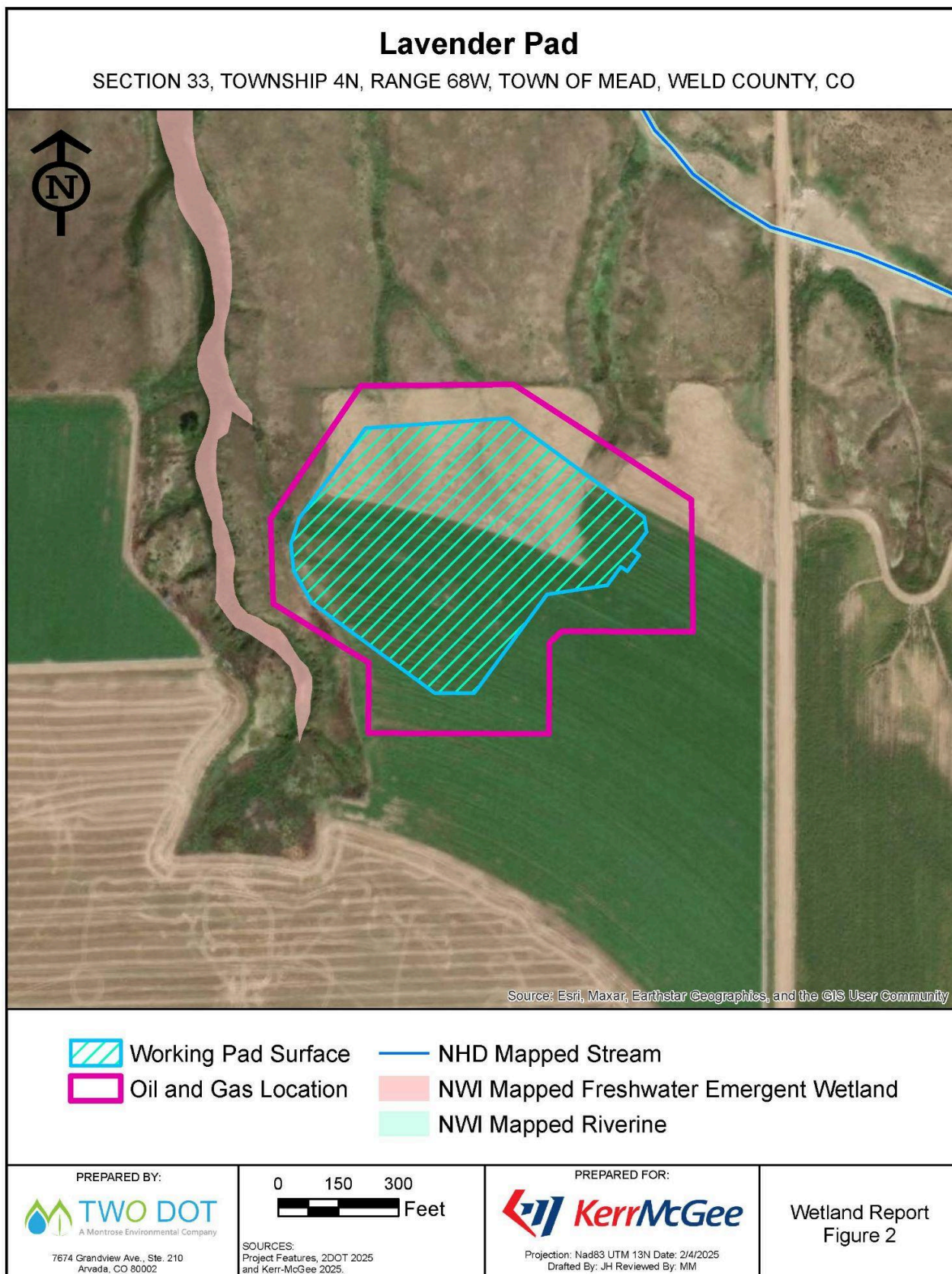


Figure 2. Hydrology Overview

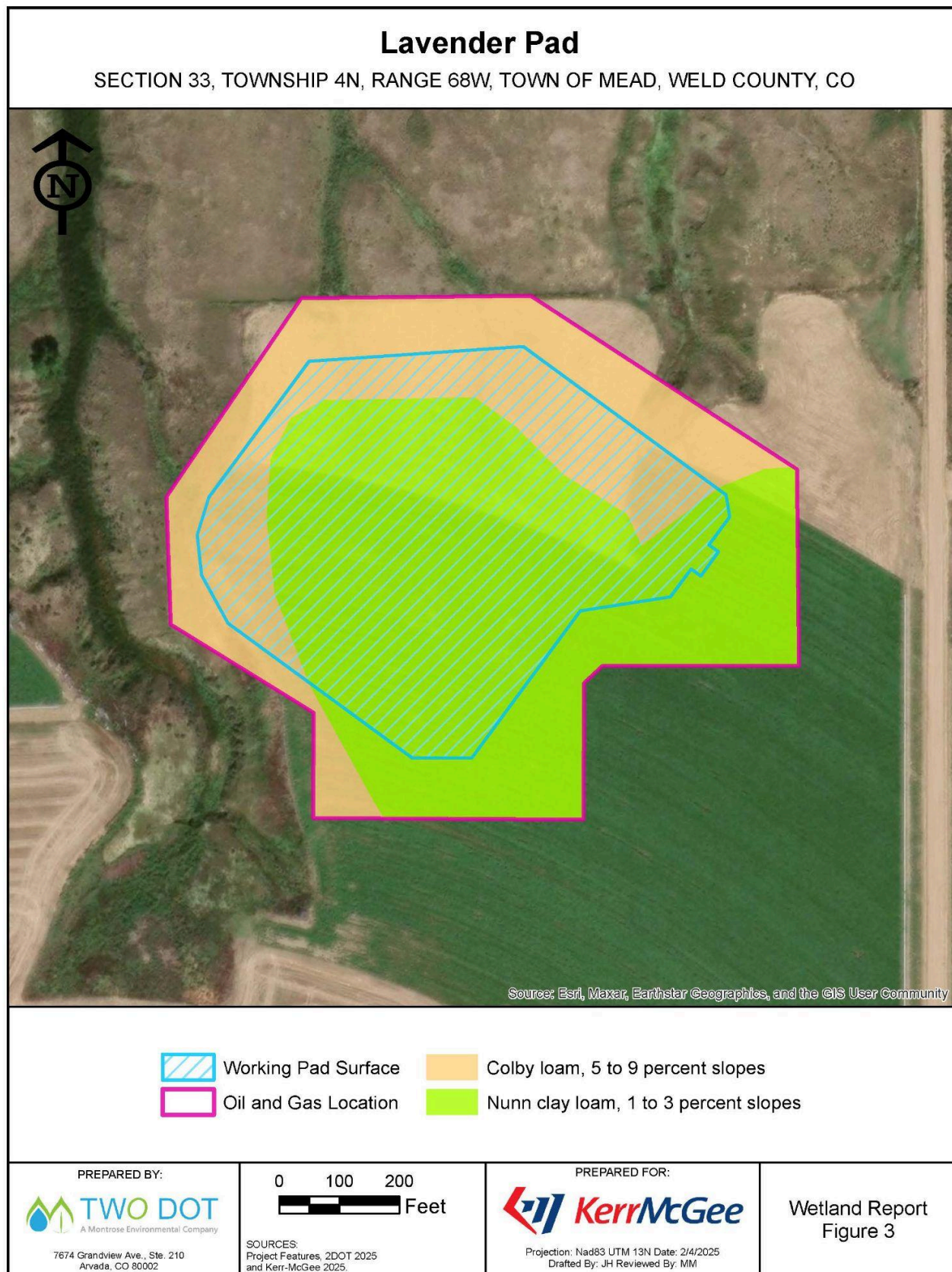


Figure 3. Soils Overview

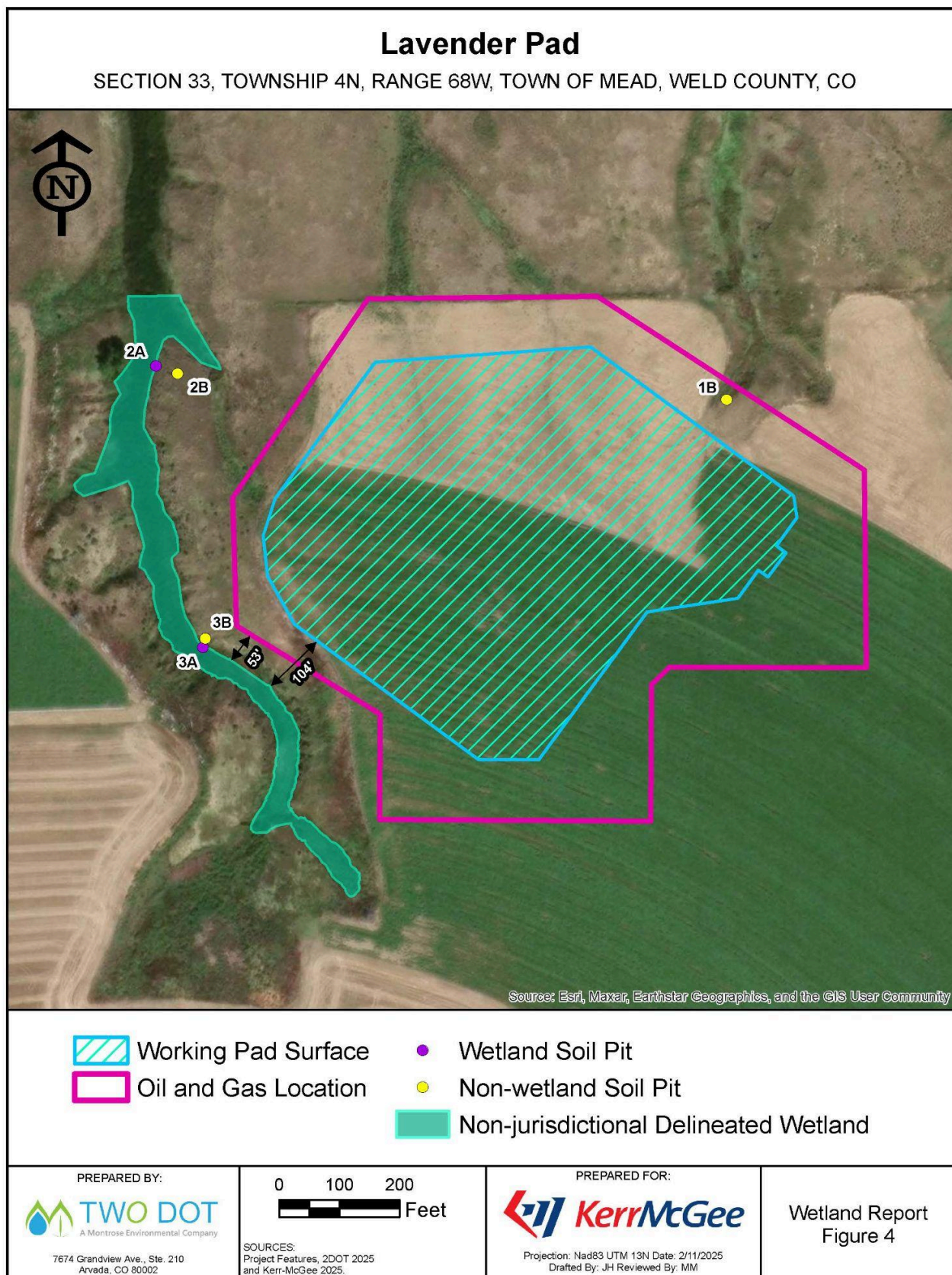


Figure 4. Wetland Delineation Overview

ATTACHMENT II

Wetland Determination Field Forms

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Lavender City/County: Weld County Sampling Date: 2024-08-22
 Applicant/Owner: Oxy State: Colorado Sampling Point: 1B
 Investigator(s): Kayla Theilig, Mary Strecker Section, Township, Range: S33 T4N R68W
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 10
 Subregion (LRR): G 67B Lat: 40.27656226 Long: -105.00036719 Datum: WGS 84
 Soil Map Unit Name: 17 - Colby loam, 5 to 9 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: Wetland criteria not met. Resource is a deep swale likely created from runoff from adjacent ag field. The swale is entirely vegetated with weeds within the project area. Resource likely becomes a wetland further down gradient, beyond the property boundary.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>60</u> x 2 = <u>120</u> FAC species <u>15</u> x 3 = <u>45</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>90</u> (A) <u>225</u> (B) Prevalence Index = B/A = <u>2.50</u>
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain)
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				
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_____ = Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐
_____ = Total Cover				
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SOIL

Sampling Point: 1B**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 10	10YR 4/3	100					Clay Loam	No hydric soil indicators present.
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16) (MLRA 72 & 73 of LRR H)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16) (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3) (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☒ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3) (where tilled)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☒ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:Surface Water Present? Yes _____ No ☒ Depth (inches): _____Water Table Present? Yes _____ No ☒ Depth (inches): _____Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos.

Remarks:

No hydrology indicators present.

Project/Site: Lavender City/County: Weld County Sampling Date: 2024-08-22
Applicant/Owner: Oxy State: Colorado Sampling Point: 2A
Investigator(s): Kayla Theilig, Mary Strecker Section, Township, Range: S33 T4N R68W
Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 3
Subregion (LRR): G 67B Lat: 40.27671396 Long: -105.00372767 Datum: WGS 84
Soil Map Unit Name: 17 - Colby loam, 5 to 9 percent slopes NWI classification: PEM1F

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>✓</u> No _____ Hydric Soil Present? Yes <u>✓</u> No _____ Wetland Hydrology Present? Yes <u>✓</u> No _____	Is the Sampled Area within a Wetland? Yes <u>✓</u> No _____
Remarks: Wetland criteria met.	

