BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, August 08, 2022

AGENDA

I. 5:15 p.m.
Public Works Facility Ribbon Cutting
1341 Weld County Road 34

II. 6:00 p.m. to 10:00 p.m.
REGULAR MEETING

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

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem David Adams
Trustee Brooke Babcock
Trustee Debra Brodhead
Trustee Chris Cartwright
Trustee Trisha Harris
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's Report

6. Informational Items

a. Victim Assistance Program

b. Warehouse and Outdoor Storage Tax Proposal

7. 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.*

8. 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 July 25, 2022

b. Check Register August 4, 2022

c. Quarterly Investment Portfolio

d. **Resolution No. 54-R-2022** – A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Public Improvements Associated with the Rocky Mountain Midstream Office Building Development

e. **Resolution No. 55-R-2022** –A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Public Improvements Associated with the Iglesia De Cristo Mi-El Longmont Development

f. **Resolution No. 56-R-2022** - A Resolution Authorizing the Mayor and Town Manager to Execute Documents Concerning a Water Tap Exchange with Little Thompson Water District and Ratifying the Execution of a Statement of Authority

g. **Resolution No. 57-R-2022** - A Resolution of the Town of Mead, Colorado, Approving the Intergovernmental Agreement Between the Town of Mead, Colorado and Mead Place Metropolitan District No. 4 (Intersection Funding Obligation)

9. Public Hearing

a. **Grand Meadow Preliminary Plat and Planned Unit Development**

i. **Ordinance 1004** - An Ordinance of the Town of Mead, Colorado Approving the Rezoning of the Property within the Grand Meadow Subdivision from RSF-4 (Residential Single-Family District) to RSF-4 (Residential Single-Family District) with a Planned Unit Development (PUD) Overlay District and Amending the Official Zoning Map

ii. **Resolution 58-R-2022** - A Resolution of the Town of Mead, Colorado, Conditionally Approving the Grand Meadow Subdivision Preliminary Plat

b. **Turion South Metropolitan District Nos. 1-10**

i. Resolution No. 59-R-2022 A Resolution of the Town of Mead, Colorado, Approving with Conditions the Consolidated Service Plan for Turion South Metropolitan District Nos. 1-10, and Authorizing Execution of the Intergovernmental Agreement Between the Town and the Turion South Metropolitan Districts

c. **Mead Municipal Code Amendments- Waivers**

i. **Ordinance 1005** - An Ordinance of the Town of Mead, Colorado, Approving a Text Amendment to Section 16-3-150, Waivers , of the *Land Use Code*, Regarding a Process for Administrative Relief

10. 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.*

11. Elected Official Reports

a. Town Trustees

b. Mayor Whitlow

12. Adjournment

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

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: August 8, 2022

SUBJECT: Town Manager Report

- The Board of Trustees are considering a proposed warehouse tax for the November 8, 2022, election. Mead residents would not pay this tax. It would only apply to large commercial and industrial warehouses, supply and distribution centers, and storage facilities, which do not contribute to local sales tax revenue. The proposed warehouse tax would guarantee large commercial and industrial facilities pay their fair share and ease the hardships they place on town resources. Residents are invited to weigh in on this by contacting the Mayor and Trustees, emailing the Town at info@townofmead.org, calling the Town at 970-535-4477, or coming to a Town Board meeting.
- The 2021 Financial Audit has been finalized and filed with the State Auditor's office. CliftonLarsonAllen, LLP, will provide printed copies to the Board of Trustees.
- Spraying for mosquitos in Town has started on August 1st based on the number of Culex mosquitos in local traps. This is the variety known to carry the West Nile Virus.
- The third and final Meet, Greet and Eat with the Board of Trustees will be held on Tuesday, August 30th at the Grand View Estates subdivision, 240 Grand View Circle.
- A Candidate Information Meeting is scheduled for August 9th at 6:00 p.m. Anyone interested in learning more about running for election may attend. Candidate packets will be available August 9th for the November 8th municipal election and must be returned on or before August 29th. There will be one Mayor position and four Trustee positions up for election in November.
- The new Public Works building located at 1341 Welker is nearing completion. Current plans indicate the building will be ready to occupy by the end of August.
- Weld County Sheriff's Office has notified the Town that they will no longer be providing victim assistance services effective January 1, 2023. Chief Newbanks met with other local departments to explore options for providing these services and will present to the Board of Trustees at tonight's meeting.
- Staff participated in Weld County Emergency Preparedness collaboration meeting on July 26. Denise Bradshaw will present to the Board of Trustees in September.
- Municipal Court has 52 cases on the docket for August 18th.
- Staff is beginning preparation work for the 2023 budget. Each department is reviewing projects and plans which will be brought to the Board at the end of August.
- Volunteers are still needed to help with The Wall That Heals. Volunteers may sign up for 4-hour slots during the event. Volunteers will assist with traffic control and parking assistance, greeting and directing visitors, looking up names for visitors, education center assistance, and overnight monitors. Volunteer here: https://bit.ly/wallvolunteer. The Wall That Heals will be at Founders Park, 2700 Weld County Road 34 1/2, rain or shine. The Wall That Heals is free and open to the public 24-hours a day. The event will close on Sunday, August 21, 2022 at 2 p.m.
- National Night Out was held on Tuesday August 2nd to promote safety and crime prevention. Mead PD, MVFR, and Public Works were in attendance and provided vehicle displays. We had about 550 people attend, and In-N-Out Burger served 523 meals.
- Key projects update:
    - Public Works Facility: The project is on track for an August substantial completion and a ribbon cutting with the Board of Trustees is planned for August 8. Utilities continue to be the critical path, as all providers are behind schedule.

  - 3rd and Welker Intersection – A progress meeting with the design team was held on July 29. FIR/FOR plans are expected at the end of August.
  - Bean Plant Community Center – pre-proposal meetings were held for both the architect RFP and the building demolition bid. Proposals/bids are due later this month.
- YTD totals for new single family home permits:
  - 2022 YTD 74 SF Permits, 168 Certificates of Occupancy
- Boards and Commissions
  - The Planning Commission meeting for August has been cancelled. A vacant alternate position exists on the commission.
  - The Finance Committee is receiving email updates through the summer and will meet again in person this fall to review the 2023 budget. One vacancy still exists on the committee.
- Human Resources
  - The Town is advertising open positions using NeoGov recruiting platform https://www.governmentjobs.com/careers/townofmead
  - A Finance/HR Clerk started today (8/8). An offer has been extended and accepted for Code Enforcement Officer.
  - Graves Consulting is continuing data gathering for an assessment of the Town's pay and benefit packages. Graves continues to meet with staff. A final report is expected by August.

Community Development

- The rezoning and platting of the Schulz Property (on the SEC of CR 36 and I-25 Frontage Road) will likely be brought before the Board this September.
- The QuikTrip Site Plan and Site Plan Agreement are anticipated for Board consideration in late summer.
- Staff is working with OZ Architecture to establish a timeline and schedule for studying the Liberty Ranch Tract B and establishing a Master Site Plan.

Public Works and Engineering

- Street maintenance – concrete repairs are complete, and the asphalt patching is wrapping up. Crack sealing is underway in advance of the chip and slurry seal projects coming soon.
- The Postle development coordinated repair of the railroad crossing on the east I-25 frontage road, which was an extremely rough ride and the source of numerous complaints.
- Mosquito spraying was completed on the evening of August 1st.
- Bid documents were released for the headworks improvements at the Wastewater Treatment Facility. A pre-bid meeting is scheduled for August 4 and bids are due August 18.
- Staff provided comments to the consultant regarding the Board room remodel plans. A final draft is expected mid-August.

Community Engagement

- Girls on the Run is open for registration for girls third through fifth grade. The program inspires girls to a lifetime of self-respect and healthy lifestyle through an innovative program that combines training for a 3.1-mile run/walk race with fun lessons, activities, and games.
- Staff is coordinating with Slate Communications to provide video and photographic coverage for The Wall That Heals event. Coverage includes escort, timelapse of the wall assembly, Welcome Home ceremony and closing ceremony. The full-length video will be presented at Community Day, with additional short footage provided for social media.

Police Department

- Report Attached

Mead Police Department

Monthly Activity - July 2022

STAFFING:

Sergeants Ellis (Blue Side), Holmen (Red Side), and Officers Cramblet, Hansen, Palmer, Salazar and McElroy are working patrol.

The Community Service Officer position is vacant.

Officer Patton is in field training and Officer Tom Barker started on the 11th.

TRAINING:

Active Assailant RED Training – entire department

Firearms – tactical training at live range

MONTHLY STATS:

Total Calls for Service (CFS) = 580 CAD entries in July, resulting in 29 arrests. (June: 495 CFS, 22 arrests)

Traffic Contacts/Complaints/Hazards: 173 total, 65 warnings, 65 citations, 2 DUIs

Crashes: 29 responses, 1 involving DUI

Code: 54 total, 0 citations, 26 warnings (parking, abandoned vehicles, animal, etc)

Alarm Calls: 19 responses

Check Well Being Calls: 17 responses

Fire/Medical Assists: 7 responses

NOTABLE CALLS FOR SERVICE:

Warrant Arrest – 4300 Highway 66 / Rocky Mtn Saloon – 22ML03007 – 07/01/2022
Fugitive arrested on active warrant.

Extortion – Mead – 22ML03011 – 07/01/2022
Victim receiving demands for money from unknown suspect.

Warrant Arrest – Kum and Go – 22ML03019 – 07/02/2022
Fugitive arrested on active warrant.

Warrant Arrest – 7-11 – 22ML03037 – 07/02/2022
Fugitive arrested on active warrant.

Vandalism – Highland Lake Park – 22ML03052 – 07/03/2022
Statue and sanitizer dispensers damaged by suspects. Under investigation.

Vandalism – Lineback Drive – 22ML03057 – 07/03/2022
Irrigation system damaged, causing flooding.

Disturbance – Wrangler Way – 22ML03093 – 07/05/2022
Family disturbance, no charges.

Crash – WCR 28 – 22ML03096 – 07/05/2022
Car hit pedestrian on scooter in a parking lot.

Restraining Order – Homestead Drive – 22ML03122 – 07/06/2022
Officers responded to disturbance and arrested suspect in violation of restraining order.

Warrant Arrest – Northbound I-25 mm247 – 22ML03049 – 07/07/2022
Fugitive arrested on active warrant.

Warrants / Protection Order – Kum and Go – 22ML03152 – 07/07/2022
Officers responded to a disturbance and arrested two parties on active warrants.

Crash – Hwy 66 / WCR 13 – 22ML03158 – 07/08/2022
Two vehicle non-injury crash, driver cited for careless driving.

Assist Other Agency – Hwy 66 / WCR 19 – 07/09/2022
Assisted Platteville with a crash.

Warrant Arrest – 4300 Highway 66 / Rocky Mtn Saloon – 22ML03188 – 07/09/2022
Fugitive arrested on active warrant and issued summons for obstruction.

Stolen Motorcycle / Assault on Police / Possession of weapon and drugs / Warrant Arrest – 7-11 – 22ML03193 – 07/09/2022

Fugitive arrested on active warrant, charged with possession of weapon by previous offender, possession of stolen motorcycle, possession of fentanyl with intent to distribute and assault on a police officer.

Hit and Run Crash – 3rd / Welker Ave – 22ML03196 – 07/10/2022

Unknown driver struck the stop sign, knocking it down, and left the scene.

Traffic – WCR 34 / I-25 Frontage Road – 22ML03201 – 07/10/2022

Vehicle stopped for obstructed plate.

Theft – Chilton Drive – 22ML03227 – 07/11/2022

Building materials stolen from construction site.

Crash – WCR 36 / Vale View Lane – 22ML03242 – 07/11/2022

Vehicle vs. Bicycle with injuries.

Crash – Hwy 66 / WCR 7 – 22ML03299 – 07/14/2022

Two vehicle crash, driver cited for careless driving.

Trespassing – 14300 Hilltop Road – 22ML03303 – 07/14/2022

Suspect looking through scrap pile, trespassed by owner.

Juvenile – Highland Lake – 22ML03354 – 07/16/2022

Officer responded to report of man with a gun. Juvenile warned for shooting bb gun.

Eluding – Northbound I-25 mm245 – 22ML03358 – 07/16/2022

Suspect identified and charged after eluding officer on traffic stop.

DUI – Hwy 66 / WCR 17 – 22ML03364 – 07/17/2022

Single vehicle ran off the road. Driver cited for DUI.

DUI – Pacific Circle / Mead Street – 22ML03386 – 07/18/2022

Semi reported to be blocking traffic. Driver cited for DUI.

Crash – Hwy 66 / WCR 9.5 – 22ML03393 – 07/18/2022

Two vehicle non-injury crash.

Hit and Run Crash – I-25 Frontage Road / WCR 34 – 22ML03397 – 07/19/2022

Two vehicle non-injury crash. One driver fled and was later identified and charged.

Lost Property – 3200 block of Cottonwood Ct – 22ML03406 – 07/19/2022

Owner reported license plate missing.

Restraining Order Violation – 16600 block of Sanford Street – 22ML03412 – 07/19/2022

Restrained party violated order by contacting the victim.

Restraining Order Violation – Kum and Go – 22ML03414 – 07/20/2022
Person arrested for violating restraining order by consuming alcohol.

Vandalism – 100 block of Falcon Circle – 22ML03418 – 07/20/2022
Vehicle door damaged.

Warrant Arrest – I-25 / Hwy 66 on ramp – 22ML03427 – 07/21/2022
Passenger arrested on active warrants.

Assist Other Agency – Platteville – 22ML03442 – 07/22/2022
Officer responded to Platteville to assist with a disturbance.

Recovered Stolen Vehicle – 17900 block of Margil Road – 22ML03449 – 07/22/2022
Truck called in as code violation, turned out to be stolen.

Crash – HWY 66 / WCR 9.5 – 22ML03455 – 07/22/2022
Two vehicles, minor injury crash.

Hit and Run Crash – 17700 WCR 7 – 22ML03457 – 07/22/2022
Two vehicles, minor injury crash. Initially reported at Palmer and 3rd.

Extortion – Mead – 22ML03461 – 07/22/2022
Tip about extortion via the internet investigated.

Motor Vehicle Theft / Recovery – 7-11 - 22ML03469 – 07/23/2022
Officers located a stolen vehicle and arrested the driver.

Welfare Check – I-25 mm244 – 22ML03503 – 07/25/2022
Person acting erratic in the roadway. Taken into protective custody and transported to hospital.

Theft – 7-11 – 22ML03506 – 07/26/2022
Unknown suspect stole 4 bottles of vitamin water.

Traffic Hazard – HWY 66 / WCR 7 - 22ML03521 – 07/27/2022
Officers moved a stalled vehicle out of the roadway.

Theft – Kum and Go – 22ML03526 – 07/27/2022
Theft of fuel, unknown suspects.

Warrant Arrest – Southbound I-25 mm242 – 22ML03542 – 07/29/2022
Fugitive arrested on active warrant.

Crash – HWY 66 / WCR 9.5 – 22ML03551 – 07/29/2022
Two vehicles, non-injury crash.

Theft – 2600 block of Serena Drive – 22ML03565 – 07/30/2022
Theft of license plate.

Warrant Arrest – Kum and Go – 22ML03575 – 07/30/2022
Fugitive arrested on active warrant.

Harassment – 500 block of Palmer Ave – 22ML03581 – 07/31/2022

Motor Vehicle Theft / Recovery – 14200 block of Longs Peak Ct - 22ML03583 – 07/31/2022
Officers located a stolen vehicle and arrested the driver.

BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, July 25, 2022

MINUTES

I. 5:15 p.m. to 6:00 p.m.
WORK SESSION: Proposed Occupation Tax

II. 6:00 p.m. to 10:00 p.m.
REGULAR MEETING

1. Call to Order – Roll Call

Mayor Colleen Whitlow called the Regular Meeting of the Board of Trustees to order at 6:01 p.m.

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

Present

Mayor Colleen Whitlow
Mayor Pro Tem David Adams (virtual access)
Trustee Brooke Babcock
Trustee Debra Brodhead
Trustee Chris Cartwright
Trustee Trisha Harris
Trustee Herman Schranz

Absent

None

Also present: Town Manager Helen Migchelbrink; Deputy Town Attorney Christiana McCormick; Town Clerk / Treasurer Mary Strutt; Police Chief Brent Newbanks; Town Engineer / Public Works Director Erika Rasmussen; Public Information Officer / Community Engagement Director Lorelei Nelson; Community Development Director Jason Bradford.
Attending via virtual access: members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for those killed and affected by the crash of United Flight 629 on November 1, 1955.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Motion was made by Trustee Schranz, seconded by Trustee Cartwright, to approve the agenda. Motion carried 7-0, on a roll call vote.

5. Staff Report: Town Manager Report

a. Manager's Report

Town Manager Helen Migchelbrink discussed paving on CR 36; signals to be installed on I-25; police to speed complaints and doing enforcement.

6. Informational Items

a. Community Engagement Update

Public Information Officer / Community Engagement Director Lorelei Nelson discussed citizen communications via LED signage and social media; The Wall that Heals escort and arrival August 16, 2022; Community Day fireworks vs light show options.

Mayor Pro Tem Adams had technical difficulties and left the meeting at approximately 6:25 p.m.

7. Proclamations

a. National Night Out August 2, 2022

Motion was made by Trustee Cartwright, seconded by Trustee Babcock, to authorize the signing of the Proclamation for National Night Out August 2, 2022. Motion carried 6-0, on a roll call vote.

8. Public Comment

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 July 11, 2022

b. June 2022 Financial Statements

c. Check Register July 25, 2022

d. **Resolution No. 50-R-2022** – A Resolution of the Town of Mead Colorado, Approving a Crossing License Agreement with Platte River Power Authority (PRPA), to Authorize the Installation of Certain Storm Sewer Improvements by the Town at the Public Works Facility (1341 Weld County Road 34) Within the Boundaries of an Existing PRPA Easement

e. **Ordinance No. 1002** – An Ordinance of the Town of Mead, Colorado, Amending Sections 16-4-40, 16-4-50, 16-4-60, 16-4-100, 16-4-110 and 16-7-120 of the *Mead Municipal Code*, Eliminating Sketch Plan and Visioning Session Provisions, Allowing for Right-Of-Way and Easement Dedication by Administrative Plat, and Amending Maximum Height for Detached Permanent Signs in the I-25 Corridor

Motion was made by Trustee Harris, seconded by Trustee Schranz, to approve the Consent Agenda. Motion carried 6-0, on a roll call vote.

10. New Business

a. **Ordinance No. 1003 -** An Ordinance of the Town of Mead, Colorado, Amending Sections 11-2-30, 11-2-70, and 11-2-120 of the Mead Municipal Code Regarding Permitting for Deployment of Fiber to the Premises (FTTP) or Comparable Networks Within the Town

Deputy Town Attorney Christiana McCormick discussed the Ordinance amending permitting requirements for the deployment of fiber networks.

Motion was made by Trustee Babcock, seconded by Trustee Broadhead, to adopt Ordinance An Ordinance of the Town of Mead, Colorado, Amending Sections 11-2-30, 11-2-70, and 11-2-120 of the Mead Municipal Code Regarding Permitting for Deployment of Fiber to the Premises (FTTP) or Comparable Networks Within the Town. Motion carried 6-0, on a roll call vote.

b. **Resolution 51-R-2022 -** A Resolution of the Town of Mead, Colorado, Amending the Comprehensive Fee Schedule to Add Fees Relating to FTTP or Comparable Network Deployment

Motion was made by Trustee Harris, seconded by Trustee Broadhead, to adopt Resolution No 51-R-2022 – A Resolution of the Town of Mead, Colorado, Amending the Comprehensive Fee Schedule to Add Fees Relating to FTTP or Comparable Network Deployment. Motion carried 6-0, on a roll call vote.

Mayor Pro Tem Adams rejoined the meeting via virtual access at approximately 6:35 p.m.

c. **Resolution No. 52-R-2022** – A Resolution of the Town of Mead, Colorado, Authorizing the Acquisition of Certain Real Property Known as 1785 County Road 32 (Grader Shed) from Weld County

Town Engineer / Public Works Director Erika Rasmussen discussed the acquisition of a grader shed and approximately 1 (one) acre of land at 1785 County Road 32 for inside storage of equipment.

Motion was made by Trustee Harris, seconded by Trustee Schranz, to adopt Resolution No 52-R-2022 – A Resolution of the Town of Mead, Colorado, Authorizing the Acquisition of Certain Real Property Known as 1785 County Road 32 (Grader Shed) from Weld County. Motion carried 7-0, on a roll call vote.

d. **Resolution No. 53-R-2022 -** A Resolution of the Town of Mead, Colorado, Approving a Professional Services Agreement Between the Town and Oz Architecture, Inc. for Municipal Facilities Master Site Plan Services

Community Development Director Jason Bradford discussed the RFP and bid selection process for Municipal Facilities Master Site Plan Services of town-owned property near Liberty Ranch.

11. Public Comment

Marian Poepelmeyer, Columbus, Ohio, discussed the crash of United Airlines flight #629 near Mead on November 1, 1955 and thanked local residents and first responders for their assistance.

12. Elected Official Reports

a. Town Trustees

The Trustees had no further comments.

b. Mayor Whitlow

Mayor Whitlow thanked everyone for their time and comments.

13. Executive Session: Pursuant to C.R.S Section 24-6-402(4)(b) for legal advice on specific legal questions regarding § 38-1-202(1)(e) and § 38-6-101, C.R.S.

Motion was made by Trustee Babcock, seconded by Trustee Harris, to enter into executive session pursuant to C.R.S. Section 24-6-402(4)(b) for legal advice on specific legal questions regarding § 38-1-202(1)(e) and § 38-6-101, C.R.S. Motion carried 7-0, on a roll call vote.

Mayor Whitlow convened the Executive Session at 7:05 p.m.

The Board returned to the Regular Meeting from Executive Session at 7:43 p.m. Those present for the Executive Session were Mayor Whitlow, Mayor Pro Tem Adams, Trustees Babcock, Brodhead, Cartwright, Harris and Schranz, Deputy Town Attorney Christiana McCormick, Town Manager Helen Migchelbrink, Town Clerk/Treasurer Mary Strutt, Town Engineer/Public Works Director Erika Rasmussen, Community Development Director Jason Bradford.

RECONVENE REGULAR MEETING

14. Executive Session Action Items

Motion was made by Trustee Harris, seconded by Trustee Babcock, to authorize the Town Attorney to retain special eminent domain counsel to assist the Town with acquiring infrastructure necessary to operate and maintain Town wastewater treatment services. Motion carried 7-0, on a roll call vote.

15. Adjournment

Motion was made by Trustee Cartwright, seconded by Trustee Babcock, to adjourn the meeting. Motion carried 7-0, on a roll call vote.

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 7:45 p.m. on Monday, July 25, 2022.

_____
Colleen G. Whitlow, Mayor

ATTEST:

_____

Mary E. Strutt, MMC, Town Clerk

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/22	08/04/2022	35235	4 Rivers Equipment, LLC	1321117	01-44-5216	PW #11 Backhoe - Cab filters	70.69
Total 35235:							70.69
08/22	08/04/2022	35236	ADAMSON POLICE PRODUCTS	INV380505	01-42-5254	Alterations	45.00
08/22	08/04/2022	35236	ADAMSON POLICE PRODUCTS	INV380514	01-42-5254	Uniforms	402.20
Total 35236:							447.20
08/22	08/04/2022	35237	AIRBOUND, INC.	244555	01-49-5261	Inflatable activities for Community Day	2,617.50
Total 35237:							2,617.50
08/22	08/04/2022	35238	Alyssa Latoski	080322	01-02-2308	7.30.22 Founders Park Rental- Deposit r	65.00
Total 35238:							65.00
08/22	08/04/2022	35239	AMAZON CAPITAL SERVICES	1JLL-TWF1-	01-40-5331	Membership Fee	179.00
Total 35239:							179.00
08/22	08/04/2022	35240	Beau Parks	22-7915	99-01-1077	Beau Parks overpayment 22-7915	25.00
Total 35240:							25.00
08/22	08/04/2022	35241	BUCKEYE WELDING SUPPLY C	05068573	01-44-5210	Cylinder Rental	7.65
Total 35241:							7.65
08/22	08/04/2022	35242	CARDMEMBER SERVICE	1454 072622	01-43-5330	QDOBA - Planning Comm Training Event	262.33
08/22	08/04/2022	35242	CARDMEMBER SERVICE	1454 072622	01-43-5331	APA membership dues	724.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	3514 072622	01-40-5331	Subscription renewal - SurveyMonkey	384.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	3514 072622	01-40-5331	Online newspaper subscription - FOCO	14.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	3514 072622	01-40-5330	refund from CML conference	412.20-
08/22	08/04/2022	35242	CARDMEMBER SERVICE	3514 072622	01-40-5331	ONline newspaper subscription - Greeley	6.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	5590 072622	01-47-5201	Bluebeam - Software for Admin	448.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	5590 072622	01-44-5075	Advertisement for PW Position - APWA	375.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	5590 072622	01-44-5216	Car wash	12.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5202	Print - event cards	20.30
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec supplies	34.88
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-41-5841	Meet, Greet, & Eat supplies	59.96
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-41-5841	Meet, Greet, & Eat food	145.93
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5236	Mead Logo Bags	680.88
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-41-5841	Highland Lake Cookies	200.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5700	TWTH signup supscription	11.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec supplies	8.67
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5349	Wellness subscription	140.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec supplies	5.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec program refund	228.60-
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5700	digital ad - TWTH	1.44
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5331	messenger subscrip	17.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-45-5210	Park info signs	1,134.15
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5700	TWTH supplies	752.64

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Town of Mead

Check Register - Mead Detail Check Register
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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec signage	4,360.89
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5349	wellness lunch	248.25
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5261	digital ad - cd	15.84
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5700	digital ad - TWTH	9.16
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec supplies	80.87
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-42-5700	PD swag	328.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	refund from rec supplies	4.16-
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5261	digital ad - CD	16.41
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5700	digital ad - TWTH	8.59
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-41-5841	PW ribbon cutting cookies	200.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5260	rec supplies	205.31
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5265	senior event supplies	32.50
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5265	senior event supplies	11.25
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7239 072622	01-49-5261	Community Day supply rental - Deposit	150.10
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5216	#6 Air Filter	10.88
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5330	Training Registration	695.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5216	#4 Air Filter	9.41
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5330	Training Lunch	16.74
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5330	Training Lunch	15.02
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5330	Training Lunch	17.59
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7661 072622	01-42-5330	Training Lunch	17.61
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7665 072622	21-40-5500	Material for Highland Lake Statue	141.43
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7665 072622	01-42-5215	Batteries - Emergency Lights TH	72.67
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7665 072622	21-40-5500	Concrete - Highland Lake statue	497.32
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7665 072622	18-40-5500	Highland Lake Plaque	565.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7665 072622	01-44-5216	Car wash	15.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5331	Denver Post sub	11.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	8.95
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	8.95
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	8.95-
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5201	computer - HM & TB	2,016.56
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-43-5201	computer - JR	1,008.28
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-49-5201	computer - Rec Aide	1,406.28
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	8.95
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5201	HM monitors	730.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-43-5700	DRC meeting	32.54
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-49-5330	Cancel CML	288.00-
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	17.90
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5330	CML Conference	367.14
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-41-5331	National Association - Membership	225.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-41-5700	Bot meeting	107.23
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	35.80
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-43-5700	DRC meeting	34.36
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-41-5330	Conference cancel	695.00-
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5330	Grant Writing	425.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5205	postage	17.90
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5201	Smartdraw - software Subscript	119.40
08/22	08/04/2022	35242	CARDMEMBER SERVICE	7700 072622	01-40-5331	Subscription	8.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5216	Car wash	70.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5700	Bottled water	11.96
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5201	Adobe ACROPRO - Newbanks Subscript	14.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5216	Car wash	22.00
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5201	Adobe - Ross Sub	12.99
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5700	New Hire Luncheon - Barker	39.20
08/22	08/04/2022	35242	CARDMEMBER SERVICE	9596 072622	01-42-5216	Car wash	10.00

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Total 35242:							18,316.44
08/22	08/04/2022	35243	CENTURY LINK	0831 072522	01-40-5300	TH Fax	67.47
08/22	08/04/2022	35243	CENTURY LINK	4770 072522	01-42-5300	PD Fax	80.54
Total 35243:							148.01
08/22	08/04/2022	35244	CITY OF FORT COLLINS	302	01-42-5330	Training Class CPTED	350.00
Total 35244:							350.00
08/22	08/04/2022	35245	CPS DISTRIBUTORS, INC	7448543-001	01-45-5372	IRRIGATION	437.92
Total 35245:							437.92
08/22	08/04/2022	35246	David Jay Thrower	242	01-48-5040	Municipal court judge	1,000.00
Total 35246:							1,000.00
08/22	08/04/2022	35247	DBC IRRIGATION SUPPLY	S4700708.00	01-45-5372	Irrigation	387.92
Total 35247:							387.92
08/22	08/04/2022	35248	Denali Water Solutions LLc	INV331659	06-47-5231	Sludge Disposal WE	910.00
08/22	08/04/2022	35248	Denali Water Solutions LLc	INV332988	06-47-5231	Sludge Disposal WE	1,378.51
Total 35248:							2,288.51
08/22	08/04/2022	35249	FASTENAL	COLON9348	04-44-5252	Parts/Supplies	15.81
08/22	08/04/2022	35249	FASTENAL	COLON9349	04-44-5252	Parts/Supplies	17.94
Total 35249:							33.75
08/22	08/04/2022	35250	First Armored Services	1652	01-42-5255	Equipment	1,140.58
Total 35250:							1,140.58
08/22	08/04/2022	35251	FRONT RANGE PORTABLE RES	10644	01-45-5210	Liberty Ranch	157.50
08/22	08/04/2022	35251	FRONT RANGE PORTABLE RES	10645	01-49-5260	Mead Elementary	157.50
08/22	08/04/2022	35251	FRONT RANGE PORTABLE RES	10646	01-45-5210	Mead Park	157.50
08/22	08/04/2022	35251	FRONT RANGE PORTABLE RES	10647	01-45-5210	Mead Ponds	78.75
Total 35251:							551.25
08/22	08/04/2022	35252	FRONTIER SELF STORAGE	07012022	01-40-5700	07/01/2022 Storage	100.00
Total 35252:							100.00
08/22	08/04/2022	35253	GAME TIME	PJI-0182603	01-45-5215	Swings / Founders Park & Space	831.86
Total 35253:							831.86
08/22	08/04/2022	35254	GCR TIRES & SERVICES	757-103432	01-45-5216	Parks truck tire repair	36.38

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 35254:							36.38
08/22	08/04/2022	35255	GROUND ENGINEERING, INC.	220590.0-2	04-44-5215	Engineering Various Mead projects	2,337.50
Total 35255:							2,337.50
08/22	08/04/2022	35256	HELEN MIGCHELBRINK	07292022	01-40-5330	Air Travel to/from ICMA Conference	664.96
Total 35256:							664.96
08/22	08/04/2022	35257	HOME DEPOT CREDIT SERVIC	2769 072122	01-45-5215	Main Park Restroom	13.02
08/22	08/04/2022	35257	HOME DEPOT CREDIT SERVIC	2769 072122	01-40-5215	Various Repairs - TH	81.20
08/22	08/04/2022	35257	HOME DEPOT CREDIT SERVIC	2769 072122	01-42-5215	New tiles for PD floor	74.40
08/22	08/04/2022	35257	HOME DEPOT CREDIT SERVIC	2769 072122	21-40-5500	Art in Public Places	295.90
08/22	08/04/2022	35257	HOME DEPOT CREDIT SERVIC	2769 072122	01-47-5215	Compressor Repair at shop	50.92
Total 35257:							515.44
08/22	08/04/2022	35258	IDEAL FENCING CORP	18709	04-44-5215	Hwy 66 & CR 7	10,850.00
Total 35258:							10,850.00
08/22	08/04/2022	35259	INFUSION ARCHITECTS	1/2022	09-50-5512	TOM Court Room Remodel	4,638.73
Total 35259:							4,638.73
08/22	08/04/2022	35260	Insituform Technologies, LLC	3	06-02-2005	Release of retainage	8,771.50
Total 35260:							8,771.50
08/22	08/04/2022	35261	JVA INCORPORATED	102044	06-47-5557	WWTF	14,200.00
08/22	08/04/2022	35261	JVA INCORPORATED	102045	06-47-5553	Mead WWTP On-Line Process Monitorin	680.00
08/22	08/04/2022	35261	JVA INCORPORATED	102309	01-02-2615	Meadow Ridge (Benson Farms 297)	3,344.00
08/22	08/04/2022	35261	JVA INCORPORATED	102310	01-02-2615	The Highlands (256)	930.00
08/22	08/04/2022	35261	JVA INCORPORATED	102311	01-02-2615	Agfinity (282)	336.00
08/22	08/04/2022	35261	JVA INCORPORATED	102312	09-50-5511	PW Facility	373.61
08/22	08/04/2022	35261	JVA INCORPORATED	102313	09-50-5511	PW Facility	1,000.00
08/22	08/04/2022	35261	JVA INCORPORATED	102314	09-50-5511	PW Facility	750.00
08/22	08/04/2022	35261	JVA INCORPORATED	102315	18-40-5500	Highland Lake	58.30
08/22	08/04/2022	35261	JVA INCORPORATED	102316	01-02-2615	Elevation 25 (296)	588.00
08/22	08/04/2022	35261	JVA INCORPORATED	102317	01-02-2615	Postle (292)	378.00
08/22	08/04/2022	35261	JVA INCORPORATED	102318	01-02-2615	Grand Meadow (306)	2,166.00
08/22	08/04/2022	35261	JVA INCORPORATED	102319	01-02-2615	Mead Dist (Raterink 302)	504.00
08/22	08/04/2022	35261	JVA INCORPORATED	102320	01-02-2615	Sunstate (313)	252.00
08/22	08/04/2022	35261	JVA INCORPORATED	102321	01-02-2615	Postle (292)	420.00
08/22	08/04/2022	35261	JVA INCORPORATED	102322	01-02-2615	Lawson Construction (319)	924.00
08/22	08/04/2022	35261	JVA INCORPORATED	102323	01-02-2615	Access 25 (Schulz) 292	1,144.00
08/22	08/04/2022	35261	JVA INCORPORATED	102324	01-02-2615	Liberty Ranch (320)	976.00
08/22	08/04/2022	35261	JVA INCORPORATED	102325	01-02-2615	Lighthouse (22)	168.00
08/22	08/04/2022	35261	JVA INCORPORATED	102326	01-02-2615	Mead Place (45)	84.00
08/22	08/04/2022	35261	JVA INCORPORATED	102327	01-02-2615	Mead Warehouse (259)	168.00
08/22	08/04/2022	35261	JVA INCORPORATED	102328	01-02-2615	Waterfront (307)	168.00
08/22	08/04/2022	35261	JVA INCORPORATED	102329.1	01-47-5405	General Engineering	1,508.18
08/22	08/04/2022	35261	JVA INCORPORATED	10243	06-40-5405	Mead Wastewater ON-Call Engineering	1,797.93
08/22	08/04/2022	35261	JVA INCORPORATED	102474	13-40-5500	North Creek Culvert	928.00

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Total 35261:							33,846.02
08/22	08/04/2022	35262	KONICA MINOLTA PREMIER FIN	476615281	01-40-5315	Copier Lease	219.61
08/22	08/04/2022	35262	KONICA MINOLTA PREMIER FIN	476615281	01-42-5315	Copier Lease	96.12
Total 35262:							315.73
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	607001 07.2	06-47-5305	5423 WC 32	30.32
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	618801 07.2	01-45-5305	150 Main St.	32.85
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	619202 07.2	01-45-5305	401 3rd St.	30.32
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	620201 07.2	01-45-5305	2700 WC 34.5	4,017.19
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	621801 07.2	01-45-5305	190 1st St.	966.77
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	622501 07.2	01-45-5305	365 Welker	32.85
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	624409 7.20.	01-42-5305	201 Welker St.	30.58
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	650402 7.20.	01-40-5305	242 Main St.	30.32
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	657602 7.10.	06-47-5305	4504 E. Welker St.	39.60
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	657701 07.2	01-45-5305	156 Eagle	322.80
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	657801 07.2	01-42-5305	537 Main Police	30.62
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	657801.2 07.	01-44-5305	Main PW	30.62
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	657901 7.20.	01-45-5305	16775 North Creek	338.06
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	658001 7.20.	01-45-5305	441 3rd St.	1,152.24
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	658101 7.20.	01-45-5305	10 Fairburn	39.87
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	658201 07.2	01-40-5305	501 3rd St.	30.32
08/22	08/04/2022	35263	LITTLE THOMPSON WATER DIS	658201 7.20.	01-40-5305	441 3rd St.	88.68
Total 35263:							7,244.01
08/22	08/04/2022	35264	LONGS PEAK WATER DISTRICT	5200605.01	01-45-5305	Libert Ranch Irrigation	5,020.01
08/22	08/04/2022	35264	LONGS PEAK WATER DISTRICT	5200605.01	01-45-5305	Libert Ranch Irrigation	4,846.00
Total 35264:							9,866.01
08/22	08/04/2022	35265	MAIN STREET MAT COMPANY	127183	01-40-5210	Mat svs	60.36
Total 35265:							60.36
08/22	08/04/2022	35266	MCDONALD FARMS ENTERPRI	60904-IN	06-47-5215	Vac tanker	966.50
Total 35266:							966.50
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	JUNE 2022-	01-40-5400	Legal Services	14,725.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	JUNE 2022-	06-40-5400	Legal Services	775.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUN2	01-40-5400	Legal - exp	110.05
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUN2	06-40-5400	Legal - exp	5.79
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Postle	4,943.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Postle	2,633.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Elevation 25	1,304.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Grand Meadow	1,718.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Turion	1,602.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Meadow Ridge	3,060.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Sunstate	1,711.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Mead Place	325.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Waterfront	684.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Buffalo Highlands	462.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Agfinity	117.00

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08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Liberty Ranch	693.00
08/22	08/04/2022	35267	MICHOW COX & MCASKIN LLP	MEAD.JUNE	01-02-2615	Lawson Construction	546.00
Total 35267:							35,413.84
08/22	08/04/2022	35268	Minuteman Press	4554	01-40-5210	Kropelnicki business cards	106.66
Total 35268:							106.66
08/22	08/04/2022	35269	MJT Communications	13595	01-40-5201	Computer Consulting	1,042.00
Total 35269:							1,042.00
08/22	08/04/2022	35270	MOTOROLA SOLUTIONS INC.	8281416889	01-42-5255	Equipment - Board Approved 1/2022	25,813.36
Total 35270:							25,813.36
08/22	08/04/2022	35271	National Power Rodding Corp	53496	06-47-5394	Sanitary Services / Inspections	58,496.80
08/22	08/04/2022	35271	National Power Rodding Corp	53496	04-44-5366	Sanitary Services / Inspections	1,065.00
Total 35271:							59,561.80
08/22	08/04/2022	35272	Nectar HR	9787	01-49-5349	Redemption	251.00
Total 35272:							251.00
08/22	08/04/2022	35273	O.J. WATSON EQUIPMENT	0102957-IN	01-44-5364	Jack Stands for new single Axels	940.00
Total 35273:							940.00
08/22	08/04/2022	35274	One Way Inc	269745 08.0	01-47-5310	D13927 8.1.22	38.59
08/22	08/04/2022	35274	One Way Inc	269745.1 08.	01-45-5310	D13927A 08.01.22	38.59
08/22	08/04/2022	35274	One Way Inc	269746 08.0	01-47-5310	D13927A	24.81
08/22	08/04/2022	35274	One Way Inc	269746.1 08.	01-45-5310	D13927B	24.80
08/22	08/04/2022	35274	One Way Inc	269752 08.0	01-40-5310	D13927C 08.01.22	77.18
08/22	08/04/2022	35274	One Way Inc	269753 08.0	01-40-5310	D13927D 08.01.22	49.61
08/22	08/04/2022	35274	One Way Inc	269760 08.0	06-47-5310	D13927E 08.01.22	93.72
08/22	08/04/2022	35274	One Way Inc	269797 08.0	01-42-5310	D13927F 080122	26.44
Total 35274:							373.74
08/22	08/04/2022	35275	Paulette Dolin	014 072722	01-49-5265	Senior Exercise	420.00
Total 35275:							420.00
08/22	08/04/2022	35276	PET PICK-UPS	29020	01-45-5210	Pick up bags	274.81
Total 35276:							274.81
08/22	08/04/2022	35277	PINNACOL ASSURANCE	20957252	01-02-2312	Installment 7 of 9 2022 Work Comp Insur	6,288.48
08/22	08/04/2022	35277	PINNACOL ASSURANCE	20957252	06-02-2312	Installment 7 of 9 2022 Work Comp Insur	231.46
08/22	08/04/2022	35277	PINNACOL ASSURANCE	20957252	20-02-2312	Installment 7 of 9 2022 Work Comp Insur	79.06
Total 35277:							6,599.00
08/22	08/04/2022	35278	Precision Employment Consulting	073122	01-40-5401	Consulting HR Services	7,167.00

M = Manual Check, V = Void Check

Town of Mead | Check Register - Mead Detail Check Register | Aug 04, 2022 11:09AM

Check Issue Dates: 8/4/2022 - 8/4/2022

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/22	08/04/2022	35278	Precision Employment Consulting	073122	06-40-5401	Consulting HR Services	385.00
08/22	08/04/2022	35278	Precision Employment Consulting	073122	20-40-5401	Consulting HR Services	265.00
Total 35278:							7,817.00
08/22	08/04/2022	35279	Professional Management System	84677	01-40-5401	Financial Consult	4,368.00
08/22	08/04/2022	35279	Professional Management System	84677	06-40-5401	Financial Consult	546.00
08/22	08/04/2022	35279	Professional Management System	84677	20-40-5401	Financial Consult	546.00
Total 35279:							5,460.00
08/22	08/04/2022	35280	RAMEY ENVIRONMENTAL COM	24209	06-47-5390	Wastewater svs -	5,043.84
08/22	08/04/2022	35280	RAMEY ENVIRONMENTAL COM	24209	06-47-5210	Wastewater svs -	169.30
08/22	08/04/2022	35280	RAMEY ENVIRONMENTAL COM	24209	06-47-5391	Wastewater svs -	630.72
Total 35280:							5,843.86
08/22	08/04/2022	35281	SAFETY & CONSTRUCTION SU	3446	04-44-5252	Replacement sign (Cirsa)	1,367.71
08/22	08/04/2022	35281	SAFETY & CONSTRUCTION SU	3489	04-44-5252	Street Sign	1,367.71
08/22	08/04/2022	35281	SAFETY & CONSTRUCTION SU	4003	04-44-5252	signs	89.90
Total 35281:							2,825.32
08/22	08/04/2022	35282	STERLING TALENT SOLUTIONS	9022924	01-44-5700	New Hire - Background check	58.88
Total 35282:							58.88
08/22	08/04/2022	35283	Street Media Group LLC	557520	01-49-5700	digital media - TWTH	1,500.00
Total 35283:							1,500.00
08/22	08/04/2022	35284	TDS	6545 07.22	01-40-5325	Internet 8.22	457.30
Total 35284:							457.30
08/22	08/04/2022	35285	TRACTOR SUPPLY CREDIT PLA	9125 072122	18-40-5500	Highland Lake	12.99
08/22	08/04/2022	35285	TRACTOR SUPPLY CREDIT PLA	9125 072122	01-45-5216	Parks	49.27
08/22	08/04/2022	35285	TRACTOR SUPPLY CREDIT PLA	9125 072122	01-44-5216	DEF	51.96
08/22	08/04/2022	35285	TRACTOR SUPPLY CREDIT PLA	9125 072122	01-44-5216	DEF	38.97
08/22	08/04/2022	35285	TRACTOR SUPPLY CREDIT PLA	9125 072122	01-45-5210	Toilet Treatment	29.97
08/22	08/04/2022	35285	TRACTOR SUPPLY CREDIT PLA	9125 072122	01-45-5210	Orange Drop ins	31.98
Total 35285:							215.14
08/22	08/04/2022	35286	Tradesman Elevator	10505	01-40-5215	Elev. maint - May	175.00
08/22	08/04/2022	35286	Tradesman Elevator	10547	01-40-5215	Elev. maint - June	175.00
Total 35286:							350.00
08/22	08/04/2022	35287	UNITED POWER	12650701 07	01-45-5305	Booster Pump Founders	25.00
08/22	08/04/2022	35287	UNITED POWER	12952800 7.	01-45-5305	Mead Ponds	25.00
08/22	08/04/2022	35287	UNITED POWER	14305100 7.	06-47-5305	WWTP 7.22	3,298.96
08/22	08/04/2022	35287	UNITED POWER	16836300 7.	01-45-5305	Park Sprinkler Liberty	28.38
08/22	08/04/2022	35287	UNITED POWER	16909300 7.	01-45-5305	Feather Ridge 7.22	25.12
08/22	08/04/2022	35287	UNITED POWER	17159100 7.	01-45-5305	Sprinkler clock	25.02
08/22	08/04/2022	35287	UNITED POWER	17618300 7.	01-40-5305	Town Hall 7.22	561.25

M = Manual Check, V = Void Check

Town of Mead

Check Register - Mead Detail Check Register
Check Issue Dates: 8/4/2022 - 8/4/2022

Aug 04, 2022 11:09AM

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
08/22	08/04/2022	35287	UNITED POWER	17770000 7.	01-45-5305	Gazebo 7.22	32.93
08/22	08/04/2022	35287	UNITED POWER	18949400 7.	01-42-5305	Modular 7.22	182.56
08/22	08/04/2022	35287	UNITED POWER	18949400.1	01-44-5305	Modular PW 07.22	182.56
08/22	08/04/2022	35287	UNITED POWER	61303 7.22	01-45-5305	Area Light - Highland	10.25
08/22	08/04/2022	35287	UNITED POWER	6753101 7.2	01-45-5305	Irrig Sprinkler	25.12
08/22	08/04/2022	35287	UNITED POWER	7490500 7.2	06-47-5305	Pump Lake Thomas	20.00
08/22	08/04/2022	35287	UNITED POWER	83701 7.22	01-44-5305	Shop 7.22	110.86
08/22	08/04/2022	35287	UNITED POWER	88601 7.22	01-44-5305	Streetlights 7.22	2,897.45
08/22	08/04/2022	35287	UNITED POWER	92015 7.22	01-42-5305	201 Welker St.	169.45
08/22	08/04/2022	35287	UNITED POWER	96302 7.22	06-47-5305	WWTP 7.22	41.80
Total 35287:							7,661.71
08/22	08/04/2022	35288	VECCHI & ASSOCIATES LLC	3153	01-43-5460	Planning consultant	881.25
08/22	08/04/2022	35288	VECCHI & ASSOCIATES LLC	3153	01-02-2615	Planning consultant	10,208.75
Total 35288:							11,090.00
08/22	08/04/2022	35289	VECTOR DISEASE CONTROL	PI-A0001096	01-45-5348	Mosquito control services	4,131.05
Total 35289:							4,131.05
08/22	08/04/2022	35290	Weld County Clerk and Recorder	072722	01-02-2615	Mead crossings/ Quicktrip	23.00
08/22	08/04/2022	35290	Weld County Clerk and Recorder	072722	01-02-2615	Sunstate	321.00
Total 35290:							344.00
08/22	08/04/2022	35291	Wickham Tractor Company	15833	01-44-5216	mower parts	125.06
Total 35291:							125.06
08/22	08/04/2022	35292	WORKWELL OCCUPATIONAL M	669177	01-40-5075	New Hire Drug Screens	42.50
Total 35292:							42.50
08/22	08/04/2022	35293	XCEL ENERGY	788935306	01-42-5305	201 Welker	19.41
08/22	08/04/2022	35293	XCEL ENERGY	788938294	01-40-5305	Town Hall	56.75
08/22	08/04/2022	35293	XCEL ENERGY	788996610	01-42-5305	PD/PW	27.93
08/22	08/04/2022	35293	XCEL ENERGY	788996610	01-44-5305	PD PW	27.94
Total 35293:							132.03
08/22	08/04/2022	80822100	Fusion Cloud Company	9522077	01-40-5300	Phone Bill	251.91
08/22	08/04/2022	80822100	Fusion Cloud Company	9534228	01-40-5300	Phone Bill	258.98
Total 80822100:							510.89
08/22	08/04/2022	80822101	Xpress Bill Pay	66828	06-40-5701	Credit Trans fees - July	521.15
Total 80822101:							521.15
Grand Totals:							288,993.52

Summary by General Ledger Account Number

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-02-2000	1,636.91	164,308.62-	162,671.71-
01-02-2308	65.00	.00	65.00
01-02-2312	6,288.48	.00	6,288.48
01-02-2615	42,900.75	.00	42,900.75
01-40-5075	42.50	.00	42.50
01-40-5201	3,907.96	.00	3,907.96
01-40-5205	98.45	8.95-	89.50
01-40-5210	167.02	.00	167.02
01-40-5215	431.20	.00	431.20
01-40-5300	578.36	.00	578.36
01-40-5305	767.32	.00	767.32
01-40-5310	126.79	.00	126.79
01-40-5315	219.61	.00	219.61
01-40-5325	457.30	.00	457.30
01-40-5330	1,457.10	412.20-	1,044.90
01-40-5331	604.97	.00	604.97
01-40-5400	14,835.05	.00	14,835.05
01-40-5401	11,535.00	.00	11,535.00
01-40-5700	100.00	.00	100.00
01-41-5330	.00	695.00-	695.00-
01-41-5331	225.00	.00	225.00
01-41-5700	107.23	.00	107.23
01-41-5841	605.89	.00	605.89
01-42-5201	27.98	.00	27.98
01-42-5215	147.07	.00	147.07
01-42-5216	122.29	.00	122.29
01-42-5254	447.20	.00	447.20
01-42-5255	26,953.94	.00	26,953.94
01-42-5300	80.54	.00	80.54
01-42-5305	460.55	.00	460.55
01-42-5310	26.44	.00	26.44
01-42-5315	96.12	.00	96.12
01-42-5330	1,111.96	.00	1,111.96
01-42-5700	379.16	.00	379.16
01-43-5201	1,008.28	.00	1,008.28
01-43-5330	262.33	.00	262.33
01-43-5331	724.00	.00	724.00
01-43-5460	881.25	.00	881.25
01-43-5700	66.90	.00	66.90
01-44-5075	375.00	.00	375.00
01-44-5210	7.65	.00	7.65
01-44-5216	313.68	.00	313.68
01-44-5305	3,249.43	.00	3,249.43
01-44-5364	940.00	.00	940.00
01-44-5700	58.88	.00	58.88
01-45-5210	1,864.66	.00	1,864.66
01-45-5215	844.88	.00	844.88
01-45-5216	85.65	.00	85.65
01-45-5305	16,995.78	.00	16,995.78
01-45-5310	63.39	.00	63.39
01-45-5348	4,131.05	.00	4,131.05
01-45-5372	825.84	.00	825.84
01-47-5201	448.00	.00	448.00
01-47-5215	50.92	.00	50.92
01-47-5310	63.40	.00	63.40
01-47-5405	1,508.18	.00	1,508.18
01-48-5040	1,000.00	.00	1,000.00

GL Account	Debit	Credit	Proof
01-49-5201	1,406.28	.00	1,406.28
01-49-5202	20.30	.00	20.30
01-49-5236	680.88	.00	680.88
01-49-5260	4,854.11	232.76-	4,621.35
01-49-5261	2,799.85	.00	2,799.85
01-49-5265	463.75	.00	463.75
01-49-5330	.00	288.00-	288.00-
01-49-5331	17.00	.00	17.00
01-49-5349	639.25	.00	639.25
01-49-5700	2,283.82	.00	2,283.82
04-02-2000	.00	17,111.57-	17,111.57-
04-44-5215	13,187.50	.00	13,187.50
04-44-5252	2,859.07	.00	2,859.07
04-44-5366	1,065.00	.00	1,065.00
06-02-2000	.00	99,033.90-	99,033.90-
06-02-2005	8,771.50	.00	8,771.50
06-02-2312	231.46	.00	231.46
06-40-5400	780.79	.00	780.79
06-40-5401	931.00	.00	931.00
06-40-5405	1,797.93	.00	1,797.93
06-40-5701	521.15	.00	521.15
06-47-5210	169.30	.00	169.30
06-47-5215	966.50	.00	966.50
06-47-5231	2,288.51	.00	2,288.51
06-47-5305	3,430.68	.00	3,430.68
06-47-5310	93.72	.00	93.72
06-47-5390	5,043.84	.00	5,043.84
06-47-5391	630.72	.00	630.72
06-47-5394	58,496.80	.00	58,496.80
06-47-5553	680.00	.00	680.00
06-47-5557	14,200.00	.00	14,200.00
09-02-2000	.00	6,762.34-	6,762.34-
09-50-5511	2,123.61	.00	2,123.61
09-50-5512	4,638.73	.00	4,638.73
13-02-2000	.00	928.00-	928.00-
13-40-5500	928.00	.00	928.00
18-02-2000	.00	636.29-	636.29-
18-40-5500	636.29	.00	636.29
20-02-2000	.00	890.06-	890.06-
20-02-2312	79.06	.00	79.06
20-40-5401	811.00	.00	811.00
21-02-2000	.00	934.65-	934.65-
21-40-5500	934.65	.00	934.65
99-01-1077	25.00	.00	25.00
99-02-2000	.00	25.00-	25.00-
Grand Totals:	292,267.34	292,267.34-	.00

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

Town of Mead Investment Portfolio

Total Funds Invested as of: 06/30/22

Investment Category *	Authorized and Suitable Investments	Rating Moody/S&P	Coupon	Maturity	Average Monthly Yield	Par Value	Purchase Date	Purchase Price - Principal Value	06/30/2021 Value	Percentage Per Issuer	Total Percentage of Portfolio
A	**US Treasuries:**										
Maximum % per Issuer: 100% ---- Maximum % of Portfolio: 100%										0.00%	
	Total Treasuries:							$ -	$ -		**0.0%**
B	**US Agencies:**										
Maximum % per Issuer: 35% ---- Maximum % of Portfolio: 75%										0.00%	
	Total Agencies:							$ -	$ -		**0.0%**
C	**CD's / Term Bank Deposits:**										
Maximum % per Issuer: FDIC limit ---- Maximum % of Portfolio: 50%										0.0%	
	Total Term Bank Deposits:							$ -	$ -		**0.0%**
D	**Money Market Accounts**										
Maximum % per Issuer: 50% ---- Maximum % of Portfolio: 35%	WELLS FARGO GOVERNMENT MM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ -	0.0%	
	WELLS FARGO TREASURY MM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ -	0.0%	
	WELLS FARGO TREASURY MM (CASH/SWEEP ACCT)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ -	0.0%	
	Total Money Markets:								$ -		**0.0%**
E	**Investment Pools**										
Maximum % per Issuer: 50% ---- Maximum % of Portfolio: 100%	COLOTRUST - PLUS+	N/A	N/A	N/A	1.1707%	N/A	N/A	N/A	$ 10,624,374.61	41.20%	
	COLOTRUST - PRIME	N/A	N/A	N/A	0.8155%	N/A	N/A	N/A	$ 10,014.63	0.04%	
	CSAFE	N/A	N/A	N/A	1.1500%	N/A	N/A	N/A	$ 12,088,388.00	46.88%	
	CSIP	N/A	N/A	N/A	1.1800%	N/A	N/A	N/A	$ 3,062,876.87	11.88%	
	Total Investment Pools:								$ 25,785,654.11		**100.0%**
F	**All Other Allowable Securities:**										
Maximum % per Issuer: 15% ---- Maximum % of Portfolio: 25%									$ -	0.00%	
	Total Other:								$ -		**0.0%**

Total Market Value: **$ 25,785,654.11**

* Per Town Investment Policy - Sec. VIII. Investment Parameters

Agenda Item Summary

MEETING DATE:	August 8, 2022
SUBJECT:	Resolution No. 54-R-2022 – Final Acceptance of the Public Infrastructure Improvements Associated with Rocky Mountain Midstream Office Building Development
PRESENTED BY:	Erika Rasmussen, Town Engineer/Public Works Director

SUMMARY

Mr. Craig Benes, as president of CMC Group, Inc., a Colorado limited liability company having a principal office address of 2000 South Colorado Boulevard, Suite 10500, Denver, Colorado 80222 ("Developer") has requested final acceptance of the public infrastructure improvements constructed as part of the Rocky Mountain Midstream Office Building project, specifically the installation of storm pipe, sidewalk and handicap ramp, and drivecut and crosspan within public rights-of-way at Pacific Circle and Mead Street.

The two-year warranty period has concluded. On July 7, 2022, a final inspection of the improvements was conducted and resulted in no punchlist items. The Town Engineer has concluded the repairs are complete and Final Acceptance could be issued.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees memorialize the Town's final acceptance of the Improvements by adoption of the proposed Resolution, effective August 8, 2022. A motion to approve the consent agenda for August 8, 2022, will approve this item. If the resolution is removed from the consent agenda, the suggested motion is:

Suggested Motion: I move to adopt Resolution No. 54-R-202, a Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Public Infrastructure Improvements Associated with Rocky Mountain Midstream Office Building Development.

ATTACHMENTS

Letter to CMC Group, Inc. granting Final Acceptance of the Imrpovements
Resolution No. 54-R-2022

TOWN OF MEAD, COLORADO
RESOLUTION NO. 54-R-2022

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, GRANTING FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING DEVELOPMENT

WHEREAS, CMC Group, Inc., a Colorado Corporation with offices at 2000 South Colorado Blvd, Tower I, Suite 10500, Denver, Colorado 80222 (the "Developer") has caused the completion of certain public improvements identified in the Site Plan Agreement for the Rocky Mountain Midstream Office Building Development dated August 22, 2019 and recorded on September 26, 2019 at Reception No. 4526791 in the Weld County Property Records (the "Public Improvements"); and

WHEREAS, the Public Improvements were conditionally accepted effective June 22, 2020; and

WHEREAS, the two-year warranty period for the Improvements has been completed and the Town Engineer has found the Public Improvements to be satisfactorily completed, has identified no punch list items, and recommends final acceptance of the Public Improvements be approved effective August 8, 2022; and

WHEREAS, Section 202.9 of the *Town of Mead Design Standards and Construction Specifications for the Design and Construction of Public and Private Improvements* (the "Standards and Specifications") states that "[i]f the public improvements completed by the developer are satisfactory, the Town shall grant final acceptance by a resolution of the Board of Trustees"; and

WHEREAS, Developer has requested approval and final acceptance of the Public Improvements; and

WHEREAS, the Town Engineer has reviewed the Improvements, has found the same to be in compliance with the requirements of the Standards and Specifications, and has found the same to be in good repair following the completion of the warranty period, as set forth and confirmed in that certain letter from the Town to Developer dated August 8, 2022, a copy of which is attached to this Resolution as **Exhibit A**; and

WHEREAS, the Board of Trustees desires to grant final acceptance of the Improvements completed by Developer, effective August 8, 2022.

NOW THEREFORE, BE IT RESOLVED by the Town of Mead, Weld County, Colorado, that:

Section 1. Final Acceptance of Public Improvements. The Board of Trustees on behalf of the Town of Mead, hereby grants final acceptance of the Public Improvements identified in this Resolution. The Town hereby discharges the Developer from further maintenance responsibilities associated with the Public Improvements, effective August 8, 2022.

Section 2. Release of Security. The Board of Trustees hereby authorizes the release or

any warranty security guaranteeing the Public Improvements through the two-year warranty period. The Town Engineer and Town Clerk shall be authorized to take any administrative actions necessary to release the warranty security.

Section 3. Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the resolution. The Town Board hereby declares that it would have passed the resolution 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 4. Repealer. All resolutions and motions of the Board of Trustees of the Town of Mead or parts thereof, in conflict with this resolution are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such resolution or motion, no revive any resolution or motion thereby.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

Section 6. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8th DAY OF AUGUST, 2022.

ATTEST: **TOWN OF MEAD**

By: _____ By: _____
Mary E. Strutt, MMC, Town Clerk Colleen G. Whitlow, Mayor

Exhibit A
Letter dated August 8, 2022

August 8, 2022

CMC Group, Inc.
Attn: Craig Richard Benes
2000 South Colorado Boulevard, Suite 10500
Denver, Colorado 80222

RE: Rocky Mountain Midstream Office Building Development
Notice of Final Acceptance of Public Infrastructure Improvements

Dear Mr. Benes,

On July 7, 2022, Town Staff performed a walk-through of the public improvements constructed as part of the Rocky Mountain Midstream Office Building development. The project included installation of storm pipe, sidewalk and handicap ramp, and drivecut with crosspan within public rights-of-way at Pacific Circle and Mead Street.

All public improvements were judged to be in satisfactory condition and no punchlist was created.

This letter conveys the Town of Mead's Final Acceptance of the public infrastructure improvements completed as part of the aforementioned development and officially terminates the two-year warranty period.

Sincerely,

RE Brown

Signed: 07/25/2022 @ 4:40:43 PM

Robyn Brown, P.E.
Deputy Town Engineer

441 Third Street | Mead, CO 80542 | 970.535.4477 | townofmead.org

4526791 Pages: 1 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Rocky Mountain Midstream Office Building
SITE PLAN AGREEMENT

This Site Plan Agreement ("Agreement") is made and entered into by and between the Town of Mead, Colorado, a Colorado municipal corporation whose address is 441 Third Street, Mead, Colorado 80542 (the "Town"), and CMC Group, Inc, a Colorado Corporation with offices at 2000 South Colorado Blvd, Tower I, Suite 10500, Denver, Colorado 80222 (the "Developer"). The Developer and the Town are each referred to individually as a "Party" or together as the "Parties." This Agreement shall be effective as of the date of mutual execution hereof by the Parties ("Effective Date").

RECITALS

WHEREAS, Section 16-4-100(b)(10)(h) of the Mead Municipal Code provides that Town staff may require developer to enter into a site plan agreement with the Town concerning public improvements related to development; and

WHEREAS, Developer has submitted a site plan ("Site Plan") for development of the property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Development"), which the Town Planning Commission and Board of Trustees have reviewed and approved; and

WHEREAS, the Town and the Developer agree that the public improvements detailed and attached hereto and incorporated herein as **Exhibit B**, the Schedule of Improvements (the "Public Improvements") are directly related to and generated by the Development and that no taking thereby will occur requiring any compensation.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the Parties hereto promise, covenant, and agree as follows:

1. GENERAL CONDITIONS.

1.1 Developer Obligations. Developer is responsible for performance of the covenants set forth herein. Developer agrees to construct, build, install and develop the Public Improvements, as provided in **Exhibit B**, and any other improvements constructed in relation to the Development in accordance with the approved Site Plan in complete conformance with the plans and specifications accepted in writing by the Town or by the utility providing the service, and in full conformity with the Town's construction specifications applicable at the time of construction.

1.2 Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the Public Improvements shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.

1.3 Conditional Acceptance of Constructed Improvements. The Developer may request in writing, the inspection and conditional acceptance of Public Improvements by the Town, when all Public Improvements within the Development, or within a phase of the Development, are completed.

1.4 Final Acceptance. At least thirty (30) days before two (2) years have elapsed from the issuance of conditional acceptance, or as soon thereafter as weather permits, Developer shall request a final acceptance inspection. If the Public Improvements completed by developer are satisfactory, the Town shall grant final acceptance of the Public Improvements by resolution of the Board of Trustees.

1.5 Guaranty Period, Maintenance, Repair and Replacement of Public Improvements. For a two (2) year period from the date of conditional acceptance of any Public Improvements, Developer shall at its own expense, take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, shall become necessary.

1.6 Improvement Guaranty.

(a) Developer shall submit to the Town an improvement guaranty in the amount of one hundred fifteen percent (115 %) of the total estimated cost, including labor and materials, of all Public Improvements. The guaranty shall be a draw-down irrevocable letter of credit in form and substance as shown on **Exhibit D** attached hereto and incorporated herein by reference. The guaranty shall be drawn on a bank or financial institution with a local, Colorado office at which the letter of credit may be presented for payment. The guaranty shall not expire during the winter-spring season (November 1 - May 1).

(b) The amount of the guaranty shall be one hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements.

(c) If Developer has not submitted or fails to maintain the improvement guaranty, then Developer is in default of this Agreement and is subject to the provisions of Section 10.1 of this Agreement, and the suspension of development activities by the Town including, but not limited to, the issuance of building permits and certificates of occupancy.

(d) The Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or complete the Public Improvements, or correct deficiencies in the Public Improvements, as the Town deems appropriate, in any of the following instances:

(1) If an improvement guaranty is to expire within (thirty) 30 calendar days and the Developer has not yet provided a satisfactory replacement; or
(2) If the Developer fails or refuses to construct the Public Improvements, or fails or refuses to finish the construction of the Public Improvements.

(e) If the improvement guaranty expires or the entity issuing the improvement guaranty becomes non-qualifying, then the Town shall furnish written notice to the Developer of the condition, and within thirty (30) days of receipt of such notice the Developer shall give the Town a substituted qualifying improvement guaranty, or augment the deficient security as necessary to bring the security into compliance with the requirements of this Section 1.6. If the Developer refuses or fails to give the Town a substituted qualifying improvement guaranty, or augment the deficient security, the Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or finish the Public Improvements, or correct deficiencies in the Public Improvements, or it may withhold building permits and certificates of occupancy within the Development, as the Town deems appropriate.

1.7 Insurance. Developer shall, through contract requirements and other normal means, guarantee and furnish to the Town proof that all employees, contractors, sub-contractors, and engineers engaged in the design and construction of the Public Improvements are covered by adequate Workers Compensation Insurance and general liability insurance (and professional liability insurance for engineers and designers). Failure to provide proof of insurance may result in the suspension of development activities by the Town, including but not limited to, the issuance of building permits and certificates of occupancy.

1.8 OSHA Compliance. Developer shall, through contract requirements and other normal means, guarantee and furnish to the Town proof that all employees and contractors engaged in the construction of the Public Improvements are required to comply with all provisions of the Federal Occupational Safety and Health Act (OSHA).

1.9 Term. This Agreement shall be effective as of the Effective Date, and shall continue until conditions in Section 9.17 below are satisfied.

2. CONSTRUCTION OF IMPROVEMENTS.

2.1 Improvements to be Constructed. Developer shall furnish, install, and construct, at its own expense, the Public Improvements, in conformance with the Site Plan and construction plans, specifications and drawings accepted by the Town.

2.2 Off-site and On-site Rights-of-way, Easements, Licenses and Permits.

(a) For full development of the Property to occur, the Developer may need to acquire certain off-site and on-site rights-of-way, easements, licenses and permits for the construction of off-site and on-site improvements, as identified in **Exhibit B** and the Site Plan. Developer will convey same to the Town or other appropriate public entity or utility. All acquisition costs of off-site and on-site rights-of-way, easements, licenses and permits necessary to serve the Development shall be the Developer's sole

responsibility.

(b) All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Warranty Deed in form and substance acceptable to the Town Attorney. The Town at the Developer's expense shall record all title documents. The Developer shall also furnish, at its own expense, an ALTA title policy for all interest(s) so conveyed, subject to approval by the Town Attorney.

2.3 Nuisance.

(a) Developer agrees to prevent the existence of any nuisances in connection with the Development, including but not limited to trash, debris, and wind or water erosion. If Developer does not abate nuisances occurring in connection with the Development, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.

(b) Developer agrees to take any all steps necessary to prevent the transfer of mud or debris as a result of construction in the Development onto public rights-of-way and to immediately remove such mud and debris from public rights-of-way. If Developer does not abate such mud or debris, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.

2.4 State Storm Water Discharge Permit Required. Developer shall obtain a CDPS General Permit for Storm Water Discharges Associated with Construction Activity and any other permits and/or licenses required during construction.

2.5 Operations of Construction Equipment.

(a) Developer shall prohibit the operation of construction equipment outside an enclosed structure between the hours of 8:00 p.m. and the hour of 7:00 a.m. on weekdays, or the hour of 8:00 a.m. on legal holidays and weekends. The Town Engineer may, upon written application, alter the hours of operation for good cause.

(b) The operation of construction equipment for grading or constructing either surface improvements or underground utilities, either public or private, shall be prohibited between the hours of 8:00 p.m. and 7:00 a.m. on weekdays and 4:00 p.m. and 8:00 a.m. on legal holidays and weekends. Upon written request, the Town Engineer may alter the hours of operations.

3. WATER IMPROVEMENTS. The Town does not warrant the availability of water service to the Developer for any phase of development. Developer shall install at his sole cost and expense, all of the water mains and infrastructure necessary to provide water service to the Development pursuant to approved plans and specification from the appropriate water provider.

4. SANITARY SEWER SERVICES. The Town does not provide sanitary sewer service. The Developer is responsible for either inclusion of the Development into the St. Vrain Sanitation District ("SVSD") or Town approval of individual sewage disposal systems to serve the Development. A determination of sanitary sewer service availability by SVSD shall be made by a system analysis at the time the Developer requests sanitary sewer taps.

   4.1 Developer shall install at Developer's sole cost and expense, all the sewer mains, trunk lines, pumping facilities and appurtenances necessary to provide service from the SVSD system to the Development, including both on-site and off-site improvements, pursuant to SVSD approved plans and specifications, and as described in **Exhibit B**. These extensions may include the oversizing of lines and pumping facilities for future development of adjacent property.

   4.2 Developer shall install at Developer's sole cost and expense all sewer lines and appurtenances within the Development. Sewer lines lying within the dedicated right-of-way shall be dedicated to SVSD after construction pursuant to Section 2.2 of this Agreement.

   4.3 Sanitary sewer connection and plant investment fees shall be remitted to SVSD as required. The Town shall require proof of purchase of sanitary sewer taps for the Development before any Certificate of Occupancy is issued.

5. DRAINAGE IMPROVEMENTS. Developer shall construct drainage improvements for the Development in accordance with **Exhibit B** and with the drainage plan and the plans and construction specifications accepted by the Town.

6. FIRE PROTECTION FACILITIES. The Developer is solely responsible for installing all fire hydrants and other fire protection facilities for the Development as may be required by the Mountain View Fire Protection District.

7. OVERLOT GRADING OF PROPERTY. Developer shall initiate no over-lot grading until the Town issues written acceptance of utility and drainage plans. The Developer shall provide temporary erosion control during over-lot grading until drainage improvements are completed.

8. SPECIAL PROVISIONS. Any special provisions applicable to the Development are attached hereto and incorporated herein as **Exhibit C**.

9. MISCELLANEOUS TERMS.

   9.1 Breach of Agreement; Default. In the event that the Developer should fail to timely comply with any of the terms, conditions, covenants and undertakings of this Agreement, the Town in its sole discretion may declare the Developer in default and after giving thirty (30) days written notice, may call the security provided in Section 1 of this Agreement and exercise all other remedies available to the Town. The Town may withhold any additional building permits, certificates of occupancy, or provision of new utilities, fixtures or services until the completion of the Public Improvements. Any cost incurred

by the Town including, but not limited to, administrative costs and reasonable attorneys' fees, in pursuit of any remedies due to the breach by the Developer, and any costs of construction or maintenance work performed by the Town, shall be paid by the Developer. The Town may deduct these costs from the improvement guaranty provided pursuant to this Agreement. As an alternative, the Town may certify these costs, including interest from the date of default, for collection as a prior, perpetual lien upon each lot or parcel of land within the development from the due date thereof, until paid. Failure to timely complete construction of the Public Improvements which failure is solely due to inclement weather, acts of God, material shortages, labor strikes, and other matters not within the Developer's control shall not be considered a breach of the Agreement.

9.2 Reimbursement to Town. The Town may construct, or complete the construction, repairs, replacements, or other work for Developer with funds other than the improvement guaranty provided pursuant to this Agreement, in which event the Developer shall reimburse the Town within thirty (30) days after receipt of written demand and supporting documentation from the Town. If Developer fails to reimburse the Town, then Developer shall be in default of the Agreement and the Town may exercise its rights under this Agreement and any remedies available hereunder and at law.

9.3 Payment of Review and Other Expenses by the Developer. In the event that the Town incurs expenses for the review of the Developer's site plan greater than the monies collected from the Developer in the form of land use fees and cash deposits, the Developer shall reimburse the Town for the additional expenses. In the event that the cash deposit drops below one half of the required deposit, the Developer shall replenish the cash deposit to its full amount. Said reimbursement and/or replenishment shall be made within ten (10) days of the Town submitting an invoice for the expenses, or a demand for the replenishment of the cash deposit. Failure by the Developer to pay within the specified time shall be cause for the Town to cease processing the application, or deny the Developer the right to appear before Planning Commission or the Board of Trustees, or deny approval of the application, or withhold the issuance of building permits or certificates of occupancy.

9.4 Collection of Fees and Costs. If the Developer fails to pay the fees required herein when due, the Town may take those steps necessary and authorized by law to collect the fees due, including but not limited to, filing a lien against the Developer's property. The Town shall also be entitled to all court costs and attorneys' fees, other costs incurred in collection and interest on the amount due at the rate of eighteen percent (18%) per annum.

9.5 Indemnification and Release of Liability.

(a) General Liability. Developer agrees to indemnify and hold harmless the Town, its officers, employees, agents, and servants, and to pay any judgments rendered against said persons because of any suit, action or claim caused by, arising from, or due to acts or omissions by the

Developer, its officers, employees, agents, consultants, contractors, and subcontractors, and to pay to the Town and said persons their reasonable expenses, including but not limited to, reasonable attorneys' fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided, however, that Developer's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the Town or conformance with requirements imposed by the Town. Said obligation of Developer shall be limited to suits, actions or claims based upon conduct before final acceptance by the Town of the construction work. Developer acknowledges that the Town's review and acceptance of plans for development of the property is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and that no specific relationship with, or duty of care to, the Developer or third party is assumed by such review or acceptance.

(b) Drainage Liability. The Developer shall indemnify and hold harmless the Town for any liability the latter may have due to any change in the nature, direction, quantity, or quality of historical drainage flow resulting from the Development or from the construction of any improvements therein.

9.6 Governmental Immunities Act. The Town is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any rights, immunities and protection provided by the Colorado Governmental Immunities Act (C.R.S. §24-10-101, et seq.) as may be amended from time to time, or otherwise available to the Town, its officers, agents, employees, attorneys, engineers, planners, indemnifiers and insurers.

9.7 Recording of Agreement. This Agreement shall be recorded with the Weld County Clerk and Recorder and shall be a covenant running with the land herein described in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof. The Developer shall file an amendment to the final plat, to note on said plat as a plat note the existence of the Agreement and its attached exhibits by reference to its reception number as recorded by the Weld County Clerk and Recorder. All recording fees shall be paid by the Developer.

9.8 Binding Effect of Agreement. This Agreement shall run with the land included within the Development and shall insure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

9.9 Assignment, Delegation and Notice. Developer and any of Developer's successors shall, until written Town acceptance of any assignment and assumption of this Agreement, be jointly and severally liable for the obligations of the Developer under this Agreement. Town acceptance of the proposed assignment and assumption shall be withheld until all reimbursement to the Town have been made for obligations incurred by the Town in connection with the Development.

9.10 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless both Parties mutually agree in writing to such modification, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections contained herein.

9.11 Addresses for Notice. Any notice or communication required or permitted hereunder shall be given in writing and personally delivered, or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

If to the Town:
Town of Mead
c/o Town Manager
P.O. Box 626
Mead, Colorado 80542

With copy to:
Michow Cox & McAskin LLP
Attn: Town of Mead Town Attorney
6530 South Yosemite Street, Suite 200
Greenwood Village, Colorado 80111

If to Developer:

Craig Benes
2000 South Colorado Blvd
Tower I, Suite 10500
Denver, CO 80222

9.12 Force Majeure. Whenever an agreed upon deadline requires Developer to complete construction, maintenance, repair or replacement of improvements, said deadline shall be extended for a reasonable time if the performance cannot as a practical matter be completed in a timely manner due to acts of God or other circumstances constituting force majeure or beyond the reasonable control of Developer.

9.13 Acceptance. Whenever acceptance of a matter is required or requested of the Town pursuant to any provision(s) of this Agreement, the Town shall act reasonably in responding to such matter. All acceptances shall be in writing and signed by the appropriate Town official.

9.14 Previous Agreements. All previous written and recorded agreements between the Parties, their successors and assigns, including but not limited to any annexation agreement, shall remain in full force and effect and shall control the Development. If any prior agreement conflict with this Agreement, then this Agreement controls.

9.15 Title and Authority. Developer warrants to the Town that it is the record owner for the property within the Development or is acting in accordance with the currently valid and unrevoked power of attorney of the record owner (any applicable power

of attorney attached hereto). The undersigned further warrant to have full power and authority to enter into this Agreement.

9.16 Severability. This Agreement is to be governed and construed according to the laws of the State of Colorado, with venue in the District Court for Weld County. In the event that upon request of Developer or any agent thereof, any provision of the Agreement is held to be a violation of municipal, state, or federal laws and rendered unenforceable, the Town, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.

9.17 Agreement Status After Final Acceptance. Upon final acceptance pursuant to Section 1 of this Agreement by Town of all Public Improvements and compliance by Developer with all terms and conditions of this Agreement, and if no litigation or claim is pending relating to this Agreement, this Agreement shall no longer be in effect. Upon Developer's written request, the Town agrees to record a notice in the Weld County property records confirming the termination of this Agreement.

9.18 Original Counterparts. This Agreement may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

[Remainder of page left intentionally blank.]

THIS AGREEMENT is executed and made effective as provided above.

TOWN OF MEAD, COLORADO

By: _____

Date of execution: August 22, 2019

ATTEST:

_____
Town Clerk

TOWN OF MEAD SEAL WELD COUNTY, COLORADO

APPROVED AS TO FORM (*excluding exhibits*):

_____
Town Attorney

[Town signature page.]

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09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

CMC Group, Inc

By:

Printed Name: Craig Richard Benes

Title: President

Date of execution: June 24, 2019

STATE OF COLORADO)

) ss.

COUNTY OF Denver)

The foregoing Agreement for Professional Services was subscribed, sworn to and acknowledged before me this 24th day of June, 2019, by Craig Richard Benes as President of CMC Group, Inc., a _____.

My commission expires: 02-07-2022

(S E A L) DEWINDRA C DJELANTIK
Notary Public
State of Colorado
Notary ID # 20184006324
My Commission Expires 02-07-2022

Notary Public

[Developer signature page.]

EXHIBIT A

ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING SITE PLAN

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09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT:
13781 PACIFIC CIRCLE, MEAD, COLORADO 80504

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT ___THE UNDERSIGNED___ BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 9, LYONS 66 PACIFIC COMMERCE PARK SUBDIVISION, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SITE PLAN OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING.

THUS DESCRIBED SITE PLAN CONTAINS 1.573 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS ___DAY OF_____, 20___

OWNER:
EAT-1908 LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
BY: RICHARD L. LEVY, MANAGER

STATE OF COLORADO)
) SS
COUNTY OF_____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY _____AS_____OF EAT-1908 LLC THIS____ DAY OF _____, 20__.

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LIEN HOLDER'S CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIEN HOLDER OF THE REAL PROPERTY DESCRIBED IN THIS FINAL PLAT, DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS FINAL PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS FINAL PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS AS ARE HEREBY PROVIDED TO THE TOWN OF MEAD.

BY: CRAIG RICHARD BENES

BY_____

NAME: CRAIG RICHARD BENES

ADDRESS: C/O CMC GROUP, INC.
2000 S. COLORADO BLVD., SUITE 10500
DENVER, CO 80222

STATE OF _____)
) SS
COUNTY OF_____)

THE FOREGOING LIEN HOLDER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF_____OF _____, 2019, BY CRAIG RICHARD BENES.

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYING CERTIFICATE:

I, JEFFREY MACKENNA, A REGISTERED (PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER) IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20___.

BY _____ (SEAL)
(REG. NO.)

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THIS SITE PLAN OF THE "LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING" HAS BEEN REVIEWED BY THE TOWN OF MEAD STAFF AND APPROVED FOR SUBMITTAL TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 20__.

_____
TOWN MANAGER

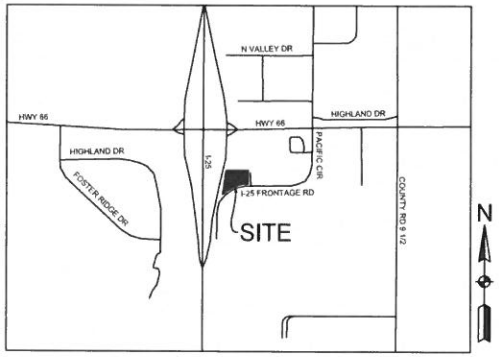
CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS SITE PLAN OF THE "LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING" 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



VICINITY MAP
SCALE: 1"=500'

OWNER:
EAT-1908 LLC
4450 ARAPAHOE AVENUE, SUITE #100
BOULDER, CO 80303
ATTN: CRAIG BENES
PHONE: 303.741.4500

SURVEYOR:
FALCON SURVEYING
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
ATTN: JEFF MACKENNA
PH: 303.202.1580

ENGINEER:
HCI ENGINEERING
A DIVISION OF HABERER CARPENTRY INC.
621 SOUTHPARK DR., SUITE 1500
LITTLETON, CO 80120
ATTN: COLE HABERER, PE
PH: 720-252-3484

ARCHITECT:
GREY WOLF ARCHITECTURE
1543 CHAMPA STREET, SUITE 200
DENVER, CO 80202
PH: 303.292.9107

Sheet List Table

Sheet Number	Sheet Title
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C1.1	NOTES
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DRAINAGE PLAN
C6.0	SWMP PLAN
C6.1	SWMP DETAILS 1
C6.2	SWMP DETAILS 2
A1.0	ELEVATIONS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
E1.0	PHOTOMETRICS
E1.1	SITE LIGHTING DETAILS

LAND USE TABLE

SPEC	REQUIREMENT	PROVIDED
USE	GENERAL OFFICE	COMMERCIAL
ZONING DISTRICT	GC	GC
ZONING OVERLAY	HCD	HCD
LOT AREA	43,560 SF (MIN)	68,542 SF
LOT WIDTH	50 Ft (MIN)	186.20 Ft
SETBACK-STREET	20 Ft	40 & 135.4 Ft
SETBACK-SIDE	0 Ft	17 Ft
SETBACK-REAR	0 Ft	22.1 Ft
LOT COVERAGE	80% (MAX)	22%
BUILDING F.A.R.	0.50 (MAX)	0.22
BUILDING AREA	125,000 SF (MAX)	15,030 SF
BUILDING HEIGHT	*40 FT (MAX)	20 FT
REQUIRED PARKING (1 PER 500 SF OF GROSS FLOOR AREA, 30 MIN, 2 ADA)	30, 2 ADA	42, 2 ADA
BICYCLE PARKING (2% OF CAR PARKING, NOT LESS THAN 1 SPACE)	1	1
LANDSCAPING AREA	13,710 SF (MIN)	30,805 SF
LANDSCAPE COVERAGE	20%	45%

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

_____
TOWN ENGINEER DATE

ST. VRAIN SANITATION DISTRICT:

_____
DEVELOPMENT REVIEW APPROVAL SIGNATURE AND DATE DATE

THESE SITE PLANS HAVE BEEN REVIEWED BY ST. VRAIN SANITATION DISTRICT FOR SANITARY SEWER IMPROVEMENTS ONLY. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE (1) YEAR

LTWD APPROVAL:

REVIEWED AND APPROVED BY:

_____
LITTLE THOMPSON WATER DISTRICT, DISTRICT ENGINEER DATE

HCI ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.
621 SOUTHPARK DR., SUITE 1500
LITTLETON, CO 80120
P: 720-252-3484
E: PLS@HABERERGROUP.COM

Know what's below.
Call before you dig.
811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SITE PLAN
A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS:

No.	Date	Description
1	5/29/19	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

Project No. 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/29/2019
Sheet Name: COVER
Sheet Number: C1.0

FILENAME: 19_13 SP - Cover.dwg PLOTDATE: 2019-06-05 PLOT TIME: 3:36 PM

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9/26/2019 10:14 AM R Fee:$153.00
arly Koppes, Clerk and Recorder, Weld County, CO

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DEMOLITION NOTES:

1. TREE REMOVAL/RELOCATION SHALL BE COORDINATED WITH LANDSCAPE PLANS AND OWNER'S REPRESENTATIVE.
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY THE EXTENTS OF REQUIRED DEMOLITION PRIOR TO CONSTRUCTION. ADDITIONAL SCOPE MAY BE REQUIRED THAN SHOWN HEREON. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING AND ARCHITECTURAL DRAWINGS.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THESE PLANS ARE BASED ON THE SURVEY BY FALCON SURVEYING DATED 03/19/19. HCI ENGINEERING HAS NOT CONDUCTED ANY ON SITE INVESTIGATION FOR EXISTING UTILITIES. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ON SITE INVESTIGATION FOR UNKNOWN UTILITIES AND CONFIRM UTILITY LOCATIONS SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.
4. CONTRACTOR SHALL PRESERVE EXISTING VEGETATION OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO VEGETATION OR SITE IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. BARRIERS/FENCING SHALL BE PROVIDED PRIOR TO SITE DEMOLITION TO PROVIDE FOR SAFETY OF WORKERS AND PASSERSBY. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN ROUTES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL SUBMIT A DETAIL DEMOLITION PLAN OUTLINING REMOVAL.
7. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL DURING DEMOLITION TO INCLUDE COVERING TRUCKS HAULING DEBRIS OFFSITE, PERIODICALLY CLEANING AND SWEEPING ADJACENT STREETS AND DRIVES AND/OR USING DUST PALLIATIVE AS NEEDED.
8. THE CONTRACTOR SHALL SAW CUT EXISTING ASPHALT PAVEMENT AT DEMOLITION LIMITS. APPLY SS-1 TACKCOAT AT EDGE PRIOR TO PLACING NEW ASPHALT.
9. EXISTING CONCRETE AT DEMOLITION LIMITS SHALL BE SCORED THEN BROKEN AT THE JOINT TO CREATE A ROUGH SURFACE TO ACCEPT NEW CONCRETE.
10. THE CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS FOR THE DISPOSAL OF ALL DEMOLISHED ITEMS.
11. THOROUGHLY CLEAN ALL AREAS, SURFACES, BUILDINGS AND STRUCTURES IMPACTED BY DEMOLITION ACTIVITIES PRIOR TO START OF NEW CONSTRUCTION.
12. DEMOLITION SHALL INCLUDE (AT A MINIMUM):
    - REMOVAL/RELOCATION OF ELECTRIC, GAS AND TELECOMMUNICATION LINES IN COORDINATION WITH THE UTILITY OWNER.
    - REMOVAL OF ASPHALT, CONCRETE, AND OR GRAVEL SURFACES.
    - REMOVAL OR TREES, BUSHES AND FOLIAGE, AS DIRECTED BY LANDSCAPE. TREE REMOVAL OR TRANSPLANTING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND LANDSCAPE.
    - REMOVAL OF ANY UNSATISFACTORY SOIL, AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER.