Tree Stratum (Plot size: _____)		Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1.	_____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-):	1 _____ (A)
2.	_____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 _____ (B)
3.	_____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100.00 _____ (A/B)
4.	_____	_____	_____	_____		
		_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: _____)					Prevalence Index worksheet:	
1.	_____	_____	_____	_____	Total % Cover of:	Multiply by:
2.	_____	_____	_____	_____	OBL species	90 x 1 = 90
3.	_____	_____	_____	_____	FACW species	0 x 2 = 0
4.	_____	_____	_____	_____	FAC species	0 x 3 = 0
5.	_____	_____	_____	_____	FACU species	0 x 4 = 0
		_____ = Total Cover		UPL species		
				0 x 5 = 0		
Herb Stratum (Plot size: 5 ft r _____)					Column Totals:	90 (A) 90 (B)
1.	Typha latifolia	90	✓	OBL	Prevalence Index = B/A = 1.00	
2.	_____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
3.	_____	_____	_____	_____	✓ 1 - Rapid Test for Hydrophytic Vegetation	
4.	_____	_____	_____	_____	✓ 2 - Dominance Test is >50%	
5.	_____	_____	_____	_____	✓ 3 - Prevalence Index is ≤3.0 ¹	
6.	_____	_____	_____	_____	___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7.	_____	_____	_____	_____	___ Problematic Hydrophytic Vegetation ¹ (Explain)	
8.	_____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
9.	_____	_____	_____	_____		
10.	_____	_____	_____	_____		
		90 = Total Cover				
Woody Vine Stratum (Plot size: _____)					Hydrophytic Vegetation Present?	
1.	_____	_____	_____	_____	Yes ✓ No _____	
2.	_____	_____	_____	_____		
		_____ = Total Cover				
% Bare Ground in Herb Stratum		10				

Remarks:
Hydrophytic vegetation is present with the dominant species being bulrush (<i>Typha latifolia</i>).

SOIL

Sampling Point: 2A**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 3	10YR 5/2	97	7.5YR 5/6	3	C	M	Clay Loam	
3 - 11	2.5Y 5/2	75	10YR 5/6	25	C	M	Clay	
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-								
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¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☒ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16) (MLRA 72 & 73 of LRR H)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16) (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Hydric soil indicators present. Depleted matrix and redox features present.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

- ☒ Surface Water (A1)
☒ High Water Table (A2)
☒ Saturation (A3)
☐ Water Marks (B1)
☒ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☒ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☒ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3) (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3) (where tilled)
☐ Crayfish Burrows (C8)
☒ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☒ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches): 1
 Water Table Present? Yes ☒ No ☐ Depth (inches): 7
 Saturation Present? Yes ☒ No ☐ Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos.

Remarks:

Wetland hydrology indicators present.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Lavender City/County: Weld County Sampling Date: 2024-08-22
 Applicant/Owner: Oxy State: Colorado Sampling Point: 2B
 Investigator(s): Kayla Theilig, Mary Strecker Section, Township, Range: S33 T4N R68W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 45
 Subregion (LRR): G 67B Lat: 40.27670294 Long: -105.00376325 Datum: WGS 84
 Soil Map Unit Name: 17 - Colby loam, 5 to 9 percent slopes NWI classification: PEM1F

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Wetland criteria not met.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>25</u> x 4 = <u>100</u> UPL species <u>12</u> x 5 = <u>60</u> Column Totals: <u>37</u> (A) <u>160</u> (B) Prevalence Index = B/A = <u>4.32</u>
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>) 1. <u>Ericameria nauseosa</u> <u>10</u> ☒ UPL 2. <u>Artemisia frigida</u> <u>2</u> _____ UPL 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: <u>5 ft r</u>) 1. <u>Cirsium arvense</u> <u>15</u> ☒ FACU 2. <u>Ambrosia psilostachya</u> <u>10</u> ☒ FACU 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum <u>75</u> _____ = Total Cover				

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks:

No hydrophytic vegetation present.

SOIL

Sampling Point: 2B**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 10	10YR 4/3	100					Loam	
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16) (MLRA 72 & 73 of LRR H)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16) (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3) (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3) (where tilled)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:Surface Water Present? Yes _____ No ☒ Depth (inches): _____Water Table Present? Yes _____ No ☒ Depth (inches): _____Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos.

Remarks:

No hydrology indicators present.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Lavender City/County: Weld County Sampling Date: 2025-01-17
 Applicant/Owner: Oxy State: Colorado Sampling Point: 3A
 Investigator(s): Mary Strecker, Carolyn Brown Section, Township, Range: S33 T4N R68W
 Landform (hillslope, terrace, etc.): Ravine Local relief (concave, convex, none): Concave Slope (%): 5
 Subregion (LRR): G Lat: 40.27545019 Long: -105.00348572 Datum: WGS 84
 Soil Map Unit Name: Colby loam, 5 to 9 percent slopes NWI classification: PEM1F

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: Deep ravine with surface water. Wetland criteria met.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
_____ = Total Cover				Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>60</u></td> <td>x 1 = <u>60</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>14</u></td> <td>x 4 = <u>56</u></td> </tr> <tr> <td>UPL species <u>5</u></td> <td>x 5 = <u>25</u></td> </tr> <tr> <td>Column Totals: <u>89</u> (A)</td> <td><u>161</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.80</u>	Total % Cover of:	Multiply by:	OBL species <u>60</u>	x 1 = <u>60</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>14</u>	x 4 = <u>56</u>	UPL species <u>5</u>	x 5 = <u>25</u>	Column Totals: <u>89</u> (A)	<u>161</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>60</u>	x 1 = <u>60</u>																	
FACW species <u>10</u>	x 2 = <u>20</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>14</u>	x 4 = <u>56</u>																	
UPL species <u>5</u>	x 5 = <u>25</u>																	
Column Totals: <u>89</u> (A)	<u>161</u> (B)																	
Sapling/Shrub Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
_____ = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Typha angustifolia</u>	<u>60</u>	☒	<u>OBL</u>															
2. <u>Carduus nutans</u>	<u>10</u>		<u>FACU</u>															
3. <u>Distichlis spicata</u>	<u>10</u>		<u>FACW</u>															
4. <u>Verbascum thapsus</u>	<u>5</u>		<u>UPL</u>															
5. <u>Bassia scoparia</u>	<u>4</u>		<u>FACU</u>															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
<u>89</u> = Total Cover																		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
_____ = Total Cover																		
% Bare Ground in Herb Stratum <u>11</u>																		
Remarks: Hydrophytic vegetation present and dominant.																		

SOIL

Sampling Point: 3A**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0 - 13	10YR 5/2	98	7.5YR 6/8	2	C	M	Clay Loam
-							
-							
-							
-							
-							
-							
-							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☒ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16)
- (MLRA 72 & 73 of LRR H)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16)
 (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Hydric soils present. Depleted matrix and redox concentrations present.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☒ High Water Table (A2)
☒ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☒ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3) (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3) (where tilled)
☐ Crayfish Burrows (C8)
☒ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☒ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____
 Water Table Present? Yes ☒ No ☐ Depth (inches): 8
 Saturation Present? Yes ☒ No ☐ Depth (inches): 2
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos

Remarks:

Wetland hydrology present. Three primary indicators present: high water table, saturation, and inundation visible on aerial imagery. Three secondary indicators present: saturation visible on aerial imagery, geomorphic position, and FAC-Neutral test.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Lavender City/County: Weld County Sampling Date: 2025-01-17
 Applicant/Owner: Oxy State: Colorado Sampling Point: 3B
 Investigator(s): Mary Strecker, Carolyn Brown Section, Township, Range: S33 T4N R68W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 10
 Subregion (LRR): G Lat: 40.27545788 Long: -105.00347385 Datum: WGS 84
 Soil Map Unit Name: Colby loam, 5 to 9 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☐ No ☒	
Remarks: Steep slopes down to the ravine/wetland. Wetland criteria not met.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
_____ = Total Cover				Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>55</u></td> <td>x 5 = <u>275</u></td> </tr> <tr> <td>Column Totals: <u>60</u> (A)</td> <td><u>295</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.91</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>55</u>	x 5 = <u>275</u>	Column Totals: <u>60</u> (A)	<u>295</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>5</u>	x 4 = <u>20</u>																	
UPL species <u>55</u>	x 5 = <u>275</u>																	
Column Totals: <u>60</u> (A)	<u>295</u> (B)																	
_____ = Total Cover																		
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>) 1. <u>Bouteloua curtipendula</u> <u>50</u> ☒ <u>UPL</u> 2. <u>Carduus nutans</u> <u>5</u> ☐ <u>FACU</u> 3. <u>Opuntia monacantha</u> <u>5</u> ☐ 4. <u>Yucca glauca</u> <u>5</u> ☐ <u>UPL</u> 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover																		
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ _____ = Total Cover																		
% Bare Ground in Herb Stratum <u>35</u>																		
Remarks: No hydrophytic vegetation present.																		

SOIL

Sampling Point: 3B**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 13	10YR 5/4	100					Sandy Loam	No hydric soil indicators present
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16) (MLRA 72 & 73 of LRR H)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16) (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

No hydric soil indicators present.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3) (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3) (where tilled)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:Surface Water Present? Yes _____ No ☒ Depth (inches): _____Water Table Present? Yes _____ No ☒ Depth (inches): _____Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos.

Remarks:

No wetland hydrology indicators present.

ATTACHMENT III

Photographic Log



Photograph 1. Representative photo of sample point 1B, non-wetland.



Photograph 2. Sample point 1B, soil profile.



Photograph 3. Representative photo of sample point 2A, wetland.



Photograph 4. Sample point 2A, soil profile.



Photograph 5. Sample point 2B, soil profile.



Photograph 6. Representative view of sample point 3A, wetland.



Photograph 7. Sample point 3A, soil profile.



Photograph 8. Representative view of sample point 3B, non-wetland.



Photograph 9. Sample point 3B, soil profile.

APPENDIX IV

1202.a.(3) Waiver

From: Newman - DNR, Andrew <andrew.newman@state.co.us>
Sent: Wednesday, February 19, 2025 10:40 AM
To: Schlichtemeier, Chad <Chad_Schlichtemeier@oxy.com>
Cc: Marette - DNR, Brandon <brandon.marette@state.co.us>
Subject: [EXTERNAL] Re: Wildlife Protection Plan - Lavendar Pad

Hello Chad,

Thank you for the information on Kerr McGee's Lavender Pad.

Below is Colorado Parks and Wildlife (CPW) detailed wildlife assessment for the 1202.a.(3) waiver for wetlands and aquatic features near chemical storage areas.

Rule 1202.a.(3) (creeks/wetlands) Waiver Assessment

Below is a formal description of how CPW independently assessed the operator's specific situation related to their Rule 1202.a.(3) (creeks/wetlands) waiver request. This context should give the Energy and Carbon Management Commission (ECMC), their Commissioners and the public CPW's wildlife-related perspective on this matter.