GRADING NOTES:

1. ALL EARTHWORK REQUIRED OF THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
2. A PRE CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE DEVELOPER, ENGINEER, CONTRACTOR AND THE APPROPRIATE GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION.
3. REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR COMPACTION AND EARTHWORK REQUIREMENTS FOR THE BUILDING PADS AND ADJACENT AREAS. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
4. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.
5. FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (8") LIFTS, USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
6. THE PLACEMENT AND COMPACTION OF FILL AND BACKFILL SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. REFER TO THE COMPACTION REQUIREMENTS IN THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
7. ALL SOILS USED FOR FILL AND BACKFILL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST THE FILL COMPACTION, APPROVE THE FILL MATERIALS AND COMMENT, AS NEEDED, ON THE METHOD OF PLACING AND COMPACTION, IN WRITING, TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE GEOTECHNICAL ENGINEER WHEN TESTS ARE TO BE MADE. THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FOUNDATION EXCAVATIONS AND GIVE WRITTEN APPROVAL OF THE COMPLETED FOUNDATIONS TO THE ARCHITECT. QUALITY CONTROL BY AN INDEPENDENT TESTING AGENCY AND GEOTECHNICAL ENGINEER SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.
8. NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURB & GUTTER, SIDEWALK, DRAINAGE STRUCTURES, WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. PROPERLY GRADED RUBBLE MAY BE USED IN SOME LOCATIONS AS SPECIFIED AND VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPOIL AREA. COSTS ASSOCIATED WITH THE REMOVAL OF SUCH MATERIALS SHALL BE PAID FOR AS DOCUMENTED IN THE PROJECT SPECIFICATIONS.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND OPERATION OF ANY REQUIRED DEWATERING SYSTEM. THE CONTRACTOR SHALL PERFORM SITE INDEPENDENT INVESTIGATION AS DEEMED NECESSARY TO DETERMINE THE SUBSURFACE GROUNDWATER CONDITIONS AND UNSTABLE SOIL CONDITIONS TO BE ENCOUNTERED THROUGHOUT THE CONSTRUCTION.
10. IMMEDIATELY PUMP OR BAIL OUT WATER FOUND IN EXCAVATIONS, WHETHER RAIN OR SEEPAGE. EXCAVATIONS MUST BE KEPT FREE FROM WATER AT ALL TIMES. TAKE ALL MEASURES AND FURNISH ALL EQUIPMENT AND LABOR NECESSARY TO CONTROL THE FLOW, DRAINAGE AND ACCUMULATION OF WATER AS REQUIRED TO PERMIT COMPLETION OF THE WORK AND TO AVOID DAMAGE TO THE WORK. CONTRACTOR SHALL COMPLY WITH ALL CDPHE AND OSHA RULES AND REGULATIONS AT ALL TIMES.
11. WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO THE FULL DEPTH INDICATED UNLESS THE FOOTING OR SLABS ARE TO BE POURED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. IF PLACING OF CONCRETE IS DELAYED, PROTECT THE BOTTOMS OF EXCAVATIONS FROM FROST UNTIL CONCRETE IS PLACED.
12. NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IN PROGRESS IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER INDICATES THAT THE MOISTURE CONTENT AND DENSITY OF THE PREVIOUSLY PLACED FILL ARE AS SPECIFIED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ADEQUATE SHORING AND/OR BRACING NECESSARY TO FACILITATE THE EXCAVATION ASSOCIATED WITH THE CONSTRUCTION OF THE WALLS, PIPELINES AND FOUNDATIONS. THE BRACING AND/OR SHORING OF EXCAVATED WALLS OR TRENCHES SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE COST OF SHORING AND/OR BRACING SHALL BE INCLUDED IN THE COST OF THE SPECIFIC CONSTRUCTION ITEM REQUIRING THE SHORING AND/OR BRACING.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF UNSUITABLE FILL MATERIALS TO A SUITABLE SPOIL AREA. EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. THE COST OF HAULAGE AND SPOILING OF EXCESS EXCAVATED MATERIALS SHALL BE PAID FOR AS DOCUMENTED IN THE PROJECT SPECIFICATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.
16. PROPOSED GRADING CONTOURS SHOWN ON THE PLAN ARE TO FINAL GRADE.
17. ALL VERTICAL SPOT ELEVATIONS SHOWN ON THE GRADING PLAN ARE FLOWLINE OF CURB (FL), UNLESS OTHERWISE NOTED.
18. ALL SLOPES EQUAL TO OR GREATER THAN 4:1 SHALL REQUIRE EROSION CONTROL BLANKET, NORTH AMERICAN GREEN SC150BN DOUBLE NETTED OR EQUAL AS A TEMPORARY STABILIZATION MEASURE.
19. ALL SURFACES NOT RECEIVING PAVEMENT OR OTHER TREATMENT SHALL BE SEEDED AND MULCHED.
20. BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
21. SIDEWALK SLOPES SHALL NOT EXCEED 2.0% MAXIMUM CROSS SLOPES AND 5.0% MAXIMUM LONGITUDINAL SLOPES. UNLESS OTHERWISE NOTED. THE SLOPE IN THE HANDICAP PARKING SPACES AND ASSOCIATED STRIPED ISLAND SHALL NOT EXCEED 2.0%.
22. APPROXIMATE AREA TO BE DISTURBED = 1.519 ACRES
23. THESE PLANS HAVE BEEN PREPARED BY HCI ENGINEERING IN ACCORDANCE WITH AND IN RELIANCE UPON THE GEOTECHNICAL STUDY AND RECOMMENDATIONS PER TERRACON GEOTECHNICAL ENGINEERING REPORT FOR WILLIAMS COMPANY OFFICE BUILDING, TOWN OF MEAD, WELD COUNTY, COLORADO, DATED JUNE 4TH, 2019. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DRAWINGS.
24. CONTRACTOR SHALL PROVIDE A 2-FOOT MINIMUM ASPHALT PATCH AT ALL NEW FLATWORK (SIDEWALK, CURB AND GUTTER, CROSS PANS, ETC.,) TO EXISTING PAVEMENT LOCATIONS. THE PATCH SHALL MATCH EXISTING PAVEMENT THICKNESS. RECOMMENDATIONS PER GEOTECHNICAL REPORT OR JURISDICTIONAL STANDARDS WHICHEVER IS MOST CONSERVATIVE. IF REQUIRED, THE PATCH SHALL BE UP-SIZED AS NEED TO ENSURE GRADE SLOPES BETWEEN FLATWORK AND EXISTING PAVEMENT ARE NOT GREATER THAN 5% AND LESS THAN 2.0%. CONTRACTOR SHALL COMPLETE A FIELD INSPECTION TO DETERMINE IS ADDED PAVEMENT PATCH WORK IS NEEDED.
25. GRADING AND FORM CHECK SHALL BE PROVIDED TO ENGINEER PRIOR TO INSTALLATION AND POURING OF ADA RAMPS AND PARKING STALLS.
26. CONTRACTOR SHALL PROVIDE ENGINEER WITH TOPOGRAPHIC AS-BUILT SURVEY OF ALL CRITICAL PEDESTRIAN PATHS, RAMPS AND STRUCTURE THRESHOLDS TO ENSURE CONFORMANCE WITH ADA CRITERIA.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL, TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES OUTCD, THE CURRENT COLORADO SUPPLEMENT AND THE APPROVED PLANS.
2. THE PAVEMENT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, READY MIXED COMPLYING WITH AASHTO M248, TYPE I, COLOR AS NOTED ON PLANS OR CHLORINATED-RUBBER BASE TRAFFIC LANE MARKING PAINT, FACTORY-MIXED, QUICK-DRYING AND NON-BLEEDING.
3. INSTALL THE PAVEMENT MARKING PAINT PER THE MANUFACTURER'S RECOMMENDATIONS.
4. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RESULTS. SWEEP AND CLEAN SURFACE PRIOR TO PAINTING TO ELIMINATE LOOSE MATERIAL AND DUST.
5. STRIPING SHALL BE DONE WHEN THE AIR AND PAVEMENT TEMPERATURES ARE AT LEAST 50F OR AS RECOMMENDED BY THE MANUFACTURER. THE PAVEMENT SURFACE AND WEATHER CONDITIONS SHALL BE CONDUCIVE TO SATISFACTORY RESULTS.
6. STOP SIGN PLACEMENT LOCATIONS SHALL BE PER SECTION 2B-9 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND CDOT S-411-1.
7. EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED DESIGN SHALL BE REMOVED BY A WATER OR SAND BLAST METHOD THAT WILL NOT DETERIORATE THE PAVEMENT, AS APPROVED BY THE ENGINEER.
8. HANDICAP PARKING SIGNS SHALL BE LOCATED AT EACH HANDICAP PARKING SPACE.
9. ALL PAVEMENT MARKINGS FOR PARKING SPACES AND PAINTED ISLANDS SHALL BE 4-INCH WIDE WHITE STRIPES, UNLESS OTHERWISE NOTED.
10. STRIPED ISLANDS: 4" WIDE WHITE PAINTED STRIPES @ 36" O.C. TYPICAL, PAINTED AT A 45 DEGREE ANGLE TO PARKING SPACE LINE.
11. CONTRACTOR TO VERIFY FIRE LANE PAINT AND SIGN LOCATIONS WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

HCI GENERAL UTILITY NOTES:

1. ALL WATER, SANITARY SEWER AND STORM SEWER WORK SHALL COMPLY WITH THE APPROPRIATE GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS, CURRENT EDITION, PERTINENT TO EACH UTILITY.
2. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SANITARY SEWER, STORM SEWER, WATER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF PIPE. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS.
4. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE APPROPRIATE GOVERNING AGENCY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION, ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
6. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED AND VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
7. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
8. PIPE BACKFILLING SHALL NOT OCCUR UNTIL PIPE HAS BEEN INSPECTED.
9. BEGIN LAYING PIPE AT THE LOWEST POINT, WITH THE BELLS POINTING UPHILL. LAY THE PIPE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. LAY PIPE TRUE TO LINE AND GRADE AS SHOWN ON THE DRAWINGS.
10. ALL STORM SEWER AND SANITARY SEWER PIPE LENGTHS AND SLOPES ARE FIGURED FROM CENTER OF MANHOLE, BEND, WYE AND THE INSIDE WALL OF INLETS. PIPE LENGTHS ARE GIVEN AS A HORIZONTAL LENGTH AND ARE APPROXIMATE. PIPE LENGTHS INCLUDE THE FLARED END SECTION.
11. ALL STORM SEWER AND SANITARY SEWER PIPE BEDDING TO BE CLASS B BEDDING ALTERNATE, UNLESS OTHERWISE NOTED.
12. RCP STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
13. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C-433. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
14. PVC STORM SEWER PIPES AND SANITARY MAIN / SERVICES SHALL CONFORM TO ASTM D3034 SDR 35 FOR SIZES 4-INCHES TO 15-INCHES IN DIAMETER (SOLID WALL). UNLESS OTHERWISE NOTED. GASKETS SHALL COMPLY WITH ASTM F477, CONSISTING OF A PROPERLY VULCANIZED HIGH GRADE ELASTOMERIC COMPOUND. LUBRICANTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOINTS SHALL BE IN CONFORMANCE WITH ASTM D3212. C900 PIPE USED FOR STORM SEWER CONSTRUCTION SHALL BE DR18.
15. CONSTRUCTION AND MATERIALS USED IN ALL STORM SEWER CONSTRUCTION SHALL BE PER THE APPROPRIATE GOVERNING AGENCIES STANDARDS. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
16. CONSTRUCTION AND MATERIALS USED IN ALL SANITARY SEWER OR WATER MAIN CONSTRUCTION SHALL BE PER THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
17. MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
18. SANITARY AND STORM SEWER PIPE SHALL BE CONSTRUCTED A MINIMUM OF TEN-FEET FROM THE CENTER OF WATER LINES, EXCEPT WHERE THEY CROSS.
19. ALL WATER AND SANITARY SEWER SERVICES MUST BE INSPECTED BY THE APPROPRIATE GOVERNING AGENCIES INSPECTOR.
20. SANITARY SEWER CLEAN OUTS SHALL BE THE SAME SIZE AS THE HOST PIPE. CLEAN OUTS TO HAVE THREADED CAPS. COVERS TO BE TRAFFIC RATED AND FLUSH WITH FINISHED GRADE.
21. WATER SERVICE PIPING SHALL BE TYPE K COPPER, SOFT, UNLESS OTHERWISE NOTED. ALL WATER SERVICE PIPE SHALL BE INSTALLED WITH 5.0-FT COVER TYPICAL (4.5-FT MINIMUM) BELOW FINISHED GRADE. THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY APPROPRIATE GOVERNING AGENCY.
22. REFER TO LIGHTING PLAN FOR LOCATIONS OF LIGHT POLES.
23. WHERE APPROPRIATE, NEATLY SAW CUT ALL EXISTING CONCRETE AND ASPHALT. THE PLACEMENT OF ADDITIONAL PAVING SHALL BE DONE TO A NEAT WORK LINE. SAW CUTTING A MINIMUM OF ONE (1) FOOT. SAW CUTTING WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE WORK. REPAIR/REPLACE ALL DISTURBED EXISTING ITEMS WITH LIKE MATERIALS AND THICKNESSES. ANY ASPHALT REMOVED IS TO BE REPLACED TO MEET THE SPECIFICATIONS OF THE COLORADO DEPT OF TRANSPORTATION. EXISTING CONCRETE PAVEMENT SHALL BE SCORED THEN BROKEN AT JOINT TO CREATE A ROUGH SURFACE FOR THE CONSTRUCTION JOINT.
24. ALL ASPHALT WORK REQUIRING PATCHING WILL BE PERFORMED TO A NEAT WORK LINE. THE EXISTING ASPHALT SHALL BE SAW CUT. ALL ASPHALT PATCH WORK SHALL BE AT LEAST 2' WIDE AFTER THE COMPLETION OF WORK. NEW CURB CAN BE PLACED FLUSH WITH THE EXISTING ASPHALT IF IT IS TO A NEAT WORK LINE.
25. ALL UTILITIES ARE BASED UPON SURFACE LOCATES AND OR RECORD MAPS. ENGINEER IS NOT RESPONSIBLE FOR INCONSISTENCIES DUE TO INACCURATE LOCATES OR RECORDS. ENGINEER RECOMMENDS ALL UTILITIES BE POTHOLED AND FIELD SURVEYED TO VERIFY THE INFORMATION.
26. CONTRACTOR SHALL COORDINATE ALL DRY UTILITIES SERVICE AND RELOCATIONS WITH THE PROVIDERS.
27. CONTRACTOR SHALL COORDINATE RIMS OF ALL MANHOLES AND SURFACE STRUCTURES WITH ANY CHANGE IN GRADE. CONTRACTOR SHALL INCLUDE COST TO LOWER OR RAISE ALL RIMS AS NEEDED FOR NEW GRADES.
28. ALL SANITARY SEWER CLEAN OUTS (C.O.) TO BE 2-WAY AND HAVE HS-25 RATED COVERS.
29. ALL WATER INSTALLATION SHALL COMPLY WITH APPROVED PLANS.
30. ALL SANITARY SEWER FITTINGS SHALL BE AS MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER OR APPROVED EQUAL AND HAVE BELL AND / OR SPIGOT CONFIGURATIONS COMPATIBLE WITH THE PIPE.
31. 4" SANITARY SEWER SERVICE SHALL HAVE A MINIMUM SLOPE OF 2.0% (1/2" PER FOOT). 6" SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0% (1/4" PER FOOT).
32. CONTRACTOR TO VERIFY EXISTING SEWER SERVICE DEPTH AND SIZE BEFORE STARTING ANY WORK. NOTIFY ENGINEER IF ANY MODIFICATIONS NEED TO BE MADE. ALL CONNECTIONS TO EXISTING SEWER LINES SHALL BE CONFIRMED.
33. WATER LINES, METERS, TAPS AND FIRE HYDRANTS MUST BE IN CONFORMANCE WITH THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS OR SUPPLEMENTARY STANDARDS AND SPECIFICATIONS.
34. ALL SANITARY SEWER IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS OR SUPPLEMENTARY STANDARDS AND SPECIFICATIONS.
35. DRY UTILITY IMPROVEMENTS SHALL BE COORDINATED WITH THE PROVIDER PRIOR TO CONSTRUCTION.
36. CONTRACTOR IS RESPONSIBLE FOR COORDINATION, COMPLETION AND SUBMITTAL OF ALL DRY UTILITY (GAS, ELECTRIC, PHONE, CABLE, AND OTHER) APPLICATIONS.

LTWD GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCITON OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE MOST RECENT STANDARDS AND SPECIFICATIONS FOR LITTLE THOMPSON WATER DISTRICT.
2. ALL WORK SHALL BE INSPECTED AND APPROVED BY LITTLE THOMPSON WATER DISTRICT.
3. ALL PVC PIPE SHALL BE C900 OR DR14 OR C905.
4. THE CONTRACTOR SHALL CONTACT LITTLE THOMPSON WATER DISTRICT TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS' NOTICE IN ADVANCE.
5. THE CONTRACTOR SHALL COORDINATE WITH LITTLE THOMPSON WATER DISTRICT FOR NECESSARY SYSTEM SHUTDOWNS. CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTICE PRIOR TO ANTICIPATED SHUT DOWN.
6. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH/IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. IF A CONFLICT EXISTS WITH ANOTHER UTILITY AND A LITTLE THOMPSON WATER DISTRICT WATERLINE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD AND LITTLE THOMPSON WATER DISTRICT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO LITTLE THOMPSON WATER DISTRICT AT ALL TIMES.
8. AFTER ACCEPTANCE BY LITTLE THOMPSON WATER DISTRICT, WATERLINE IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
9. APPROVAL BY LITTLE THOMPSON WATER DISTRICT DOES NOT RELIEVE THE ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE DESIGN OF THE WATERLINE FACILITIES.

HCI ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.
[illegible] SOUTHPARK DR. SUITE 100
LITTLETON, CO 80120
INFO@HABERERGROUP.COM

Know what's below.
Call before you dig.
811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SITE PLAN
A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS

No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	09/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/29/2019
Sheet Name: NOTES
Sheet Number: C1.1

FILENAME: 19_13 SP - Cover.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:30 AM

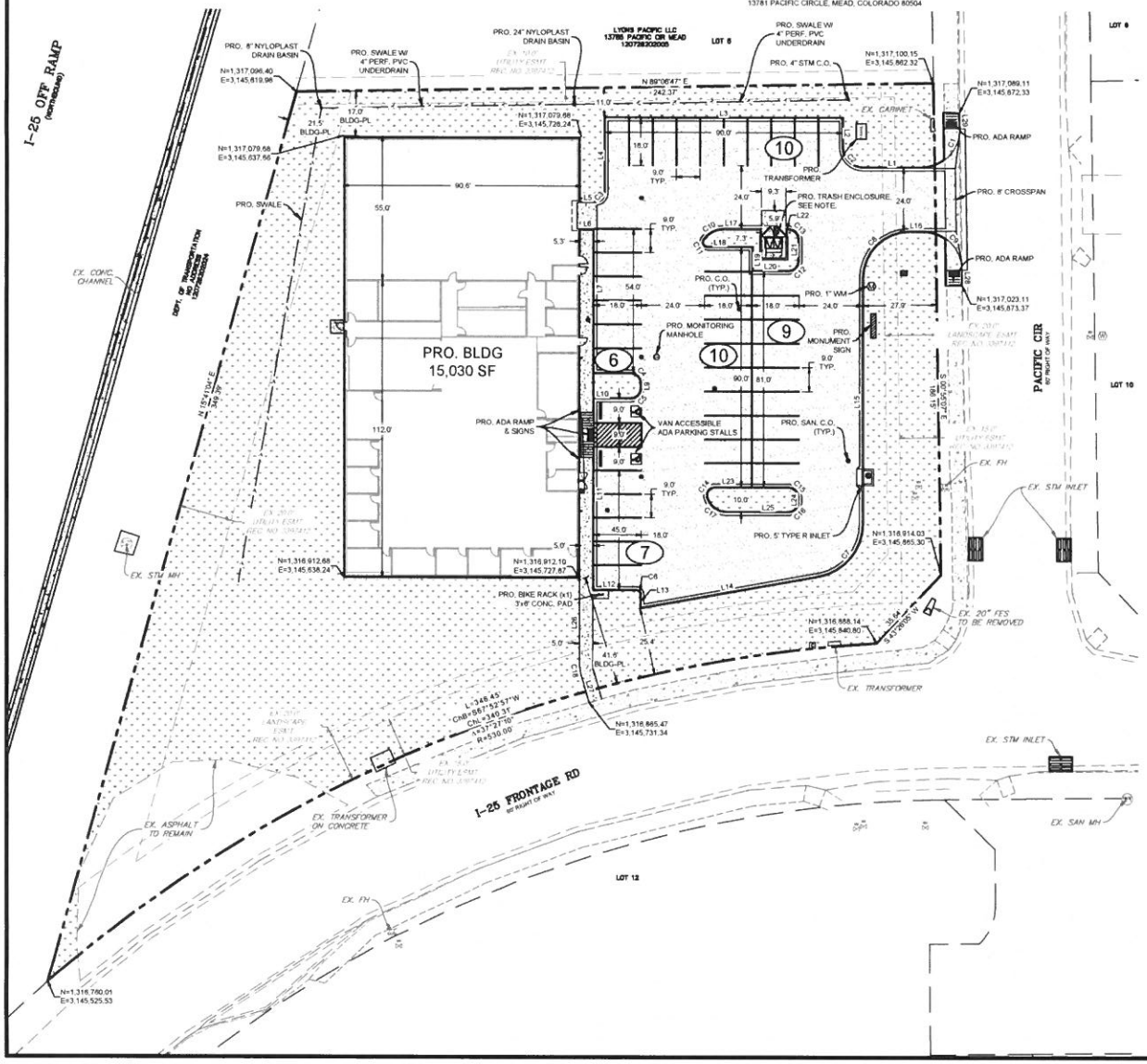
4526791 Pages: 15 of 29
/26/2019 10:14 AM R Fee:$153.00
rly Koppes, Clerk and Recorder, Weld County, CO

ENCLOSURE TO BE 6' HIGH, CMU BLOCK WALLS WITH DOUBLE GATE, ANCHOR POSTS IN CONCRETE

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, COLORADO 80504



LEGEND

EXISTING (EX.)		PROPOSED (PRO.)
	CURB AND GUTTER (SPILL)	
	CURB AND GUTTER (CATCH)	
	SWALE	
	PARKING COUNT	9
E / TO	ELECTRICAL BOX	E / T
	SITE LIGHT	
	SIGN	
ST / SS	MANHOLES	ST / SS
	INLET	
WV	GATE VALVE	WV
	CLEAN OUT	
	FIRE HYDRANT	
W	WATER METER	W

PROPOSED HATCHING LEGEND

- CONCRETE
- LANDSCAPE
- ASPHALT

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.78	15.00	90°5'20"	N44°32'20"E	21.37
C2	12.34	8.00	89°5'30"	S45°00'45"E	11.31
C3	6.35	3.95	92°14'29"	N43°52'30"E	5.69
C4	6.28	4.00	90°00'00"	S45°00'00"E	5.66
C5	6.28	4.00	90°00'00"	S45°00'00"W	5.66
C6	3.14	2.00	90°00'00"	S45°00'00"E	2.83
C7	27.92	20.00	79°59'19"	N39°59'09"E	25.70
C8	28.27	18.00	90°00'00"	N45°00'00"E	25.46
C9	23.32	15.00	89°04'47"	S45°27'36"E	21.04
C10	9.17	9.82	53°14'00"	S60°49'48"W	8.78
C11	4.25	2.00	121°42'48"	S29°08'36"E	3.49
C12	6.28	4.00	90°00'00"	N45°00'00"E	5.66
C13	6.28	4.00	90°00'00"	N45°00'00"W	5.66
C14	6.87	3.75	107°07'22"	S39°03'07"W	5.92
C15	6.28	4.00	90°00'00"	N45°00'00"W	5.66
C16	6.28	4.00	90°00'00"	N45°00'00"E	5.66
C17	10.45	7.83	75°29'26"	S52°15'17"E	9.71
C18	2.97	10.50	16°13'48"	S08°06'53"E	2.96

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°58'30"E	21.00
L2	S00°01'30"E	10.81
L3	N90°00'00"E	90.00
L4	N00°00'00"E	28.19
L5	N89°58'44"E	5.61
L6	N89°49'27"E	5.27
L7	S00°00'03"W	54.00
L8	N90°00'00"E	14.00
L9	S00°00'00"E	2.00
L10	N90°00'00"W	14.00
L11	S00°00'00"E	72.00
L12	N90°00'00"E	16.00
L13	S00°00'00"E	4.72
L14	N79°58'19"E	67.02
L15	N00°00'00"E	92.54
L16	N90°00'00"E	5.03
L17	N90°00'00"W	14.66
L18	N90°00'00"E	17.00
L19	S00°00'00"E	9.00
L20	N90°00'00"E	14.00

LINE TABLE

LINE #	BEARING	DISTANCE
L21	N00°00'00"E	8.33
L22	N90°00'00"W	1.05
L23	N90°00'00"W	29.00
L24	N00°00'00"E	2.00
L25	N90°00'00"E	23.61
L26	S00°00'00"E	32.77
L27	S16°13'46"E	11.37
L28	N00°55'13"W	8.00
L29	S00°53'50"E	8.00

N

0' 20' 40' 60'
SCALE: 1" = 20'

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LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SITE PLAN
A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS

No.	Date	Description
1	5/2019	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/29/2019
Sheet Name: SITE PLAN
Sheet Number: C2.0

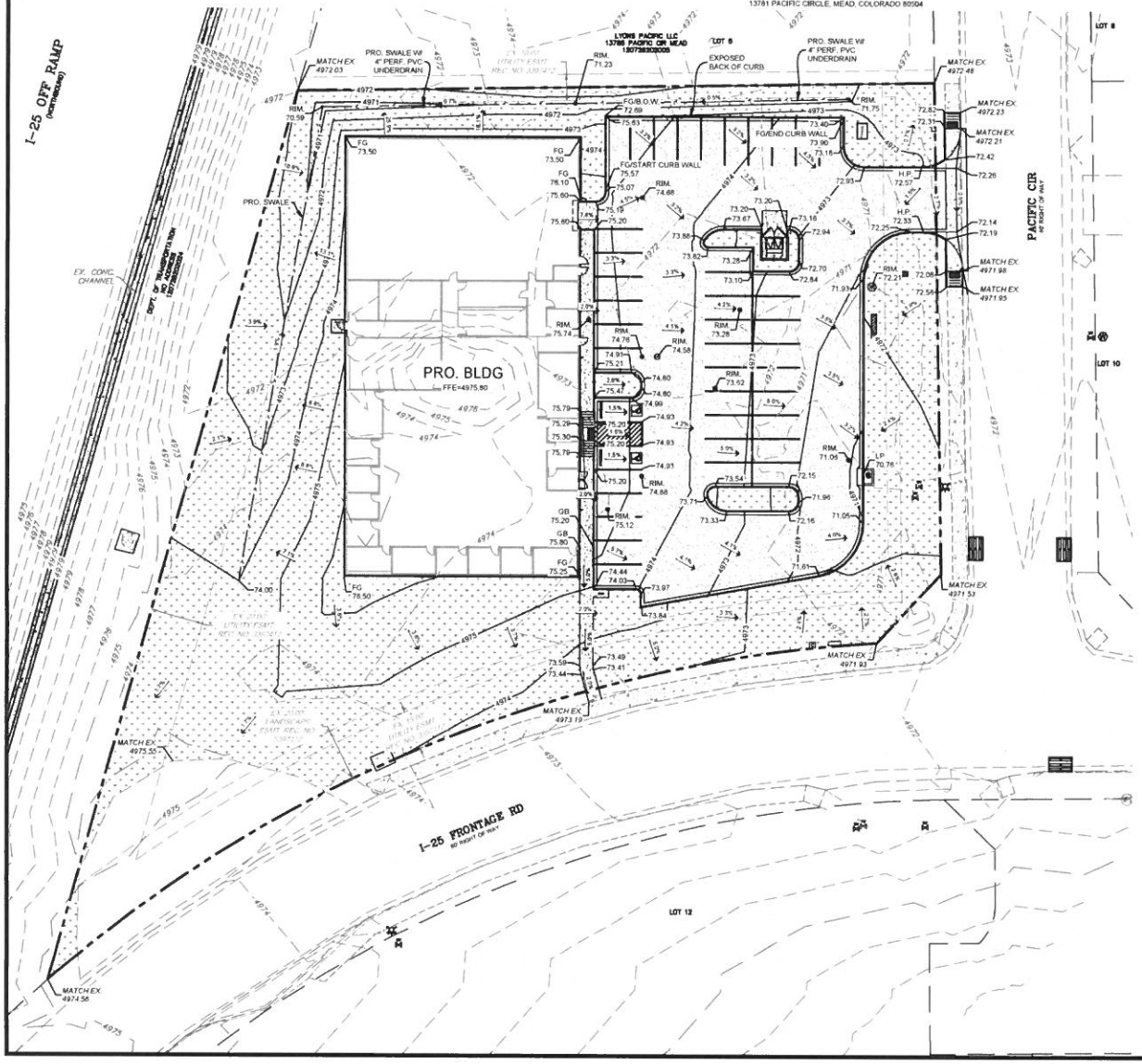
FILENAME: 19_13 SP - Site Plan.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:30 AM

6791 Pages: 16 of 29
26/2019 10:14 AM R Fee:$153.00
y Koppes, Clerk and Recorder, Weld County, CO

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTH-WEST ¼ OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, COLORADO 80504



GRADING LEGEND

EXISTING (EX.)		PROPOSED (PRO.)
(XXX)	SLOPE	XXX
5430	MAJOR CONTOUR	5420
5421	MINOR CONTOUR	5421
(XXXX)	SPOT ELEVATION	XXXX
	CURB AND GUTTER (SPILL)	
	CURB AND GUTTER (CATCH)	
	SWALE	

N

0' 20' 40' 60'
SCALE: 1" = 20'

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REVISIONS

No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

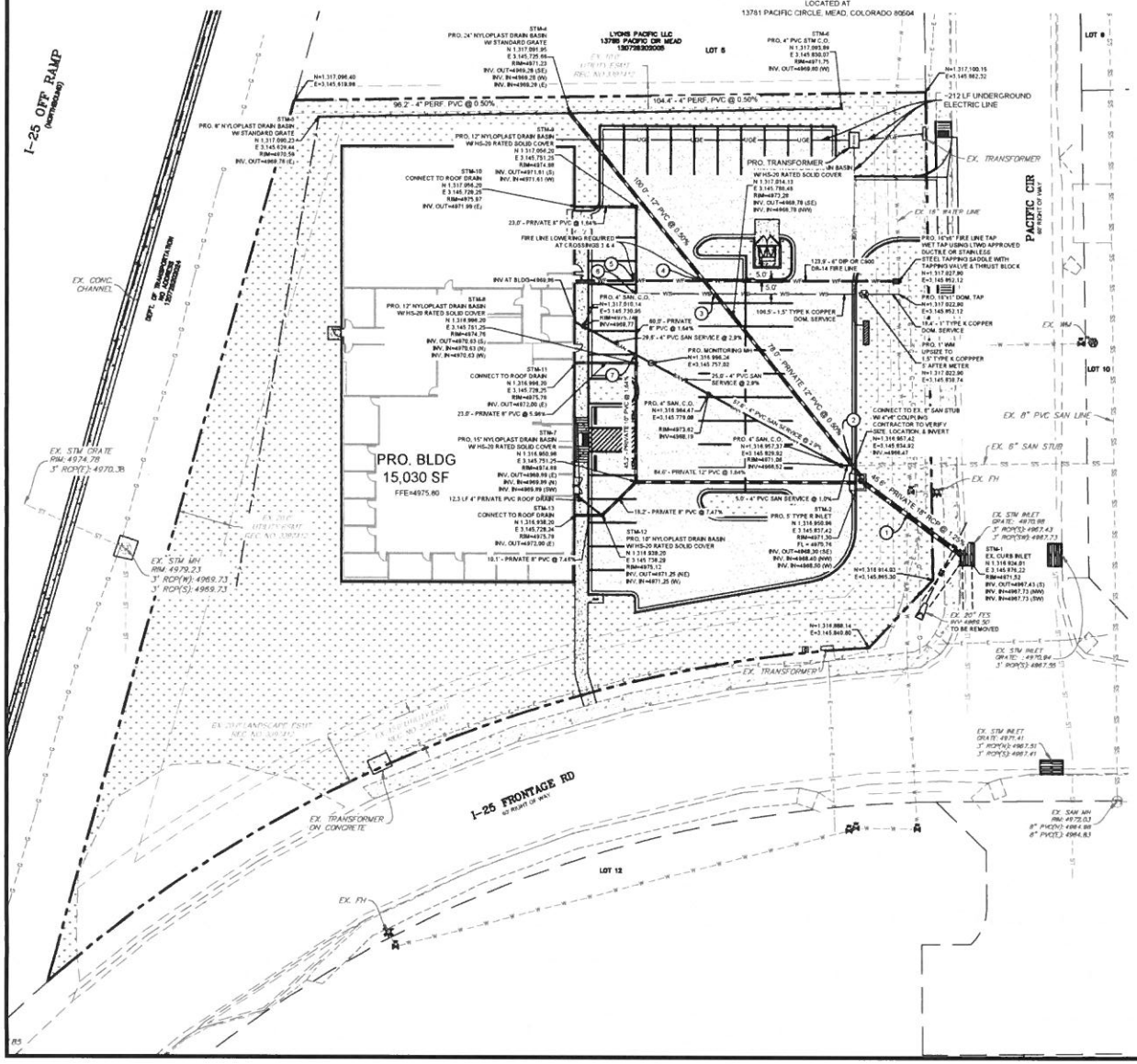
Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/29/2019
Sheet Name: GRADING PLAN
Sheet Number: C3.0

FILENAME: 19_13 SP - Grading Plan.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:31 AM

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, COLORADO 80504



UTILITY LEGEND

EXISTING (EX.)		PROPOSED (PRO.)
ST	STORM SEWER	ST
SS	SANITARY SEWER	SAN
W	WATER LINE	WS
W	FIRE LINE	WF
G	GAS LINE	GAS
T	COMMUNICATION LINE	UGT
E	ELECTRICAL LINE	ELEC
FO	FIBER OPTIC LINE	FO
	INLET	
FO E	ELECTRICAL BOX	E T
	SITE LIGHT	
ST SS	MANHOLES	ST SS
	GATE VALVE	WV
	CLEAN OUT	
	FIRE HYDRANT	
W	WATER METER	W
	UTILITY CROSSING	

CROSSINGS TABLE

CROSSING NUMBER	TOP PIPE	BOTTOM OF PIPE ELEV.	BOTTOM PIPE	TOP OF PIPE ELEV.	CLEARANCE	DEFLECTION / LOWERING
*1	18" RCP	4967.84	EX. 16" WAT	4967.24	0.60	NO
2	12" PVC	4968.43	4" SAN	4966.81	1.62	NO
3	12" PVC	4968.84	1.5" WAT	4967.34	1.50	YES
4	12" PVC	4968.87	6" WAT	4967.37	1.50	YES
5	8" PVC	4971.15	6" WAT	4969.65	1.50	YES
6	8" PVC	4971.07	1.5" WAT	4969.57	1.50	YES
7	8" PVC	4970.68	4" SAN	4969.14	1.55	NO

*REFERENCE APPROVED CDs FOR ENCASEMENT DETAIL ASSOCIATED WITH 18" RCP CROSSING OVER EXISTING 16" WATER MAIN.

N

0' 20' 40' 60'
SCALE: 1" = 20'

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LITTLETON, CO 80120
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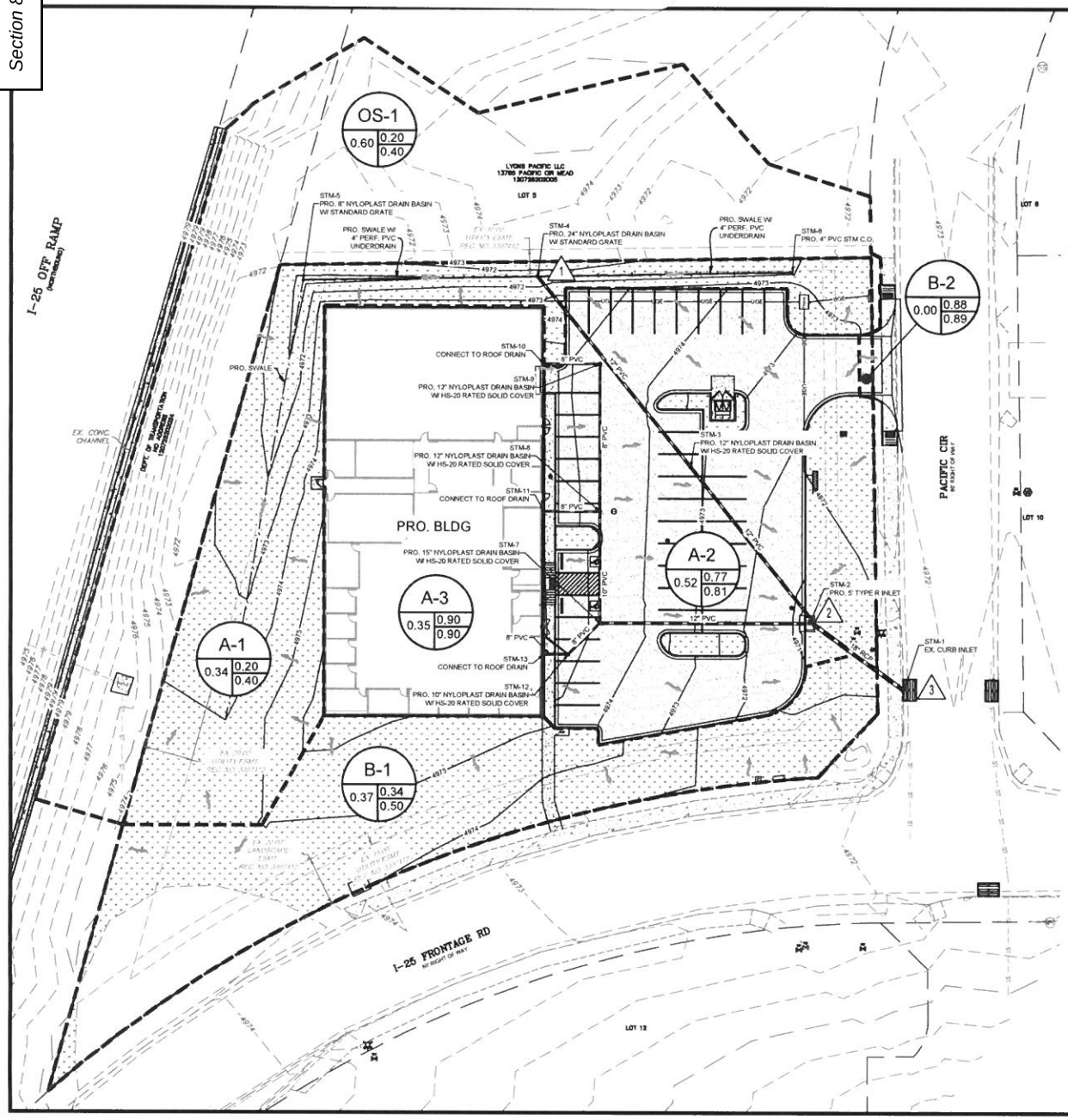
13781 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS:		
No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/29/2019
Sheet Name: UTILITY PLAN
Sheet Number: C4.0

FILENAME: 19_13 SP - Utility Plan.dwg PLOTDATE: 2019-06-06 PLOT TIME: 8:40 AM



GRADING LEGEND

EXISTING (EX.)		PROPOSED (PRO.)
(XXXX)	SLOPE	XXX
5420	MAJOR CONTOUR	5420
5421	MINOR CONTOUR	5421
(XXXX)	SPOT ELEVATION	XXXX
	CURB AND GUTTER (SPILL)	
	CURB AND GUTTER (CATCH)	
	SWALE	

DRAINAGE LEGEND

BASIN BOUNDARY

FLOW ARROW

A — 0.92 — 0.65 — 0.82

ACREAGE — BASIN BUBBLE — MINOR RUNOFF COEFFICIENT — MAJOR RUNOFF COEFFICIENT

H-7 — DESIGN POINT

DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t, (min)	C x A (AC)	I (IN/HR)	Q (CFS)
	*TOTAL	1.57	0.57	11.48	0.90	4.35	3.93
1	A-1	0.34	0.20	12.20	0.07	4.24	0.29
2	A-2	0.52	0.77	6.25	0.40	5.41	2.15
2	A-3	0.35	0.90	5.00	0.31	5.77	1.79
3	B-1	0.37	0.34	8.18	0.12	4.96	0.62
3	B-2	0.00	0.88	5.00	0.00	5.77	0.02
1	OS-1	0.60	0.20	18.96	0.12	3.44	0.42

DIRECT RUNOFF 10-YR STORM

DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t, (min)	C x A (AC)	I (IN/HR)	Q (CFS)
	*TOTAL	1.57	0.67	11.48	1.05	6.91	7.27
	A-1	0.34	0.40	12.20	0.14	6.73	0.92
	A-2	0.52	0.81	6.25	0.42	8.60	3.60
	A-3	0.35	0.90	5.00	0.31	9.16	2.84
	B-1	0.37	0.56	8.18	0.18	7.88	1.45
	B-2	0.00	0.89	5.00	0.00	9.16	0.03
	OS-1	0.60	0.40	18.96	0.24	5.46	1.32

DIRECT RUNOFF 100-YR STORM

* TOTAL does not include off-site basin OS-1

AT DESIGN POINTS	SUM OF 100-YR FLOWS (CFS)
1	= ∑ A-1, OS-1 → 2.24
2	= ∑ A-2, A-3 → 6.44
3	= ∑ B-1, B-2 → 1.48

N

0' 20' 40' 60'
SCALE: 1" = 20'

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SITE PLAN

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LOCATED AT
13791 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS		
No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	09/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 5/3/2019
Sheet Name: DRAINAGE PLAN
Sheet Number: C5.0

FILENAME: 19_13 SP - Drainage Plan.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:31 AM

4526791 Pages: 19 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

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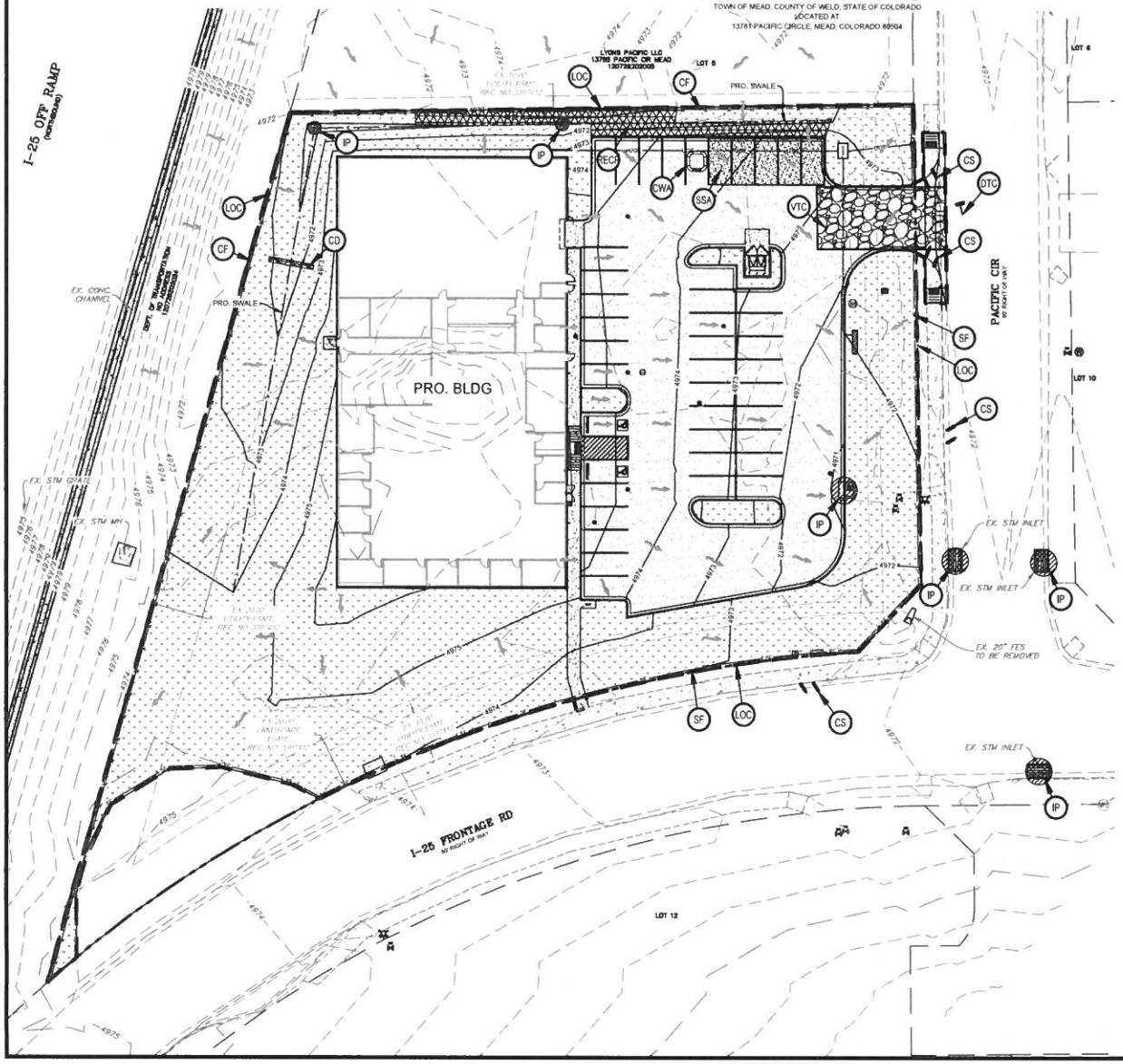

BMP LEGEND

LABEL	SYMBOL	DESCRIPTION
CD		CHECK DAM
CWA		CONCRETE WASHOUT AREA
CF		CONSTRUCTION FENCE
CS		CURB SOCK-INLET PROTECTION
IP		INLET PROTECTION
RECP		ROLLED EROSION CONTROL PRODUCT
SSA		STABILIZED STAGING AREA
VTC		VEHICLE TRACING CONTROL
LOC		LIMITS OF CONSTRUCTION
DTC		DEBRIS & TRASH CONROL

SUMMARY TABLE

IMPERVIOUS AREAS
ROOFS: 15,030 SF (80%)
PAVEMENT: 18,070 SF (100%)
TOTAL IMPERVIOUS AREA: 33,100 SF

AREA OF DISTURBANCE: 65,995 SF (1.519 AC)

STEEPEST EXISTING SLOPE: 6%

STEEPEST PROPOSED SLOPE: 33%

CUT/ FILL VOLUMES

CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
270	2,410	2,140 FILL

TOTAL AREA OF DISTURBANCE = 1.519 AC
CUT/FILL VOLUMES FOR REFERENCE ONLY, CONTRACTOR TO PERFORM OWN EARTH WORK CALCULATIONS.

N

0' 20' 40' 60'
SCALE: 1" = 20'

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LOCATED AT
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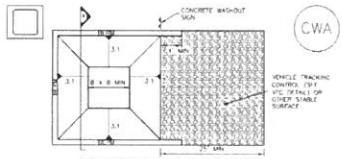
REVISIONS:

No.	Date	Description
1	5/30/19	1ST SUBMITTAL
2	09/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/30/2019
Sheet Name: SWMP PLAN
Sheet Number: C6.0

FILENAME: 19_13 SP - EC Plan.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:32 AM

Concrete Washout Area (CWA) — MM-1

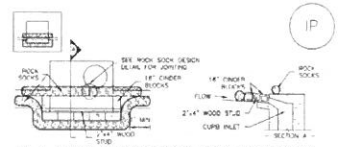


CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - CWA INSTALLATION LOCATION
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

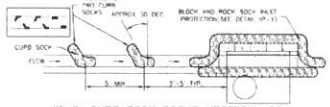
SC-6 — Inlet Protection (IP)



IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BACK SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON GRADE INLETS.

SC-6 — Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATION OF INLET PROTECTION
   - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS) IN A RAINFALL/RUNOFF EVENT IS FORECAST. INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ½ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

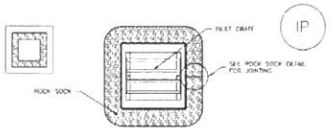
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO. NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS EAPT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. LISTED NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

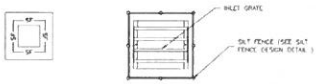
Inlet Protection (IP) — SC-6



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN POROUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

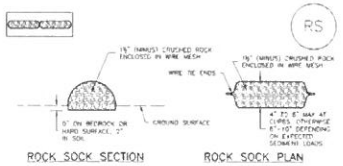


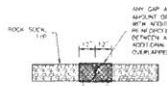
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN POROUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

SC-5 — Rock Sock (RS)





ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1½" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE WITH TIE LINED TO ENDS OF ROCK OR MODIFIED SOCK AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJACENT ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING ROCK SOCKS TAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

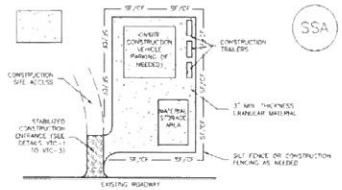
GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 - 100
1"	20 - 55
¾"	0 - 15
⅜"	0 - 5

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATIONS OF ROCK SOCKS
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 19 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

Stabilized Staging Area (SSA) — SM-6



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATION OF STAGING AREA(S)
   - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

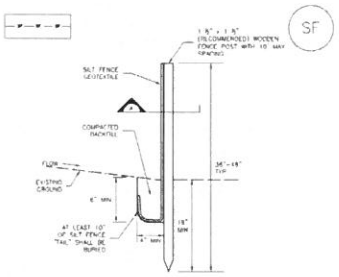
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECT MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF PUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO. NOT AVAILABLE IN AUTOCAD)

Silt Fence (SF) — SC-1



SF–1. SILT FENCE

Silt Fence (SF) — SC-1

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-4 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" x 6" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BULLHOSES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE PRESENTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LISTED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

HCI EAPT
A DIVISION OF HABERER CARPENTRY INC.
[illegible]

Know what's below. Call before you dig.
811
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SITE PLAN
A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, CO 80504

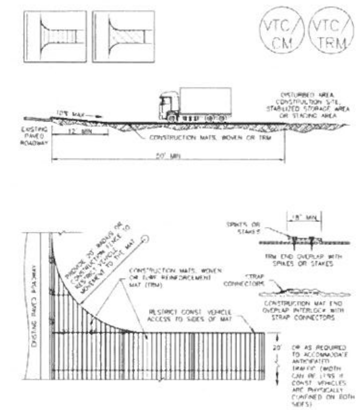
REVISIONS		
No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/30/2019
Sheet Name: SWMP DETAILS 1
Sheet Number: C6.1

FILENAME: 19_13 CDS SWMP DETAILS 1.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:32 AM

4526791 Pages: 21 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

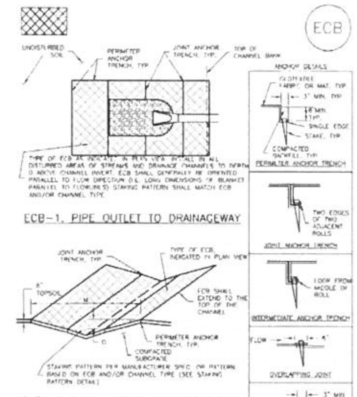
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

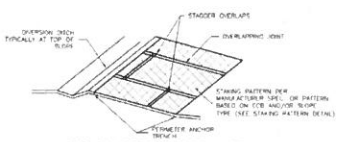
(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

EC-6 Rolled Erosion Control Products (RECP)

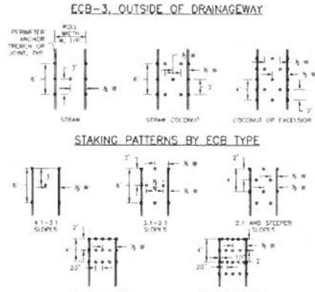


ECB-1. PIPE OUTLET TO DRAINAGEWAY

ECB-2. SMALL DITCH OR DRAINAGEWAY



ECB-3. OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF ECB.
   - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

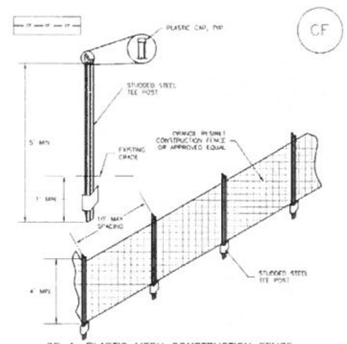
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

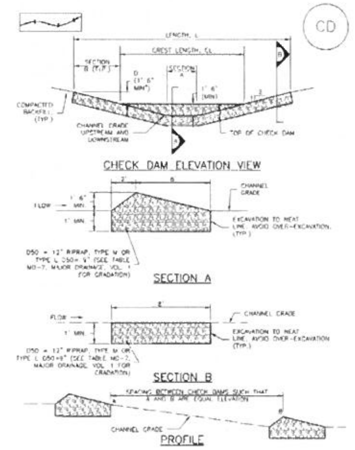
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

Check Dams (CD) EC-12



CHECK DAM ELEVATION VIEW

SECTION A

SECTION B

PROFILE

CD-1. CHECK DAM

CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).

2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.

3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").

4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.

5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN ½ OF THE HEIGHT OF THE CREST.

5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SITE PLAN
A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS		
No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: ZAH
Checked By: CCH
Date Issued: 4/30/2019
Sheet Name: SWMP DETAILS 2
Sheet Number: C6.2

FILENAME: 19_13 CDs SWMP DETAILS 2.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:32 AM

4526791 Pages: 22 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

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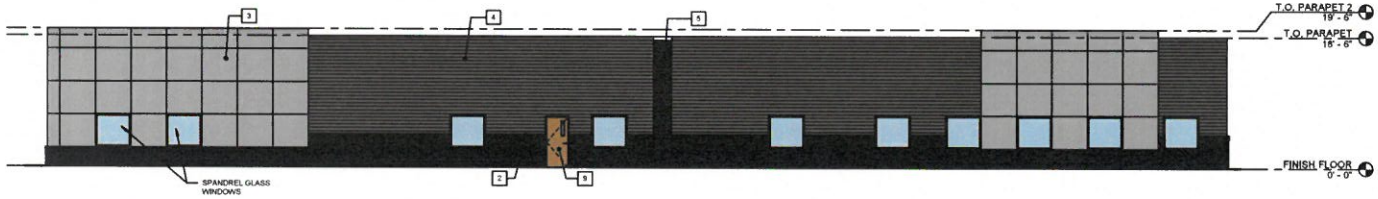
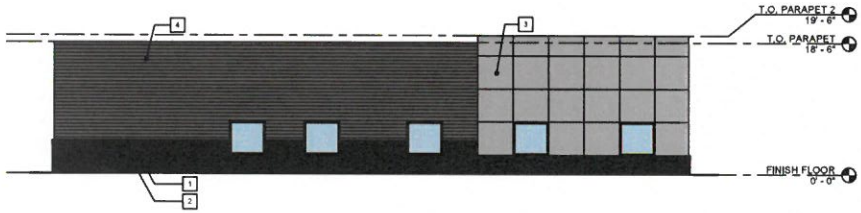
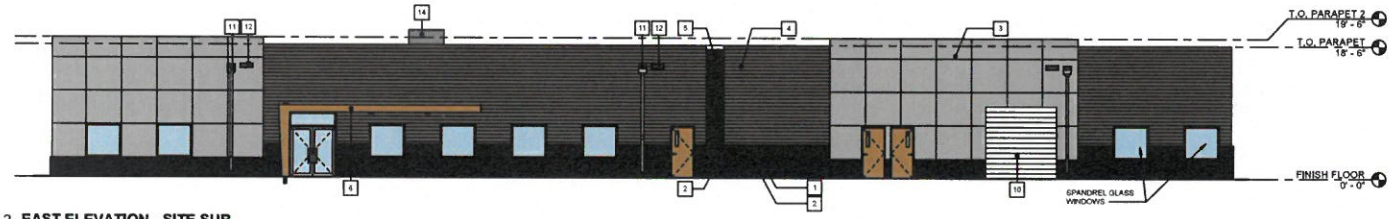


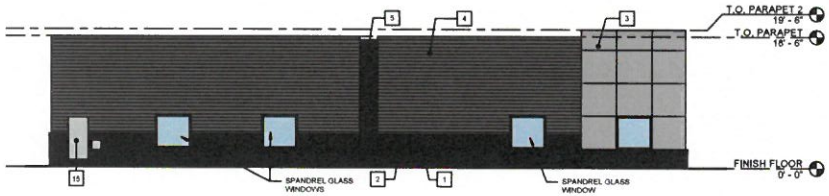
4 WEST ELEVATION - SITE SUB
A1.0 1/8" = 1'-0"



3 SOUTH ELEV - SITE SUB
A1.0 1/8" = 1'-0"



2 EAST ELEVATION - SITE SUB
A1.0 1/8" = 1'-0"



1 NORTH ELEV - SITE SUB
A1.0 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- BRICK VENEER
- SOLDIER COURSE BRICK
- FLAT METAL PANEL
- METAL PANEL SIDING TYPE 1
- METAL PANEL SIDING TYPE 2
- METAL PANEL SIDING TYPE 3

MATERIAL KEY LEGEND

1. BRICK VENEER BY GENERAL SHALE OR EQ. COLOR: SHADOWCANYON
2. SOLDIER COURSE BRICK BY GENERAL SHALE OR EQ. COLOR: SHADOWCANYON
3. FLAT METAL PANEL, FIELD COLOR PAC-3000 CS BY PAC CLAD OR EQ., COLOR: CITYSCAPE
4. METAL PANEL SIDING TYPE 1 HIGHLINE B1 BY PAC CLAD OR EQ. COLOR: SLATE GREY
5. METAL PANEL SIDING TYPE 2 HMP BY PAC CLAD OR EQ. COLOR: GRAPHITE
6. METAL PANEL SIDING TYPE 3 ALURA NARROW PANEL BY IMARK ARCHITECTURAL METAL OR EQ. COLOR: KNOTTY CHESTNUT, WOODGRAIN
7. STOREFRONT W/ INSULATED GLAZING, COLOR: ALUMINUM
8. WINDOW W/ SPANDREL GLAZING COLOR: ALUMINUM
9. H.M DOOR COLOR: PAINTED
10. OVERHEAD DOOR COLOR: PAINTED
11. OPEN FACE DOWNSPOUT AND CONDUCTOR HEAD. PROVIDE SPLASH BLOCK COLOR: TO MATCH ADJACENT SIDING
12. OVERFLOW SCUPPER WITH DRIP EDGE. COLOR: TO MATCH ADJACENT WALL.
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE RE: ELECTRICAL DRAWINGS
14. RTU, RE: MECHANICAL DRAWINGS
15. LOCATION OF ELEC. PANEL, RE: ELECTRICAL DRAWINGS
16. FIRE DEPARTMENT CONNECTION RE: PLUMBING

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ROCKY MOUNTAIN MIDSTREAM
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REVISIONS:

No.	Date	Description
1	05/20/19	1ST SUBMITTAL
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Project No: 19_13
Drawn By: CLW
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Date Issued: 4/29/2019
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Sheet Number: A1.0

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09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

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PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/REMARKS
DECIDUOUS TREES					
EO	7	Quercus robur	English Oak	2" cal.	
HB	2	Celtis occidentalis	Hackberry	2" cal.	B&B, single stem, full head
HL	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocst	2" cal.	B&B, single stem, full head
ORNAMENTAL TREES					
HW	3	Acer tartaricum 'Hot Wings'	Hot Wings Maple	2" cal.	B&B, multi-stem, full head
SC	3	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	B&B, single stem, full head
EVERGREEN TREES					
AP	3	Pinus nigra	Austrian Pine	6' Ht.	B&B, straight, full & bushy
BP	5	Pinus heldreichii leudidermis	Bosnian Pine	6' Ht.	B&B, straight, full & bushy
PP	3	Pinus ponderosa	Ponderosa Pine	6' Ht.	B&B, straight, full & bushy
DECIDUOUS SHRUBS					
CP	19	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	#5 container	30-36" ht. min.
CM	11	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	#5 container	30-36" ht. min.
DL	33	Syringa patula 'Miss Kim'	Dwarf Purple Lilac	#5 container	24-30" ht. min.
DN	3	Physocarpus opulifolious 'Diabolo'	Diabolo Ninebark	#5 container	30-36" ht. min.
LD	18	Physocarpus opulifolious 'Little Devil'	Little Devil Ninebark	#5 container	24-30" ht. min.
LP	21	Ligustrum vulgare 'Lodense'	Lodense Privet	#5 container	24-30" ht. min.
MB	9	Cystius scoparious 'Moonlight Broom'	Moonlight Broom	#5 container	24-30" ht. min.
NV	6	Viburnum lentago	Nannyberry Viburnum	#5 container	36-48" ht. min.
PB	20	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	#5 container	10-12" ht. min.
TB	6	Frangula alnus 'Columnaris'	Tallhedge Buckthorn	#5 container	36-48" ht. min.
EVERGREEN SHRUBS					
BJ	2	Juniperus sabina 'Buffalo'	Buffalo Juniper	#5 container	10-12" ht. min.
BR	10	Juniperus chinensis 'Blue Point'	Blue Point Juniper	#5 container	36-48" ht. min.
PERENNIALS & ORNAMENTAL GRASSES					
BB	12	Andropogon gerardii 'Windwalker'	Windwalker Big Bluestem	#5 container	30-36" ht. min.
BL	3	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	#1 container	12-18" ht. min.
GS	6	Sporobolus wrightii	Giant Sacaton Grass	#5 container	30-36" ht. min.
NS	22	Chasmanthium latifolia	Northern Sea Oats	#1 container	12-18" ht. min.
VG	5	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	#5 container	30-36" ht. min.

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

SEEDING

1.) ALL AREAS TO BE SEEDED SHALL BE GRADED TO A SUITABLE FINISHED GRADE (+/- .10'). AREAS SHALL BE SCARIFIED TO A DEPTH OF 4" (MIN.) INCORPORATING 15 LBS. OF 0-45-0 FERTILIZER/1000 SF. IN THE PROCESS. AREAS SHALL BE RAKED AND FINE GRADED TO A SMOOTH, UNIFORM, FIRM (UNCOMPACTED) SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS VEGETATION, ETC. OVER 1" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEEDED WITH A UNIFORM MIXTURE OF THE STATED #1 NATIVE NON-IRRIGATED MIX AND #2 IRRIGATED BLUEGRASS BLEND MIX. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SEEDING.

2.) SEED SHALL BE HYDROSEEDED/HYDROMULCHED EVENLY AT THE RATE STATED. HAY BALES SHALL BE INSTALLED AS TEMPORARY CHECK DAMS WHERE DRAINAGE SWALES AND EROSION CHANNELS MAY FORM. HAY BALES SHALL BE DUG INTO THE SURFACE AND STAKED TO INSURE NO SOIL IS WASHED OUT FROM BENEATH THE BALES. HYDROMULCH WITH TACKIFIER SHALL BE CONWED 2000 OR APPROVED

3.) FOLLOWING SEEDING OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING OF THE SEEDED AREAS (WITH A MANUAL, TEMPORARY OR PERMANENT IRRIGATION SYSTEM) UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.

SEED MIX #1- DRYLAND / NON-IRRIGATED

ARKANSAS VALLEY SEED "LOW-GRO MIX"

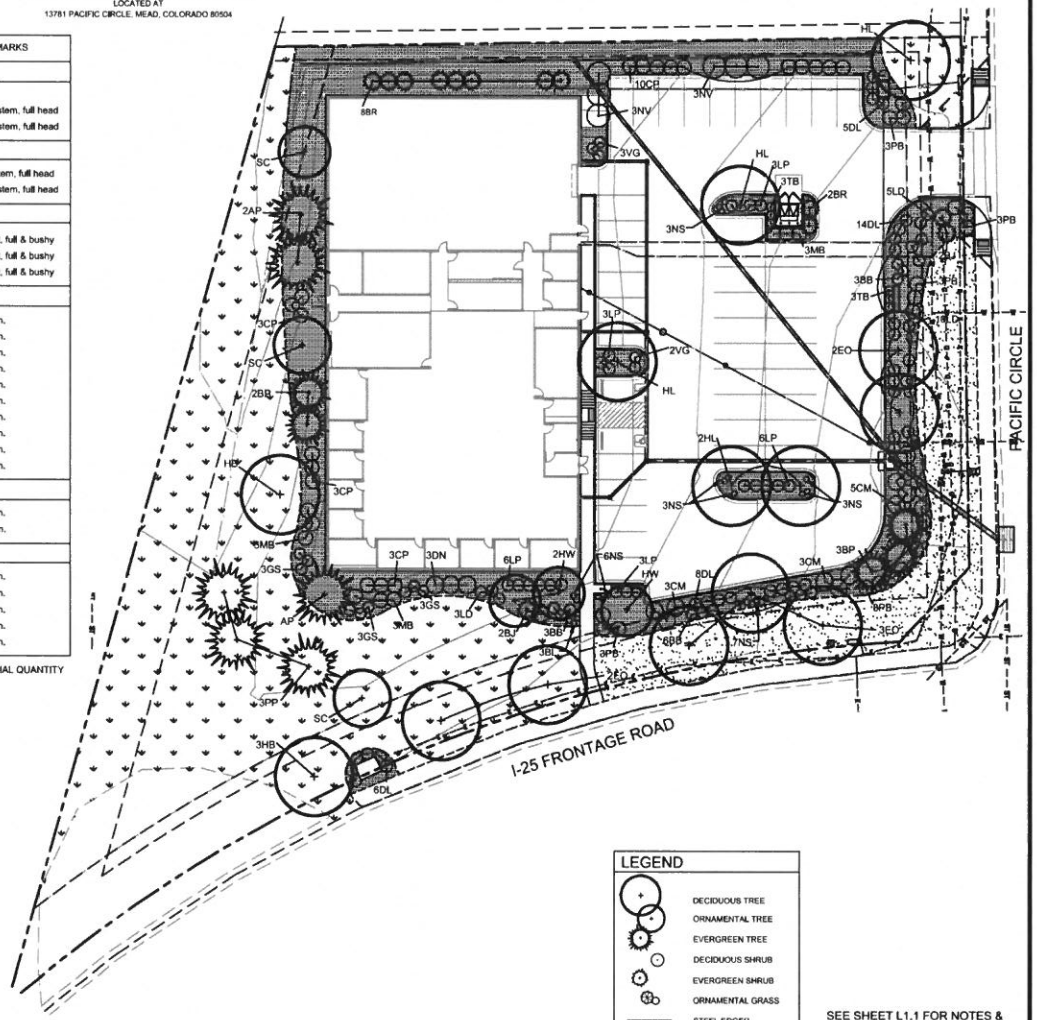
SPECIES	VARIETY	% MIX	(PLS) LBS/ACRE
CRESTED WHEATGRASS	'EPHRAIM'	30%	6.0-7.5 LBS.
SHEEP FESCUE		25%	5.0-6.25 LBS.
PERENNIAL RYEGRASS		20%	4.0-5.0 LBS.
CHEWINGS FESCUE		15%	3.0-3.75 LBS.
CANADA BLUEGRASS		10%	2.0-2.5 LBS.
TOTAL		100%	20-25 LBS./AC.

SEED MIX #2- IRRIGATED TURF

ARKANSAS VALLEY SEED "QUICK 2-GRO MIX" (aka "PLAYGROUND MIX")

SPECIES	VARIETY	% MIX	(PLS) LBS/1000 S.F.
KENTUCKY BLUEGRASS	PER A.V.S.	30%	1.2-1.5 LBS.
PERENNIAL RYEGRASS	PER A.V.S.	35%	1.4-1.75 LBS.
CREEPING RED FESCUE	PER A.V.S.	35%	1.4-1.75 LBS.
TOTAL		100%	4-5 LBS./1000 S.F.

SOURCE:
ARKANSAS VALLEY SEED
4300 MONACO ST.
DENVER, CO 80216
(303) 320-7500



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- STEEL EDGER
- RIVER ROCK MULCH
- NATIVE SEED- MIX #1 NON-IRRIGATED
- IRRIGATED SEED- MIX #2

SEE SHEET L1.1 FOR NOTES & DETAILS PERTAINING TO THIS WORK.

SCALE 1" = 20'
0 10 20 40

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Date Issued: 5/20/19
Sheet Name: LANDSCAPE PLAN
Sheet Number: L1.0

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09/26/2019 10:14 AM R Fee:$153.00
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PLAN NOTES

1. ALL WORK SHALL CONFORM TO THE TOWN OF MEAD AND ALL APPLICABLE STAT STANDARDS AND REGULATIONS.

2. CONTACT APPROPRIATE UTILITY LOCATORS TO LOCATE OF ALL BURIED UTILITY LINES. FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THESE PLANS. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.

3. VERIFY THE LOCATION OF ALL PERTINENT EXISTING & CONSTRUCTED SITE IMPROVEMENTS ALREADY INSTALLED PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THE INFORMATION SHOWN ON THESE PLANS. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

4. REFER TO THE ARCHITECTURAL, ENGINEERING, ELECTRICAL AND IRRIGATION PLANS COMPLETED BY OTHERS. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

5. REFER TO THE CIVIL CONSTRUCTION DRAWINGS FOR GRADING AND ELEVATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) AWAY FROM ALL BUILDING FOUNDATIONS AND IN ALL LANDSCAPE AREAS. NOTIFY OWNER'S REPRESENTATIVE IF ROUGH GRADING CONDITIONS WILL CREATE PONDING OR FLOW TOWARD FOUNDATIONS. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS.

6. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS. SEE IRRIGATION PLANS.

FINE GRADING / PREPARATION NOTES

7. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.

8. SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS, pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.

9. THE TOP 5" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 6" BELOW SUBGRADE.

10. FINE GRADE ALL AREAS TO BE PLANTED. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

11. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW FOR SPECIFIED MULCH DEPTH.

PLANTING NOTES

12. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2004). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.

13. PLANT SPECIES AND LOCATIONS SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY AND THE LANDSCAPE ARCHITECT.

14. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPATANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.

15. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.

16. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

17. LAYOUT PLANT BED EDGER LINE AND STAKE INDIVIDUAL PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

18. ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER AND EDGING CAP. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

19. TREE LOCATION SHALL BE NO CLOSER THAN 3' FROM ALL CURBS & WALKWAYS EXCEPT FOR PARKING ISLANDS.

EDGER

20. ALL PLANTING BEDS ARE TO BE CONTAINED BY 3/16" X 4" INTERLOCKING STEEL EDGER PAINTED GREEN OR BLACK. EDGER TO HAVE A ROLLED STEEL TOP FOR SAFETY. INSTALL PER MFTR'S. RECOMMENDATIONS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS. HOLD SUBGRADE FOR SOD 1" BELOW TOP OF EDGER. SHOULD EDGER CROSS SWALES OR OTHER LOCATIONS OF CONCENTRATED FLOW, USE PERFORATED EDGER OR DRILL HOLES TO ALLOW WATER TO PASS- 3 HOLES PER LINEAR FOOT.

MULCH

21. PLANTING BEDS SHALL BE MULCHED WITH 3-4" DEPTH 1.5-2" WASHED RIVER ROCK (NATURAL COLORS: TAN, BROWN, BEIGE, GRAY) ON WEED BARRIER FABRIC. ORNAMENTAL GRASSES AND PERENNIALS SHALL HAVE 3" SHREDDED CEDAR MULCH AS SHOWN ON PLAN. MULCH & ROCK COLOR SHALL COMPLEMENT BUILDING & SAMPLES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

22. PLANTS IN ROCK MULCH AREAS, TREES IN SEEDED OR SODDED AREAS AND AREAS AS DESIGNATED ON THE DRAWINGS SHALL BE MULCHED WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH. PLANTS IN ROCK MULCH AREAS SHALL HAVE A MULCH RING AT LEAST 30" IN DIAMETER.

23. ALL TREES IN SEEDED OR SODDED AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4' IN DIAMETER.

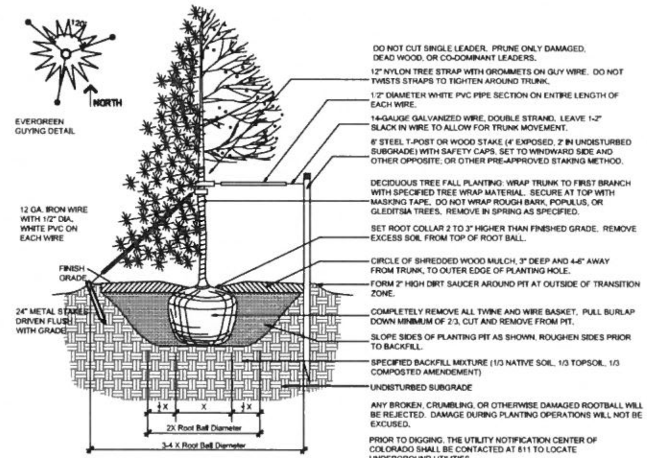
24. INSTALL TYPAR 3301 WEED BARRIER FABRIC OR APPROVED EQUAL IN ALL PLANTING BEDS.

SEEDING

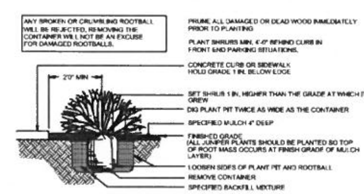
25. SEEDING FOR NATIVE DRYLAND TURF AND IRRIGATED TURF SHALL BE IN ACCORDANCE WITH THE ATTACHED SEED MIX LISTS AND SEEDING NOTES.

IRRIGATION

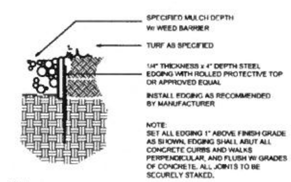
26. IRRIGATION SHALL BE UNDERGROUND AUTOMATIC SYSTEM WITH ELECTRIC CONTROLLER AND RAIN SENSOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP EMITTERS AND SEED MIX #2 AREAS SHALL BE WATERED BY SPRAY AND ROTOR HEADS. TREES IN NON-IRRIGATED TURF AREAS SHALL BE IRRIGATED BY DRIP IRRIGATION ZONE.



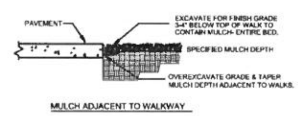
Typical Tree Planting Detail



Shrub Planting Detail
NOT TO SCALE



Edger
NOT TO SCALE



Typical Landscape Mulch Bed Edges
NOT TO SCALE

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LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SITE PLAN
A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO LOCATED AT 13781 PACIFIC CIRCLE, MEAD, CO 80504

REVISIONS:

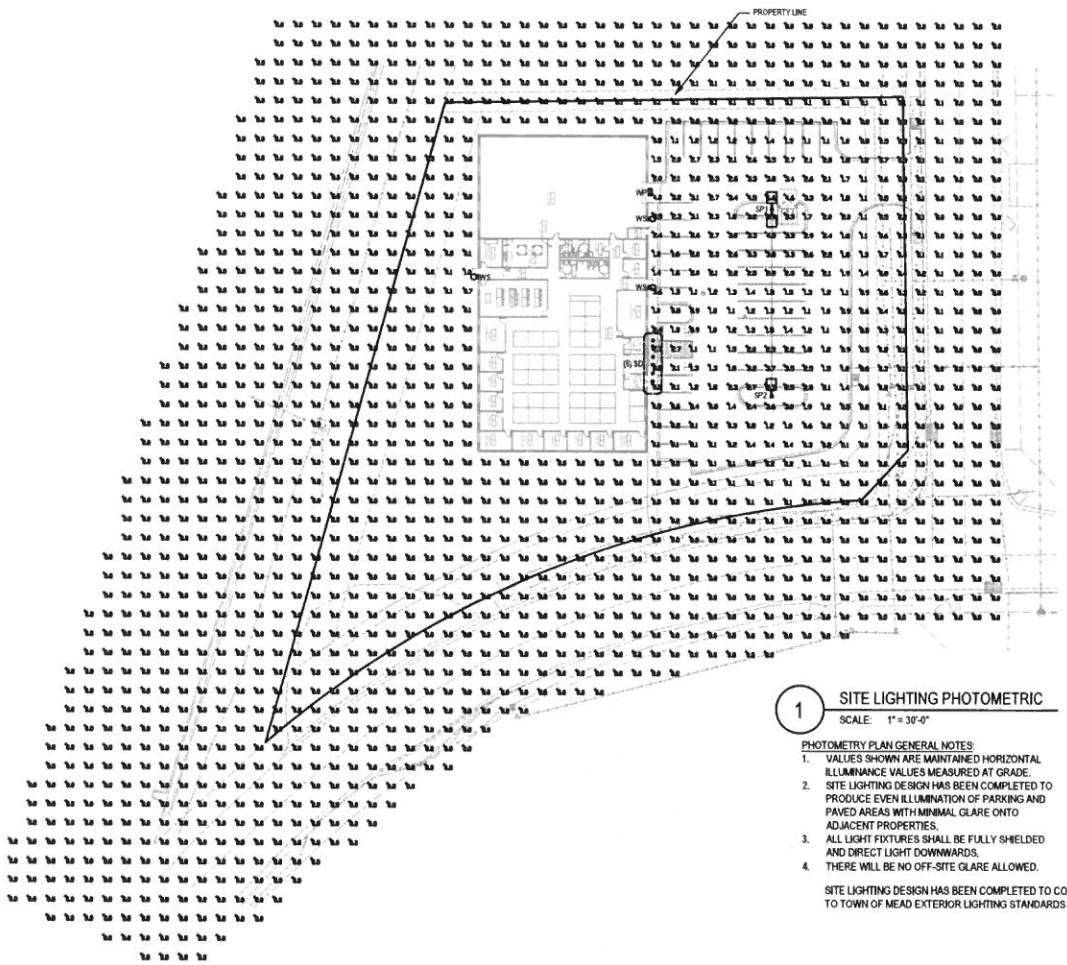
No.	Date:	Description:
1	5/20/19	1ST SUBMITTAL
2	6/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By:
Checked By:
Date Issued: 5/20/19
Sheet Name: LANDSCAPE DETAILS
Sheet Number: L2.0

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
LOCATED AT
13781 PACIFIC CIRCLE, MEAD, COLORADO 80504



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 30'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO TOWN OF MEAD EXTERIOR LIGHTING STANDARDS

HCI Engineering
A DIVISION OF
HABERER CARPENTRY INC.
CO SOUTHPARK DR., SUITE 100
LITTLETON CO 80120
INFO@HABERERGROUP.COM

Front Range Electrical Engineering
3070 S. Andrews Blvd., Suite 2200, Lakewood, CO 80227
Fax: 720.258.8871 Ph: 303.987.0546

Know what's below.
Call before you dig.
811

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 26,
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REVISIONS:

No.	Date	Description
1	5/20/19	1ST SUBMITTAL
2	06/24/19	2ND SUBMITTAL

Project No: 19_13
Drawn By: JMB
Checked By: CLF
Date Issued: 5/30/2019
Sheet Name: SITE LIGHTING PHOTOMETRIC
Sheet Number: E1.0

FILENAME: E-SitePhotometric 2019-06-06.dwg PLOTDATE: 2019-07-19 PLOT TIME: 9:55 AM

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

SITE PLAN

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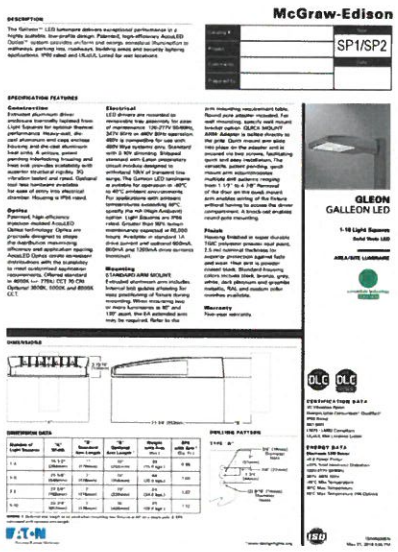
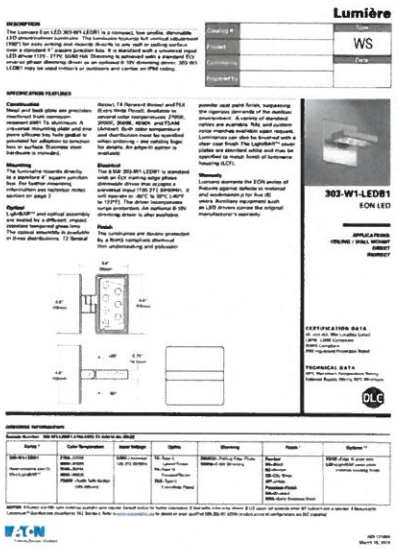
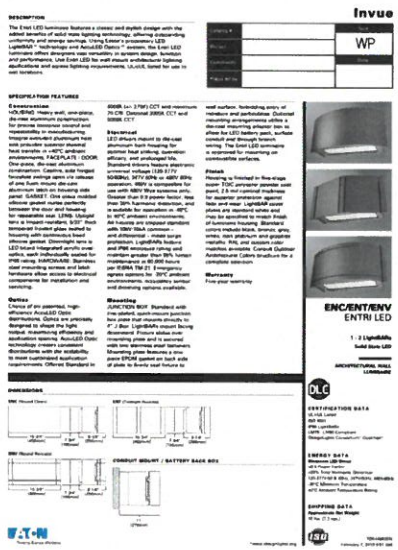
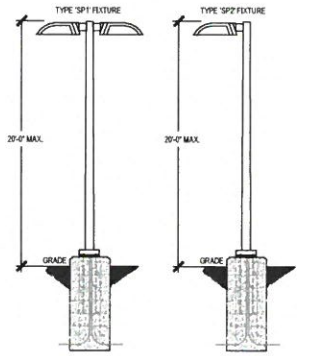






LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding
	SD	DOWNLIGHT MAIN ENTRY	10'-2" AFG	N/A	HALO SMD6R-6-930-WH	LED	1.00	9.6W	N/A
	SP1	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GLEON-AF-02-LED-E1-BL3-BK-7030-DIM-MA1037	LED	1.00	(2)113W	FULL CUTOFF
	SP2	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GLEON-AF-02-LED-E1-T4FT-BK-7030-DIM	LED	1.00	113W	FULL CUTOFF
	WP	WALL PACK LOADING DOCK	12'-0" AFG	BLACK	INVUE ENC-E01-LED-E1-BL4-BK-7030-DIM	LED	1.00	25W	FULL CUTOFF
	WS	WALL SCONCE ENTRIES	7'-0" AFG	BLACK	LUMIERE 303-W1-LED81-3000-UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF



1 SITE POLE DETAILS
SCALE: NTS

HCI Engineering
A DIVISION OF
HABERER CARPENTRY INC.
12130 TRADE WIND DR. SUITE 100
LITTLETON CO 80125
INFO@HABERERGROUP.COM

Front Range Electrical Engineering
3315 S. Wadsworth Blvd. Suite 220
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Ph: 720.961.0940
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No.	Date	Description
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Project No: 19_13
Drawn By: JMB
Checked By: CLF
Date Issued: 5/30/2019
Sheet Name: SITE LIGHTING DETAILS
Sheet Number: E1.1

FILENAME: E-Site-Photometric 2019-06-06.dwg PLOTDATE: 2019-07-19 PLOT TIME: 9:55 AM

EXHIBIT B

ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
PUBLIC IMPROVEMENTS TO BE CONSTRUCTED

4526791 Pages: 27 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

HCI ENGINEERING
A division of
HABERER CARPENTRY INC.

PUBLIC IMPROVEMENT COST ESTIMATES

DATE: 06/24/2019

Lyons 66 Pacific Commerce Park, Lot 9 - Rocky Mountain Midstream Office Building

DESCRIPTION	QTY	UNIT	COST/UNIT	TOTAL AMOUNT	CDOT Section
S. Dillton Court ROW Improvements					
Sidewalk - 6" thick	100	SF	$5.00	$500	608-00006
Handicap Ramp w/ Strip	2	EA	$1,200.00	$2,400	608-00010
Crosspan	365	SF	$8.00	$2,920	n/a
TOTAL				**$5,820**	
Subtotal				$5,820	
15% Contingency				$873	
GRAND TOTAL				**$6,693**	

Note: the above cost estimate numbers are based on best available info. These number do not reflect a contractors bid or actual installation cost. The above are strictly the engineers opinion of cost and shall not be used for budgets or other development purposes.

4526791 Pages: 28 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

EXHIBIT C

ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
SPECIAL PROVISIONS

The Parties agree that Developer may, in lieu of a letter of credit, pay a cash deposit to the Town by personal or business check ("Cash Deposit"). The Cash Deposit shall be one hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements. If the Developer elects to remit a Cash Deposit to the Town, the Town Treasurer shall hold the Cash Deposit in a segregated account. The Cash Deposit shall be held by the Town through the date on which the Board of Trustees has memorialized acceptance of the Public Improvements by resolution ("Final Acceptance"). Within thirty (30) days following Final Acceptance, the Town shall release the Cash Deposit to Developer.

4526791 Pages: 29 of 29
09/26/2019 10:14 AM R Fee:$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Agenda Item Summary

MEETING DATE:	August 8, 2022
SUBJECT:	Resolution No. 55-R-2022 – Conditional Acceptance of the Public Infrastructure Improvements Associated with Iglesia de Cristo Mi-El Longmont Development
PRESENTED BY:	Robyn Brown, Deputy Town Engineer

SUMMARY

Ms. Mendoza, as treasurer of Iglesia de Cristo Mi-El Longmont, a Colorado non-profit corporation, with offices at P.O. Box 2480, Longmont, Colorado 80502 ("Developer") has requested conditional acceptance of the public infrastructure improvements constructed as part of the Iglesia de Cristo Mi-El Longmont project, specifically the installation of new asphalt pavement, concrete curb and gutter, stormwater drainage improvements, and sidewalk within public right-of-way at County Road 28 (Ronald Regan Boulevard).

The Public Improvements are identified in the Site Plan Agreement dated September 30, 2019 and recorded on November 9, 2020 at Reception No. 4655400 in the Weld County property records (the "SPA").

Staff is recommending conditional acceptance of the Public Improvements. Resolution No. 55-R-2022 memorializes the Board's conditional acceptance of the Public Improvements, effective August 8, 2022.

Town staff has worked extensively with Iglesia to complete required items related to the improvement. On July 7, 2022, Town staff completed a walkthrough and judged all improvements to be satisfactorily completed and no punchlist was created. Town staff will complete a final inspection prior to final acceptance of the Public Improvements at the conclusion of the two-year warranty period.

Exhibit A of the Proposed Resolution includes one additional condition recommended by the Town Engineer. This additional condition ensure that 15% collateral will be held through the two-year guarantee warranty period to secure the Public Improvements during the two (2) year guarantee period.

For a two-year period from the date of conditional acceptance (guaranty period) the Developer is required, at its own expense, to take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, become necessary. If within thirty (30) days after the Developer's receipt of written notice from the Town requesting replacement or repairs to the Public Improvements, the Developer has not completed such repairs, the Town may exercise applicable contractual rights to secure performance.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees memorialize the Town's conditional acceptance of the Public Improvements by adoption of the proposed Resolution, effective August 8, 2022. A motion to approve the consent agenda for August 8, 2022, will approve this item. If the resolution is removed from the consent agenda, the suggested motion is:

Suggested Motion: I move to adopt Resolution No. 55-R-2022, a Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Public Improvements associated with Iglesia de Cristo Mi-El Longmont Development.

ATTACHMENTS

Letter to Iglesia de Cristo Mi-El Longmont granting Conditional Acceptance of the Improvements
Resolution No. 55-R-2022

TOWN OF MEAD, COLORADO
RESOLUTION NO. 55-R-2022

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, GRANTING CONDITIONAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE IGLESIA DE CRISTO MI-EL LONGMONT DEVELOPMENT

WHEREAS, Iglesia de Cristo Mi-El Longmont, Ministerios Mi-El, a Colorado nonprofit corporation, with a mailing address of P.O. Box 2480, Longmont, Colorado 80502 (the "Developer") has caused the completion of certain public improvements identified in the Site Plan Agreement for the Iglesia de Cristo Mi-El Longmont Development dated May 27, 2022 and recorded on November 30, 2020 at Reception No. 4655400 in the Weld County property (the "Public Improvements"); and

WHEREAS, the Public Improvements are subject to a warranty period of two (2) years following conditional acceptance; and

WHEREAS, conditional acceptance marks the beginning of the two (2) year warranty guaranty period following the effective date of the Board's resolution granting conditional acceptance; and

WHEREAS, Section 1.3 of the Site Plan Agreement requires the Developer to request in writing the inspection and conditional acceptance of the Public Improvements; and

WHEREAS, the Developer has requested conditional acceptance of the Public Improvements by the Board of Trustees of the Town of Mead; and

WHEREAS, the Town Engineer has reviewed the installation of the Public Improvements, has determined that the Public Improvements have been installed in substantial conformance with the Town's construction standards and the requirements of the Site Plan Agreement, and is recommending that the Board grant conditional acceptance of the Public Improvements effective August 8, 2022, as set forth and confirmed in that certain letter from the Town to Developer dated August 8, 2022, a copy of which is attached to this Resolution as **Exhibit A**; and

WHEREAS, the Board of Trustees desires to grant conditional acceptance of the Public Improvements subject to the conditions set forth in this Resolution; and

WHEREAS, the *Mead Municipal Code* ("MMC") requires the Developer to maintain the Public Improvements for a two (2) year period from the date of conditional acceptance and clarifies that the Developer shall, at its own expense, take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town (and the Town Engineer), shall become necessary; and

WHEREAS, if the Developer fails to make necessary repairs to the Public Improvements in accordance with the requirements set forth in the MMC, the Town may withhold final acceptance of the Public Improvements, or may take any other specific enforcement actions authorized by the Site Plan Agreement.

NOW THEREFORE, BE IT RESOLVED by the Town of Mead, Weld County, Colorado,

that:

Section 1. Conditional Acceptance of Public Improvements. The Board of Trustees on behalf of the Town of Mead, hereby grants "conditional acceptance" of the Public Improvements identified in this Resolution and orders the commencement of the two (2) year warranty period on August 8, 2022.

Section 2. Developer Obligation to Maintain Public Improvements during Guarantee Period. Developer shall maintain the Public Improvements for a two (2) year period from the date of conditional acceptance (the "Guarantee Period"). Developer shall, at its own expense, take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town (and the Town Engineer), shall become necessary during the Guarantee Period. Failure of the Developer to maintain the Public Improvements during the Guarantee Period shall violate the requirements of this Section 1.5 and shall constitute a violation of the terms and conditions of the Site Plan Agreement.

Section 3. Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the resolution. The Town Board hereby declares that it would have passed the resolution 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 4. Effective Date. This resolution shall become effective immediately upon adoption.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8th DAY OF AUGUST, 2022.

ATTEST: **TOWN OF MEAD**

By: _____ By: _____
Mary E. Strutt, MMC, Town Clerk Colleen G. Whitlow, Mayor

Exhibit A
Letter dated August 8, 2022

August 8, 2022

Iglesia de Cristo Mi-El Longmont
Ministerios Mi-El
Attn: Laura Mendoza, Treasurer
P.O. Box 2480
Longmont, Colorado 80502

RE: Iglesia de Cristo Mi-El Longmont, Phase 1
Notice of Conditional Acceptance of Public Infrastructure Improvements

Dear Ms. Mendoza,

On July 7, 2022, Town Staff performed a walk-through of the public improvements constructed as part of the Iglesia de Cristo Mi-El Longmont, Phase 1 project. The project included installation of new asphalt pavement, concrete curb and gutter, stormwater drainage improvements, and sidewalk within public right-of-way at County Road 28 (Ronald Regan Boulevard).

All public improvements were judged to be satisfactorily completed and no punchlist was created.

This letter conveys the Town of Mead's Conditional Acceptance of the public infrastructure improvements completed as part of the aforementioned development and officially commences the two-year warranty period.

Sincerely,

Robyn Brown, P.E.
Deputy Town Engineer

441 Third Street | Mead, CO 80542 | 970.535.4477 | townofmead.org

4655400 Pages: 1 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

SITE PLAN AGREEMENT

[IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL]

This SITE PLAN AGREEMENT ("Agreement") is made and entered into by and between the **TOWN OF MEAD**, Colorado, a Colorado municipal corporation whose address is 441 Third Street, Mead, Colorado 80542 (the "Town"), and **IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL**, a Colorado non-profit corporation, with offices at P.O. Box 2480, Longmont, Colorado 80502 (the "Developer"). The Developer and the Town are each referred to individually as a "Party" or together as the "Parties." This Agreement shall be effective as of the date of mutual execution hereof by the Parties ("Effective Date").

RECITALS

WHEREAS, Section 16-4-100(b)(10)(h) of the Mead Municipal Code provides that Town staff may require developer to enter into a site plan agreement with the Town concerning public improvements related to development; and

WHEREAS, Developer has submitted a site plan ("Site Plan") for development of the property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Development"), which the Town Planning Commission and Board of Trustees have reviewed and approved; and

WHEREAS, the Town and the Developer agree that the public improvements detailed and attached hereto and incorporated herein as **Exhibits B-1** and **B-2**, the Schedule of Improvements (the "Public Improvements") are directly related to and generated by the Development and that no taking thereby will occur requiring any compensation.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the Parties hereto promise, covenant, and agree as follows:

1. GENERAL CONDITIONS.

   1.1 Developer Obligations. Developer is responsible for performance of the covenants set forth herein. Developer agrees to construct, build, install and develop the Public Improvements, as provided in **Exhibit B-2**, and any other improvements constructed in relation to the Development in accordance with the approved Site Plan in complete conformance with the plans and specifications accepted in writing by the Town or by the utility providing the service, and in full conformity with the Town's construction specifications applicable at the time of construction.

   1.2 Incorporation by Reference. All plans, special provisions, proposals,

specifications and contracts for the Public Improvements shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.

1.3 Conditional Acceptance of Constructed Improvements. The Developer may request in writing, the inspection and conditional acceptance of Public Improvements by the Town, when all Public Improvements within the Development, or within a phase of the Development, are completed.

1.4 Final Acceptance. At least thirty (30) days before two (2) years have elapsed from the issuance of conditional acceptance, or as soon thereafter as weather permits, Developer shall request a final acceptance inspection. If the Public Improvements completed by Developer are satisfactory, the Town shall grant final acceptance of the Public Improvements by resolution of the Board of Trustees.

1.5 Guaranty Period, Maintenance, Repair and Replacement of Public Improvements. For a two (2) year period from the date of conditional acceptance of any Public Improvements, Developer shall at its own expense, take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, shall become necessary.

1.6 Improvement Guaranty.

(a) Developer shall submit to the Town an improvement guaranty in the amount of one hundred fifteen percent (115 %) of the total estimated cost, including labor and materials, of all Public Improvements. The guaranty shall be a draw-down irrevocable letter of credit in form and substance as shown on **Exhibit C** attached hereto and incorporated herein by reference. The guaranty shall be drawn on a bank or financial institution with a local, Colorado office at which the letter of credit may be presented for payment. The guaranty shall not expire during the winter-spring season (November 1 - May 1).

(b) The amount of the guaranty shall be one hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements.

(c) If Developer has not submitted or fails to maintain the improvement guaranty, then Developer is in default of this Agreement and is subject to the provisions of Section 9.1 of this Agreement, and the suspension of development activities by the Town including, but not limited to, the issuance of building permits and certificates of occupancy.

(d) The Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or complete the Public Improvements, or correct deficiencies in the Public Improvements, as the Town deems appropriate, in any of the following instances:

(1) If an improvement guaranty is to expire within (thirty) 30 calendar days and the Developer has not yet provided a satisfactory replacement; or

(2) If the Developer fails or refuses to construct the Public Improvements, or fails or refuses to finish the construction of the Public Improvements, or correct deficiencies in the Public Improvements.

(e) If the improvement guaranty expires or the entity issuing the improvement guaranty becomes non-qualifying, then the Town shall furnish written notice to the Developer of the condition, and within thirty (30) days of receipt of such notice the Developer shall give the Town a substituted qualifying improvement guaranty, or augment the deficient security as necessary to bring the security into compliance with the requirements of this Section 1.6. If the Developer refuses or fails to give the Town a substituted qualifying improvement guaranty, or augment the deficient security, the Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or finish the Public Improvements, or correct deficiencies in the Public Improvements, or it may withhold building permits and certificates of occupancy within the Development, as the Town deems appropriate.

1.7 Insurance. Developer shall, through contract requirements and other normal means, guarantee and furnish to the Town proof that all employees, contractors, sub-contractors, and engineers engaged in the design and construction of the Public Improvements are covered by adequate Workers Compensation Insurance and general liability insurance (and professional liability insurance for engineers and designers). Failure to provide proof of insurance may result in the suspension of development activities by the Town, including but not limited to, the issuance of building permits and certificates of occupancy.

1.8 OSHA Compliance. Developer shall, through contract requirements and other normal means, guarantee and furnish to the Town proof that all employees and contractors engaged in the construction of the Public

Improvements are required to comply with all provisions of the Federal Occupational Safety and Health Act (OSHA).

1.9 Cash-in-Lieu Contribution (WCR 28 & 9.5 Improvements). Developer shall remit to the Town, within ten (10) business days of the Effective Date of this Agreement, the sum of ONE HUNDRED ELEVEN THOUSAND SIX HUNDRED FIFTY SEVEN AND 30/100 DOLLARS ($111,657.30), which sum is detailed in **Exhibit B-1** attached hereto (the "WCR 28 & 9.5 Improvements"). The timing of the construction of the WCR 28 & 9.5 Improvements shall be determined by the Town in its sole discretion.

1.10 Term. This Agreement shall be effective as of the Effective Date and shall continue until conditions in Section 9.17 below are satisfied.

2. CONSTRUCTION OF IMPROVEMENTS.

2.1 Improvements to be Constructed. Developer shall furnish, install, and construct, at its own expense, the Public Improvements, in conformance with the Site Plan and construction plans, specifications and drawings accepted by the Town.

2.2 Off-site and On-site Rights-of-way, Easements, Licenses and Permits.

(a) For full development of the Property to occur, the Developer may need to acquire certain off-site and on-site rights-of-way, easements, licenses and permits for the construction of off-site and on-site improvements, as identified in **Exhibits B-1** and **B-2** and the Site Plan. Developer will convey same to the Town or other appropriate public entity or utility. All acquisition costs of off-site and on-site rights-of-way, easements, licenses and permits necessary to serve the Development shall be the Developer's sole responsibility.

(b) All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Warranty Deed in form and substance acceptable to the Town Attorney. The Town at the Developer's expense shall record all title documents. The Developer shall also furnish, at its own expense, an ALTA title policy for all interest(s) so conveyed, subject to approval by the Town Attorney.

2.3 Nuisance.

(a) Developer agrees to prevent the existence of any nuisances in connection with the Development, including but not limited to trash, debris, and wind or water erosion. If Developer does not abate nuisances occurring in connection with the Development, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.

(b) Developer agrees to take any all steps necessary to prevent the transfer of mud or debris as a result of construction in the Development onto public rights-of-way and to immediately remove such mud and debris from public rights-of-way. If Developer does not abate such mud or debris, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.

2.4 State Storm Water Discharge Permit Required. Developer shall obtain a CDPS General Permit for Storm Water Discharges Associated with Construction Activity and any other permits and/or licenses required during construction.

2.5 Construction Activity. No construction activity including, but not limited to, that involving grading, surface improvements, foundations, underground utilities, or vertical development, shall be allowed between the hours of 7:00 p.m. and 7:00 a.m., nor on Saturday, Sunday, or legal holidays, unless approved in writing by the Town Engineer.

3. WATER IMPROVEMENTS. The Town does not warrant the availability of water service to the Developer for any phase of development. Developer shall install at its sole cost and expense, all of the water mains and infrastructure necessary to provide water service to the Development pursuant to approved plans and specification from the appropriate water provider.

4. SANITARY SEWER SERVICES. The Town does not provide sanitary sewer service. The Developer is responsible for either inclusion of the Development into the St. Vrain Sanitation District ("SVSD") or Town approval of individual sewage disposal systems to serve the Development. A determination of sanitary sewer service availability by SVSD shall be made by a system analysis at the time the Developer requests sanitary sewer taps.

4.1 Developer shall install at Developer's sole cost and expense, all the sewer mains, trunk lines, pumping facilities and appurtenances necessary to provide service from the SVSD system to the Development, including both on-site and off-site improvements, pursuant to SVSD approved plans and specifications, and as described in **Exhibit B-2**. These extensions may include the oversizing of lines and pumping facilities for future development of adjacent property.

4.2 Developer shall install at Developer's sole cost and expense all sewer lines and appurtenances within the Development. Sewer lines lying within the dedicated right-of-way shall be dedicated to SVSD after construction pursuant to Section 2.2 of this Agreement.

4.3 Sanitary sewer connection and plant investment fees shall be remitted to SVSD as required. The Town shall require proof of purchase of sanitary sewer taps for the Development before any Certificate of Occupancy is issued.

5. DRAINAGE IMPROVEMENTS. Developer shall construct drainage improvements for the Development in accordance with **Exhibit B-2** and with the drainage plan and the plans and construction specifications accepted by the Town.

6. FIRE PROTECTION FACILITIES. The Developer is solely responsible for installing all fire hydrants and other fire protection facilities for the Development as may be required by the Mountain View Fire Protection District.

7. OVERLOT GRADING OF PROPERTY. Developer shall initiate no over-lot grading until the Town issues written acceptance of utility and drainage plans. The Developer shall provide temporary erosion control during over-lot grading until drainage improvements are completed.

8. SPECIAL PROVISIONS. Any special provisions applicable to the Development are attached hereto and incorporated herein as **Exhibit D**.

9. MISCELLANEOUS TERMS.

9.1 Breach of Agreement; Default. In the event that the Developer should fail to timely comply with any of the terms, conditions, covenants and undertakings of this Agreement, the Town in its sole discretion may declare the Developer in default and after giving thirty (30) days written notice, may call the security provided in Section 1 of this Agreement and exercise all other remedies available to the Town. The Town may withhold any additional building permits, certificates of occupancy, or provision of new utilities, fixtures or services until the completion of the Public Improvements. Any cost incurred by the Town including, but not limited to, administrative costs and reasonable attorneys ' fees, in pursuit of any remedies due to the breach by the Developer, and any costs of construction or maintenance work performed by the Town, shall be paid by the Developer. The Town may deduct these costs from the improvement guaranty provided pursuant to this Agreement. As an alternative, the Town may certify these costs, including interest from the date of default, for collection as a prior, perpetual lien upon each lot or parcel of land within the Development from the due date thereof, until paid. Failure to timely complete construction of the Public Improvements which failure is solely due to inclement weather, acts of God, material shortages, labor strikes, and other matters not within the Developer's control shall not be considered a breach of the Agreement.

9.2 Reimbursement to Town. The Town may construct, or complete the construction, repairs, replacements, or other work for Developer with funds other than the improvement guaranty provided pursuant to this Agreement, in which event the Developer shall reimburse the Town within thirty (30) days after receipt of written demand and supporting documentation from the Town. If Developer fails to reimburse the Town, then Developer shall be in default of the Agreement and the Town may exercise its rights under this Agreement and any remedies available hereunder and at law.

9.3 Payment of Review and Other Expenses by the Developer. In the event that the Town incurs expenses for the review of the Developer's site plan greater than the monies collected from the Developer in the form of land use fees and cash deposits, the Developer shall reimburse the Town for the additional expenses. In the event that the cash deposit drops below one half of the required deposit, the Developer shall replenish the cash deposit to its full amount. Said reimbursement and/or replenishment shall be made within ten (10) days of the Town submitting an invoice for the expenses, or a demand for the replenishment of the cash deposit. Failure by the Developer to pay within the specified time shall be cause for the Town to cease processing the application, or deny the Developer the right to appear before Planning Commission or the Board of Trustees, or deny approval of the application, or withhold the issuance of building permits or certificates of occupancy.

9.4 Collection of Fees and Costs. If the Developer fails to pay the fees required herein when due, the Town may take those steps necessary and authorized by law to collect the fees due, including but not limited to, filing a lien against the Developer's property. The Town shall also be entitled to all court costs and attorneys' fees, other costs incurred in collection and interest on the amount due at the rate of eighteen percent (18%) per annum.

9.5 Indemnification and Release of Liability.

(a) General Liability. Developer agrees to indemnify and hold harmless the Town, its officers, employees, agents, and servants, and to pay any judgments rendered against said persons because of any suit, action or claim caused by, arising from, or due to acts or omissions by the Developer, its officers, employees, agents, consultants, contractors, and subcontractors, and to pay to the Town and said persons their reasonable expenses, including but not limited to, reasonable attorneys' fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided, however, that Developer's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the Town or conformance with requirements imposed by the Town. Said

obligation of Developer shall be limited to suits, actions or claims based upon conduct before final acceptance by the Town of the construction work. Developer acknowledges that the Town's review and acceptance of plans for development of the property is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and that no specific relationship with, or duty of care to, the Developer or third party is assumed by such review or acceptance.

(b) Drainage Liability. The Developer shall indemnify and hold harmless the Town for any liability the latter may have due to any change in the nature, direction, quantity, or quality of historical drainage flow resulting from the Development or from the construction of any improvements therein.

9.6 Governmental Immunities Act. The Town is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any rights, immunities and protection provided by the Colorado Governmental Immunities Act (C.R.S. §24-10-101, et seq.) as may be amended from time to time, or otherwise available to the Town, its officers, agents, employees, attorneys, engineers, planners, indemnifiers and insurers.

9.7 Recording of Agreement. This Agreement shall be recorded with the Weld County Clerk and Recorder and shall be a covenant running with the land herein described in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof. The Developer shall file an amendment to the final plat, to note on said plat as a plat note the existence of the Agreement and its attached exhibits by reference to its reception number as recorded by the Weld County Clerk and Recorder. All recording fees shall be paid by the Developer.

9.8 Binding Effect of Agreement. This Agreement shall run with the land included within the Development and shall insure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

9.9 Assignment, Delegation and Notice. Developer and any of Developer's successors shall, until written Town acceptance of any assignment and assumption of this Agreement, be jointly and severally liable for the obligations of the Developer under this Agreement. Town acceptance of the proposed assignment and assumption shall be withheld until all reimbursement to the Town have been made for obligations incurred by the Town in connection with the Development.

9.10 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless both Parties mutually agree in writing to such

modification, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections contained herein.

9.11 Addresses for Notice. Any notice or communication required or permitted hereunder shall be given in writing and personally delivered, or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

If to the Town:
Town of Mead
c/o Town Manager
P.O. Box 626
Mead, Colorado 80542

With copy to:
Michow Cox & McAskin LLP
Attn: Town of Mead Town Attorney
6530 South Yosemite Street, Suite 200
Greenwood Village, Colorado 80111

If to Developer:

Iglesia de Cristo Mi-el Longmont, Ministerios Mi-El
P.O. Box 2480
Longmont, CO 80502

9.12 Force Majeure. Whenever an agreed upon deadline requires Developer to complete construction, maintenance, repair or replacement of improvements, said deadline shall be extended for a reasonable time if the performance cannot as a practical matter be completed in a timely manner due to acts of God or other circumstances constituting force majeure or beyond the reasonable control of Developer.

9.13 Acceptance. Whenever acceptance of a matter is required or requested of the Town pursuant to any provision(s) of this Agreement, the Town shall act reasonably in responding to such matter. All acceptances shall be in writing and signed by the appropriate Town official.

9.14 Previous Agreements. All previous written and recorded agreements between the Parties, their successors and assigns, including but not limited to any annexation agreement, shall remain in full force and effect and shall control the Development. If any prior agreement conflict with this Agreement, then this Agreement controls.

9.15 Title and Authority. Developer warrants to the Town that it is the record owner for the property within the Development or is acting in accordance

with the currently valid and unrevoked power of attorney of the record owner (any applicable power of attorney attached hereto). The undersigned further warrant to have full power and authority to enter into this Agreement.

9.16 Severability. This Agreement is to be governed and construed according to the laws of the State of Colorado, with venue in the District Court for Weld County. In the event that upon request of Developer or any agent thereof, any provision of the Agreement is held to be a violation of municipal, state, or federal laws and rendered unenforceable, the Town, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.

9.17 Agreement Status After Final Acceptance. Upon final acceptance pursuant to Section 1 of this Agreement by Town of all Public Improvements and compliance by Developer with all terms and conditions of this Agreement, and if no litigation or claim is pending relating to this Agreement, this Agreement shall no longer be in effect. Upon Developer's written request, the Town agrees to record a notice in the Weld County property records confirming the termination of this Agreement.

9.18 Original Counterparts. This Agreement may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

[Remainder of page left intentionally blank.]

4655400 Pages: 11 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

THIS AGREEMENT is executed and made effective as provided above.

TOWN OF MEAD, COLORADO

By: _____

Date of execution: 11/9, 2020

ATTEST:

_____
Town Clerk

TOWN OF MEAD SEAL WELD COUNTY, COLORADO

APPROVED AS TO FORM (*excluding exhibits*):

_____
Town Attorney

[Town signature page.]

IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL, a Colorado nonprofit corporation

By: _____

Printed Name: Laura M. Mendoza.

Title: Treasurer.

Date of execution: 5/27, 2020

STATE OF COLORADO)

) ss.

COUNTY OF Weld)

The foregoing Site Plan Agreement was subscribed, sworn to and acknowledged before me this 27th day of May, 2020 by Laura Mendoza as Treasurer of **IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL**, a Colorado nonprofit corporation.

My commission expires: 2-11-2021

(S E A L)

TEMPEST DONNELLY
Notary Public
State of Colorado
Notary ID # 19974001303
My Commission Expires 02-11-2021

_____
Notary Public

[Developer signature page.]

4655400 Pages: 13 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

EXHIBIT A

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE I SITE PLAN
(See Attached)

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN

LOT 1, IGLESIA DE JESUCRISTO PALABRA MIEL FINAL PLAT
RECEPTION NO. 4240036

BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

a. Certificate of Ownership:

Know all men by these presents that Iglesia De Cristo Mi-El Longmont, Ministerios Mi-El, a Colorado nonprofit corporation, being the Owner of certain lands in Mead, Colorado, described as follows:

Lot 1 of Iglesia De Jesucristo Palabra Miel, County of Weld, State of Colorado

and does hereby lay out and establish this Site Plan of the above-described land under the name and style of Iglesia De Cristo Mi-El Longmont Phase 1; and further acknowledge(s) that: a) all conditions, terms and specifications designated herein shall be binding on the owner(s) and the heirs, successors and assigns of the owner(s); and b) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Site Plan contains 10 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness wherof, ____have herunto set ____ hand(s) and seal(s) this ___ day of ____, 20___.

Iglesia De Cristo Mi-El Longmont, Ministerios Mi-El, a Colorado nonprofit corporation

By_____
Name:
Position:

State of Colorado)
) ss
County of_____)

The foregoing certificate of ownership was acknowledged before me this _____ day of ____, 20___, by _____, as _____ of _____, a _____

Witness My Hand and Seal:

_____
Notary Seal

My commission expires: _____

b. Surveying Certificate:

I, Steven John Stencel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Site Plan shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Site Plan (and legal description) were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this _____ day of _____, 20 ___.

by _____ (SEAL)
(reg. no.)

c. Town Engineer Certificate:

The Site Plan shown hereon has been reviewed by the Town Engineer and approved as to form this this _____ day of_____, 20_____.

_____
Town Engineer

d. Certificate of Approval by the Board of Trustees

This Site Plan shown hereon is approved and accepted by Ordinance No. _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado, held on _____, 20____.

_____
Mayor

Attest:

e. Certificate of Lienholder/Deed of Trust Holder:

The undersigned hereby certifies that it is a lawful lienholder/deed of trust holder as to the real property described in this Site Plan, does hereby certify that it acknowledges the establishment of this Site Plan, and accepts the conditions and restrictions (if any) set forth in this Site Plan.

Citywide Banks

By: _____

Name: _____

Title: _____

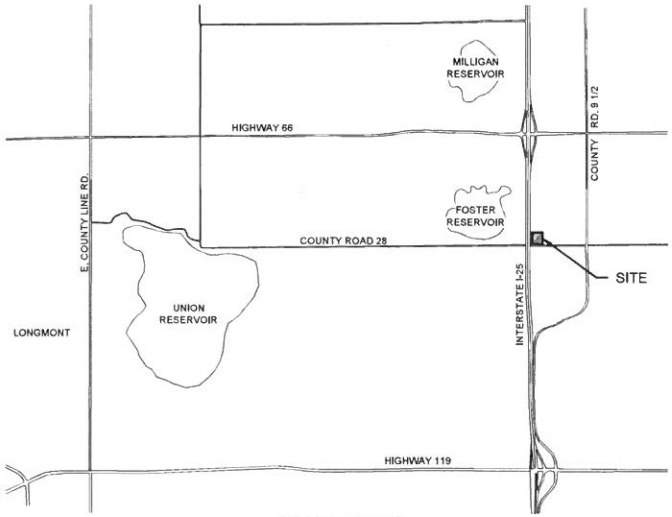
State of Colorado)
) SS
County of _____)

The foregoing Certificate of Lienholder/Deed of Trust Holder was acknowledged before me this_____day of_____, 20___, by _____, as_____
Of _____, a _____.

Witness My Hand and Seal:

_____
Notary Public

My commission expires: _____



VICINITY MAP
NTS

J-U-B ENGINEERS, INC.

4745 Boardwalk Drive, Building D, Suite 200, Fort Collins, CO 80525
p 970 377 3602 f 970 377 3935 w www.jub.com

OTHER J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

SHEET INDEX	
SHEET	DESCRIPTION
SP-1	COVER SHEET
SP-2	OVERALL SITE PLAN
SP-3	OVERALL GRADING PLAN
SP-4	OVERALL UTILITY PLAN
A-1	ARCHITECTURAL SITE PLAN
A-2	FLOOR PLAN (CHURCH BUILDING)
A-3	ELEVATIONS (CHURCH BUILDING)
A-4	ELEVATIONS & FLOOR PLAN (PAVILION BUILDING)
E-1	SITE PHOTOMETRIC PLAN
LS-1	LANDSCAPE PLAN NORTH
LS-2	LANDSCAPE PLAN SOUTH
LS-3	OPEN SPACE PLAN
LS-4	LANDSCAPE NOTES AND DETAILS

POWER:	UNITED POWER	(800)468-8809
WATER:	LITTLE THOMPSON WATER DISTRICT	(970)532-2096
NATURAL GAS:	BLACK HILLS ENERGY	(303)645-3658
SEWER:	ST. VRAIN SANITATION DISTRICT	(303)776-9570

LAND USE TABLE		
SPEC	REQUIREMENT	PROVIDED
TOTAL LOT AREA		435,619 SF / 10.0 AC
PHASE 1 BUILDING FOOTPRINTS		21,487 SF / 0.50 AC
PAVED DRIVES/SIDEWALKS		98,192 SF / 2.3 AC
LANDSCAPE AREA		224,657 SF / 5.2 AC
USABLE OPEN SPACE		91,283 SF / 2.1 AC
PARKING REQUIREMENT	108	154
ADA PARKING REQUIRED	6	7

ARCHITECT: MOUNTAIN WEST ARCHITECTS
543 25TH STREET
OGDEN, UTAH 84401
801-388-9052

LANDSCAPE ARCHITECT: TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513
970-532-5891

OWNER: IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL
1602 9TH AVENUE
LONGMONT, COLORADO 80501
303-772-2828

APPLICANT: IGLESIA DE CRISTO MI-EL LONGMONT, MINISTERIOS MI-EL
1602 9TH AVENUE
LONGMONT, COLORADO 80501
303-772-2828

BASIS OF BEARING: BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE RECORD BEARING OF SOUTH 00°12'44" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 26-3-68 AS PER THE FINAL PLAT OF RITCHIE BROTHERS AUCTION PARK FILING NO. 1.

BENCHMARK: A SOLID STAINLESS STEEL ROD IN A SLEEVE, STAMPED "FORD 1992", LOCATED 90.6 FEET SOUTH AND 78.6 FEET EAST OF THE INTERSECTION OF WELD COUNTY ROAD 28 AND THE FRONTAGE ROAD THAT PARALLELS I-25. ELEVATION = 4950.19.

LAST UPDATE
SHEET N
S

Plot Date 7/15/2020 F:\PROJECTS\JUB MEAD\67-15-001_IGLESIA_CHURCH_PH1\CAD\SHEETS\SITE PLAN\67-15-001_SP-1.DWG

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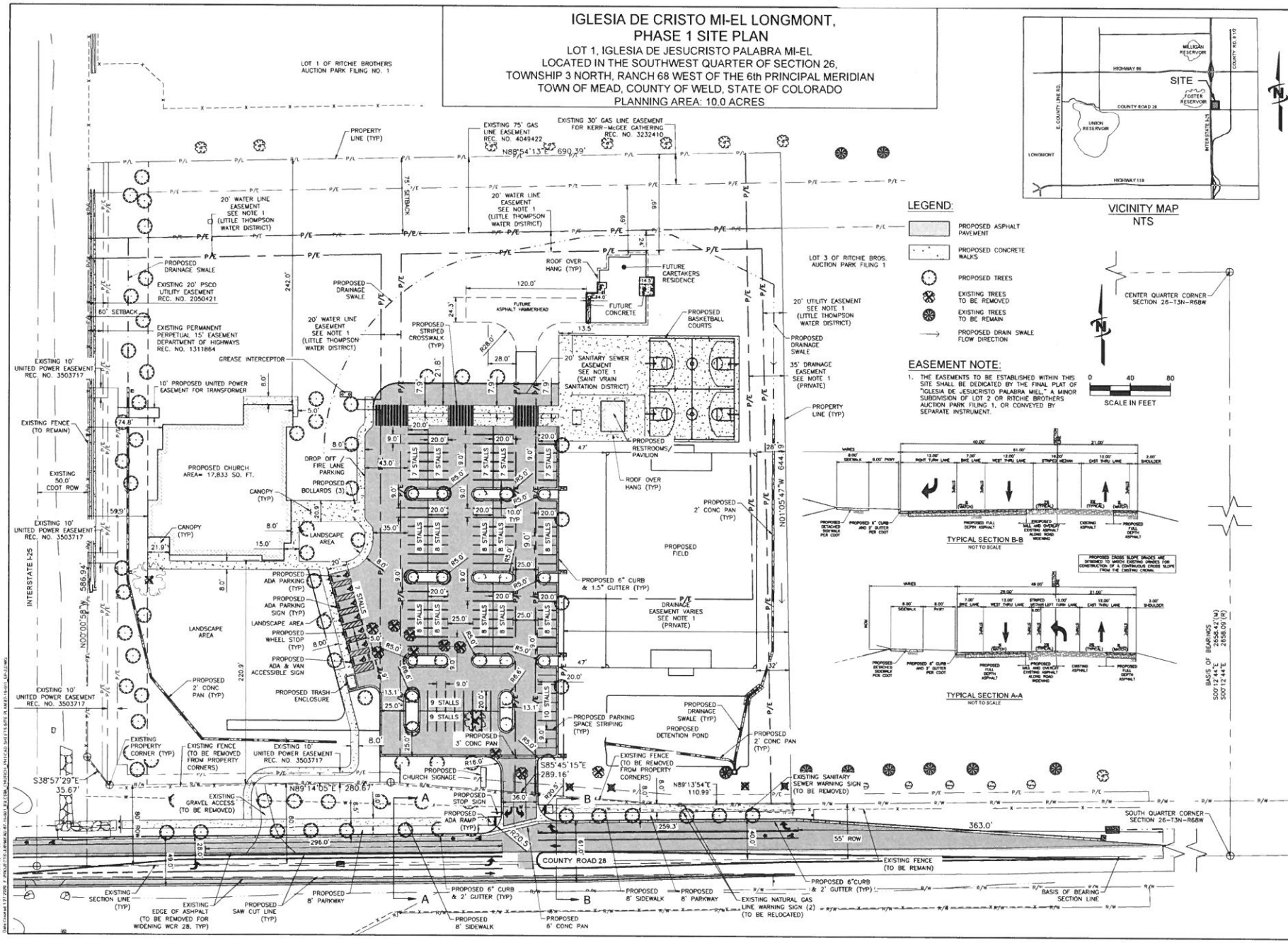
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT, PHASE 1 SITE PLAN

LOT 1, IGLESIA DE JESUCRISTO PALABRA MI-EL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANCH 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
Fax: 970.377.3935
www.jub.com

FINAL PLANS

NOT FOR CONSTRUCTION

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE 1 SITE PLAN
TOWN OF MEAD

OVERALL SITE PLAN

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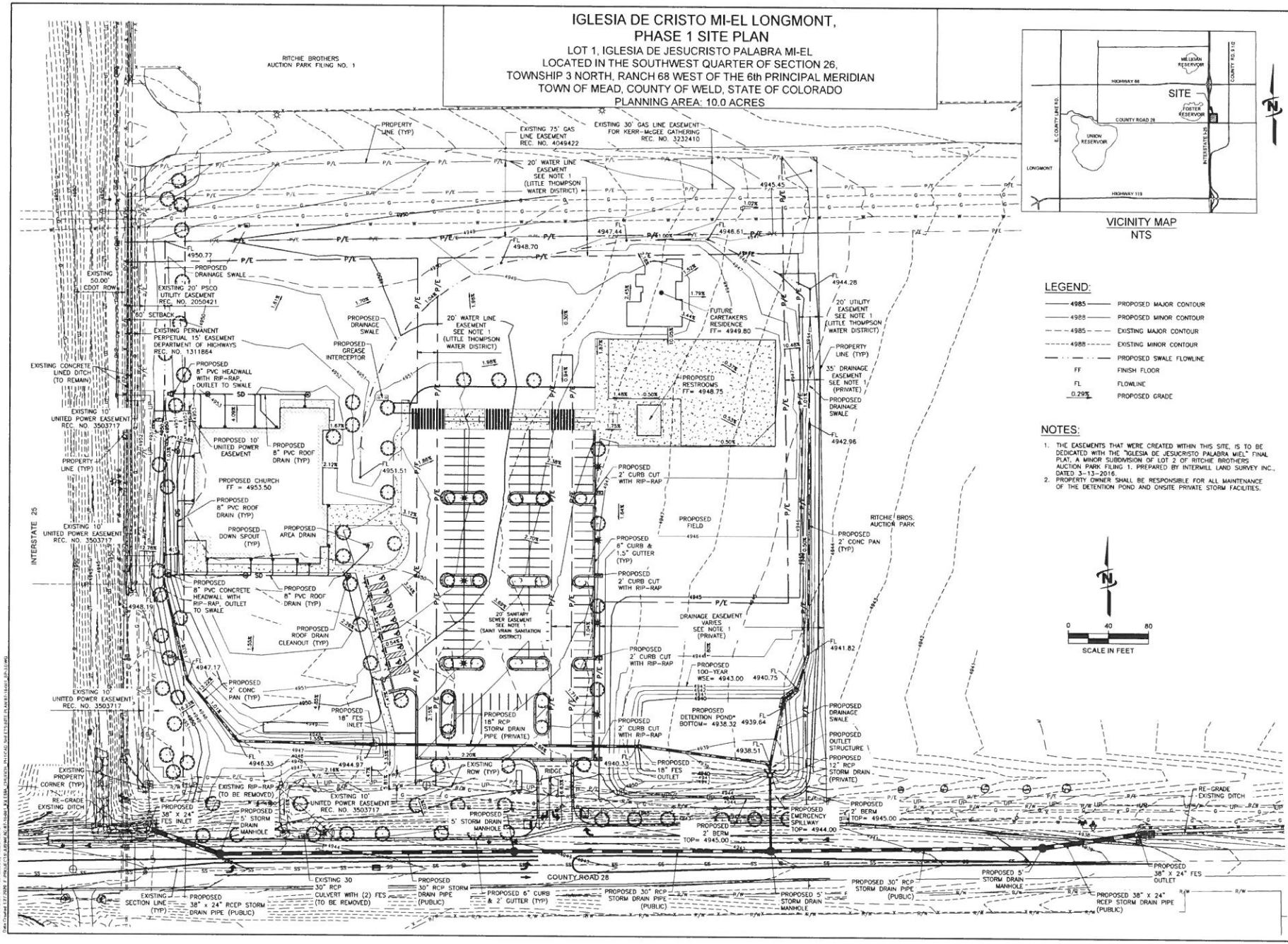
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT, PHASE 1 SITE PLAN

LOT 1, IGLESIA DE JESUCRISTO PALABRA MI-EL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANCH 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



VICINITY MAP
NTS

LEGEND:

4985	PROPOSED MAJOR CONTOUR
4988	PROPOSED MINOR CONTOUR
4985	EXISTING MAJOR CONTOUR
4988	EXISTING MINOR CONTOUR
	PROPOSED SWALE FLOWLINE
FF	FINISH FLOOR
FL	FLOWLINE
0.29%	PROPOSED GRADE

NOTES:

1. THE EASEMENTS THAT WERE CREATED WITHIN THIS SITE, IS TO BE DEDICATED WITH THE "IGLESIA DE JESUCRISTO PALABRA MIEL" FINAL PLAT. A MINOR SUBDIVISION OF LOT 2 OF RITCHIE BROTHERS AUCTION PARK FILING 1. PREPARED BY INTERMILL LAND SURVEY INC., DATED: 3-13-2016.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE DETENTION POND AND ONSITE PRIVATE STORM FACILITIES.

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
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Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
Fax: 970.377.3935
www.jub.com

FINAL PLANS

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REUSE OF DRAWINGS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.

NO.	REVISIONS	BY	DATE

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE 1 SITE PLAN
TOWN OF MEAD

OVERALL GRADING PLAN

FILE: 87-16-003 SP-3
J-U-B PROJ. #
DRAWN BY:
DESIGN BY:
CHECKED BY:
LAST UPDATED:
SHEET NU
SI

Section 8, Item e.

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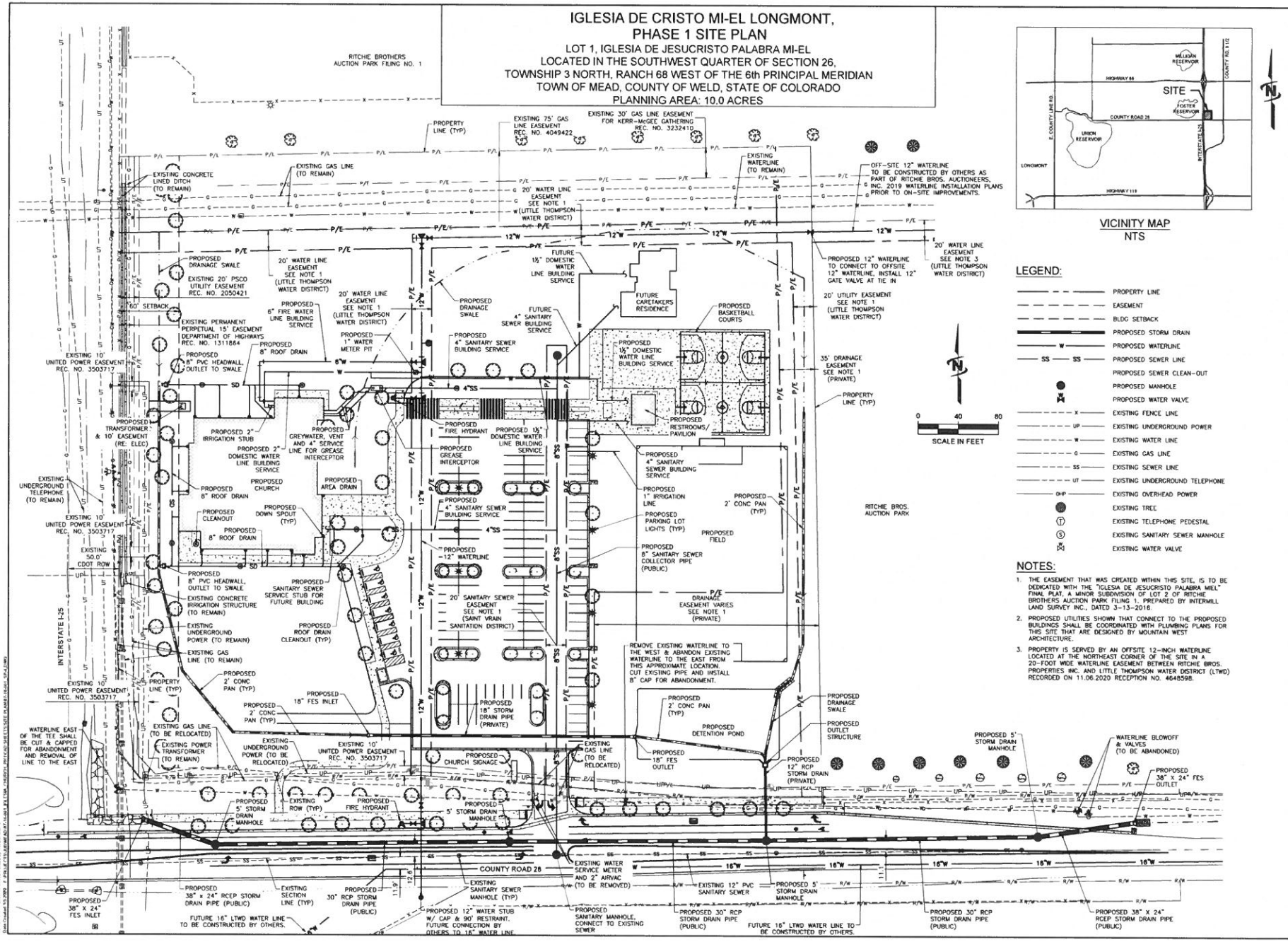
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT, PHASE 1 SITE PLAN

LOT 1, IGLESIA DE JESUCRISTO PALABRA MI-EL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANCH 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



VICINITY MAP
NTS

LEGEND:

- PROPERTY LINE
- EASEMENT
- BLDG SETBACK
- PROPOSED STORM DRAIN
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED SEWER CLEAN-OUT
- PROPOSED MANHOLE
- PROPOSED WATER VALVE
- EXISTING FENCE LINE
- EXISTING UNDERGROUND POWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING TREE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE

NOTES:

1. THE EASEMENT THAT WAS CREATED WITHIN THIS SITE, IS TO BE DEDICATED WITH THE "IGLESIA DE JESUCRISTO PALABRA MIEL" FINAL PLAT, A MINOR SUBDIVISION OF LOT 2 OF RITCHIE BROTHERS AUCTION PARK FILING 1, PREPARED BY INTERMILL LAND SURVEY INC., DATED 3-13-2016.
2. PROPOSED UTILITIES SHOWN THAT CONNECT TO THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH PLUMBING PLANS FOR THIS SITE THAT ARE DESIGNED BY MOUNTAIN WEST ARCHITECTURE.
3. PROPERTY IS SERVED BY AN OFFSITE 12-INCH WATERLINE LOCATED AT THE NORTHEAST CORNER OF THE SITE IN A 20-FOOT WIDE WATERLINE EASEMENT BETWEEN RITCHIE BROS. PROPERTIES INC. AND LITTLE THOMPSON WATER DISTRICT (LTWD) RECORDED ON 11.06.2020 RECEPTION NO. 4648598.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
Fax: 970.377.3935
www.jub.com

FINAL PLANS

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NO.	DESCRIPTION	BY	APVD	DATE

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE 1 SITE PLAN
TOWN OF MEAD

OVERALL UTILITY PLAN

FILE 87-16-001 SP-4
JUB PROJ. #
DRAWN BY
DESIGN BY
CHECKED BY
LAST UPDATED
SHEET NU
SI

4655400 Pages: 18 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN

LOT 1 IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES

PROJECT DESCRIPTION:

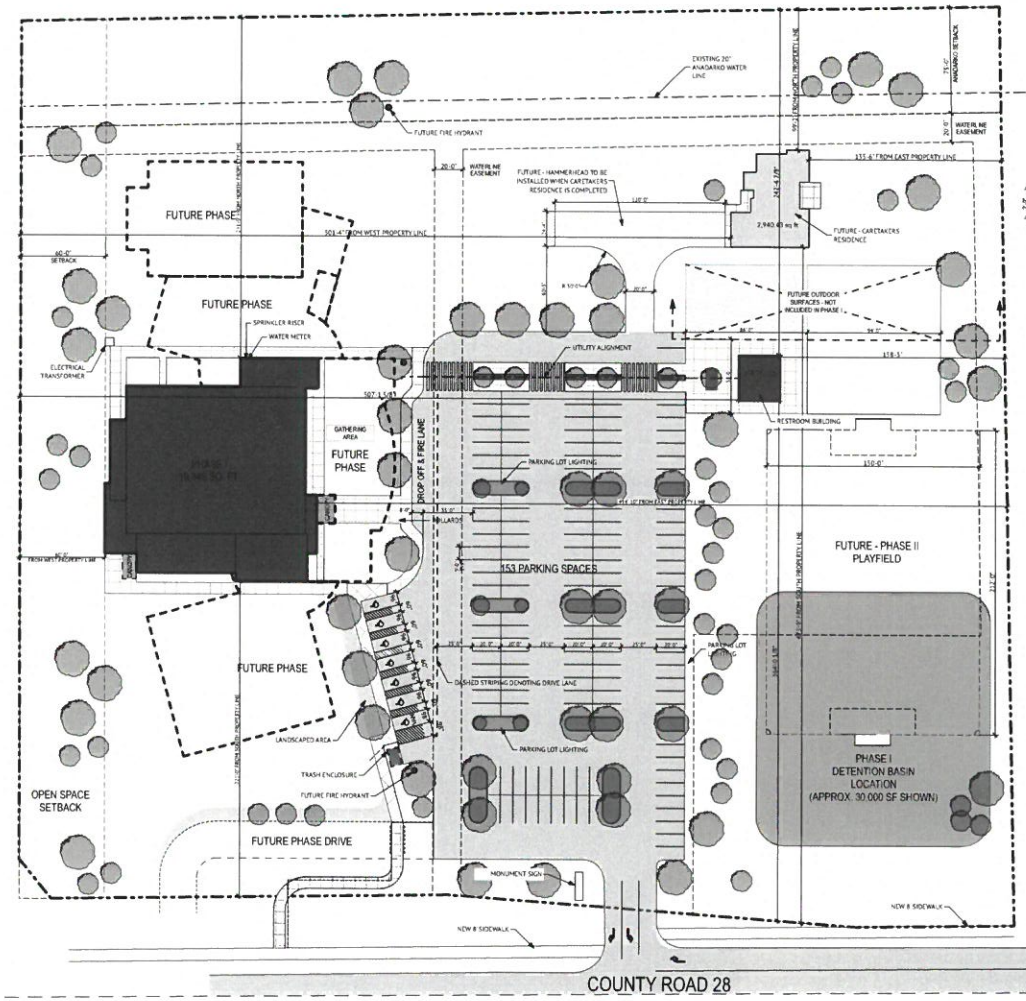
A 17,833SF FIRST PHASE OF A LARGER MINISTRY DEVELOPMENT THAT WILL PROVIDE A PARK-LIKE DESTINATION EAST OF I-25. THE FACILITY IS LOCATED ON 10 ACRES AND IS PLANNED AROUND A PRE-MANUFACTURED STRUCTURE WITH LIGHT-GAUGE APPENDAGES THAT BREAK DOWN THE MASSING/ SCALE WHILE ADHERING TO THE HIGHWAY DESIGN OVERLAY DISTRICTS ARCHITECTURAL REQUIREMENTS OF "THREE-HUNDRED-SIXTY-DEGREE" ARCHITECTURE. ALL MATERIALS SELECTED ARE BASED ON A NATURAL EARTH TONE PALETTE USING BRICK, EIFS, ARCHITECTURAL METAL PANELS AND SIMULATED WOOD PRODUCTS.

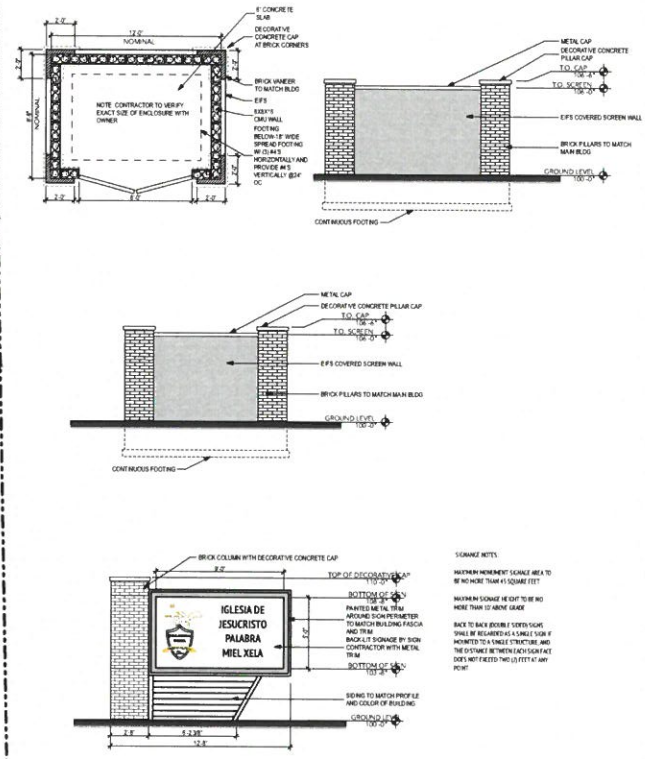
THE SITE INCLUDES LARGE SPACES FOR ATHLETIC / GATHERING SPACES, BASKETBALL COURTS, EXTERIOR ACCESSIBLE RESTROOMS, PATIO SPACE WITH ADEQUATE PARKING AND A CARETAKERS RESIDENCE.

THE MAIN FACILITY WILL BE RUN BY APPROXIMATELY 10 STAFF DURING THE WEEK AND HAVE SUNDAY CELEBRATION ACTIVITIES EQUIVALENT TO THE SEATING PROVIDED (600).

NOTE:

ALL FUTURE PHASE IMPROVEMENTS AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ANY ADDITIONAL IMPROVEMENTS OUTSIDE THE SCOPE OF THE PHASE I WILL REQUIRE AN ADDITIONAL SITE PLAN REVIEW AND APPROVAL BY THE TOWN OF MEAD.





MOUNTAIN WEST ARCHITECTS
543 25th Street
Ogden, UT. 84401
PH: 801.388.6052
www.mountainwestarchitects.com

PRELIMINARY

NOT FOR CONST

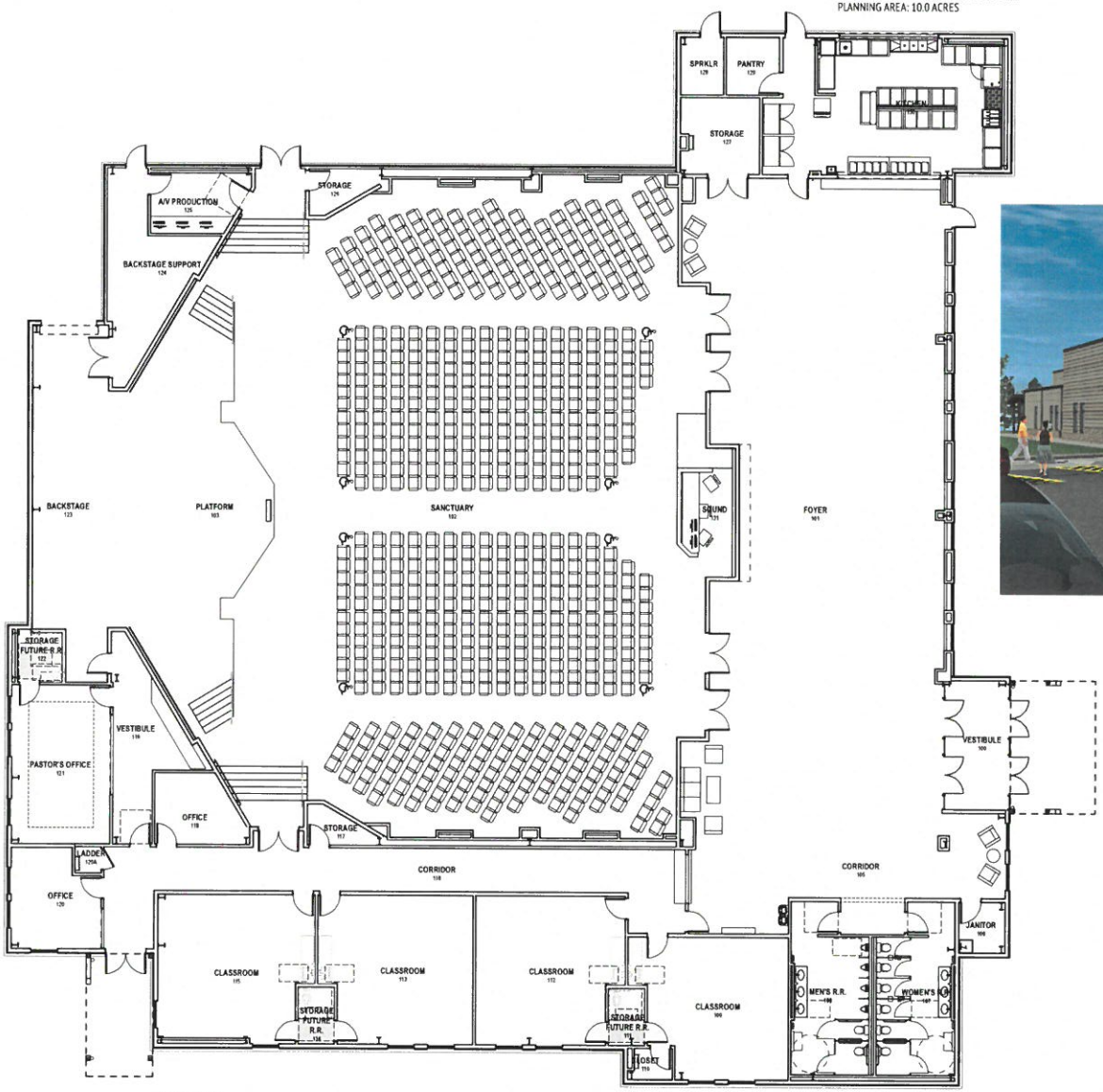
LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE I SITE PLAN
TOWN OF MEAD

ARCHITECTURAL SITE PLAN

MWA PROJ. # AC-135
DRAWN BY:
ON SIGN BY:
CHECKED BY:
AT FULL SIZE
PRINTED SCALE
LAST UPDATED
SHEET NUMBER
A

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN

LOT 1 IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



19,345 SF

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PRELIMINARY

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DATE	DESCRIPTION
6.8.2018	CITY OF EAU SITE PLAN SUBMITTAL
7.6.2018	CITY OF EAU SITE PLAN SUBMITTAL
7.25.2018	CITY OF EAU SITE PLAN SUBMITTAL
8.20.2018	CITY OF EAU SITE PLAN SUBMITTAL
9.17.2018	CITY OF EAU SITE PLAN SUBMITTAL
10.8.2018	CITY OF EAU SITE PLAN SUBMITTAL
11.5.2018	CITY OF EAU SITE PLAN SUBMITTAL
12.3.2018	CITY OF EAU SITE PLAN SUBMITTAL
1.7.2019	CITY OF EAU SITE PLAN SUBMITTAL
1.28.2019	CITY OF EAU SITE PLAN SUBMITTAL
2.25.2019	CITY OF EAU SITE PLAN SUBMITTAL
3.18.2019	CITY OF EAU SITE PLAN SUBMITTAL
4.15.2019	CITY OF EAU SITE PLAN SUBMITTAL
5.13.2019	CITY OF EAU SITE PLAN SUBMITTAL
6.10.2019	CITY OF EAU SITE PLAN SUBMITTAL
7.8.2019	CITY OF EAU SITE PLAN SUBMITTAL
8.5.2019	CITY OF EAU SITE PLAN SUBMITTAL
9.2.2019	CITY OF EAU SITE PLAN SUBMITTAL
10.28.2019	CITY OF EAU SITE PLAN SUBMITTAL
11.25.2019	CITY OF EAU SITE PLAN SUBMITTAL
12.23.2019	CITY OF EAU SITE PLAN SUBMITTAL
1.20.2020	CITY OF EAU SITE PLAN SUBMITTAL
2.17.2020	CITY OF EAU SITE PLAN SUBMITTAL
3.16.2020	CITY OF EAU SITE PLAN SUBMITTAL
4.13.2020	CITY OF EAU SITE PLAN SUBMITTAL
5.11.2020	CITY OF EAU SITE PLAN SUBMITTAL
6.8.2020	CITY OF EAU SITE PLAN SUBMITTAL
7.6.2020	CITY OF EAU SITE PLAN SUBMITTAL
8.3.2020	CITY OF EAU SITE PLAN SUBMITTAL
9.30.2020	CITY OF EAU SITE PLAN SUBMITTAL
10.28.2020	CITY OF EAU SITE PLAN SUBMITTAL
11.25.2020	CITY OF EAU SITE PLAN SUBMITTAL

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE I SITE PLAN
TOWN OF MEAD

FLOOR PLAN

F.K.S. : Iglesia Preliminary Submittal
MWA PROJ. # AC-135
DRAWN BY:
DESIGN BY:
CHECKED BY:
AT FULL S
INCL. BA
LAST UPDATE:
SHEET NU
A

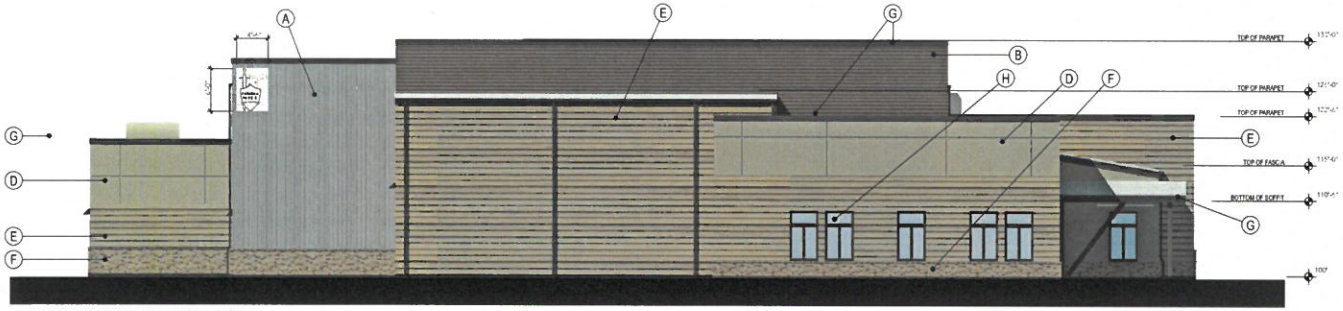
Section 8, Item e.

4655400 Pages: 20 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

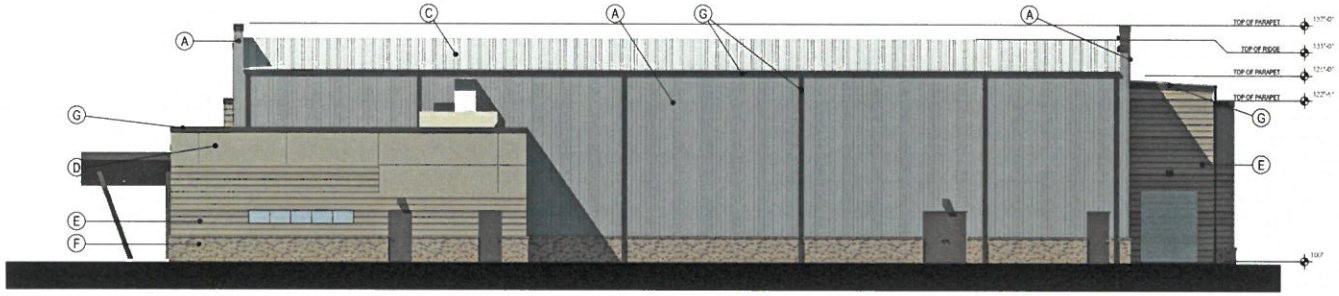
IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN

LOT 1 IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES

EAST ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"



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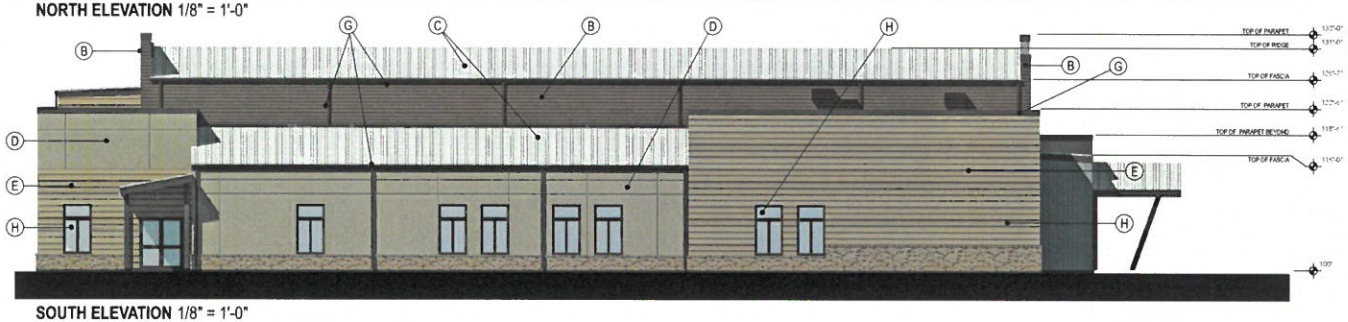
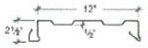


SOUTH ELEVATION 1/8" = 1'-0"

A

NUWALL®



SIGNATURE® 300

SLATE GRAY** *
SR .37 SRI 41

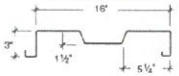
E

JamesHardie

"KHAKI BROWN" CEDAR LAP SIDING OR SIM

B

SHADOWRIB™



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MEDIUM BRONZE *
SR .33 SRI 36

F

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MEDIUM BRONZE *
SR .33 SRI 36

D

BASF Senergy

"BADGER" W/ CLASSIC TEXTURE FINISH

H

Milgard

Bronze

ALL NON-STOREFRONT WINDOWS TO BE "BRONZE" MILGARD OR SIM VINYL WINDOWS

J

BASF Senergy

"BRAINSTROM BRONZE" #SW7033 W/ CLASSIC TEXTURE FINISH

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PRELIMINARY

NOT FOR CONST

REVISION	DATE
CITY OF EAST SITE PLAN SUBMITTAL	1-4-2019
CITY OF EAST SITE PLAN SUBMITTAL	1-23-2019
CITY OF EAST SITE PLAN SUBMITTAL	1-25-2019
CITY OF EAST SITE PLAN SUBMITTAL	2-25-2019
CITY OF EAST SITE PLAN SUBMITTAL	3-11-2019
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CITY OF EAST SITE PLAN SUBMITTAL	7-13-2020
CITY OF EAST SITE PLAN SUBMITTAL	8-17-2020
CITY OF EAST SITE PLAN SUBMITTAL	9-14-2020
CITY OF EAST SITE PLAN SUBMITTAL	10-12-2020
CITY OF EAST SITE PLAN SUBMITTAL	11-16-2020

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE I SITE PLAN
TOWN OF MEAD

ELEVATIONS

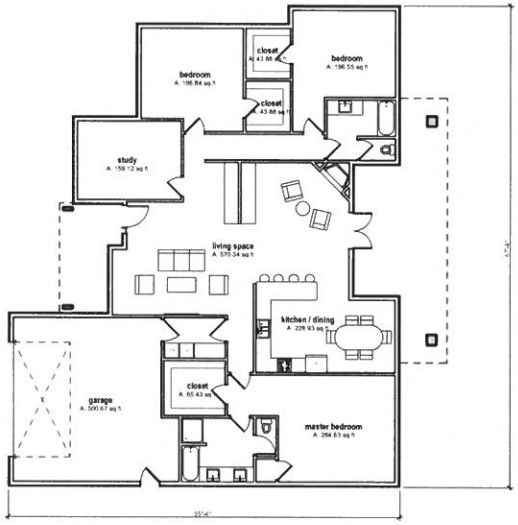
T.S.S. Iglesia Preliminary Submittal
MWA PROJ. # IAC-135
DRAWN BY:
DESIGN BY:
CHECKED BY:
AT FULL SCALE
INCH, SCALE
LAST UPDATED:
SHEET NU
A

Section 8, Item e.

4655400 Pages: 21 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN

LOT 1 IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



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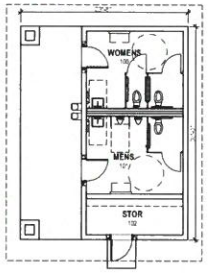

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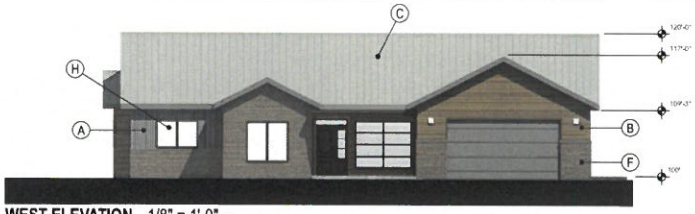
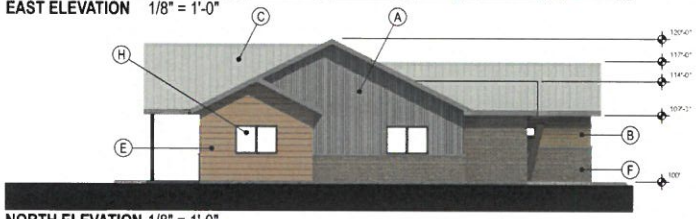
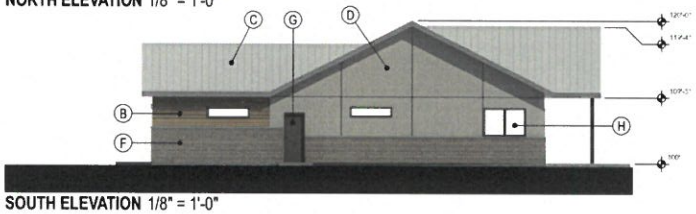


WEST ELEVATION 1/8" = 1'-0"

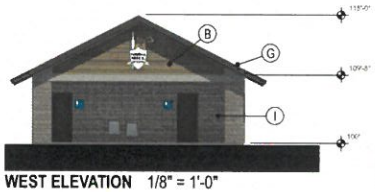
EAST ELEVATION 1/8" = 1'-0"



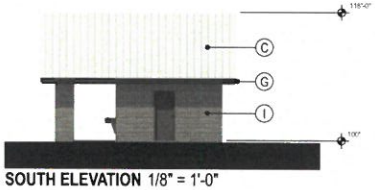
NORTH ELEVATION 1/8" = 1'-0"



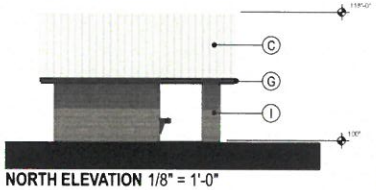
SOUTH ELEVATION 1/8" = 1'-0"



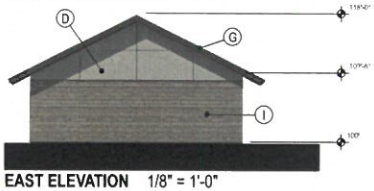
WEST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

A

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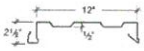

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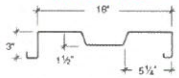
SLATE GRAY
SR .37 SRI 41

B

SHADOWRIB™



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MEDIUM BRONZE
SR .33 SRI 36

C

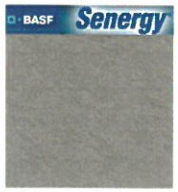
Double-Lok®

SIGNATURE® 200

"GALVALUME PLUS"

D

BASF Senergy



"BADGER" W/ CLASSIC TEXTURE FINISH

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JamesHardie

"KHAKI BROWN" CEDAR LAP SIDING OR SIM

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BASALITE® Concrete Products

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PRELIMINARY

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REVISION	DATE
CITY OF MEAD SITE PLAN SUBMITTAL	4-27-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	7-14-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	7-27-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	8-11-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	8-25-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	9-15-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	10-5-2020
CITY OF MEAD SITE PLAN - RESUBMITTAL	11-5-2020

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE I SITE PLAN
TOWN OF MEAD

PAVILION

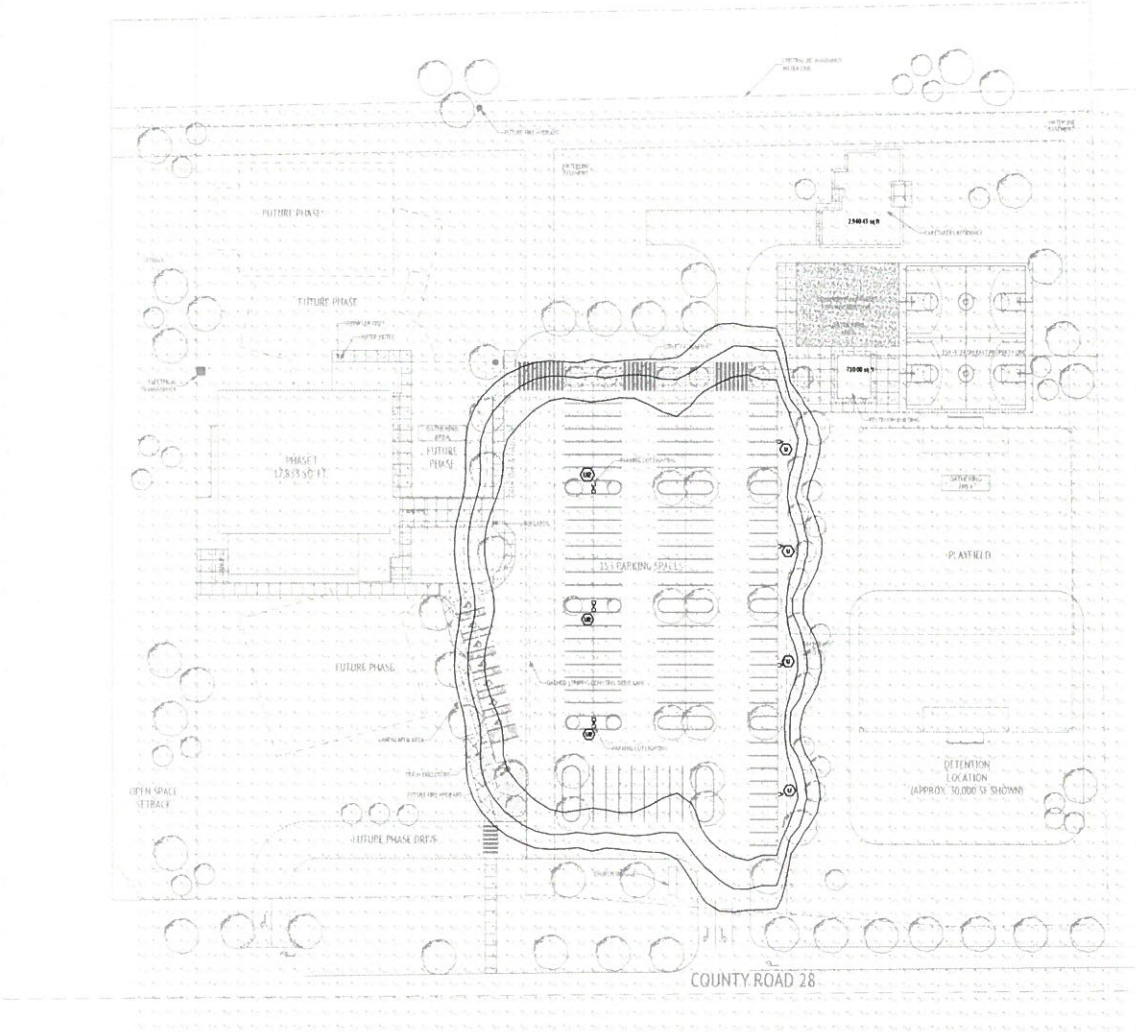
FILE: Iglesia Preliminary Submittal
MWA PROJ # AC-135
DRAWN BY:
DESIGNED BY:
CHECKED BY:
AT FULL SCALE
PROJ. SCALE
LAST UPDATED:
SHEET NUMBER: A

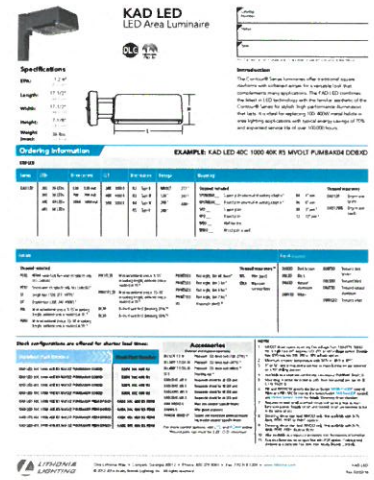
Section 8, Item e.

4655400 Pages: 22 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN

LOT 1 IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES





NOTE:

ALL LIGHTS SHALL BE CONCEALED OR SHIELDED TO THE MAXIMUM EXTENT FEASIBLE TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY AND AWAY FROM THE VISION OF PASSING MOTORISTS. ALL LIGHTS SHALL BE DIRECTED DOWNWARD AND THE LIGHT SOURCE SHALL BE EQUIPPED WITH DOWNCAST CUT-OFF DEVICES SO THAT IT WILL NOT BE VISIBLE FROM ANY ADJACENT PROPERTY TO ENSURE THAT AMBIENT SKYWARD LIGHT IS ELIMINATED.

ELECTRICAL LIGHT FIXTURE SCHEDULE (TYP)

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS PER FIXTURE	WATTS PER FIXTURE	VOLTS	LAMP TYPE	MOUNTING	NOTES
U	LED AREA LUMINAIRE	LITHONIA	KAD LED 40C 1000 40K R4 208 SPD09 HS DDBXD	-	216	208	LED	U POLE	
U POLE	25 FT 4" SQUARE STRAIGHT STEEL POLE, BOLT-ON ARM SINGLE FIXTURE	LITHONIA	SSS 25 4C DM19 DDB	-	-	-	-	-	
U2	LED AREA LUMINAIRE DUAL HEAD	LITHONIA	KAD LED 80C 1000 40K R4 208 SPD09 HS DDBXD	-	432	208	LED	U2 POLE	
U2 POLE	25 FT 4" SQUARE STRAIGHT STEEL POLE, BOLT-ON ARM, DUAL FIXTURE	LITHONIA	SSS 25 4C DM28 DDB	-	-	-	-	-	

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Ogden, UT, 84401
PH: 801.388.6052
www.mountainwestarchitects.com

PRELIMINARY

NOT FOR CONST

REVISION	DATE
CITY OF EAGLE SITE CONSULTANT	4-7-2016
CITY OF EAGLE SITE CONSULTANT	7-12-2017
CITY OF EAGLE SITE CONSULTANT	11-7-2017
CITY OF EAGLE SITE CONSULTANT	12-5-2017
CITY OF EAGLE SITE CONSULTANT	1-8-2018
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CITY OF EAGLE SITE CONSULTANT	12-9-2019
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CITY OF EAGLE SITE CONSULTANT	9-8-2020
CITY OF EAGLE SITE CONSULTANT	10-6-2020
CITY OF EAGLE SITE CONSULTANT	11-3-2020

LOT 1, IGLESIA DE CRISTO MI-EL LONGMONT, PHASE I SITE PLAN
TOWN OF MEAD

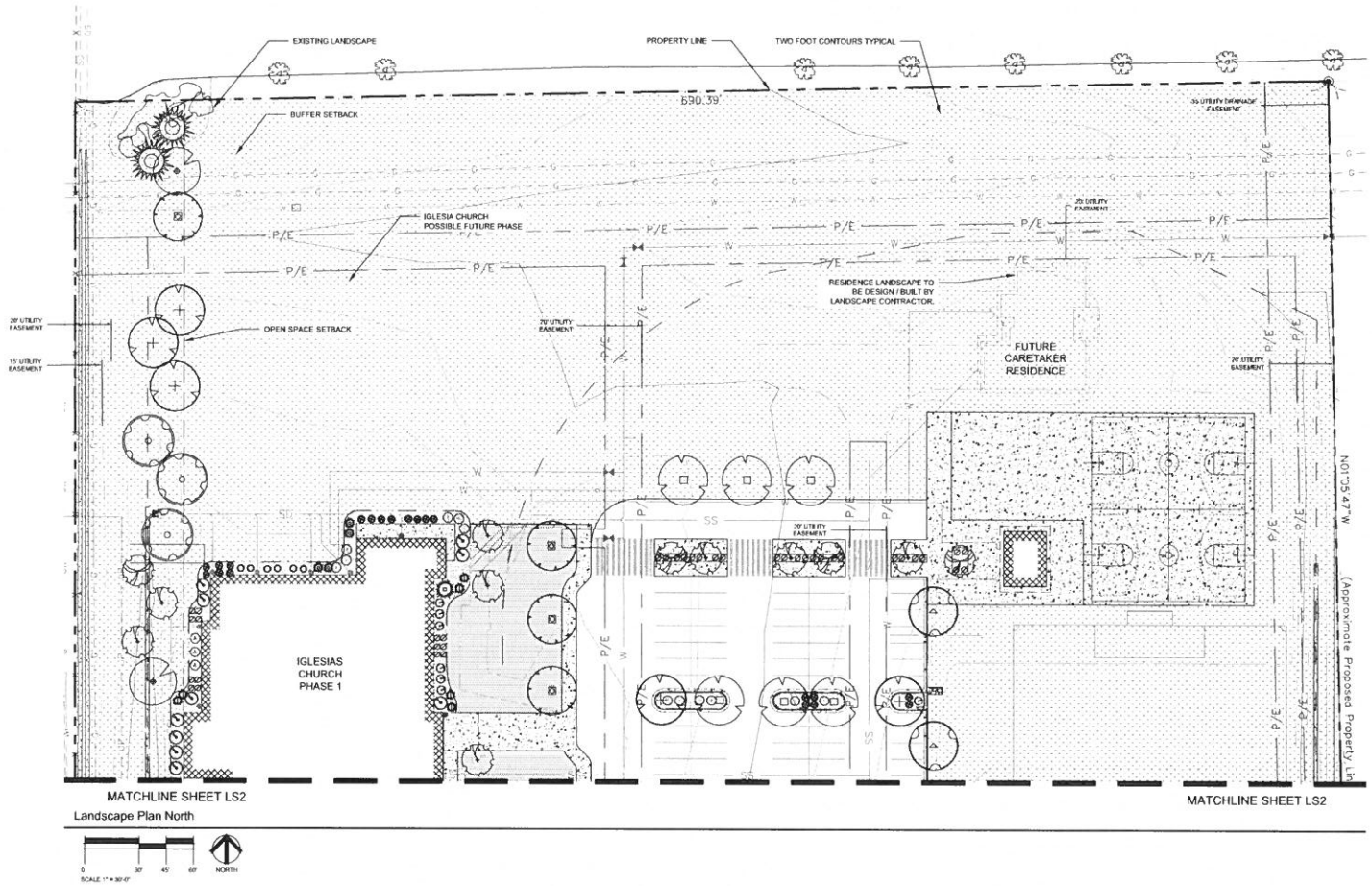
SITE PHOTOMETRIC PLAN

Iglesia Preliminary Submittal
MWA PROJ. # AC-135
DRAWN BY
DESIGN BY
CHECKED BY
AT FULL
INCL BR
LAST UPDATE
SHEET N

Section 8, Item e.

4655400 Pages: 23 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN
LOT 1, IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



Landscape Plan North

0 30' 45' 60' NORTH
SCALE: 1" = 30'-0"

Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
SHADE / CANOPY TREES -	73					
	16	19.27%	CATALPA	Catalpa speciosa	45'	40'
	9	11.14%	COTTONWOOD - NARROWLEAF	Populus angustifolia	45'	40'
	13	13.9%	P.M. ACCOLADE	Ulmus x 'Accolade'	40'	35'
	13	15.9%	HONEYLOCUST - IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	40'	35'
	13	15.9%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'
	13	15.9%	OAK, ENGLISH	Quercus robur	50'	40'
EVERGREEN TREES -	5					
	2	2.1%	PINE, AUSTRIAN	Pinus nigra	60'	20'
	2	2.1%	SPRUCE, BAKER	Picea pungens 'Baker'	30'	20'
	1	1.0%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'
ORNAMENTAL TREES -	18					
	9	6.1%	CRABAPPLE, RADIANT	Malus spp. 'Radiant'	25'	20'
	9	9.9%	CRABAPPLE, SPRING SNOW	Malus spp. 'Spring Snow'	25'	20'
EVERGREEN SHRUBS -	20					
	7	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	5'
	10	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'
	3	-	JUNIPER, ALPINE CARPET	Juniperus horizontalis 'Alpina Carpet'	12"	5'
DECIDUOUS SHRUBS -	73					
	26	-	DOGWOOD, ISANTI	Cornus sericea/stolonifera 'Isanti'	4'	4'
	13	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	4'	6'
	18	-	PLUM, PURPLE LEAF	Prunus x cistena	8'	6'
	9	-	SAND CHERRY, CREEPING WILTSTEM	Prunus besseyi 'Pawnee Buttes'	18"	5'
	14	-	SERVICEBERRY	Amelanchier alnifolia	10'	8'
PERENNIALS / GRASSES -	137					
	17	-	DAY LILY, AUTUMN RED	Hemerocallis spp. 'Autumn Red'	2'	2'
	50	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'
	47	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"
	23	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"

Landscape Legend

9,845 S.F.	IRRIGATED TURF DURA-TURF FESCUE BLEND - SOD POP UP IRRIGATION
301,695 S.F.	NON-IRRIGATED NATIVE SEED ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL (SEE IRRIGATION NOTE #8)
7,330 S.F.	WASHED RIVERROCK MINIMUM 4" DEPTH OF 1.5" - 3" GRAY TONED RIVER ROCK DRIP IRRIGATED
2,275 S.F.	WOOD MULCH - HARVEST BROWN SHRUB BED AREAS TO RECEIVE MINIMUM 4" DEPTH MULCH DRIP IRRIGATED
— —	STEEL EDGER ROLLED TOP
	ON SITE TREES TO BE REMOVED

Landscape Table

NON-IRRIGATED NATIVE -	301,695 SQ FT
IRRIGATED TURF	9,845 SQ FT
IRRIGATED SHRUB BED	9,805 SQ FT
TOTAL LANDSCAPE AREA	321,145 SQ FT / 7.3 Acres

GROUP
Landscape Architecture | Planning | Illustration
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REVISION
Re-Submittal #1 Oct. 14, 2019
Re-Submittal #2 Jan. 20, 2020
NO.

Lot 1, Iglesia de Cristo Mi-el Longmont, Phase 1 Site Plan

Landscape Plan North

FILE:
JUB PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
H: FAC
PER SLC
LAST UPDATED:
SHEET NU
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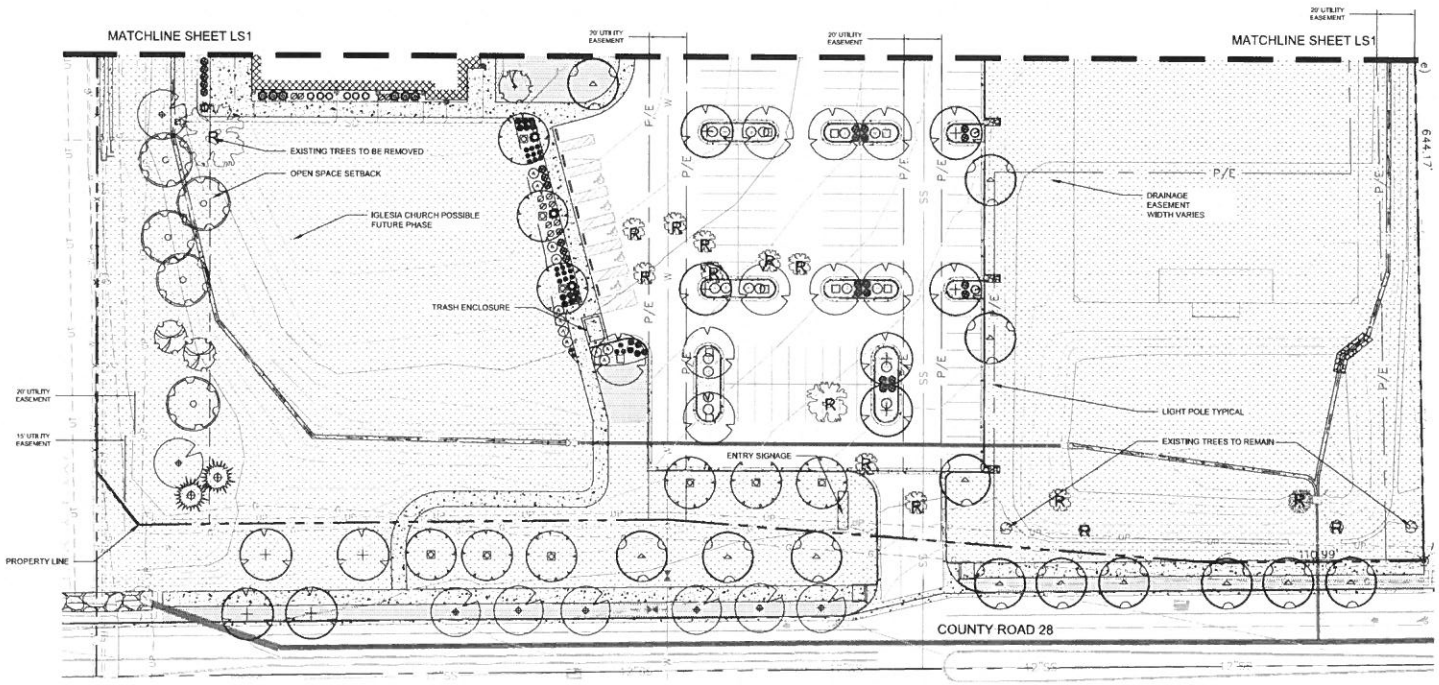
Section 8, Item e.

4655400 Pages: 24 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN
LOT 1, IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



Landscape Plan South

SCALE 1" = 30'-0"

NORTH

Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
SHADE / CANOPY TREES -	79					
	10	15.07%	CATALPA	Catalpa speciosa	45'	40'
	9	13.54%	COTTONWOOD, NARROWLEAF	Populus angustifolia	45'	40'
	13	15.9%	ELM ACCOLADE	Ulmus x 'Accolade'	40'	35'
	16	15.9%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	40'	30'
	16	15.9%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'
	16	15.9%	OAK, ENGLISH	Quercus robur	50'	40'
EVERGREEN TREES -	5					
	2	2.1%	PINE, AUSTRIAN	Pinus nigra	40'	20'
	2	2.1%	SPRUCE, BAKER	Picea pungens 'Baker'	35'	20'
	1	1.2%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	8'
ORNAMENTAL TREES -	18					
	9	9.3%	CRABAPPLE, RADIANT	Malus spp. 'Radiant'	25'	20'
	9	9.3%	CRABAPPLE, SPRING SNOW	Malus spp. 'Spring Snow'	25'	20'
EVERGREEN SHRUBS -	20					
	7	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	5'
	10	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'
	3	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpina Carpet'	12"	5'
DECIDUOUS SHRUBS -	75					
	28	-	DOGWOOD, IVANTI	Cornus sericea/stolonifera 'Ivanti'	4'	4'
	13	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	4'	6'
	10	-	PLUM, PURPLE LEAF	Prunus x cistena	8'	6'
	9	-	SAND CHERRY, CREEPING WILTON	Prunus besseyi 'Pawnee Buttes'	18"	5'
	14	-	SERVICEBERRY	Amelanchier alnifolia	15'	8'
PERENNIALS / GRASSES -	157					
	17	-	DAY LILY, AUTUMN RED	Hemerocallis spp. 'Autumn Red'	3'	2'
	36	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'
	47	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"
	23	-	GRASS, RED SWITCH 'SHENANDOAH'	Panicum virgatum 'Shenandoah'	3'	18"

Landscape Legend

9,845 S.F.	IRRIGATED TURF DURA-TURF FESCUE BLEND - SOD POP UP IRRIGATION
301,895 S.F.	NON-IRRIGATED NATIVE SEED ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL (SEE IRRIGATION NOTE #8)
7,330 S.F.	WASHED RIVERROCK MINIMUM 4" DEPTH OF 1.5" - 3" GRAY TONED RIVER ROCK DRIP IRRIGATED
2,275 S.F.	WOOD MULCH - HARVEST BROWN SHRUB BED AREAS TO RECEIVE MINIMUM 4" DEPTH MULCH DRIP IRRIGATED
— —	STEEL EDGER ROLLED TOP
	ON SITE TREES TO BE REMOVED

Landscape Table

NON-IRRIGATED NATIVE -	301,895 SQ FT
IRRIGATED TURF	9,845 SQ FT
IRRIGATED SHRUB BED	9,605 SQ FT
TOTAL LANDSCAPE AREA	321,145 SQ FT / 7.3 Acres

TS GROUP
Landscape Architecture | Planning | Illustration
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REVISION
Re-Submitted 01: Oct. 24, 2019
Re-Submitted 02: JAN. 20, 2020

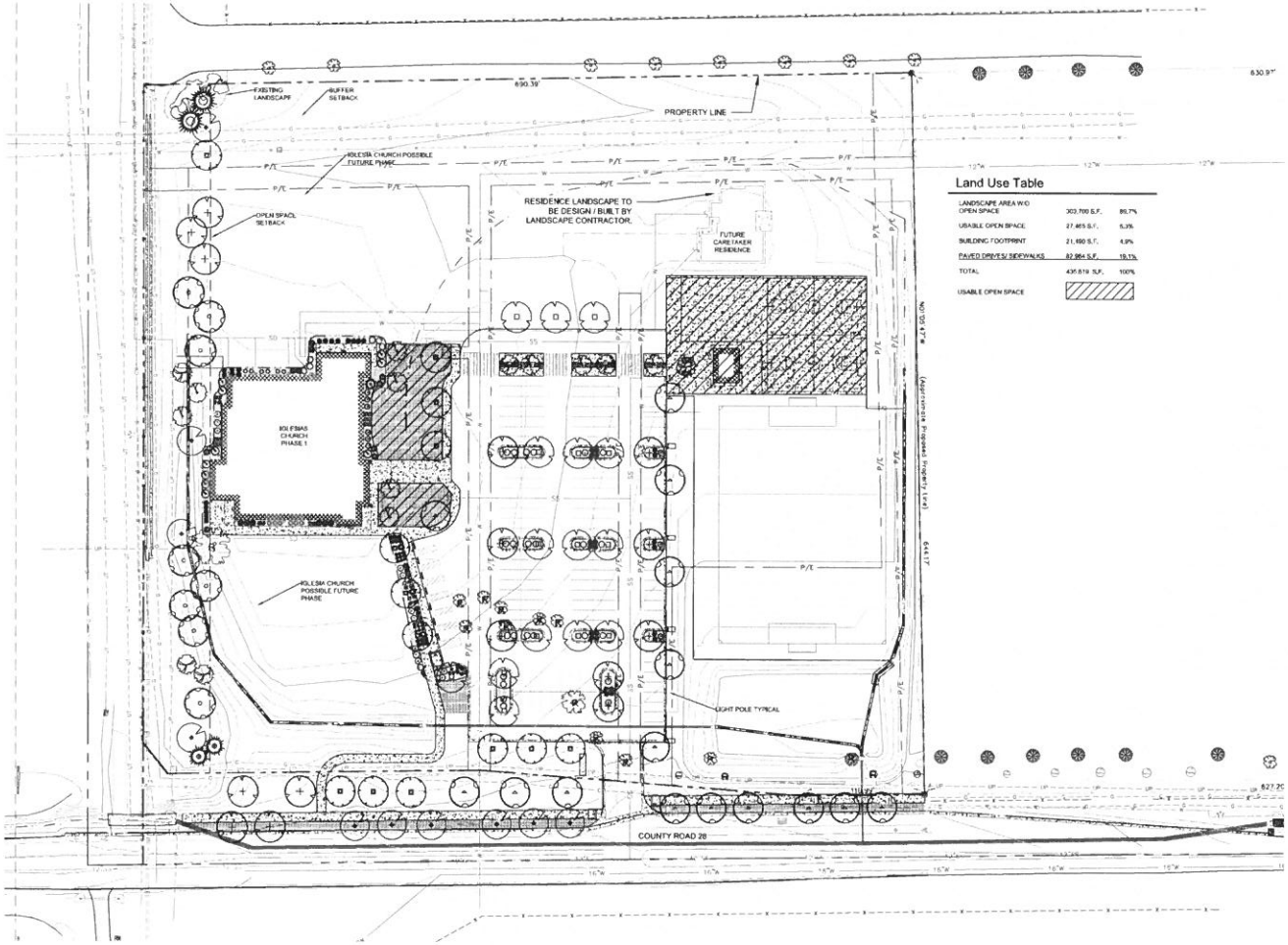
Lot 1, Iglesia de Cristo Mi-el Longmont, Phase 1 Site Plan

Landscape Plan South

FILE:
JOB PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
1" FULL SCALE
PER SCALE
LAST UPDATED:
SHEET NUMBER
LS

4655400 Pages: 25 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN
LOT 1, IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES



Open Space Plan

Land Use Table

LANDSCAPE AREA W/O OPEN SPACE	303,700 S.F.	86.7%
USABLE OPEN SPACE	27,465 S.F.	6.3%
BUILDING FOOTPRINT	21,490 S.F.	4.9%
PAVED DRIVES/ SIDEWALKS	82,964 S.F.	19.1%
TOTAL	435,619 S.F.	100%
USABLE OPEN SPACE		

Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH
SHADE / CANOPY TREES -	79					
	13	16.47%	CATA 79	Catalpa speciosa	45'	40'
	8	11.54%	COTTONWOOD WARPOWLEAF	Populus sargentii	45'	40'
	13	16.3%	ELM ACCOLADE	Ulmus x 'Accolade'	40'	35'
	15	19.0%	HONEY LOCUST IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	40'	35'
	15	19.0%	LINDEN REDMOND	Tilia americana 'Redmond'	35'	25'
	15	19.0%	OAK, ENGLISH	Quercus robur	50'	40'
EVERGREEN TREES -	6					
	2	2.1%	PINE, AUSTRIAN	Pinus nigra	40'	30'
	2	2.1%	SPRUCE, BAKER	Picea pungens 'Glauca	35'	30'
	1	1.3%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	50'	8'
ORNAMENTAL TREES -	18					
	6	5.2%	CRABAPPLE, RADIANT	Malus sp. 'Radiant'	20'	20'
	9	8.35%	CRABAPPLE, SPRING SNOW	Malus sp. 'Spring Snow'	15'	20'
EVERGREEN SHRUBS -	29					
	7	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	5'
	10	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'
	2	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpina Carpet'	18"	5'
DECIDUOUS SHRUBS -	79					
	30	-	DOGWOOD ISANTI	Cornus stolonifera 'Isanti'	4'	4'
	12	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	4'	6'
	10	-	PLUM PURPLE LEAF	Prunus x cerasifera	8'	6'
	9	-	SAND CHERRY, CREEPING WESTERN	Prunus besseyi 'Pawnee Buttes'	18"	5'
	14	-	SERVICEBERRY	Amelanchier alnifolia	10'	8'
PERENNIALS / GRASSES -	137					
	17	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	1'	2'
	10	-	GRASS FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'
	47	-	GRASS HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"
	23	-	GRASS RED SWITCH PANICUM	Panicum virgatum 'Shenandoah'	3'	18"

Landscape Legend

9,845 S.F.	IRRIGATED TURF DURA-TURF FESCUE BLEND - SOD POP UP IRRIGATION
301,895 S.F.	NON-IRRIGATED NATIVE SEED ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL (SEE IRRIGATION NOTE #8)
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	STEEL EDGER ROLLED TOP
	ON SITE TREES TO BE REMOVED

Ecological Characterization and Site Suitability Notes

1. EXISTING TREES WITHIN THE LIMITS OF DISTURBANCE THAT ARE TO REMAIN WILL BE PROTECTED PER THE TREE PROTECTION NOTES THIS SHEET.
2. THE INTENDED LANDSCAPE DESIGN IS TO PROVIDE ADEQUATE BUFFERING, AESTHETIC VALUE AND ALLOW FOR DESIRED VIEW CORRIDORS INTO THE SITE. THIS ALL TO MEET THE MINIMUM REQUIREMENTS OF TOWN CODES. ALTHOUGH DRIP IRRIGATION WILL BE PROVIDED FOR THE TREES AND SHRUBS, PLANTS SELECTED ARE ALL LOW WATER CONSUMING SPECIES THAT SHOULD WITHSTAND THE DRY CONDITION OF THE SITE. TEMPORARY IRRIGATION IS REQUIRED FOR THE ESTABLISHMENT OF THE NATIVE GRASS SEED BED.
3. OPEN SPACE, LANDSCAPED AND NATIVE GRASS AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THESE AREAS INCLUDING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE PROPERTY.
4. THERE ARE NO WETLANDS, WILDLIFE HABITAT, ENDANGERED SPECIES, ARCHAEOLOGICAL/HISTORIC AREAS OR OTHER RESOURCES ON THE SITE THAT WILL REQUIRE PROTECTION.
5. THERE ARE NO WILDLIFE SPECIES OF SIGNIFICANCE USING THE AREA.
6. THERE ARE NO GENERAL ECOLOGICAL FUNCTIONS PROVIDED ON THE SITE OR WILDLIFE TRAVEL CORRIDORS THROUGH THE SITE.
7. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
8. THERE IS NO OPEN SPACE NETWORK AND PEDESTRIAN CIRCULATION SYSTEM WITHIN THE PROPERTY RELATED TO THE TOWN OF MEAD'S PARKS AND SIDEWALK SYSTEM.

11:3 GROUP
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REVISION

No.	Description	Date
	Pre-Submittal #1	Dec. 04, 2019
	Pre-Submittal #2	APRIL 20, 2020

Lot 1, Iglesia de Cristo Mi-el Longmont, Phase 1 Site Plan

Open Space Plan

FILE:
JOB PROJ. #:
DRAWN BY:
DESIGN BY:
CHECKED BY:
LAST UPDATE:
SHEET NUMBER
LS-

4655400 Pages: 26 of 35
11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE 1 - SITE PLAN
LOT 1, IGLESIA DE JESUCRISTO PALABRA MIEL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PLANNING AREA: 10.0 ACRES

Landscape Notes

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

Irrigation Notes

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

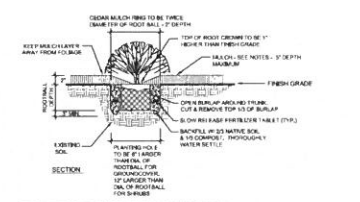
Tree Protection Notes

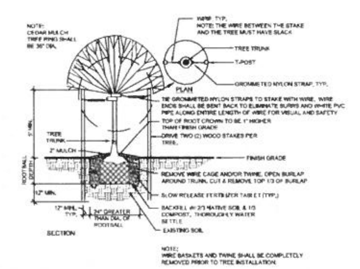
1. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL GREATER THAN A FOUR INCH (4") DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
2. ALL PROTECTED EXISTING TREES SHALL BE PRUNED BY THE CONTRACTOR ACCORDING TO THE MOST CURRENT STANDARDS AND GUIDELINES DEVELOPED BY THE ISA.
3. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THE SPACING OF STAKES SHALL BE TEN (10) FEET. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
6. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS A MAXIMUM OF TWENTY-FIVE (25) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
7. THE INSTALLATION OF UTILITIES, IRRIGATION LINES, OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED ON PAGE 17 IN THE TOWN'S TREE AND LANDSCAPE STANDARDS DOCUMENT.