Background on Rule 1202.a.(3) and any High Priority Habitat (HPH) impacts

- Rule 1202.a.(3) is a statewide operating requirement in ECMC's 1200 Series Rules that prohibits operators from siting new staging, refueling, or chemical storage areas within 500 feet of the Ordinary High Water Mark ("OHWM") of any river, perennial or intermittent stream, lake, pond, or wetland.
- When CPW examines a proposed location for this waiver, we also examine if there are any mapped High Priority Habitats (HPH) that could be directly or indirectly impacted by this development.
- It should be understood that CPW does not have jurisdictional authority over wetlands and other waters of the U.S., as defined by the Environmental Protection Agency, the U.S. Army Corps of Engineers (USACE), and/or the Colorado Department of Public Health and Environment. However, it should be noted that regardless of USACE's jurisdictional status, both types of wetlands (jurisdictional and non-jurisdictional) fall under this rule. This assessment is only based on CPW's understanding of how this development could potentially impact wildlife and fish associated with the identified water feature and CPW's authority as defined by ECMC's regulations. Furthermore, ECMC technical staff (and in many cases, the Local Government and/or USACE) will conduct a thorough (engineering and hydrology) review of permit applications to ensure that the proposed stormwater Best Management Practices (BMPs) are protective of nearby surface water bodies and water quality.

CPW's Assessment of this Site-Specific Situation

- CPW asked Kerr McGee Oil and Gas (KMOG) to conduct a formal wetland delineation by a Professional Wetland Scientist (PWS) or an equivalently qualified wetland scientist. KMOG's environmental consultant, 2 Dot Consulting (2DOT), conducted a preliminary desktop site evaluation and formal wetland evaluation and delineation on August 22, 2024 and revisited the site on January 17, 2025.
- Results of the evaluation for the Working Pad Surface (WPS) and a 500-foot buffer were submitted to CPW in a Wetland Assessment and Delineation Report dated February 10, 2025. The field evaluation and reporting were conducted by Kayla Theilig and Mary Strecker, both of whom have received training in wetland delineation from the Wetland Training Institute. The final report was reviewed and approved by PWS #3370.
- CPW has reviewed the proposed facility layout, the Wetland Delineation Report for the Lavender pad and supplemental information provided by KMOG.

Wetland Features

- During the wetland delineation, 2DOT identified and delineated a single freshwater emergent wetland feature within the 500-foot buffer of the proposed Lavender WPS. The wetland feature is located approximately 53 feet to the west of the proposed Lavender location, and approximately 109 feet west of the WPS.
- No wetlands or other surface waters with potential to be considered as waters of the U.S. or State were observed within the WPS or Lavender location.
- The proposed Lavender location and WPS are not located within any mapped HPH areas. The nearest HPH area is located greater than one mile to the north.
- KMOG proposes the following WPS design features to avoid and minimize the potential for unintended chemical releases to reach documented aquatic features:
 - The Location would have a one to three foot high stormwater detention berm installed around the entire Lavender location.
 - The WPS would have a one to one and a half foot high stormwater detention berm installed around the entire WPS.
 - Grading of the WPS would direct stormwater to the outlets on the north and northeast of the pad away from the wetlands.
- CPW appreciates the following BMPs that will be put in place to minimize the potential for chemicals to reach the identified bodies of water and wetlands:
 - All chemical totes and refueling equipment at the Lavender location would have secondary containment systems installed to contain any unintended chemical or fluid releases.
 - All other tanks on location would be within bermed secondary containment compliant with EPA rule 40 CFR 112 Subpart A, B, C.
 - Installation of automated emergency response systems (e.g., high tank alarms, emergency shutdown systems).

Conclusion

- Therefore, because of the above discussion and because the wetland within 500 feet of the WPS is not mapped as or within a proximity where unintended chemical releases would directly or indirectly impact HPH, CPW grants KMOG this signed waiver (per the requirement discussed in ECMC Rule 1202.a.(3)) requiring chemicals to be located more than 500 ft away from the natural aquatic features.
- CPW appreciates KMOG for working collaboratively to responsibly develop this WPS while directly and indirectly protecting aquatic and wetland resources in the vicinity.

Should KMOG or ECMC have any comments about this assessment, please let us know.

Regards,

Andrew Newman

Senior Energy and Land Use Coordinator

Northeast Region



P 720.390.8823

6060 Broadway, Denver, CO 80216

andrew.newman@state.co.us | cpw.state.co.us

[CPW's Energy Webpage](#)



From: Newman - DNR, Andrew <andrew.newman@state.co.us>
Sent: Friday, February 21, 2025 9:31:10 AM
To: Schlichtemeier, Chad <Chad_Schlichtemeier@oxy.com>
Cc: Marette - DNR, Brandon <brandon.marette@state.co.us>
Subject: [EXTERNAL] Re: Re: Wildlife Protection Plan - Lavendar Pad

Thanks Chad for the clarification.

I will add this email to our files but no need to change anything on the approval from our end.

Andrew

Andrew Newman
Senior Energy and Land Use Coordinator
Northeast Region



P 720.390.8823
6060 Broadway, Denver, CO 80216
andrew.newman@state.co.us | cpw.state.co.us
[CPW's Energy Webpage](#)



Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure.

On Thu, Feb 20, 2025 at 11:16 AM Schlichtemeier, Chad <Chad_Schlichtemeier@oxy.com> wrote:

Hi Andrew,

Wanted to note an inconsistency in my email. Item 2 in the summary lists the wetlands as 109' from the WPS. This should be 104'. The nearest chemical tote or refueling will be approximately 109'. Sorry for the confusion. Please let me know if there are any changes to your approval. Thanks



NOVEMBER 11, 2025

LAVENDER - SPECIAL USE PERMIT

WELL & FACILITY PAD

MEAD BOARD OF TRUSTEES MEETING

KERR MCGEE OIL & GAS ONSHORE LP (KMOG)

2

Colorado Operations

- KMOG, a subsidiary of Oxy USA Inc., is one of the largest producers of oil and natural gas in Colorado
- In the past five years, we have drilled over ~670 horizontal wells and plugged ~ 2,245 wells
- Our employees live in more than 80 communities along Colorado's Front Range

Zero Routine Flaring

- We have achieved zero routine flaring in our Colorado operations
- Zero Flaring is just a small part of the company's global commitment to reduce GHG emissions in our operations and more efficiently use valuable methane resources

Oxy Low Carbon Ventures (OLCV)

- OLCV develops and deploys carbon capture, utilization, and sequestration (CCUS) technologies—including Direct Air Capture (DAC) and geologic storage to help reduce atmospheric CO₂ and support global net-zero goals along with its partner organizations.

Partner of Choice

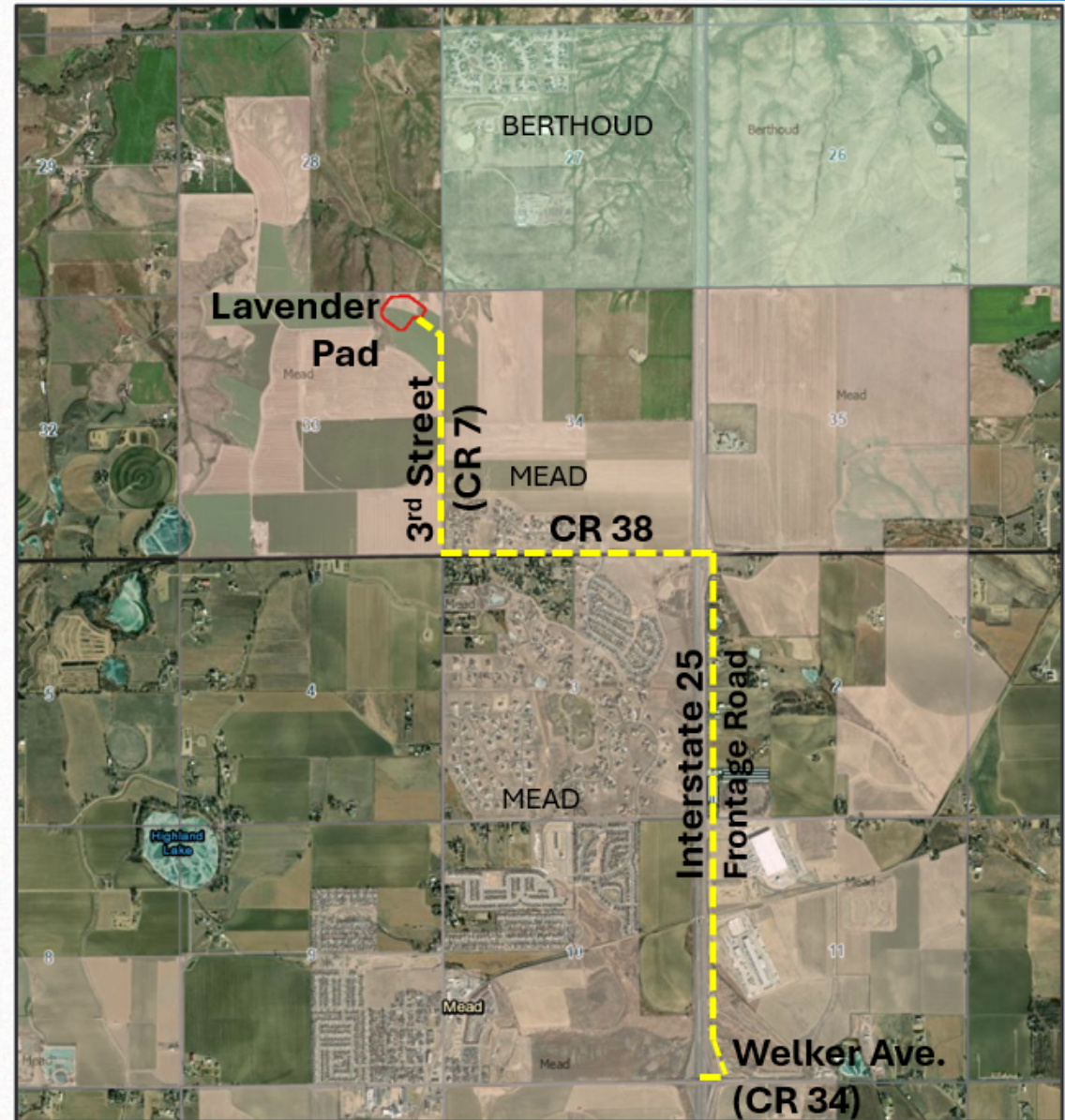
- We are committed to operating responsibly; providing safe, healthy and secure workplaces; protecting the environment; maintaining high ethical standards; upholding and promoting human rights; benefiting our stakeholders; and respecting cultural norms and values, everywhere we operate
- We are proud to be active in the communities where we operate and sponsor events like Mobile Food Pantry monthly at the Mead Methodist Church, and summer meal programs for students in the St. Vrain Valley Schools through the "Farms to Families" program, and support for the Energy Academy at Mead High School.



LAVENDER LOCATION & OVERVIEW

3

- Located northwest of the intersection of 3rd Street (aka CR 7) and CR 38
(NE/4 Section 33, Township 4 North, Range 68 West)
- Proposing 22 horizontal wells and one production facility
(11 northbound wells and 11 east bound wells)
- 2,480 mineral acres will be developed from this one surface location by using horizontal drilling
- Fully executed Surface Use Agreement (SUA)
- No homes within 2,000 ft.
(closest home is ~3,695 ft. southeast)
- Haul Route shown in yellow on the map



PHASES OF OPERATIONS &TIMELINE

- **Pad Construction begins January 2026**
 - Construction area: 15.15 acres
- **KMOG plans to develop the Lavender wells in two phases (occupations), each is planned to include 11 wells**
- **Interim Reclamation begins ~ June 2029**
 - Production area: 6.71 acres

	2026												2027												2028																	
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September									
Lavender Pad	Pad Construction		Surface Drilling		Horizontal Drilling				Completions		TOTP												Surface Drilling		Horizontal Drilling		Completions		TOTP													
							Production Facility Construction																																			 Start Interim Reclamation
	FIRST OCCUPATION												SECOND OCCUPATION																													



Schedule provided is an estimate and subject to changes based on various conditions including rig availability and economic conditions.

INDUSTRY LEADING BEST MANAGEMENT PRACTICES

5

Noise Mitigations

Utilize upgraded drilling rig with noise-reducing features and quiet completion technology with pump enclosures.

Water-on-Demand (WOD)

KMOG has over 180 miles of underground pipeline that stretch the length of the 20-mile by 30-mile field to transport water for completions phase operations.

Oil -Tankless Facility Design

The use of pipelines eliminates the need for oil storage tanks and the associated emissions and traffic with trucking oil.

Integrated Operations Center (IOC)

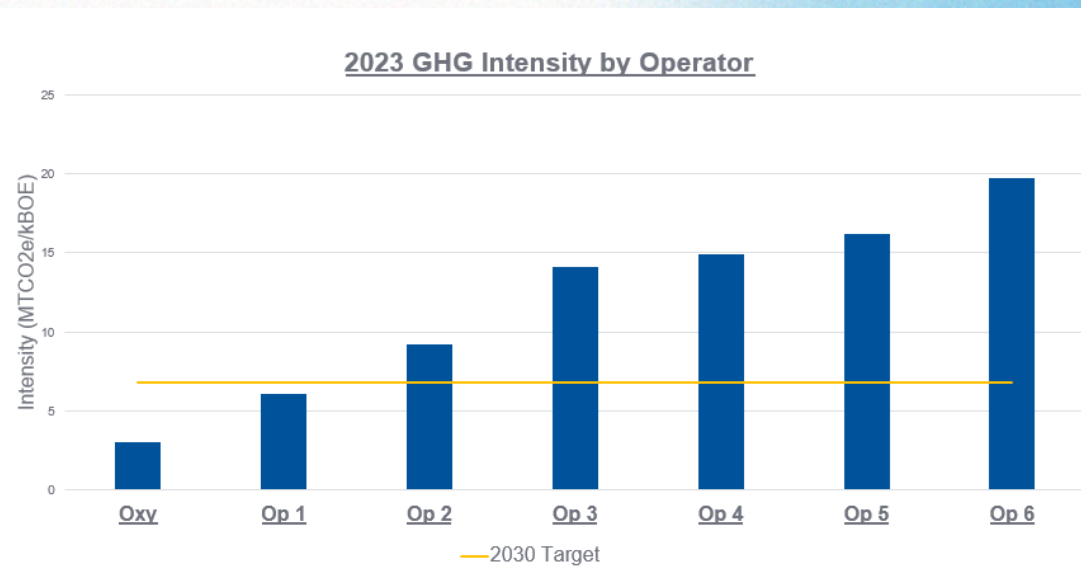
24-hour center provides real-time monitoring and remote operation capabilities for many wells, water tanks, and facilities. From the IOC, personnel can turn wells and equipment on and off, measure at tank levels, verify pressures and temperatures.

Lowest GHG Emissions Intensity

KMOG has the lowest Greenhouse Gas (GHG) emissions intensity of any majority oil and gas operator in the DJ Basin.

Stakeholder Relations Team

A resource dedicated to communities since 2014. We seek feedback and learn from stakeholders to tailor our operations. We are committed to transparency and sharing information about our operations. Provide updates on project on our website.



Leading Operator – Greenhouse Gas (GHG) Intensity

Oil & Natural Gas Annual Emissions Inventory Annual Reporting (ONGEIAR)



THANK YOU

6

Developed in 2014, our Stakeholder Relations team is a dedicated resource for community members.



Stakeholder Relations
1099 18th Street, #700 Floor,
Denver, CO 80202
Coloradostakeholder@oxy.com
www.OxyColoradoStakeholder.com



Oxy Integrated Operations Center (IOC)
970.515.1500
Real-time monitoring of wells, water tanks, and
production facilities
24 hours a day, 365 days a year



QUESTIONS?



Agenda Item Summary

Agenda Date: 11/10/2025

Subject: Ordinance No. 1092 – An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations (second reading and public hearing)

Presented by: Collin Mieras, Planner

Summary:

Before the Board of Trustees (the “Board”) for consideration on second reading is an ordinance which adopts by reference the 2024 versions of certain international codes relating to building safety, specifically including the following:

1. The International Building Code, 2024 version.
2. The International Residential Code, 2024 version.
3. The International Mechanical Code, 2024 version.
4. The International Fuel Gas Code, 2024 version.
5. The International Plumbing Code, 2024 version.
6. The International Energy Conservation Code, 2024 version.
7. The International Property Maintenance Code, 2024 version.
8. The International Existing Building Code, 2024 version.
9. The International Swimming Pool and Spa Code, 2024 version.

(together, the “International Codes”).