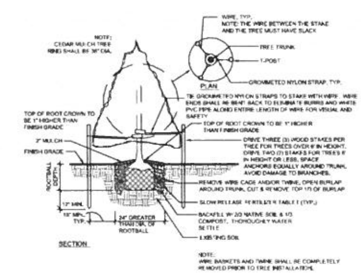
Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES -		78						
	10	12.97%	CATALPA	Catalpa speciosa	45'	40'	3.0" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	6	13.54%	COTTONWOOD, NARROWLEAF	Populus angustifolia	40'	40'	3.0" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	13	13.5%	ELM, ACCOLADE	Ulmus x 'Accolade'	40'	30'	3.0" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	15	15.0%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	3.0" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	15	15.0%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	27'	3.0" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	15	15.0%	OAK, ENGLISH	Quercus robur	50'	40'	3.0" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES -		5						
	2	2.1%	PINE, AUSTRIAN	Pinus nigra	60'	20'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	2	2.1%	SPRUCE, BAKER	Picea pungens 'Bakeri'	30'	20'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	1	1.0%	SPRUCE, NORWAY FASTIGATE	Picea abies 'Cupressina'	15'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES -		16						
	8	8.3%	CRABAPPLE, RADIANT	Malus spp 'Radiant'	25'	20'	2.5" Cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	9.38%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	25'	20'	2.5" Cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS -		20						
	7	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6'	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	10	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	3	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5'	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS -		75						
	30	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	4'	4'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	4'	6'	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	10	-	PLUM, PURPLE LEAF	Prunus x cistena	8'	6'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	9	-	SAND CHERRY, CREEPING WESTERN	Prunus besseyi 'Pawnee Buttes'	18"	5'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	14	-	SERVICEBERRY	Amelanchier alnifolia	15'	8'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES -		137						
	17	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	3'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	50	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	47	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	23	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Plant Details


GROUND COVER & SHRUB PLANTING DETAIL


DECIDUOUS TREE PLANTING DETAIL


CONIFER TREE PLANTING DETAIL

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

NO.	REVISION			
	Re-Submittal 01	Oct	24	2019
	Re-Submittal 02	Jan	20	2020

Lot 1, Iglesia de Cristo Mi-el Longmont, Phase 1 Site Plan

Landscape Notes and Details

FILE:
JOB PROJ. #:
DRAWN BY: TBGroup
DESIGN BY:
CHECKED BY:
LAST UPDATE:
SHEET NO.
LS

EXHIBIT B-1
CASH-IN-LIEU CONTRIBUTION (WCR 28 & 9.5 IMPROVEMENTS)

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	Total - 6" / 8"
1	24" Pipe	32	lf	$112.37	$3,595.94
	24" FES	1	ea	$1,253.87	$1,253.87
	Saw Cut - Streets / County Roads 28 & 9.5	1	ls	$8,873.09	$8,873.09
	Tear Out and Haul Off Asphalt	49	Loads	$208.97	$10,239.77
	Grading - Streets / Shoulder / Borrow Ditch	3960	sq yds	$1.46	$5,801.33
2	Asphalt at County Roads 28 and 9.5 Includes 6" of HBP asphalt over 8" ABC Includes Striping	1902	sq yds	$34.65	$65,904.30
3	Traffic Controls and Plan	1	ls		$1,425.00
4	Contingency	1		15%	$14,564.00
	Total				***$111,657.30***

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11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

EXHIBIT B-2

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE I SITE PLAN
PUBLIC IMPROVEMENTS TO BE CONSTRUCTED

IGLESIA DE CRISTO MI-EL LONGMONT PHASE I SITE PLAN PUBLIC IMPROVEMENTS					
Description of Improvement	Location of Improvement (address)	Quantity		Unit Price	Total
Water Off-Site Improvements					
Asphalt and Concrete Patching			LF		N/A
Water Off-site Subtotal					N/A
Water On-site Improvements					
Water On-site Subtotal					N/A
Sewer Off-site Improvements					
Off-site 6" lines		100	LF		$2500
Asphalt patch back		$1800	LS		$1800
Sewer Off-site Subtotal					**$4300**
Sewer On-site Improvements					
Sewer On-site Subtotal					N/A
Streets Off-site Improvements					
8' Sidewalks		6200	SF	$4.25	$26,350
All Street Striping and Signage		1	LS		$5200
Asphalt/Grading @ Church frontage		3090	SY	$28	$86,520

Description of Improvement	Location of Improvement (address)	Quantity		Unit Price	Total
Concrete Curb and Gutter at Church frontage 845lf @$16/lf					$13,520
Asphalt/Grading at Intersection of CR 28 & CR 9.5 2965 square yards @ $28/sqyd					$0** *** reference cash-in-lieu contribution* ***(Exhibit B-1)***
Street Off-site Subtotal					**$131,590**
Street On-site Improvements					
Street On-site Subtotal					N/A
Storm Water Drainage Improvements					
Storm Drain along CR 28		929	LF	$55	$51,095
Flared Ends		2	EA	$496	$992
4' Concrete trickle channel/V-Pan		40	LF	$4.70	$800
Man Holes		4	EA	$1,220	$4,880
Riprap		1	LS		$2500
Storm detention area - excavation	Detention Area excavation	0	CY		N/A
Seeding off-site swales	Included with landscape		SF		In Landscape
Erosion Control	10% of total erosion control budget for drainage swale	1	LS		$2300
Storm Water Drainage Subtotal					**$62,567**
Park Improvements					
Park Improvements Subtotal					N/A

Description of Improvement	Location of Improvement (address)	Quantity		Unit Price	Total
Pedestrian & Recreational Trails					
Pedestrian & Recreational Trails Subtotal					N/A
Landscape Improvements - Entryway & Street Boulevards					
Plant Material	All plants, trees and shrubs	1	LS		$7800
Non-irrigated ground cover	Mulch, pressure fines, boulders, fabric, edger	1	LS		$3430
Irrigation	Permanent and temporary	3000	SF	$1.90	$5700
Ground cover w/soil preparation	Irrigated turf and native seed	1	LS		$3145
Landscape Improvements Subtotal					**$20,075**
Miscellaneous Improvements					
Miscellaneous Improvements Subtotal					N/A
Electric distribution system					N/A
Gas distribution system					N/A
Telephone system					N/A
Cable TV system					N/A
TOTAL PUBLIC IMPROVEMENTS					$0.00
Less: Utilities for which security is deposited with the utility provider. (Electric, Gas, Telephone, CATV, Water, Sewer, Storm Sewer)					
Total Public Improvements Subject to Town Improvement Guarantee					**$214,232**

NOTE: The Letter of Credit for the Town Improvement Guarantee is to be 115% of the $ **214,232.00**

EXHIBIT C
FORM OF LETTER OF CREDIT

IRREVOCABLE LETTER OF CREDIT

Town of Mead

Number: _____

Date: _____

Expiration: _____

Dear Sir or Madam:

Citywide Banks ("Bank") hereby establishes in favor of Town of Mead ("Beneficiary"), for the account of Iglesia de Cristo Mi-el Longmont, Ministerios Mi-el, a Colorado nonprofit corporation ("Customer"), an Irrevocable Letter of Credit in the amount of **Two Hundred Forty-Six Thousand Three Hundred Sixty-Six and 80/100 Dollars ($246,366.80)**, available by immediate payment upon presentation at Bank's office at 1611 Canyon Boulevard, Boulder, CO, 80302 of Beneficiary's sight draft(s) in an amount not exceeding $246,366.80 and each sight draft must bear the reference: "Drawn on Citywide Banks Irrevocable Letter of Credit No. _____, dated_____."

In addition, Beneficiary's sight draft(s) must be accompanied by this Irrevocable Letter of Credit and an Affidavit of Certification in the form attached hereto as Exhibit 1 (the "Affidavit"). The Affidavit shall certify that Customer has failed to meet its obligations under the terms of a Site Plan Agreement relating to the **IGLESIA DE CRISTO MI-EL LONGMONT PHASE I SITE PLAN**. Upon presentation of such Affidavit in compliance with the terms contained herein, Bank shall honor the accompanying sight draft(s) and shall not be required to determine questions of fact or law between Beneficiary and Customer.

This Irrevocable Letter of Credit sets forth the full understanding of the parties hereto and Bank hereby promises to Beneficiary that any drafts drawn under or in substantial compliance with the terms of this Irrevocable Letter of Credit will be duly honored if presented to Citywide Banks on or before _____ [expiration date no sooner than two years from Site Plan approval]. This Irrevocable Letter of Credit is nontransferable.

This Irrevocable Letter of Credit is subject to the most recent edition of the Uniform Customs and Practice for Documentary Credits published by the International Chamber of Commerce. The forum for all disputes regarding this letter of credit shall be the District Court for the County of Weld, State of Colorado.

Very truly yours,

CITYWIDE BANKS

_____

Title

EXHIBIT 1 TO EXHIBIT C

DRAWN ON Citywide Banks IRREVOCABLE LETTER OF CREDIT NO. _____

Dated: _____

AFFIDAVIT OF CERTIFICATION

STATE OF COLORADO)

) ss.

COUNTY OF WELD)

I, _____, being duly sworn, state as follows:

Title and Authority of Affiant. I am _____ for Town of Mead, Colorado and am authorized to act on behalf of the Town of Mead, Colorado in this matter.

Certification. Under penalty of law, I hereby certify that the Customer has failed to meet its obligations under the terms of a Site Plan Agreement relating to the _____ Site Plan, and the Town of Mead is entitled to draft this Letter of Credit.

TOWN OF MEAD

By: _____

Name: _____

Title: _____

Subscribed and sworn to before me this ____ day of_____, 20___, by _____.

Witness my hand and official seal.

My commission expires: _____

_____

Notary Public

(S E A L)

EXHIBIT D

SPECIAL PROVISIONS APPLYING TO PUBLIC IMPROVEMENTS

The following special provisions apply only to Iglesia de Cristo Mi-el Longmont Phase I Site Plan. In the event of a conflict between any paragraph, sentence or clause of this Exhibit D and similar provisions elsewhere in this AGREEMENT, the paragraph, sentence or clause of this Exhibit D shall prevail.

1. **Letter of Credit.** The DEVELOPER shall provide a Letter of Credit for the public improvements to be constructed in the amount of $246,366.80 (115% of **Exhibit B-2** $214,232.00, Total Public Improvements). Letter of Credit due at time of building permit, not for Site Plan approval.

2. **Building Permit Fees.** The DEVELOPER shall pay to the TOWN the building permit and utility permit fees as provided by the ***Mead Municipal Code***.

3. **Public Improvement Plans and Specifications.** The Plans and Specifications for the **Exhibit B-2** Public Improvements are to be approved by the TOWN before the issuance of building permit.

4. **Signed Mylars for Administrative Plat and Public Improvements.** The DEVELOPER shall provide to the TOWN, the signed Mylars for the Site Plan for recording prior to commencement of construction.

5. **Recording of Administrative Plat, Site Plan and Site Plan Agreement.** The Site Plan and Site Plan Agreement along with Exhibits A through E are to be recorded with the Weld County Clerk and Recorder at the cost of the DEVELOPER.

6. **Little Thompson Water District:** Written approval from LTWD shall be provided indicating that the offsite waterline improvement plans have been approved and that all required offsite easements have been properly dedicated prior to the building permit submittal.

7. **St. Vrain Sanitation District**: Written approval from SVSD shall be provided indicating that the required sanitary improvement plans have been approved prior to the building permit submittal.

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11/30/2020 01:25 PM R Fee:$183.00
Carly Koppes, Clerk and Recorder, Weld County, CO

EXHIBIT E

IGLESIA DE CRISTO MI-EL LONGMONT
PHASE I SITE PLAN PUBLIC IMPROVEMENTS

REIMBURSEMENT FOR OVERSIZING
PUBLIC IMPROVEMENTS

The following special provisions apply only to the IGLESIA DE CRISTO MI-EL LONGMONT PHASE I. In the event of a conflict between any paragraph, sentence or clause of this Exhibit E and similar provisions elsewhere in this AGREEMENT, the paragraph, sentence or clause of this Exhibit E shall prevail.

1. **Reimbursement for Public Improvements.** The DEVELOPER may be entitled to recover a portion of its expenses under the SPA from subsequent development that uses capacity in facilities provided by the DEVELOPER. Any recovery allowed may be in direct proportion to the amount of capacity in the facilities used by the subsequent development. The DEVELOPER shall provide the TOWN with a signed statement of reimbursement charges from a qualified engineer, accompanied by supporting documentation, setting a dollar amount per measurable unit to be charged subsequent developers for their proportional share of the total capacity in the facilities. The reimbursement charge is subject to approval by the TOWN and is determined by the division of the total cost of the facility by the total number of measurable units of capacity (gallons, dwelling units, trips generated, acreage, square footage, etc.) in the facility. The engineer's statement of reimbursement charges shall be attached to this AGREEMENT and incorporated therein. The DEVELOPER may recover for only that portion of the facilities that are used by a subsequent developer.

2. **Notice of Claim for Reimbursement by Subsequent Developer.** Upon written notification by DEVELOPER to the TOWN of a claim for reimbursement from a subsequent developer of property benefitted by said public improvements, the TOWN agrees to cooperate in good faith with Developer to facilitate reimbursement from such subsequent developer. Notwithstanding the foregoing, the TOWN shall incur no liability for any failure to condition a land-use entitlement pertaining to any particular property on the payment of a reimbursement hereunder.

3. **Time Limit for Reimbursement Eligibility.** Reimbursement from subsequent developers shall be limited to those developments which receive annexation or final plat approval within fifteen (15) years of the date of this AGREEMENT.

4. **No Financial Commitment by TOWN.** Nothing in this Exhibit E shall be construed as a commitment of financial liability to the DEVELOPER to otherwise require collection or payment of the amount claimed for reimbursement through participation of a subsequent developer. The TOWN is merely engaging to extend its good offices to facilitate an equitable resolution in achieving fair participation in public improvement costs.

5. **Attorney Fees.** In the event that any party finds it necessary to retain an attorney in connection with a default by another as to any of the provisions contained in this AGREEMENT, the defaulting party shall pay the other's reasonable attorney's fees and costs incurred in enforcing the provisions of this AGREEMENT.

Agenda Item Summary

MEETING DATE: August 8, 2022

SUBJECT: Resolution 56-R-2022: A Resolution Authorizing the Mayor and Town Manager to Execute Documents Concerning a Water Tap Exchange with Little Thompson Water District and Ratifying the Execution of a Statement of Authority

PRESENTED BY: Erika Rasmussen, Public Works Director

SUMMARY

Staff is proposing to exchange the underutilized 5/8" water tap located at 501 3rd Street for a new 5/8" tap at the Public Works facility at 1341 WCR 34. The 3rd Street tap is no longer in use as the previous residence was demolished and the Town established the gravel parking lot across from Town Hall in its place. Swapping the old tap for a tap at the new facility saves the project the significant expense of a new tap. For reference, the project budget carried $227,000 for water tap related fees, while the tap exchange fee presented here is $1,700.

Little Thompson Water District (LTWD) requires a Statement of Authority be provided as this is considered a transfer of real property. The attached Statement designates the Town Manager, Helen Migchelbrink, or Mayor Colleen Whitlow to complete the transaction and was executed on August 2, 2022. The statement of authority was signed prior to the Board's approval so that the meter at the new public works facility can be set and building inspections are not delayed.

FINANCIAL CONSIDERATIONS

The tap exchange fee is $1,700. Funds are available in the Municipal Facilities Capital Outlay Fund (09-50-5511) for the Public Works Facility. Related inspection fees and abandonment expenses are estimated at $10,000.

STAFF RECOMMENDATION/ACTION REQUIRED

Suggested Motion:

I move to adopt Resolution 56-R-2022, A Resolution Authorizing the Mayor and Town Manager to Execute Documents Concerning a Water Tap Exchange with Little Thompson Water District and Ratifying the Execution of a Statement of Authority.

ATTACHMENTS

Resolution 56-R-2022
Statement of Authority

TOWN OF MEAD, COLORADO
RESOLUTION NO. 56-R-2022

A RESOLUTION AUTHORIZING THE MAYOR AND TOWN MANAGER TO EXECUTE DOCUMENTS CONCERNING A WATER TAP EXCHANGE WITH LITTLE THOMPSON WATER DISTRICT AND RATIFYING THE EXECUTION OF A STATEMENT OF AUTHORITY

WHEREAS, the Town of Mead ("Town") has constructed a new public works facility, which has need of water service through the Little Thompson Water District ("LTWD"); and

WHEREAS, Town staff arranged with LTWD to exchange an old tap for a new tap at the new public works facility to save a significant expense related to water tap fees for the facility; and

WHEREAS, the proposed tap exchange involves abandoning an underutilized 5/8 inch tap located at 501 3rd Street for a new 5/8 inch tap at the new public works facility; and

WHEREAS, LTWD considers the tap exchange a real estate transaction and therefore requires the completion and execution of a statement of authority designating the persons who are authorized to sign real estate transaction documents on behalf of the Town related to this tap exchange; and

WHEREAS, the Board wishes to delegate authority to the Town Manager and the Mayor to execute such documents as are necessary to accomplish the water tap exchange with LTWD and ratify the execution of the statement of authority attached to this Resolution.

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

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

Section 2. The Board of Trustees hereby: (a) authorizes the Town Manager and the Mayor to each have authority to sign such documents as may be necessary to effect the water tap exchange with LTWD and the water tap hook up and commencement of water service for the Town's new public works facility; and (b) ratifies the signing of the statement of authority attached hereto as **Exhibit 1**.

Section 3. **Effective Date.** This resolution shall be effective immediately upon adoption.

Section 4. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. **Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF AUGUST, 2022.

ATTEST:

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

TOWN OF MEAD:

By: _____
Colleen G. Whitlow, Mayor

Attachments:

Exhibit 1 – Statement of Authority

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity[1] named
   The Town of Mead

2. The type of entity is a:
   - ☐ corporation
   - ☐ nonprofit corporation
   - ☐ limited liability company
   - ☐ general partnership
   - ☐ limited partnership
   - ☐ registered limited liability partnership
   - ☐ registered limited liability limited partnership
   - ☐ limited partnership association
   - ☒ government or governmental subdivision or agency
   - ☐ trust
   - ☐

3. The entity is formed under the laws of the State of Colorado

4. The mailing address for the entity is 441 Third Street, Mead, CO 80542

5. The ☐ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Helen Migchelbrink, Town Manager or Colleen Whitlow, Mayor

6. The authority of the foregoing person(s) to bind the entity: ☐ is[2] not limited ☒ is limited as follows:
   Town's transaction with Little Thompson Water District for a tap exchange and initiation of water service to Town's new public works facility.

7. Other matters concerning the manner in which the entity deals with interests in real property:
   N/A

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.[3]

9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 2nd day of August 2022

[1] This form should not be used unless the entity is capable of holding title to real property.
[2] The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3] The statement of authority must be recorded to obtain the benefits of the statute.

State of Colorado)
) ss
County of Weld)

The foregoing Statement of Authority was acknowledged before me this 2nd day of August, 2022 by Helen Migchelbrink.

Witness my hand and official seal.
My commission expires: 08/26/2022

Mary E. Strutt
Notary Public

MARY E. STRUTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144033484
MY COMMISSION EXPIRES AUGUST 26, 2022

WHEN RECORDED RETURN TO:

Form 3759 03/2005 soa.dot.odt

Agenda Item Summary

MEETING DATE:	August 8, 2022
SUBJECT:	Resolution No. 57-R-2022 Approving the Intergovernmental Agreement Between the Town of Mead, Colorado, and Mead Place Metropolitan District No. 4 (Intersection Funding Obligation)
PRESENTED BY:	Marcus McAskin, Town Attorney

SUMMARY

The Mead Place Metropolitan District Nos. 1-6 were organized in 2008 to serve the property known as the Mead Place development, generally located northwest of the intersection of State Highway 66 and Interstate 25, spanning Weld County Road 7. District Nos. 1-6 sought a Service Plan amendment in 2021, which was approved, allowing for the formation of District Nos. 7-12 (together with District Nos. 1-6 the "Districts"), and approved in conjunction with that certain Intergovernmental Agreement Between the Town of Mead, and the Districts dated April 25, 2022 (the "Town-District IGA").

Section 7 of Town-District IGA prohibits the Districts from issuing any Debt (as defined therein) until such time as the following conditions have been satisfied:

- The Town and Districts enter into an agreement regarding the Districts' obligation to remit five hundred thousand dollars ($500,000.00) to the Town to fund improvements to the intersection of State Highway 66 and Weld County Road 7 (the "Intersection Funding Obligation"), including provisions regarding the timing of payment of the Intersection Funding Obligation to the Town; or

- Developer of the Mead Place project (EQUINOX MEAD LLC) has entered into a separate agreement with the Town memorializing the Developer's obligation to pay the Intersection Funding Obligation to the Town.

The Resolution approves an intergovernmental agreement by and between the Town and District No. 4 ("Intersection Funding Agreement") intended to satisfy the first condition above and release the Districts from the prohibition on issuance of Debt.

District No. 4 intends to issue bonds, and the Intersection Funding Agreement obligates District No. 4 to remit the Intersection Funding Obligation to the Town within 15 days after closing of the Debt issuance. If District No. 4 does not issue bonds and remit the Intersection Funding

Obligation to the Town, the prohibition on the issuance of Debt for all Districts will remain in place.

Additionally, no building permits or development permit will be issued for the Mead Place development unless/until the Intersection Funding Obligation has been received by the Town.

FINANCIAL CONSIDERATIONS

The Intersection Funding Obligation will assist the Town with defraying costs of the intersection improvements to State Highway 66 and Weld County Road 7 (the "Project"). Town engineering staff has determined that the amount of the contribution is reasonable and sufficient given the scope of the Project.

STAFF RECOMMENDATION/ACTION REQUIRED

A motion to approve the August 8th consent agenda will approve the Resolution. If this item is pulled off of consent for questions or for further discussion, the following motion is recommended:

> Suggested Motion: I move to adopt Resolution No. 57-R-2022 – A resolution of the Town of Mead, Colorado, approving the Intergovernmental Agreement Between the Town of Mead, Colorado, and Mead Place Metropolitan District No. 4 (Intersection Funding Obligation)".

ATTACHMENTS

Resolution No. 57-R-2022
Attachment A to Resolution – Intergovernmental Agreement Between the Town of Mead, Colorado, and Mead Place Metropolitan District No. 4 (Intersection Funding Obligation)

TOWN OF MEAD, COLORADO
RESOLUTION NO. 57-R-2022

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD, COLORADO, AND MEAD PLACE METROPOLITAN DISTRICT NO. 4 (INTERSECTION FUNDING OBLIGATION)

WHEREAS, the Town of Mead ("Town") and the Mead Place Metropolitan District Nos. 1-12 (the "Districts") entered into that certain Intergovernmental Agreement dated April 25, 2022 ("the Town-District IGA"); and

WHEREAS, Section 7 of Town-District IGA prohibits the Districts from issuing any Debt, as defined therein, until the Town and the Districts have entered into a separate agreement regarding the Districts' obligation to fund improvements to the intersection of State Highway 66 and Weld County Road 7, including but not limited to lane-widening, safety enhancements, and signalization, in the amount of $500,000.00 ("Intersection Funding Obligation"); and

WHEREAS, Mead Place Metropolitan District No. 4 ("District No. 4") anticipates issuing bonds and remitting the Intersection Funding Obligation to the Town and desires to enter into an agreement with the Town memorializing the obligation of District No. 4 to remit the Intersection Funding Obligation to the Town, as further described in the Intergovernmental Agreement Between the Town of Mead, Colorado, and Mead Place Metropolitan District No. 4, attached hereto and incorporated herein as ATTACHMENT A ("Intersection Funding Agreement"); and

WHEREAS, the Board of Trustees of the Town desires to approve the Intersection Funding Agreement in substantially the form attached hereto, and further desires to delegate authority to the Mayor to execute the Intersection Funding Agreement on behalf of the Town.

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

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

Section 2. The Board of Trustees hereby: (a) approves the Intersection Funding Agreement in substantially the same form attached hereto; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the Intersection Funding Agreement that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the Intersection Funding Agreement on behalf of the Town when in final form.

Section 3. **Effective Date.** This resolution shall be effective immediately upon adoption.

Section 4. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. **Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8th DAY OF AUGUST, 2022.

ATTEST: **TOWN OF MEAD**

By: _____ By: _____
Mary E. Strutt, MMC, Town Clerk Colleen G. Whitlow, Mayor

Attachment(s):

ATTACHMENT A – Intersection Funding Agreement

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD, COLORADO AND MEAD PLACE METROPOLITAN DISTRICT NO. 4

THIS INTERGOVERNMENTAL AGREEMENT (this "**Agreement**") is made and entered into as of _____, 2022 (the "**Effective Date**"), by and between the TOWN OF MEAD, a municipal corporation of the State of Colorado (the "**Town**"), and MEAD PLACE METROPOLITAN DISTRICT NO. 4, a quasi-municipal corporation and political subdivision of the State of Colorado (the "**District**"). The Town and the District are collectively referred to as the "**Parties**" and each individually as a "**Party**."

RECITALS

WHEREAS, Mead Place Metropolitan District Nos. 1-12 (the "**Districts**") were organized to provide those services and to exercise powers as are more specifically set forth in the Consolidated Amended and Restated Service Plan for Mead Place Metropolitan District Nos. 1-6 and Service Plan for Mead Place Metropolitan District Nos. 7-12 approved by the Town on August 9, 2021 ("**Service Plan**"); and

WHEREAS, pursuant to the Service Plan, the Districts and the Town entered into that certain Intergovernmental Agreement dated April 25, 2022 (the "**Service Plan IGA**"); and

WHEREAS, pursuant to Section 7 of the Service Plan IGA, the Districts are prohibited from issuing any Debt until the Town and the Districts have entered into a separate intergovernmental agreement regarding the Districts' obligation to fund the Intersection Funding Obligation, as that term is defined herein, and which separate intergovernmental agreement shall contain a provision regarding the timing of the payment of the Intersection Funding Obligation to the Town; and

WHEREAS, Section 7 of the Service Plan IGA also provides that the Districts may be released from the requirement to enter into a separate intergovernmental agreement regarding the Intersection Funding Obligation if the master developer of the Mead Place project, EQUINOX MEAD LLC, a Colorado limited liability company, or its successor or assign (the "**Developer**") provides the Intersection Funding Obligation to the Town; and

WHEREAS, the District and the Town desire to enter into this Agreement to satisfy the requirements of the Service Plan IGA with regards to the Intersection Funding Obligation.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Satisfaction of Service Plan IGA Requirement. The Parties expressly agree that the execution of this Agreement by the Parties satisfies the requirement in the Service Plan IGA

regarding the Intersection Funding Obligation. As of the Effective Date, the provision in Section 7 of the Service Plan IGA prohibiting the Districts from issuing Debt shall not apply.

2. Intersection Funding Obligation. Subject to the conditions and requirements set forth herein, the District shall deposit with the Town five hundred thousand dollars ($500,000.00) (the "**Intersection Funding Obligation**"), as contribution towards the cost of improvements to the intersection of State Highway 66 and Weld County Road 7, including but not limited to lane-widening, safety enhancements, and signalization, as may be identified by CDOT and the Town (the "**Intersection Improvements**").

3. Deposit of Intersection Funding Obligation.

a. Debt Issuance as Condition Precedent. The District's obligation to remit the Intersection Funding Obligation to the Town is expressly contingent on the District's issuance of bonds, loans, or other debt (the "**Debt Issuance**") that generate sufficient funds to pay the Intersection Funding Obligation to the Town. If the District does not complete a Debt Issuance, the District shall not be obligated to remit any funds to the Town related to the Intersection Funding Obligation.

b. Timing of Deposit. Within fifteen (15) business days after the closing of the first Debt Issuance transaction, the District shall remit the Intersection Funding Obligation to the Town.

c. Town Receipt of Deposit. The Town shall acknowledge receipt of the Intersection Funding Obligation from the District in writing and deposit the Intersection Funding Obligation received from the District in a segregated Town account and shall thereafter separately account for same. The District shall have the right to inspect the Town's records related to the accounting and use of the Intersection Funding Obligation at any time, with five (5) business days' advance written notice to the Town Manager.

4. Town Use of Intersection Funding Obligation. The Town shall apply the Intersection Funding Obligation to pay for the Intersection Improvements. The Town shall not use the Intersection Funding Obligation for any other purpose without the prior written consent of the District.

5. Town Assistance Regarding Reimbursement from Other Properties. The Town agrees to cooperate in good faith with the District to facilitate reimbursement to the District from other properties in the vicinity of the Intersection Improvements or that specifically benefit from the Intersection Improvements, as appropriate and as opportunities therefor arise (including, but not limited to, reimbursement of a portion of Intersection Improvements costs as a condition of annexation of such properties). Notwithstanding the foregoing, the Town shall incur no liability for any failure to condition an annexation or other land use entitlement pertaining to any particular property or properties on the payment of a reimbursement hereunder.

6. Termination.

a. Termination for Developer Funding Agreement. This Agreement shall terminate in the event that, prior to the District's deposit of the Intersection Funding Obligation

with the Town, the Developer and the Town enter into a subdivision improvement agreement or separate standalone agreement with the Town documenting the Developer's obligation to pay the Intersection Funding Obligation to the Town ("**Developer Funding Agreement**"), and the Developer proceeds to deposit the full amount of the Intersection Funding Obligation with the Town in accordance with the terms and conditions of the Developer Funding Agreement. In no event shall this Agreement terminate unless and until the full amount of the Intersection Funding Obligation is on deposit with the Town. In the event of such termination, Section 1 of this Agreement shall survive termination.

b. Termination Due to Debt Issuance. This Agreement shall automatically terminate in the event that the District determines not to complete a Debt Issuance or does not complete a Debt Issuance before January 31, 2023. In the event of such termination, Section 1 of this Agreement shall not survive termination.

7. Miscellaneous.

a. Default/Remedies. In the event of a breach or default of this Agreement by a Party, the non-defaulting Party, after having given notice to the other Party and a 30-day period to cure said breach or default, shall be entitled to exercise all remedies available at law or in equity. In the event of any litigation, arbitration or other proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall obtain as part of its/their judgment or award its/their reasonable attorneys' and expert witness fees and court costs.

b. Notices. All notices, demands and communications (collectively, "**Notices**") under this Agreement shall be delivered or sent, addressed to the address of the intended recipient set forth below or such other address as a Party may designate by notice pursuant to this Section, by: (a) first class, registered or certified mail, postage prepaid, return receipt requested, (b) nationally recognized overnight carrier, or (c) sent by confirmed facsimile transmission or email. Notices shall be deemed given either one business day after delivery to the overnight carrier, three days after being mailed as provided in clause (a) or (b) above, or upon confirmed delivery as provided in clause (c) above.

To the Town:	Town of Mead 6530 S. Yosemite St., Suite 200 Greenwood Village, CO 80111 Attn: Marcus McAskin, Town Attorney Phone: (303) 459-2725 marcus@mcm-legal.com
To the District:	Mead Place Metropolitan District Nos. 1-12 c/o WHITE BEAR ANKELE TANAKA & WALDRON 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Attn: Blair M. Dickhoner, Esq. Phone: (303) 858-1800 bdickhoner@wbapc.com

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other Party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

c. Amendments. This Agreement may only be amended or modified by a writing executed by the Parties.

d. Severability. If any portion of this Agreement is declared by any court of competent jurisdiction to be illegal, void, or unenforceable, such decision shall not affect the validity of any remaining portion of this Agreement, which shall remain in full force and effect. In addition, in lieu of such illegal, void, or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

e. Governing Law/Venue. This Agreement and all claims or controversies arising out of or relating to this Agreement shall be governed and construed in accordance with the law of the State of Colorado, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado. Venue for all actions arising from this Agreement shall be in the District Court in and for Weld County, Colorado.

f. Assignment. This Agreement may not be assigned by either Party without the prior written consent of the other Party.

g. Authority. By execution hereof, the District and the Town represent and warrant that their representative signing hereunder has full power and lawful authority to execute this Agreement and to bind the respective Party to the terms hereof.

h. Entire Agreement. This Agreement constitutes and represents the entire, integrated agreement between the Parties with respect to the matters set forth herein, and hereby supersedes any and all prior negotiations, representations, agreements or arrangements of any kind with respect to those matters, whether written or oral. This Agreement shall become effective upon the date set forth above.

i. Inurement. The terms of this Agreement shall be binding upon and inure to the benefit of the Parties as well as their respective successors and permitted assigns.

j. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District or the Town, their respective officials, employees, contractors, or agents, or any other person acting on behalf of the District or the Town and, in particular, governmental immunity afforded or available to the District or the Town pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, et seq., C.R.S.

k. Negotiated Provisions. This Agreement shall not be construed more strictly against one Party than against the other merely by virtue of the fact that it may have been prepared

by counsel for one of the Parties, it being acknowledged that each Party has contributed substantially and materially to the preparation of this Agreement.

l. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Parties any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Parties shall be for the sole and exclusive benefit of the Parties.

m. Counterpart Execution. This Agreement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

DISTRICT:
MEAD PLACE METROPOLITAN DISTRICT NO. 4, a quasi-municipal corporation and political subdivision of the State of Colorado

_____
Officer of the District

ATTEST:

_____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

_____
General Counsel for the District

[District Signature Page]

TOWN:
TOWN OF MEAD

_____
Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

[Town Signature Page]

Agenda Item Summary

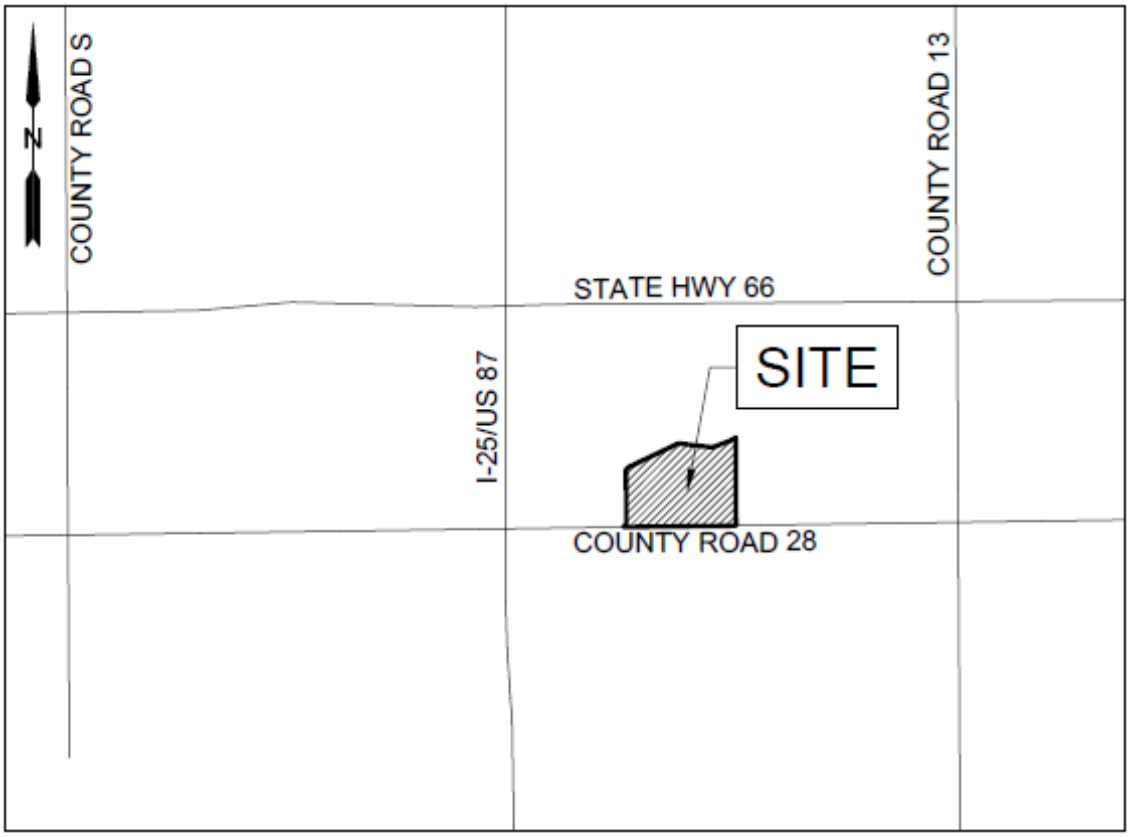
MEETING DATE: Board of Trustees – August 08, 2022

SUBJECT: Ordinance 1004 An Ordinance of the Town of Mead, Colorado Approving the Rezoning of the Property within the Grand Meadow Subdivision from RSF-4 (Residential Single-Family District) to RSF-4(Residential Single-Family District) with a Planned Unit Development (PUD) Overlay District and Amending the Office Zoning Map

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

This is a request for the Board of Trustees to review and consider the proposed Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning application ("PUD") and to approve the PUD. The applicant proposes a Planned Unit Development (PUD) Overlay with underlying zoning of Residential Single Family (RSF-4). Staff has determined that the application satisfies the relevant requirements set forth in the Mead Municipal Code (MMC) and recommends approval via the attached ordinance.



DETAIL OF REQUEST

Applicant:	Melody Homes, Inc.
Property Owner:	MARK W. SCHELL, LTD.
Property Location:	Generally north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.)
Zoning Classification (proposed):	PUD Overlay with underlying RSF-4 zoning
Comp. Plan Designation:	Single Family Residential (SFR)

Surrounding Land Uses:

North:	Agricultural within the Town of Mead's municipal limits, primarily zoned RSF-4 (Residential Single Family - 4 units/ acre) with commercial zoning along the south side of Highway 66
South:	Existing single family residential development (Bare Foot Lakes) within the municipal limits of the Town of Firestone
East:	Currently agricultural east of County Rd. 11, with the extension of the Bare Foot Lakes Subdivision planned within the Firestone town limits
West:	Light industrial, including the Ritchie Bros. development within the Town of Mead

OVERVIEW

The request before the Board of Trustees is to review the proposed rezoning of the 108.334-acre property, known as the Grand Meadow property, generally located north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.) ("Property"). Applicant proposes a Planned Unit Development (PUD) Overlay to the existing RSF-4 zoning on the Property to allow for attached residential duplex units in addition to single family detached units.

The Property is currently vacant, with some existing oil and gas facilities. Adjacent land uses include existing single-family development (Bare Foot Lakes Subdivision) to the south; and planned single-family development (as the extension of Bare Foot Lakes) to the east within the municipal town limits of Firestone; light industrial development, including Ritchie Bros., to the west; and agricultural land to the north that is zoned within the Town of Mead for single-family residential development (RSF-4), with commercial planned along the south side of Highway 66.

The applicant anticipates development of 223 single-family and 150 duplex residential lots for a total of 373 dwelling units for an overall density of three (3.4) dwelling units per acre, in conformance with zoning limits. The PUD does propose to make several reductions from the underlying zone district setbacks and other dimensional standards. The modifications provide for a reduction in the single-family detached lot sizes, as well as providing for single-family attached duplex lots. The modifications primarily focus on the duplex lots which are designed to have attached units and rear access along alleyways for garages.

The modifications are specified on the Table titled "Modifications to Residential Density and Dimensional Standards" on pg. 2 of the PUD maps. Some of the key deviation requests are described in greater detail below.

The Grand Meadow PUD proposes the following modifications to the RSF-4 zoning district:

- Reductions in the minimum lot size from 6,250 sf to 5,000 sf. for single-family detached and 2,000 sf. for single-family attached duplexes
- Reductions in minimum lot width from 50' to 25' for attached duplex lots; no reductions for single-family detached
- Reductions to front yard setback from 20' to 15' for attached duplex lots; no reductions for single-family detached
- Reductions in rear yard setback from 25' to 15' for attached duplex lots
- Increase in maximum lot coverage from 50% to 70% for attached duplex lots

Such modifications to underlying zoning standards are allowable in a PUD so long as the proposed deviations from the development standards represent an improvement of the proposed development over what would normally be required by the underlying zoning districts. The proposed PUD provides improvements to the development in the following ways:

- The PUD provides for a greater amount of park and open space land than would be required through the underlying zone districts. The Land Use Code (MMC Section 16-2-120) requires PUDs to provide at least 20 percent of the site for parks and open space in the RSF-4 zone districts. That would require a parks and open space dedication requirement for this property of approximately 32 acres, which the PUD exceeds.
- The PUD proposes interconnected parks and open space areas linked by trail corridors throughout the Property.
- 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 .
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth, housing diversity, and economic development.

The Planning Commission public hearing on the zoning request was held on July 20, 2022. At the meeting and following the conclusion of the public hearing, the Planning Commission recommended approval of the PUD to the Board of Trustees, subject to standard conditions. The Planning Commission recommendation regarding approval of the PUD is memorialized in Resolution No. 06-PC-2022, attached to this AIS.

REVIEW CRITERIA

A PUD Overlay is a mechanism set forth in the MMC (Section 16-3-30) 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. Developments governed by PUD overlay districts must still comply with the overall density limits set forth in the comprehensive plan.

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

The uses (single-family detached and attached residential, parks, trails, and open space) proposed in the Grand Meadow PUD are consistent with the Single-Family Residential (SFR) land use designations identified in the 2018 Comprehensive Plan. Additionally, an elementary

school site has been identified on the Future Land Use Map for this general location. The applicant has initiated discussions with school district representatives to locate an elementary school on the property directly north of the PUD site, in their next phase of development. The property to the north is not as encumbered with oil and gas development and is better suited for the school site. Staff has also found the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts with respect to connectivity, open space and the availability of diverse housing options.

The development is anticipated to be an improvement over what would normally be required without a PUD as follows:

- Residential areas with a PUD Overlay are required (MMC Section 16-2-120) to dedicate 20 percent of the site for parks and open space for RSF-4, (approximately 22 acres);
- The PUD proposes interconnected parks and open space areas linked by trail corridors throughout the subdivision;
- The PUD exhibits exceptional connectivity with numerous access points onto CR 9 ½, CR 28 and CR 11, as well as future access to the north;
- The development would add diversity to the Town's housing mix with potential multi-family development and a range of single-family lot sizes;
- Continues to further goals of the 2018 Comprehensive Plan related to growth, housing diversity and economic development.

The establishment of a zoning designation is subject to review against the following criteria set forth in the MMC. Only one (1) of the following criteria must be met for the proposed zoning; however, this PUD meets two (2) criteria (no. 2 and no. 6 – shown in bold text below):

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

Justification for Criterion No. 2:

In recent years, the Town of Mead has been experiencing significant growth pressure due, in part, to its unique location situated along the I-25 corridor of the Front Range and the expansion of the Town of Firestone's municipal boundary adjacent to the Town of Mead. Additionally, the availability of water needed to serve development along the Front Range has become more limited and smaller lot sizes and attached dwelling units are an important component of modifications required to address the housing demands responsibly. Further, the *2018 Mead Comprehensive Plan* specifies a goal of adding diversity to the Town's housing stock for a range of single-family detached and attached housing products, currently in limited supply in Mead. These changes are consistent with the East Side Neighborhood

Subarea Plan outlined in the *2018 Mead Comprehensive Plan.* Town staff is recommending that a PUD Overlay be established on the existing RSF-4 zoning designation of the property.

Justification for Criterion No. 6:
The Applicant has requested that a PUD Overlay be added to the existing RSF-4 zoning of the property. Staff has determined that the requested PUD will encourage innovative and creative development that will promote a diversity of attached and detached housing options, and a well-planned open space plan that is well-connected to multi-modal pathways, and a cohesive and unique development pattern that will establish a community for citizens in various stages of life.

ALTERNATIVES/OPTIONS

Following the conclusion of the August 08, 2022 public hearing, the Board of Trustees may opt to approve, conditionally approve, or deny the proposed rezoning.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees approve Ordinance No. 1004, with the following motion:

Suggested Motion:

I Move To Approve Ordinance No. 1004 An Ordinance Of The Town Of Mead, Colorado Approving The Rezoning Of The Property Within The Grand Meadow Subdivision From Rsf-4 (Residential Single-Family District) To Rsf-4 (Residential Single-Family District) With A Planned Unit Development (Pud) Overlay District And Amending The Official Zoning Map Of The Town Of Mead, Based On A Finding That Applicable Zoning Review Criteria Set Forth In Mead Municipal Code Section 16-3-160 Have Been Satisfied, As Detailed In The Agenda Item Summary Report Prepared For The August 8, 2022 Board Meeting

ATTACHMENTS

Ordinance No. 1004
PUD/Zoning Map (as an exhibit to the ordinance)
Resolution No. 06-PC-2022 (exhibits not included) Statement of Authority

TOWN OF MEAD, COLORADO
ORDINANCE NO. 1004

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING THE REZONING OF THE PROPERTY WITHIN THE GRAND MEADOW SUBDIVISION FROM RSF-4 (RESIDENTIAL SINGLE-FAMILY DISTRICT) TO RSF-4 (RESIDENTIAL SINGLE-FAMILY DISTRICT) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT 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, Melody Homes, Inc. (the "Applicant"), authorized representative of property owner MARK W. SCHELL, LTD. ("Owner"), has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the "PUD") for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado (the "Property"); and

WHEREAS, the Property is further described in **Exhibit 1** attached hereto; and

WHEREAS, the Future Land Use Plan, from the Town's 2018 Comprehensive Plan, designates the Subject Property as Single Family Residential (SFR), which corresponds with Residential Single-Family (RSF-4) in the Town Land Use Code; and

WHEREAS, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning; and

WHEREAS, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

WHEREAS, following the conclusion of the public hearing on July 20, 2022, the Planning Commission adopted Resolution No. 06-PC-2022, recommending approval of the Grand Meadow Subdivision PUD Overlay/Zoning to the Board of Trustees; and

WHEREAS, the Board of Trustees considered the PUD during a public hearing held on August 8, 2022; 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 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 Grand Meadow Subdivision PUD Overlay/Zoning will advance the public health, safety, convenience, and general welfare of the residents of the Town.

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

Section 1. Rezoning of Property Approved. The Board of Trustees herby grants and approves rezoning of the Property from RSF-4 (Residential Single-Family District) to RSF-4 (Residential Single-Family District) with a Planned Unit Development Overlay District under the Town's Land Use Code, as depicted on the PUD Overlay/Zoning map, subject to the conditions below. Following the effective date of this Ordinance, the Property shall be zoned RSF-4 with a PUD Overlay.

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.

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 RSF-4 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 8TH DAY OF AUGUST, 2022.

ATTEST:

By: _____
Mary Strutt, MMC, Town Clerk

TOWN OF MEAD:

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
Legal Description

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

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

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

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

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

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

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

1. NORTH 44 DEGREES 18 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 48 SECONDS EAST, 38.17 FEET;
3. NORTH 59 DEGREES 35 MINUTES 16 SECONDS EAST, 34.59 FEET,
4. NORTH 64 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 56 SECONDS EAST, 9.66 FEET,
6. NORTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, 13.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.36 FEET,

8. SOUTH 83 DEGREES 17 MINUTES 20 SECONDS EAST, 622.61 FEET,

9. SOUTH 84 DEGREES 18 MINUTES 46 SECONDS EAST, 66.32 FEET,

10. SOUTH 85 DEGREES 24 MINUTES 53 SECONDS EAST, 63.53 FEET,

11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 64.66 FEET,

12. NORTH 75 DEGREES 11 MINUTES 23 SECONDS EAST, 27.08 FEET,

13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 73.19 FEET,

14. NORTH 69 DEGREES 18 MINUTES 36 SECONDS EAST, 304.53 FEET,

15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 61.03 FEET,

16. NORTH 59 DEGREES 59 MINUTES 16 SECONDS EAST, 53.96 FEET, AND

17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 56.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

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

Exhibit 2
Grand Meadow Subdivision PUD/Zoning Map

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

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

CERTIFICATE OF OWNERSHIP:

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

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

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

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

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

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

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17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 56.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

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

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

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

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

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

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY:_____

NAME:_____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__ BY_____AS _____OF_____, A _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

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

_____
MAYOR

_____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY BY THE MEAD PLANNING COMMISSION THIS _____DAY OF _____, 20__.

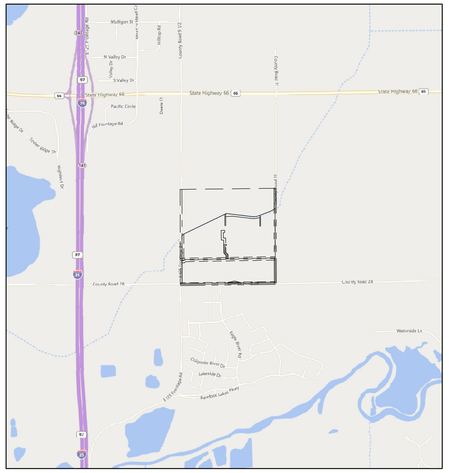
_____
CHAIRPERSON

_____
PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATION:

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

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



VICINITY MAP
1"=2000'

SHEET INDEX

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

wsb

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

REVISIONS

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

COVER SHEET

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

7/11/22

WSB PROJECT NO.
018631-000

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

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

GENERAL DEVELOPMENT INFORMATION

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

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

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

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

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

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

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

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

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

PRELIMINARY OPEN SPACE AND LANDSCAPE PLAN

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

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

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

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

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

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

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

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

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

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

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

LAND USE COMPLIANCE ANALYSIS

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

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

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

ZONING/PUD OVERLAY

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

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

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

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

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

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

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

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

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

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

COMPREHENSIVE PLAN COMPLIANCE ANALYSIS

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

I. SMALL-TOWN COMMUNITY CHARACTER

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

II. DIVERSE ECONOMY

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

III. FRIENDLY NEIGHBORHOODS

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

IV. STRONG CONNECTIVITY

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

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

V. DYNAMIC PARKS, RECREATION AND OPEN SPACE

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

VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING

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

VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

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

MODIFICATIONS TO RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

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

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

PERMITTED ENCROACHMENTS INTO BUILDING SETBACKS:

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

TYPICAL LOT TEMPLATE

wsb

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

REVISIONS

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

DEVELOPMENT STANDARDS

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

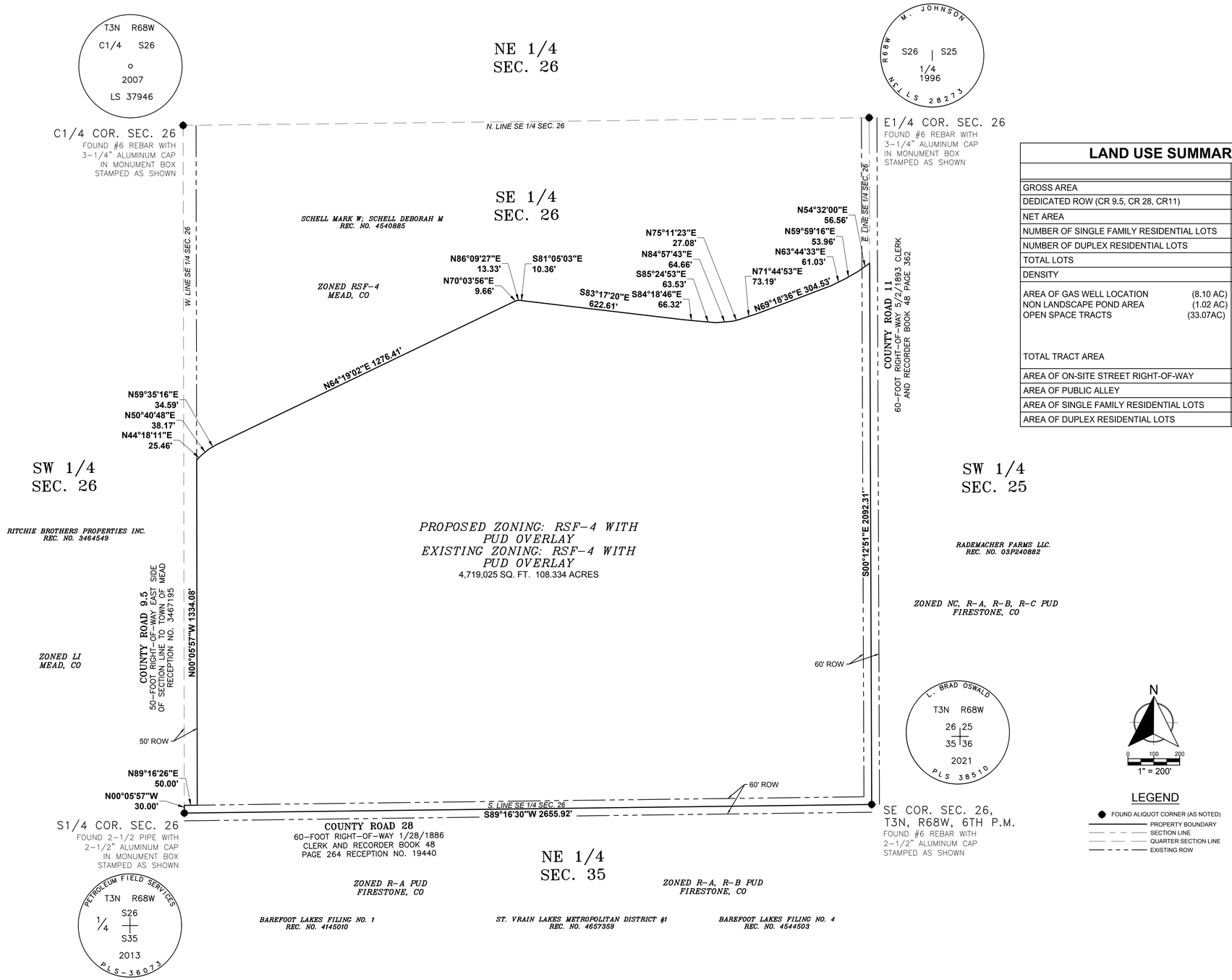
7/11/22

WSB PROJECT NO.
018631-000

SHEET
2 OF 6

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

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



LAND USE SUMMARY

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

wsb

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

REVISIONS

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

ZONING MAP

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

7/11/22

WSB PROJECT NO.
018631-000

SHEET 3 OF 6

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

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

N

H: 0 100 200
SCALE IN FEET

LEGEND

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

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

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

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

PRELIMINARY LANDSCAPE PLAN

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

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

wsb

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

REVISIONS

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

CONCEPTUAL LANDSCAPE PLAN

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

05/16/22

WSB PROJECT NO.
018631-000

SHEET
4 OF 6

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

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

N

H: 0 100 200
SCALE IN FEET

wsb

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

REVISIONS

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

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

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

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

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

SHADE TREES

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

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

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

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

ORNAMENTAL TREES

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

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

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

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

EVERGREEN TREES

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

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

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

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

SHRUBS

NATIVE GRASS PLANTINGS

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

LANDSCAPE CHARACTER STUDY

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

05/16/22

WSB PROJECT NO.
018631-000

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

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

DUPLEX HOMES

Vail

1684 SF / 4 Bed / 2.5 Bath

Melbourne

1468 SF / 3 Bed / 2.5 Bath

Muirfield

1500 SF / 3 Bed / 2.5 Bath

Sydney

1490 SF / 3 Bed / 2.5 Bath

SINGLE FAMILY HOMES

Hamilton

1498 SF / 3 Bed / 2 Bath

Cali

1771 SF / 3 Bed / 2 Bath

Spencer

1889 SF / 3 Bed / 2.5 Bath

Belhaven

2124 SF / 4 Bed / 2.5 Bath

SINGLE FAMILY HOMES

Penwell

2222 SF / 3 Bed / 2.5 Bath

Holland

2124 SF / 4 Bed / 2.5 Bath

Ashbury

2462 SF / 4 Bed / 2.5 Bath

Hayden

2652 SF / 5 Bed / 3 Bath

SINGLE FAMILY HOMES

Bridgeport

2546 SF / 4 Bed / 2.5 Bath

Neuville

1635 SF / 3 Bed / 2 Bath

Galen

2481 SF / 4 Bed / 2.5 Bath

Herring

2718 SF / 5 Bed / 3 Bath

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

wsb

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

REVISIONS

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

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

7/11/22

WSB PROJECT NO.
018631-000

SHEET 6 OF 6

TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (PUD) OVERLAY/ZONING

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

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead's Planning Commission (the "Planning Commission"), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

WHEREAS, Melody Homes, Inc. (the "Applicant"), authorized representative of property owner MARK W. SCHELL, LTD. ("Owner"), has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the "PUD") for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the "Property"); and

WHEREAS, the Future Land Use Plan, from the Town's 2018 Comprehensive Plan, designates the Subject Property as Single Family Residential (SFR), which corresponds with Residential Single-Family (RSF-4) in the Town Land Use Code; and

WHEREAS, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning; and

WHEREAS, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

WHEREAS, the Planning Commission has reviewed the proposed PUD and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the PUD consistent with the conditions set forth in this Resolution.

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

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

Section 2. The Planning Commission recommends approval of the PUD, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD; and

b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the PUD application.

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

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST:

TOWN OF MEAD PLANNING COMMISSION:

By: Jeannine Reed

Jeannine Reed, Secretary

Ryan Sword, Chair

TOWN OF MEAD SEAL WELD COUNTY, COLORADO

EXHIBIT 1

Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning Map
[Exhibit begins on the next page.]

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

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

CERTIFICATE OF OWNERSHIP:

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

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

BEGINNING AT A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION, PLS 18452" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2,665.02 FEET TO A 2.25-INCH PIPE WITH A 2.5-INCH ALUMINUM CAP STAMPED "JR ENG, LS 27638" FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 39.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 28 SECONDS EAST, LEAVING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 9.5 (52' R.O.W.), RECORDED IN RECEPTION NO. 3497165;

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

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

1. NORTH 44 DEGREES 18 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 46 SECONDS EAST, 38.17 FEET;
3. NORTH 59 DEGREES 35 MINUTES 19 SECONDS EAST, 34.59 FEET,
4. NORTH 64 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 59 SECONDS EAST, 8.89 FEET,
6. NORTH 69 DEGREES 09 MINUTES 27 SECONDS EAST, 18.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.36 FEET,
8. SOUTH 83 DEGREES 17 MINUTES 20 SECONDS EAST, 622.61 FEET,
9. SOUTH 84 DEGREES 18 MINUTES 48 SECONDS EAST, 86.32 FEET,
10. SOUTH 85 DEGREES 24 MINUTES 53 SECONDS EAST, 83.53 FEET,
11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 84.66 FEET,
12. NORTH 76 DEGREES 11 MINUTES 23 SECONDS EAST, 27.05 FEET,
13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 79.19 FEET,
14. NORTH 69 DEGREES 18 MINUTES 36 SECONDS EAST, 304.53 FEET,
15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 61.03 FEET,
16. NORTH 59 DEGREES 59 MINUTES 16 SECONDS EAST, 53.06 FEET, AND
17. NORTH 54 DEGREES 32 MINUTES 03 SECONDS EAST, 58.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG SAID EAST LINE, 2,692.31 FEET TO THE POINT OF BEGINNING.

SAID BOUNDARY CONTAINING A CALCULATED AREA OF 4,719,025 SQUARE FEET OR 108.334 ACRES, MORE OR LESS,
AND DOES HEREBY LAY OUT AND ESTABLISH THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF "GRAND MEADOW SUBDIVISION", IN ACCORDANCE WITH THE MEAD LAND USE CODE; AND FURTHER ACKNOWLEDGES THAT: A) ALL GRAPHIC DEPICTIONS, CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER; AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATED THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ___ DAY OF _____, 20__

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY:_____

NAME:_____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 20__ BY_____AS _____OF_____, A_____,

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

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

_____
MAYOR

_____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY THE MEAD PLANNING COMMISSION THIS _____DAY OF _____, 20__.

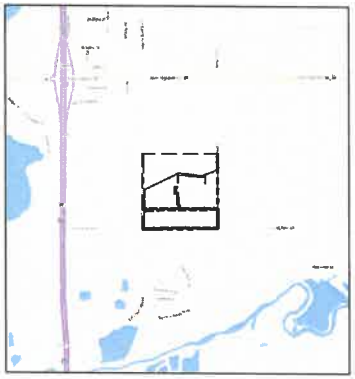
_____
CHAIRPERSON

_____
PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATION:

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

L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF WSB & ASSOCIATES INC. dba WSB
5960 GREENWOOD PLAZA BLVD, SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372



VICINITY MAP
1"=2000'

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

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02/08/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	03/18/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL

COVER SHEET

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

WSB PROJE
018631-0

SHEE
1 OF

Section a, Item i.

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

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

GENERAL DEVELOPMENT INFORMATION

THE GRAND MEADOW SITE IS APPROXIMATELY 105 ACRES IN SIZE. IT IS LOCATED IN THE FAR SOUTHEASTERN PART OF MEAD. THE PROPERTY'S EAST AND SOUTH BOUNDARIES BORDER ONTO THE TOWN OF FIRESTONE. THIS SITE IS BOUNDED BY WELD COUNTY ROAD 8.5 ON THE WEST, WELD COUNTY ROAD 28 ON THE SOUTH AND WELD COUNTY ROAD 11 ON THE EAST SIDE. AT THE NORTHERN EDGE OF THIS PROPERTY IS THE HIGHLANDS IRRIGATION DITCH NO. 3.

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

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

THE PROPOSED DEVELOPMENT IS PLANNED TO BE MOSTLY SINGLE FAMILY RESIDENTIAL LOTS WITH DUPLEXES IN THE NORTHWEST CORNER OF THE SITE. SINGLE FAMILY LOTS ARE APPROXIMATELY 80-90' WIDE. DUPLEX LOTS ARE A MINIMUM OF 80'-90' WIDE BY 110'-130' DEEP. CORNER LOTS ARE WIDER BECAUSE OF THE STREET SETBACKS.

PER THE TOWN OF MEAD'S LAND USE CODE SEC18-2-180 - RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI- FAMILY DWELLINGS) DR HORTON INTENDS TO MEET THE ORDINANCE REQUIREMENTS FOR PROVIDING A VARIETY OF ARCHITECTURAL STYLES AND WILL SUBMIT A DIVERSE SELECTION OF MODELS FOR USE IN THE GRAND MEADOW'S DEVELOPMENT.

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

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

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

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

PRELIMINARY OPEN SPACE AND LANDSCAPE PLAN

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

THE OPEN SPACE IS SPREAD OUT BUT ALSO VERY CONNECTED WHICH MAKES IT DIFFICULT TO CALCULATE IT'S SIZE. A TOTAL OF 375 LOTS REQUIRES A 5.70 ACRE SIZED PARK PER THE ORDINANCE. ON OUR PRELIMINARY LANDSCAPE PLAN WE HAVE IDENTIFIED 13.5 ACRES OF PARK SPACE.

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

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

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

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

IN ADDITION TO THE INTERNAL TRAIL SYSTEM, THE DEVELOPMENT WILL ALSO INCLUDE CREATING NEW PEDESTRIAN SIDEWALKS ALONG THE WEST, SOUTH AND EAST SIDES OF THE PROPERTY. THIS WILL BE A PART OF THE RECONSTRUCTION OF COUNTY ROAD 8.5 (WEST), COUNTY ROAD 28 (SOUTH) AND COUNTY ROAD 11 (EAST). THE NEIGHBORHOOD'S INTERNAL TRAIL SYSTEM AND SIDEWALKS CONNECT TO THE PERIMETER PEDESTRIAN NETWORK.

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

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

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

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

LAND USE COMPLIANCE ANALYSIS

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

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

THE FUTURE LAND USE PLAN ALSO IDENTIFIES A PROPOSED ELEMENTARY SCHOOL ON THIS SITE. DR HORTON HAS BEGUN DISCUSSIONS WITH THE SCHOOL DISTRICT ABOUT THE SCHOOL'S CURRENT NEEDS. BECAUSE OF CHALLENGES WITH ACCESS TO COUNTY ROAD 8.5 AND THE IRRIGATION DITCH THAT FORMS THIS SITE'S NORTHERN BOUNDARY, AS WELL AS THE TIMING OF A NEW SCHOOL DEVELOPMENT, THIS MAY NOT BE THE BEST LOCATION AT THIS TIME. DISCUSSIONS HAVE OCCURRED THAT THE PROPERTY DIRECTLY NORTH OF THIS SITE MAY BE A MORE APPROPRIATE LOCATION.

ZONING/PUD OVERLAY

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

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

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

MINIMUM LOT SIZE: DUPLEX LOTS WILL BE 28' WIDE BY 80' DEEP AND 25' WIDE BY 80' DEEP. MINIMUM LOT SIZE IN THE RSF-4 DISTRICT IS 6250 SF. THE PROPOSED LOT SIZES WILL BE 2000 SF AND 2200 SF.

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

MINIMUM STREET FRONTAGE: MINIMUM STREET FRONTAGE IN THE RSF-4 DISTRICT IS 80'. WE ARE PROPOSING LOTS THAT ARE 25' AND 28' WIDE, BUT TOGETHER THEY ARE 80' AND 56' WIDE.

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

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

THE DEVELOPMENT WILL ALSO INCLUDE A MIX OF 80' AND 90' WIDE LOTS. THE MINIMUM LOT DEPTH ON THE 80' LOTS IS 110', WHICH EQUALS A 8800 SF LOT. THERE WILL BE APPROX. 95 LOTS (OF THE TOTAL 173 - 80' LOTS) THAT MEET THAT MINIMUM DIMENSION. THE OTHER 80' LOTS WILL HAVE A WIDER OR DEEPER DIMENSIONS BECAUSE OF THE PHYSICAL LAYOUT OR THEY ARE ON A CORNER AND WILL BE 8800 - 7150 SF IN SIZE.

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

COMPREHENSIVE PLAN COMPLIANCE ANALYSIS

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

I. SMALL-TOWN COMMUNITY CHARACTER

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

II. DIVERSE ECONOMY

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

III. FRIENDLY NEIGHBORHOODS

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

IV. STRONG CONNECTIVITY

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

TRAIL CONNECTIONS ARE ALSO AN IMPORTANT ASPECT OF THIS DEVELOPMENT. ALL RESIDENTS WILL HAVE EASY ACCESS TO TRAILS FOR WALKING AND BIKING. IMPROVEMENTS TO COUNTY ROAD 8.5 TO THE WEST, COUNTY ROAD 11 TO THE EAST AND COUNTY ROAD 28 WILL ALL INCLUDE NEW SIDEWALKS AND TRAILS THAT WILL BE LINKED TO THE DEVELOPMENT'S INTERNAL TRAIL SYSTEM. THE PROJECT'S TRAIL SYSTEM WILL ALSO LINK TO THE TOWN'S GREATER TRAILS. A LINK WILL BE PROVIDED IN THE PROJECT'S SW CORNER WHICH WILL TIE INTO THE BAREFOOT LAKES TRAIL. THAT TRAIL CONNECTS TO THE 87. VRAIN LOOP, WHICH TIES INTO THE REGIONAL TRAIL SYSTEM.

V. DYNAMIC PARKS, RECREATION AND OPEN SPACE

THE PROPOSED DEVELOPMENT IS UNIQUE BECAUSE OF ITS INTERCONNECTED SYSTEM OF OPEN SPACE. MOST HOMES WILL HAVE DIRECT ACCESS TO EITHER OPEN SPACE OR TRAILS. THE TRAILS WILL CONNECT TO PARK AMENITIES WHICH WILL PROVIDE RESIDENTS WITH A SAFE AND CONVENIENT OPPORTUNITY FOR PHYSICAL ACTIVITY AND BETTER HEALTH.

VI. AN EXPANSIVE AND NATURAL AGRARIAN SETTING

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

VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

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

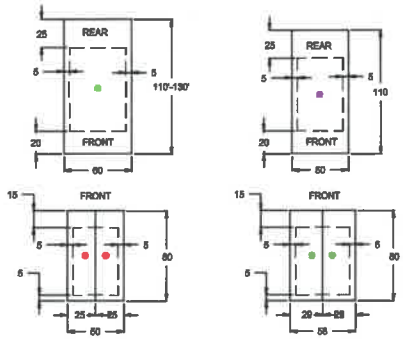
MODIFICATIONS TO RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

ZONE	RSF-4 STANDARD	RSF-4 PUD SINGLE FAMILY	RSF-4 DUPLEX
STANDARD			
MINIMUM LOT AREA PER DWELLING	6,250 SF	5,000 SF	2,000 SF
GROSS DENSITY MINIMUM	2.0 DWELLING UNITS PER ACRE	N/A	N/A
GROSS DENSITY MAXIMUM	4.0 DWELLING UNITS PER ACRE	4.0 DUAC - OVERALL	4.0 DUAC - OVERALL
MINIMUM LOT WIDTH (FEET PER DWELLING)	80 FEET	80 FEET MEASURED AT FRONT SETBACK	36 FEET
MINIMUM STREET FRONTAGE	40 FEET	80 FEET ON STRAIGHT STREET FRONTAGE, 30 FEET ON CUL-DE-SAC OR CURVED FRONTAGE	25 FEET
FRONT YARD SETBACK - AS MEASURED FROM EDGE OF PUBLIC STREET RIGHT OF WAY OR PAVEMENT EDGE ON A PRIVATE DRIVE			
FRONT LOADED	25 FEET TO FACE OF GARAGE DOOR	20 FEET TO FACE OF GARAGE DOOR	N/A
PRIMARY STRUCTURE, PORCH OR SIDE LOADED GARAGE	20 FEET	20 FEET	15 FEET
ACCESSORY BUILDING	25 FEET	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE	MAY NOT BE PLACED FORWARD OF THE FRONT FACE OF STRUCTURE
SIDE YARD SETBACK			
PRINCIPAL BUILDING	5 FEET*	5 FEET*	5 FEET*
ACCESSORY BUILDING	5 FEET	5 FEET	5 FEET
CORNER SIDE BUILDING	15 FEET	15 FEET	15 FEET
REAR YARD SETBACK			
PRINCIPAL BUILDING	25 FEET	25 FEET	15 FEET
GARAGE WITH ITS ENTRANCE FACING AN ALLEY	5 FEET	5 FEET	5 FEET
ACCESSORY BUILDING	10 FEET	10 FEET	15 FEET
BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT - PRINCIPAL STRUCTURE	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	30 FEET	30 FEET	30 FEET
MAXIMUM LOT COVERAGE	50%	60%	70%
MINIMUM OPEN SPACE	20%	20%	20%

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

PERMITTED ENCROACHMENTS INTO BUILDING SETBACKS:

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



TYPICAL LOT TEMPLATE

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/23	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/23	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/23	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

DEVELOPMENT STANDARDS

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

WSB PROJE
016631-

SHEE
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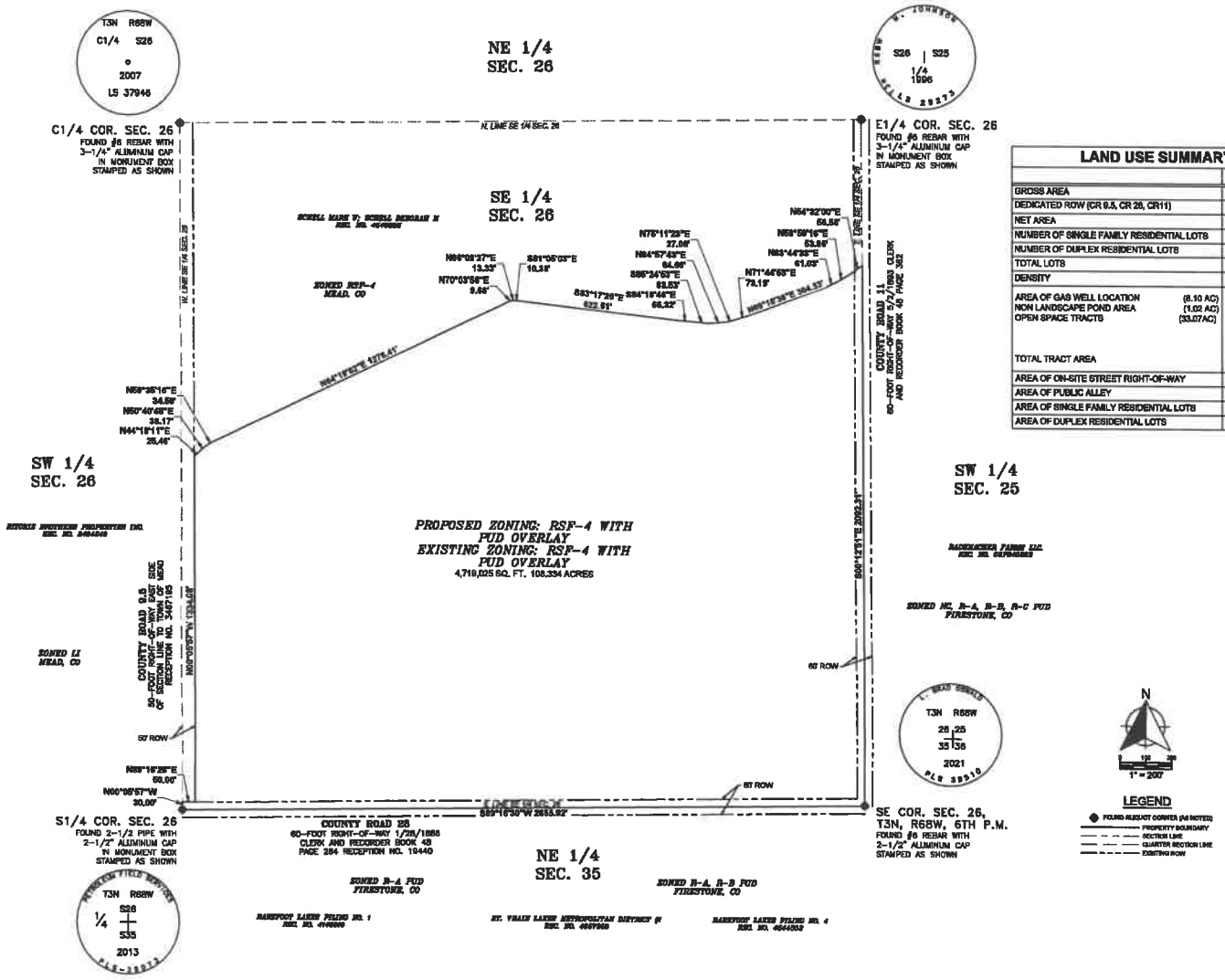
Section a, Item i.

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

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



LAND USE SUMMARY

	TOTALS
GROSS AREA	108.33 AC
DEDICATED ROW (CR 9.5, CR 26, CR11)	5.49 AC
NET AREA	102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	223
NUMBER OF DUPLEX RESIDENTIAL LOTS	150
TOTAL LOTS	373
DENSITY	3.63 DU/AC
AREA OF GAS WELL LOCATION (8.10 AC) NON LANDSCAPE POND AREA (1.02 AC) OPEN SPACE TRACTS (33.07AC)	
TOTAL TRACT AREA	42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY	15.75 AC
AREA OF PUBLIC ALLEY	2.64 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS	34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS	7.77 AC

wsb

SCALE: AS SHOWN
DESIGN BY: MADAMS
PLAN BY: MADAMS
CHECK BY: J.PETERS

REVISIONS

NO.	DATE	DESCRIPTION
1	02/08/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	03/18/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

ZONING MAP

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

WSB PROJECT 018631-0

SHEET 3 OF

Section a, Item i.

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

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

LEGEND

- TURF GRASS AREA (TO BE IRRIGATED)
- NATIVE GRASS AREA (TO BE IRRIGATED)
- P — PICNIC TABLES
- BT — BENCH WITH TRASH / RECYCLE RECEPTACLE
- BR — BIKE RACK
- TR — TRASH / RECYCLE RECEPTACLE
- B — BENCH
- M — MAILBOX KIOSK
- CONCRETE SIDEWALK
- MOWN OR GRAVEL TRAIL
- PARK BOUNDARY (8.54 ACRES REQUIRED - 13.1 ACRES PROVIDED)

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

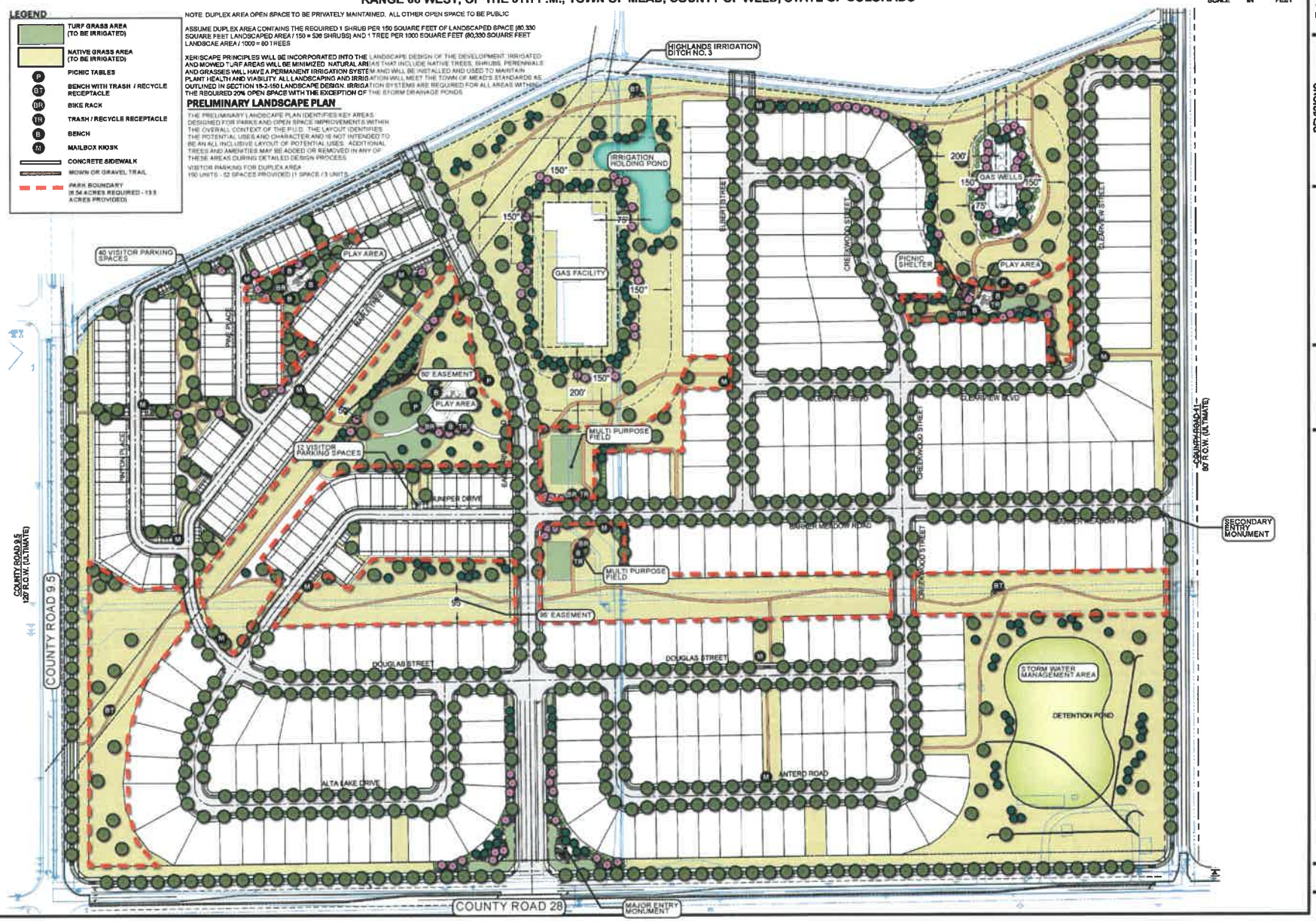
ASSUME DUPLEX AREA CONTAINS THE REQUIRED 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED SPACE (80,330 SQUARE FEET LANDSCAPED AREA / 150 = 536 SHRUBS) AND 1 TREE PER 1000 SQUARE FEET (80,330 SQUARE FEET LANDSCAE AREA / 1000 = 80 TREES

XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 18-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS

PRELIMINARY LANDSCAPE PLAN

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

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



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

REVISIONS

NO.	DATE	DESCRIPTION
1	05/06/23	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/08/23	PUD/PRELIMINARY PLAT 3RD SUBMITTAL

CONCEPTUAL LANDSCAPE PLAN

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

WSB PROJECT 016831-0

SHEET 4 OF

Section a, Item i.

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

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

0 100 200
H: SCALE IN FEET

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

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

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

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

SHADE TREES

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

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

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

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

ORNAMENTAL TREES

DOUGLAS FIR
PSUEDOTSUGA MENZIESII
GROWTH RATE : MODERATE
HEIGHT: 40-60'
WIDTH: 15-20'

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

VANDERWOLF'S PYRAMID PINE
PINUS FLEXILIS
GROWTH RATE : MODERATE
HEIGHT: 20-35
WIDTH: 15-15

BLACK HILLS SPRUCE
PICEA GLAUCA DENSATA
GROWTH RATE : MODERATE
HEIGHT: 50'
WIDTH: 20

EVERGREEN TREES

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

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

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

GRO LOW SUMAC
RHUS AROMATICA 'GRO-LOW'
GROWTH RATE : FAST
HEIGHT: 2-3
WIDTH: 5-8'

SHRUBS

NATIVE GRASS PLANTINGS

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

Grand Meadow - Landscape Character Study

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/23	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/23	PUD PRELIMINARY PLAT 3RD SUBMITTAL

LANDSCAPE CHARACTER STUDY

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

WSB PROJECT
016831-0

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Section a, Item i.

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

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

DUPLEX HOMES

1684 SF / 4 Bed / 2.5 Bath

1468 SF / 3 Bed / 2.5 Bath

1500 SF / 3 Bed / 2.5 Bath

1490 SF / 3 Bed / 2.5 Bath

SINGLE FAMILY HOMES

1498 SF / 3 Bed / 2 Bath

1771 SF / 3 Bed / 2 Bath

1889 SF / 3 Bed / 2.5 Bath

2124 SF / 4 Bed / 2.5 Bath

SINGLE FAMILY HOMES

2222 SF / 3 Bed / 2.5 Bath

2124 SF / 4 Bed / 2.5 Bath

2462 SF / 4 Bed / 2.5 Bath

2652 SF / 5 Bed / 3 Bath

SINGLE FAMILY HOMES

2546 SF / 4 Bed / 2.5 Bath

1535 SF / 3 Bed / 2 Bath

2481 SF / 4 Bed / 2.5 Bath

2718 SF / 5 Bed / 3 Bath

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

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

ARCHITECTURAL CHARACTER

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

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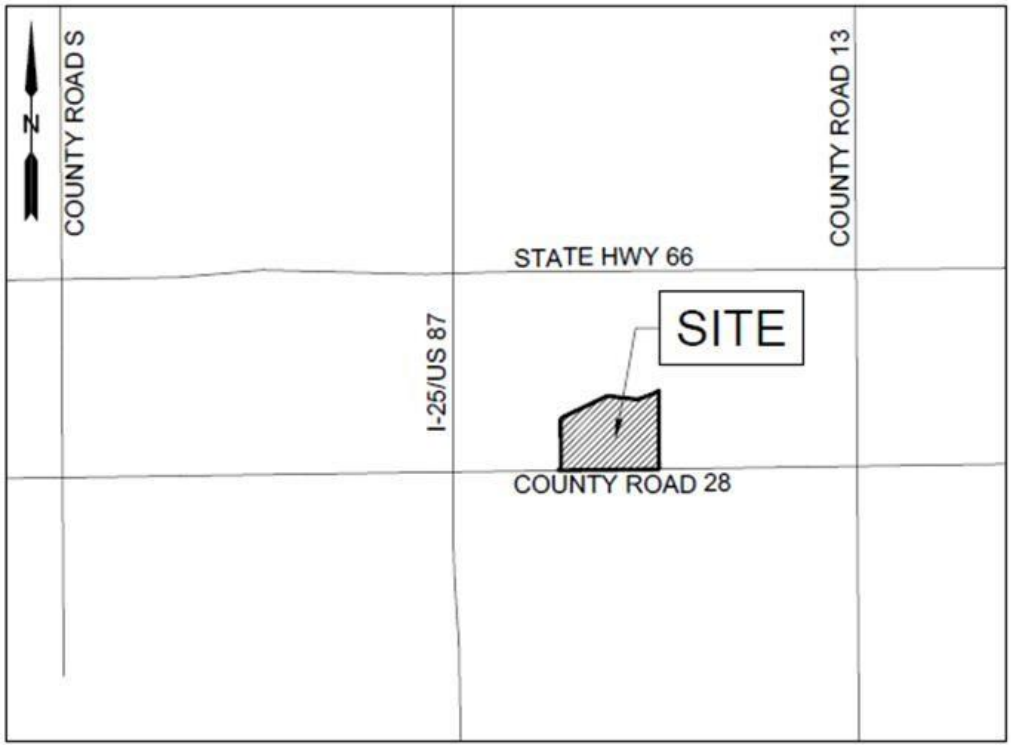
Agenda Item Summary

MEETING DATE: Board of Trustees – August 08, 2022

SUBJECT: Resolution No. 58-R-2022, A Resolution of the Town of Mead Colorado, Conditionally Approving the Grand Meadow Subdivision Preliminary Plat

PRESENTED BY: Collin Mieras, Planner II
Jennifer Vecchi, Planning Consultant



SUMMARY

Applicant, as defined below, has submitted an application for the Grand Meadow Subdivision Preliminary Plat ("Preliminary Plat"), for the Town's consideration. In accordance with Mead Municipal Code ("MMC") Section 16-4-60, the Board of Trustees shall hold a public hearing to consider the Preliminary Plat and approve, conditionally approve, or deny the Preliminary Plat via resolution. Staff recommends approval of the Preliminary Plat via the attached resolution.

DETAIL OF REQUEST

Applicant:	Melody Homes, Inc.,
Property Owner:	MARK W. SCHELL, LTD.
Property Location:	Generally north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.)
Zoning Classification:	RSF-4 with PUD Overlay
Comp. Plan Designation:	Single Family Residential (SFR)

Surrounding Land Uses:

North:	Agricultural within the Town of Mead's municipal limits, primarily zoned RSF-4 (Residential Single Family - 4 units/ acre) with commercial zoning along the south side of Highway 66
South:	Existing single family residential development (Barefoot Lakes) within the municipal limits of the Town of Firestone
East:	Currently agricultural east of County Rd. 11, with the extension of the Barefoot Lakes Subdivision planned within the Firestone town limits
West:	Light industrial, including the Ritchie Bros. development within the Town of Mead

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Overview:

The request before the Board of Trustees is to review the proposed Preliminary Plat of the 108.334-acre property, known as the Grand Meadow property ("Grand Meadow"), which is generally located north and east of the intersection of WCR 28 and WCR 9 ½ (High Plains Blvd.) ("Property"). The Applicant is Melody Homes, Inc., represented by Eric K. Simpson, and is an authorized representative of the Owner.

The Property is currently vacant, with some existing oil and gas facilities. In conjunction with the Preliminary Plat application, Applicant has submitted an application for rezoning from RSF-4 (Single-Family Residential), to RSF-4 with Planned Unit Development (PUD) Overlay, as further detailed in the Grand Meadow Subdivision PUD Overlay/Zoning Map ("PUD"), also presented for consideration by the Board of Trustees at the August 08, 2022 meeting.

The Preliminary Plat proposes 223 single-family and 150 duplex residential lots for a total of 373 dwelling units, in conformance with the PUD. The overall proposed density is 3.4 dwelling units per acre, which is in conformance with the zoning limits and the proposed PUD. Single-family detached lot sizes range from 5,500 sq. ft. to 14,187 sq. ft. and duplex lots range from 2,000 sq. ft. to 3,748 sq. ft.

The Preliminary Plat further proposes the dedication of additional right-of-way (ROW) for WCR 9 ½ (High Plains Blvd) as a 2-lane Major Arterial Street in compliance with the Town of Mead Transportation Plan. In addition, the Preliminary Plat proposes to dedicate 33.07 acres of land for parks and open space, which is approximately 30% and exceeds the 20% open space/parks dedication requirement for the residential PUD zoning.

The Planning Commission public hearing on the Preliminary Plat was held on July 20, 2022. At the meeting and following the conclusion of the public hearing, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions. The Planning Commission recommendation regarding approval of the Preliminary Plat is memorialized in Resolution No. 07-PC-2022, attached to this AIS.

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

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

Staff finds that the Preliminary Plat provides a functional system for land use. The lots all provide adequate access to the roadway network. The lot sizes meet the minimum dimensional standards for the applicable PUD. Single -family lot sizes range from 5,500 sq. ft. to 14,187 sq. ft. and duplex lots range from 2,000 sq. ft. to 3,748 sq. ft. The Preliminary Plat proposes to dedicate the necessary rights-of-way, in accordance with the Transportation Plan. Adequate open space and park dedications are provided for in accordance with the MMC. Planned drainage facilities and underlying tracts will be maintained in accordance with the final plat, once approved. Easements will be provided at final platting for the location of utilities to serve the lots.

2) *The application is consistent with the approved PUD and incorporates the Planning Commission's recommendations and conditions of approval.*

Staff finds the Preliminary Plat is consistent with the PUD and the applicant will incorporate recommendations and conditions of approval specified by the Planning Commission.

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

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

Most of the goals and strategies identified in the Comprehensive Plan, related to promoting the Town’s small town, rural character, emphasize the importance of establishing a vibrant downtown, establishing attractive gateway corridors, supporting historic preservation and the arts, and enforcing design standards that promote a rural image. The Grand Meadow development will comply with all design standards identified in the Code, including architecture design standards for future homes.

Residents of the subdivision will provide potential customers for the businesses downtown, contributing to a dynamic and vibrant downtown.

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

The Grand Meadow development would add diversity to the Town's housing stock and housing options, with options for a range of single-family detached housing products, as well as the potential for single-family attached duplex dwellings, which are currently in limited supply in Mead. This diversity of housing types will allow residents of all ages and stages of life to live in and contribute to the Town's community, further implementing goals identified in the *2018 Mead Comprehensive Plan.*

c. Parks and open space and trails are incorporated into the site design:

The Preliminary Plat proposes to dedicate 33.07 acres of land for parks and open space, which exceeds the 20% open space dedication requirement. In addition, the Preliminary Plat provides a well-designed trail and sidewalk network to accommodate pedestrians and bicyclists. In accordance with the Town's open space and park requirements, the Preliminary Plat provides one neighborhood park (Tract 2) and two smaller pocket parks (Tract 1 and a portion of Tract 7), multi-purpose fields (Tracts 5 and 8), as well as trails that interconnect the development that will provide recreation access within walking distance for all of the residents of the subdivision.

d. The proposed project protects the Town's environmental quality:

The proposed project protects the Town's environmental quality in the following ways:

1) The property is originally farmland with active and inactive oil and gas facilities, with no known environmental contamination requiring mitigation.
2) The development is required to dedicate 20% parks and open space. The development will provide a well-designed trail and sidewalk network to accommodate pedestrians, bicyclists, and other non-motorized modes of travel. The abundance of open space will provide nearby access to recreation opportunities for residents.
3) The development is not anticipated to cause any disturbance to natural areas within the Town of Mead.

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

The developer for Grand Meadow will help to construct a transportation network that will expand upon the existing network, including the improvement of High Plains Blvd., WCR 28 and WCR 11. A well-connected and efficient transportation network allows access to higher paying and varied job types, a wider selection of housing options and more convenient health and human services. The residents will also help to fund the local school district through fees and taxes, expanding the educational service opportunities. In addition, the Town will collect impact fees and taxes from the new homes. These fees and taxes will provide opportunities to enhance the cultural, historical, educational, and human services in Mead. This revenue will fund Town infrastructure and other capital construction projects, including roads and drainage, cultural and recreation facilities and parks, trails and open space, which will improve the quality of life for existing residents and business owners.

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

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

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

One of the anticipated impacts of the Grand Meadow development will be the increased number of vehicle trips onto the Town's roadway network. The Owner will be responsible for constructing the necessary improvements to these roadways in order to mitigate this additional traffic. Additional impacts to the broader Town roadway network will be mitigated using impact fees that will be paid with building permits. Details related to the design, cost, and timing of completion of required improvements will be fleshed-out through review of the final plat and development of the subdivision improvement agreement (SIA). The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated with drainage facilities that will be constructed and maintained by the developer. The park and open space dedications will add to the Town's network of open space and will provide new recreational options and opportunities for Mead's residents.

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

The Grand Meadow development will help address the growing demand for housing in the Front Range region, as well as increasing the Town's housing stock. This will provide for a greater variety of single-family detached and attached housing products. The proposed development will benefit the Town's economic base by providing new residents and potential customers for Mead's businesses. The diverse housing stock, created by the development, will also provide opportunities for employees of Mead's businesses to live close to their workplace. The abundance of open space will provide nearby access to recreation opportunities for residents, and the well-designed trail and sidewalk network will accommodate pedestrians, bicyclists, and other non-motorized modes of travel.

Financial/Budgetary Considerations:
The Grand Meadow development will create infrastructure (water, sewer, utilities, roads, drainage, parks, open space, etc.) that will expand and improve upon the existing infrastructure in Mead. The Town will also collect impact fees and taxes from the new homes. This revenue will help to fund improvements necessary to mitigate the impact of the new development, including roads, drainage, parks, trails, and open space, which will expand upon and improve the quality of life for existing residents and business owners. Total impact fees are anticipated to be approximately $5,104,994.

Other Legal Considerations:
The Preliminary Plat application complies with the applicable noticing requirements set forth in MMC Sec. 16-4-60. Specifically, notice of the Board of Trustees public hearing was published in the *Longmont Times-Call* newspaper, mailed to all property owners within 1,000 feet of the Property, and signs were posted on the Property, all no less than fifteen (15) days prior to the public hearing. In accordance with the Colorado Revised Statutes (C.R.S. 24-65.5-103 et. seq.), notice was provided via certified mail to all mineral estate owners no less than thirty (30) days prior to the public hearing.

Alternatives/Options:
With respect to the proposed Preliminary Plat, the Board of Trustees may approve, conditionally approve, or deny the Preliminary Plat.

Staff Recommendation:
After reviewing the Application, Town staff finds the Preliminary Plat to be in compliance with the MMC and the Comprehensive Plan. Therefore, staff recommends that the Board of Trustees approve the proposed Preliminary Plat, subject to standard conditions of approval via the following suggested motion:

Recommended Motion:
"I MOVE TO APPROVE RESOLUTION NO. 58-R-2022, A RESOLUTION CONDTIONALLY APPROVING THE GRAND MEADOW SUBDIVISION PRELIMINARY PLAT, BASED ON A FINDING THAT THE PRELIMINARY PLAT REVIEW CRITERIA AS SET FORTH IN SECTION 16-4-60 OF THE *MEAD MUNICIPAL CODE* HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE AUGUST 08, 2022 BOARD OF TRUSTEES MEETING."

ATTACHMENTS:

- Resolution No. 58-R-2022, conditionally approving the Preliminary Plat
- Preliminary Plat (as an exhibit to the resolution)
- Planning Commission Resolution No. 07-PC-2022 - Recommending Conditional Approval of the Grand Meadow Subdivision Preliminary Plat to the Board of Trustees *(exhibits not included)*

TOWN OF MEAD, COLORADO
RESOLUTION NO. 58-R-2022

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING THE GRAND MEADOW SUBDIVISION PRELIMINARY PLAT

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

WHEREAS, Melody Homes, Inc. (the "Applicant"), authorized representative of property owner MARK W. SCHELL, LTD. ("Owner"), has submitted an application for the Grand Meadow Subdivision Preliminary Plat (the "Preliminary Plat") for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the "Property"); and

WHEREAS, the Preliminary Plat proposes to subdivide the property into 223 single- family detached lots and 150 attached duplex lots for a total of 373 lots within a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning with a PUD Overlay; and

WHEREAS, following the conclusion of a public hearing, held on July 20, 2022, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions; and

WHEREAS, the Planning Commission's recommendation is memorialized in Resolution No. 07-PC-2022, a copy of which has been provided to the Board of Trustees; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on August 8, 2022 to consider the Preliminary Plat, and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Land Use Code (including subdivision 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 for this case, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

WHEREAS, the Board of Trustees has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60 of the MMC have been satisfied; and

WHEREAS, the Board of Trustees has further determined that approval of the Preliminary Plat will advance the public health, safety, convenience, and general welfare of the residents of the

Town, subject to the conditions of approval as hereinafter set forth.

THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Colorado, that:

Section 1. That the Grand Meadow Subdivision Preliminary Plat be approved subject to the following conditions of approval:

a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and

b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

Section 2. Subject to review and approval of the Preliminary Plat mylar by the Director and the Town Attorney, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Preliminary Plat mylar pursuant to the terms contained herein.

Section 3. Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.

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

Section 5. **Repealer**. All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 6. **Certification.** The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 8th DAY OF AUGUST, 2022.

ATTEST: **TOWN OF MEAD:**

By:_____ By: _____

Mary Strutt, MMC, Town Clerk Colleen G. Whitlow, Mayor

EXHIBIT 1

Grand Meadow Subdivision Preliminary Plat
(Exhibit begins on the next page)

PRELIMINARY PLAT
GRAND MEADOW SUBDIVISION

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

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, BEING DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

AND DOES HEREBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF "GRAND MEADOW SUBDIVSION", SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY AND OTHER EASEMENTS; AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED PRELIMINARY PLAT CONTAINS 108.334 ACRES OR 4,719,025 SQUARE FEET MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND(S) AND SEAL(S) THIS ___ DAY OF _____, 20___.

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY: _____

NAME: _____

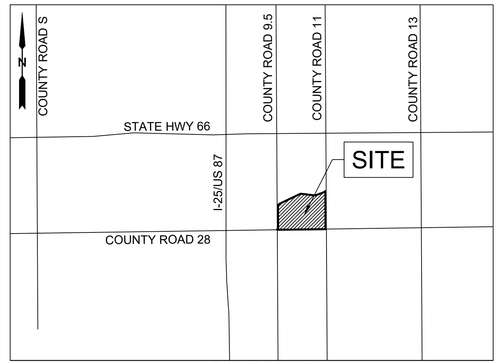
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20___. A.D. BY_____AS _____OF MARK W. SCHELL, LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS PRELIMINARY PLAT OF "GRAND MEADOW SUBDIVISION" IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO,

HELD ON _____, 20__. THE NON-APPEALABLE AND APPROVED PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

_____
MAYOR

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL

THIS _____DAY OF _____, 20__.

_____
CHAIRMAN

_____
SECRETARY

TRACT SUMMARY

TRACT	AREA (AC)	OWNERSHIP & MAINTENANCE	USAGE
TRACT 1	0.877	METRO DIST.	OPEN SPACE, PARK, VISITOR PARKING
TRACT 2	5.469	METRO DIST.	WELL SETBACK, OPEN SPACE, PARK, VISITOR PARKING
TRACT 3	1.150	METRO DIST.	OPEN SPACE, VISITOR PARKING
TRACT 4	4.398	METRO DIST.	OPEN SPACE
TRACT 5	10.149	METRO DIST.	WELL SETBACK, OPEN SPACE, VISITOR PARKING
TRACT 6	8.842	METRO DIST.	DRAINAGE POND, OPEN SPACE
TRACT 7	5.818	METRO DIST.	WELL SETBACK, OPEN SPACE, VISITOR PARKING
TRACT 8	2.557	METRO DIST.	OPEN SPACE, MULTIPURPOSE FIELD
TRACT 9	1.854	METRO DIST.	OPEN SPACE, VISITOR PARKING
TRACT 10	0.624	METRO DIST.	OPEN SPACE
TRACT 11	0.220	METRO DIST.	OPEN SPACE
TRACT 12	0.101	METRO DIST.	UTILITY EASEMENT
TRACT 13	0.132	METRO DIST.	UTILITY EASEMENT
TOTAL	42.191		

OWNERSHIP AND MAINTENANCE OF PRIVATE ALLEYS WILL BE BY METRO DISTRICT.

LAND USE SUMMARY

	TOTALS
GROSS AREA	108.33 AC
DEDICATED ROW (CR 9.5, CR 28, CR 11)	5.48 AC
NET AREA	102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	223
NUMBER OF DUPLEX RESIDENTIAL LOTS	150
TOTAL LOTS	373
DENSITY	3.63 DU/AC
AREA OF GAS WELL LOCATION (8.10 AC) NON LANDSCAPE POND AREA (1.02 AC) OPEN SPACE TRACTS (27.70 AC)	
TOTAL TRACT AREA	42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY	15.75 AC
AREA OF PUBLIC ALLEY	2.64 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS	34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS	7.77 AC

OWNER:
MARK W. SCHELL, LTD.
C/O MARK SCHELL
521 CNTY RD 40
BERTHOUD, CO 80513

DEVELOPER/ APPLICANT:
MELODY HOMES, INC.
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
720-355-6274

CIVIL ENGINEER:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

SURVEYOR:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

PLANNER:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

LANDSCAPE ARCHITECT:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

TRAFFIC:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

DATE OF PREPARED:
JULY 11, 2022

NOTES:

1. BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SE 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST AS BEARING NORTH 00°05'57" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. BASIS OF ELEVATIONS: THE PRIMARY BENCHMARK USED TO DETERMINE ELEVATIONS IS THE NATIONAL GEODETIC SOCIETY BENCHMARK P 329, A 3-1/2" BRASS CAP SET IN A 12" CONCRETE CYLINDER. NAVD88 PUBLISHED ELEVATION=4953.57 FEET.
3. COORDINATE SYSTEM: NAD83 COLORADO STATE PLANES, NORTH ZONE, US SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING THE COMBINED SCALE FACTOR 0.99972444.
4. CONTOURS SHOWN HEREON ARE IN 2' AND 10' INTERVALS.
5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WSB & ASSOCIATES INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, WSB & ASSOCIATES INC., RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC., TITLE COMMITMENT NUMBER 571-214100970 DATED JULY 20, 2021.
8. PROPERTY ADDRESS IS 4997 COUNTY ROAD 28, MEAD, CO.
9. PROPERTY LIES IN ZONE X BASED UPON FEMA MAP PANEL 08123C1880E REVISED JANUARY 20, 2016.
10. GROSS LAND AREA IS 108.334 ACRES OR 4,719,025 SQUARE FEET.
11. UTILITIES WERE LOCATED FROM ABOVE GROUND UTILITY FEATURES AND 811 MARKS.
10. THE MAGELLAN PIPELINE WAS PLACED USING COORDINATES PROVIDED TO WSB BY MAGELLAN MIDSTREAM PARTNERS, L.P.
11. FIELD WORK WAS COMPLETED IN SEPTEMBER OF 2021.
12. 50' WIDE AND 60' WIDE SINGLE STRUCTURE LOTS HAVE A 20' FRONT, 25' REAR AND 5' SIDE SETBACKS. 25' AND 29' WIDE DUPLEX LOTS HAVE A 5' FRONT, 15' REAR AND 5' SIDE SETBACKS.
13. OWNERSHIP AND MAINTENANCE OF PRIVATE ALLEYS WILL BE BY METRO DISTRICT.
14. LEGAL DESCRIPTION PREPARED BY L. BRAD OSWALD, PLS, WSB AND ASSOCIATES INC. dba WSB., 5660 GREENWOOD PLAZA BLVD, SUITE 111 GREENWOOD VILLAGE, CO 80111
15. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
16. CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
17. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I, L. BRAD OSWALD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__.

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

wsb

Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing by/date: 7-11-2022
Project No.: 018631-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 3-28-2022
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022

D·R·HORTON America's Builder

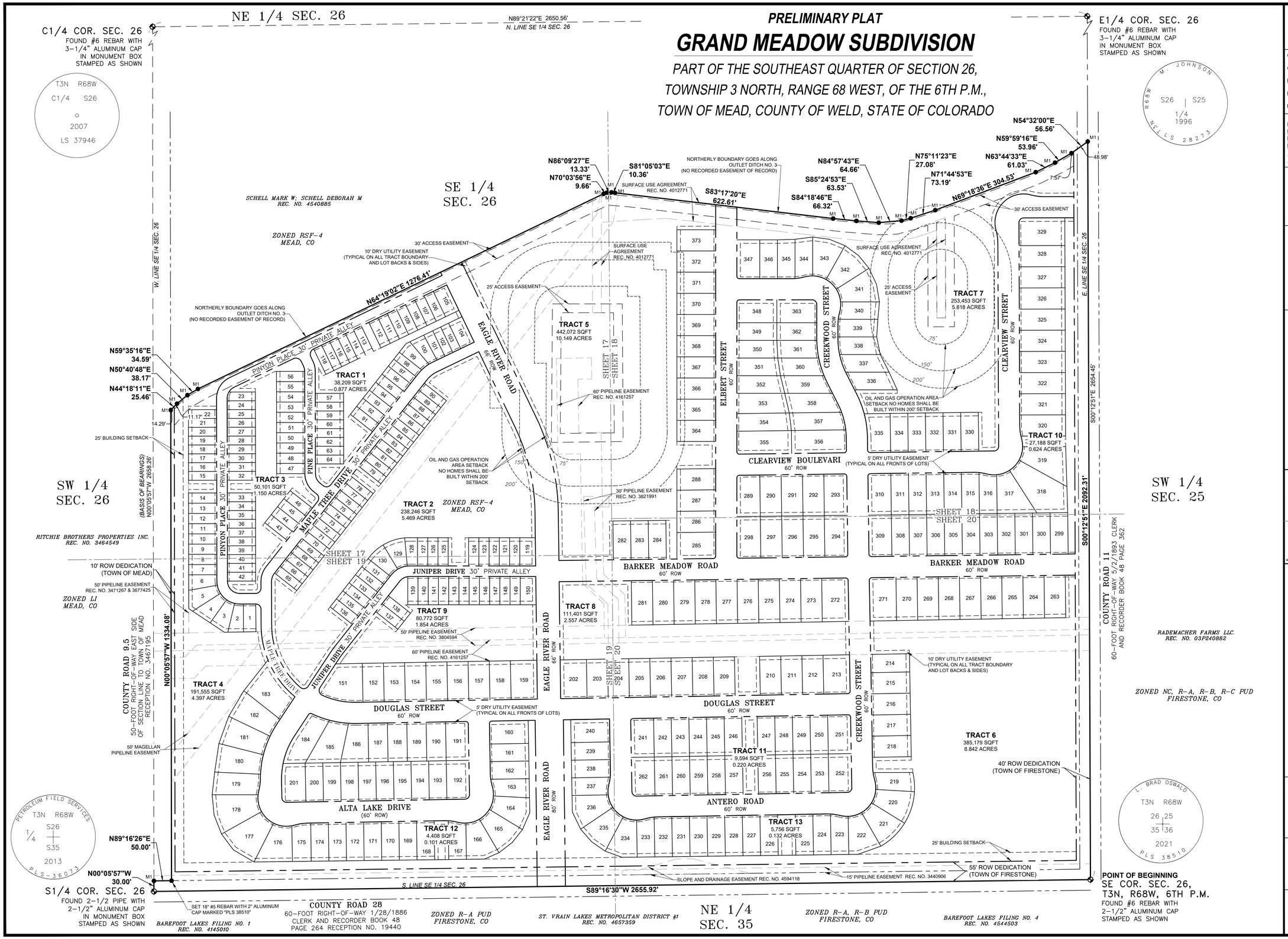
TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW SUBDIVSION

Call 48 Hours before digging:
Colorado One Call
CALL: (303) 232-1991 or 811

PRELIMINARY PLAT
GRAND MEADOW SUBDIVISION

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



wsb

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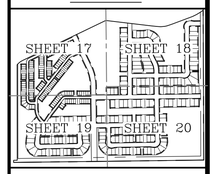
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022

D·R·HORTON America's Builder

N
0 60 120
1" = 120'

KEY MAP



L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF
WSB & ASSOCIATES INC. dba WSB
5660 GREENWOOD PLAZA BLVD,
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TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

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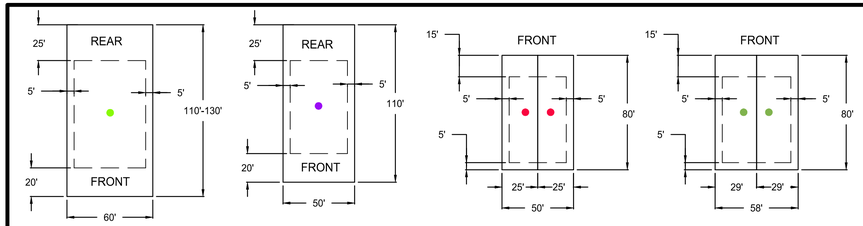
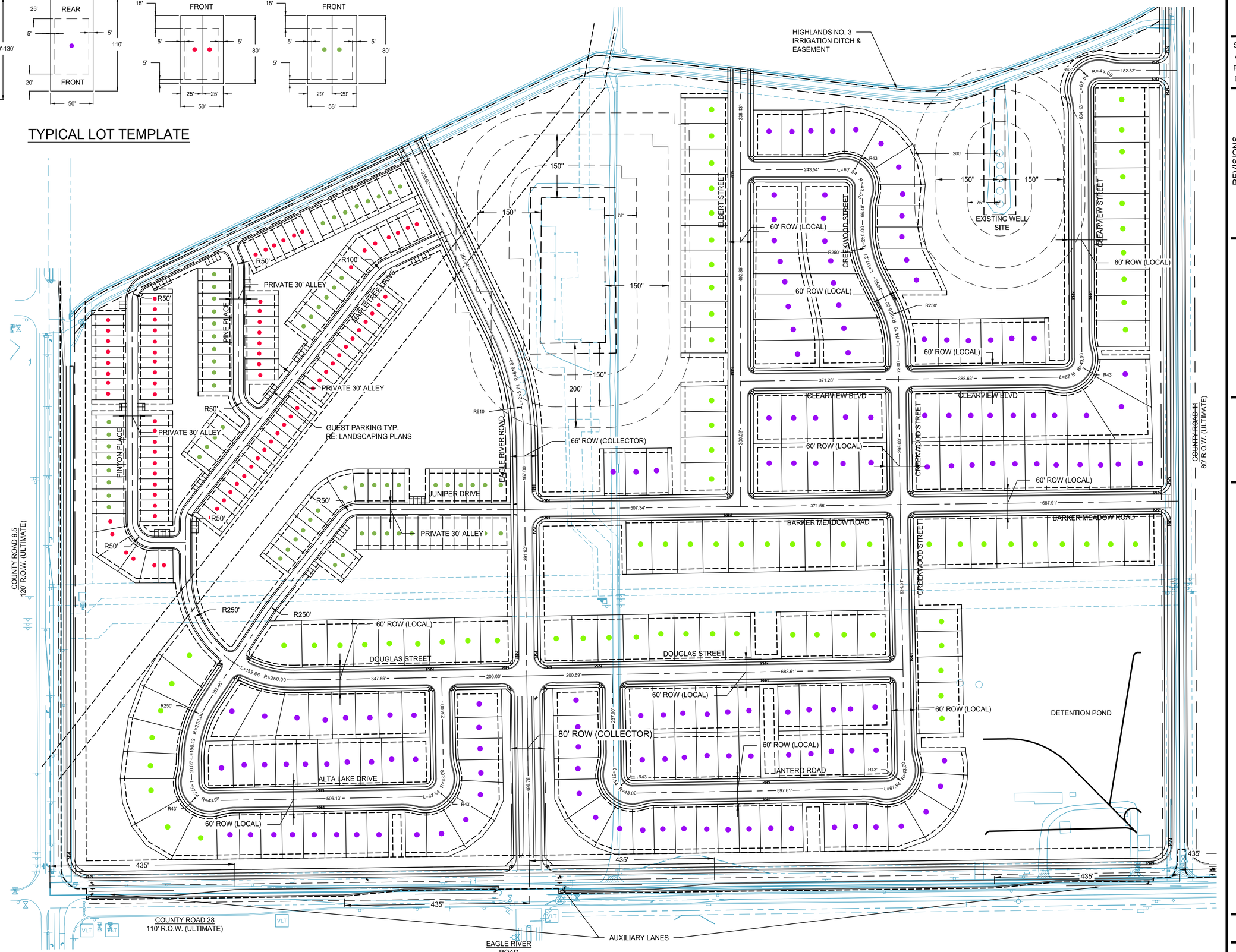
wsb



TYPICAL LOT TEMPLATE



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

REVISIONS

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

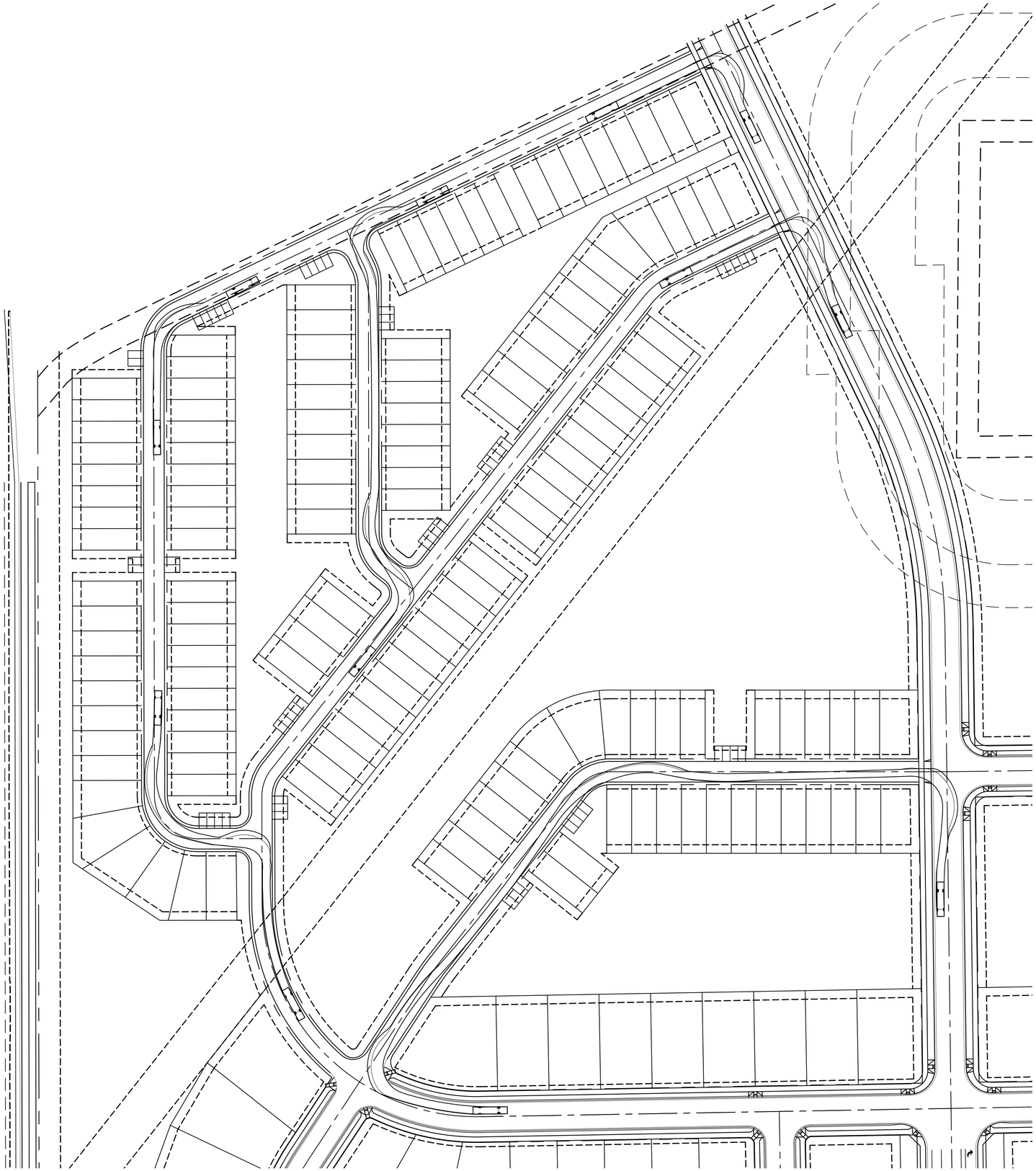
SITE PLAN

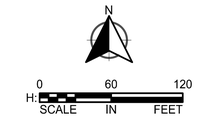
GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

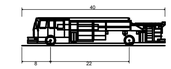
7/11/22

WSB PROJECT NO.
018631-000

SHEET
3 OF 21







Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

wsb

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

REVISIONS

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

VEHICLE TRACKING PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
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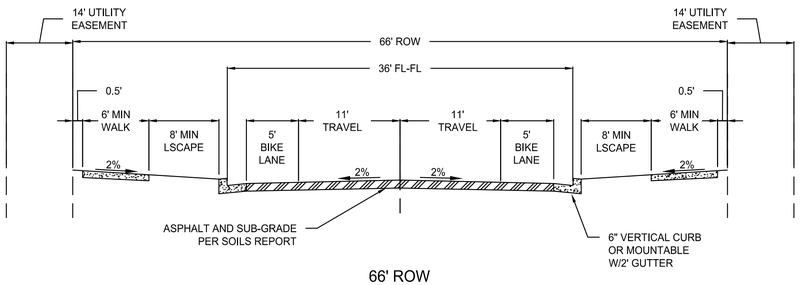
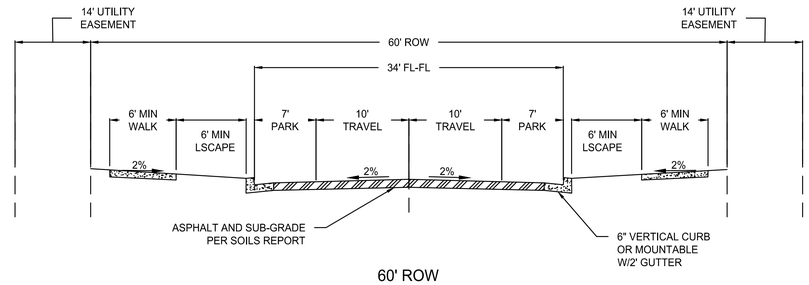
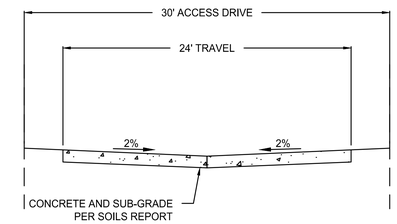


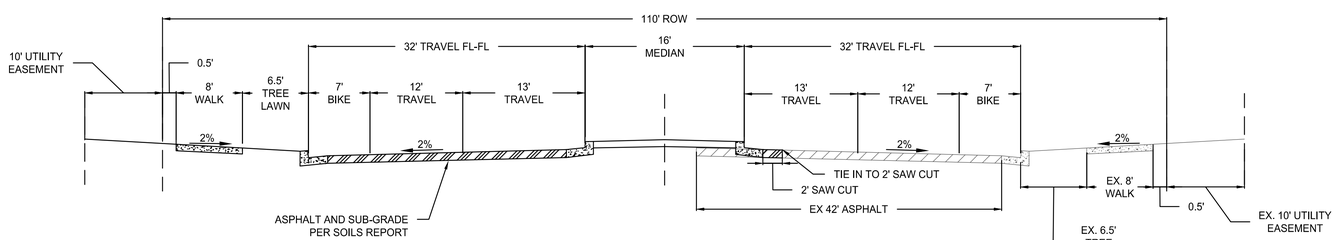
66' ROW
GRAND MEADOW SUBDIVISION
(MINOR COLLECTOR)
TOWN OF MEAD JURISDICTION



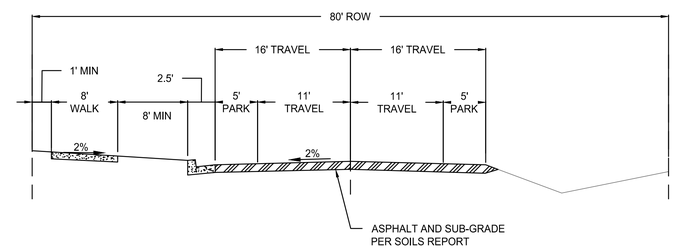
60' ROW
GRAND MEADOW SUBDIVISION
(RESIDENTIAL LOCAL)
TOWN OF MEAD JURISDICTION



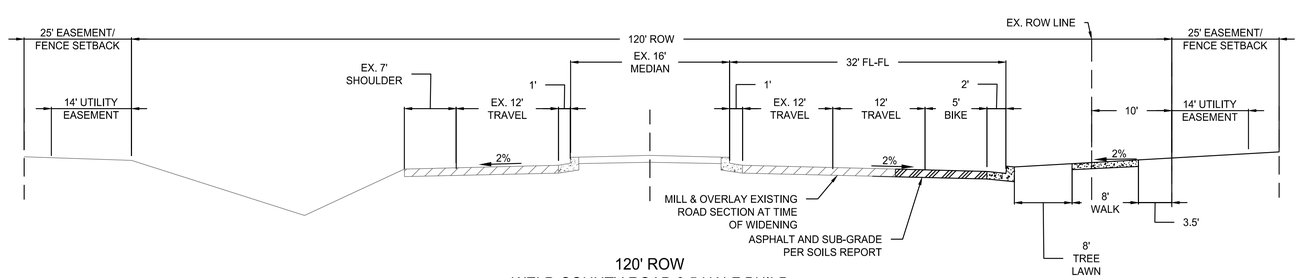
30' ACCESS DRIVE
DUPLEX AREA
(PRIVATE DRIVE)



110' ROW
WELD COUNTY ROAD 28 HALF BUILD
(ARTERIAL)
FIRESTONE JURISDICTION



80' ROW
WELD COUNTY ROAD 11 HALF BUILD
(COLLECTOR)
FIRESTONE JURISDICTION



120' ROW
WELD COUNTY ROAD 9.5 HALF BUILD
(ARTERIAL)
TOWN OF MEAD JURISDICTION

SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

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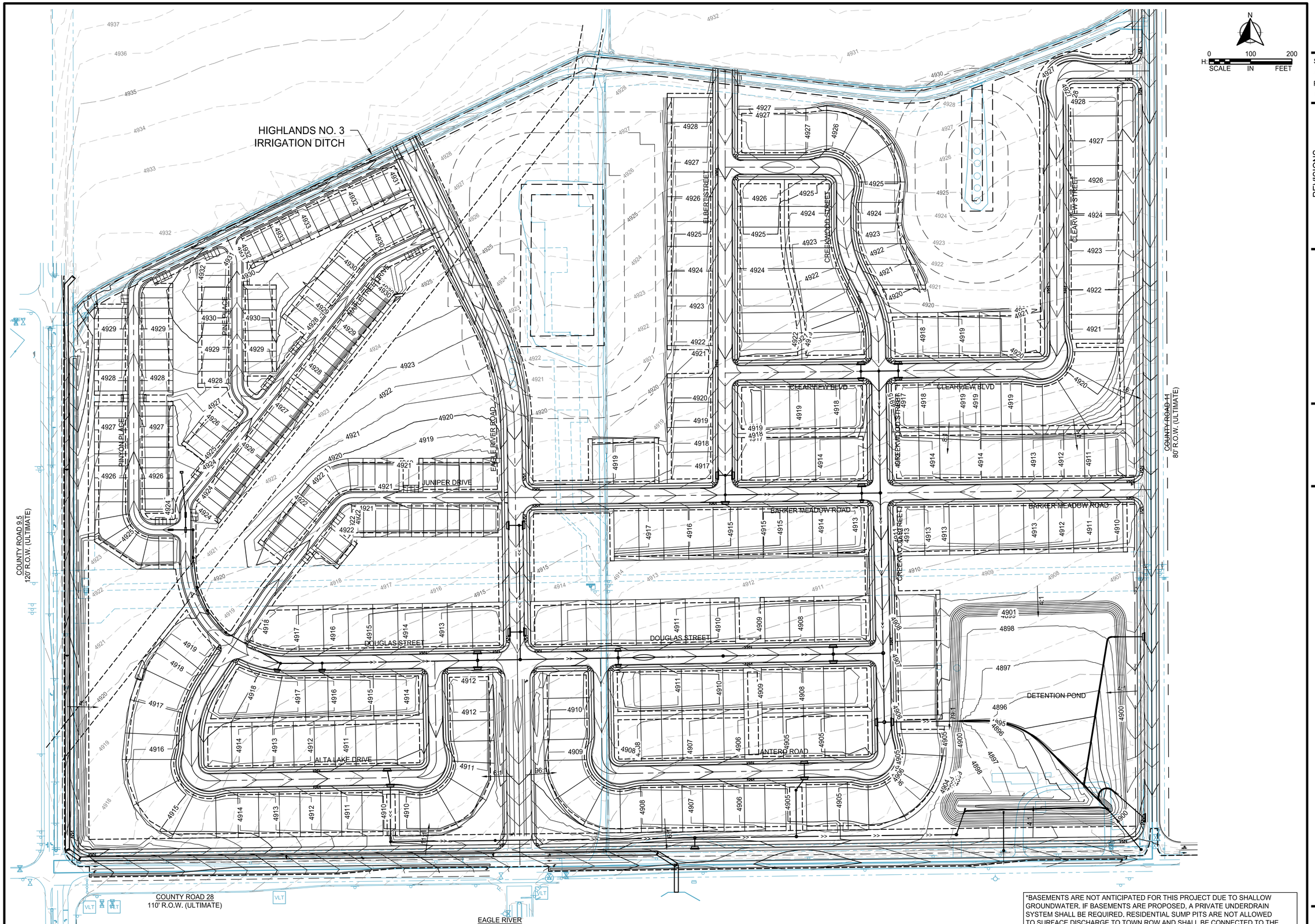

*BASEMENTS ARE NOT ANTICIPATED FOR THIS PROJECT DUE TO SHALLOW GROUNDWATER. IF BASEMENTS ARE PROPOSED, A PRIVATE UNDERDRAIN SYSTEM SHALL BE REQUIRED. RESIDENTIAL SUMP PITS ARE NOT ALLOWED TO SURFACE DISCHARGE TO TOWN ROW AND SHALL BE CONNECTED TO THE UNDERDRAIN SYSTEM. THE UNDERDRAIN SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOA OR METROL DISTRICT.

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

REVISIONS

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

GRADING PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
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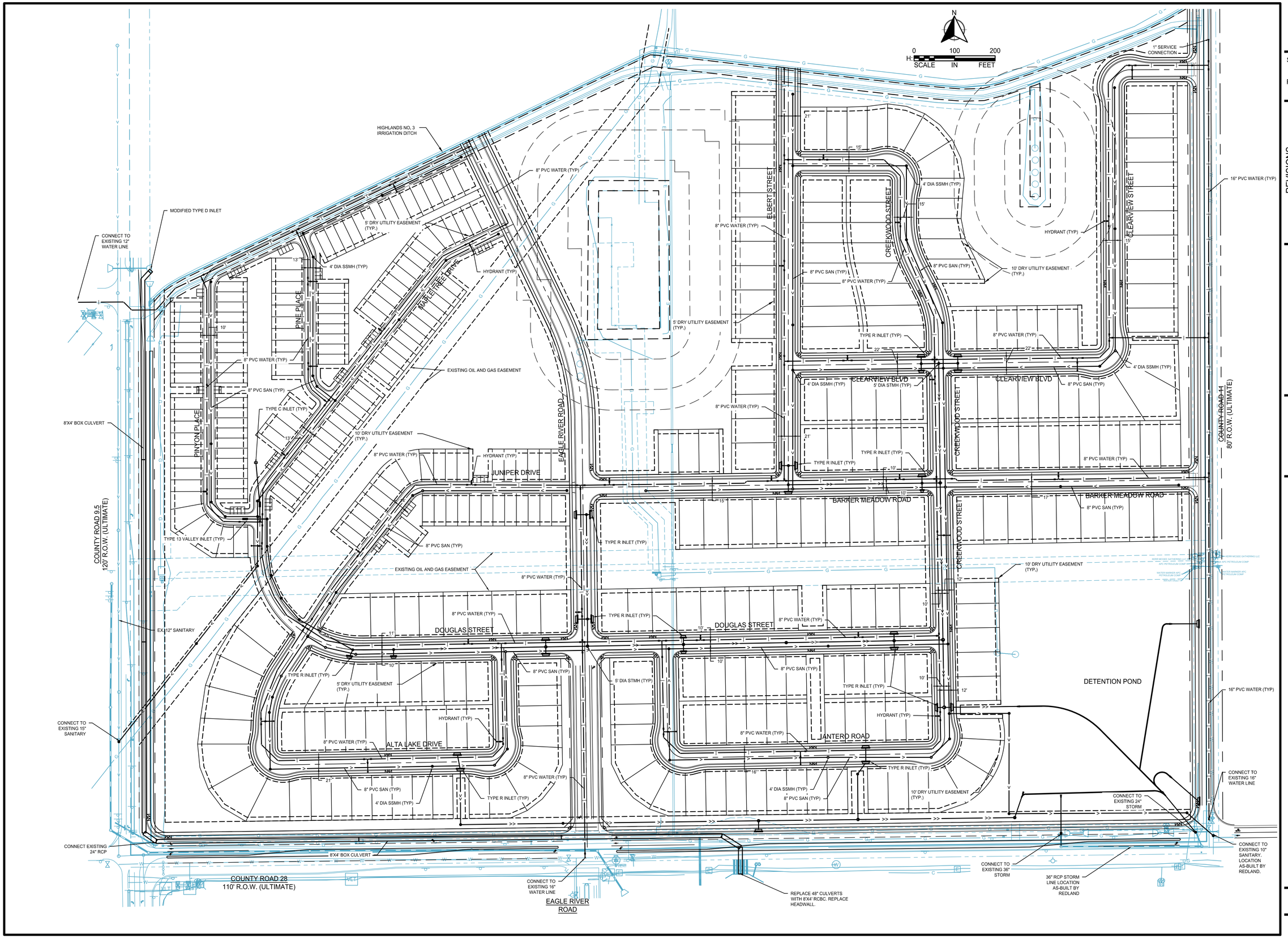
SHEET
6 OF 21



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

REVISIONS

NO.	DATE	DESCRIPTION
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UTILITY PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

SHEET
7 OF 21

LEGEND

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

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

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

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

PRELIMINARY LANDSCAPE PLAN

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

VISITOR PARKING :
150 UNITS - 52 SPACES PROVIDED (1 SPACE / 3 UNITS

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
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PRELIMINARY LANDSCAPE PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO. 018631-000

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

N

H: 0 50 100
SCALE IN FEET

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
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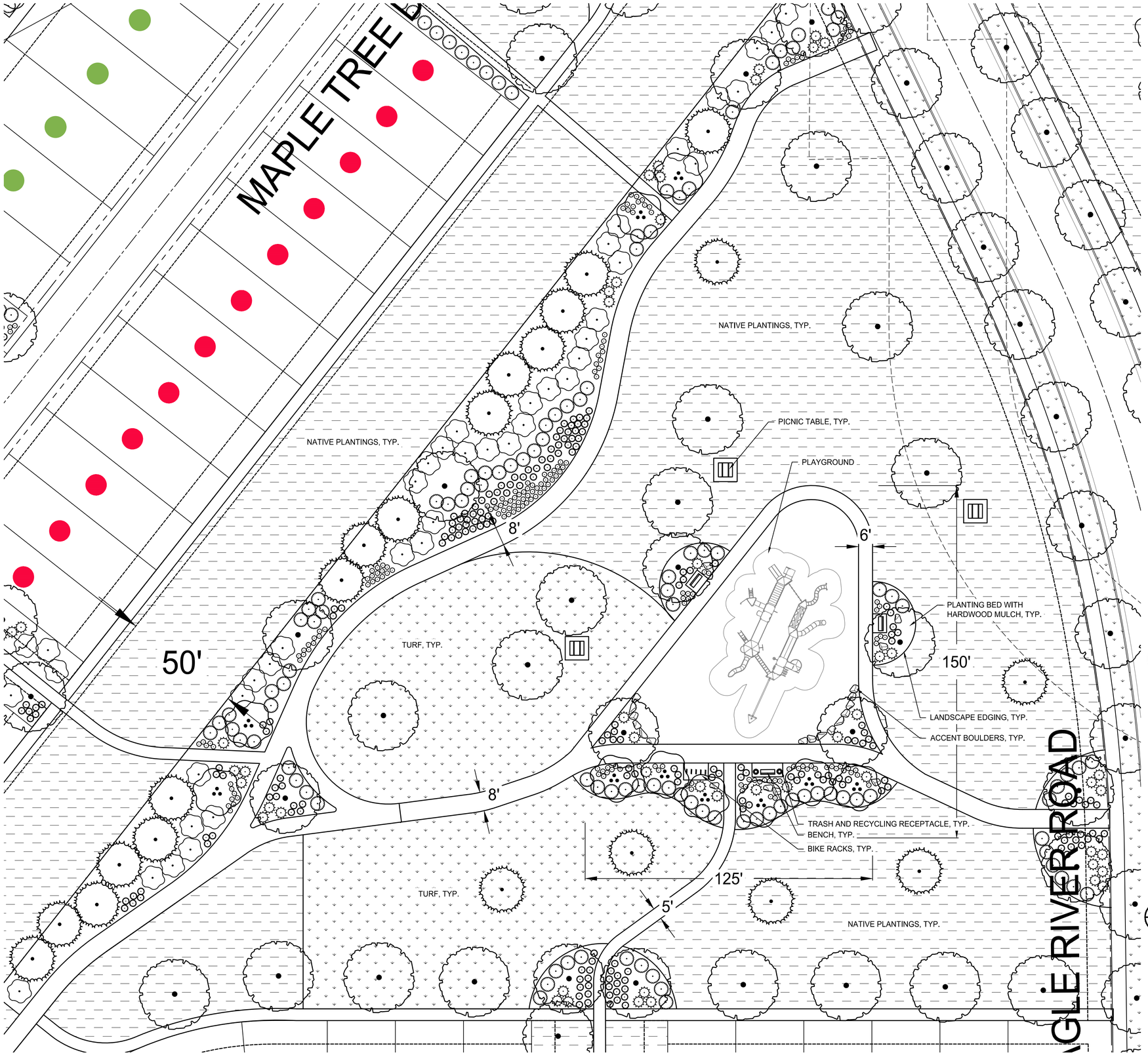
PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

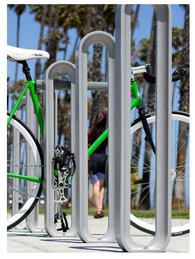


LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

1/4 NATURE THEMED PLAYGROUND EXAMPLE

2/4 PICNIC TABLE EXAMPLE



3/4 BIKE RACK EXAMPLE

4/4 RECEPTACLE EXMAPLE

5/4 BENCH EXAMPLE

N

0 20 40
H: SCALE IN FEET

wsb

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

REVISIONS

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PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-1

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

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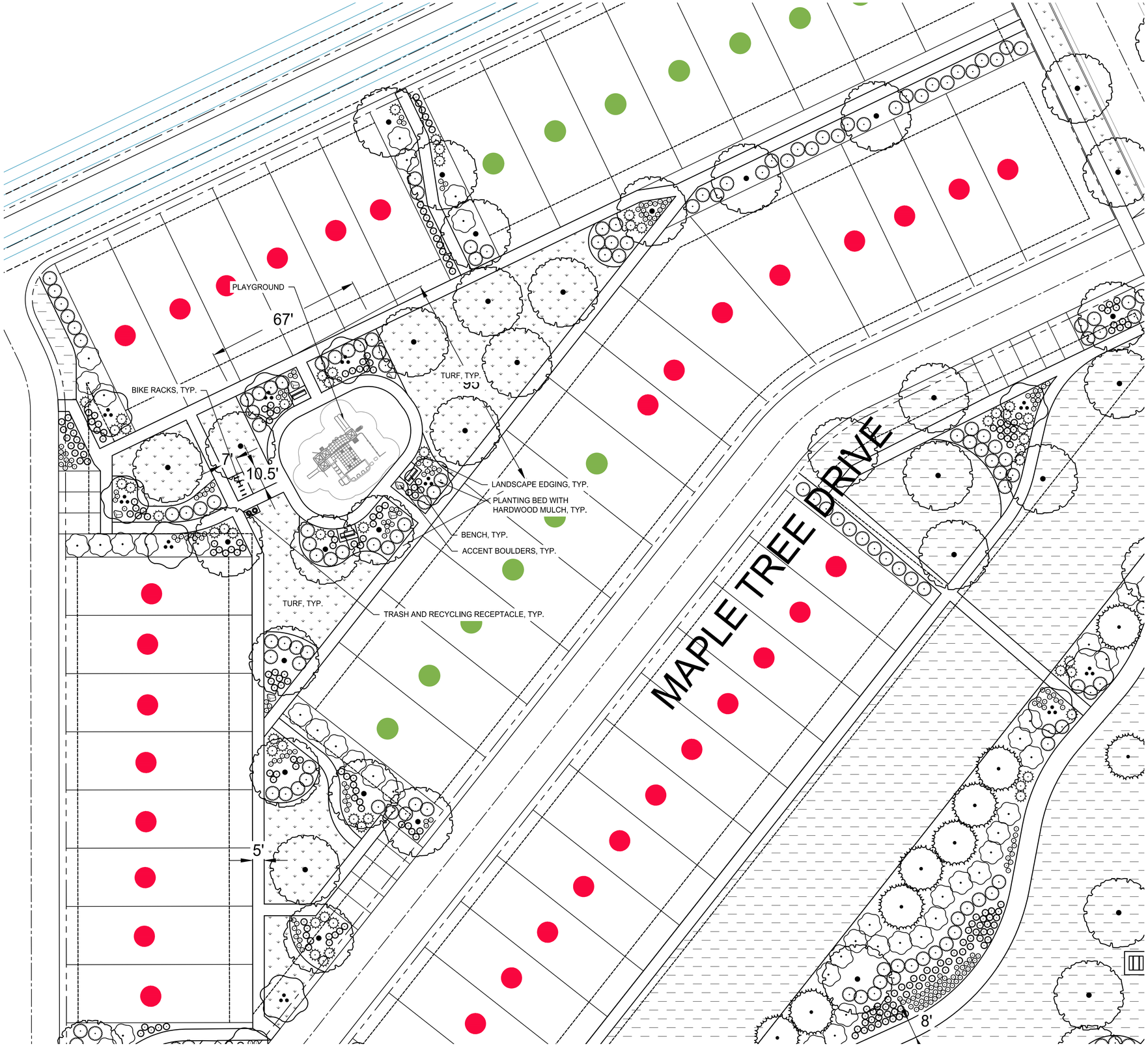
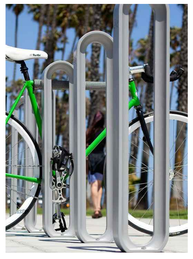
10 OF 21



LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

1/5 NATURE THEMED PLAYGROUND EXAMPLE



2/5 BIKE RACK EXAMPLE

3/5 RECEPTACLE EXMAPLE

4/5 BENCH EXAMPLE

N

0 20 40
H: SCALE IN FEET

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
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3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-2

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO. 018631-000

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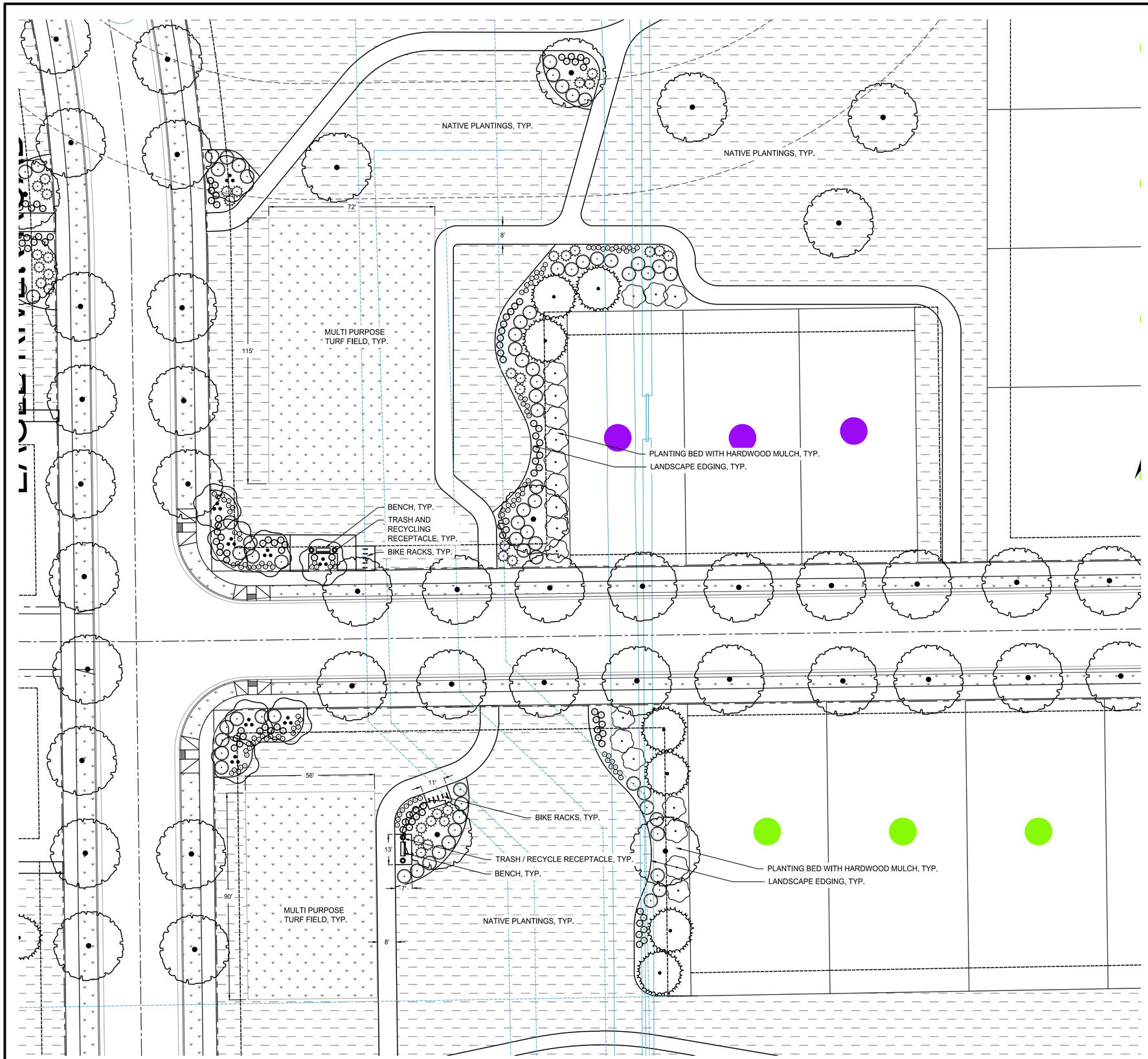
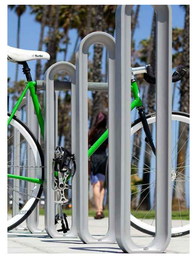


LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

1/6 OPEN PLAY FIELD



2/6 BIKE RACK EXAMPLE

3/6 RECEPTACLE EXMAPLE

4/6 BENCH EXAMPLE

N

0 20 40
H: SCALE IN FEET

wsb

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

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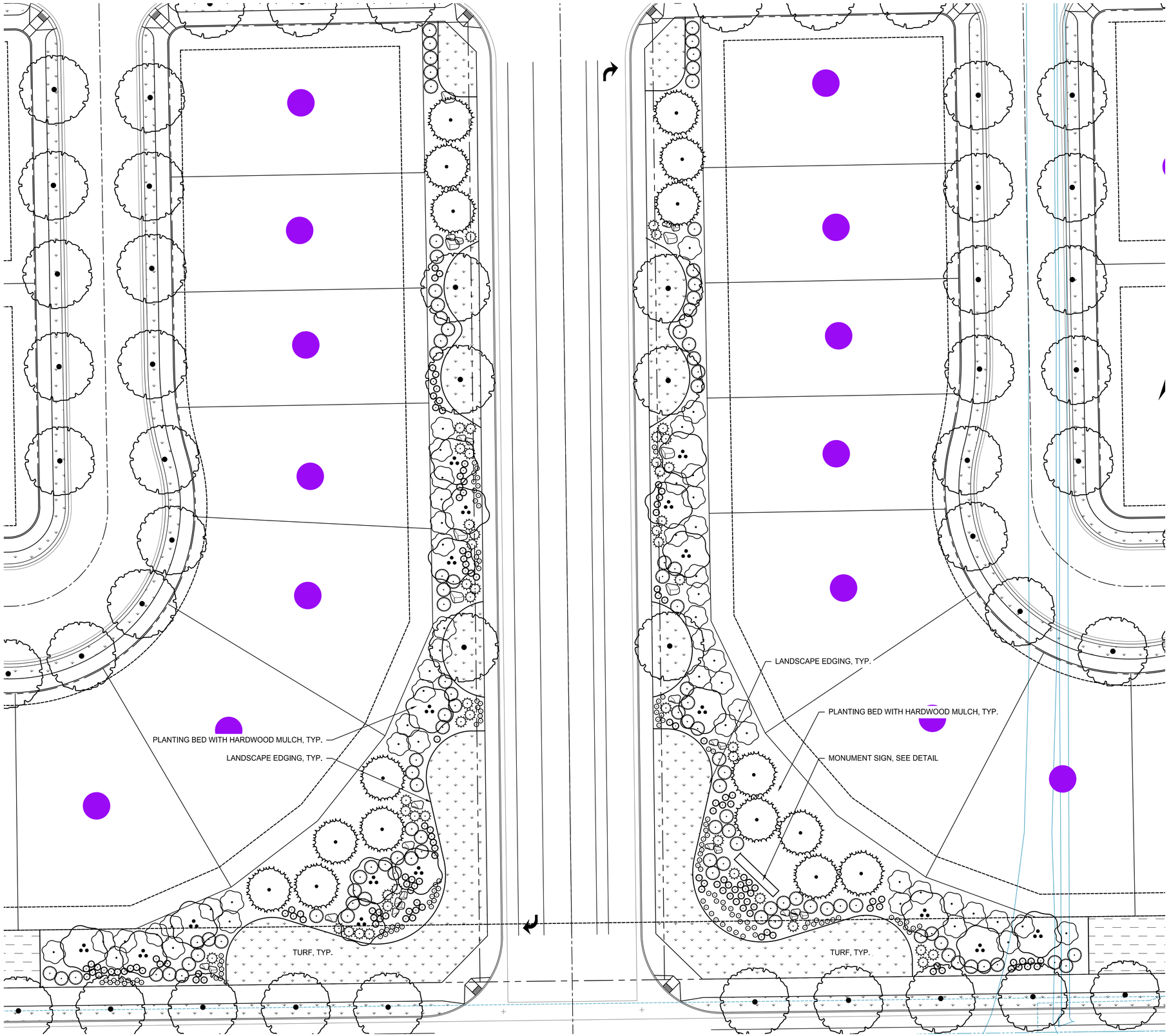
PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT B

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

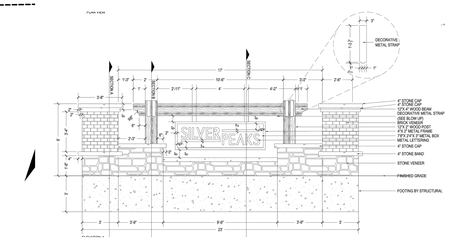
WSB PROJECT NO.
018631-000

wsb



LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



1/7 MONUMENT SIGN EXAMPLE

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

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3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT C

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

SHEET
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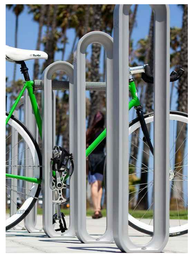
LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

1/8 SHELTER EXAMPLE

2/8 NATURE THEMED PLAYGROUND EXAMPLE

3/8 PICNIC TABLE EXAMPLE



4/8 BIKE RACK EXAMPLE

5/8 RECEPTACLE EXAMPLE

6/8 BENCH EXAMPLE

N

0 30 60
H: SCALE IN FEET

wsb

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

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PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT D

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO.
018631-000

SHEET
14 OF 21

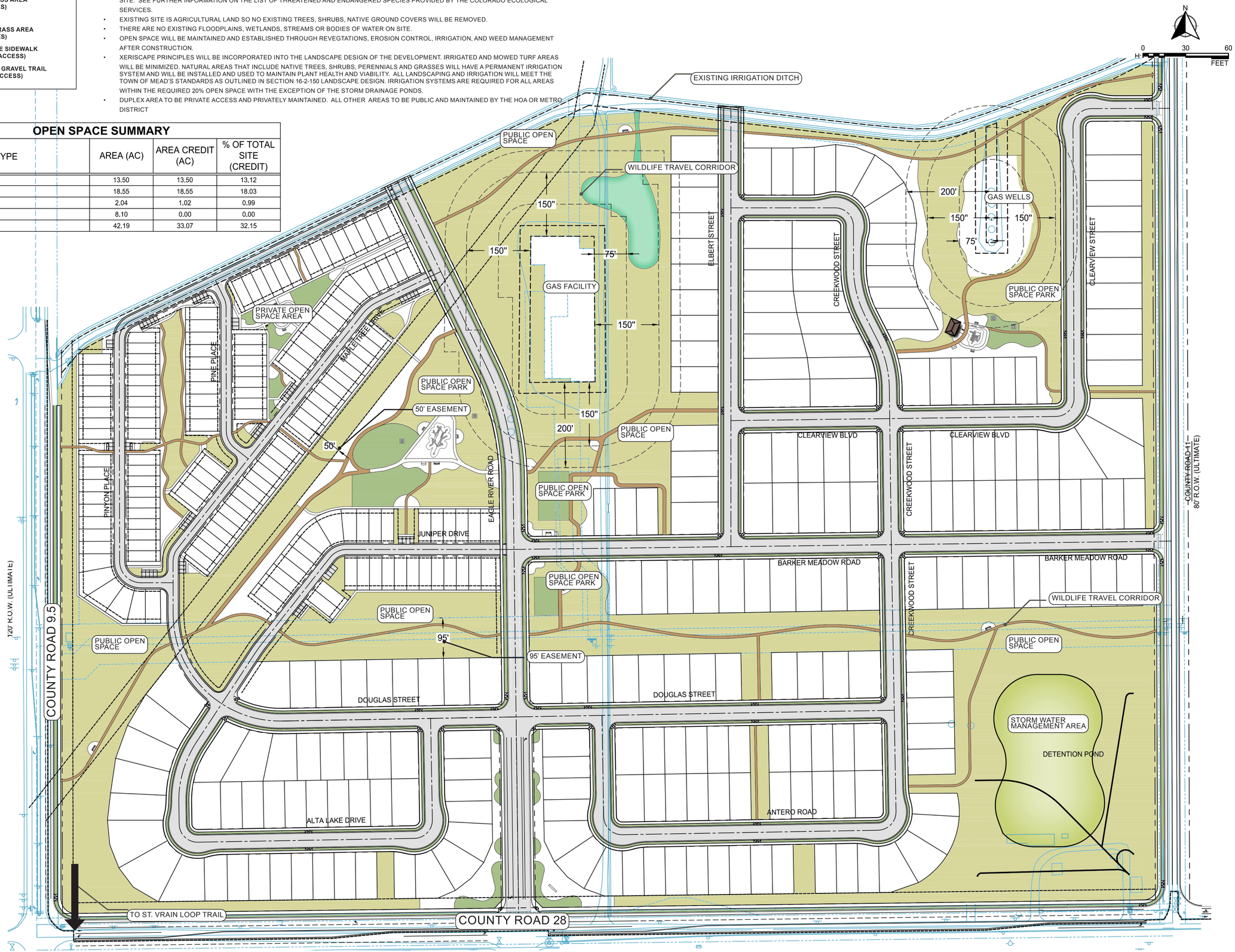
LEGEND

- TURF GRASS AREA (2.67 ACRES)
- NATIVE GRASS AREA (35.9 ACRES)
- CONCRETE SIDEWALK (PRIVATE ACCESS)
- MOWN OR GRAVEL TRAIL (PUBLIC ACCESS)

- THE JUMPING MOUSE (ZAPUS HUDSONIUS PREBLEI) IS AN ENDANGERED SPECIES WHOSE TRAVEL CORRIDOR COVERS THE WHOLE AREA OF THE SITE. SEE FURTHER INFORMATION ON THE LIST OF THREATENED AND ENDANGERED SPECIES PROVIDED BY THE COLORADO ECOLOGICAL SERVICES.
- EXISTING SITE IS AGRICULTURAL LAND SO NO EXISTING TREES, SHRUBS, NATIVE GROUND COVERS WILL BE REMOVED.
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, STREAMS OR BODIES OF WATER ON SITE.
- OPEN SPACE WILL BE MAINTAINED AND ESTABLISHED THROUGH REVEGTATIONS, EROSION CONTROL, IRRIGATION, AND WEED MANAGEMENT AFTER CONSTRUCTION.
- XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.
- DUPLEX AREA TO BE PRIVATE ACCESS AND PRIVATELY MAINTAINED. ALL OTHER AREAS TO BE PUBLIC AND MAINTAINED BY THE HOA OR METRO DISTRICT

OPEN SPACE SUMMARY

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



wsb

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

REVISIONS

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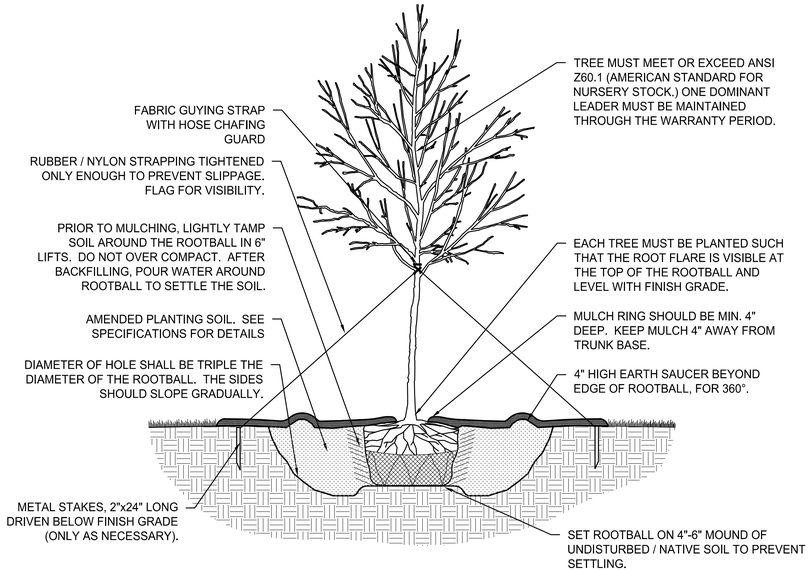
OPEN SPACE AND ECOLOGICAL CHARACTERIZATION PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO. 018631-000



1/10 **DECIDUOUS TREE PLANTING**

NOTES:
1. PLANT SHRUBS IN LOCATIONS PER PLAN AND APPROVED BY LANDSCAPE ARCHITECT.

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

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

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

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

SHADE TREES

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

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

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

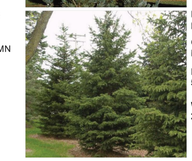
AUTUMN BRILLIANCE SERVICEBERRY
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'
GROWTH RATE : SLOW
HEIGHT: 20-25'
WIDTH: 20-25'

ORNAMENTAL TREES

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

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

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

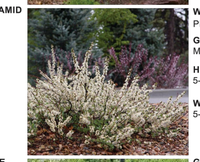


BLACK HILLS SPRUCE
PICEA GLAUCA DENSATA
GROWTH RATE : MODERATE
HEIGHT: 50'
WIDTH: 25'

EVERGREEN TREES

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

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

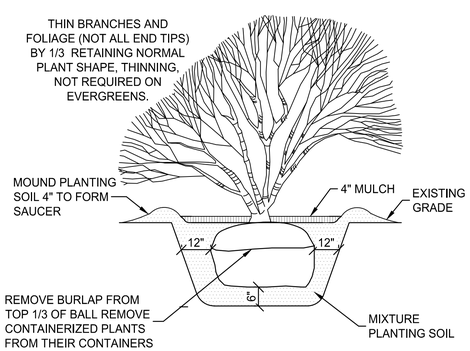


WESTERN SAND CHERRY
PRUNUS BESSEYI
GROWTH RATE : MODERATE
HEIGHT: 5-6'
WIDTH: 5-6'

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

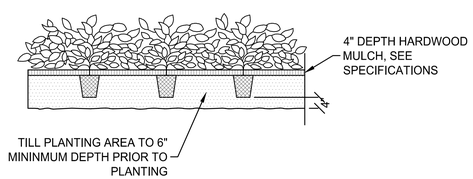
SHRUBS

LANDSCAPE CHARACTER STUDY - SUGGESTED PLANT LIST

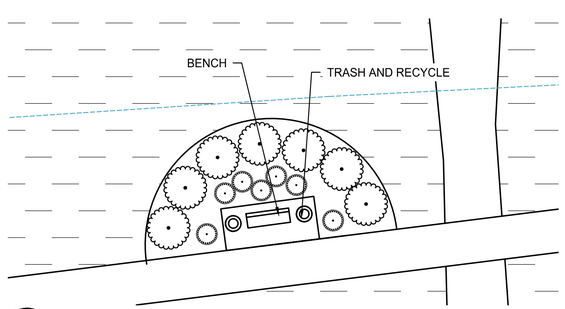


2/10 **SHRUB PLANTING**

NOTES:
1. PLANT PERENNIALS AND GROUNDCOVERS IN LOCATIONS PER PLAN.



3/10 **PERENNIAL PLANTING**



4/10 TYPICAL TRAIL NODE

NATIVE GRASS PLANTINGS

DROUGHT TOLERANT GRASSES SUITABLE FOR AREAS WHERE MOWING IS DIFFICULT.
- EPHRAIM CRESTED WHEATGRASS
- DWARF PERENNIAL RYEGRASS
- SR3200 BLUE FESCUE
- REUBENS CANADA BLUEGRASS
- CHEWINGS FESCUE

wsb

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

REVISIONS

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3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

LANDSCAPE CHARACTER STUDY / SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

7/11/22

WSB PROJECT NO. 018631-000

C1/4 COR. SEC. 26
FOUND #6 REBAR WITH
3-1/4" ALUMINUM CAP IN MONUMENT BOX
"LS 27946 2007"

CURVE TABLE

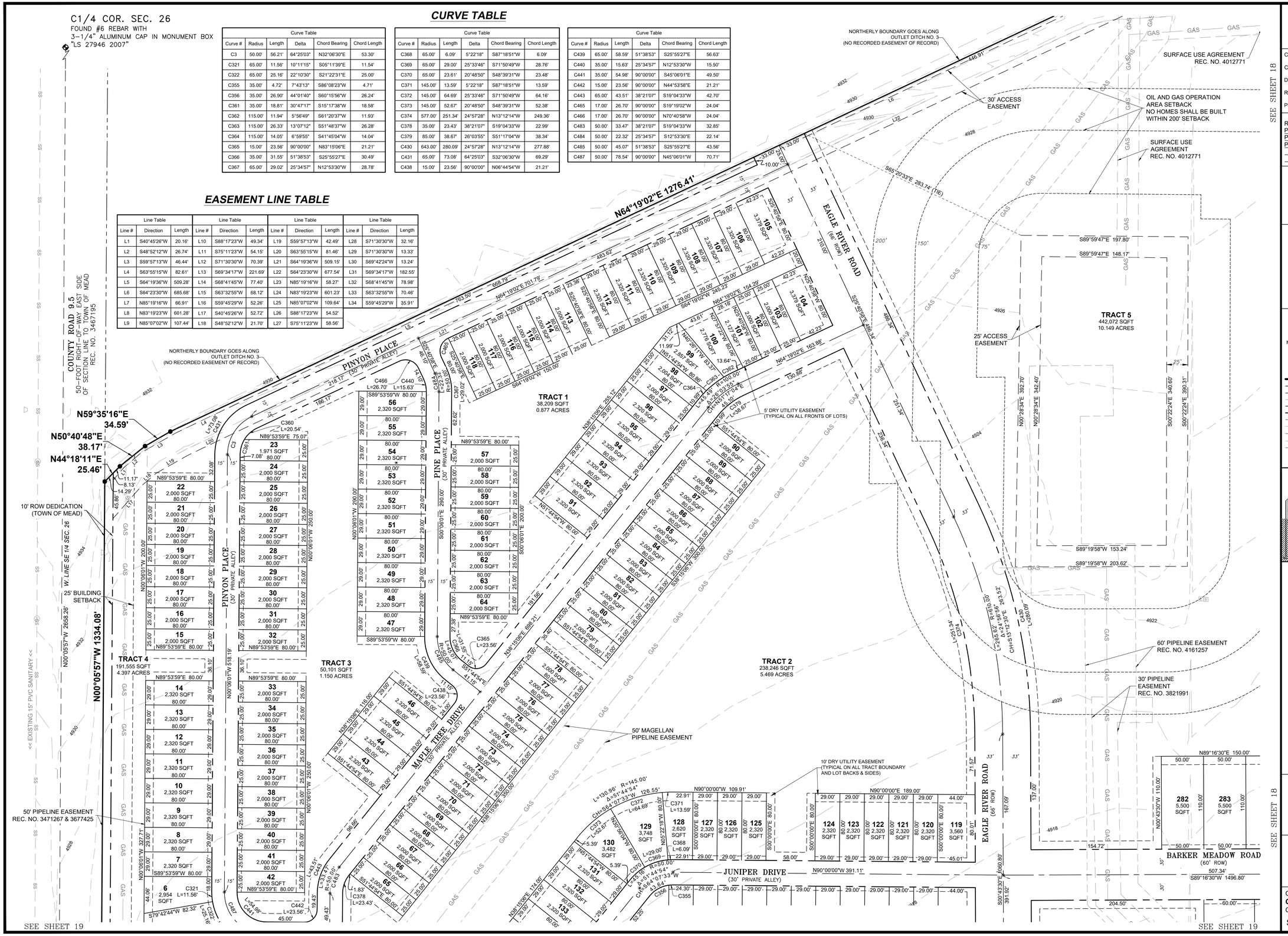
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	50.00'	56.21'	64°25'03"	N32°06'30"E	53.30'
C321	65.00'	11.56'	10°11'15"	S05°11'39"E	11.54'
C322	65.00'	25.16'	22°10'30"	S21°22'31"E	25.00'
C355	35.00'	4.72'	7°43'13"	S86°08'23"W	4.71'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C361	35.00'	18.81'	30°47'17"	S15°17'38"W	18.58'
C362	115.00'	11.94'	5°56'49"	S61°20'37"W	11.93'
C363	115.00'	26.33'	13°07'12"	S51°48'37"W	26.28'
C364	115.00'	14.05'	6°59'55"	S41°45'04"W	14.04'
C365	15.00'	23.56'	90°00'00"	N83°15'06"E	21.21'
C366	35.00'	31.55'	51°38'53"	S25°55'27"E	30.49'
C367	65.00'	29.02'	25°34'57"	N12°53'30"W	28.78'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C374	577.00'	251.34'	24°57'28"	N13°12'14"W	249.36'
C378	35.00'	23.43'	38°21'07"	S19°04'33"W	22.99'
C379	85.00'	38.67'	26°03'55"	S51°17'04"W	38.34'
C430	643.00'	280.09'	24°57'28"	N13°12'14"W	277.88'
C431	65.00'	73.08'	64°25'03"	S32°06'30"W	69.29'
C438	15.00'	23.56'	90°00'00"	N06°44'54"W	21.21'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C439	65.00'	58.59'	51°38'53"	S25°55'27"E	56.63'
C440	35.00'	15.63'	25°34'57"	N12°53'30"W	15.50'
C441	35.00'	54.98'	90°00'00"	S45°06'01"E	49.50'
C442	15.00'	23.56'	90°00'00"	N44°53'58"E	21.21'
C443	65.00'	43.51'	38°21'07"	S19°04'33"W	42.70'
C465	17.00'	26.70'	90°00'00"	S19°19'02"W	24.04'
C466	17.00'	26.70'	90°00'00"	N70°40'58"W	24.04'
C483	50.00'	33.47'	38°21'07"	S19°04'33"W	32.85'
C484	50.00'	22.32'	25°34'57"	S12°53'30"E	22.14'
C485	50.00'	45.07'	51°38'53"	S25°55'27"E	43.56'
C487	50.00'	78.54'	90°00'00"	N45°06'01"W	70.71'

EASEMENT LINE TABLE

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S40°45'26"W	20.16'	L10	S88°17'23"W	49.34'	L19	S59°57'13"W	42.49'	L28	S71°30'30"W	32.16'
L2	S48°52'12"W	26.74'	L11	S75°11'23"W	54.15'	L20	S63°55'15"W	81.46'	L29	S71°30'30"W	13.33'
L3	S59°57'13"W	46.44'	L12	S71°30'30"W	70.39'	L21	S64°19'36"W	509.15'	L30	S69°42'24"W	13.24'
L4	S63°55'15"W	82.61'	L13	S69°34'17"W	221.69'	L22	S64°23'30"W	677.54'	L31	S69°34'17"W	182.55'
L5	S64°19'36"W	509.28'	L14	S68°41'45"W	77.40'	L23	N85°19'16"W	58.27'	L32	S68°41'45"W	78.98'
L6	S64°23'30"W	685.68'	L15	S63°32'55"W	68.12'	L24	N83°19'23"W	601.23'	L33	S63°32'55"W	70.46'
L7	N85°19'16"W	66.91'	L16	S59°45'29"W	52.26'	L25	N85°07'02"W	109.64'	L34	S59°45'29"W	35.91'
L8	N83°19'23"W	601.28'	L17	S40°45'26"W	52.72'	L26	S88°17'23"W	54.52'			
L9	N85°07'02"W	107.44'	L18	S48°52'12"W	21.70'	L27	S75°11'23"W	58.56'			



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Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing by/date: 7-11-2022
Project No.: 018631-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 3-28-2022
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022

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N
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1" = 50'

LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
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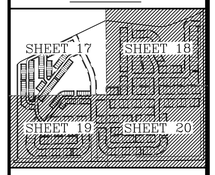
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS LINE

KEY MAP



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

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW SUBDIVSION

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Sheet: 17 of 21

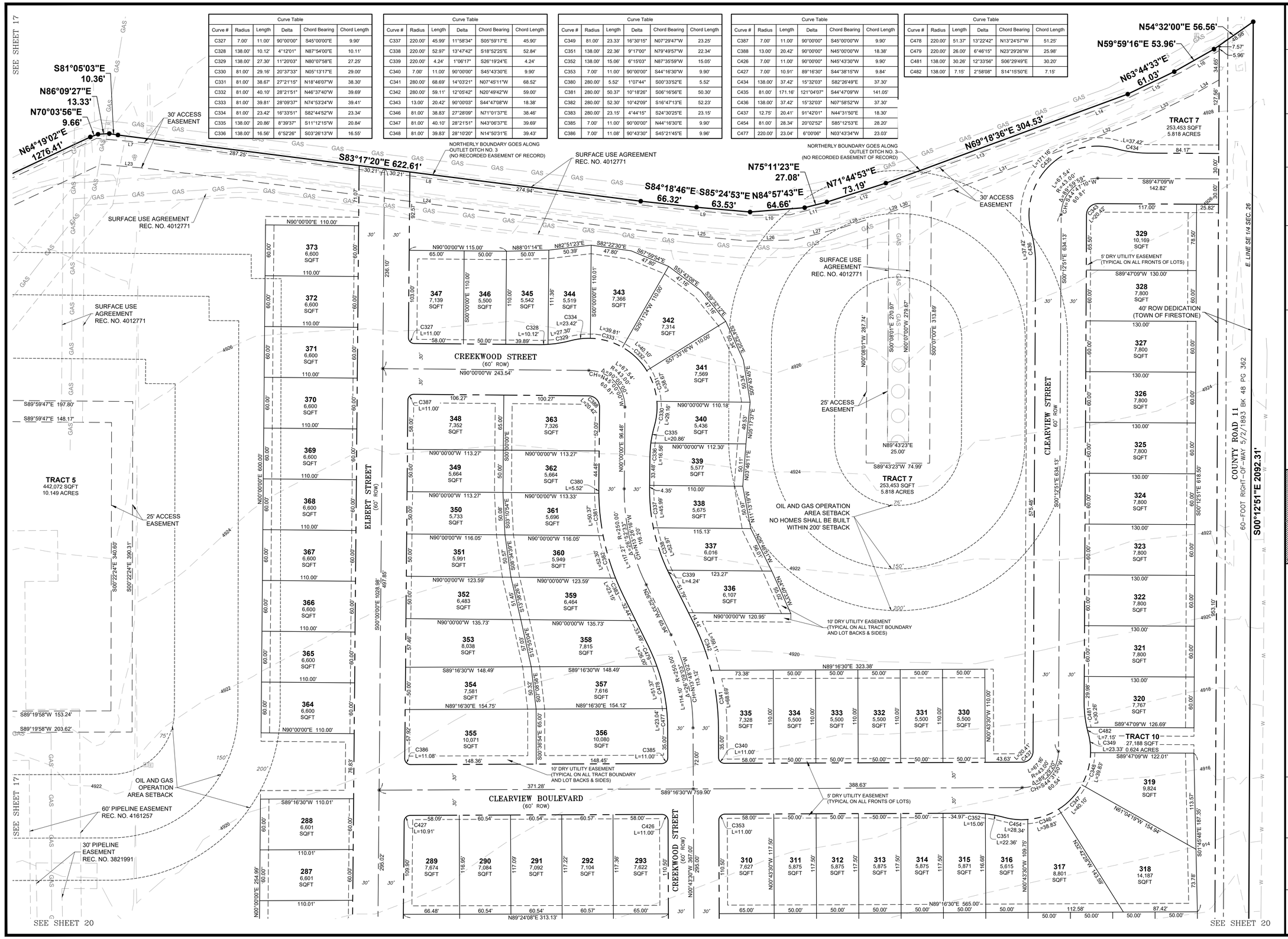
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	138.00'	10.12'	4°12'01"	N87°54'00"E	10.11'
C329	138.00'	27.30'	11°20'03"	N80°07'58"E	27.25'
C330	81.00'	29.16'	20°37'33"	N05°13'17"E	29.00'
C331	81.00'	38.67'	27°21'15"	N18°46'07"W	38.30'
C332	81.00'	40.10'	28°21'51"	N46°37'40"W	39.69'
C333	81.00'	39.81'	28°09'37"	N74°53'24"W	39.41'
C334	81.00'	23.42'	16°33'51"	S82°44'52"W	23.34'
C335	138.00'	20.86'	8°39'37"	S11°12'15"W	20.84'
C336	138.00'	16.56'	6°52'26"	S03°26'13"W	16.55'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C337	220.00'	45.99'	11°58'34"	S05°59'17"E	45.90'
C338	220.00'	52.97'	13°47'42"	S18°52'25"E	52.84'
C339	220.00'	4.24'	1°06'17"	S26°19'24"E	4.24'
C340	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C341	280.00'	68.69'	14°03'21"	N07°45'11"W	68.52'
C342	280.00'	59.11'	12°05'42"	N20°49'42"W	59.00'
C343	13.00'	20.42'	90°00'03"	S44°47'08"W	18.38'
C346	81.00'	38.83'	27°28'09"	N71°01'37"E	38.46'
C347	81.00'	40.10'	28°21'51"	N43°06'37"E	39.69'
C348	81.00'	39.83'	28°10'20"	N14°50'31"E	39.43'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C349	81.00'	23.33'	16°30'15"	N07°29'47"W	23.25'
C351	138.00'	22.36'	9°17'00"	N79°49'57"W	22.34'
C352	138.00'	15.06'	6°15'03"	N87°35'59"W	15.05'
C353	7.00'	11.00'	90°00'00"	S44°16'30"W	9.90'
C380	280.00'	5.52'	1°07'44"	S00°33'52"E	5.52'
C381	280.00'	50.37'	10°18'26"	S06°16'56"E	50.30'
C382	280.00'	52.30'	10°42'09"	S16°47'13"E	52.23'
C383	280.00'	23.15'	4°44'15"	S24°30'25"E	23.15'
C385	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C386	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C387	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C388	13.00'	20.42'	90°00'00"	N45°00'00"W	18.38'
C426	7.00'	11.00'	90°00'00"	N45°43'30"W	9.90'
C427	7.00'	10.91'	89°16'30"	S44°38'15"W	9.84'
C434	138.00'	37.42'	15°32'03"	S82°26'49"E	37.30'
C435	81.00'	171.16'	121°04'07"	S44°47'09"W	141.05'
C436	138.00'	37.42'	15°32'03"	N07°58'52"W	37.30'
C437	12.75'	20.41'	91°42'01"	N44°31'50"E	18.30'
C454	81.00'	28.34'	20°02'52"	S85°12'53"E	28.20'
C477	220.00'	23.04'	6°00'06"	N03°43'34"W	23.03'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C478	220.00'	51.37'	13°22'42"	N13°24'57"W	51.25'
C479	220.00'	26.00'	6°46'15"	N23°29'26"W	25.98'
C481	138.00'	30.26'	12°33'56"	S06°29'49"E	30.20'
C482	138.00'	7.15'	2°58'08"	S14°15'50"E	7.15'



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PRELIM PLAT 4TH SUBMITAL 7-8-2022

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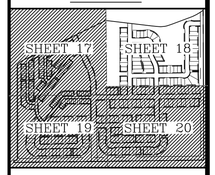
- PROPOSED SANITARY
- SS EXISTING SANITARY
- PROPOSED WATER
- W EXISTING WATER
- GAS EXISTING GAS LINE

KEY MAP



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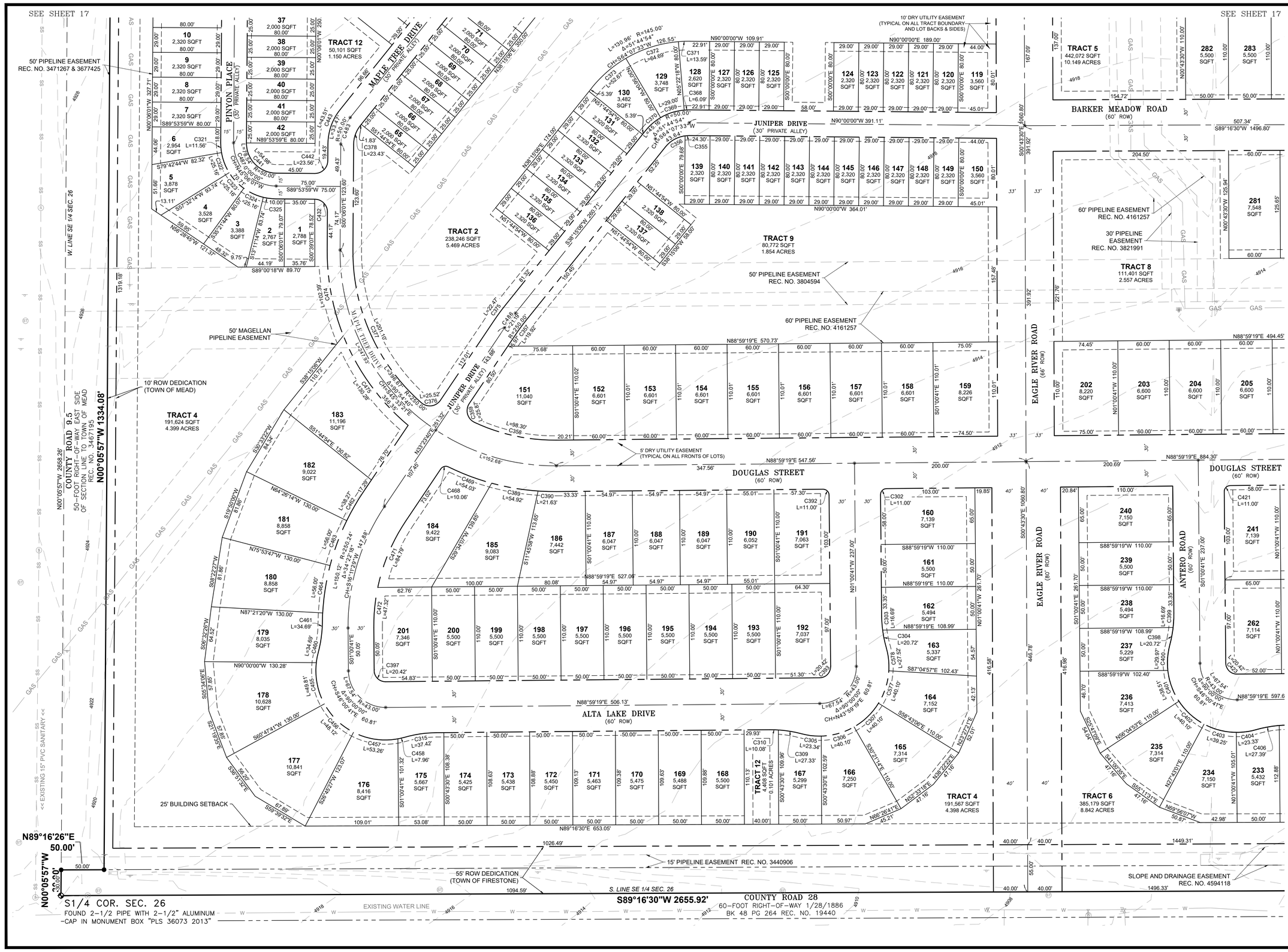

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- PROPOSED SANITARY
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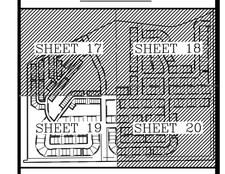
- PROPOSED WATER
- W EXISTING WATER
- GAS EXISTING GAS LINE

KEY MAP



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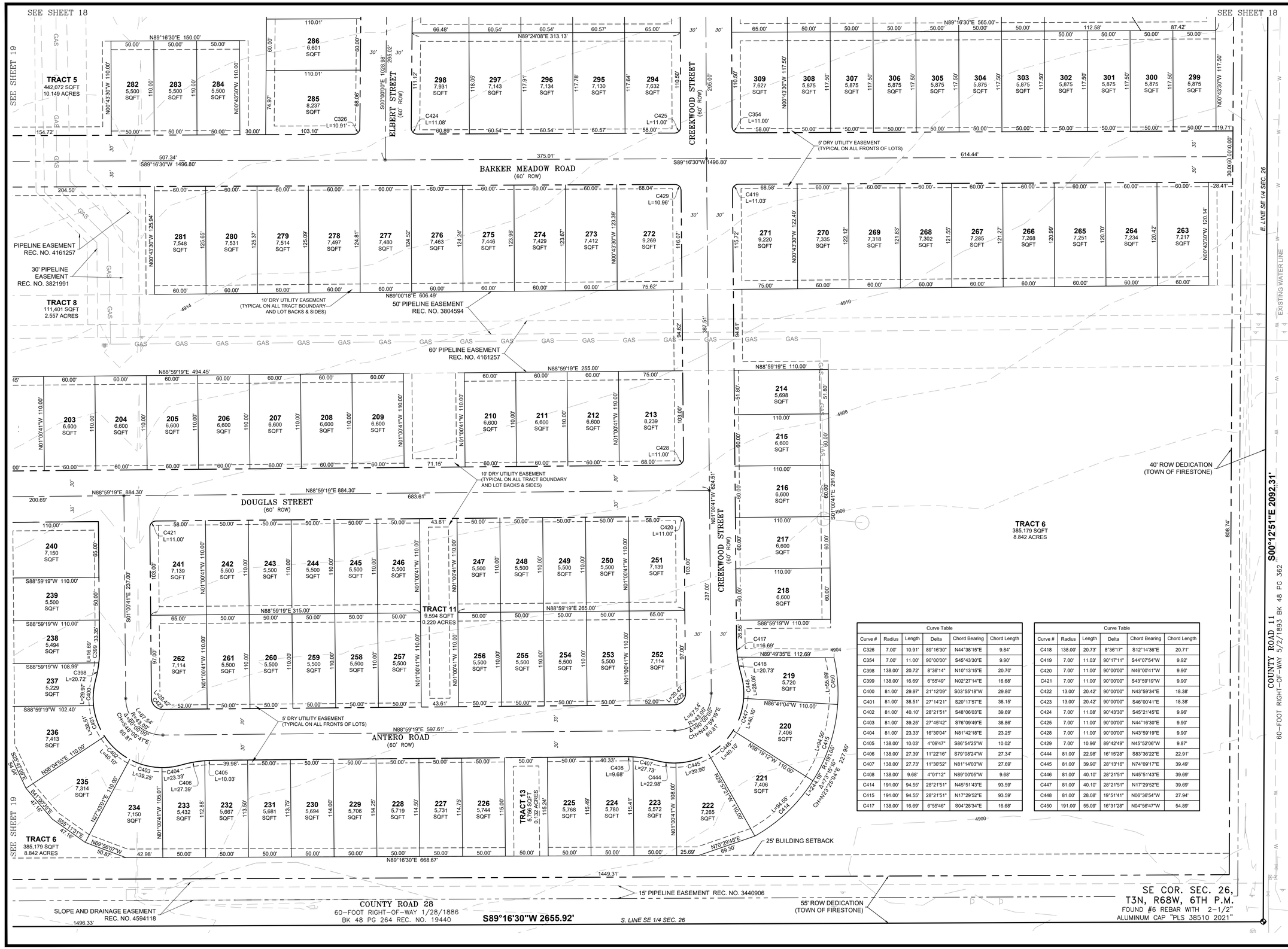

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C326	7.00'	10.91'	89°16'30"	N44°38'15"E	9.84'
C354	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C398	138.00'	20.72'	8°36'14"	N10°13'15"E	20.70'
C399	138.00'	16.69'	6°55'49"	N02°27'14"E	16.68'
C400	81.00'	29.97'	21°12'09"	S03°55'18"W	29.80'
C401	81.00'	38.51'	27°14'21"	S20°17'57"E	38.15'
C402	81.00'	40.10'	28°21'51"	S48°06'03"E	39.69'
C403	81.00'	39.25'	27°45'42"	S76°09'49"E	38.86'
C404	81.00'	23.33'	16°30'04"	N81°42'18"E	23.25'
C405	138.00'	10.03'	4°09'47"	S86°54'25"W	10.02'
C406	138.00'	27.39'	11°22'16"	S79°08'24"W	27.34'
C407	138.00'	27.73'	11°30'52"	N81°14'03"W	27.69'
C408	138.00'	9.68'	4°01'12"	N89°00'05"W	9.68'
C414	191.00'	94.55'	28°21'51"	N45°51'43"E	93.59'
C415	191.00'	94.55'	28°21'51"	N17°29'52"E	93.59'
C417	138.00'	16.69'	6°55'46"	S04°28'34"E	16.68'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	138.00'	20.73'	8°36'17"	S12°14'36"E	20.71'
C419	7.00'	11.03'	90°17'11"	S44°07'54"W	9.92'
C420	7.00'	11.00'	90°00'00"	N46°00'41"W	9.90'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C422	13.00'	20.42'	90°00'00"	N43°59'34"E	18.38'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C424	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'
C425	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C428	7.00'	11.00'	90°00'00"	N43°59'19"E	9.90'
C429	7.00'	10.96'	89°42'49"	N45°52'06"W	9.87'
C444	81.00'	22.98'	16°15'28"	S83°36'22"E	22.91'
C445	81.00'	39.90'	28°13'16"	N74°09'17"E	39.49'
C446	81.00'	40.10'	28°21'51"	N45°51'43"E	39.69'
C447	81.00'	40.10'	28°21'51"	N17°29'52"E	39.69'
C448	81.00'	28.08'	19°51'41"	N06°36'54"W	27.94'
C450	191.00'	55.09'	16°31'28"	N04°56'47"W	54.89'

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Crew: SA
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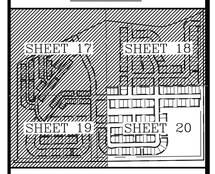
- EXISTING GAS LINE

KEY MAP



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PRELIMINARY PLAT

GRAND MEADOW SUBDIVISION

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

SHEET 3 CURVE TABLE

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	50.00'	56.21'	64°25'03"	N32°06'30"E	53.30'
C321	65.00'	11.56'	10°11'15"	S05°11'39"E	11.54'
C322	65.00'	25.16'	22°10'30"	S21°22'31"E	25.00'
C355	35.00'	4.72'	7°43'13"	S86°08'23"W	4.71'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C361	35.00'	18.81'	30°47'17"	S15°17'38"W	18.58'
C362	115.00'	11.94'	5°56'49"	S61°20'37"W	11.93'
C363	115.00'	26.33'	13°07'12"	S51°48'37"W	26.28'
C364	115.00'	14.05'	6°59'55"	S41°45'04"W	14.04'
C365	15.00'	23.56'	90°00'00"	N83°15'06"E	21.21'
C366	35.00'	31.55'	51°38'53"	S25°55'27"E	30.49'
C367	65.00'	29.02'	25°34'57"	N12°53'30"W	28.78'

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C374	577.00'	251.34'	24°57'28"	N13°12'14"W	249.36'
C378	35.00'	23.43'	38°21'07"	S19°04'33"W	22.99'
C379	85.00'	38.67'	26°03'55"	S51°17'04"W	38.34'
C430	643.00'	280.09'	24°57'28"	N13°12'14"W	277.88'
C431	65.00'	73.08'	64°25'03"	S32°06'30"W	69.29'
C438	15.00'	23.56'	90°00'00"	N06°44'54"W	21.21'

SHEET 4 CURVE TABLE

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	138.00'	10.12'	4°12'01"	N87°54'00"E	10.11'
C329	138.00'	27.30'	11°20'03"	N80°07'58"E	27.25'
C330	81.00'	29.16'	20°37'33"	N05°13'17"E	29.00'
C331	81.00'	38.67'	27°21'15"	N16°46'07"W	38.30'
C332	81.00'	40.10'	28°21'51"	N46°37'40"W	39.69'
C333	81.00'	39.81'	28°09'37"	N74°53'24"W	39.41'
C334	81.00'	23.42'	16°33'51"	S82°44'52"W	23.34'
C335	138.00'	20.86'	8°39'37"	S11°12'15"W	20.84'
C336	138.00'	16.56'	6°52'26"	S03°26'13"W	16.55'
C337	220.00'	45.99'	11°58'34"	S05°59'17"E	45.90'
C338	220.00'	52.97'	13°47'42"	S18°52'25"E	52.84'
C339	220.00'	4.24'	1°06'17"	S26°19'24"E	4.24'
C340	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C341	280.00'	68.69'	14°03'21"	N07°45'11"W	68.52'
C342	280.00'	59.11'	12°05'42"	N20°49'42"W	59.00'
C343	13.00'	20.42'	90°00'03"	S44°47'08"W	18.38'
C346	81.00'	38.83'	27°28'09"	N71°01'37"E	38.46'
C347	81.00'	40.10'	28°21'51"	N43°06'37"E	39.69'
C348	81.00'	39.83'	28°10'20"	N14°50'31"E	39.43'
C349	81.00'	23.33'	16°30'15"	N07°29'47"W	23.25'
C351	138.00'	22.36'	9°17'00"	N79°49'57"W	22.34'

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C352	138.00'	15.06'	6°15'03"	N87°35'59"W	15.05'
C353	7.00'	11.00'	90°00'00"	S44°16'30"W	9.90'
C380	280.00'	5.52'	1°07'44"	S00°33'52"E	5.52'
C381	280.00'	50.37'	10°18'26"	S06°16'56"E	50.30'
C382	280.00'	52.30'	10°42'09"	S16°47'13"E	52.23'
C383	280.00'	23.15'	4°44'15"	S24°30'25"E	23.15'
C385	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C386	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'
C387	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C388	13.00'	20.42'	90°00'00"	N45°00'00"W	18.38'
C426	7.00'	11.00'	90°00'00"	N45°43'30"W	9.90'
C427	7.00'	10.91'	89°16'30"	S44°38'15"W	9.84'
C434	138.00'	37.42'	15°32'03"	S82°26'49"E	37.30'
C435	81.00'	171.16'	121°04'07"	S44°47'09"W	141.05'
C436	138.00'	37.42'	15°32'03"	N07°58'52"W	37.30'
C437	12.75'	20.41'	91°42'01"	N44°31'50"E	18.30'
C454	81.00'	28.34'	20°02'52"	S85°12'53"E	28.20'
C477	220.00'	23.04'	6°00'06"	N03°43'34"W	23.03'
C478	220.00'	51.37'	13°22'42"	N13°24'57"W	51.25'
C479	220.00'	26.00'	6°46'15"	N23°29'26"W	25.98'
C481	138.00'	30.26'	12°33'56"	S06°29'49"E	30.20'
C482	138.00'	7.15'	2°58'08"	S14°15'50"E	7.15'

SHEET 5 CURVE TABLE

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C302	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C303	138.00'	16.69'	6°55'49"	S04°28'36"E	16.68'
C304	138.00'	20.72'	8°36'14"	S12°14'37"E	20.70'
C305	81.00'	23.34'	16°30'46"	S83°44'00"E	23.26'
C306	81.00'	40.10'	28°21'51"	N73°49'41"E	39.69'
C307	81.00'	40.10'	28°21'51"	N45°27'50"E	39.69'
C308	81.00'	40.10'	28°21'51"	N17°05'59"E	39.69'
C309	138.00'	27.33'	11°20'56"	N81°09'05"W	27.29'
C310	138.00'	10.08'	4°11'08"	N88°55'07"W	10.08'
C315	138.00'	37.42'	15°32'03"	S81°13'17"W	37.30'
C323	65.00'	25.16'	22°10'30"	S43°33'01"E	25.00'
C324	65.00'	25.16'	22°10'30"	S65°43'31"E	25.00'
C325	65.00'	15.07'	13°17'15"	S83°27'24"E	15.04'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C357	235.00'	19.92'	4°51'26"	S35°49'23"W	19.92'
C358	220.00'	98.30'	25°36'02"	S78°12'40"E	97.48'
C359	15.00'	25.87'	98°48'19"	S16°00'30"E	22.78'
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C375	265.00'	22.47'	4°51'26"	S35°49'23"W	22.46'
C376	15.00'	25.52'	97°28'29"	N82°07'54"E	22.55'
C377	235.00'	201.10'	49°01'50"	S24°36'56"E	195.02'
C389	280.00'	54.92'	11°14'15"	S80°57'58"E	54.83'
C390	280.00'	21.63'	4°25'35"	S88°47'53"E	21.63'

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C392	7.00'	11.00'	90°00'00"	N46°00'41"W	9.90'
C393	13.00'	20.42'	90°00'00"	N43°59'19"E	18.38'
C397	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C398	138.00'	20.72'	8°36'14"	N10°13'15"E	20.70'
C399	138.00'	16.69'	6°55'49"	N02°27'14"E	16.68'
C400	81.00'	29.97'	21°12'09"	S03°55'18"W	29.80'
C401	81.00'	38.51'	27°14'21"	S20°17'57"E	38.15'
C402	81.00'	40.10'	28°21'51"	S48°06'03"E	39.69'
C403	81.00'	39.25'	27°45'42"	S76°09'49"E	38.86'
C404	81.00'	23.33'	16°30'04"	N81°42'18"E	23.25'
C406	138.00'	27.39'	11°22'16"	S79°08'24"W	27.34'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C432	15.00'	23.56'	90°00'00"	N45°06'01"W	21.21'
C455	81.00'	49.81'	35°14'03"	S11°35'18"E	49.03'
C456	81.00'	48.12'	34°02'14"	S46°13'26"E	47.41'
C457	81.00'	53.26'	37°40'15"	S82°04'40"E	52.30'
C458	81.00'	7.96'	5°37'56"	N76°16'14"E	7.96'
C460	138.00'	34.69'	14°24'03"	N07°24'57"E	34.59'
C461	138.00'	34.69'	14°24'03"	N07°24'57"E	34.59'
C462	280.00'	38.27'	7°49'54"	S29°28'43"W	38.24'
C463	280.00'	56.00'	11°27'33"	S19°50'00"W	55.91'
C464	280.00'	56.00'	11°27'33"	S08°22'27"W	55.91'
C468	7.00'	10.06'	82°18'53"	S74°33'07"W	9.21'
C469	280.00'	54.03'	11°03'24"	S69°49'09"E	53.95'
C474	265.01'	102.39'	22°08'11"	S11°10'09"E	101.75'
C475	265.01'	130.28'	28°10'04"	S36°19'16"E	128.97'

SHEET 6 CURVE TABLE

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C326	7.00'	10.91'	89°16'30"	N44°38'15"E	9.84'
C354	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C398	138.00'	20.72'	8°36'14"	N10°13'15"E	20.70'
C399	138.00'	16.69'	6°55'49"	N02°27'14"E	16.68'
C400	81.00'	29.97'	21°12'09"	S03°55'18"W	29.80'
C401	81.00'	38.51'	27°14'21"	S20°17'57"E	38.15'
C402	81.00'	40.10'	28°21'51"	S48°06'03"E	39.69'
C403	81.00'	39.25'	27°45'42"	S76°09'49"E	38.86'
C404	81.00'	23.33'	16°30'04"	N81°42'18"E	23.25'
C405	138.00'	10.03'	4°09'47"	S86°54'25"W	10.02'
C406	138.00'	27.39'	11°22'16"	S79°08'24"W	27.34'
C407	138.00'	27.73'	11°30'52"	N81°14'03"W	27.69'
C408	138.00'	9.68'	4°01'12"	N89°00'05"W	9.68'
C414	191.00'	94.55'	28°21'51"	N45°51'43"E	93.59'
C415	191.00'	94.55'	28°21'51"	N17°29'52"E	93.59'
C417	138.00'	16.69'	6°55'46"	S04°28'34"E	16.68'

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	138.00'	20.73'	8°36'17"	S12°14'36"E	20.71'
C419	7.00'	11.03'	90°17'11"	S44°07'54"W	9.92'
C420	7.00'	11.00'	90°00'00"	N46°00'41"W	9.90'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C422	13.00'	20.42'	90°00'00"	N43°59'34"E	18.38'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C424	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'
C425	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C428	7.00'	11.00'	90°00'00"	N43°59'19"E	9.90'
C429	7.00'	10.96'	89°42'49"	N45°52'06"W	9.87'
C444	81.00'	22.98'	16°15'28"	S83°36'22"E	22.91'
C445	81.00'	39.90'	28°13'16"	N74°09'17"E	39.49'
C446	81.00'	40.10'	28°21'51"	N45°51'43"E	39.69'
C447	81.00'	40.10'	28°21'51"	N17°29'52"E	39.69'
C448	81.00'	28.08'	19°51'41"	N06°36'54"W	27.94'
C450	191.00'	55.09'	16°31'28"	N04°56'47"W	54.89'

EASEMENT LINE TABLE

Line Table

Line #	Direction	Length
L1	S40°45'26"W	20.16'
L2	S48°52'12"W	26.74'
L3	S59°57'13"W	46.44'
L4	S63°55'15"W	82.61'
L5	S64°19'36"W	509.28'
L6	S64°23'30"W	685.68'
L7	N85°19'16"W	66.91'
L8	N83°19'23"W	601.28'
L9	N85°07'02"W	107.44'

Line Table

Line #	Direction	Length
L10	S88°17'23"W	49.34'
L11	S75°11'23"W	54.15'
L12	S71°30'30"W	70.39'
L13	S69°34'17"W	221.69'
L14	S68°41'45"W	77.40'
L15	S63°32'55"W	68.12'
L16	S59°45'29"W	52.26'
L17	S40°45'26"W	52.72'
L18	S48°52'12"W	21.70'

Line Table

Line #	Direction	Length
L19	S59°57'13"W	42.49'
L20	S63°55'15"W	81.46'
L21	S64°19'36"W	509.15'
L22	S64°23'30"W	677.54'
L23	N85°19'16"W	58.27'
L24	N83°19'23"W	601.23'
L25	N85°07'02"W	109.64'
L26	S88°17'23"W	54.52'
L27	S75°11'23"W	58.56'

Line Table

Line #	Direction	Length
L28	S71°30'30"W	32.16'
L29	S71°30'30"W	13.33'
L30	S69°42'24"W	13.24'
L31	S69°34'17"W	182.55'
L32	S68°41'45"W	78.98'
L33	S63°32'55"W	70.46'
L34	S59°45'29"W	35.91'

wsb

Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing by/date: 7-11-2022
Project No.: 018631-00

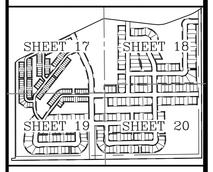
Revisions:
PRELIM PLAT 2ND SUBMITAL 3-28-2022
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022

D·R·HORTON America's Builder

LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- M1 SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- SS EXISTING SANITARY
- PROPOSED WATER
- W EXISTING WATER
- GAS EXISTING GAS LINE

KEY MAP



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

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW SUBDIVSION

Call 48 Hours before digging:
Colorado One Call
CALL: (303) 232-1991 or 811

Sheet: 21 of 21

TOWN OF MEAD, COLORADO PLANNING COMMISSION
RESOLUTION NO. 07-PC-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE GRAND MEADOW SUBDIVISION PRELIMINARY PLAT

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

WHEREAS, pursuant to Section 16-4-60 of the MMC, following the Town of Mead's Planning Commission ("Planning Commission") consideration of a preliminary plat at a public hearing, the Planning Commission shall make a recommendation to the Board of Trustees to approve, conditionally approve, or deny the application; and

WHEREAS, Melody Homes, Inc. (the "Applicant"), authorized representative of property owner MARK W. SCHELL, LTD. ("Owner"), has submitted an application for the Grand Meadow Subdivision Preliminary Plat (the "Preliminary Plat") for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the "Property"); and

WHEREAS, the Preliminary Plat proposes to subdivide the property into 223 single-family detached lots and 150 attached duplex lots for a total of 373 lots within a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning with a PUD Overlay; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the Preliminary Plat; and

WHEREAS, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Grand Meadow Subdivision Preliminary Plat consistent with the conditions set forth in this Resolution.