The purpose of the International Codes is generally to regulate and control the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial, single-family and multi-family buildings and structures within the Town of Mead (the “Town”). The Town is currently operating under prior versions of the International Codes, as specifically referenced in Chapter 18 of the Mead Municipal Code (“MMC”).

Ordinance No. 1092 (the “Ordinance”) repeals and replaces Articles II through X of Chapter 18 of MMC to adopt by reference separate codified sets of regulations that are published by the International Code Council (ICC). As applicable, the Ordinance identifies specific amendments to each of the International Codes that have been recommended by SAFEbuilt, who is the Town’s Chief Building Official. Mr. Tim Moroney with SAFEbuilt is scheduled to be present at the November 10th regular Board meeting if there are specific questions from the Board related to the specific amendments to each of the International Codes that are recommended by SAFEbuilt and incorporated in the Ordinance.

The Ordinance also establishes that violations of the International Codes are punishable by a fine of not more than one thousand dollars (\$1,000.00), with each day that a violation continues being deemed a separate offense.

The adoption of codes by reference is governed by state statute (C.R.S. § 31-16-203), which requires that the Ordinance be introduced at one meeting and also considered at a public hearing ordered by the Board. The statute requires the Town to publish notice of the public hearing two times, once at least 15 days prior to the scheduled hearing and once at least 8 days before the hearing.

The Ordinance was approved on first reading at the Board's October 13, 2025 regular meeting.

To comply with the requirements of C.R.S. § 31-16-203, notice of the November 10, 2025 public hearing on the Ordinance was published on the following dates:

- Wednesday, October 15, 2025, in The Longmont Times-Call
- Wednesday, October 22, 2025, in The Longmont Times-Call

A copy of the publisher's affidavit is attached to this Agenda Item Summary.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends approval of the Ordinance on second reading.

Suggested Motion:

"I move to approve Ordinance No. 1092 - An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations."

Attachments:

1. Publishers Affidavit
2. Ordinance No. 1092

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1092

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, October 13, 2025, the Board of Trustees of the Town of Mead considered the following ordinance on first reading:

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1092

AN ORDINANCE REPEALING AND REPLACING ARTICLES II THROUGH X OF CHAPTER 18 OF THE MEAD MUNICIPAL CODE AND ADOPTING BY REFERENCE AND AMENDING THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, AND PROVIDING PENALTIES FOR CODE VIOLATIONS

Ordinance No. 1092 (the "Ordinance") adopts 2024 editions of certain international codes relating to building safety, specifically including the following:

1. The International Building Code, 2024 version.
2. The International Residential Code, 2024 version.
3. The International Mechanical Code, 2024 version.
4. The International Fuel Gas Code, 2024 version.
5. The International Plumbing Code, 2024 version.
6. The International Energy Conservation Code, 2024 version.
7. The International Property Maintenance Code, 2024 version.
8. The International Existing Building Code, 2024 version.
9. The International Swimming Pool and Spa Code, 2024 version.

(together, the "International Codes").

The International Codes are published by the International Code Council, 200 Massachusetts Ave, NW, Suite 250, Washington, DC 20001. The update to the International Codes consists of technical revisions and corrections to maintain consistency with industry standards.

The purpose of the International Codes is generally to regulate and control the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial, single family and multi-family buildings and structures within the Town of Mead, and to provide minimum standards to safeguard life or limb, health, property and public welfare from the dangerous conditions arising from the storage, handling and use of hazardous materials and devices in the use or occupancy of buildings or premises.

Copies of the International Codes are on file with the Town Clerk and are available for public inspection during regular business hours.

The Board of Trustees will consider the Ordinance on second reading following a public hearing to be held on Monday, November 10, 2025, at 6:00 P.M., at Town Hall, 441 Third Street, Mead, CO 80542.

This notice is given and published by the order of the Board of Trustees of the Town of Mead, Colorado.

TOWN OF MEAD, COLORADO

By: _____
Mary E. Strutt, MMC, Town Clerk

Published: Longmont Times Call October 15, 22, 2025-2138740

Prairie Mountain Media, LLC

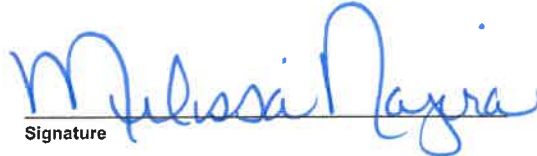
PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Oct 15, 22, 2025


Signature

Subscribed and sworn to me before me this

22nd day of October 2025


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1051153
Ad Number: 2138740
Fee: \$125.00

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1092**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, REPEALING AND REPLACING ARTICLES II THROUGH X OF CHAPTER 18 OF THE MEAD MUNICIPAL CODE AND ADOPTING BY REFERENCE AND AMENDING THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, AND PROVIDING PENALTIES FOR CODE VIOLATIONS

WHEREAS, the Board of Trustees of the Town of Mead ("Board of Trustees") has the authority pursuant to C.R.S. § 31-15-401 and its general police powers to pass and enforce regulations which may be necessary or expedient for the promotion of the health, safety and welfare of the citizens of the Town of Mead ("Town"); and

WHEREAS, international building and construction standards have been developed and from time to time amended and updated by the International Code Council, Inc. ("ICC"), as set forth in the ICC's International Code Series; and

WHEREAS, the Town previously adopted by reference Chapter 30 of the Weld County Code concerning sewage systems, the 2023 National Electrical Code, and earlier versions of the ICC's International Code Series to collectively constitute the Town's Building Code; and

WHEREAS, in furtherance of the public health, safety and welfare of the Town of Mead, the Board of Trustees desires to amend Articles II through X of Chapter 18 of the Mead Municipal Code to adopt the 2024 editions of the ICC's International Code Series (collectively, the "Codes"); and

WHEREAS, the Board held a public hearing, with proper notice provided in accordance with Title 31, Article 16, Part 2 of the Colorado Revised Statutes, to consider adoption of the Codes on the date, time and place noticed; and

WHEREAS, copies of the Codes are available in the Town Clerk's Office located at Town Hall, 441 Third Street, Mead, CO 80542 for review and inspection by the public during regular business hours; and

WHEREAS, the Board has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the Codes, as amended herein, will further the health, safety and welfare of the public.

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

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Sec. 18-1-90 of the Mead Municipal Code is hereby repealed in its

entirety and replaced to read in full as follows:

Sec. 18-1-90. Violations and Penalty.

Violation of the provisions of this Chapter, including each supplemental code adopted herein, shall be subject to this violation section.

(1) Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, demolish or utilize any building, structure or equipment regulated by this Chapter, or cause the same to be done, in conflict with or in violation of any of the provisions of this Chapter.

(2) Prosecution of violation. Any person, firm or corporation who violates a provision of this chapter, fails to comply with any of the requirements thereof or erects, installs, alters or repairs work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this chapter, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or utilization of the installations on or about any premises.

Section 3. Article II of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE II

Building Code

Sec. 18-2-10. Title.

This Article shall be known as the *Mead Building Code*.

Sec. 18-2-20. Adoption.

- (1) The International Building Code, 2024 Edition, Chapters 1 through 35 inclusive and Appendix Chapter I and N, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the building code of the Town.
- (2) One (1) copy of the International Building Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-2-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-2-40. Amendments

The International Building Code, 2024 Edition ("IBC"), is hereby amended as follows:

- (1) IBC Section 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IBC Section 101.4.3 (Plumbing) is amended by deleting the last sentence in its entirety and replacing it with the following:

The provisions of Chapter 30 of the Weld County Code, as adopted and amended by the Town, shall apply to private sewage disposal systems.

- (3) IBC Section 101.4.5 (Fire prevention) is amended by replacing "International Fire Code" with "adopted fire code".
- (4) IBC Section 101.4.6 (Energy) is amended by replacing the words "International Energy Conservation Code" with "2024 International Energy Conservation Code".
- (5) IBC Section 105.1 (Required) is amended by replacing the words "Building Official" with "Town of Mead".
- (6) IBC Section 105.2 (Work exempt from a permit) is amended deleting and replacing exceptions 1 and 2 and adding exception 14 follows:

1. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure and;

A. The accessory building is subordinate to the principal building; and

B. The accessory building is located on the same lot or parcel as the principal building.

2. Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

14. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (7) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replacing it with the following language:

105.5 Expiration.

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- (8) IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with the following language:

109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (9) IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following language:

109.6 Refunds.

The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

- (10) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words "building official" in the first and second sentence and replacing it with "Town".