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

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

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

a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and

b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

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

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST:

By: _____
Jeannine Reed, Secretary

TOWN OF MEAD PLANNING COMMISSION:

By: _____
Brian Sword, Chair

TOWN OF MEAD SEAL WELD COUNTY, COLORADO

EXHIBIT 1

Grand Meadow Subdivision Preliminary Plat
[Exhibit begins on the next page.]

PRELIMINARY PLAT

GRAND MEADOW SUBDIVISION

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

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, BEING DESCRIBED AS FOLLOWS:

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

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

THENCE SOUTH 89 DEGREES 18 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2,655.62 FEET TO A 2.25-INCH PIPE WITH A 2.5-INCH ALUMINUM CAP STAMPED "JR ENG, LS 27936" FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 26;

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

THENCE NORTH 89 DEGREES 16 MINUTES 29 SECONDS EAST, LEAVING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 9.5 (57 R.O.W.), RECORDED IN RECEPTION NO. 3487198;

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

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

1. NORTH 44 DEGREES 19 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 46 SECONDS EAST, 35.17 FEET;
3. NORTH 59 DEGREES 35 MINUTES 18 SECONDS EAST, 34.59 FEET,
4. NORTH 64 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 58 SECONDS EAST, 9.88 FEET,
6. NORTH 86 DEGREES 06 MINUTES 27 SECONDS EAST, 19.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.36 FEET,
8. SOUTH 83 DEGREES 17 MINUTES 20 SECONDS EAST, 622.61 FEET,
9. SOUTH 84 DEGREES 18 MINUTES 48 SECONDS EAST, 96.52 FEET,
10. SOUTH 69 DEGREES 24 MINUTES 53 SECONDS EAST, 63.53 FEET,
11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 64.66 FEET,
12. NORTH 75 DEGREES 11 MINUTES 29 SECONDS EAST, 27.06 FEET,
13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 73.10 FEET,
14. NORTH 69 DEGREES 15 MINUTES 36 SECONDS EAST, 304.53 FEET,
15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 61.53 FEET,
16. NORTH 58 DEGREES 59 MINUTES 16 SECONDS EAST, 53.99 FEET, AND
17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 58.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

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

AND DOES HEREBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF "GRAND MEADOW SUBDIVISION", SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY AND OTHER EASEMENTS; AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED PRELIMINARY PLAT CONTAINS 108.334 ACRES OR 4,719,025 SQUARE FEET MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND(S) AND SEAL(S) THIS ___ DAY OF _____, 20__.

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

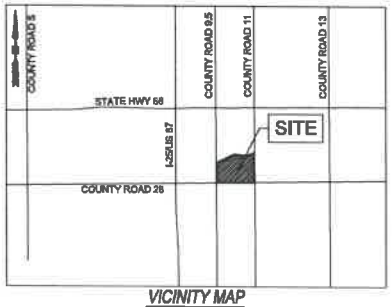
STATE OF COLORADO)
)ss
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__, A.D. BY _____ AS _____ OF MARK W. SCHELL, LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS PRELIMINARY PLAT OF "GRAND MEADOW SUBDIVISION" IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO,

HELD ON _____, 20__, THE NON-APPEALABLE AND APPROVED PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

_____
MAYOR

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL

THIS _____ DAY OF _____, 20__.

_____
CHAIRMAN

_____
SECRETARY

TRACT SUMMARY

TRACT	AREA (AC)	OWNERSHIP & MAINTENANCE	USAGE
TRACT 1	0.077	METRO DIST.	OPEN SPACE, PARK, VISITOR PARKING
TRACT 2	5.499	METRO DIST.	WELL SETBACK, OPEN SPACE, PARK, VISITOR PARKING
TRACT 3	1.180	METRO DIST.	OPEN SPACE, VISITOR PARKING
TRACT 4	4.598	METRO DIST.	OPEN SPACE
TRACT 5	10.149	METRO DIST.	WELL SETBACK, OPEN SPACE, VISITOR PARKING
TRACT 6	5.842	METRO DIST.	DRAINAGE POND, OPEN SPACE
TRACT 7	5.816	METRO DIST.	WELL SETBACK, OPEN SPACE, VISITOR PARKING
TRACT 8	2.537	METRO DIST.	OPEN SPACE, MULTIPURPOSE FIELD
TRACT 9	1.884	METRO DIST.	OPEN SPACE, VISITOR PARKING
TRACT 10	0.024	METRO DIST.	OPEN SPACE
TRACT 11	0.229	METRO DIST.	OPEN SPACE
TRACT 12	0.101	METRO DIST.	UTILITY EASEMENT
TRACT 13	0.132	METRO DIST.	UTILITY EASEMENT
TOTAL	42.191		

OWNERSHIP AND MAINTENANCE OF PRIVATE ALLEYS WILL BE BY METRO DISTRICT.

LAND USE SUMMARY

		TOTALS
GROSS AREA		108.33 AC
DEDICATED ROW (CR 9.5, CR 26, CR 11)		5.48 AC
NET AREA		102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS		223
NUMBER OF DUPLEX RESIDENTIAL LOTS		150
TOTAL LOTS		373
DENSITY		3.63 DU/AC
AREA OF GAS WELL LOCATION	(8.10 AC)	
NON LANDSCAPE POND AREA	(1.02 AC)	
OPEN SPACE TRACTS	(27.76 AC)	
TOTAL TRACT AREA		42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY		16.75 AC
AREA OF PUBLIC ALLEY		2.84 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS		34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS		7.77 AC

OWNER:
MARK W. SCHELL, LTD.
C/O MARK SCHELL
521 CINTY RD 40
BERTHOUD, CO 80513

DEVELOPER/ APPLICANT:
MELODY HOMES, INC.
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
720-355-6274

CIVIL ENGINEER:
WSB & ASSOCIATES
5960 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

SURVEYOR:
WSB & ASSOCIATES
5960 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

PLANNER:
WSB & ASSOCIATES
5960 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

LANDSCAPE ARCHITECT:
WSB & ASSOCIATES
5960 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

TRAFFIC:
WSB & ASSOCIATES
5960 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

DATE OF PREPARED:
JULY 11, 2022

NOTES:

1. BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SE 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST AS BEARING NORTH 00°05'57" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. BASIS OF ELEVATIONS: THE PRIMARY BENCHMARK USED TO DETERMINE ELEVATIONS IS THE NATIONAL GEODETIC SOCIETY BENCHMARK P 320, A 3-1/2" BRASS CAP SET IN A 12" CONCRETE CYLINDER. NAVD88 PUBLISHED ELEVATION=4953.57 FEET.
3. COORDINATE SYSTEM: NAD83 COLORADO STATE PLANES, NORTH ZONE, US SURVEY FOOT, ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING THE COMBINED SCALE FACTOR 0.99972444.
4. CONTOURS SHOWN HEREON ARE IN 2' AND 10' INTERVALS.
5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WSB & ASSOCIATES INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, WSB & ASSOCIATES INC., RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC., TITLE COMMITMENT NUMBER 571-2141900670 DATED JULY 20, 2021.
8. PROPERTY ADDRESS IS 4997 COUNTY ROAD 26, MEAD, CO.
9. PROPERTY LIES IN ZONE X BASED UPON FEMA MAP PANEL 08123C1680E REVISED JANUARY 20, 2016.
10. GROSS LAND AREA IS 108.334 ACRES OR 4,719,025 SQUARE FEET.
11. UTILITIES WERE LOCATED FROM ABOVE GROUND UTILITY FEATURES AND 811 MARKS.
10. THE MAGELLAN PIPELINE WAS PLACED USING COORDINATES PROVIDED TO WSB BY MAGELLAN MIDSTREAM PARTNERS, L.P.
11. FIELD WORK WAS COMPLETED IN SEPTEMBER OF 2021.
12. 50' WIDE AND 80' WIDE SINGLE STRUCTURE LOTS HAVE A 20' FRONT, 25' REAR AND 5' SIDE SETBACKS. 25' AND 30' WIDE DUPLEX LOTS HAVE A 0' FRONT, 10' REAR AND 5' SIDE SETBACKS.
13. OWNERSHIP AND MAINTENANCE OF PRIVATE ALLEYS WILL BE BY METRO DISTRICT.
14. LEGAL DESCRIPTION PREPARED BY L. BRAD OSWALD, PLS, WSB AND ASSOCIATES INC. dba WSB., 5960 GREENWOOD PLAZA BLVD, SUITE 111 GREENWOOD VILLAGE, CO 80111
15. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 35-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 39370/1200 FEET.
16. CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
17. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I, L. BRAD OSWALD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ___ DAY OF _____, 20__.

_____
L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF WSB & ASSOCIATES INC. dba WSB
5960 GREENWOOD PLAZA BLVD, SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

wsb

Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing Updated: 7-11-2022
Project No.: 014431-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 3-28-2022
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022

D·R·HORTON
America's Builder

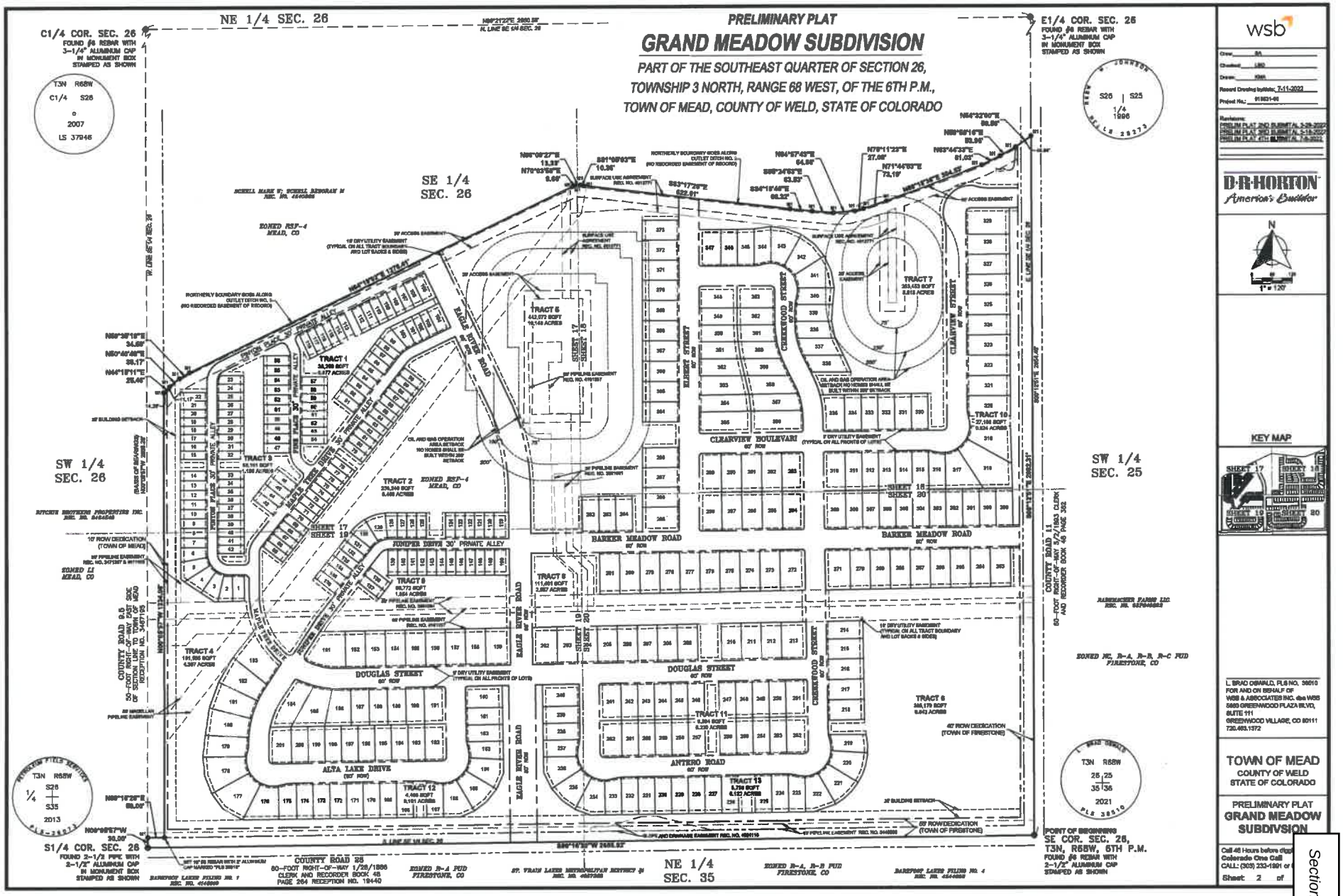
TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

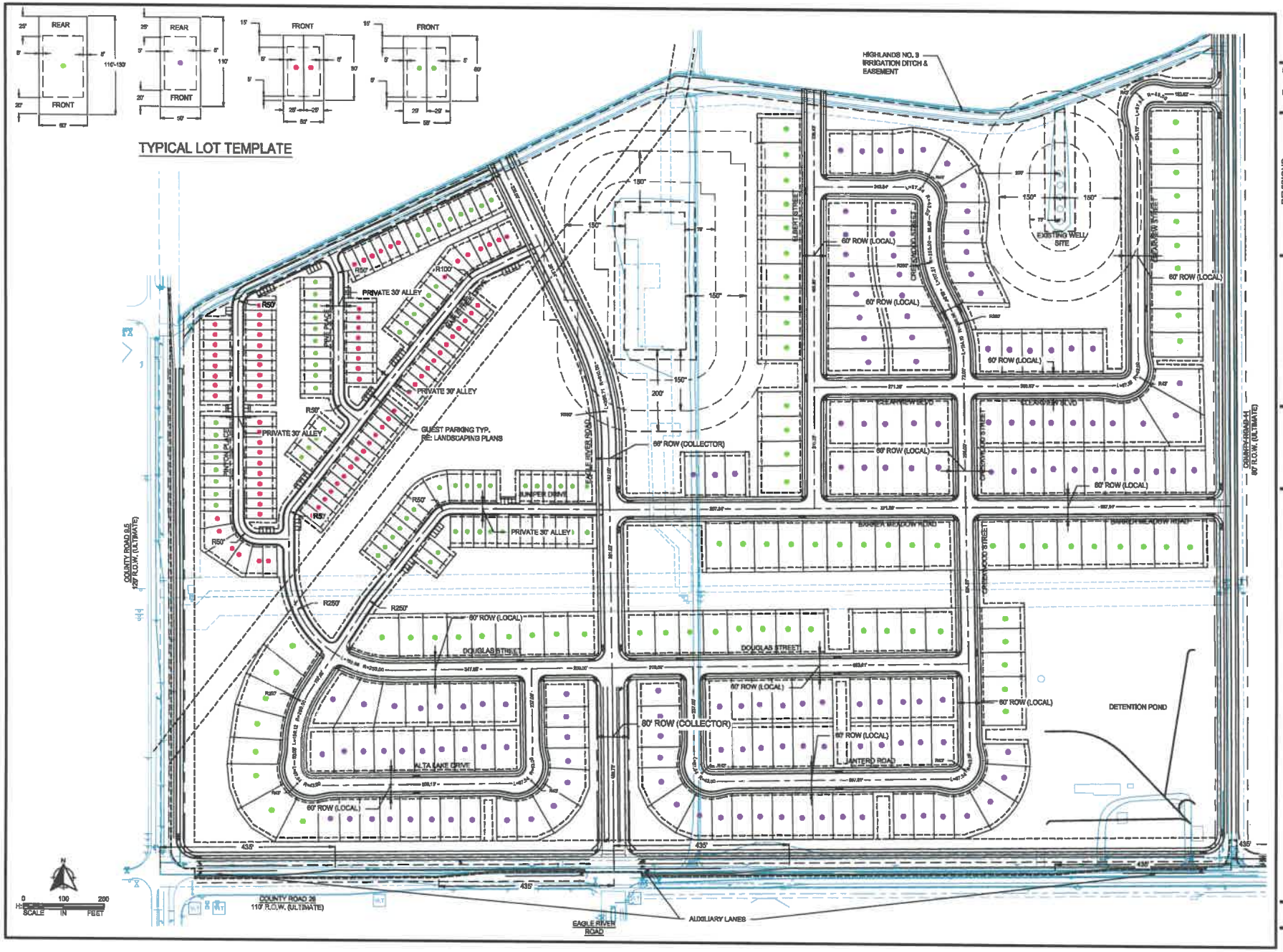
PRELIMINARY PLAT
GRAND MEADOW SUBDIVISI

Call 48 Hours before diggi
Colorado One Call
CALL: (303) 232-1991 or 8

Sheet: 1 of

Section a, Item ii.


PRELIMINARY PLAT
GRAND MEADOW SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
NE 1/4 SEC. 26
SE 1/4 SEC. 26
SW 1/4 SEC. 26
SW 1/4 SEC. 25
NE 1/4 SEC. 35
C1/4 COR. SEC. 26
E1/4 COR. SEC. 26
S1/4 COR. SEC. 26
POINT OF BEGINNING SE COR. SEC. 26, T3N, R68W, 6TH P.M.
COUNTY ROAD 25
COUNTY ROAD 9.5
COUNTY ROAD 11
EAGLE RIVER ROAD
CLEARVIEW BOULEVARD
CLEARVIEW STREET
CHERRYWOOD STREET
BARKER MEADOW ROAD
DOUGLAS STREET
ANTERO ROAD
ALTA LAKE DRIVE
JUNIPER DRIVE 30' PRIVATE ALLEY
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 11
TRACT 12
TRACT 13
KEY MAP
TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO
PRELIMINARY PLAT
GRAND MEADOW SUBDIVSION
D·R·HORTON
America's Builder
wsb



wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	03/18/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

SITE PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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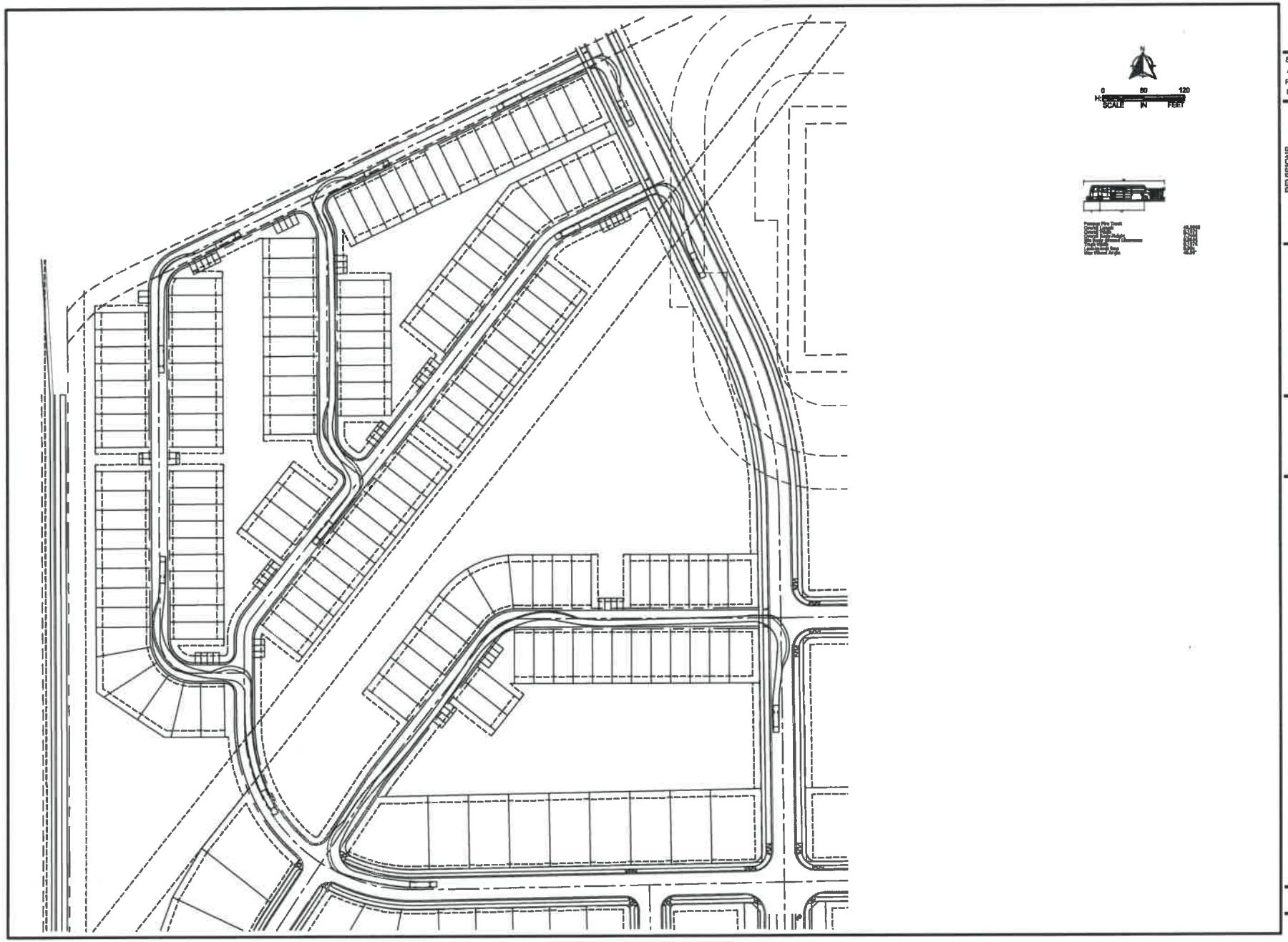
Section a, Item ii.



wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	08/08/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	09/19/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	10/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

VEHICLE TRACKING PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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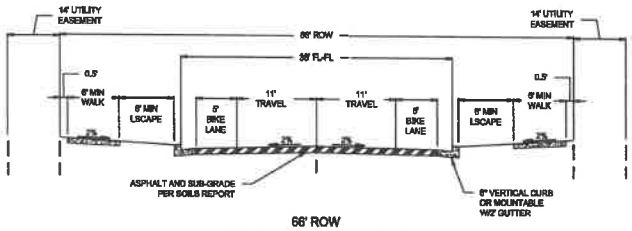
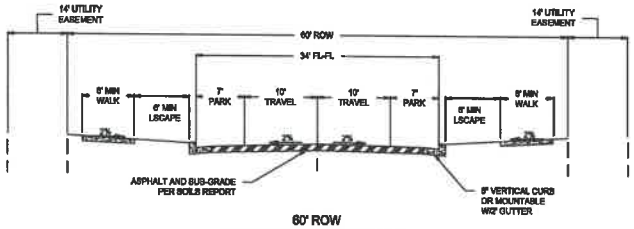
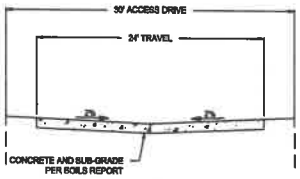


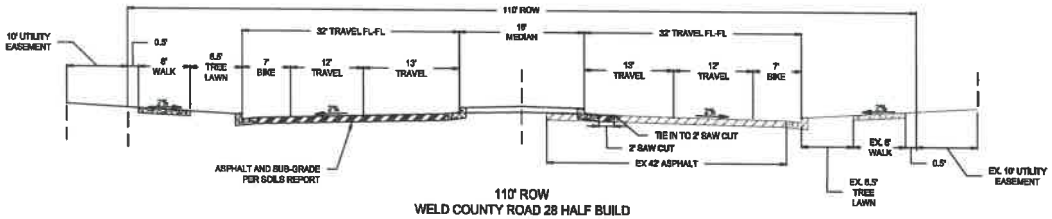
66' ROW
GRAND MEADOW SUBDIVISION
(MINOR COLLECTOR)
TOWN OF MEAD JURISDICTION



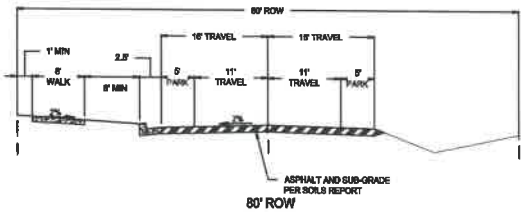
60' ROW
GRAND MEADOW SUBDIVISION
(RESIDENTIAL LOCAL)
TOWN OF MEAD JURISDICTION



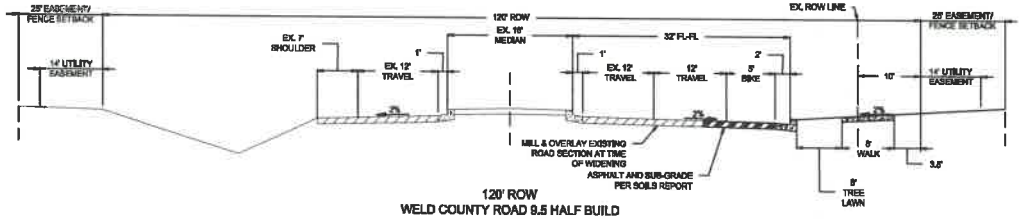
30' ACCESS DRIVE
DUPLEX AREA
(PRIVATE DRIVE)



110' ROW
WELD COUNTY ROAD 28 HALF BUILD
(ARTERIAL)
FIRESTONE JURISDICTION



80' ROW
WELD COUNTY ROAD 11 HALF BUILD
(COLLECTOR)
FIRESTONE JURISDICTION



120' ROW
WELD COUNTY ROAD 9.5 HALF BUILD
(ARTERIAL)
TOWN OF MEAD JURISDICTION

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	12/23/22	PLD/PRELIMINARY PLAT 2ND SUBMITTAL
2	06/15/23	PLD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/23	PLD/PRELIMINARY PLAT 4th SUBMITTAL

SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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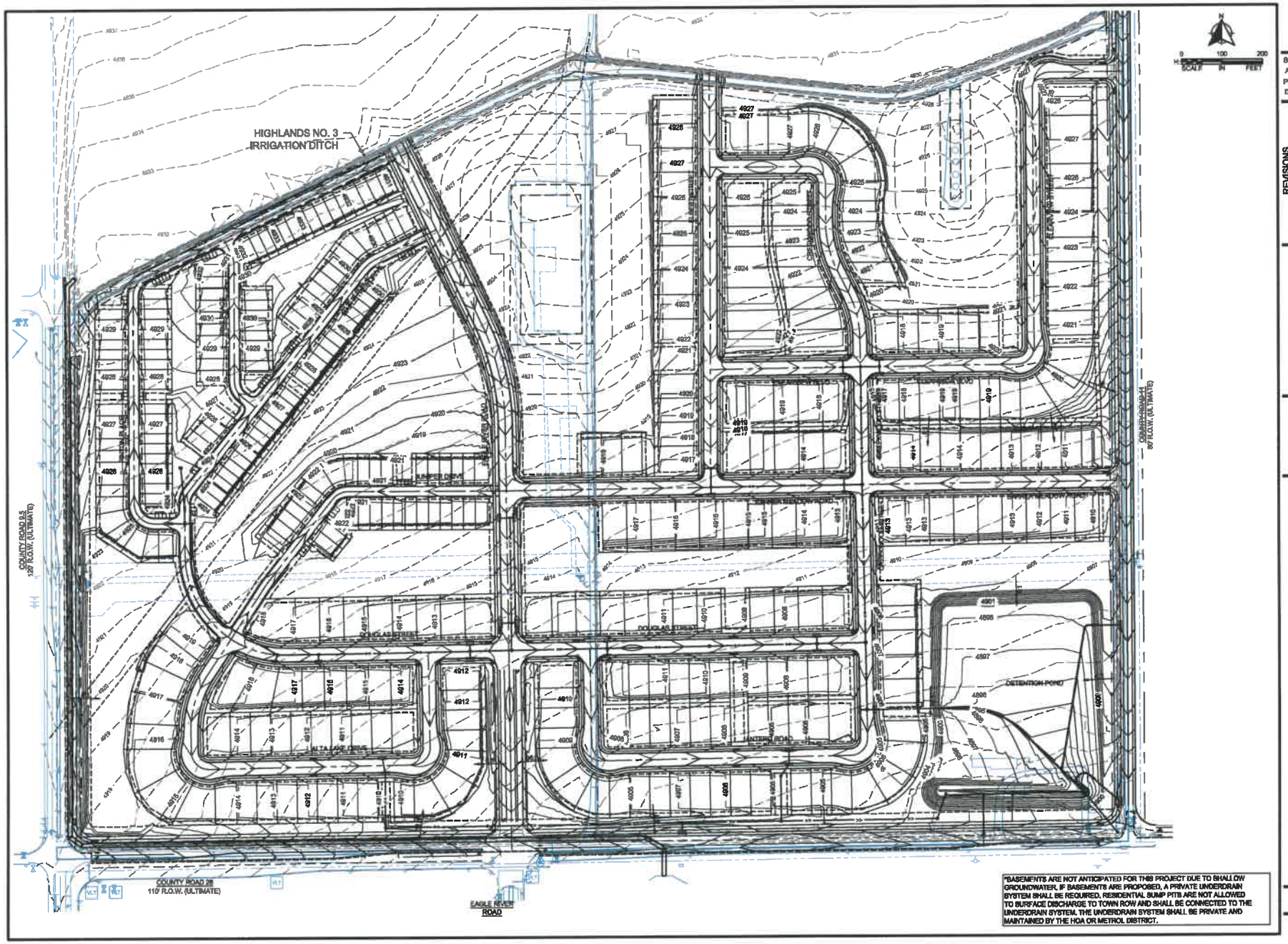
Section a, Item ii.



*BASEMENTS ARE NOT ANTICIPATED FOR THIS PROJECT DUE TO SHALLOW GROUNDWATER. IF BASEMENTS ARE PROPOSED, A PRIVATE UNDERDRAIN SYSTEM SHALL BE REQUIRED. RESIDENTIAL SUMP PITS ARE NOT ALLOWED TO SURFACE DISCHARGE TO TOWN ROW AND SHALL BE CONNECTED TO THE UNDERDRAIN SYSTEM. THE UNDERDRAIN SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOA OR METROL DISTRICT.

wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	08/08/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
2	02/16/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
3	07/11/20	PUD/PRELIMINARY PLAT 4th SUBMITTAL

GRADING PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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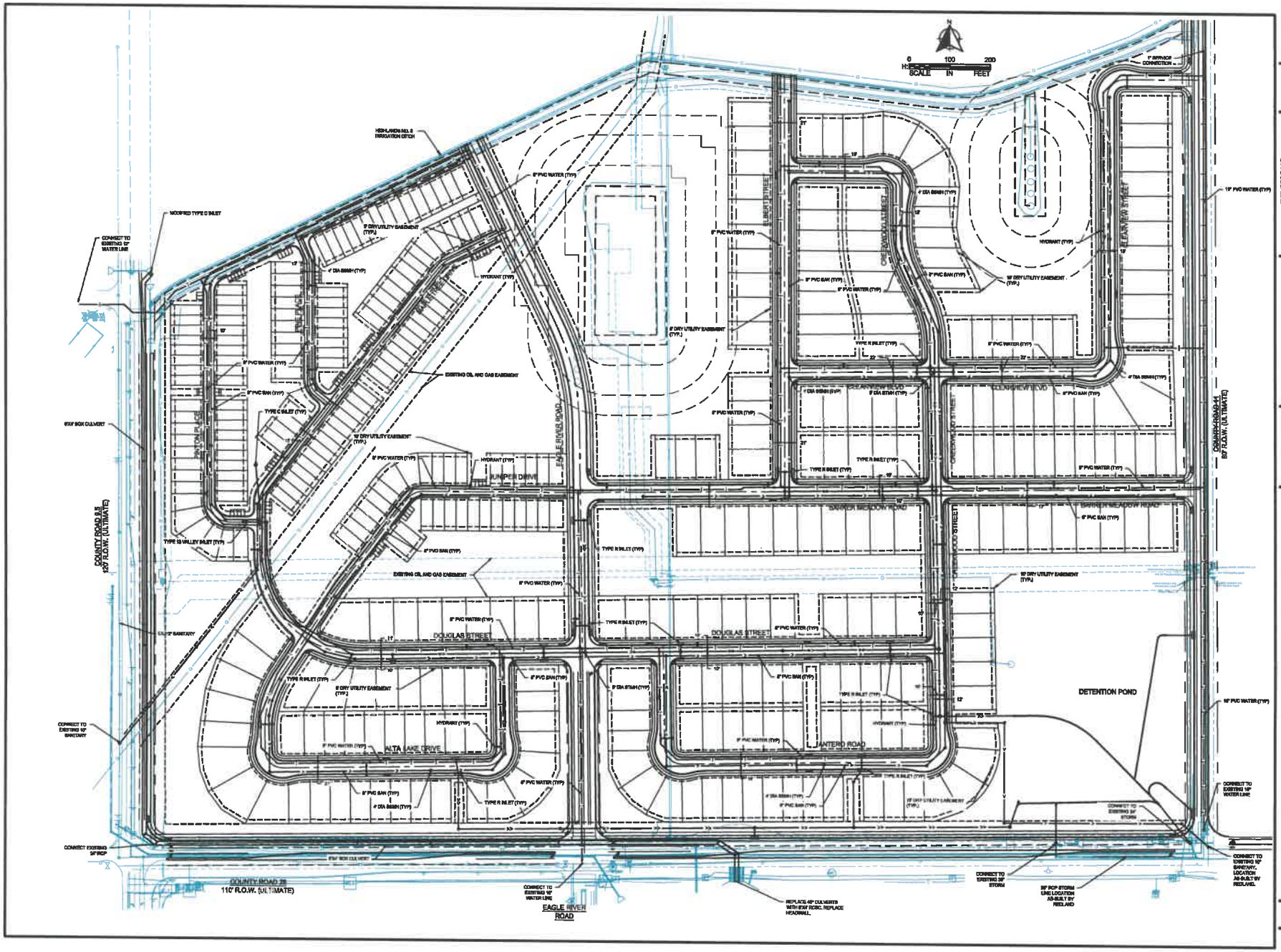
Section a, Item ii.



wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/23	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	03/16/23	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/23	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

UTILITY PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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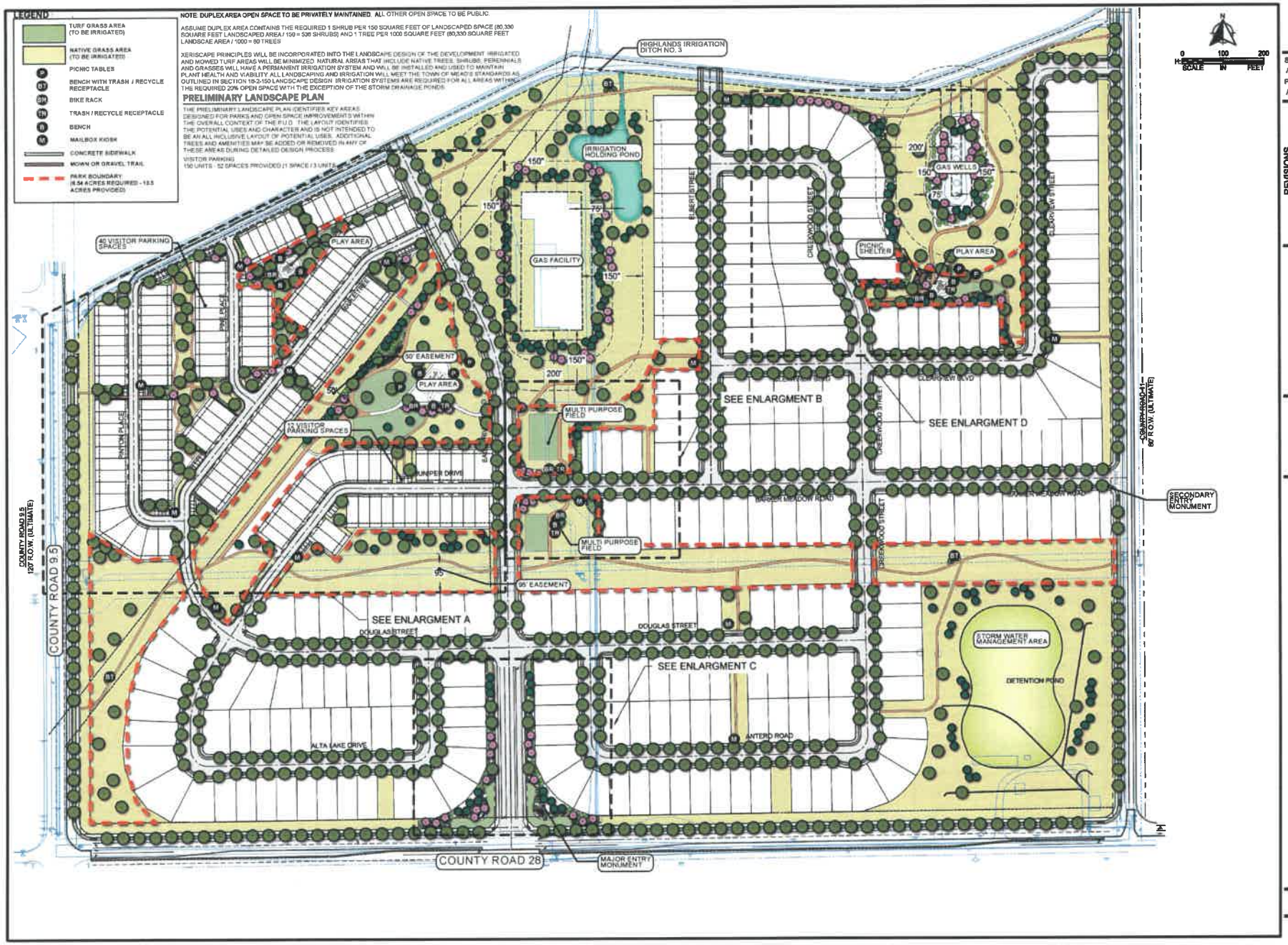
Section a, Item ii.



wsb

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

REVISIONS

NO.	DATE	DESCRIPTION
1	05/05/23	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
2	09/04/23	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	02/11/24	PUD/PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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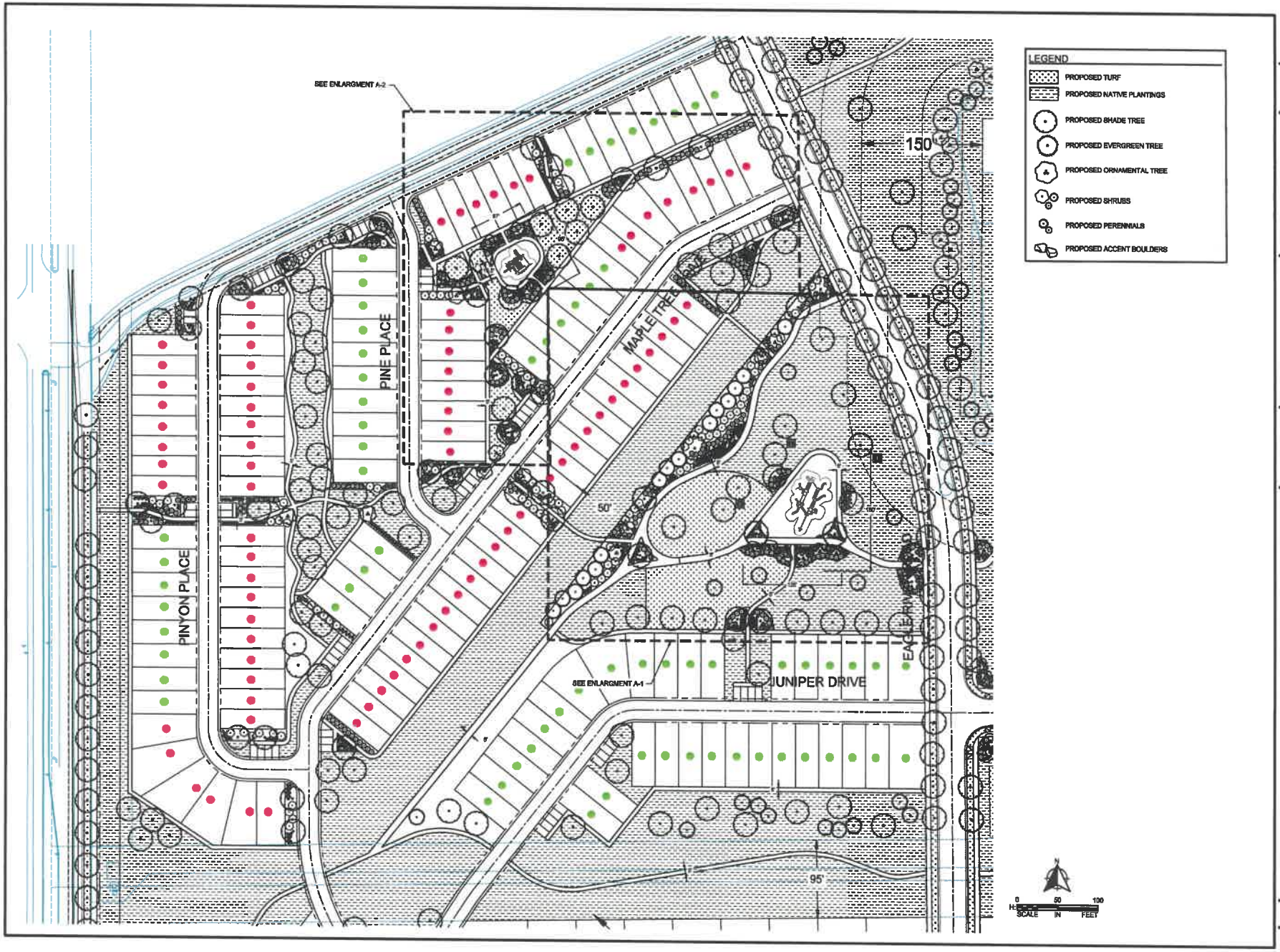
Section a, Item ii.



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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/23	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	02/06/23	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
3	07/01/22	PUD PRELIMINARY PLAT 1ST SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

WSB PROJ
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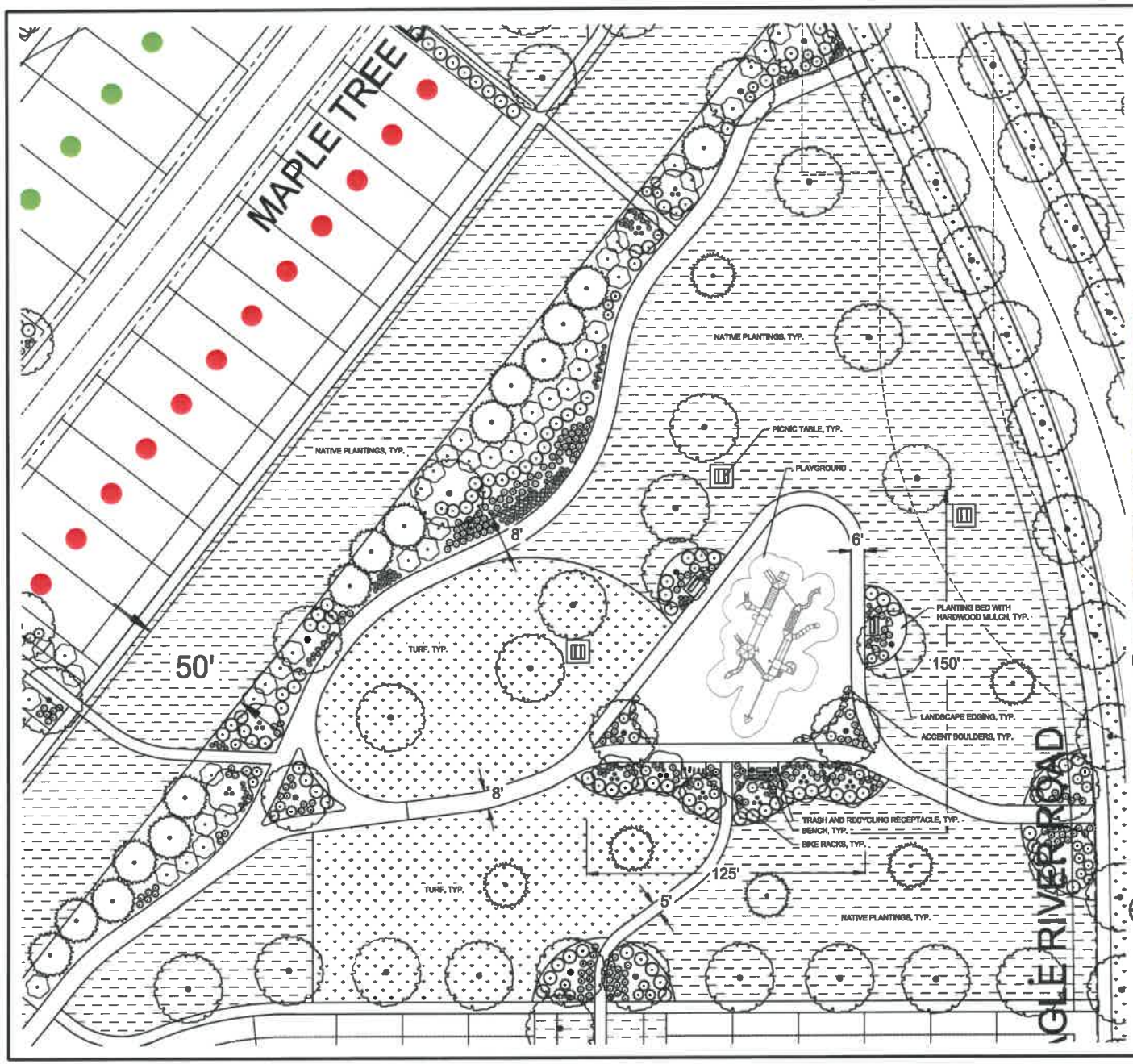
Section a, Item ii.



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

REVISIONS

NO.	DATE	DESCRIPTION
1	05/05/23	PUD PRELIMINARY PLAT 3RD SUBMITTAL
2	09/19/23	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/25	PUD PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-1

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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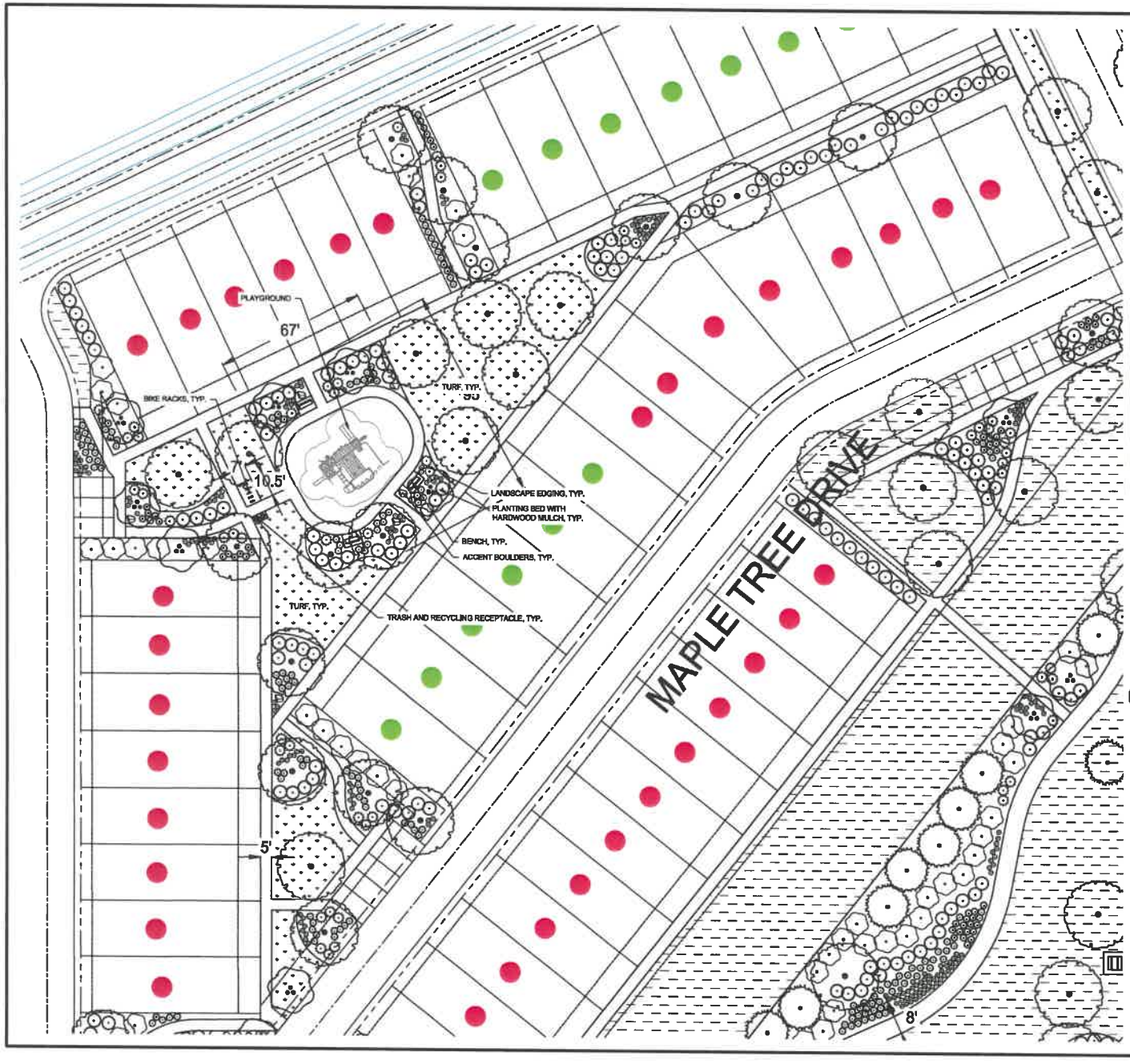

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

1/5 NATURE THEMED PLAYGROUND EXAMPLE

2/5 BIKE RACK EXAMPLE

3/5 RECEPTACLE EXMAPLE

4/5 BENCH EXAMPLE

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02/08/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	03/18/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-2

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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Section a, Item ii.

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS

1/6 OPEN PLAY FIELD

2/6 BIKE RACK EXAMPLE

3/6 RECEPTACLE EXMAPLE

4/6 BENCH EXAMPLE

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/28/23	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/18/23	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/23	PUD PRELIMINARY PLAT 4TH SUBMITTAL

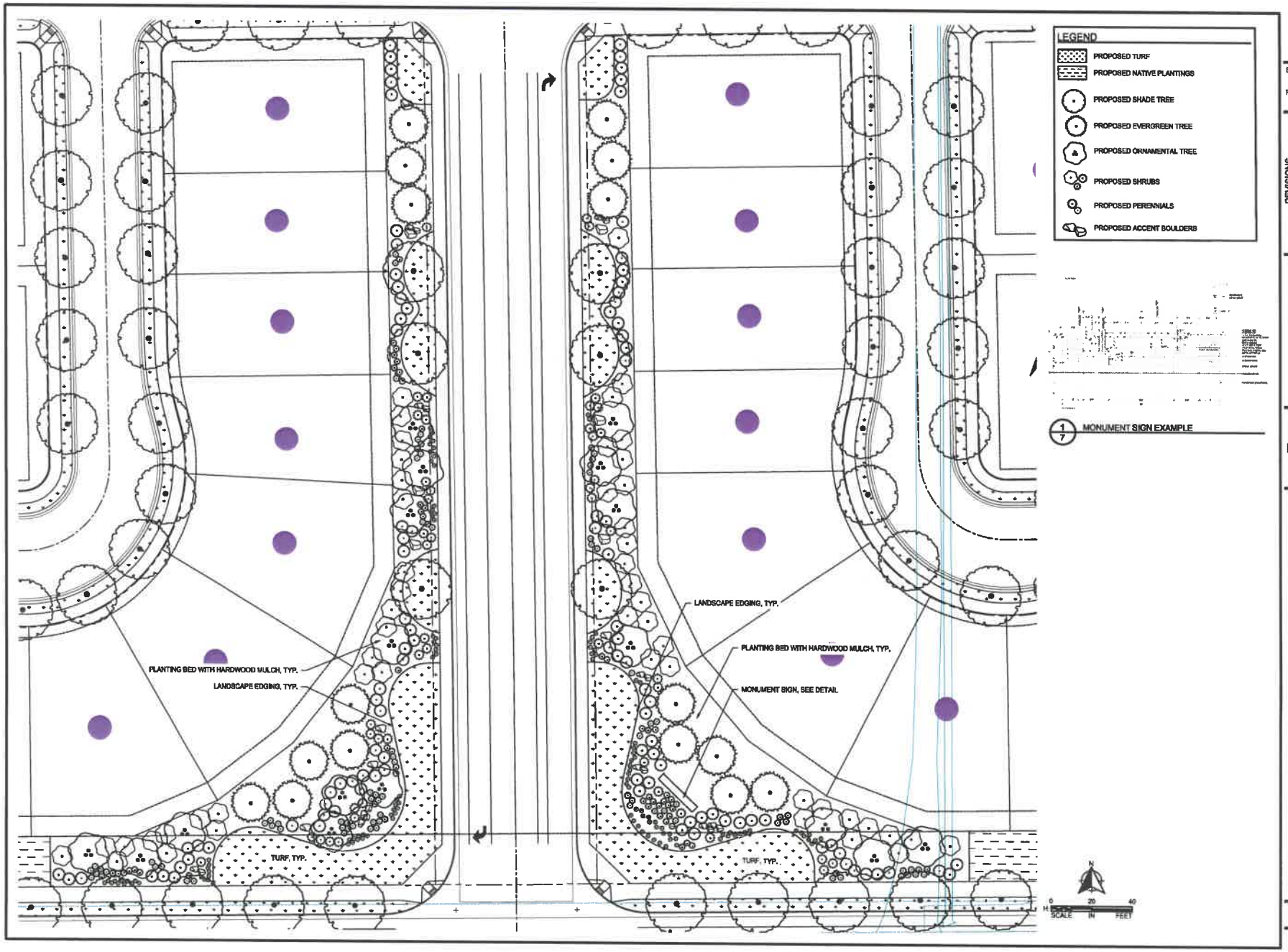
PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT B

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

WSB PROJECT 018631-

SHEET 12 OF

Section a, Item ii.



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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	04/14/22	PLAT/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/01/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT C

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

WSB PROJE
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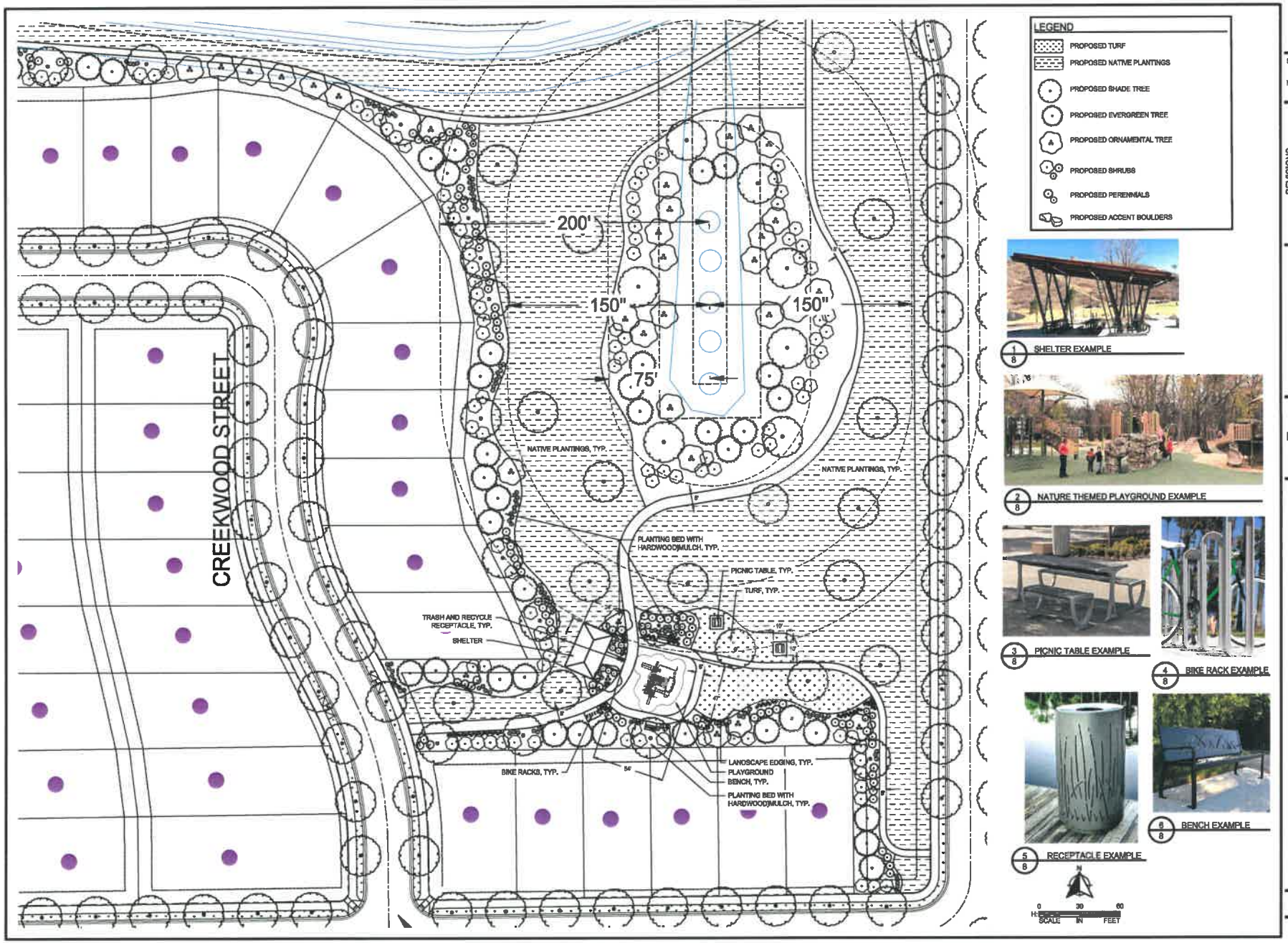
SHEE 13 OF

Section a, Item ii.



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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/23	PLC PRELIMINARY PLAT 2ND SUBMITTAL
2	10/18/22	PLC PRELIMINARY PLAT 2ND SUBMITTAL
3	07/01/22	PLC PRELIMINARY PLAT 1ST SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT D

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

WSB PROJECT 016631-

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Section a, Item ii.

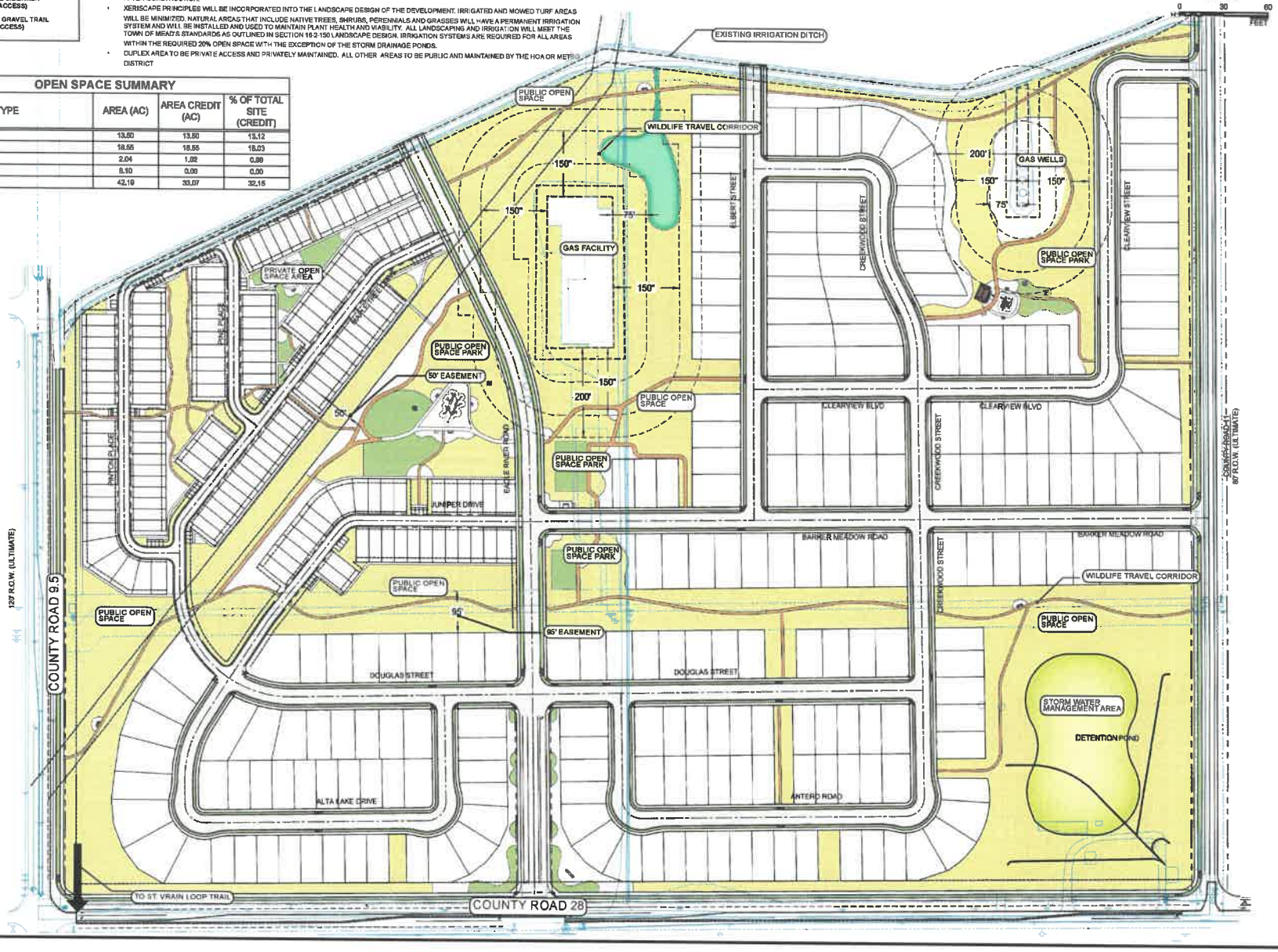
LEGEND

- TURF GRASS AREA (2.67 ACRES)
- NATIVE GRASS AREA (33.9 ACRES)
- CONCRETE SIDEWALK (PRIVATE ACCESS)
- MOWN OR GRAVEL TRAIL (PUBLIC ACCESS)

- THE JUMPING MOUSE (ZAPUS HUDSONIUS PREBLEI) IS AN ENDANGERED SPECIES WHOSE TRAVEL CORRIDOR COVERS THE WHOLE AREA OF THE SITE. SEE FURTHER INFORMATION ON THE LIST OF THREATENED AND ENDANGERED SPECIES PROVIDED BY THE COLORADO ECOLOGICAL SERVICES.
- EXISTING SITE IS AGRICULTURAL LAND SO NO EXISTING TREES, SHRUBS, NATIVE GROUND COVERS WILL BE REMOVED.
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, STREAMS OR BODIES OF WATER ON SITE.
- OPEN SPACE WILL BE MAINTAINED AND ESTABLISHED THROUGH REVEGTATIONS, EROSION CONTROL, IRRIGATION, AND WEED MANAGEMENT AFTER CONSTRUCTION.
- XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.
- DUPLEX AREA TO BE PRIVATE ACCESS AND PRIVATELY MAINTAINED. ALL OTHER AREAS TO BE PUBLIC AND MAINTAINED BY THE HOA OR METRO DISTRICT

OPEN SPACE SUMMARY

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



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

REVISIONS

NO.	DATE	DESCRIPTION
1	02/08/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

OPEN SPACE AND ECOLOGICAL CHARACTERIZATION PLAN

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

WSB PROJECT 018631-0

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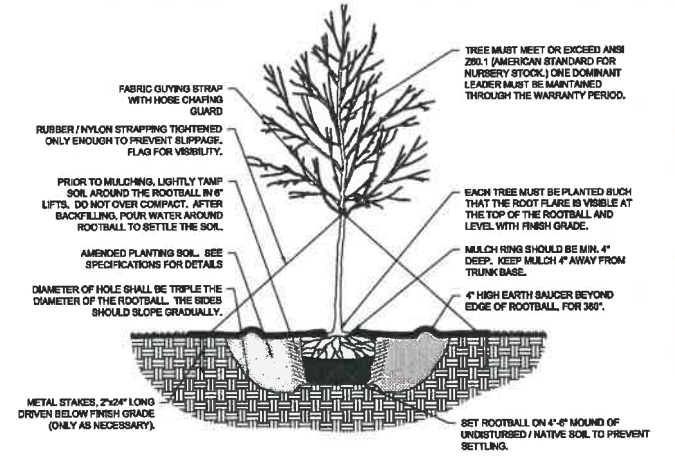
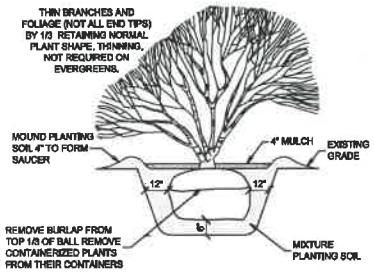
Section a, Item ii.



1/10 DECIDUOUS TREE PLANTING

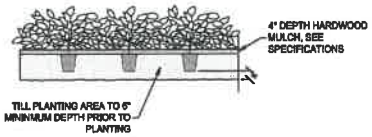
NOTES:
1. PLANT SHRUBS IN LOCATIONS PER PLAN AND APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE CHARACTER STUDY - SUGGESTED PLANT LIST



2/10 SHRUB PLANTING

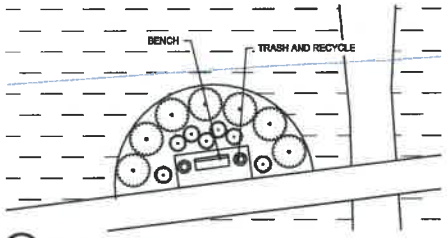
NOTES:
1. PLANT PERENNIALS AND GROUNDCOVERS IN LOCATIONS PER PLAN.



3/10 PERENNIAL PLANTING

NATIVE GRASS PLANTINGS

DROUGHT TOLERANT GRASSES SUITABLE FOR AREAS WHERE MOWING IS DIFFICULT.
- EPHRAIM CRESTED WHEATGRASS
- DWARF PERENNIAL RYEGRASS
- SR3200 BLUE FESCUE
- REUBENS CANADA BLUEGRASS
- CHEWINGS FESCUE



4/10 TYPICAL TRAIL NODE

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

REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/23	PLCD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/23	PLCD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/23	PLCD PRELIMINARY PLAT 4TH SUBMITTAL

LANDSCAPE CHARACTER STUDY / SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT
MEAD, COLORADO

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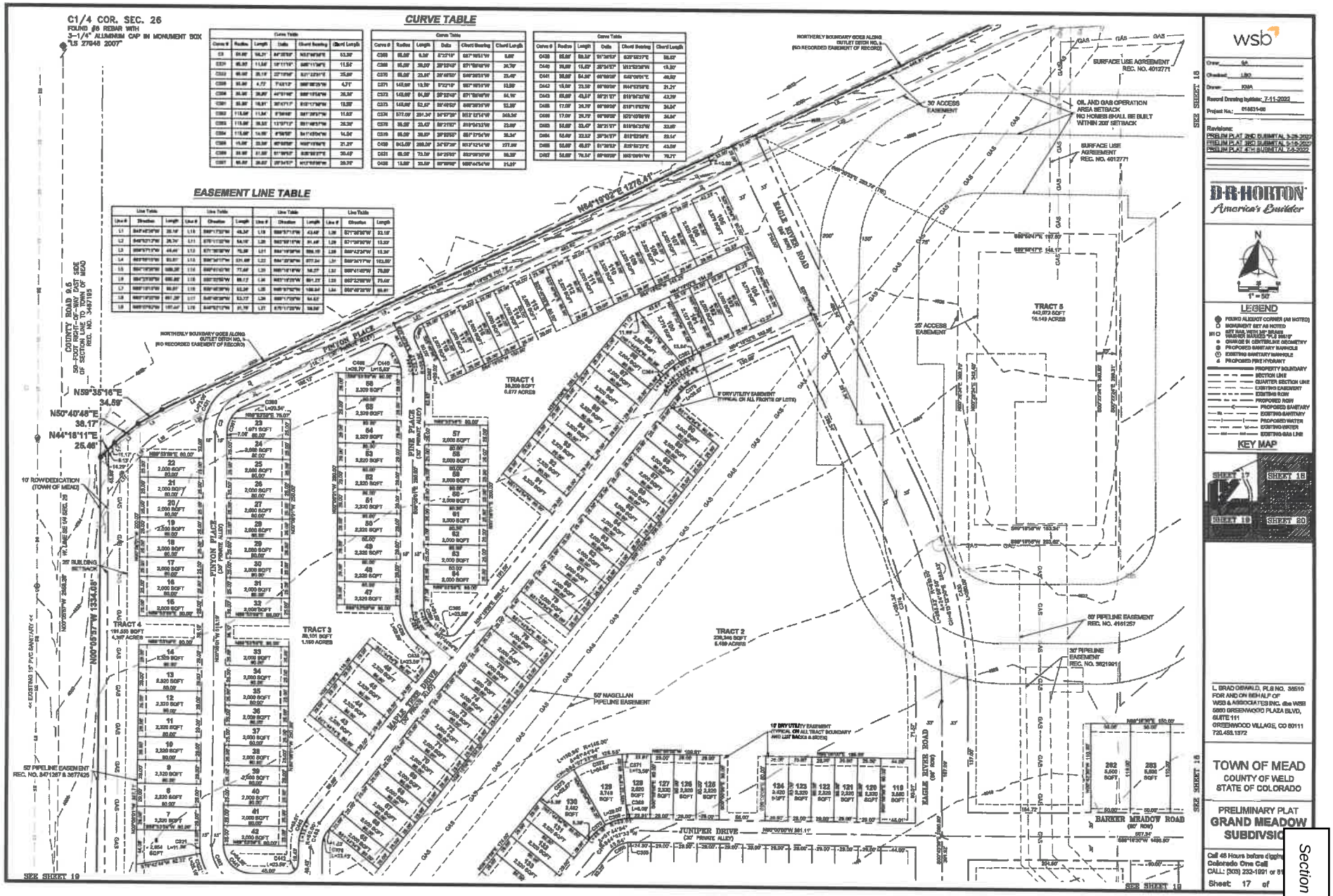
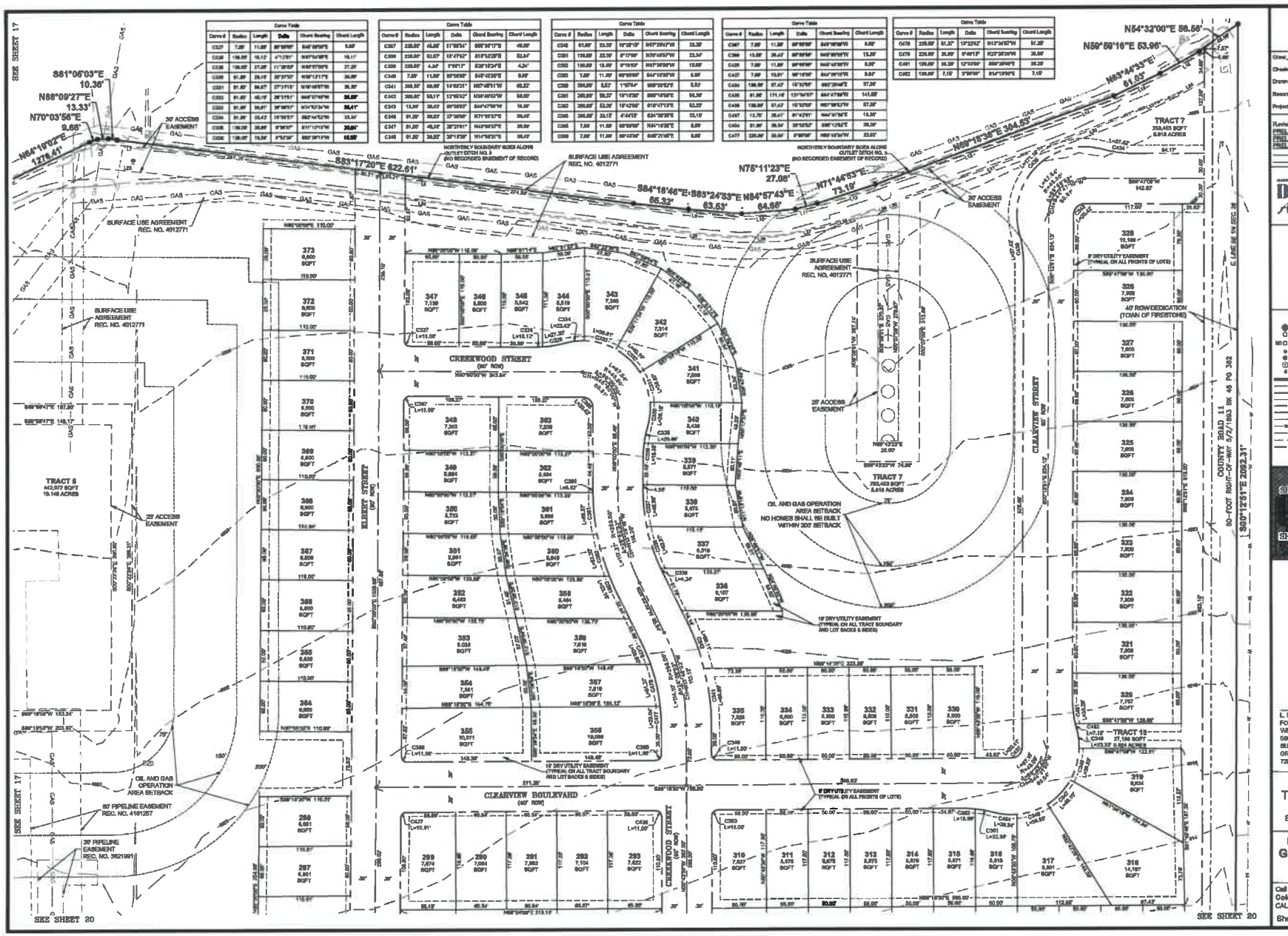
Section a, Item ii.



Section a, Item ii.