- (11) IBC Section 113.1 (General) is amended by deleting the last two sentences and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (12) IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.
- (13) IBC Section 114.2 (Notice of violation) is amended by adding the following language after the last sentence:

Notices of violations shall be delivered in accordance with section 109.4 through 109.4.2 of 2024 the International Property Maintenance Code, as adopted and amended by the Town.

- (14) IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (15) IBC Section 310.4.1 (Care Facilities within a Dwelling) is amended by the addition of the following to the beginning of the first sentence:

Except as in provided in C.R.S. § 26-6-104.5 (concerning family childcare homes),

- (16) IBC Section 915.2.1 (Dwelling units) is amended by deleting the first sentence and replacing it with the following sentence:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area, and every level that has a fuel burning appliance.

- (17) IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

- (18) IBC Section 1015.8 (Window openings) is amended by deleting the first paragraph and replacing it with the following:

Windows in group R-2 and R-3 buildings including dwelling units, where the bottom of the clear opening of an operable window is located less than 24 inches (609 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with the following:

- (19) IBC Section 1015.9 (Below Grade Openings) is added to read as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the

building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of the 2014 International Residential Code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.

(20) IBC Section 1031.3.1 (Minimum Size) is amended by the deletion of the exception.

(21) IBC Section 1031.5.1 (Minimum size) is amended to read as follows:

For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Town's regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town.

(22) IBC Section 1301.1.1 (Criteria) is amended by replacing "International Energy Conservation Code" with the "2024 International Energy Conservation Code".

(23) IBC Section 1507.2.1 (Deck Requirements) is amended by adding a second sentence to read as follows:

Gaps in solidly sheathed or plank decking shall not exceed 1/8 inch.

(24) IBC Section 1608.2 (Ground Snow Loads) is amended by adding the following sentence:

The ground snow loads shall be established using the most current ASCE 7 Hazard Tool, but shall not be less than 30 psf.

(25) IBC Section 1609.3 (Basic Wind Speed) is amended by deleting the section in its entirety and replacing it with the following:

IBC Section 1609.3 (Basic Wind Speed)

The basic Wind speed for risk category I Structures: 100 miles per hour for 3-second gust.

The basic Wind speed for risk category II Structures: 105 miles per hour for 3-second gust.

The basic Wind speed for risk category III Structures: 110 miles per hour for 3-second gust.

The basic Wind speed for risk category IV Structures: 115 miles per hour for 3-second gust.

- (26) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Town of Mead" where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town 9/26/2024, where indicated by [Date of Issuance].
- (27) IBC Section 1809.5 (Frost Protection) is amended by deleting the sentence "Extending below the frost line of the locality" and replacing it with the following:

Extending below the frost line of 30 inches.

Section 4. Article III of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE III

Residential Code

Sec. 18-3-10. Title.

This Article shall be known as the *Mead Residential Code*.

Sec. 18-3-20. Adoption.

- (1) The International Residential Code, 2024 Edition, Chapters 1 through 43 inclusive and Appendix Chapter BF, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the residential code of the Town.
- (2) One (1) copy of the International Residential Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-3-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-3-40. Amendments.

The International Residential Code, 2024 Edition ("IRC"), is hereby amended as follows:

- (1) IRC Section R101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IRC Section R103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.

- (3) IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town”.
- (4) IRC Section R105.2 (Work Exempt from permit) is amended by deleting exception 5 in its entirety and deleting exceptions 1, 2 and 10 under “Building” and replacing them with the following:

1. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.

2. Fences not over 6 feet (2134 mm) in height.

10. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (5) IRC Section R105.5 (Expiration) is amended by deleting the section in its entirety and replacing it with the following:

R105.5 Expiration.

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- (6) IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing it with the following:

R108.5 Refunds.

The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original applicant or permittee, as applicable, not later than 180 days after the date of fee payment.

- (7) IRC Section R108.6 (Work commencing before permit issuance) is amended by deleting the section in its entirety and replacing it with the following:

R108.6 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (8) IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

R109.1.5.2 Insulation inspection.

Inspection of the structure shall be made following the installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

- (9) IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following in their place:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (10) IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.

- (11) IRC Section R113.2 (Notice of violation) is amended by adding the following sentence after the last paragraph:

Notices of violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 International Property Maintenance Code, as adopted by the Town.

- (12) IRC Section R202 (Definitions) is amended by the addition of the following in alphabetical order:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (13) IRC Table R301.2 (1) is completed to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Windborne debris zone		Weathering	Frost line depth	Termite				
30psf	115	No	Yes	No	B	Severe	30 in	Slight to Moderate	Yes	9/26/24	1000	45°F

MANUAL J DESIGN CRITERIA

Elevation	Altitude correction factor	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
—	—	—	—	—	—	—
Latitude	Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference

- (14) IRC Section R308.1 (Address Identification) is amended by deleting the 6th sentence and replacing it with the following:

Numbers shall be a minimum of 4 inches high with a minimum stroke width of ½ inch.

- (15) IRC Section R309.2 (One-two family dwellings automatic fire sprinklers) is amended by the deletion of this section in its entirety.

- (16) IRC Section R311.3 (Location) is amended by replacing the first paragraph with the following:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area, and on each level of a fuel burning appliance.

- (17) IRC Section R319.1 (Emergency Escape and Rescue Openings) is amended by deleting the first paragraph and replacing it with the following:

All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.2.

- (18) IRC Section R319.2.1 (Minimum size) is amended by the deletion of the exception.

- (19) IRC Section R319.4 (Area wells) is amended by the addition of the following:

For all building permits issued after the effective date of Ordinance 1999-1021, June 14, 1999, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance 1999-1021, June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Town's regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town.

- (20) IRC on R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:

Exception: Only one window well ladder shall be required in an unfinished basement.

- (21) IRC Section R321.1.1 (Guards required) is amended by the addition of the following:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

- (22) IRC Section R401.2 (Requirements) is amended by the addition of the following paragraph after the first paragraph:

All new Group R Division 3 occupancy foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm's name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

- (23) IRC Section R402.2 is amended by the addition of the following section:

IRC Section 402.2.2 (Minimum spacing of concrete joints)

Control joints in concrete shall be spaced a minimum 30 times the thickness of the concrete and no greater than 10 feet.

- (24) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

- (25) IRC Section R405.2.3 (Drainage System) is amended by the addition of the following to the end of this section:

In no case shall the bottom of the basement floor or crawl space finished grade lie within three (3) feet of the ground water table (determined as provided in this Section below). In cases where the bottom of the basement floor or crawl space finished

grade is proposed to lie between three (3) feet and five (5) feet of the ground water table (determined as provided in this Section below), a sump and functioning sump pump shall be provided to drain the porous layer and footings. In cases where the bottom of the basement floor or crawl space finished grade is proposed to lie five (5) feet or more above the ground water table (determined as provided herein), a sump shall be provided to drain the porous layer and footings.

For purposes of this Section, the location of the ground water table shall be determined based on an "open-hole" inspection of the site, certified by a Licensed Professional Engineer. No foundation components shall be installed until the location of the ground water table is determined and applicability of sump and/or sump pump requirements are addressed as provided herein.

- (26) IRC Section R502.6 (Bearing) is amended by deleting the section in its entirety and replacing it with the following:

IRC Section R502.6 (Bearing)

The ends of each joist, beam or girder shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by approved joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51mm) nominal thickness shall be provided under the joist, beam or girder, or a maximum of 2-inch solid steel shims with a minimum thickness each of 1 inch (25.4 mm) shall be provided under the joist, beam or girder. Individual shims shall not be stacked greater than 1/4 inch under any single beam. Wood shims shall NOT be allowed. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 mm²).

- (27) IRC Section R703.10.2 (Lap siding) is amended by deleting the section in its entirety and replacing it with the following:

IRC Section R703.10.2 (Lap siding)

Fiber cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Lap siding shall be lapped a minimum of 1 1/4 inches (32mm) and lap siding not having tongue and groove end joints shall have the ends protected with caulking, covered with an H-section joint cover, located over a strip of flashing, or shall be designed to comply with section R703.1. Lap siding courses, wall penetrations, and end joints shall be installed with the fastener heads exposed or concealed, and in accordance with table R703.3(1) or approved manufactures instructions.