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	136.00'	16.12'	4°14'29"	N88°54'38"E	16.11'
C329	136.00'	27.28'	11°28'55"	N82°07'38"E	27.23'
C330	91.00'	26.16'	16°28'30"	N80°12'11"E	26.08'
C331	91.00'	86.87'	27°31'11"	N56°16'55"E	86.00'
C332	91.00'	46.16'	29°11'51"	N44°37'47"E	30.00'
C333	91.00'	34.01'	38°08'31"	N31°52'34"E	33.84'
C334	91.00'	33.42'	19°18'31"	N62°44'53"E	33.24'
C335	136.00'	30.00'	8°38'30"	N11°11'31"E	30.00'
C336	136.00'	16.54'	6°58'38"	N62°38'13"W	16.53'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C337	235.00'	45.00'	11°00'34"	S66°36'17"E	45.00'
C338	235.00'	52.67'	12°47'42"	S51°23'22"E	52.54'
C339	235.00'	4.34'	1°00'17"	S32°13'24"E	4.34'
C340	7.00'	11.00'	90°00'00"	S45°42'00"E	9.90'
C341	300.00'	69.00'	14°00'21"	N57°45'11"W	68.83'
C342	300.00'	59.11'	12°00'42"	N39°45'52"W	59.00'
C343	13.00'	20.42'	90°00'00"	S44°14'38"W	18.38'
C344	91.00'	30.03'	37°38'00"	N71°03'37"E	30.45'
C345	91.00'	45.44'	28°37'41"	N43°55'55"E	44.96'
C346	91.00'	30.03'	38°13'30"	N14°08'31"E	30.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C347	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C348	15.00'	26.42'	90°00'00"	N45°00'00"W	19.30'
C349	7.00'	11.00'	90°00'00"	N45°00'00"W	9.90'
C350	7.00'	10.97'	89°38'00"	S44°31'00"W	9.88'
C351	136.00'	37.47'	15°78'00"	S82°38'00"E	37.36'
C352	136.00'	171.18'	72°14'00"	S44°47'00"W	161.00'
C353	136.00'	37.47'	15°78'00"	N82°38'00"W	37.36'
C354	91.00'	26.47'	16°78'00"	N44°31'00"E	16.30'
C355	91.00'	36.34'	22°52'00"	S82°12'00"E	36.30'
C356	91.00'	36.34'	22°52'00"	N82°12'00"W	33.82'
C357	235.00'	33.00'	8°00'00"	N82°12'00"W	33.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C358	235.00'	33.33'	16°28'19"	S60°25'29"W	33.32'
C359	235.00'	23.33'	5°12'00"	N70°46'57"W	23.34'
C360	136.00'	13.00'	5°18'00"	N67°38'00"W	13.00'
C361	7.00'	11.00'	90°00'00"	S44°18'00"W	9.90'
C362	300.00'	5.67'	1°08'54"	S88°20'52"E	5.67'
C363	300.00'	59.37'	19°18'00"	S68°18'00"E	59.30'
C364	300.00'	53.30'	10°42'00"	S10°47'13"E	53.23'
C365	300.00'	23.13'	4°24'52"	S34°38'28"E	23.13'
C366	7.00'	11.00'	90°00'00"	N44°18'00"E	9.90'
C367	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C368	235.00'	51.37'	12°22'52"	N13°38'52"W	51.27'
C369	235.00'	26.00'	6°48'11"	N23°32'26"W	26.00'
C401	136.00'	16.30'	12°33'00"	S69°38'00"E	16.30'
C402	136.00'	7.10'	2°59'00"	S54°19'00"E	7.10'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C403	136.00'	9.00'	3°48'00"	S42°38'00"E	9.00'
C404	136.00'	34.00'	14°33'00"	S34°38'00"E	34.00'
C405	136.00'	34.00'	14°33'00"	S20°05'00"E	34.00'
C406	136.00'	34.00'	14°33'00"	S5°32'00"E	34.00'
C407	136.00'	34.00'	14°33'00"	S8°59'00"W	34.00'
C408	136.00'	34.00'	14°33'00"	S23°26'00"W	34.00'
C409	136.00'	34.00'	14°33'00"	S37°53'00"W	34.00'
C410	136.00'	34.00'	14°33'00"	S52°20'00"W	34.00'
C411	136.00'	34.00'	14°33'00"	S66°47'00"W	34.00'
C412	136.00'	34.00'	14°33'00"	S81°14'00"W	34.00'
C413	136.00'	34.00'	14°33'00"	N85°39'00"W	34.00'
C414	136.00'	34.00'	14°33'00"	N71°12'00"W	34.00'
C415	136.00'	34.00'	14°33'00"	N56°45'00"W	34.00'
C416	136.00'	34.00'	14°33'00"	N42°18'00"W	34.00'
C417	136.00'	34.00'	14°33'00"	N27°51'00"W	34.00'
C418	136.00'	34.00'	14°33'00"	N13°24'00"W	34.00'
C419	136.00'	34.00'	14°33'00"	N1°03'00"E	34.00'
C420	136.00'	34.00'	14°33'00"	N15°30'00"E	34.00'
C421	136.00'	34.00'	14°33'00"	N29°57'00"E	34.00'
C422	136.00'	34.00'	14°33'00"	N44°24'00"E	34.00'
C423	136.00'	34.00'	14°33'00"	N58°51'00"E	34.00'
C424	136.00'	34.00'	14°33'00"	N73°18'00"E	34.00'
C425	136.00'	34.00'	14°33'00"	N87°45'00"E	34.00'
C426	136.00'	34.00'	14°33'00"	S82°12'00"E	34.00'
C427	136.00'	34.00'	14°33'00"	S67°39'00"E	34.00'
C428	136.00'	34.00'	14°33'00"	S53°06'00"E	34.00'
C429	136.00'	34.00'	14°33'00"	S38°33'00"E	34.00'
C430	136.00'	34.00'	14°33'00"	S24°00'00"E	34.00'
C431	136.00'	34.00'	14°33'00"	S9°27'00"E	34.00'
C432	136.00'	34.00'	14°33'00"	S5°06'00"W	34.00'
C433	136.00'	34.00'	14°33'00"	S19°33'00"W	34.00'
C434	136.00'	34.00'	14°33'00"	S34°00'00"W	34.00'
C435	136.00'	34.00'	14°33'00"	S48°27'00"W	34.00'
C436	136.00'	34.00'	14°33'00"	S62°54'00"W	34.00'
C437	136.00'	34.00'	14°33'00"	S77°21'00"W	34.00'
C438	136.00'	34.00'	14°33'00"	S91°48'00"W	34.00'
C439	136.00'	34.00'	14°33'00"	N106°15'00"W	34.00'
C440	136.00'	34.00'	14°33'00"	N120°42'00"W	34.00'
C441	136.00'	34.00'	14°33'00"	N135°09'00"W	34.00'
C442	136.00'	34.00'	14°33'00"	N149°36'00"W	34.00'
C443	136.00'	34.00'	14°33'00"	N164°03'00"W	34.00'
C444	136.00'	34.00'	14°33'00"	N178°30'00"W	34.00'
C445	136.00'	34.00'	14°33'00"	N192°57'00"W	34.00'
C446	136.00'	34.00'	14°33'00"	N207°24'00"W	34.00'
C447	136.00'	34.00'	14°33'00"	N221°51'00"W	34.00'
C448	136.00'	34.00'	14°33'00"	N236°18'00"W	34.00'
C449	136.00'	34.00'	14°33'00"	N250°45'00"W	34.00'
C450	136.00'	34.00'	14°33'00"	N265°12'00"W	34.00'
C451	136.00'	34.00'	14°33'00"	N279°39'00"W	34.00'
C452	136.00'	34.00'	14°33'00"	N294°06'00"W	34.00'
C453	136.00'	34.00'	14°33'00"	N308°33'00"W	34.00'
C454	136.00'	34.00'	14°33'00"	N323°00'00"W	34.00'
C455	136.00'	34.00'	14°33'00"	N337°27'00"W	34.00'
C456	136.00'	34.00'	14°33'00"	N351°54'00"W	34.00'
C457	136.00'	34.00'	14°33'00"	N366°21'00"W	34.00'
C458	136.00'	34.00'	14°33'00"	N380°48'00"W	34.00'
C459	136.00'	34.00'	14°33'00"	N395°15'00"W	34.00'
C460	136.00'	34.00'	14°33'00"	N409°42'00"W	34.00'
C461	136.00'	34.00'	14°33'00"	N424°09'00"W	34.00'
C462	136.00'	34.00'	14°33'00"	N438°36'00"W	34.00'
C463	136.00'	34.00'	14°33'00"	N453°03'00"W	34.00'
C464	136.00'	34.00'	14°33'00"	N467°30'00"W	34.00'
C465	136.00'	34.00'	14°33'00"	N481°57'00"W	34.00'
C466	136.00'	34.00'	14°33'00"	N496°24'00"W	34.00'
C467	136.00'	34.00'	14°33'00"	N510°51'00"W	34.00'
C468	136.00'	34.00'	14°33'00"	N525°18'00"W	34.00'
C469	136.00'	34.00'	14°33'00"	N539°45'00"W	34.00'
C470	136.00'	34.00'	14°33'00"	N554°12'00"W	34.00'
C471	136.00'	34.00'	14°33'00"	N568°39'00"W	34.00'
C472	136.00'	34.00'	14°33'00"	N583°06'00"W	34.00'
C473	136.00'	34.00'	14°33'00"	N597°33'00"W	34.00'
C474	136.00'	34.00'	14°33'00"	N612°00'00"W	34.00'
C475	136.00'	34.00'	14°33'00"	N626°27'00"W	34.00'
C476	136.00'	34.00'	14°33'00"	N640°54'00"W	34.00'
C477	136.00'	34.00'	14°33'00"	N655°21'00"W	34.00'
C478	235.00'	51.37'	12°22'52"	N13°38'52"W	51.27'
C479	235.00'	26.00'	6°48'11"	N23°32'26"W	26.00'
C481	136.00'	16.30'	12°33'00"	S69°38'00"E	16.30'
C482	136.00'	7.10'	2°59'00"	S54°19'00"E	7.10'

wsb

Drawn: BA
Checked: LBO
Drawn: KMA
Record Drawing Initiator: 7-11-2022
Project No.: 018031-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 3-29-2022
PRELIM PLAT 3RD SUBMITAL 3-15-2023
PRELIM PLAT 4TH SUBMITAL 7-5-2023

D·R·HORTON America's Builder

N
1" = 50'

LEGEND
- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET NAIL WITH 3/4" BRASS WASHER STAMPED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS LINE

KEY MAP

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

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW SUBDIVISION

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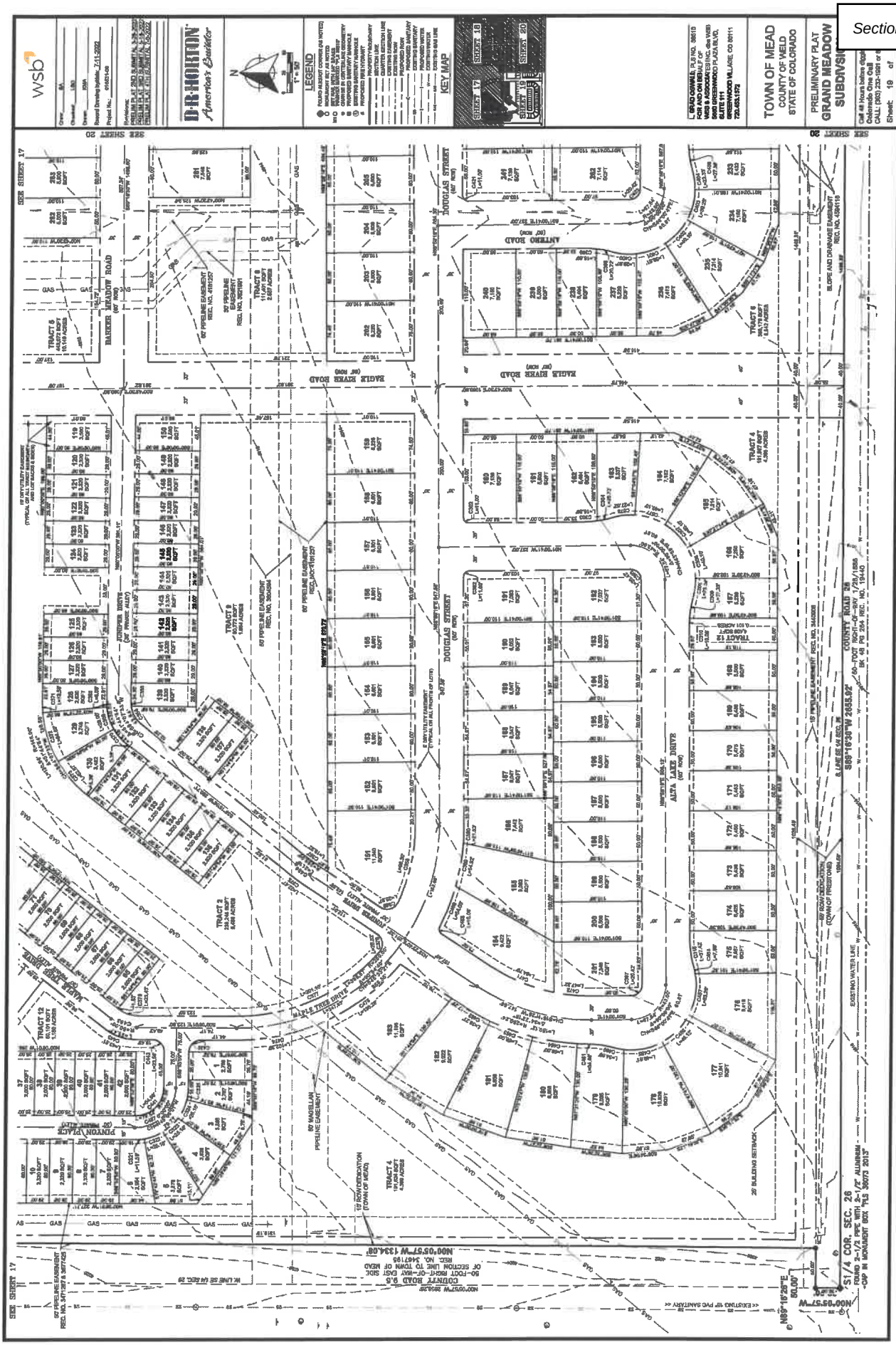
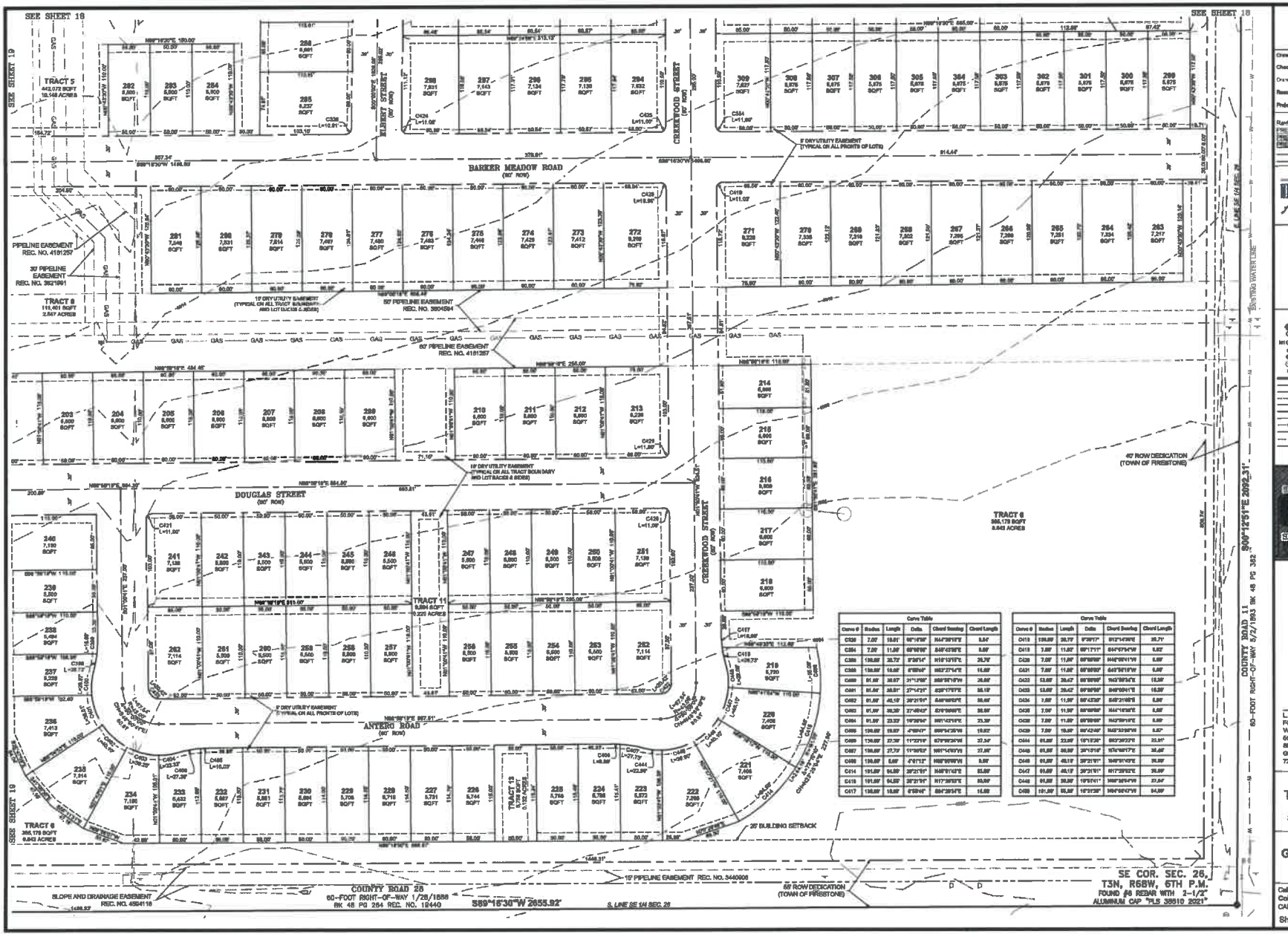
Sheet: 18 of

Section a, Item ii.


wsb
D·R·HORTON
America's Builder
LEGEND
KEY MAP
TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO
PRELIMINARY PLAT
GRAND MEADOW
SUBDIVISION
SEE SHEET 20
SEE SHEET 17
BARKER MEADOW ROAD
EAGLE RIVER ROAD
ANTERO ROAD
DOUGLAS STREET
ALTA LAKE DRIVE
COUNTY ROAD 38
S1/4 COR. SEC. 26



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C382	7.00'	10.91'	90°16'00"	N45°30'16"E	9.84'
C384	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C385	130.00'	20.72'	9°08'14"	N16°12'16"E	20.70'
C386	130.00'	10.00'	4°38'00"	N02°27'14"E	10.00'
C389	91.00'	30.07'	21°11'00"	S08°58'16"W	29.90'
C391	91.00'	38.91'	27°14'21"	S29°17'07"E	38.19'
C392	91.00'	45.19'	28°21'01"	S48°08'05"E	44.68'
C393	91.00'	38.39'	27°49'43"	S76°08'05"E	38.09'
C394	91.00'	23.33'	14°39'04"	N61°42'51"E	23.26'
C395	130.00'	19.83'	4°38'47"	S66°54'26"W	19.82'
C396	130.00'	27.39'	11°22'01"	S73°08'26"W	27.34'
C397	130.00'	27.79'	11°38'52"	N61°14'07"W	27.73'
C398	130.00'	5.00'	4°01'12"	N55°00'00"W	5.00'
C414	191.00'	94.00'	28°21'01"	N48°21'01"E	93.00'
C415	191.00'	94.00'	28°21'01"	N77°39'01"E	93.00'
C417	130.00'	10.00'	4°38'46"	S84°39'31"E	10.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	198.00'	30.77'	8°90'17"	S12°14'06"E	30.71'
C419	7.00'	11.00'	90°17'17"	S54°07'34"W	9.90'
C420	7.00'	11.00'	90°00'00"	N45°00'41"W	9.90'
C421	7.00'	11.00'	90°00'00"	S45°00'19"W	9.90'
C422	53.00'	20.47'	22°00'00"	N43°00'34"E	19.30'
C423	53.00'	20.47'	22°00'00"	S43°00'41"E	19.30'
C424	7.00'	11.00'	90°43'30"	S45°21'05"E	9.90'
C425	7.00'	11.00'	90°00'00"	N44°19'30"E	9.90'
C426	7.00'	10.99'	90°42'40"	N45°32'05"W	9.87'
C444	60.00'	22.00'	19°19'30"	S03°39'23"E	21.91'
C445	60.00'	30.00'	28°13'16"	N74°00'17"E	29.68'
C446	60.00'	49.19'	39°21'01"	N48°21'01"E	48.20'
C447	60.00'	49.19'	39°21'01"	N17°39'01"E	48.20'
C448	60.00'	30.00'	19°01'41"	N08°30'47"W	29.84'
C449	101.00'	60.00'	16°31'30"	N04°50'47"W	59.59'

wsb

Drawn: GA
Checked: LBO
Drawn: KMA
Record Drawing Initiation: 7-11-2022
Project No.: 016031-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 5-26-2023
PRELIM PLAT 3RD SUBMITAL 5-16-2023
PRELIM PLAT 4TH SUBMITAL 7-8-2023

D·R·HORTON
America's Builder

1" = 50'

LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET #6 REBAR WITH 1" BRASS ALUMINUM CAP STAMPED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS LINE

KEY MAP

L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF
WEB & ASSOCIATES INC. dba WEB
5660 GREENWOOD PLAZA BLVD.
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.483.1572

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW SUBDIVSION

Call 48 Hours before digg
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Sheet: 20 of

Section a, Item ii.

PRELIMINARY PLAT

GRAND MEADOW SUBDIVISION

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

SHEET 3 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
[illegible]	[illegible]	[illegible]	[illegible]	N32°09'30"E	53.39'
[illegible]	[illegible]	[illegible]	[illegible]	S06°11'30"E	11.34'
[illegible]	[illegible]	[illegible]	[illegible]	S21°22'31"E	25.89'
[illegible]	[illegible]	[illegible]	[illegible]	S00°09'23"W	4.77'
[illegible]	[illegible]	[illegible]	[illegible]	S60°15'56"W	26.26'
[illegible]	[illegible]	[illegible]	[illegible]	S19°17'26"W	16.59'
[illegible]	[illegible]	[illegible]	[illegible]	S81°29'37"W	11.83'
[illegible]	[illegible]	[illegible]	[illegible]	S51°49'37"W	26.29'
[illegible]	[illegible]	[illegible]	[illegible]	S41°45'04"W	14.54'
[illegible]	[illegible]	[illegible]	[illegible]	N32°15'05"E	21.27'
[illegible]	[illegible]	[illegible]	[illegible]	S29°59'27"E	60.47'
[illegible]	[illegible]	[illegible]	[illegible]	N12°53'36"W	28.79'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C368	65.00'	6.09'	5°22'18"	S87°19'51"W	6.09'
C369	65.00'	28.95'	25°53'46"	S71°50'46"W	28.71'
C370	65.00'	23.61'	20°48'50"	S48°29'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°19'51"W	13.59'
C372	145.00'	64.59'	25°31'46"	S71°50'46"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°29'31"W	52.38'
C374	577.00'	251.34'	24°57'29"	N13°13'14"W	249.36'
C378	35.00'	23.47'	38°21'07"	S19°04'33"W	22.89'
C379	65.00'	30.67'	26°01'59"	S81°17'04"W	30.34'
C430	643.00'	280.09'	24°57'29"	N13°12'14"W	277.89'
C431	65.00'	73.59'	64°27'03"	S32°06'30"W	69.72'
C436	15.00'	23.56'	90°00'00"	N08°44'34"W	21.21'

SHEET 4 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	130.00'	10.17'	4°29'01"	N87°54'00"E	10.11'
C329	130.00'	27.30'	11°30'53"	N80°07'00"E	27.25'
C330	61.00'	29.16'	27°27'23"	N06°13'17"E	29.09'
C331	61.00'	30.07'	27°21'16"	N18°46'07"W	30.30'
C332	61.00'	40.15'	28°21'51"	N46°37'46"W	39.09'
C333	61.00'	30.91'	29°09'37"	N74°33'34"W	30.41'
C334	61.00'	23.42'	16°33'01"	S82°44'52"W	23.34'
C335	130.00'	20.96'	6°09'37"	S11°12'18"W	20.94'
C336	130.00'	16.09'	6°52'29"	S03°28'12"W	16.05'
C337	220.00'	45.08'	11°59'34"	S06°59'17"E	45.00'
C338	220.00'	52.97'	13°47'43"	S19°53'25"E	52.84'
C339	220.00'	4.34'	1°06'17"	S26°18'24"E	4.34'
C340	7.00'	11.00'	90°00'00"	S48°43'30"E	9.90'
C341	200.00'	49.95'	14°22'21"	N07°45'16"W	49.87'
C342	200.00'	60.11'	12°05'43"	N20°49'42"W	60.00'
C343	13.00'	20.42'	90°00'00"	S44°47'06"W	18.38'
C346	61.00'	39.85'	37°26'00"	N71°01'37"E	39.49'
C347	61.00'	40.15'	28°21'51"	N43°09'37"E	39.09'
C348	61.00'	30.83'	29°18'20"	N14°59'31"E	30.43'
C349	61.00'	23.33'	16°29'16"	N07°28'41"W	23.29'
C351	130.00'	22.34'	9°17'00"	N78°49'07"W	22.34'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C352	130.00'	15.09'	6°39'00"	N61°38'58"W	15.09'
C353	7.00'	11.00'	90°00'00"	S44°16'30"W	9.90'
C360	200.00'	5.52'	1°34'44"	S03°37'52"E	5.52'
C361	200.00'	56.37'	15°16'29"	S08°18'52"E	60.30'
C362	200.00'	52.39'	15°42'06"	S19°47'13"E	52.23'
C363	200.00'	23.15'	4°44'15"	S24°39'25"E	23.15'
C365	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C366	7.00'	11.06'	90°43'30"	S45°21'46"E	9.95'
C367	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C368	13.00'	20.42'	90°00'00"	N45°00'00"W	18.38'
C426	7.00'	11.00'	90°00'00"	N45°43'30"W	9.90'
C427	7.00'	10.91'	89°16'30"	S44°38'15"W	9.84'
C434	130.00'	37.42'	16°29'03"	S82°26'46"E	37.29'
C435	61.00'	171.14'	121°04'07"	S44°47'00"W	141.69'
C436	130.00'	37.42'	16°29'03"	N07°08'52"W	37.29'
C437	12.75'	20.41'	91°42'01"	N44°31'05"E	18.30'
C454	61.00'	29.94'	28°02'52"	S85°12'53"E	29.59'
C477	220.00'	23.06'	6°00'00"	N03°45'34"W	23.05'
C478	220.00'	51.37'	13°22'43"	N13°26'57"W	51.25'
C479	220.00'	25.07'	6°46'16"	N23°28'28"W	25.06'
C481	130.00'	30.29'	12°39'58"	S08°29'46"E	30.24'
C482	130.00'	7.15'	3°09'09"	S14°13'55"E	7.15'

SHEET 5 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
[illegible]	[illegible]	[illegible]	[illegible]	S43°54'19"W	9.90'
[illegible]	[illegible]	[illegible]	[illegible]	S04°28'39"E	16.09'
[illegible]	[illegible]	[illegible]	[illegible]	S12°14'37"E	20.79'
[illegible]	[illegible]	[illegible]	[illegible]	S03°44'00"E	23.29'
[illegible]	[illegible]	[illegible]	[illegible]	N72°48'41"E	39.09'
[illegible]	[illegible]	[illegible]	[illegible]	N45°27'00"E	39.09'
[illegible]	[illegible]	[illegible]	[illegible]	N17°09'09"E	39.09'
[illegible]	[illegible]	[illegible]	[illegible]	N81°09'09"W	27.29'
[illegible]	[illegible]	[illegible]	[illegible]	N86°56'07"W	10.09'
[illegible]	[illegible]	[illegible]	[illegible]	S81°13'17"W	37.39'
[illegible]	[illegible]	[illegible]	[illegible]	S43°30'01"E	25.09'
[illegible]	[illegible]	[illegible]	[illegible]	S65°43'31"E	25.09'
[illegible]	[illegible]	[illegible]	[illegible]	S83°27'34"E	15.04'
[illegible]	[illegible]	[illegible]	[illegible]	S60°15'56"W	26.26'
[illegible]	[illegible]	[illegible]	[illegible]	S35°49'22"W	10.27'
[illegible]	[illegible]	[illegible]	[illegible]	S78°12'40"E	97.45'
[illegible]	[illegible]	[illegible]	[illegible]	S16°09'30"E	22.75'
[illegible]	[illegible]	[illegible]	[illegible]	S87°19'51"W	6.09'
[illegible]	[illegible]	[illegible]	[illegible]	S71°50'46"W	28.71'
[illegible]	[illegible]	[illegible]	[illegible]	S48°29'31"W	23.48'
[illegible]	[illegible]	[illegible]	[illegible]	S87°19'51"W	13.59'
[illegible]	[illegible]	[illegible]	[illegible]	S71°50'46"W	64.16'
[illegible]	[illegible]	[illegible]	[illegible]	S48°29'31"W	52.38'
[illegible]	[illegible]	[illegible]	[illegible]	S36°49'23"W	22.45'
[illegible]	[illegible]	[illegible]	[illegible]	N02°07'54"E	22.85'
[illegible]	[illegible]	[illegible]	[illegible]	S24°36'09"E	188.02'
[illegible]	[illegible]	[illegible]	[illegible]	S06°07'09"E	54.87'
[illegible]	[illegible]	[illegible]	[illegible]	S09°47'53"E	21.83'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C362	7.00'	11.00'	90°00'00"	N46°00'41"W	9.90'
C366	13.00'	20.42'	90°00'00"	N43°59'19"E	18.38'
C367	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C368	130.00'	20.72'	9°08'14"	N10°13'18"E	20.70'
C369	130.00'	16.09'	7°05'09"	N02°27'14"E	16.08'
C400	61.00'	29.07'	21°13'09"	S03°59'18"W	28.80'
C401	61.00'	28.91'	27°14'21"	S27°17'57"E	28.15'
C402	61.00'	40.16'	28°21'51"	S49°09'03"E	39.09'
C403	61.00'	39.25'	27°45'42"	S76°09'49"E	38.89'
C404	61.00'	23.33'	18°30'04"	N81°42'18"E	23.25'
C406	130.00'	27.26'	11°22'16"	S79°09'24"W	27.34'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C429	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C432	15.00'	23.56'	90°00'00"	N45°00'01"W	21.21'
C455	61.00'	40.01'	36°14'03"	S11°35'18"E	40.03'
C456	61.00'	48.12'	34°02'14"	S46°13'26"E	47.41'
C457	61.00'	53.35'	37°40'19"	S82°04'49"E	53.59'
C458	61.00'	7.00'	5°37'05"	N78°16'14"E	7.00'
C460	130.00'	34.09'	14°24'03"	N87°26'57"E	34.09'
C461	130.00'	34.09'	14°24'03"	N87°24'57"E	34.09'
C462	200.00'	28.27'	7°48'54"	S29°26'43"W	28.24'
C463	200.00'	59.09'	11°27'33"	S19°59'59"W	59.01'
C464	200.00'	60.09'	11°27'33"	S09°22'27"W	55.01'
C468	7.00'	10.96'	62°19'53"	S74°30'07"W	8.21'
C469	200.00'	54.09'	11°03'34"	S36°49'09"E	53.86'
C474	265.00'	102.30'	22°08'11"	S11°10'09"E	101.75'
C475	268.00'	130.39'	28°10'04"	S39°18'16"E	129.07'

SHEET 6 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C336	7.00'	10.91'	89°16'30"	N45°38'15"E	9.84'
C354	7.00'	11.00'	90°00'00"	S48°43'30"E	9.90'
C398	130.00'	20.72'	9°08'14"	N10°13'16"E	20.70'
C399	130.00'	16.09'	7°05'09"	N02°27'14"E	16.08'
C400	61.00'	29.07'	21°13'09"	S03°59'18"W	28.80'
C401	61.00'	29.51'	27°14'21"	S20°17'57"E	28.15'
C402	61.00'	40.15'	28°21'51"	S49°09'53"E	39.09'
C403	61.00'	39.25'	27°45'42"	S76°09'49"E	38.89'
C404	61.00'	23.33'	18°30'04"	N81°42'18"E	23.25'
C405	130.00'	10.03'	4°09'47"	S86°04'25"W	10.02'
C406	130.00'	27.26'	11°22'16"	S79°09'26"W	27.34'
C407	130.00'	27.78'	11°30'52"	N81°16'03"W	27.89'
C408	130.00'	9.09'	4°01'12"	N88°00'05"W	9.09'
C414	161.00'	84.59'	28°21'51"	N43°01'43"E	83.59'
C415	161.00'	84.59'	28°21'51"	N17°28'52"E	83.59'
C417	130.00'	18.09'	8°09'46"	S04°29'34"E	18.09'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	130.00'	20.73'	9°08'17"	S12°14'36"E	20.71'
C419	7.00'	11.09'	90°17'16"	S44°07'54"W	9.97'
C420	7.00'	11.00'	90°00'00"	N45°00'16"W	9.90'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C422	13.00'	20.42'	90°00'00"	N43°59'34"E	18.38'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C424	7.00'	11.09'	90°43'30"	S45°21'46"E	9.96'
C425	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C428	7.00'	11.00'	90°00'00"	N45°59'16"E	9.90'
C429	7.00'	10.96'	89°42'45"	N45°52'09"W	9.87'
C444	61.00'	22.98'	14°16'29"	S83°34'22"E	22.91'
C445	61.00'	30.92'	29°13'18"	N74°09'17"E	30.49'
C446	61.00'	40.15'	28°21'51"	N45°51'43"E	39.09'
C447	61.00'	40.15'	28°21'51"	N17°29'52"E	39.09'
C448	61.00'	28.09'	16°51'41"	N08°28'54"W	27.94'
C450	191.00'	55.09'	16°31'29"	N84°39'47"W	54.89'

EASEMENT LINE TABLE

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S46°49'29"W	30.15'	L10	S69°17'23"W	40.26'	L19	S59°57'15"W	42.49'	L28	S71°30'30"W	32.19'
L2	S46°52'03"W	28.74'	L11	S76°11'23"W	54.19'	L20	S69°59'15"W	61.49'	L29	S71°30'30"W	19.53'
L3	S69°57'12"W	44.44'	L12	S71°30'30"W	79.26'	L21	S84°10'26"W	309.15'	L30	S69°42'34"W	12.24'
L4	S63°00'15"W	62.81'	L13	S69°34'17"W	221.99'	L22	S84°29'26"W	477.84'	L31	S69°34'17"W	192.09'
L5	S04°10'20"W	309.27'	L14	S69°41'45"W	77.49'	L23	N05°59'16"W	93.27'	L32	S69°41'45"W	79.09'
L6	S04°22'30"W	309.59'	L15	S63°32'59"W	90.12'	L24	N05°19'23"W	601.27'	L33	S63°32'59"W	79.49'
L7	N05°13'16"W	90.61'	L16	S69°45'20"W	52.89'	L25	N09°07'07"W	100.94'	L34	S69°45'20"W	30.91'
L8	N05°10'23"W	601.29'	L17	S46°45'20"W	52.77'	L26	S69°17'23"W	54.52'			
L9	N05°07'02"W	107.44'	L18	S46°52'13"W	21.75'	L27	S76°11'23"W	88.56'			

wsb

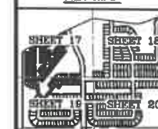
Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing by/date: 7-11-2022
Project No.: 016631-00

Revisions:
PRELIM PLAT 2ND SUBMITTAL 3-28-2022
PRELIM PLAT 3RD SUBMITTAL 5-18-2022
PRELIM PLAT 4TH SUBMITTAL 7-8-2022

D·R·HORTON
America's Builder

LEGEND
FOUND ALIQUOT CORNER (AS NOTED)
MONUMENT SET AS NOTED
SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
CHANGE IN CENTERLINE GEOMETRY
PROPOSED SANITARY MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED FIRE HYDRANT
PROPERTY BOUNDARY
SECTION LINE
QUARTER SECTION LINE
EXISTING EASEMENT
EXISTING ROW
PROPOSED ROW
PROPOSED SANITARY
EXISTING SANITARY
PROPOSED WATER
EXISTING WATER
EXISTING GAS LINE

KEY MAP



L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF
WSB & ASSOCIATES INC. dba WSB
5680 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW SUBDIVISIO[N]

Call 48 Hours before digging
Colorado One Call
CALL: (303) 232-1991 or 811

Sheet: 21 of [illegible]

Agenda Item Summary

MEETING DATE:	August 8, 2022
SUBJECT:	Resolution No. 59-R-2022 A Resolution of the Town of Mead, Colorado, Approving with Conditions the Consolidated Service Plan for Turion South Metropolitan District Nos. 1-10, and Authorizing Execution of the Intergovernmental Agreement Between the Town and the Turion South Metropolitan Districts
PRESENTED BY:	Marcus McAskin, Town Attorney

SUMMARY

Resolution No. 59-R-2022 (the "Turion Districts Resolution") **approves with conditions** the Consolidated Service Plan for Turion South Metropolitan District Nos. 1-10 (the "Service Plan"), approves the form of intergovernmental agreement between the Town of Mead and the Turion South Metropolitan District Nos. 1-10 ("Intergovernmental Agreement"), and authorizes the Mayor to execute the Intergovernmental Agreement on behalf of the Town when in final form.

The Turion South Metropolitan District Nos. 1-10 ("Districts") are intended to serve the development known as Turion South, the portion of the Turion development located in Mead, generally northeast of I-25 and County Road 38 consisting of approximately 595 acres, more or less.

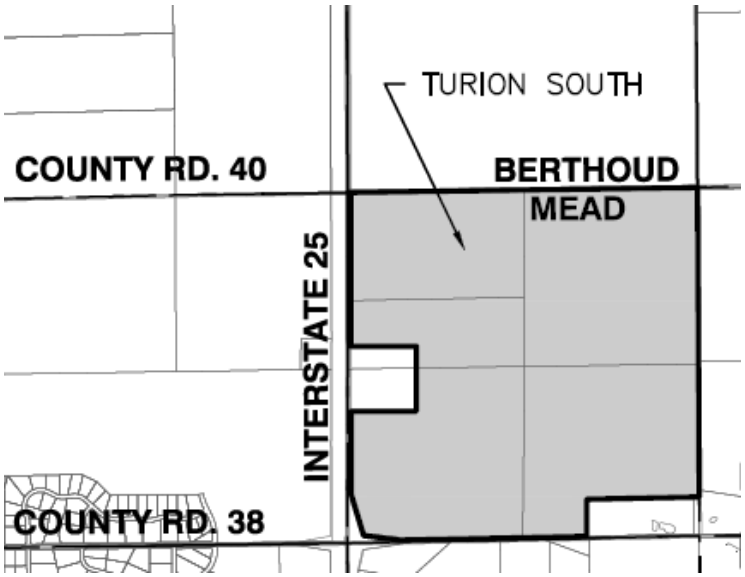
The Applicant/Proponent for the Service Plan (Front Range Investment Holdings, LLC) previously submitted a Second Amended and Restated Service Plan for Turion Metropolitan District Nos. 1-6 and Turion Metropolitan District Nos. 7-21, seeking the creation of the new District Nos. 7-21 and revised terms for the existing District Nos. 1-6 ("Berthoud Districts") to service the Turion development on property situated both within the boundary of the Town of Mead and as well as the Town of Berthoud ("Second Amended Service Plan"). Mead approved the Second Amended Service Plan, but Berthoud denied approval of same on February 8, 2022.

With this resubmittal, the Applicant/Proponent is seeking to organize the Districts in the Town of Mead. The Berthoud Districts still exist and are subject to the terms of a service plan approved by Berthoud in 2005.

The Service Plan for the Districts contains terms that are substantively similar to the Second Amended Service Plan previously approved by the Board of Trustees.

The Turion South development will, at build-out, consist of residential, commercial, and mixed-use development. The Developer (Front Range Investment Holdings, LLC) anticipates that considerable public improvements will be designed, acquired, installed, constructed, financed, operated, and/or maintained to provide the required water, wastewater, streets, and other public improvements needed for the successful phased build-out of the Turion project.

A vicinity map of the Turion South development is included below.



ADDITONAL BACKGROUND

The proposed service area for the Districts initially includes 595 acres in Mead, with a proposed Inclusion Area of approximately 1,604 acres. The initial Districts' boundaries and the Inclusion Area boundaries are shown in Exhibits B-1 through B-3 to the Service Plan. The Districts will include one "Service District" (District No. 1) and nine "Financing Districts" (District Nos. 2-10). This structure typically contemplates debt issuance by the Service District, and repayment of such debt through imposition of taxes by the Financing Districts, remitted to the Service District pursuant to terms and conditions set forth in one or more agreements by and between the Districts.

Turion is expected to be the largest master planned community within the Towns of Mead and Berthoud, requiring considerably more public improvements to serve the project area and the region than required in any other development areas currently located within the Towns. For consistency between jurisdictions, the Mead Board of Trustees previously approved a service plan for the entire Turion property with deviations from the Town's model service plan. Although this justification no longer applies as the Berthoud portion of development is suspended indefinitely, applicant for the Service Plan is proposing largely the same deviations from the Town's model service plan, notably increased mill levy caps and debt mill levy imposition term.

In addition to the Service Plan, a copy of the Letter of Intent dated August 1, 2022, is attached to this *Agenda Item Summary*. As required by the Mead Municipal Code ("MMC"), the Letter of Intent discusses the public benefit to be provided by the Districts; the public improvements to be financed, operated, and/or maintained; and satisfaction of the state law criteria for district formation. The public benefit to be provided by the District is to finance improvements such as water and storm sewer, as well as regional improvements such as WCR 9.5 (Great Plains Blvd.), and civic amenities.

Page five of the Letter of Intent provides examples of previously approved mill levy caps and maximum debt imposition terms in the Town of Mead. All of these examples were approved prior to the adoption of the Town's metropolitan district regulations contained in MMC Chapter 12, which require substantial compliance with the Town's model service plan, including mill levies. In addition, the caps and maximum term shown on page five for Mead Place are not accurate; these were updated in 2021 through a service plan amendment and are now consistent with the Town's current model service plan.

As required by the MMC, the Letter of Intent discusses C.R.S. § 32-1-203(2) criteria for formation of districts. These criteria are further reviewed and discussed below.

A copy of the Service Plan is attached to the Turion Districts Resolution as ATTACHMENT A.

DISCUSSION

In January 2020, the Town adopted metropolitan district regulations, codified as Chapter 12 of the MMC. The following criteria apply to the Town's consideration of the Service Plan.

CRITERIA FOR APPROVAL UNDER CHAPTER 12 OF THE MEAD MUNICIPAL CODE:

Section 12-2-50(c) of the MMC provides that the Board of Trustees shall consider the following in making a determination on a proposed service plan:

(i) Criteria set forth in state law (Section 32-1-203(2), C.R.S.);

(ii) Whether the proposed service plan is in substantial compliance with the model service plan; and

(iii) Whether the proposed service plan satisfies the requirements of Section 12-2-20(b) of the MMC.

Counsel for the proposed Districts caused notice of the date, time, location, and purpose of a public hearing regarding the Service Plan to be duly published in the *Longmont Times-Call* in compliance with MMC Section 12-2-40. An affidavit of publication and certificate of mailing are on file with the Town Clerk.

(i) State law criteria

Under the MMC, the Board of Trustees is required to make findings and determinations regarding the following criteria, as set forth in C.R.S. § 32-1-203(2):

a. There is sufficient existing and projected need for organized service in the area to be served by the district(s);

b. The existing service in the area to be served by the district(s) is inadequate for present and projected needs;

c. The district is capable of providing economical and sufficient service to the area within its proposed boundaries; and

d. The area to be included within the district(s) has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The Service Plan, as submitted, addresses the above-referenced statutory criteria and provides financial projections based on anticipated development, prepared by D.A. Davidson, a third party financial consultant.

(ii) Substantial compliance with Model Service Plan

Sec. 12-2-20(a) requires that the service plan substantially comply with the Town's model service plan. Applicant is proposing certain deviations from the model service plan, which are addressed below and further addressed in the Letter of Intent. The model service plan addresses, more specifically, the requirements of MMC Section 12-2-20(b), which criteria are addressed below.

(iii) MMC Section 12-2-20(b) Criteria

MMC Section 12-2-20(b) requires that all service plans include:

(1) The maximum debt service mill levy that the district shall be permitted to impose upon taxable property within the boundaries of the proposed district to finance public improvements.

The model service plan provides a maximum debt service mill levy of 45 mills. The Service Plan proposes a maximum debt service mill levy of 45 mills for districts comprising commercial development, and 55.664 mills for districts comprising residential development.

(2) The total operating mill levy that the district shall be permitted to impose upon taxable property within the boundaries of the proposed district to fund administrative, operating, and facilities maintenance expenses, including the repayment of any advances provided to the district for such purposes.

The model service plan provides a maximum operating mill levy of 10 mills, while the Service Plan proposes a maximum operating mill levy of 15 mills (for districts comprising commercial development and those comprising residential development).

(3) The total aggregate mill levy that the district shall be permitted to impose, including the maximum debt service mill levy and maximum operating mill levy.

The model service plan provides an aggregate maximum mill levy of 55 mills. The Service Plan proposes a maximum aggregate mill levy of 70.664 mills for residential districts (55.664 + 15) and 60 mills (45 + 15) for commercial districts. Applicant's request deviates from recently approved service plans - for example: Meadow Ridge (45 mills for debt, 10 mills for operations), 34 9.5 (45 mills for debt, 10 mills for operations), and Grand Meadow (45 mills for debt, 10 mills for operations). Mead did approve the Second Amended Service Plan for the Turion development, which included even higher mill levies, in 2021, based on consistency with the submittal to Berthoud (which Berthoud ultimately did not approve).

(4) The capital plan, including: (a) a detailed list of the public improvements to be developed by the district, supported by an engineering or architectural survey; (b) a good faith estimate of the cost of the public improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

The Capital Plan, prepared by third party consultants Atwell, LLC, is included as Exhibit D to the Service Plan. The Capital Plan details improvements anticipated to be financed by the District and cost estimates for such improvements. The Capital Plan also informs the debt cap, which cannot exceed the estimated improvement costs including a 10% contingency pursuant to MMC Section 12-2-20. In this case, the Capital Plan contains a contingency, in excess of the MMC limit, of 20% plus an additional 3% adjustment for inflation, resulting in a requested maximum debt authorization of $254,777,578. The Capital Plan includes a pro forma identifying the capital expenditures expected to be incurred through the scheduled completion of the buildout of the Turion South project in 2039. Additional language provides that the debt cap may be altered by updating the Capital Plan with approval from the Town Board through an intergovernmental agreement amendment, the typical mechanism for increasing beyond estimated improvement costs with 10% contingency. The Service Plan gives the Districts additional flexibility before having to seek Town approval for unanticipated increased costs.

(5) Required imposition of the Town O&M Mill Levy.

In conformance with the model service plan, the Service Plan requires the Districts to impose three (3) mills as the Town O&M Mill Levy, which may be used to defray the Town's ongoing operations and maintenance expenses associated with any Town capital improvements and infrastructure that directly or indirectly serve development in the Districts.

(6) The form of Town-District IGA as an exhibit, including language requiring the imposition, collection and remittance of the revenues generated by the Town O&M Mill Levy to the Town.

The Service Plan includes the IGA as Exhibit C-1. The IGA includes language requiring the imposition, collection and remittance of the revenues generated by the Town O&M Mill Levy to the Town.

(7) A requirement that the district Board approve the Town-District IGA no later than ninety (90) days following the date on which the Weld County District Court has entered its order declaring the district organized.

Consistent with the model service plan, the Service Plan includes the IGA execution requirement in Section IX.

(8) A financial plan, including reference to the Town O&M Mill Levy and detailed projections of the revenue to be generated by the imposition of the Town O&M Mill Levy for a minimum period of thirty (30) years following the year in which the service plan is submitted.

The Financial Plan, attached as Exhibit E to the Service Plan, includes 30-year projections of tax revenue, including the Town O&M Mill Levy. (More information is provided below under Financial Considerations regarding Town O&M Mill Levy revenue projections.)

As set forth in the Service Plan, the maximum amount of Debt that may be issued by the Districts, collectively, is $254,777,578 (the "Maximum Debt Authorization"), which amount is supported by the Financial Plan. The Maximum Debt Authorization is exclusive of refunding (refinancing) and includes the amount necessary to finance the projected costs of the public improvements as well as those projected costs associated with the issuance of debt including, without limitation, the cost of issuance, capitalized interest and reserve funds. The Financial Plan projects that the amount of bond proceeds anticipated to be available to finance the capital costs is $194,539,000, which amount is less than the inflated estimated capital costs set forth above (of $254,777,578). Any capital costs that cannot be financed by the Districts will be the responsibility of the Developer. The Financial Plan sets forth that Debt is anticipated to be issued on a schedule and in such year or years as the Districts' boards determine.

The Financial Plan also includes detailed projections of the revenue to be generated by the imposition of the Town O&M Mill Levy for a minimum period of thirty (30) years following the year in which the service plan is submitted. Assuming the growth in assessed value in the Districts as set forth in the Service Plan and Financial Plan, the Town O&M Mill Levy is projected to generate in excess of $700,000.00 per year at full buildout of the Districts.

(9) A limitation that the district shall not impose a levy for repayment of any and all debt, or use the proceeds of any mill levy for repayment of debt, on any single property developed for residential uses that exceed thirty (30) years after the year of the initial imposition of such mill levy unless a majority of the members of the Board are residents of such district and have voted in favor of a refunding of part or all of the debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S. The thirty (30) year limitation set forth in this subsection (9) may be extended to a maximum of forty (40) years for a service plan which proposes that provide extraordinary public benefits to the Town, including but not limited to the constructions of critical off-site regional public improvements, the construction of extraordinary recreational of open space improvements, or the construction of public infrastructure that will strengthen employment opportunities within Town boundaries or support the expansion of the Town's retail tax base.

The Service Plan includes a 40-year debt imposition term for residential property. Applicant asserts that the Districts are anticipated to provide extraordinary public benefits, as outlined in the Letter of Intent. The Service Plan does not include obligations for the Districts to complete anticipated improvements.

(10) A limitation that the district shall not issue bonds that have a maturity date of more than 30 years from the year of the initial bond issuance, exclusive of refundings and subject to the applicable debt service mill levy imposition term set forth in Section 12-2-20(b)(9) above.

The Service Plan includes the above limitation in Section VI.C.2.

(11) A prohibition on the exercise of the district's powers of eminent domain and dominant eminent domain against Town-owned or Town-leased property except with prior written consent by the Board of Trustees.

Consistent with the model service plan, the Service Plan includes the eminent domain limitation in Section V.A.14, as well as the IGA.

(12) The form of written disclosure notice, as required by MMC Section 12-2-70. The disclosure notice shall be attached as an exhibit to the proposed service plan.

The required form of written disclosure notice is attached to the Service Plan as Exhibit F. The completed form must be recorded in Weld County real property records within 90 days of District formation.

Town Staff is recommending approval of the Service Plan, subject to the following conditions:

CONDITIONS OF APPROVAL:

(1) The Districts' Boards of Directors shall execute the Intergovernmental Agreement (in substantially the form attached as Exhibit C to the Service Plan) within 90 days after the entry of the decree of formation of the Districts and shall file an executed duplicate original of such executed Intergovernmental Agreement with the Town Clerk within ten (10) days of the date of execution.

(2) Counsel for the proposed Districts shall provide a copy of the organizational election ballot questions and ballot issues to the Town no later than August 20, 2022, in compliance with the requirement set forth in MMC Section 12-2-60, which states that proponents for a proposed metropolitan district shall provide the draft organizational election ballot questions and ballot issues to the Town Manager, with a copy to the Town Attorney, at least twenty (20) days prior to the statutory ballot certification deadline.

FINANCIAL CONSIDERATIONS

The Service Plan requires imposition of the Town O&M Mill Levy, which may be adjusted in case of changes in the method of calculating assessed valuation. Assuming the growth in assessed value in the Districts as set forth in the Service Plan and Financial Plan (Exhibit E), the Town O&M Mill Levy is projected to generate in excess of $700,000.00 per year at full build out of the Districts.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends approval of the Turion Districts Resolution.

Suggested Motion: I Move to Approve Resolution No. 59-R-2022, A Resolution Of The Town Of Mead, Colorado, Approving With Conditions The Consolidated Service Plan For Turion South Metropolitan District Nos. 1-10, And Authorizing Execution Of The Intergovernmental Agreement Between The Town And The Turion South Metropolitan Districts.

ATTACHMENTS

Letter of Intent dated August 1, 2022 (required by Sec. 12-2-10(e) of the MMC)
Resolution 59-R-2022
Consolidated Service Plan for Turion South Metropolitan District Nos. 1-10 (see ATTACHMENT A to Resolution). The Service Plan includes the following exhibits:

EXHIBIT A	Vicinity Map
EXHIBIT B-1	Initial Districts' Boundary Map and Legal Descriptions of Districts
EXHIBIT B-2	Inclusion Area Boundary Map and Legal Description

EXHIBIT B-3	Additional Inclusion Area Boundary Map and Legal Description
EXHIBIT C	Town-District IGA
EXHIBIT D	Capital Plan
EXHIBIT E	Financial Plan
EXHIBIT F	Form of District Disclosure Notice

TOWN OF MEAD, COLORADO
RESOLUTION NO. 59-R-2022

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING WITH CONDITIONS THE CONSOLIDATED SERVICE PLAN FOR TURION SOUTH METROPOLITAN DISTRICT NOS. 1-10, AND AUTHORIZING EXECUTION OF THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN AND THE TURION SOUTH METROPOLITAN DISTRICTS

WHEREAS, Front Range Investment Holdings, LLC (the "Proponent"), the 100% fee owner of the property within the development known as Turion South, Town of Mead, Colorado (the "Project"), has proposed the organization of the Turion South Metropolitan District Nos. 1-10 ("Districts") to provide certain public improvements and services for the benefit of the Project; and

WHEREAS, a service plan for the proposed Districts (the "Service Plan") was originally submitted by the Proponent to the Town on May 10, 2022, in accordance with the applicable provisions of Chapter 12 of the *Mead Municipal Code* ("MMC"); and

WHEREAS, the Districts' initial boundaries will include approximately 595 acres, generally located northeast of the intersection of Weld County Road (WCR) 38 and Interstate 25, with a potential Inclusion Area of 1,604 acres, as more particularly shown and described in Exhibits B-1 through B-3 of the Service Plan ("Property"); and

WHEREAS, a copy of the Service Plan is attached to this Resolution as ATTACHMENT A; and

WHEREAS, the Proponent has submitted a Letter of Intent dated August 1, 2022 ("Letter of Intent") as required by MMC Section 12-2-10(e); and

WHEREAS, in accordance with MMC Section 12-2-40, the Proponent has caused notice of the date, time, location and purpose of the public hearing regarding the consideration of the Service Plan to be duly published in the *Longmont Times-Call*, a newspaper of general circulation, on July 20, 2022; has caused such notice to be provided to the Division of Local Government in the Department of Local Affairs; and has caused notice to be provided to the governing body of each municipality and of each special district which has levied an *ad valorem* tax within the next preceding tax year and which has boundaries within a radius of three (3) miles of the proposed Districts; and

WHEREAS, the Proponent has filed a publisher's affidavit and certificate of mailing regarding the aforementioned public notices to be filed with the Town Clerk; and

WHEREAS, the Board of Trustees has reviewed the Service Plan and Letter of Intent and considered evidence in support of the approval or conditional approval of the Service Plan.

THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Colorado as follows:

Section 1. The Board of Trustees has authority to approve the Service Plan without condition or modification, deny the Service Plan, or conditionally approve the Service Plan pursuant to MMC Section 12-2-50.

Section 2. Based on the contents of the Service Plan and other evidence presented at the public hearing of the Board of Trustees held on August 8, 2022, and in accordance with MMC Section 12-2-50, the Board of Trustees hereby finds and determines as follows:

a. There is sufficient existing and projected need for organized service in the area to be served by the proposed Districts;

b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

c. The proposed Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and

d. The area to be included within the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

e. The Service Plan is in substantial compliance with Chapter 12 of the MMC, and is in substantial compliance with provisions of the Town's model service plan, as required in accordance with MMC Section 12-2-20.

Section 3. The Service Plan for the Districts in the form attached to this Resolution as ATTACHMENT A is hereby approved, subject to the following conditions:

a. The Districts' Boards of Directors shall execute the Intergovernmental Agreement (in substantially the form attached as Exhibit C to the Service Plan) within 90 days after the entry of the decree of formation of the Districts and shall file an executed duplicate original of such executed Intergovernmental Agreement with the Town Clerk within ten (10) days of the date of execution.

b. The Proponent shall cause to be provided to the Town a copy of the organizational election ballot questions and ballot issues no later than August 20, 2022, in compliance with the requirement set forth in MMC Section 12-2-60, which states that the Districts/Proponents shall provide the draft organizational election ballot questions and ballot issues to the Town Manager, with a copy to the Town Attorney, at least twenty (20) days prior to the statutory ballot certification deadline.

Section 4. The Board of Trustees hereby approves the Intergovernmental Agreement in substantially the form attached as Exhibit C to the Service Plan and: (a) authorizes the Mayor or Town Manager, in consultation with the Town Attorney, to make such other changes as may be needed to the Intergovernmental Agreement in order to correct any nonmaterial errors or language; and (b) authorizes the Mayor to execute the Intergovernmental Agreement on behalf of the Town following approval as to form by the Town Attorney and following the date on which the Districts' Boards of Directors has caused an executed duplicate original of the Intergovernmental Agreement to be filed of record with the Town Clerk.

Section 5. Approval of this Resolution is not a waiver of, nor a limitation upon any power that the Town is legally permitted to exercise with respect to the property subject to the proposed Districts.

Section 6. The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted Resolution available for inspection during regular business hours.

Section 7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

Section 8. **Effective Date**. This Resolution shall take effect upon its approval by the Board of Trustees.

INTRODUCED, READ, PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2022.

ATTEST:	**TOWN OF MEAD:**
_____	_____
Mary E. Strutt, MMC, Town Clerk	Colleen G. Whitlow, Mayor

ATTACHMENT A

Consolidated Service Plan for Turion South Metropolitan District Nos. 1-10

[Attachment follows.]

August 1, 2022

VIA EMAIL

Town of Mead Board of Trustees
441 Third Street
Mead, CO 80542

RE: Letter of Intent for Approval of Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10

Dear Mayor Whitlow and Board of Trustees,

Front Range Investment Holdings, LLC ("Developer") is pleased to submit, alongside this Letter of Intent, the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 - 10 (the "Service Plan") for consideration and ultimate approval of the Town of Mead Board of Trustees (the "Town Board"). The Service Plan includes a request for approval to organize Turion South Metropolitan District Nos. 1 – 10 (the "Turion South Districts" or the "Districts") within the Town of Mead (the "Town").

This Letter of Intent explains a) the history of the development to be known as Turion, b) what is included in the Service Plan, c) the public benefit associated with development of the proposed Turion South (as defined below) project pursuant to the Service Plan, d) the public improvements we expect the Districts to provide, and e) how the criteria set forth in Section 32-1-203(2), C.R.S. are satisfied.

History of the Turion South Development:

- On April 27, 2007, the Developer purchased 1,604 acres of property located in the Town of Berthoud (the "Berthoud Property"). At the time of purchase, Turion Metropolitan District Nos. 1 – 6, also previously known as SMPG Metropolitan District Nos. 1 - 6 ("Turion Districts"), had been organized by the previous landowner to serve the Berthoud Property. The Turion Districts are subject to an Amended Consolidated Service Plan for SMPG Metropolitan District Nos. 1 – 6, approved by the Town of Berthoud Board of Trustees (the "Berthoud Board") on April 26, 2005.

- On December 5, 2019, the Developer purchased an additional 595 acres of property (the "Mead Property" or "Turion South") adjacent and contiguous to the Berthoud Property and located within the Town for purposes of expanding the development of the Berthoud Property and creating a new comprehensive master planned community known as Turion. The Turion community is planned to consist of 1604 acres subject to the existing Turion Districts, and 595 acres subject to the proposed Turion South Districts.

- On January 31, 2022, the Town Board approved, subject to similar approval by the Berthoud Board, a Second Amended and Restated Consolidated Service Plan for

Turion Metropolitan District Nos. 1 – 6 and Turion Metropolitan District No. 7 – 21 ("Second Amended Service Plan") to serve the 2,200 acre Turion development.

- On February 8, 2022, the Berthoud Board denied approval of the Second Amended Service Plan.

Since the Second Amended Service Plan required approvals from both the Berthoud Board and the Town Board as a prerequisite to the formation of districts for the Mead Property, and as a result of the Berthoud Board's denial of approval, the Developer is now proposing a Service Plan specific to only the Mead Property and subject to only the approval of the Town Board. The proposed Service Plan contains similar terms and provisions contained in the previously approved Second Amended Service Plan.

Service Plan Inclusions:

The Developer has commenced development plans for Turion South that consist of residential, commercial, and mixed-use development. The Developer anticipates that considerable public improvements will be designed, installed, constructed, financed, operated, and/or maintained to provide the required water, wastewater, streets, and other public improvements needed for Turion South. As provided in the Service Plan, the Developer seeks approval to organize ten (10) metropolitan districts to assist in the financing of these public improvements.

Based upon the size of the Mead Property, the current limitations to access serving it, and the scarcity of utility infrastructure necessary to enable development in this area of the Town, the Service Plan has been prepared to address these greater public improvement needs, and as such, require some departure from certain provisions suggested in the Town's Model Service Plan to ensure the Districts' ability to effectively provide and fund the necessary public improvements to serve Turion South. The vision and development of Turion South is dependent on approval of the Service Plan as presented. The following supports those provisions in which the Turion South Service Plan has been modified from the Town's Model Service Plan:

1. Definition of Bond, Bonds or Debt. The Town's Model Service Plan defines Bond, Bonds or Debt to mean "bonds, notes, contracts, reimbursements agreements or *other* multiple fiscal year financial obligations issued by the District ..." Reference to "other" multiple fiscal year financial obligations implies that "bonds, notes, contracts and reimbursement agreements" are a type of multiple fiscal year financial obligation. To clarify this definition, the Developer has added a statement that this definition does not include any obligations of the Districts that are subject to annual appropriations. In other words, any obligation subject to annual appropriations (such as aa reimbursement agreement with the Developer) would not constitute a multiple fiscal year obligation.

2. Trails and Amenities. Section V.A.2. of the Model Service Plan prohibits the Districts from charging a higher fee to non-District residents to use recreational amenities constructed and owned by the Districts. The Developer has modified this provision to allow the

Districts to charge non-District residents a higher fee than fees charged to District property owners and residents. Unlike property owners of the Districts, non-District residents have not financially contributed to the construction of any recreational amenities in the Districts. District property owners will pay ad valorem taxes for funding the construction of the recreational amenities and therefore, should be charged lower user fees than non-District residents.

3. Recurring Fee Limitation. Section V.A.10(a) of the Model Service Plan requires the Districts to include any Recurring Fees in the Districts' Financial Plan or obtain approval from the Town either administratively or by formal action of the Town Board within 45 days of requesting approval for a Recurring Fee. As discussed above, the Districts anticipate imposing fees for property owners, residents and non-residents to use recreational facilities constructed by the Districts. However, the Districts are unable to determine the amount of such user fees until such time as the recreational facilities have been constructed. Therefore, the Districts have modified the Model Service Plan to allow the Districts to impose such fees, as determined by the Districts, without Town approval.

4. Bankruptcy Limitation. Section V.A.12 of the Model Service Plan provides that the filing of any bankruptcy petition is a material departure of the express terms of the Service Plan and a violation thereof. In the event the Districts become unable to pay its debts, it will require the flexibility to file a petition in bankruptcy, if necessary to become financially solvent. The Developer has modified this paragraph to provide that the Districts will notify the Town in the event it files a petition in bankruptcy with the U.S. Bankruptcy Courts and will seek an amendment to the Service Plan only in the event that a Court order contains terms contrary to the Service Plan.

5. Water Rights/Resource Limitation. Section V.A.13. of the Model Service Plan prohibits the Districts from acquiring water rights or resources except pursuant to an intergovernmental agreement with the Town. The subject property is within the service area of Little Thompson Water District, who is the designated water provider for Turion South. Little Thompson currently requires the dedication of raw water rights as a prerequisite for providing water service to the Project. If the Districts are the provider of those raw water rights, Little Thompson may require the Districts to enter into an intergovernmental agreement, but it is also possible that Little Thompson will not require such an agreement. We included the phrase "Except as may be required by Little Thompson" to clarify that - so long as we comply with Little Thompson's requirements – there would be no additional agreements needed with the Town in connection with acquiring water rights needed to serve the Project.

6. Developer Reimbursement of Public Improvements/Administration, Operations and Maintenance Related Costs. Section V.A.17 and V.A.18 of the Model Service Plan sets forth requirements for the Districts prior to reimbursing the Developer for costs paid by the Developer to ensure the costs are reasonable. The Developer clarified these sections to indicate that the provisions do not apply to Developer advances made to the Districts in order for the Districts to directly pay those costs associated with the construction, operation and maintenance of improvements and other administrative costs of the Districts.

7. Board Meetings and Website Limitations. Section V.A.19 of the Model Service Plan requires the Districts' Board meetings to be held within the Town once an End User owns property in the Districts. This requirement has been modified to comply with changes in the Special District Act to provide for the Districts' Board meetings to be held within the boundaries of the Town and/or telephonically and/or electronically.

8. Developer Debt Limitation and Developer Debt Mill Levy Imposition Term. Section V.A. 21 has been added to the Model Service Plan to provide further limitations on the Districts' issuance of debt to the Developer including limiting the interest rate on such debt and requiring an external financial advisor opinion prior to issuance of such debt. Section VI.D. of the Model Service Plan has been modified to provide for any outstanding Developer Debt to be discharged 25 years after the date of issuance. The vision for this Project is reliant upon the Districts obtaining market rate municipal bond financing as provided in the Financial Plan. However, due to fluctuations in market conditions over the life of this Project, the issuance of developer debt may be warranted. A developer debt mill levy imposition term of 25 years is requested to provide a mechanism to secure reasonable repayment once the debt markets stabilize.

9. Capital Plan. Mead Municipal Code Section 12-2-20(b) requires the Capital Plan to include a 10% contingency. The Capital Plan submitted with the Service Plan includes a 20% contingency with a 3% inflation factor applied to the total public improvement costs. Buildout of the Project is expected to occur in 2039. Due to the longevity of the Project, the Developer cannot readily foresee all public improvements that may be needed for the Project. As an example, the Developer had not been approached about the Districts making a financial contribution to the construction of an interchange at Interstate 25 and WCR 38 when the Second Amended Service Plan was submitted to the Town for approval on October 15, 2021. However, less than a year later, an estimate of the Districts' financial contribution to the Interchange has been added to the Districts' capital project costs. For another example, the cost to acquire water rights over the life of the Project is difficult to estimate as water availability becomes more scarce over time. These costs could substantially increase over the life of the Project depending on the availability of water at the time of acquisition by the Districts. Factoring in a 3% inflation factor to the total public improvements costs was necessary based increased costs in construction materials. The producer price index for construction materials has increased by 5.7% in the last 10 years per the Federal Reserve Bank of St. Louis economic data (Link: https://fred.stlouisfed.org/series/WPUSI012011) and by 3.9% since 1947. Therefore, applying a 3% annual inflation factor on the Districts' cost projections is reasonable and necessary.

10. Mill Levies. The Model Service Plan limits the maximum debt mill levy to 45 mills, the total operating mill levy to 10 mills, and the maximum aggregate mill levy to 55 mills. The Service Plan requests a maximum 55.664 debt mill levy for residential districts and a maximum 45 debt mill levy for commercial districts, a maximum operating mill levy of 15 mills for residential and commercial districts, with a maximum aggregate mill levy of 70.664 for residential districts and 60 mills for commercial districts. These mill levies do not include the required Town O&M Mill Levy of 3 mills. The Districts anticipate providing public improvements to serve 595 acres of development, including the extension of WCR 9.5 that will

benefit the development, the Town, and the surrounding regional area including providing relief to Interstate 25 in the case of emergency closures of Interstate 25; installation of approximately six miles of sanitary sewer pipeline to connect to the nearest point of existing infrastructure in St. Vrain Sanitary District's existing system…a huge benefit to properties that can then connect to the St. Vrain Sanitary Sewer system which was previously cost prohibitive;; and a financial commitment for the construction of the proposed Interchange at WCR 38 and Interstate 25. The mill levies proposed for Turion South will support these, and other extraordinary public benefits. The chart below illustrates that the Town has previously approved service plans (prior to the adoption of the Town's Model Service Plan) for smaller developments within Mead with similar mill levies as those being proposed by Turion South.

	O&M Mill Cap	**Debt Mill Cap***	**Max Term**	**Acres**
RM Mead	10	55.664	40 yrs	110
Highlands-Mead	10	55.664	40 yrs	65
Douthit	None	55.664	None	327
JDV	10	55.664	None	57
Mead Place	None	55.664	None	259
Mead Village	None	55.664	None	182
Range View Estates	None	55.664	None	205
Liberty Mead	8	55.664	None	154
Turion (proposed - residential)	15	55.664	40 yrs	595

* Adjusted for change in assessed valuation.

The District's Financial Plan supports the proposed debt service mill levy of 55.664 to repay debt issued by the Districts and an operational mill levy of 15 mills to pay costs associated with the operation and maintenance of District owned and maintained improvements. In fact, as indicated in the table above, several previously approved service plans within the Town do not include caps on operational and maintenance mill levies. Property lying within the Districts will be assessed 3 additional mills paid directly to the Town. Should the Districts' operating mill levy be capped at 10 mills, the Developer would be forced to establish an "umbrella" homeowner's association ("HOA") to install and maintain certain improvements for the benefit of the residents and taxpayers of the Districts. Assuming a quite competitive HOA fee of $30.00 per month, or $360 annually per residence, this would be the equivalent of an additional 8.4 mills for a home valued at $600,000. Adding that 8.4 mills to the 10 mills of the model service plan, plus the 3.0 mills payable to the Town from the Districts O&M mill levy, each residence would pay the equivalent of 21.4 mills (by comparison).

11. Debt Limitation Term. MMC Section 12-2-20(b)(9) provides that the maximum debt mill levy imposition term is 30 years; provided that the term may be extended to a maximum of 40 years for a service plan which proposes to provide extraordinary public benefits to the Town.

The Districts anticipate providing extraordinary public benefits to its residents, taxpayers, and Town, some of which have already been highlighted in the Section 10 above. One additional extraordinary benefit that is also worth mentioning, is the extent of commercial, retail, and mixed-use zoned property contained within the Turion South Community plan. Approximately 20% of the land area within Turion South, or roughly 120 acres, is designated for non-residential uses, positively impacting the commercial tax base for the Town.

As set forth in the Service Plan, the Districts within Turion South will consist of one (1) "Service District" (Turion South Metropolitan District No. 1) and nine (9) "Financing Districts" (Turion South Metropolitan District Nos. 2 - 10). The Service District will be responsible for managing the construction and operation of certain public improvements and facilities within Turion South and for providing funding of related costs. Each Financing District will be responsible for financing its respective share of the improvements, operations, and maintenance costs as described in the Service Plan. The Service District may also be responsible for financing certain improvements, and the operations and maintenance thereof, when the Service District's boundaries are expanded. It is anticipated that the Districts will enter into intergovernmental agreements with one or more of the other Districts, which agreements will set forth arrangements for the financing, construction, and operation of the improvements.

As further described below, the proposed multiple-district structure is anticipated to provide several benefits to the residents of Turion South and the Town, including ensuring that: (1) necessary public improvements and related services can be financed in the most favorable and efficient manner; 2) necessary public improvements and related services will be made available just prior to the time of need through managed development; and 3) a reasonable mill levy and tax burden on all residential and commercial property within the Districts will be maintained.

If the Berthoud Property is annexed into the boundaries of the Town in the future, the Service Plan provides for the Berthoud Property to become part of the Service Area (as defined in the Service Plan); provided, however, that no public improvements or services would be provided to the Berthoud Property until the Town Board approves an amendment to the Service Plan to authorize the additional costs and debt capacity needed for the development of the Berthoud Property.

Public Benefit of the Districts:

A. Planned development within the Initial District Boundaries and Inclusion Area Boundary, as defined in the Service Plan, is and will be in conformance with the Town's Comprehensive Plan, as may be adopted and amended from time to time.

The Mead Property is currently zoned for a mix of land uses endorsed by the Town's Comprehensive Plan, which zoning describes a diversity of residential, commercial, and mixed-use areas. While the Developer is currently seeking PUD zoning from the Town, it is not the Developer's intention to depart materially from the land uses already designated in the Town's Comprehensive Plan for the Mead Property.

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B. The District intends to provide and/or contribute to needed regional infrastructure.

Solving the infrastructure needs for Turion South is expected to go a long way toward solving the regional infrastructure needs necessary to enable growth both within, and adjacent to, the Town's corporate limits in the area east of Interstate 25. The Districts anticipate assisting in the financing of certain regional infrastructure which may, for example, include the design and construction of (i) an Interstate Parallel Arterial ("IPA"), to be known as WCR 9.5 (a.k.a. Great Plains Blvd.), that will connect from WCR 40 on the north to WCR 38 at the southern limit of Turion South, and (ii) an interchange at Interstate 25 and WCR 38 (the "Interchange") in partnership with the Town, the Colorado Department of Transportation ("CDOT"), and other property owners within the vicinity of the interchange. Note that CDOT has not conducted any formal studies (a "1601 study") on the proposed Interchange to date, and to that end the Town, as applicant, is currently in the process of qualifying consultant firms for the purposes of selecting a firm to perform the referenced study. A 1601 study must include, without limitation, an evaluation of the purpose and need for the Interchange, existing and forecasted conditions, environmental considerations and funding sources from various stakeholders such as the federal government, CDOT, the Town, property owners benefiting from the Interchange, and other governmental entities such as the Districts and/or Weld County. While the total cost of the proposed Interchange and the contributions of the aforementioned parties is unknown at this time, the Capital Plan for the Districts have included an estimated $5 million in its cost projections for the Districts' possible funding share for the proposed Interchange.

Other infrastructure providing benefit to the region for which the Districts are expected to play a key role include water delivery, water distribution, water treatment, and water storage facilities in collaboration with Little Thompson Water District; and the expansion of sanitary sewer improvements in collaboration with St. Vrain Sanitation District.

Without the level of funding commitment contemplated in the proposed Service Plan, it would not be economically feasible for this project to undertake this amount of regional infrastructure.

C. Turion South is anticipated to employ sustainable design concepts, including water-conserving landscape design, appropriate development phasing, and sustainable building design.

The development of Turion South is centered on the fundamentals of sustainability, which include the balancing of the social, economic, and environmental needs of the community. This approach incorporates a system of checks and balances to avoid narrowly focused decision-making, wasted resources, missed opportunities, and reduced overall health and quality of life for communities. Furthermore, the Turion South community is expected to integrate, among the other needs of the development, attainable housing, historic and cultural resource preservation, natural resource conservation, and energy efficiencies within the community.

The Turion South community is committed to water conservation. As we have seen over the years, particularly in the region where Turion South is located, potable and non-potable water resources have become scarcer, and consequently, have dramatically increased in cost during recent times. This has become a challenge to developers, special districts, municipalities, water districts and consumers alike to look at different ways of conserving water resources and delivering water to consumers at a lower cost. Turion South and its associated Districts will endeavor to lead the region in cutting edge water conservation implementation.

D. Turion South is anticipated to include mixed-use development that includes a variety of housing types and prices, a range of employment opportunities, and retail and consumer services.

With District assistance to finance and provide necessary public improvements, Turion South is expected to offer new residents a diversity of housing options within a sustainable, active lifestyle community. It is anticipated that residential living opportunities within Turion South will include a broad offering of the following:

- A diverse mix of **Single Family Detached** ("SFD") lot and home sizes which will likely include both "for sale" and "for rent" housing options. SFD neighborhoods are expected to feature both traditional and non-traditional lotting configurations. Non-traditional ones may include unit clustering, rear alley access, motor courts, coved or other specialized neighborhood layouts, whereas more traditional configurations will include standard front-yard access.

- **Single Family Attached** ("SFA") housing varieties that (typically) provide a smaller, more dense living environment are also planned for Turion South. Such offerings are likely to include paired homes (duplex units), single-level and multi-level townhome, and courtyard units.

- **Multi-Family** ("MF") housing opportunities will also be offered in Turion South. MF may include living arrangements such as garden and three-story walk-up apartments, condominiums, flats, units atop retail, etc.

The commercial and mixed-use areas of Turion South are planned to provide new market opportunities for businesses, create new job opportunities for the area's employment base, and provide easy access to jobs, schools, shopping, medical care, and recreational amenities and activities.

At build-out, it is anticipated that Turion South will include approximately 1,840 residential units (including 1230 SFD, 270 SFA and 340 MF) and 975,744 square feet of commercial area. Residential offerings are projected to range from $350,000 to over $850,000 (based upon 2022 pricing). Construction of public improvements by the Districts is anticipated to commence in 2023, with buildout anticipated to occur around 2039.

E. Specific civic amenities to be financed by the Districts.

The Districts anticipate assisting in the financing and construction of several civic amenities, including a community recreation center, community pools, playgrounds, sports courts, sports fields, community gardens, trails, and neighborhood parks. All civic amenities would be open to the public, including persons residing outside of the boundaries of the Districts.

Public Improvements to be Provided by the Districts:

The Capital Plan attached as Exhibit D to the Service Plan sets forth the specific public improvements to be financed and provided for by the Districts. These public improvements are anticipated to be built in phases over the build-out life of the community. For the purposes of the Capital Plan, the public improvements are categorized in eleven (11) specific phase areas across the Turion South development and include, without limitation, street improvements, potable and non-potable water improvements, sanitary sewer improvements, storm sewer improvements, parks and recreation improvements and other amenities. The total estimated cost of the public improvements is $194,043,600 in 2022 dollars. The Capital Plan includes a pro forma identifying the capital expenditures expected to be incurred through the scheduled completion of the buildout in 2039. Utilizing a 3% inflation factor, capital costs through buildout are estimated to be $254,777,578.

The maximum amount of Debt (as that term is defined in the Service Plan) that may be issued by the Districts, collectively, is $254,777,578 (the "Maximum Debt Authorization"), which amount is supported by the Financial Plan attached as Exhibit E in the Service Plan. Any capital costs that cannot be financed by the Districts would be the responsibility of the Developer. Debt is anticipated to be issued on a schedule and in such year or years as the Districts' boards determine shall meet the needs of the Districts as set forth in the Financial Plan.

The maximum mill levies that may be imposed by each District are as follows:

	Maximum Debt Service Mill Levy	Maximum O&M Mill Levy	Maximum Aggregate Mill Levy
Residential District	55.664	15.000	70.664
Commercial District	45.000	15.000	60.000

The above mill levies do not include the additional three (3) mills ("Town O&M Mill Levy") required to be imposed by the Districts, pursuant to the Town's Municipal Code, for purposes of defraying the Town's ongoing operations and maintenance expenses associated with public improvements within or without the boundaries of the Districts.

Certain public improvements constructed by the Districts are planned to be dedicated to governmental entities for ownership, operations and maintenance as follows: (i) public roads to the Town; (ii) water improvements to Little Thompson Water District; (iii) sanitary sewer

improvements to St. Vrain Sanitation District, and (iv) fire protection improvements to Mountain View Fire Protection District. The Districts are expected to own, operate, and maintain any public improvements not otherwise dedicated to a governmental entity.

Satisfaction of Criteria Set Forth in Section 32-1-203(2) & (2.5), C.R.S.

The Service Plan satisfies each of the following criteria set forth in Section 32-1-203(2) & (2.5), C.R.S.:

1. There is sufficient existing and projected need for organized services in the area to be serviced by the Districts.

The Financing Plan projects a total of 1840 single/multi-family units and approximately 975,744 square feet of commercial development to be constructed within the area served by the Districts between 2023 and 2039, representing a projected population of 4,600 persons. This anticipated growth in the Town's housing stock and population is expected to drive demand for the services and facilities to be provided by the Districts.

2. The existing services in the area to be served by the Districts are inadequate for present and projected needs.

Currently, minimal public services are provided to the area to be served by the Districts. Given the projected needs of the Turion South community, the Districts and the Service Plan are necessary to ensure adequate public services can be provided.

3. The Districts are capable of providing economical and sufficient services to the area within the existing and proposed boundaries of the Districts.

In light of the borrowing capacity proposed in the Service Plan, the Districts are the appropriate legal vehicles to provide an economical and efficient means of financing, owning, and operating improvements essential to serving residents within their boundaries.

4. The area to be included in the Districts is expected to have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The Financing Plan attached as an exhibit to the Service Plan demonstrates the feasibility of the Districts' providing the proposed improvements and services on an economical basis, and the ability to discharge the proposed indebtedness on a reasonable basis. The formation of the Districts will facilitate the financing of the proposed public improvements at least cost, as the Districts will have access to tax-exempt financing not available to private entities.

By using a multiple-district structure, the Districts are expected to be expanded in phases as development progresses, which will allow each Financing District to finance its respective share

of public improvements, operational costs, and maintenance costs as each District's tax base allows.

5. Absent approval of the Service Plan and formation of the Districts, adequate services are not, and are not expected to be, available to the area through the Town or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

The facilities and services proposed to be provided by the Districts are neither planned nor expected to be provided by the Town nor any other county, municipal or quasi-municipal corporations, including existing special districts (other than the Turion Districts). Among other public services, no water, sanitary sewer or fire protection services are expected to be delivered to Turion South unless the Service Plan is approved.

6. The facility and service standards of the Districts are compatible with the facility and service standards of the Town within which the special districts are to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.

All public improvements are anticipated to be constructed and installed in compliance with applicable Town standards, codes, rules, and regulations, and in compliance with the standards, rules, and regulations of other governmental entities to which such public improvements may be dedicated for ownership, operation, and maintenance.

7. The proposal is in substantial compliance with the comprehensive plan adopted pursuant to the Town's Municipal Code.

A comprehensive plan describes, among other parameters, the community's core values and outlines the goals and objectives for the Town to accomplish in the years to come. The goals and objectives for development within Turion South are aligned and in substantial compliance with the comprehensive plan adopted pursuant to the Town's Municipal Code.

8. The proposal is in compliance with any duly adopted Town, regional, or state long-range water quality management plan for the area.

The Federal Clean Water Act (the "FCWA") is the primary federal law which regulates the quality of surface waters in the United States. Section 208 of the FCWA provides for regional water quality planning. The Town is a member of the North Front Range Water Quality Planning Association ("NFRWQPA"), which is the designated Section 208 planning agency under the FCWA for the region of Larimer and Weld Counties in Colorado. The 2018 Update of the Areawide Water Quality Management Plan ("AWQMP") for Larimer and Weld Counties was prepared by NFRWQPA as part of the continuing 208 Plan update process.

The Turion community vision and plan is being closely guided by the AWQMP and to that end, all Districts within Turion South will be subject to that same standard of compliance.

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9. The creation of the Districts is in the best interest of the area proposed to be served.

It is our belief that only with the support of the Districts as proposed in the Service Plan, will Turion South be able to provide a "lifestyle" oriented master planned community designed around social interaction and quality of life, and serve as a strong regional partner and ally to the Town, as well as a leader in bringing the necessary infrastructure to service an area poised for long-term growth. For these reasons, we believe that the creation of the Districts and approval of the Service Plan will be in the best interest of the area proposed to be served.

We respectfully request the Town of Mead Board of Trustees adopt a resolution approving the Service Plan, as submitted.

Sincerely,

Front Range Investment Holdings, LLC

DS

DocuSigned by:

Brian Ainsworth

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By: Brian Ainsworth
Its: Head of Real Estate Asset Management

cc: Marcus McAskin, Town Attorney
Mary Strutt, Town Clerk
Helen Migchelbrink, Town Manager

CONSOLIDATED SERVICE PLAN

FOR

TURION SOUTH METROPOLITAN DISTRICT NOS. 1 - 10
TOWN OF MEAD, COLORADO

Prepared

by

ICENOGLE SEAVER POGUE, P.C.
4725 S. MONACO ST., SUITE 360
DENVER, COLORADO 80237

Initial Submittal Date: May 10, 2022

Resubmittal Date: August 2, 2022

Approval Date: _____, 2022

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EXHIBIT A	Vicinity Map
EXHIBIT B-1	Initial Districts' Boundary Map and Legal Descriptions of Districts Nos. 1 - 10
EXHIBIT B-2	Inclusion Area Boundary Map and Legal Description
EXHIBIT B-3	Additional Inclusion Area Boundary Map and Legal Description
EXHIBIT C	Town-District IGA
EXHIBIT D	Capital Plan
EXHIBIT E	Financial Plan
EXHIBIT F	Form of District Disclosure Notice

I. INTRODUCTION

A. Intent and Purpose.

The Developer (Front Range Investment Holdings, LLC), together with Turion Metropolitan District Nos. 1 – 6 ("Districts 1 – 6") located within the Town of Berthoud, previously submitted a Second Amended and Restated Consolidated Service Plan for Turion Metropolitan District Nos. 1 – 6 and Turion Metropolitan District Nos. 7 – 21 ("Second Amended Service Plan"), to the Town (Mead) and the Town of Berthoud for approval. The Second Amended Service Plan was intended to authorize Districts 1 – 6, and upon organization, Turion Metropolitan District Nos. 7 – 21, to assist in the financing and provision of Public Improvements to serve a new development known as Turion, which consisted of 1,604 acres located in Berthoud and 595 acres located in the Town. On January 31, 2022, the Town Board approved the Second Amended Service Plan. On February 8, 2022, the Town of Berthoud Board of Trustees denied approval of the Second Amended Service Plan. Because approval of the Second Amended Service Plan was required from both the Town and the Town of Berthoud, Turion Metropolitan District Nos. 7 – 21 were not organized and Districts 1 – 6 continue to operate under their existing service plan approved by the Town of Berthoud. This Service Plan is intended to provide authorization for the organization of Turion South Metropolitan District Nos. 1 – 10 and for the Districts to assist in the financing and provision of Public Improvements to serve only that portion of the Turion development within the 595 acres located in the Town (the "Project"), as further provided herein.

The Town intends that this Service Plan grant authority to the Districts to provide for the planning, design, acquisition, construction, installation and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts, subject to the limitations set forth herein. The Town and the Districts acknowledge that the Districts are independent units of local government, separate and distinct from the Town and, except as may otherwise be provided for by State or local law, this Service Plan, or one or more intergovernmental agreements with the Town, the Districts' activities are subject to review by the Town only insofar as the activities may deviate in a material manner from the requirements of this Service Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation and financing of the Public Improvements or the ownership, operation and maintenance of the Public Improvements that are not accepted for ownership, operation and maintenance by the Town or another entity. Formation of the Districts are therefore necessary in order for the Public Improvements to be provided in the most economic manner possible.

C. Proposed Structure.

Services will be provided to the Project by the Districts. The Service District has been organized to finance, construct, own, manage and operate the Public Improvements throughout the Project. The Financing Districts were organized to coordinate their efforts with the Service District in order to provide public services to the Project in the most efficient manner possible. The Service

District is and will be responsible for managing the construction and operation of the Public Improvements within the Project and for providing funding to support costs related to the necessary services and improvements. Each Financing District will be responsible for financing its respective share of the Public Improvements and associated operations and maintenance costs, as described in this Service Plan. It is anticipated that the Districts will enter into one or more Turion District IGAs, which will set forth the arrangements for the financing, construction, and operation of the Public Improvements contemplated herein for the Project. The Service District may also act as a Financing District in the future, as may be further provided in the Turion District IGAs. It is anticipated that the property within the boundaries of the Districts will be developed for mixed uses including, but not limited to, residential and commercial uses. The Districts will consist of "commercial districts," to serve the commercial development, and "residential districts," to serve the residential development.

As presently planned, development within the Project will proceed in phases, each of which will require the extension of public services and public improvements. The multiple district structure will allow for public improvements and services needed for future build-out of the development to be provided within individual Districts when needed, and not sooner; thus, helping residents and taxpayers avoid the long-term carrying costs associated with financing public improvements before development within the Districts dictates. This, in turn, allows the full costs of public improvements to be allocated over the full build-out of the Districts and helps avoid disproportionate cost burdens being imposed on the early phases of development.

D. Overlapping Districts

Mountain View Fire Protection District ("Mountain View Fire") is the fire protection service provider for the Service Area. On July 28, 2022, Mountain View Fire consented, via resolution (the "Mountain View Fire Resolution") to the Districts' financing, designing, acquiring, installing and constructing certain fire protection facilities and improvements within the Service Area. The Districts shall not, to the extent prohibited by law, duplicate the services provided by Mountain View Fire except as may be consented to, and approved by, Mountain View Fire's board of directors. Within sixty (60) days of the formation of the Districts or at the initial meeting of the boards of directors for the Districts after the entry of the decrees of formation, whichever occurs later, the Districts will execute an intergovernmental agreement approved by Mountain View Fire ("Mountain View Fire IGA") pursuant to the Mountain View Fire Resolution. The Districts' authority to provide fire protection facilities and improvements beyond the scope of the Mountain View Fire IGA shall be subject to any required consent from Mountain View Fire, pursuant to Section 32-1-107, C.R.S. Any construction of fire protection facilities and improvements shall be done in accordance with the applicable standards and specifications of Mountain View Fire and such improvements shall be dedicated to Mountain View Fire following completion of construction.

Little Thompson Water District ("Little Thompson") is the water service provider for the Service Area. On June 8, 2022, Little Thompson consented to the organization of the Districts and for the Districts to provide water infrastructure and improvements necessary for Little Thompson to provide water service to the property within the Service Area. Little Thompson does not plan to finance or construct any water facilities and improvements for the Project. Therefore, any water facilities and improvements to be provided by the Districts will not duplicate or interfere with the

provision of water services to be provided by Little Thompson. Any construction of water facilities and improvements shall be done in accordance with the applicable standards and specifications of Little Thompson and such improvements shall be dedicated to Little Thompson following completion of construction.

St. Vrain Sanitation District's ("St. Vrain") is the sanitary sewer provider for the Service Area. On July 20, 2022, St. Vrain consented, via resolution (the "St. Vrain Resolution"), to the to the organization of the Districts and for the Districts to provide sanitary sewer infrastructure and improvements, provided that the Districts shall not, to the extent prohibited by law, duplicate services provided by St. Vrain within St. Vrain's boundaries except as may be consented to, and approved by, St. Vrain, as further expressed in an intergovernmental agreement between St. Vrain and the Districts to be approved and executed by the Districts at the Districts' organizational meeting. St. Vrain does not plan to finance or construct sanitary sewer facilities and improvements for the Project. Any construction of sanitary sewer facilities and improvements shall be done in accordance with the applicable standards and specifications of St. Vrain and such improvements shall be dedicated to St. Vrain following completion of construction.

E. Town's Objective.

The Town's objective in approving this Service Plan is to authorize the Districts to provide for the planning, design, acquisition, construction, installation and financing of the Public Improvements from the proceeds of Debt that may be issued by the Districts and to provide for the ownership, operation and maintenance of any Public Improvements not otherwise accepted for ownership, operation or maintenance by the Town or another entity. Debt is expected to be repaid by an ad valorem property tax no higher than the Maximum Debt Mill Levy and other legally available revenues of the Districts. Debt issued within these parameters and, as further described in the Financial Plan, is intended to insulate property owners from excessive tax and financial burdens and result in a timely and reasonable repayment. Public Improvements costs that cannot be funded within these parameters are not costs to be paid by the Districts.

The Town intends to authorize the Districts to have the ability to plan, design, acquire, construct, install and finance the Public Improvements necessary to develop the Project and seek the timely payment of Debt related to those Public Improvements.

The Town intends that the Districts dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt and for continuation of any operations.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Additional Inclusion Area: means 1,604 acres currently located in the Town of Berthoud, Colorado, adjacent to the Inclusion Area Boundary.

Additional Inclusion Area Boundary: means the boundaries of the Additional Inclusion Area described in **Exhibit B-3**, attached hereto and incorporated herein.

Approved Development Plan: means a subdivision improvement agreement, preliminary or final plat, development plan, or other process established by the Town for identifying, among other matters, the Public Improvements necessary for facilitating development of property within a part or all of the Service Area as approved by the Town pursuant to the Town Code, as amended from time to time.

Board or Boards: means the board of directors of the District or the boards of directors of the Districts.

Bond, Bonds or Debt: means bonds, notes, contracts, reimbursement agreements or other multiple fiscal year financial obligations issued by a District or other obligations for the payment of which a District has promised to impose an ad valorem property tax mill levy and/or impose and collect fees. Bond, Bonds or Debt shall not mean or include any obligations of the Districts that are subject to the annual appropriation of funds by the Districts and so are not multiple fiscal year financial obligations of the Districts.

Bond Counsel Opinion: means the opinion, to be provided by an attorney licensed in Colorado and published in the then current publication of the Bond Buyer Directory of Municipal Bond Attorneys, providing that the Debt that is the subject of the opinion was issued in accordance with the provisions of the Service Plan.

Capital Plan: means the Capital Plan described in Section V.C. which includes: (a) a list of the Public Improvements that may be developed by the Districts; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Cost Verification Report: means a report provided by an engineer or accountant as required pursuant to Section V.A.17 or V.A.18.

Debt: See Bond, Bonds or Debt.

Developer: means the owner or owners of the property within the Service Area, any affiliates of such owner or owners and their successors and assigns other than End Users.

Developer Debt: means bonds, notes, contracts, or other multiple fiscal year financial obligations issued by one or more Districts to the Developer for reimbursement of sums advanced or paid for funding of Public Improvements and/or operation and maintenance expenses. Developer Debt shall be subordinate to other Debt of the District. Developer Debt shall not mean or include any obligations issued by the Districts to the Developer in the form of reimbursement agreements and notes that are subject to the annual appropriation of funds by the Districts and are not multiple fiscal year financial obligations of the Districts.

Developer Debt Mill Levy Imposition Term: means the Developer Debt Mill Levy Imposition Term set forth in Section VI.D.

District: means any one of the Turion South Metropolitan District Nos. 1 - 10.

Districts: means Turion South Metropolitan District Nos. 1 – 10.

End User: means any owner or occupant of any taxable residential real property or commercial property within a District after such property has been vertically developed. By way of illustration, a resident homeowner, renter, commercial property owner or commercial tenant is an End User. The Developer and any business entity that constructs homes or commercial structures is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the Developer or the District issuing Debt.

External Financial Advisor Certification: means the certification required to be provided pursuant to Section V.A.5. below.

Financial Plan: means the Financial Plan described in Section VI., which describes (i) how the Public Improvements are to be financed; (ii) how Debt may be incurred; and (iii) the estimated operating revenue derived from property taxes.

Financing Districts: means Turion South Metropolitan District No. 2, Turion South Metropolitan District No. 3, Turion South Metropolitan District No. 4, Turion South Metropolitan District No. 5, Turion South Metropolitan District No. 6, Turion South Metropolitan District No. 7, Turion South Metropolitan District No. 8, Turion South Metropolitan District No. 9, and Turion South Metropolitan District No. 10.

Inclusion Area Boundary: means the boundary of the area described in **Exhibit B-2**, attached hereto and incorporated herein.

Initial District Boundaries: means the boundary and area of each individual District described in **Exhibit B-1**, attached hereto and incorporated herein.

Maximum Aggregate Mill Levy: means the maximum aggregate mill levy that each District is permitted to impose as provided in Section VI.C.4. below, including the Maximum Debt Mill Levy and the Maximum Operating Mill Levy.

Maximum Debt Authorization: means the total Debt the Districts are permitted to incur as set forth in Section V.A.9. below.

Maximum Debt Mill Levy: means the maximum mill levy each District is permitted to impose for payment of Debt as set forth in Section VI.C. below.

Maximum Debt Mill Levy Imposition Term: means the maximum mill levy imposition term each District is permitted to impose for payment of Debt, as set forth in Section VI.C.2. below.

Maximum Operating Mill Levy: means the mill levy each District is permitted to impose for payment of administrative, operations and maintenance expenses as set forth in Section VI.C.3. below.

Mill Levy Adjustment: means, if there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the applicable mill levy limitation may be increased or decreased to reflect such changes, such increases and decreases to be determined by each Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring on or after the date of approval of this Service Plan *(or for purposes of the Town O&M Mill Levy, changes occurring on or after March 1, 2020)*, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Privately Placed Debt: means Debt that is issued by the placement of the Debt directly with the Debt purchaser and without the use of an underwriter as a purchaser and reseller of the Debt, and includes, but is not limited to, Developer Debt and bank loans.

Project: means the residential and commercial development of approximately 595 acres of land located east of Interstate 25, north of Weld County Road 38 and south of Weld County Road 40.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed and financed as listed on the Capital Plan, attached as **Exhibit D,** and generally described in the Special District Act, or as set forth in an Approved Development Plan or one or more intergovernmental agreements with the Town, to serve the anticipated inhabitants and taxpayers of the Service Area, except as specifically limited in this Service Plan and as approved by the Board from time to time.

Publicly-Marketed Debt: means Debt that is offered for sale to the public by one or more Districts with the use of an underwriter as a purchaser and reseller of the Debt.

Recurring Fee(s): means any recurring fee, rate, toll, penalty or charge imposed by the Districts for administrative, operations and maintenance costs and for services, programs or facilities provided by the Districts as limited by the provisions of Section V.A.10. below, but in no event to be used for payment of Debt.

Refunding Bonds or Refunding Debt: means Debt issued for purposes of refunding any Bond or Debt.

Service Area: means the property within the Inclusion Area Boundaries.

Service District: means Turion South Metropolitan District No. 1.

Service Plan: means this Service Plan for the Districts approved by the Town Board.

Service Plan Amendment: means an amendment to the Service Plan approved by the Town Board in accordance with the Town's ordinance and applicable state law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to ad valorem property taxes imposed by the Districts.

Town: means the Town of Mead, Colorado.

Town Board: means the Board of Trustees of the Town of Mead, Colorado.

Town Code: means the *Mead Municipal Code*, as amended from time to time.

Town-District IGA: means the intergovernmental agreement between the Town and the Districts required by Section IX. below, which agreement memorializes the terms, obligations and limitations of this Service Plan.

Town O&M Mill Levy: means three (3) mills, subject to the Mill Levy Adjustment, to be imposed and collected by the Districts in accordance with Section VI.I. below for purposes of defraying the Town's ongoing operations and maintenance expenses associated with public improvements within or without the boundaries of the Districts and which directly or indirectly serve development within the Districts.

Turion-District IGAs: means one or more intergovernmental agreements entered into by and among the Districts establishing the relationship between and among the Service District and the Financing Districts, including the means for approving, financing, constructing, and operating the public services and improvements needed to serve the Project and providing the procedures for coordinated financing, budgeting, and administrative oversight and management of the Districts.

III. BOUNDARIES

The total area of the Initial District Boundaries for the combined Districts is approximately 5.2 acres and the total area included in the Inclusion Area Boundary is approximately 595 acres.

The area of the Initial District Boundary for each District is approximately 0.52 acres.

A legal description and map of the Initial District Boundaries is attached hereto as **Exhibit B-1**. A vicinity map is attached hereto as **Exhibit A**. A legal description and map of the Inclusion Area Boundary is attached hereto as **Exhibit B-2**. The Districts' boundaries may change from time to time as the Districts undergo inclusions and exclusions pursuant to the Special District Act, subject to the limitations set forth in Section V below and as authorized by the Town. If the

Additional Inclusion Area is annexed into the Town in the future, it will be made part of the Service Area; provided, however, no Public Improvements or services shall be provided to the Additional Inclusion Area until the Town Board approves an amendment to this Service Plan. A legal description and map of the Additional Inclusion Area Boundary is attached hereto as **Exhibit B-3**.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 595 acres of agricultural land. The current assessed valuation of the Service Area is $44,620 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. As of the date of submittal of this Service Plan, the Project is anticipated to include approximately 1,840 residential units and 975,744 square feet of commercial area.

Approval of this Service Plan by the Town does not imply approval of any development within the Districts.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the Public Improvements and operation and maintenance services within and without the boundaries of the Districts as such power and authority is described in the Special District Act and in other applicable statutes, common law and the Colorado Constitution, subject to the limitations set forth herein. The Public Improvements anticipated to be developed by the Districts are expected to provide a variety of extraordinary public benefits to the property owners and residents of the Districts and the Town, including, without limitation, water conservation through the installation of xeriscape landscaping, and regional improvements such as the construction of Weld County Road ("WCR") 9.5 from WCR40 to WCR 38, installation of a sanitary sewer pipeline extending approximately six miles to St. Vrain's wastewater treatment plan, and financially contributing to a proposed interchange at interchange at Interstate 25 and WCR 38 with CDOT, the Town and other stakeholders.

1. Operations and Maintenance Limitation. The purpose of the Districts is to provide for the planning, design, acquisition, construction, installation and financing of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The Districts shall only operate and maintain those Public Improvements that are not accepted for ownership, operations and maintenance by the Town or other appropriate entities in a manner consistent with the Approved Development Plan and other rules and regulations of the Town and the Town Code.

Except as otherwise limited by the Service Plan, the District may provide any additional services authorized by the Special District Act so long as such services are not provided by any homeowner association or other entity.

2. Trails and Amenities. The Districts may own, operate and maintain trails and related amenities within the Districts. All parks and trails shall be open to the general public, including residents of the Town who do not reside in the Districts, free of charge. The Districts may impose a fee for District property owners and residents to access recreation improvements owned by the Districts, other than parks and trails, and may impose a greater fee for persons residing outside of the boundaries of the Districts to access recreation improvements owned by the Districts, other than parks and trails.

3. Construction Standards Limitation. The Districts shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction. The Districts shall obtain the Town's approval of civil engineering plans and applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Conveyance. The Districts agree to convey to the Town, at no expense to the Town and upon written notification from the Town, any unimproved real property owned by the Districts that is necessary, in the Town's sole discretion, for the Town's capital improvement projects relating to transportation, utilities or drainage. To the extent any real property improved by the Districts is not maintained at the same standards as real property maintained by the Town, and upon failure by the Districts to cure its maintenance of the improvements upon notice from the Town, the District agrees to convey such real property to the Town for ownership and maintenance, subject to reasonable compensation from the Town. The Districts shall, at no expense to the Town and upon written notification from the Town, transfer to the Town all rights-of-way, fee interests and easements owned by the Districts that the Town determines are necessary for access to and operation and maintenance of the Public Improvements to be owned, operated and maintained by the Town, consistent with an Approved Development Plan.

5. Privately Placed Debt Limitation. Prior to the issuance by a District of any Privately Placed Debt, including but not limited to any Developer Debt, such District shall obtain the certification of an External Financial Advisor, in the form substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the Districts' Service Plan.
>
> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

Within ten (10) days subsequent to the issuance of Privately Placed Debt, the District shall provide the Town with copies of the relevant Debt documents, the External Financial Advisor Certification and the Bond Counsel Opinion addressed to the District and the Town regarding the issuance of the Debt.

6. Inclusion Limitation. The Districts may include all or part of the property within the Inclusion Area Boundary into their boundaries. The Districts shall not include within their boundaries any property outside of the Inclusion Area Boundary without the prior written consent of the Town. The Districts shall only include within their boundaries property that has been annexed to the Town, and no portion of the Districts shall ever consist of property not within the Town's corporate boundaries.

7. Overlapping Services. No District shall provide the same service as any existing special district in which the District is an "overlapping special district" (as defined in Section 32-1-107, C.R.S.) unless consent to the provision of such service is approved pursuant to Section 32-1-107, C.R.S.

8. Debt Limitation. Unless otherwise approved in an intergovernmental agreement with the Town, on or before the effective date of approval by the Town of an Approved Development Plan for property within a District, such District shall not: (a) issue any Debt; or (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service fund. All Debt issued by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

9. Maximum Debt Authorization. The Districts shall not issue Debt in excess of Two Hundred Fifty-Four Million Seven Hundred Seventy-Seven Thousand Five Hundred Seventy-Eight Dollars ($254,777,578).

10. Fee Limitations.

(a) Recurring Fee Limitation. The Districts may impose and collect Recurring Fees for administrative, operations and maintenance expenses and for services, programs or facilities furnished by the Districts. Any Recurring Fees for administrative, operations and maintenance expenses not specifically set forth in the Financial Plan, including a subsequent increase in such Recurring Fees, shall be subject to review and approval by the Town, either administratively or by formal action of the Town Board, at the discretion of the Town's Manager. If the Town does not respond to a request for the imposition of the Recurring Fee or an increase in such Recurring Fee within forty-five (45) days of receipt of a written request from the Districts, the Town shall be deemed to have approved the ability of the Districts to impose or increase the Recurring Fee as described in the request. Any Recurring Fees imposed or increased for operation and maintenance expenses without approval as set forth herein shall constitute a material departure from the Service Plan. The revenue from a Recurring Fee shall not be used to pay for Debt. Notwithstanding any of the foregoing, the Districts may impose one or more operations and maintenance and/or use fees for recreational improvements other than parks and trails, as development progresses, with such fees to be determined at such time or times that the recreational amenities have been constructed and are ready for use.

(b) Public Improvement Fee Limitation. The Districts shall not collect, receive, spend or pledge to any Debt or use to pay for operations and maintenance services, any fee, assessment, or charge that is collected by a retailer in the Districts on the sale of goods or services by such retailer and which is measured by the sales price of such goods or services, except

pursuant to an amendment to this Service Plan or a subsequent intergovernmental agreement with the Town.

(c) Capital Fee Limitation. Except as may be set forth and permitted in an intergovernmental agreement with the Town, no fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User that has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the Districts.

11. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply, except pursuant to an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to, and a revenue source for, the Districts without any limitation.

12. Bankruptcy Limitation. It is expressly intended that all of the limitations contained in this Service Plan including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Recurring Fees that have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S.:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent an amendment to the Service Plan; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

The Districts shall provide notice to the Town if one or more of the Districts files a petition for bankruptcy in the U.S. Bankruptcy Courts pursuant to the U.S. Bankruptcy Code. The Districts shall notify the Town of the Bankruptcy Court's final decision on the petition, and if necessary, the Districts shall file an amendment to the Service Plan to the extent the Bankruptcy Court's final decision on the bankruptcy petition conflicts with the provisions of the Service Plan.

13. Water Rights/Resources Limitation. Except as may be required by Little Thompson, the Districts shall not acquire, own, manage, adjudicate or develop water rights or resources unless otherwise authorized pursuant to an intergovernmental agreement with the Town.

14. Eminent Domain Limitation. The Districts shall not exercise its eminent domain or dominant eminent domain authority against Town-owned or Town-leased property except with prior written consent by the Town Board.

15. Special Improvement District. The Districts shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town.

16. Land Purchase Limitation. Proceeds from the sale of Debt and other revenue of the Districts may not be used to pay the Developer for the acquisition from the Developer of any real property, easements or other interests required to be dedicated for public use by annexation agreements, development agreements, Approved Development Plans, the Town Code or other development requirements, unless otherwise provided pursuant to an intergovernmental agreement with the Town.

17. Developer Reimbursement of Public Improvement Related Costs. Prior to the reimbursement to the Developer for costs incurred in the organization of the Districts, or for funds expended on the Districts behalf related to the Public Improvements, or for the acquisition of any part of the Public Improvements, the District seeking to reimburse the Developer shall receive: a) the report of an engineer retained by the District, independent of the Developer and licensed in Colorado verifying that, in such engineer's professional opinion, the reimbursement for the costs of the Public Improvements that are the subject of the reimbursement or acquisition, including the construction costs and the soft costs, but excluding the accounting and legal fees, are, in such engineer's opinion, reasonable and are related to the provision of the Public Improvements or to the Districts' organization; and b) the report of an accountant retained by the Districts, independent of the Developer and licensed in Colorado verifying that, in such accountant's professional opinion, the reimbursement for the accounting and legal fees that are the subject of the reimbursement or acquisition, are, in such accountants opinion, reasonable and related to the Public Improvements or the Districts' organization. The provisions of this Paragraph do not apply to the reimbursement of Developer advances provided to the District for the District to construct Public Improvements. Upon request, the Districts shall provide the reports to the Town.

18. Developer Reimbursement of Administration, Operations and Maintenance Related Costs. Prior to the reimbursement to the Developer for funds expended on behalf of the Districts related to the administration of the Districts or the operation and maintenance of the Public Improvements, the Districts shall receive the report of an accountant retained by the Districts, who is independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, the reimbursement of the funds for such administration, operations or maintenance costs, are, in such accountant's opinion, reasonable and related to the administration, operations or maintenance of the Districts or the Public Improvements. The provisions of this Paragraph do not apply to the reimbursement of Developer advances provided to the District for the District to directly pay such costs related to the administration of the Districts or the operation and maintenance of the Public Improvements. Upon request, the Districts shall provide the report to the Town.

19. Board Meetings and Website Limitations. Once an End User owns property in the Service Area, the Districts' Board meetings shall be conducted within the boundaries of the Town and/or conducted telephonically or electronically as provided by the Special District Act. The Districts' website(s) shall include the name of the Project or a name that allows residents of the development community to readily locate the Districts online and shall also

include an updated street map for those properties within the Service Area that have constructed streets that are open for public use.

20. Financial Review. The Town shall be permitted to conduct periodic reviews of the financial powers of the Districts in the Service Plan in the manner and form provided in Section 32-1-1101.5, C.R.S. As provided in the statute, the Town may conduct the first financial review in fifth calendar year after the calendar year in which a special district's ballot issue to incur general obligation indebtedness was approved by its electors. After such fifth calendar year and notwithstanding the provisions of the statute, the Town may conduct the financial review at any time, by providing sixty (60) days written notice to the Districts, except that the Town may not conduct a financial review within sixty (60) months of the completion of its most recent financial review. The Town's procedures for conducting a financial review under this Paragraph, and the remedies available to the Town as a result of such financial review, shall be identical to those provided for in Section 32-1-1101.5(2), C.R.S. The Districts shall be responsible for payment of the Town's consultant and legal and administrative costs associated with such review, and the Town may require a deposit of the estimated costs thereof.

21. Developer Debt Limitation. The maximum interest rate on any Developer Debt issued by a District shall be Two Percent (2%) plus the federal Prime Interest Rate, not to exceed eight percent (8%), simple interest. In addition to the External Financial Advisor Certification to be provided when a District issues Developer Debt pursuant to Section V.A.5. below, prior to any District issuing Developer Debt, the District shall obtain an opinion from a qualified External Financial Advisor experienced in Colorado special district financing certifying that the District will be able to incur and repay such Developer Debt in accordance with the terms of this Service Plan. This limitation does not apply to obligations issued by the Districts to the Developer in the form of reimbursement agreements and notes that are subject to the annual appropriation of funds by the Districts and are not multiple fiscal year financial obligations of the Districts.

B. Service Plan Amendment Requirement.

This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts that violate the limitations set forth in this Service Plan shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts, including the remedy of enjoining the issuance of additional authorized but unissued debt, until such material modification is remedied.

C. Capital Plan.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation and financing of the Public Improvements within and without the boundaries of the Districts. A Capital Plan, attached hereto as **Exhibit D**, includes: (1) a list of the Public Improvements to be developed by the Districts, supported by an engineering or architectural survey; (2) a good faith estimate of the cost of the Public Improvements; and (3) a pro forma capital expenditure plan correlating expenditures with development. The Public Improvements described in the Capital Plan may be modified in an Approved Development Plan

or an intergovernmental agreement with the Town, and may differ from the Capital Plan without constituting a material modification of this Service Plan. To the extent that the Capital Plan sets forth the timing of the construction of the Public Improvements, such timing may also deviate from the Capital Plan without constituting a material modification of this Service Plan. As shown in the Capital Plan, the estimated cost of the Public Improvements is approximately One Hundred Ninety-Four Million Forty-Three Thousand Six Hundred Dollars ($194,043,600) in 2022 dollars, and total capital costs inflated at 3% are estimated to be Two Hundred Fifty-Four Million Seven Hundred Seventy-Seven Thousand Five Hundred Seventy-Eight Dollars ($254,777,578). Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the Developer of the Project.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation and financing of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. It is anticipated that the provision of the Public Improvements by the Districts will be primarily financed by the issuance of general obligation bonds, revenue bonds, or other legally permitted forms of Debt by the Financing Districts, secured by, among other sources of revenue, the ad valorem taxing authority of the Financing Districts. Alternatively, the Service District may finance the provision of the Public Improvements by issuing its own general obligation bonds or other legally permitted forms of Debt secured by, among other sources of revenue, the ad valorem taxing authority of the Financing Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts are reasonably able to pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The total Debt that the Districts shall be permitted to issue shall not exceed the Maximum Debt Authorization, and shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, as set forth in this Service Plan, including ad valorem property taxes.

The Financial Plan, prepared by D.A. Davidson & Co., and attached hereto as **Exhibit E**, sets forth (i) how the Public Improvements are to be financed; (ii) how Debt may be incurred; and (iii) the estimated operating revenue derived from property taxes for the Districts. The Maximum Debt Authorization is supported by the Financial Plan. The Financial Plan includes projections of revenue to be generated within the Town by the imposition of the Maximum Operating Mill Levy and the imposition of the Town O&M Mill Levy for a minimum of thirty (30) years following the year in which this Service Plan was submitted.

In its discretion, the Town may require additional financial forecasts and feasibility reports to evaluate the Financial Plan for commercial projects, wherein the Town is sharing revenue with, or providing additional economic incentives to, the Developer. Such a requirement shall be set forth in an intergovernmental agreement with the Town.

B. Maximum Voted Interest Rate, Maximum Underwriting Discount, Maximum Interest Rate on Privately Placed Debt.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not to exceed twelve percent (12%). The proposed maximum underwriting discount shall be four percent (4%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities. Failure to observe the requirements established in this paragraph shall constitute a material modification under the Service Plan.

The interest rate on Privately Placed Debt, except Developer Debt, shall not exceed the then-current interest rate as set forth and referenced in the Bond Buyer 20-Bond GO Index (or its successor index), plus three percent (3%).

C. Mill Levies.

1. Maximum Debt Mill Levy. The Maximum Debt Mill Levy that may be imposed by each District consisting of residential development and considered to be a residential district, shall be 55.664 mills, and subject to any future Mill Levy Adjustment. The Maximum Debt Mill Levy that may be imposed by each District consisting of commercial development and considered to be a commercial district, shall be 45 mills, subject to the Mill Levy Adjustment.

2. Maximum Debt Mill Levy Imposition Term. The Maximum Debt Mill Levy Imposition Term for each District shall be forty (40) years from the date of such District's initial imposition of a debt mill levy on any property developed for residential use within such District's boundaries unless a majority of the members of the Board are residents of such District and have voted in favor of a refunding of part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, *et seq*., C.R.S.; provided that no District shall issue Debt that has a maturity date of more than thirty (30) years from the year of the initial bond issuance for such District, exclusive of refundings. The Maximum Debt Mill Levy Imposition Term shall only apply to debt mill levies imposed on residential property.

3. Maximum Operating Mill Levy. The Maximum Operating Mill Levy shall be a mill levy that each District is permitted to impose for payment of the Districts' administrative, operations and maintenance costs, which shall include, but not be limited to, the funding of operating reserves and sufficient ending fund balances to assure sufficient cash flow to fund expenses as they come due. The Maximum Operating Mill Levy shall be fifteen (15) mills, subject to the Mill Levy Adjustment, but in no case shall the Maximum Operating Mill Levy exceed the maximum mill levy necessary to pay the expenses enumerated in this Section. The Maximum Operating Mill Levy does not include the Town O&M Mill Levy.

4. Maximum Aggregate Mill Levy. The Maximum Aggregate Mill Levy permitted to be imposed by each District consisting of residential development and considered to be a residential district, shall not exceed 70.664 mills, subject to the Mill Levy Adjustment. The Maximum Aggregate Mill Levy permitted to be imposed by each District consisting of commercial development and considered to be a commercial district, shall not exceed 60 mills, subject to the

Mill Levy Adjustment. The Maximum Aggregate Mill Levy for Districts does not include the Town O&M Mill Levy.

5. Subdistricts. To the extent that a District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "District" as used herein shall be deemed to refer to each District and to each such subdistrict collectively, so that the aggregate mill levy that may be imposed by a District and any subdistrict organized within such District combined shall not exceed the Maximum Debt Mill Levy.

D. Developer Debt Mill Levy Imposition Term.

Developer Debt issued by a District shall be subordinate to other Debt issued by such District and shall be included in the Maximum Debt Authorization. Developer Debt shall expire and be forgiven twenty-five (25) years from the date of issuance of such Developer Debt by a District. Refunding Bonds shall not be subject to this Developer Debt Mill Levy Imposition Term so long as such Refunding Bonds are not owned by the Developer or by a party related to the Developer.

E. Disclosure to Purchasers.

The Districts will use reasonable efforts to assure that all Developers provide written notice to all purchasers of property in the Districts regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, fees, tolls, penalties, and charges. The notices shall be substantially in the forms attached to the Service Plan as **Exhibit F** ("Disclosure Forms"). Within ninety (90) days following the date of the Orders and Decrees declaring the Districts organized, the Districts shall cause the Disclosure Forms to be recorded with the Weld County Clerk and Recorder against all property included within each District. The Districts shall provide a copy of the recorded Disclosure Forms to the Town's Clerk. Upon the adjustment of any District boundary to include or exclude property within the Service Area, the District shall cause a revised Disclosure Form to be recorded with the Weld County Clerk and Recorder against the new boundaries of the District and shall provide a copy of the revised recorded Disclosure Form to the Town's Clerk. Upon the development of any District for commercial purposes, such District shall record with the Weld County Clerk and Recorder a revised Disclosure Form to reflect the Maximum Debt Mill Levy for a commercial district, as provided in this Service Plan, and the current assessment rates used for commercial development. In addition, the Districts may annually update the Disclosure Form to reflect current year information including, without limitation, assessment rates and mill levies. Any updated Disclosure Forms will be recorded with the Weld County Clerk and Recorder, with a copy provided to the Town's Clerk.

F. Publicly-Marketed Debt.

At least ten (10) business days prior to the issuance of Publicly-Marketed Debt, the District issuing such Debt shall provide the Town with the marketing documents that have been or shall be published. Within ten (10) days subsequent to the issuance of Publicly-Marketed Debt, the District shall provide the Town with the Bond Counsel Opinion addressed to the District and the Town regarding the issuance of the Debt and copies of the relevant Debt documents.

G. Security for Debt.

The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. The Town's approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the Districts' obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the Districts in the payment of any such obligation.

H. District Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated cost of the Districts' organization and initial operations, are anticipated to be One Hundred Twenty Thousand Dollars ($120,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, it is anticipated that the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. Upon the organization of the Districts, the first year's operating budget for the Districts is estimated to be One Hundred Thousand Dollars ($100,000), which is anticipated to be derived from property taxes and other revenues.

I. Town O&M Mill Levy.

At any time a District within the Town imposes a mill levy, such District hereby agrees that it shall impose the Town O&M Mill Levy. A District's obligation to impose and collect the revenues from the Town O&M Mill Levy shall begin when such District first imposes a mill levy and shall not be required to be imposed prior to such date. A District's imposition of a Town O&M Mill Levy shall be memorialized in the Town-District IGA required by Section IX. below. The revenues received from the Town O&M Mill Levy shall be remitted to the Town annually or in accordance with the specific timeframe referenced in the Town-District IGA. The failure of a District to levy or collect the Town O&M Mill Levy or remit the revenues generated by the Town O&M Mill Levy to the Town within the timeframe required above shall constitute and be deemed a material departure from, and unapproved modification to, this Service Plan. The Town may enforce this provision of the Service Plan pursuant to applicable State statutes and exercise all such other available legal and equitable remedies in the event of such departure and unapproved modification, including those provided in the Town Code. Revenues generated by the Town O&M Mill Levy and any District's obligation to remit said revenues to the Town on an annual basis, as required by this Service Plan and the Town-District IGA, shall not be included within or subject to the Maximum Debt Authorization.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the Town no later than September 1st of each year following the year in which the Orders and Decrees creating the Districts were issued (the "report year").

B. Reporting of Significant Events.

The annual report required by this Section VII shall include information as to any of the following events that occurred during the report year:

1. Narrative of the Districts progress in implementing the Service Plan and a summary of the development in the Project.

2. Boundary changes made or proposed.

3. Intergovernmental agreements executed or terminated.

4. A summary of any litigation involving the Districts.

5. Proposed plans for the year immediately following the report year.

6. Construction contracts executed and the name of the contractors as well as the principal of each contractor.

7. Status of the Districts' Public Improvement construction schedule and the Public Improvement schedule for the following five years.

8. Notice of any uncured defaults existing more than ninety (90) days under any debt instrument of the Districts.

9. A list of all Public Improvements constructed by the Districts that have been dedicated to and accepted by the Town.

10. If requested by the Town, copies of minutes of all meetings of the Districts' boards of directors.

11. The name, business address and telephone number of each member of the Boards and each District's manager and general counsel and the date, place and time of the regular meetings of the Boards.

12. Certification from the Boards that the Districts are in compliance with all provisions of the Service Plan.

13. Copies of any Agreements with the Developer entered into in the report year.

14. Copies of any Cost Verification Reports provided to the Districts in the report year.

15. Access information to obtain a copy of rules and regulations adopted by the Boards of Directors for the Districts.

C. Summary of Financial Information.

The annual report shall include a summary of the following information for the report year:

1. Final assessed value of Taxable Property within each District's boundaries.

2. Total acreage of property within each District's boundaries.

3. Most recently filed audited financial statements of the Districts, to the extent audit financial statements are required by state law or most recently filed audit exemptions.

4. Annual budgets of the Districts.

5. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements.

6. Outstanding Debt (stated separately for each class of Debt).

7. Outstanding Debt service (stated separately for each class of Debt).

8. The Districts' inability to pay any financial obligations as they come due which continues beyond a ninety (90) day period.

9. The amount and terms of any new Debt issued.

10. Any Developer Debt.

VIII. DISSOLUTION

Upon a determination of the Town Board that the purposes for which one or more of the Districts within the Town was created have been accomplished, the applicable District(s) agree(s) to file a petition in the Colorado district court for dissolution, pursuant to the applicable State statutes. Dissolution shall not occur until the applicable District(s) has/have provided for the payment or discharge of all of its/their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. INTERGOVERNMENTAL AGREEMENTS

A. Coordinated Services of Districts. The relationship between and among the Service District and the Financing Districts will be established through one or more Turion District IGAs. The Turion District IGAs will specify the rights and responsibilities of the Service District and the Financing Districts for the financing, acquisition, constructing, owning, operating and maintaining Public Improvements needed to serve the Project. Additionally, the Turion District IGA may provide the procedures for coordinated financing, budgeting, and administrative oversight and management.

B. Town-District IGA.

The Districts and the Town shall execute the Town-District IGA in substantially the form attached hereto as **Exhibit C,** respectively, no later than ninety (90) days following the date of the Orders and Decrees declaring the Districts organized. The Districts shall not incur any indebtedness nor impose any taxes or fees until it has approved and executed the Town-District IGA and subject to the limitations set forth in Section V.A.8.

C. Additional IGAs.

In addition to the intergovernmental agreement with the Town described above, the Districts, whether individually, collectively or in combination with any other Districts, may enter into other agreements with the Town, and any other related or affiliated entities to provide for additional revenue sources for financing the Public Improvements and facilities contemplated by this Service Plan.

X. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the Districts have undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in the Town Code and pursue any sanctions or remedies available under law, including but not limited to affirmative injunctive relief to require the Districts to act in accordance with the provisions of this Service Plan.

XI. MISCELLANEOUS

A. Headings. Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provision of this Service Plan.

B. Town Consent. Unless otherwise provided herein or provided in an intergovernmental agreement with the Town, references in this Service Plan to Town consent or Town approval shall require the consent of the Town Board.

C. Town Expenses. The Districts shall pay any and all expenses, including but not limited to commercially reasonable professional service fees and attorneys' fees, incurred by the Town in reviewing or enforcing any provision of the Service Plan, the Town-District IGA, or any amendment to the Service Plan or Town-District IGA.

XII. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;

2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;

3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries;

4. The area to be included in the Districts do have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

5. Adequate service is not, and will not be, available to the area through the Town or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

6. The facility and service standards of the Districts are compatible with the facility and service standards of the Town within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;

7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the Town Code;

8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and

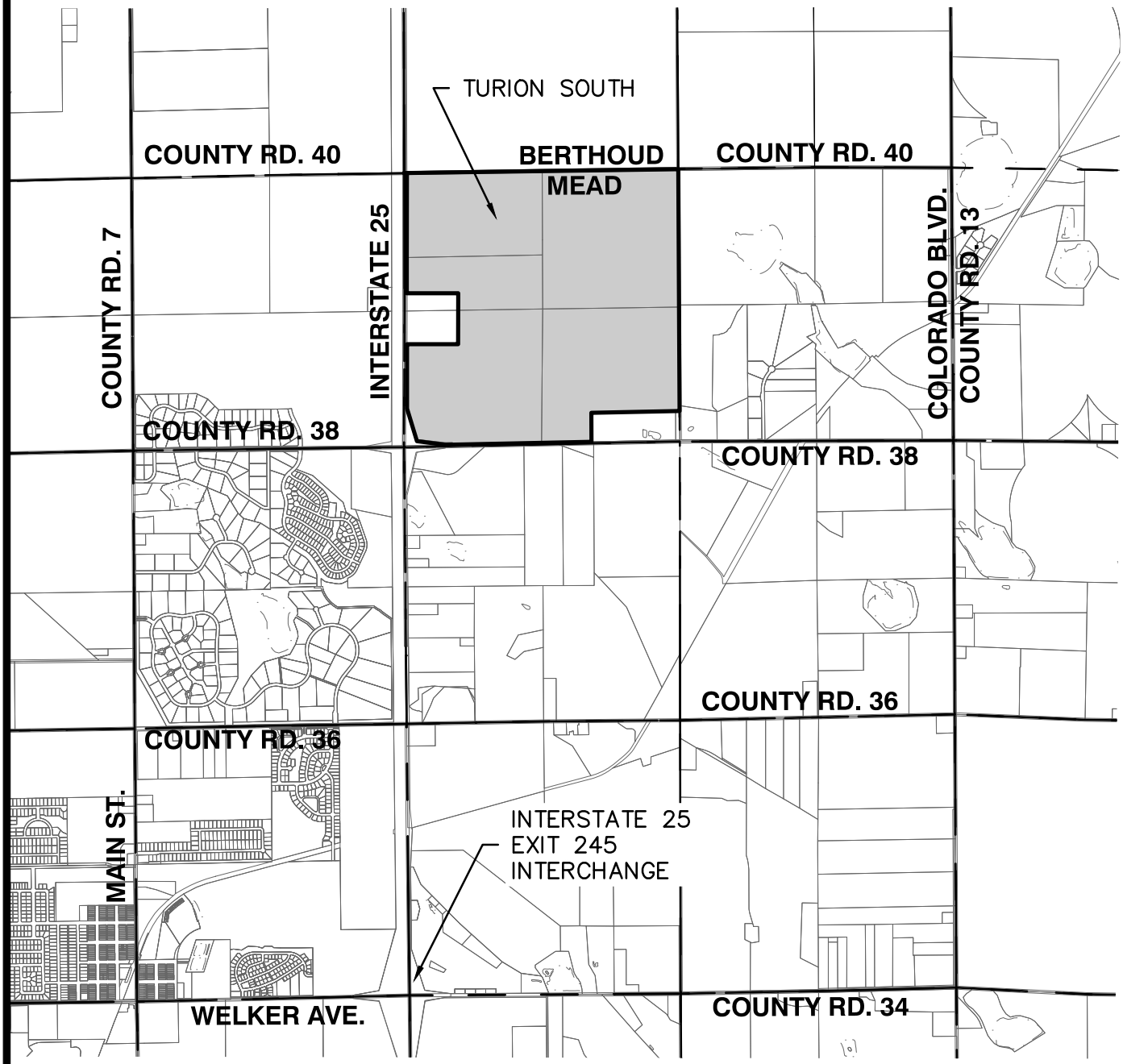
9. The creation of the Districts are in the best interests of the area proposed to be served.

EXHIBIT A

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10
Vicinity Map

TURION SOUTH

EXHIBIT A - VICINITY MAP



PROJECT NO.: 19003715
DATE: 05/06/2022

3,000 0 3,000 6,000

(IN FEET)
1 inch = 3,000 ft.

ATWELL
866.850.4200 www.atwell-group.com
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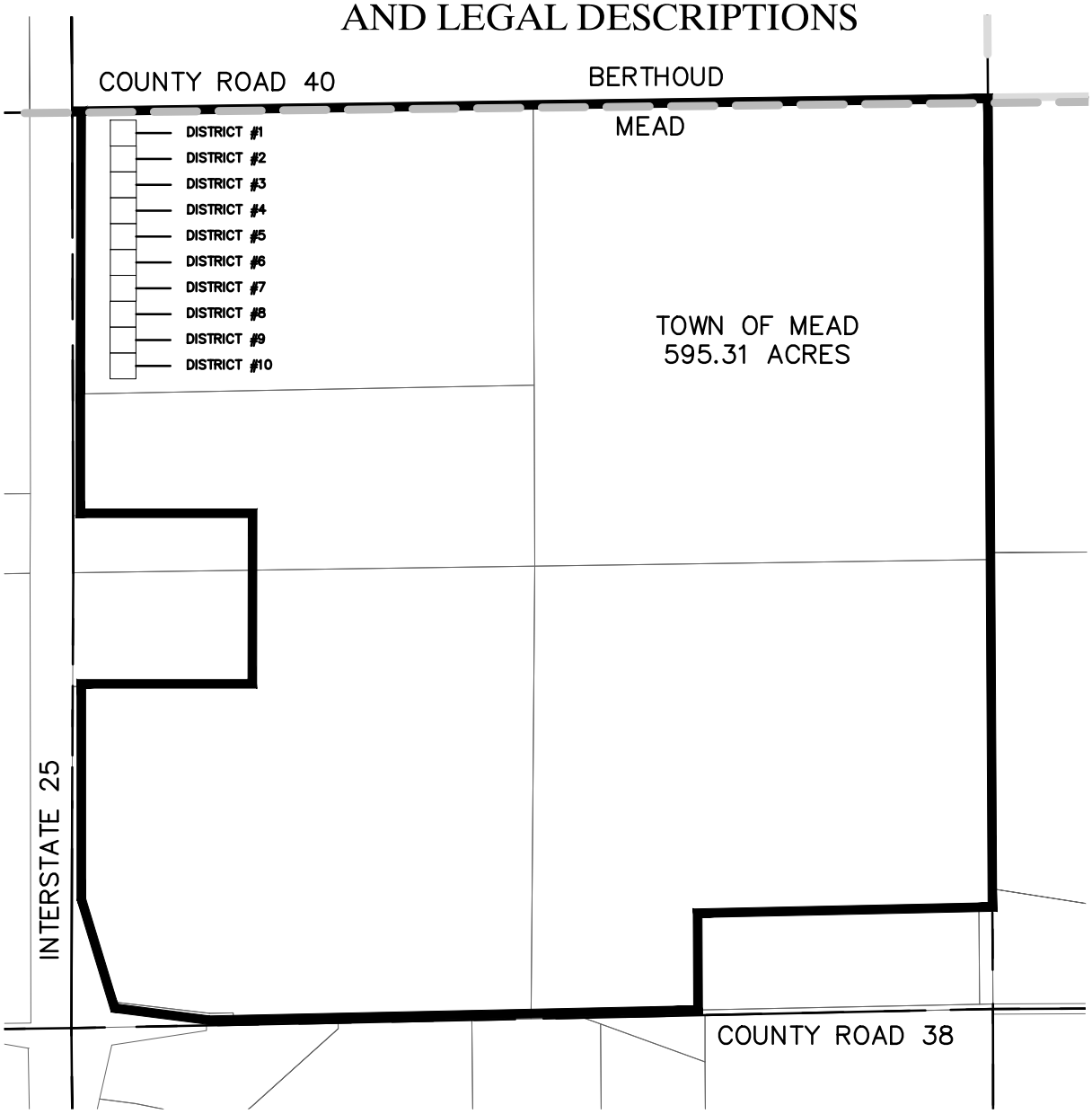
EXHIBIT B-1

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10
Initial District Boundary Map and Legal Descriptions

TURION SOUTH

EXHIBIT B-1 - INITIAL DISTRICTS' BOUNDARY MAP AND LEGAL DESCRIPTIONS



(IN FEET)
1 inch = 1,000 ft.

LEGEND

DISTRICT#	AREA (ACRES)
1	0.52
2	0.52
3	0.52
4	0.52
5	0.52
6	0.52
7	0.52
8	0.52
9	0.52
10	0.52

PROJECT NO.: 19003715
DATE: 05/06/2022

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TURION SOUTH

EXHIBIT B-1 - INITIAL DISTRICTS' BOUNDARY MAP AND LEGAL DESCRIPTIONS

LEGAL DESCRIPTION - TURION PROPERTY - DISTRICT NO. 1-10

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

DISTRICT NO. 1

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 81°31'51" EAST 240.07 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 2

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 52°01'28" EAST 301.23 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 3

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 35°18'16" EAST 410.93 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 4

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 26°04'17" EAST 540.36 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

PROJECT NO.: 19003715

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TURION SOUTH

EXHIBIT B-1 - INITIAL DISTRICTS' BOUNDARY MAP AND LEGAL DESCRIPTIONS

LEGAL DESCRIPTION - TURION PROPERTY - DISTRICT NO. 1-10

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

DISTRICT NO. 5

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 20°29'42" EAST 678.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 6

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 16°49'20" EAST 820.49 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 7

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 14°14'45" EAST 965.06 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 8

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 12°20'32" EAST 1111.03 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

PROJECT NO.: 19003715

ATWELL
866.850.4200 www.atwell-group.com
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JFRENCH@ATWELL-GROUP.COM

TURION SOUTH

EXHIBIT B-1 - INITIAL DISTRICTS' BOUNDARY MAP AND LEGAL DESCRIPTIONS

LEGAL DESCRIPTION - TURION PROPERTY - DISTRICT NO. 1-10

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

DISTRICT NO. 9

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 10°52'49" EAST 1257.99 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

DISTRICT NO. 10

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 09°43'38" EAST 1405.59 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

PROJECT NO.: 19003715

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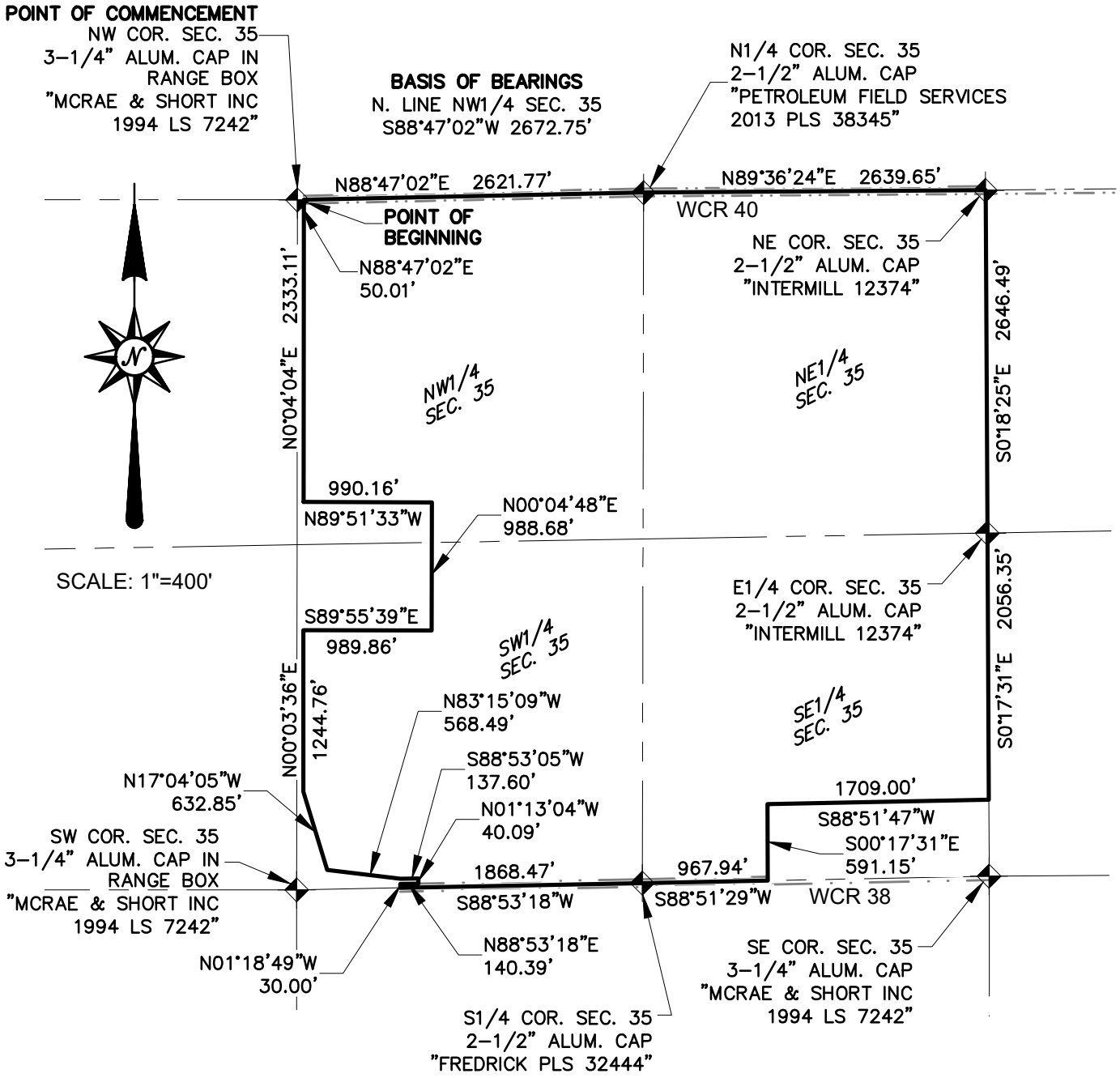
JFRENCH@ATWELL-GROUP.COM

EXHIBIT B-2

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10
Inclusion Area Boundary Map and Legal Description

TURION - MEAD INCLUSION AREA

A PORTION OF SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



NOTE
THIS EXHIBIT IS MEANT TO DEPICT THE ATTACHED PARCEL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

TURION INCLUSION PARCEL		
NW1/4 SEC. 35 T4N, R68W, 6TRH P.M. WELD COUNTY, CO	DATE: 07/15/2022 DRAWN: TWK CHECKED: VS JOB NO.: 19003715	SHT. 3 OF 3

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TURION - MEAD INCLUSION AREA

A PORTION OF SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "MCRAE & SHORT INC 1994 LS 7242" AND AT THE EAST END BY A 2-1/2" ALUMINUM CAP STAMPED "PETROLEUM FIELD SERVICES PLS 38345". SAID NORTH LINE BEARS SOUTH 88°47'02" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 88°47'02" WEST 50.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°47'02" EAST 2621.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 NORTH 89°36'24" EAST 2639.65 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 SOUTH 00°18'25" EAST 2646.49 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 SOUTH 00°17'31" EAST 2056.35 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NO. 22048951, WELD COUNTY RECORDS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES:

1. SOUTH 88°51'47" WEST 1709.00 FEET;
2. SOUTH 00°17'31" EAST 591.15 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 88°51'29" WEST 967.94 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 SOUTH 88°53'18" WEST 1868.47 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1041 AT PAGE 278, WELD COUNTY RECORDS;

(CONTINUED ON SHEET 2)

TURION INCLUSION PARCEL		
NW1/4 SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 07/15/2022 DRAWN: TWK CHECKED: VS JOB NO.: 19003715	SHT. 1 OF 3

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TURION - MEAD INCLUSION AREA

A PORTION OF SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 01°18'49" WEST 30.00 FEET;
2. NORTH 88°53'18" EAST 140.39 FEET;
3. NORTH 01°13'04" WEST 40.09 FEET;
4. SOUTH 88°53'05" WEST 137.60 FEET;
5. NORTH 83°15'09" WEST 568.49 FEET;
6. NORTH 17°04'05" WEST 632.85 FEET;
7. NORTH 00°03'36" EAST 1244.76 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NO. 1505381, WELD COUNTY RECORDS;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG THE SOUTH, EAST, AND NORTH LINES OF SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°55'39" EAST 989.86 FEET;
2. NORTH 00°04'48" EAST 988.68 FEET;
3. NORTH 89°51'33" WEST 990.16 FEET TO SAID EASTERLY LINE DESCRIBED IN BOOK 1041 AT PAGE 278;

THENCE ALONG SAID EASTERLY LINE NORTH 00°04'04" EAST 2333.11 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 25,931,610 SQUARE FEET, OR 595.31 ACRES, MORE OR LESS.

EXCEPT ANY PORTION THEREOF LYING WITHIN COUNTY ROADS.

I, VLADISLAV SKREJEV, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

VLADISLAV SKREJEV, PLS
COLORADO REG. NO. 38705
FOR AND ON BEHALF OF ATWELL, LLC

TURION INCLUSION PARCEL		
NW1/4 SEC. 23 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 07/15/2022 DRAWN: TWK CHECKED: VS JOB NO.: 19003715	SHT. 2 OF 3

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LAKEWOOD, CO 80228
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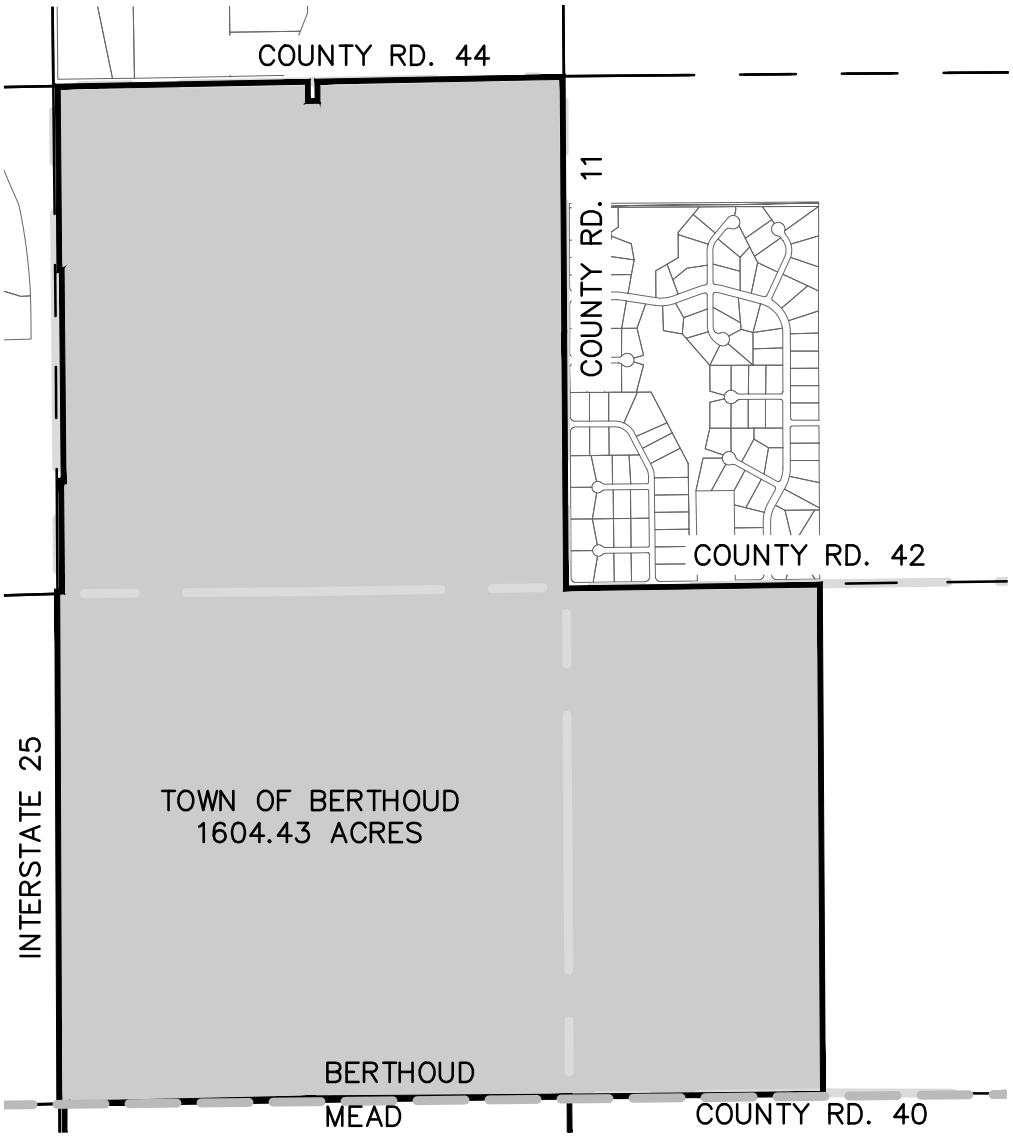
EXHIBIT B-3

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10

Additional Inclusion Area Boundary Map and Legal Description

TURION SOUTH

EXHIBIT B-3 - ADDITIONAL INCLUSION AREA BOUNDARY MAP AND LEGAL DESCRIPTION



(IN FEET)
1 inch = 2,000 ft.

PROJECT NO.: 19003715
DATE: 05/06/2022

LEGEND

ADDITIONAL INCLUSION AREA
= 1604.43 ACRES

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TURION SOUTH

EXHIBIT B-3 - ADDITIONAL INCLUSION AREA BOUNDARY MAP AND LEGAL DESCRIPTION

LEGAL DESCRIPTION - BERTHOUD INCLUSION AREA

A TRACT OF LAND BEING A PORTION OF SECTIONS 23, 25, AND 26, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 12374" AND AT THE EAST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 23501". SAID NORTH LINE BEARS NORTH 88°54'06" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 NORTH 88°54'06" EAST 50.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN BOOK 1038 AT PAGE 554, WELD COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°54'06" EAST 2604.65 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 23;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°25'38" EAST 200.01 FEET;

THENCE NORTH 88°54'05" EAST 100.01 FEET;

THENCE NORTH 00°25'38" WEST 200.01 FEET TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE NORTH 88°54'05" EAST 2555.13 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 SOUTH 00°21'49" EAST 2663.36 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 SOUTH 00°21'49" EAST 2663.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 23, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 25;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 NORTH 89°10'59" EAST 2645.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00°20'57" EAST 2656.26 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 SOUTH 00°20'57" EAST 2648.16 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89°25'01" WEST 2644.70 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 SOUTH 89°36'24" WEST 2639.68 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 SOUTH 88°47'08" WEST 2671.75 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26 NORTH 00°13'22" WEST 5333.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, NORTH 89°37'33" EAST 50.00 FEET TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1038 AT PAGE 554, WELD COUNTY RECORDS;

THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES:

1. NORTH 00°29'08" WEST 1150.09 FEET;
2. NORTH 89°30'52" EAST 25.00 FEET;
3. NORTH 00°29'08" WEST 2200.00 FEET;
4. SOUTH 89°30'52" WEST 25.00 FEET;
5. NORTH 00°29'08" WEST 1910.10 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 69,888,887 SQUARE FEET, OR 1,604.43 ACRES, MORE OR LESS.

EXCEPT ANY PORTION THEREOF LYING WITHIN COUNTY ROADS.

PROJECT NO.: 19003715

ATWELL
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LAKEWOOD, CO 80228
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EXHIBIT C

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10

Town-District IGA

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD, COLORADO AND TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10

THIS AGREEMENT is made and entered into as of this ___ day of _____, _____, by and between the TOWN OF MEAD, a municipal corporation of the State of Colorado ("Town"), and TURION SOUTH METROPOLITAN DISTRICTS NOS. 1 – 10, quasi-municipal corporations and political subdivisions of the State of Colorado (individually, the "District," and collectively, the "Districts"). The Town and the Districts are collectively referred to as the "Parties" and each individually as a "Party."

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Districts' Consolidated Service Plan approved by the Town on _____ (the "Service Plan"); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the Districts; and

WHEREAS, the Town and the Districts have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement ("Agreement"); and

WHEREAS, unless otherwise defined herein, capitalized terms shall have the meaning given to them in the Service Plan.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance Limitation. The Districts shall only operate and maintain those Public Improvements that are not accepted for ownership, operations and maintenance by the Town or other appropriate entities in a manner consistent with the Approved Development Plan and other rules and regulations of the Town and the Town Code. The District may provide any additional services authorized by the Service Plan so long as such services are not provided by any homeowner association or other entity.

2. Trails and Amenities. The Districts may own, operate and maintain trails and related amenities within the Districts. All parks and trails shall be open to the general public, including Town residents who do not reside in the Districts, free of charge. The Districts may impose a fee for District property owners and residents to access recreation improvements owned by the Districts, other than parks and trails, and may impose a greater fee for persons residing outside of the boundaries of the Districts to access recreation improvements owned by the Districts, other than parks and trails.

3. Construction Standards Limitation. The Districts shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction. The Districts shall obtain the Town's approval of civil engineering plans and applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Conveyance. The Districts agree to convey to the Town, at no expense to the Town and upon written notification from the Town, any unimproved real property owned by the Districts that is necessary, in the Town's sole discretion, for the Town capital improvement projects relating to for transportation, utilities or drainage. To the extent any real property improved by the Districts is not maintained at the same standards as real property maintained by the Town, and upon failure by the Districts to cure its maintenance of the improvements upon notice from the Town, the District agrees to convey such real property to the Town for ownership and maintenance, subject to reasonable compensation paid by the Town. The Districts shall, at no expense to the Town and upon written notification from the Town, transfer to the Town all rights-of-way, fee interests and easements owned by the Districts that the Town determines are necessary for access to and operation and maintenance of the Public Improvements to be owned, operated and maintained by the Town, consistent with an Approved Development Plan.

5. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt by a District, including but not limited to any Developer Debt, the District shall obtain the certification of an External Financial Advisor, in form substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the District Service Plan.
>
> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

Within ten (10) days subsequent to the issuance of Privately Placed Debt, the District shall provide the Town with copies of the relevant Debt documents, the External Financial Advisor Certification and the Bond Counsel Opinion addressed to the District and the Town regarding the issuance of the Debt.

6. Inclusion Limitation. The Districts may include all or part of the property within the Inclusion Area Boundary into their boundaries. The Districts shall not include within their boundaries any property outside of the Inclusion Area Boundary without the prior written consent of the Town. The Districts shall only include within their boundaries property that has been annexed to the Town, and no portion of the Districts shall ever consist of property not within the Town's corporate boundaries.

7. Debt Limitation. Unless otherwise approved in an intergovernmental agreement with the Town, on or before the effective date of approval by the Town of an Approved Development Plan for property within a District, such District shall not: (a) issue any Debt; or (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service fund. All Debt issued by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

8. Maximum Debt Authorization. The Districts shall not issue Debt in excess of Two Hundred Fifty-Four Million Seven Hundred Seventy-Seven Thousand Five Hundred Seventy-Eight Dollars ($254,777,578).

9. Fee Limitations.

(a) Recurring Fee Limitation. The Districts may impose and collect Recurring Fees for administrative, operations and maintenance expenses and for services, programs or facilities furnished by the Districts. Any Recurring Fees for administrative, operations and maintenance expenses not specifically set forth in the Financial Plan, including a subsequent increase in such Recurring Fees, shall be subject to review and approval by the Town, either administratively or by formal action of the Town Board, at the discretion of the Town Manager. If the Town does not respond to a request for the imposition of the Recurring Fee or an increase in such Recurring Fee within forty-five (45) days of receipt of a written request from the Districts, the Town shall be deemed to have approved the ability of the Districts to impose or increase the Recurring Fee as described in the request. Any Recurring Fees imposed or increased for operation and maintenance expenses without approval as set forth herein shall constitute a material departure from the Service Plan. The revenue from a Recurring Fee shall not be used to pay for Debt. Notwithstanding any of the foregoing, the Districts may impose one or more operations and maintenance and/or use fees for recreational amenities other than parks and trails, as development progresses, with such fees to be determined at such time or times that the recreational amenities have been constructed and are ready for use.

(b) Public Improvement Fee Limitation. The Districts shall not collect, receive, spend or pledge to any Debt or use to pay for operations and maintenance services, any fee, assessment, or charge that is collected by a retailer in the Districts on the sale of goods or services by such retailer and which is measured by the sales price of such goods or services, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

(c) Capital Fee Limitation. Except as may be set forth and permitted in an intergovernmental agreement with the Town, no fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User that has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District.

10. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to, and a revenue source for, the District without any limitation.

11. Bankruptcy Limitation. It is expressly intended that all of the limitations contained in this Service Plan including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Recurring Fees, that have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S.:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent an amendment to the Service Plan; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

The Districts shall provide notice to the Town if one or more of the Districts files a petition for bankruptcy in the U.S. Bankruptcy Courts pursuant to the U.S. Bankruptcy Code. The Districts shall notify the Town of the Bankruptcy Court's final decision on the petition, and if necessary, the Districts shall file an amendment to the Service Plan to the extent the Bankruptcy Court's final decision on the bankruptcy petition conflicts with the provisions of the Service Plan.

12. Water Rights/Resources Limitation. Except as otherwise required by Little Thompson, the Districts shall not acquire, own, manage, adjudicate or develop water rights or resources, unless otherwise authorized pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

13. Eminent Domain Limitation. The Districts shall not exercise its eminent domain or dominant eminent domain authority against Town-owned or Town-leased property except with prior written consent by the Town Board.

14. Special Improvement District. The Districts shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

15. Land Purchase Limitation. Proceeds from the sale of Debt and other revenue of the Districts shall not be used to pay the Developer for the acquisition from the Developer of any real property, easements or other interests required to be dedicated for public use by annexation agreements, development agreements, Approved Development Plans, the Town Code or other development requirements, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

16. Developer Reimbursement of Public Improvement Related Costs. Prior to the reimbursement to the Developer for costs incurred in the organization of the Districts, for funds or expended on the Districts behalf related to the Public Improvements, or for the acquisition of any part of the Public Improvements, the District seeking to reimburse the Developer shall receive: a) the report of an engineer retained by the District, independent of the Developer and licensed in Colorado verifying that, in such engineer's professional opinion, the reimbursement for the costs of the Public Improvements that are the subject of the reimbursement or acquisition, including the construction costs and the soft costs, but excluding the accounting and legal fees, are, in such engineer's opinion, reasonable and are related to the provision of the Public Improvements or to the Districts' organization; and b) the report of an accountant retained by the District, independent of the Developer and licensed in Colorado verifying that, in such accountant's professional opinion, the reimbursement for the accounting and legal fees that are the subject of the reimbursement or acquisition, are, in such accountants opinion, reasonable and related to the Public Improvements or the Districts' organization. The provisions of this Paragraph do not apply to the reimbursement of Developer advances provided to the District for the District to construct Public Improvements. Upon request, the District shall provide the reports to the Town.

17. Developer Reimbursement of Administration, Operations and Maintenance Related Costs. Prior to the reimbursement to the Developer for funds expended on behalf of the Districts related to the administration of the Districts or the operation and maintenance of the Public Improvements, the applicable District shall receive the report of an accountant retained by the District, who is independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, the reimbursement of the funds for such administration, operations or maintenance costs, are, in such accountants opinion, reasonable and related to the administration, operations or maintenance of the District or the Public Improvements. The provisions of this Paragraph do not apply to the reimbursement of Developer advances provided to the District for the District to directly pay such costs related to the administration of the Districts or the operation and maintenance of the Public Improvements. Upon request, the District shall provide the report to the Town.

18. Board Meetings and Website Limitations. Once an End User owns property in the Service Area, the Districts' Board meetings shall be conducted within the boundaries of the Town and/or conducted telephonically or electronically as provided by the Special District Act. The Districts' website(s) shall include the name of the Project or a name that allows residents of the development community to readily locate the Districts online and shall also include an updated street map for those properties within the Service Area that have constructed streets that are open for public use.

19. Financial Review. The Town shall be permitted to conduct periodic reviews of the financial powers of the Districts in the Service Plan in the manner and form provided in Section 32-1-1101.5, C.R.S. As provided in the statute, the Town may conduct the first financial review in fifth calendar year after the calendar year in which a special district's ballot issue to incur general obligation indebtedness was approved by its electors. After such fifth calendar year and notwithstanding the provisions of the statute, the Town may conduct the financial review at any time, by providing sixty (60) days written notice to the Districts, except that the Town may not conduct a financial review within sixty (60) months of the completion of its most recent financial review. The Town's procedures for conducting a financial review under this Paragraph, and the

remedies available to the Town as a result of such financial review, shall be identical to those provided for in Section 32-1-1101.5(2), C.R.S. The Districts shall be responsible for payment of the Town consultant and legal and administrative costs associated with such review, and the Town may require a deposit of the estimated costs thereof.

20. Developer Debt Limitation. The maximum interest rate on any Developer Debt issued by a District shall be Two Percent (2%) plus the federal Prime Interest Rate, not to exceed eight percent (8%), simple interest. In addition to the External Financial Advisor Certification to be provided when a District issues Developer Debt pursuant to Section V.A.5. of the Service Plan, prior to any District issuing Developer Debt, the District shall obtain an opinion from a qualified External Financial Advisor experienced in Colorado special district financing certifying that the District will be able to incur and repay such Developer Debt in accordance with the terms of this Service Plan. This limitation does not apply to obligations issued by the Districts to the Developer in the form of reimbursement agreements and notes that are subject to the annual appropriation of funds by the Districts and are not multiple fiscal year financial obligations of the Districts.

21. Maximum Debt Mill Levy. The Maximum Debt Mill Levy that may be imposed by each District consisting of residential development and considered to be a residential district, shall be 55.664 mills, subject to the Mill Levy Adjustment. The Maximum Debt Mill Levy that may be imposed by each District consisting of commercial development and considered to be a commercial district, shall be 45 mills, subject to the Mill Levy Adjustment.

22. Maximum Debt Mill Levy Imposition Term. The Maximum Debt Mill Levy Imposition Term for each District shall be forty (40) years from the date of each District's initial imposition of a debt mill levy on any property developed for residential use within such District's boundaries unless a majority of the members of the Board are residents of such District and have voted in favor of a refunding of part or all of the Debt and such refunding will comply with applicable limitations and requirements as set forth in Section 11-56-101, *et seq*., C.R.S.; provided that no District shall issue Debt that has a maturity date of more than thirty (30) years from the year of such District's initial bond issuance, exclusive of refundings. The Maximum Debt Mill Levy Imposition Term shall only apply to debt mill levies imposed on residential property.

23. Maximum Operating Mill Levy. The Maximum Operating Mill Levy shall be a mill levy that each District is permitted to impose for payment of the Districts' administrative, operations and maintenance costs, which shall include, but not be limited to, the funding of operating reserves and sufficient ending fund balances to assure sufficient cash flow to fund expenses as they come due. The Maximum Operating Mill Levy shall be fifteen (15) mills, subject to the Mill Levy Adjustment, but in no case shall the Maximum Operating Mill Levy exceed the maximum mill levy necessary to pay the expenses enumerated in this Section. The Maximum Operating Mill Levy does not include the Town O&M Mill Levy.

24. Maximum Aggregate Mill Levy. The Maximum Aggregate Mill Levy permitted to be imposed by each District consisting of residential development and considered to be a residential district, shall not exceed 70.664 mills, subject to the Mill Levy Adjustment. The Maximum Aggregate Mill Levy permitted to be imposed by each District consisting of commercial development and considered to be a commercial district shall not exceed 60 mills, subject to the

Mill Levy Adjustment. The Maximum Aggregate Mill Levy does not include the Town O&M Mill Levy.

25. Developer Debt Mill Levy Imposition Term. Developer Debt issued by a District shall be subordinate to other Debt of the District and shall be included in the Maximum Debt Authorization. Developer Debt shall expire and be forgiven twenty-five (25) years from the date of issuance of such Developer Debt by a District. Refunding Bonds shall not be subject to this Developer Debt Mill Levy Imposition Term so long as such Refunding Bonds are not owned by the Developer or by a party related to the Developer.

26. Town O&M Mill Levy. At any time that a District imposes a mill levy, such District agrees that it shall impose the Town O&M Mill Levy as required by the Service Plan and this Agreement. Such District's obligation to impose and collect the revenues from the Town O&M Mill Levy shall begin when the District first imposes a mill levy and shall not be required to be imposed prior to such date. The revenues received from the Town O&M Mill Levy shall be remitted to the Town within thirty (30) days of receipt by the District. The failure of a District to levy, collect, and remit the Town O&M Mill Levy shall be deemed: (a) a material departure from, and unapproved modification to, the Service Plan; and (b) a breach of this Agreement. Revenues generated by the Town O&M Mill Levy and a District's obligation to remit said revenues to the Town on an annual basis, as required by the Service Plan and this Agreement, shall not be included within or subject to the Maximum Debt Authorization.

27. Security for Debt. The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. The Town's approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the Districts' obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the Districts in the payment of any such obligation.

28. Dissolution. Upon a determination of the Town Board that the purposes for which one or more of the Districts were created have been accomplished, the applicable Districts agree to file a petition in the Colorado district court for dissolution, pursuant to the applicable State statutes. Dissolution shall not occur until the applicable Districts has/have provided for the payment or discharge of all of its/their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

29. Disclosure to Purchasers. The Districts will use reasonable efforts to assure that all Developers provide written notice to all purchasers of property in the Districts regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, fees, tolls, penalties, and charges. The notices shall be substantially in the forms attached to the Service Plan as **Exhibit F** ("Disclosure Forms"). Within ninety (90) days following the date of the Order and Decree declaring the Districts organized, the Districts shall cause the Disclosure Forms to be recorded with the Weld County Clerk and Recorder against all property included within each District. The Districts shall provide a copy of the recorded Disclosure Forms to the Town Clerk. Upon the adjustment of any District boundary to include or exclude property within the Service Area, the District shall cause a revised Disclosure Form to be recorded with the Weld County Clerk and Recorder against the new boundaries of the District and shall provide a

copy of the revised recorded Disclosure Form to the Town's Clerk. Upon the development of any District for commercial purposes, such District shall record with the Weld County Clerk and Recorder a revised Disclosure Form to reflect the Maximum Debt Mill Levy for a commercial district, as provided in this Service Plan, and the current assessment rates used for commercial development. In addition, the Districts may annually update the Disclosure Form to reflect current year information including, without limitation, assessment rates and mill levies. Any updated Disclosure Forms will be recorded with the Weld County Clerk and Recorder, with a copy provided to the Town's Clerk

30. Publicly-Marketed Debt. At least ten (10) business days prior to the issuance of Publicly-Marketed Debt by a District, the District shall provide the Town with the marketing documents that have been or shall be published. Within ten (10) days subsequent to the issuance of Publicly-Marketed Debt, the District shall provide the Town with the Bond Counsel Opinion addressed to the District and the Town regarding the issuance of the Debt and copies of the relevant Debt documents.

31. Service Plan Amendment Requirement. Actions of the Districts that violate the Service Plan or this Agreement, including as provided in the Town Code, shall be deemed to be material modifications to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts, enjoin the issuance of additional authorized but unissued debt, and to seek other remedies provided in law or in equity.

32. Annual Report. The Districts shall be responsible for submitting an annual report to the Town by no later than September 1st of each year following the year in which the Orders and Decrees creating the Districts were issued, containing the information set forth in Section VII. of the Service Plan.

33. Recreational Use Agreement. The Parties agree to cooperate with each other regarding the possible shared use of certain recreational improvements and/or facilities (the "Facilities"), as such Facilities are determined in the future, and that may be constructed, operated, and maintained by one or more Districts. The terms and conditions associated with the shared use of a specific District-owned Facility shall be set forth in a written agreement executed by the Parties.

34. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: Turion South Metropolitan District Nos. 1 – 10
c/o Pinnacle Consulting Group, Inc.
Loveland, CO 80537
Attn: Peggy Dowswell
Phone: (970) 669-3611
peggyd@pcgi.com

To the Town: Town of Mead
6530 S. Yosemite St., Suite 200
Greenwood Village, CO 80111
Attn: Marcus McAskin, Town Attorney
Phone: (303) 459-2725
marcus@mcm-legal.com

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

35. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

36. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

37. Default/Remedies. Upon the occurrence of any event of breach or default by either Party, the non-defaulting party shall provide written notice to the other Party. The defaulting Party shall immediately proceed to cure or remedy such breach or default, and in any event, such breach or default shall be cured within fifteen (15) days after receipt of the notice. Following the cure period in the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available by law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees, to the extent permitted by law.

38. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado and venue shall be in Weld County.

39. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

40. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

41. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Districts

and the Town any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the Town shall be for the sole and exclusive benefit of the Districts and the Town.

42. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

43. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

44. No Liability of Town. The Town has no obligation whatsoever to construct any improvements that the District are required to construct, or pay any debt or liability of the Districts, including any Bonds.

45. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

46. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

TURION METROPOLITAN DISTRICT
NOS. 1 – 10

By: _____
President

Attest:

_____
Secretary

TOWN OF MEAD, COLORADO

_____
Mayor

Attest:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

EXHIBIT D

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10

Capital Plan

Turion South
District Cost Estimate Summary
Colorado

Complete Summary

Prepared For: Front Range Investment Holdings, LLC.
Prepared By: Atwell, LLC
Date : 8/2/2022

Description	Total Cost (with Contigency)	12.5% *(see Note 1)*	Grand Total	Location
Spine Infrastructure	$ 45,686,400.00	$ 5,710,800.000	$ 51,397,200.00	Mead
Area 1 (In Tract)	$ 27,837,600.00	$ 3,479,700.000	$ 31,317,300.00	Mead
Area 2 (In Tract)	$ 29,065,200.00	$ 3,633,150.000	$ 32,698,350.00	Mead
Area 3 (In Tract)	$ 24,458,400.00	$ 3,057,300.000	$ 27,515,700.00	Mead
Area 4 (In Tract)	$ 27,082,800.00	$ 3,385,350.000	$ 30,468,150.00	Mead
Area 5 (In Tract)	$ 8,913,600.00	$ 1,114,200.000	$ 10,027,800.00	Mead
Area 6 (In Tract)	$ 1,204,800.00	$ 150,600.000	$ 1,355,400.00	Mead
Area 7 (In Tract)	$ 1,204,800.00	$ 150,600.000	$ 1,355,400.00	Mead
Area 8 (In Tract)	$ 1,204,800.00	$ 150,600.000	$ 1,355,400.00	Mead
Area 9 (In Tract)	$ 1,989,600.00	$ 248,700.000	$ 2,238,300.00	Mead
Area 10 (In Tract)	$ 3,835,200.00	$ 479,400.000	$ 4,314,600.00	Mead
Turion Total Project Cost			$ 194,043,600.00	

Note 1: 12.5% is to account for Construction Administration, Survey, Engineering, Landscaping, and Planning costs. Additionally, planning costs can only include 30% of planning costs.

ATWELL

Turion South

Spine Infrastructure - Roads and Utilities for Non Residential Areas

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
CR 9.5	**5355**	**CL LF**					
CR 38 (Minor Arterial) - Interim Half Section	**3640**	**CL LF**					
CR 40 (Minor Arterial) - Interim Half Section	**5240**	**CL LF**					
Interior Major Collectors	**8935**	**CL LF**					
STREETS							
CDOT Commitment (I-25 & CR 38 Interchange)	1	LS	$	5,000,000.00	$	5,000,000.00	Turion - Mead contribution toward I-25/CR 38 future interchange costs
Cut/ Fill Rotation (10' Depth)	674,000	CY	$	2.75	$	1,853,500.00	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	33,700	CY	$	1.50	$	50,550.00	Based on CL and ROW width
Respread Topsoil	33,700	CY	$	1.00	$	33,700.00	Based on CL and ROW width
Fine Grade Pond for Certification	8	EA	$	15,000.00	$	120,000.00	
Hot Mix Asphalt (9" over 12" depth)	63,572	SY	$	55.00	$	3,496,441.67	
12" Depth Fly Ash	63,572	SY	$	22.00	$	1,398,576.67	
5' Concrete Sidewalk	26,750	LF	$	58.00	$	1,551,500.00	CL for CR 38 & CR 40, 2*CL for Interior Major Collectors
6' Concrete Sidewalk	5,355	LF	$	70.00	$	374,850.00	CL for CR 9.5
12' Concrete Sidewalk	5,355	LF	$	85.00	$	455,175.00	CL for CR 9.5
6" Vertical Curb and Gutter (2' pan)	37,460	LF	$	35.00	$	1,311,100.00	2*CL for CR 9.5, CL for CR 38 & CR 40, 2*CL for Interior Major Collectors
6" Vertical Curb and Gutter (1' pan)	10,710	LF	$	30.00	$	321,300.00	2*CL for CR 9.5
Concrete Cross Pan	22	EA	$	5,000.00	$	110,000.00	2 per minor intersection
Handicap Pedestrian Ramp	44	EA	$	3,500.00	$	154,000.00	Assumes intersections with 4 ramps each
Street Name Sign	66	EA	$	500.00	$	33,000.00	Assumes intersections with 6 signs each
Street Light	122	EA	$	10,000.00	$	1,220,000.00	Assumes 1 light / 190' of CL
Streets Subtotal					**$**	**17,484,000.00**	
20% Contingency					**$**	**3,496,800.00**	
Streets Total					**$**	**20,980,800.00**	
DOMESTIC WATER							
8" PVC Water Main	10,570	LF	$	70.00	$	739,900.00	Based on master utility plans and Public Improvements Map
16" PVC Water Main	8,700	LF	$	135.00	$	1,174,500.00	Based on master utility plans and Public Improvements Map
18" PVC Water Main	3,105	LF	$	150.00	$	465,750.00	Based on master utility plans and Public Improvements Map
20" PVC Water Main	520	LF	$	165.00	$	85,800.00	Based on master utility plans and Public Improvements Map
36" PVC Water Main	1,900	LF	$	405.00	$	769,500.00	Based on master utility plans and Public Improvements Map
42" PVC Water Main	1,465	LF	$	495.00	$	725,175.00	Based on master utility plans and Public Improvements Map
Valves	9	EA	$	4,000.00	$	36,000.00	3 at intersections, 2 at FH
Air Release Valve	12	EA	$	10,000.00	$	120,000.00	
Water Lowering	15	EA	$	7,000.00	$	105,000.00	5 per all intersection
Connect to Existing Water Main	3	EA	$	5,000.00	$	15,000.00	
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	11	EA	$	10,000.00	$	110,000.00	Assuming 1 FH per 500' of roadway CL
Water Storage Facility	1	LS	$	3,000,000.00	$	3,000,000.00	
Offsite Costs to Connect to Little Thompson Water District	1	LS	$	3,000,000.00	$	3,000,000.00	Offsite improvements for LTWD prior to service connection
Domestic Water Subtotal					**$**	**10,347,000.00**	
20% Contingency					**$**	**2,069,400.00**	
Domestic Water Total					**$**	**12,416,400.00**	
SANITARY SEWER							
Sanitary Sewer Main (8"-24")	32,825	LF	$	115.00	$	3,774,875.00	Based on Public Improvements Map - Mead Services
4' Sanitary Sewer Manholes	99	EA	$	7,000.00	$	693,612.50	Assuming 1 MH per 400' of pipe
Sanitary Sewer Lift Station	2	LS	$	1,500,000.00	$	3,000,000.00	
Sanitary Sewer Force Main	6,810	LF	$	50.00	$	340,500.00	
Land Acquisition for Offsite Lift Station	1	EA	$	60,000.00	$	60,000.00	
Offsite Easements	1	EA	$	100,000.00	$	100,000.00	
Required Borings	1	EA	$	300,000.00	$	300,000.00	
Offsite Road Reconstruction	1	EA	$	500,000.00	$	500,000.00	
Sanitary Sewer Subtotal					**$**	**8,769,000.00**	
20% Contingency					**$**	**1,753,800.00**	
Sanitary Sewer Total					**$**	**10,522,800.00**	
STORM SEWER							
Storm Sewer (24"-96")	9,350	LF	$	145.00	$	1,355,750.00	Based on Public Improvements Map - Mead Services
Erosion Control	23,170	CL LF	$	5.00	$	115,850.00	Based on centerline of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**1,472,000.00**	
20% Contingency					**$**	**294,400.00**	
Storm Sewer Total					**$**	**1,766,400.00**	
Area Subtotal (with Contingency)					**$**	**45,686,400.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**5,710,800.00**	
Total Cost					**$**	**51,397,200.00**	

Turion South

Area 1 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**82**	**AC**					Preliminary development area
CL	**14466**	**LF**					Approximate based on development area and comparison of
Intersections	**25**	**EA**					similar projects
Lots	**370**	**LOT**					Preliminary and subject to change
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	82	AC	$	2,500.00	$	205,000.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	294,680	CY	$	2.75	$	810,370.29	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	14734	CY	$	1.50	$	22,101.01	Based on CL and ROW width
Respread Topsoil	14734	CY	$	1.00	$	14,734.01	Based on CL and ROW width
In-tract Earthwork	370	LOT	$	10,000.00	$	3,700,000.00	
Hot Mix Asphalt (6" over 6" depth)	48,220	SY	$	40.00	$	1,928,815.23	
6" Depth Fly Ash	48,220	SY	$	10.00	$	482,203.81	
4.5' Concrete Sidewalk	28,932	LF	$	52.00	$	1,504,475.88	2 x CL
6" Mountable Curb and Gutter (2' pan)	28,932	LF	$	32.00	$	925,831.31	2 x CL
Handicap Pedestrian Ramp	100	EA	$	3,500.00	$	350,000.00	
Street Name Sign	150	EA	$	500.00	$	75,000.00	Assumes 6 signs / intersection
Street Light	76	EA	$	10,000.00	$	761,374.43	Assumes 1 street light / 190' of CL
Conduit	370	LOT	$	500.00	$	185,000.00	
Streets Subtotal					**$**	**10,995,000.00**	
20% Contingency					**$**	**2,199,000.00**	
Streets Total					**$**	**13,194,000.00**	
DOMESTIC WATER							
8" PVC Water Main	14,466	LF	$	70.00	$	1,012,627.99	Based on assumed CL length
Valves	147	EA	$	4,000.00	$	589,322.28	3 at intersections, 2 at FH
Water Lowering	75	EA	$	7,000.00	$	525,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	36	EA	$	10,000.00	$	361,652.85	Assumes 1 FH / 400' of CL
Water Service Line and Meter	370	LOT	$	2,000.00	$	740,000.00	
Domestic Water Subtotal					**$**	**3,229,000.00**	
20% Contingency					**$**	**645,800.00**	
Domestic Water Total					**$**	**3,874,800.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	496,898.85	$	496,898.85	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**497,000.00**	
20% Contingency					**$**	**99,400.00**	
Non-Potable Water Total					**$**	**596,400.00**	
SANITARY SEWER							
Sanitary Sewer Main	14,466	CL LF	$	65.00	$	940,297.42	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	36	EA	$	7,000.00	$	253,157.00	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Service Lines	370	LOT	$	2,000.00	$	740,000.00	
Underdrain	14,466	CL LF	$	45.00	$	650,975.14	Based on CL of roadway, comparison of similar project estimates
Underdrain Service Lines	370	LOT	$	1,700.00	$	629,000.00	
Sanitary Sewer Subtotal					**$**	**3,214,000.00**	
20% Contingency					**$**	**642,800.00**	
Sanitary Sewer Total					**$**	**3,856,800.00**	
STORM SEWER							
Storm Sewer	14,466	CL LF	$	85.00	$	1,229,619.71	Based on CL of roadway, comparison of similar project estimates
Erosion Control	14,466	CL LF	$	10.00	$	144,661.14	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**1,375,000.00**	
20% Contingency					**$**	**275,000.00**	
Storm Sewer Total					**$**	**1,650,000.00**	
PARKS AND RECREATION							
Open Space and Landscape	9.72%	LS	$	15,000,000.00	$	1,458,000.00	Percent of residential area of overall Turion project
Amenities	9.72%	LS	$	25,000,000.00	$	2,430,000.00	Percent of residential area of overall Turion project
Parks and Recreation Subtotal					**$**	**3,888,000.00**	
20% Contingency					**$**	**777,600.00**	
Parks and Recreation Total					**$**	**4,665,600.00**	
Area Subtotal (with Contingency)					**$**	**27,837,600.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**3,479,700.00**	
Total Cost					**$**	**31,317,300.00**	

Turion South

Area 2 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**90**	**AC**					Preliminary development area
CL	**15877**	**LF**					Approximate based on development area and comparison of
Intersections	**28**	**EA**					similar projects
Lots	**407**	**LOT**					Preliminary and subject to change
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	90	AC	$	2,500.00	$	225,000.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	323,429	CY	$	2.75	$	889,430.80	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	16171	CY	$	1.50	$	24,257.20	Based on CL and ROW width
Respread Topsoil	16171	CY	$	1.00	$	16,171.47	Based on CL and ROW width
In-tract Earthwork	407	LOT	$	10,000.00	$	4,070,000.00	
Hot Mix Asphalt (6" over 6" depth)	52,925	SY	$	40.00	$	2,116,992.32	
6" Depth Fly Ash	52,925	SY	$	10.00	$	529,248.08	
4.5' Concrete Sidewalk	31,755	LF	$	52.00	$	1,651,254.01	2 x CL
6" Mountable Curb and Gutter (2' pan)	31,755	LF	$	32.00	$	1,016,156.31	2 x CL
Handicap Pedestrian Ramp	112	EA	$	3,500.00	$	392,000.00	
Street Name Sign	168	EA	$	500.00	$	84,000.00	Assumes 6 signs / intersection
Street Light	84	EA	$	10,000.00	$	835,654.86	Assumes 1 street light / 190' of CL
Conduit	407	LOT	$	500.00	$	203,500.00	
Streets Subtotal					**$**	**12,084,000.00**	
20% Contingency					**$**	**2,416,800.00**	
Streets Total					**$**	**14,500,800.00**	
DOMESTIC WATER							
8" PVC Water Main	15,877	LF	$	70.00	$	1,111,420.97	Based on assumed CL length
Valves	163	EA	$	4,000.00	$	653,548.85	3 at intersections, 2 at FH
Water Lowering	84	EA	$	7,000.00	$	588,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	40	EA	$	10,000.00	$	396,936.06	Assumes 1 FH / 400' of CL
Water Service Line and Meter	407	LOT	$	2,000.00	$	814,000.00	
Domestic Water Subtotal					**$**	**3,564,000.00**	
20% Contingency					**$**	**712,800.00**	
Domestic Water Total					**$**	**4,276,800.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	400,157.48	$	400,157.48	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**401,000.00**	
20% Contingency					**$**	**80,200.00**	
Non-Potable Water Total					**$**	**481,200.00**	
SANITARY SEWER							
Sanitary Sewer Main	15,877	CL LF	$	65.00	$	1,032,033.76	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	40	EA	$	7,000.00	$	277,855.24	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Service Lines	407	LOT	$	2,000.00	$	814,000.00	
Underdrain	15,877	CL LF	$	45.00	$	714,484.91	Based on CL of roadway, comparison of similar project estimates
Underdrain Service Lines	407	LOT	$	1,700.00	$	691,900.00	
Sanitary Sewer Subtotal					**$**	**3,531,000.00**	
20% Contingency					**$**	**706,200.00**	
Sanitary Sewer Total					**$**	**4,237,200.00**	
STORM SEWER							
Storm Sewer	15,877	CL LF	$	85.00	$	1,349,582.61	Based on CL of roadway, comparison of similar project estimates
Erosion Control	15,877	CL LF	$	10.00	$	158,774.42	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**1,509,000.00**	
20% Contingency					**$**	**301,800.00**	
Storm Sewer Total					**$**	**1,810,800.00**	
PARKS AND RECREATION							
Open Space and Landscape	7.83%	LS	$	15,000,000.00	$	1,174,500.00	Percent of residential area of overall Turion project
Amenities	7.83%	LS	$	25,000,000.00	$	1,957,500.00	Percent of residential area of overall Turion project
Parks and Recreation Subtotal					**$**	**3,132,000.00**	
20% Contingency					**$**	**626,400.00**	
Parks and Recreation Total					**$**	**3,758,400.00**	
Area Subtotal (with Contingency)					**$**	**29,065,200.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**3,633,150.00**	
Total Cost					**$**	**32,698,350.00**	

Turion South

Area 3 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**76**	**AC**					Preliminary development area
CL	**13408**	**LF**					Approximate based on development area and comparison of
Intersections	**23**	**EA**					similar projects
Lots	**343**	**LOT**					Preliminary and subject to change
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	76	AC	$	2,500.00	$	190,000.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	273,118	CY	$	2.75	$	751,074.90	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	13656	CY	$	1.50	$	20,483.86	Based on CL and ROW width
Respread Topsoil	13656	CY	$	1.00	$	13,655.91	Based on CL and ROW width
In-tract Earthwork	343	LOT	$	10,000.00	$	3,430,000.00	
Hot Mix Asphalt (6" over 6" depth)	44,692	SY	$	40.00	$	1,787,682.40	
6" Depth Fly Ash	44,692	SY	$	10.00	$	446,920.60	
4.5' Concrete Sidewalk	26,815	LF	$	52.00	$	1,394,392.28	2 x CL
6" Mountable Curb and Gutter (2' pan)	26,815	LF	$	32.00	$	858,087.55	2 x CL
Handicap Pedestrian Ramp	92	EA	$	3,500.00	$	322,000.00	
Street Name Sign	138	EA	$	500.00	$	69,000.00	Assumes 6 signs / intersection
Street Light	71	EA	$	10,000.00	$	705,664.11	Assumes 1 street light / 190' of CL
Conduit	343	LOT	$	500.00	$	171,500.00	
Streets Subtotal					**$**	**10,191,000.00**	
20% Contingency					**$**	**2,038,200.00**	
Streets Total					**$**	**12,229,200.00**	
DOMESTIC WATER							
8" PVC Water Main	13,408	LF	$	70.00	$	938,533.26	Based on assumed CL length
Valves	136	EA	$	4,000.00	$	544,152.36	3 at intersections, 2 at FH
Water Lowering	69	EA	$	7,000.00	$	483,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	34	EA	$	10,000.00	$	335,190.45	Assumes 1 FH / 400' of CL
Water Service Line and Meter	343	LOT	$	2,000.00	$	686,000.00	
Domestic Water Subtotal					**$**	**2,987,000.00**	
20% Contingency					**$**	**597,400.00**	
Domestic Water Total					**$**	**3,584,400.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	334,197.46	$	334,197.46	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**335,000.00**	
20% Contingency					**$**	**67,000.00**	
Non-Potable Water Total					**$**	**402,000.00**	
SANITARY SEWER							
Sanitary Sewer Main	13,408	CL LF	$	65.00	$	871,495.17	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	34	EA	$	7,000.00	$	234,633.32	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Service Lines	343	LOT	$	2,000.00	$	686,000.00	
Underdrain	13,408	CL LF	$	45.00	$	603,342.81	Based on CL of roadway, comparison of similar project estimates
Underdrain Service Lines	343	LOT	$	1,700.00	$	583,100.00	
Sanitary Sewer Subtotal					**$**	**2,979,000.00**	
20% Contingency					**$**	**595,800.00**	
Sanitary Sewer Total					**$**	**3,574,800.00**	
STORM SEWER							
Storm Sewer	13,408	CL LF	$	85.00	$	1,139,647.53	Based on CL of roadway, comparison of similar project estimates
Erosion Control	13,408	CL LF	$	10.00	$	134,076.18	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**1,274,000.00**	
20% Contingency					**$**	**254,800.00**	
Storm Sewer Total					**$**	**1,528,800.00**	
PARKS AND RECREATION							
Open Space and Landscape	6.54%	LS	$	15,000,000.00	$	981,000.00	Percent of residential area of overall Turion project
Amenities	6.54%	LS	$	25,000,000.00	$	1,635,000.00	Percent of residential area of overall Turion project
Parks and Recreation Subtotal					**$**	**2,616,000.00**	
20% Contingency					**$**	**523,200.00**	
Parks and Recreation Total					**$**	**3,139,200.00**	
Area Subtotal (with Contingency)					**$**	**24,458,400.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**3,057,300.00**	
Total Cost					**$**	**27,515,700.00**	

Turion South

Area 4 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**84**	**AC**					Preliminary development area
CL	**14819**	**LF**					Approximate based on development area and comparison of
Intersections	**26**	**EA**					similar projects
Lots	**380**	**LOT**					Preliminary and subject to change
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	84	AC	$	2,500.00	$	210,000.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	301,867	CY	$	2.75	$	830,135.41	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	15093	CY	$	1.50	$	22,640.06	Based on CL and ROW width
Respread Topsoil	15093	CY	$	1.00	$	15,093.37	Based on CL and ROW width
In-tract Earthwork	380	LOT	$	10,000.00	$	3,800,000.00	
Hot Mix Asphalt (6" over 6" depth)	49,396	SY	$	40.00	$	1,975,859.50	
6" Depth Fly Ash	49,396	SY	$	10.00	$	493,964.88	
4.5' Concrete Sidewalk	29,638	LF	$	52.00	$	1,541,170.41	2 x CL
6" Mountable Curb and Gutter (2' pan)	29,638	LF	$	32.00	$	948,412.56	2 x CL
Handicap Pedestrian Ramp	104	EA	$	3,500.00	$	364,000.00	
Street Name Sign	156	EA	$	500.00	$	78,000.00	Assumes 6 signs / intersection
Street Light	78	EA	$	10,000.00	$	779,944.54	Assumes 1 street light / 190' of CL
Conduit	380	LOT	$	500.00	$	190,000.00	
Streets Subtotal					**$**	**11,280,000.00**	
20% Contingency					**$**	**2,256,000.00**	
Streets Total					**$**	**13,536,000.00**	
DOMESTIC WATER							
8" PVC Water Main	14,819	LF	$	70.00	$	1,037,326.24	Based on assumed CL length
Valves	152	EA	$	4,000.00	$	608,378.93	3 at intersections, 2 at FH
Water Lowering	78	EA	$	7,000.00	$	546,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	37	EA	$	10,000.00	$	370,473.66	Assumes 1 FH / 400' of CL
Water Service Line and Meter	380	LOT	$	2,000.00	$	760,000.00	
Domestic Water Subtotal					**$**	**3,323,000.00**	
20% Contingency					**$**	**664,600.00**	
Domestic Water Total					**$**	**3,987,600.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	369,376.14	$	369,376.14	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**370,000.00**	
20% Contingency					**$**	**74,000.00**	
Non-Potable Water Total					**$**	**444,000.00**	
SANITARY SEWER							
Sanitary Sewer Main	14,819	CL LF	$	65.00	$	963,231.51	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	37	EA	$	7,000.00	$	259,331.56	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Service Lines	380	LOT	$	2,000.00	$	760,000.00	
Underdrain	14,819	CL LF	$	45.00	$	666,852.58	Based on CL of roadway, comparison of similar project estimates
Underdrain Service Lines	380	LOT	$	1,700.00	$	646,000.00	
Sanitary Sewer Subtotal					**$**	**3,296,000.00**	
20% Contingency					**$**	**659,200.00**	
Sanitary Sewer Total					**$**	**3,955,200.00**	
STORM SEWER							
Storm Sewer	14,819	CL LF	$	85.00	$	1,259,610.43	Based on CL of roadway, comparison of similar project estimates
Erosion Control	14,819	CL LF	$	10.00	$	148,189.46	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**1,408,000.00**	
20% Contingency					**$**	**281,600.00**	
Storm Sewer Total					**$**	**1,689,600.00