- (28) IRC Section M1502.4.6 (Duct Length) is amended by deleting "Through M1502.4.6.3" from the first paragraph.
- (29) IRC Section M1502.4.6.2 (Manufactures instructions) is deleted in its entirety.
- (30) IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following sentence:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

- (31) IRC Section G2415.12.1 (Individual outdoor appliances) is deleted in its entirety.
- (32) IRC Section G2417.4.1 (Test pressure) is amended by replacing “3 psig (20 kPa gauge)” with “10 psig”.
- (33) IRC Section G2417.4.2 (Test duration) is amended by replacing “10 Minutes” with “15 Minutes”.
- (34) IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first sentence and replacing it with the following:

DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.
- (35) IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated by [NUMBER] to read “12 inches (305 mm)”.
- (36) IRC Section P3103.1 (Roof extension) is amended by replacing “6 inches” with “12 inches”.

Section 5. Article IV of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE IV

Mechanical Code

Sec. 18-4-10. Title.

This Article shall be known as the *Mead Mechanical Code*.

Sec. 18-4-20. Adoption.

- (1) The International Mechanical Code, 2024 Edition, Chapters 1 through 15 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the mechanical code of the Town.
- (2) One (1) copy of the International Mechanical Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-4-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-4-40. Amendments.

The International Mechanical Code, 2024 Edition ("IMC"), is hereby amended as follows:

- (1) IMC Section 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IMC Section 103.1 (Creation of Agency) is amended by addition of the term "Town of Mead" where indicated.

Section 6. Article V of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE V

Fuel Gas Code

Sec. 18-5-10. Title.

This Article shall be known as the *Mead Fuel Gas Code*.

Sec. 18-5-20. Adoption.

- (1) The International Fuel Gas Code, 2024 Edition, Chapters 1 through 8 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the fuel gas code of the Town.
- (2) One (1) copy of the International Fuel Gas Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-5-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-5-40. Amendments.

The International Fuel Gas Code, 2024 Edition ("IFGC") is hereby amended as follows:

- (1) IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.

- (2) IFGC Section 103.1 (Creation of Agency) is amended by adding “Town of Mead” where indicated.
- (3) IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following sentence:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

- (4) IFGC Section 404.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety and replacing it with the following language:

IFGC Section 404.12.1

Individual lines to outdoor lights, grills and other appliances shall be installed not less than 18 inches (457 mm) below finished grade, provided that such installation is approved and is installed in locations not susceptible to physical damage.

- (5) IFGC Section 406.4.1 (Test pressure) is amended by changing “3 psig (20 kPa gauge)” to “10 psig”.
- (6) IFGC Section 406.4.2 (Test duration) is amended by changing the second sentence to read in full as follows:

When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes.

Section 7. Article VI of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VI

Plumbing Code

Sec. 18-6-10. Title.

This Article shall be known as the *Mead Plumbing Code*.

Sec. 18-6-20. Adoption.

- (1) The International Plumbing Code, 2024 Edition, Chapters 1 through 13 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the plumbing code of the Town.
- (2) One (1) copy of the International Plumbing Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-6-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-6-40. Amendments.

The International Plumbing Code, 2024 Edition ("IPC"), is hereby amended as follows:

- (1) IPC Section [A] 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IPC Section [A] 103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.
- (3) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated by [NUMBER] to read "12 inches (305 mm)".
- (4) IPC Section 312.1 (Required tests) is amended by deleting the words "for piping systems other than plastic" in the first paragraph.
- (5) IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first sentence.
- (6) IPC Section 903.1.1 (Roof extension unprotected) is amended by inserting the number "12 (152.4 mm)" where indicated by [NUMBER] in the first sentence.

Section 8. Article VII of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VII

Energy Conservation Code

Sec. 18-7-10. Title.

The provisions of this Article shall be known and cited as the *Mead Energy Conservation Code*.

Sec. 18-7-20. Adoption.

- (1) The International Energy Conservation Code, 2024 Edition, Chapters 1 through 6 Commercial inclusive, Chapters 1 through 6 Residential inclusive, Appendix CB Colorado Model Electric and Solar Ready Code-Commercial, and Appendix RL Colorado Model Electric and Solar Ready Code-Residential, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the energy conservation code of the Town.

- (2) One (1) copy of the International Energy Conservation Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-7-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-7-40. Amendments.

The International Energy Conservation Code, 2024 Edition ("IECC"), is hereby amended as follows:

- (1) IECC Section C101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IECC Section C103.1 (Creation of Enforcement Agency) is amended by adding "Town of Mead" where indicated.
- (3) IECC Section C109.1 (General) is amended by deleting the last three sentences and replacing them with the following sentence:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (4) IECC Section C109.3 (Qualifications) is amended by the deletion of this section in its entirety.

Section 9. Article VIII of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VIII

Property Maintenance Code

Sec. 18-8-10. Title.

The provisions of this Article shall be known and cited as the *Mead Property Maintenance Code*.

Sec. 18-8-20. Adoption.

- (1) The International Property Maintenance Code, 2024 Edition, Chapters 1 through 8 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated

into this Article as though fully set forth herein as the property maintenance code of the Town.

- (2) One (1) copy of the International Property Maintenance Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-8-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-8-40. Amendments.

The International Property Maintenance Code, 2024 Edition ("IPMC"), is hereby amended as follows:

- (1) IPMC Section [A] 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IPMC Section [A] 102.3 (Application of other codes) is amended by the deletion of the last sentence.
- (3) IPMC Section [A] 103.1 (Creation of Agency) is amended by the addition of the term "Town of Mead" where indicated.
- (4) IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (5) IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.
- (6) IPMC Section 302.3 (Sidewalks and driveways) is amended by deleting this section in its entirety.
- (7) IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.
- (8) IPMC Section 302.8 (Motor vehicles) is amended by deleting this section in its entirety.
- (9) IPMC Section [F] 304.3 (Premises Identification) is amended by deleting the 4th sentence and replacing it in its entirety with the following:

Numbers shall be a minimum 4 inches in height with a minimum stroke width of .5 inch.

- (10) IPMC Section 304.14 (Insect screens) is amended by the deletion of this section in its entirety.
- (11) IPMC Section 308 (Rubbish and Garbage) is amended by deleting this section in its entirety.
- (12) IPMC Section 309 (Pest Elimination) is amended by deleting this section in its entirety.
- (13) IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “the 2023 National Electrical Code, as adopted by the Town.”

Section 10. Article IX of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE IX

Existing Building Code

Sec. 18-9-10. Title.

The provisions of this Article shall be known and cited as the *Mead Existing Building Code*.

Sec. 18-9-20. Adoption.

- (1) The International Existing Building Code, 2024 Edition, Chapters 1 through 16 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the existing building code of the Town.
- (2) One (1) copy of the International Existing Building Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-9-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-9-40. Amendments.

The International Existing Building Code, 2024 Edition (“IEBC”), is hereby amended as follows:

- (1) International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.
- (2) IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated.

- (3) IEBC Section 1401.2 (Conformance) is amended by deleting the section in its entirety and replacing it with the following:

IEBC Section 1401.2 (Conformance)

Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

Section 11. Article X of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE X

Swimming Pool and Spa Code

Sec. 18-10-10. Title.

The provisions of this Article shall be known and cited as the *Mead Swimming Pool and Spa Code*.

Sec. 18-10-20. Adoption.

- (1) The International Swimming Pool and Spa Code, 2024 Edition, Chapters 1 through 11 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the swimming pool and spa code of the Town.
- (2) One (1) copy of the International Swimming Pool and Spa Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-10-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-10-40. Amendments.

The International Swimming Pool and Spa Code, 2024 Edition ("ISPSC"), is hereby amended as follows:

- (1) ISPSC Section 103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.

Section 12. Effective Date. This ordinance shall be published and become effective as provided by law. The amendments to the Mead Municipal Code set forth in this Ordinance

will be enforced on and after January 1, 2026.

Section 13. Remaining provisions. Except as specifically amended hereby, all other provisions of the Mead Municipal Code shall continue in full force and effect.

Section 14. Codification Amendments. The codifier of Mead's Municipal Code is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Mead Municipal Code.

Section 15. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 16. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 17. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED ON FIRST READING, AND NOTICE OF PUBLIC HEARING ORDERED PUBLISHED PURSUANT TO C.R.S. SECTION 31-16-203 AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES THE 13TH DAY OF OCTOBER, 2025.

READ, PASSED, AND ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING, AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES, THE 10TH DAY OF NOVEMBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor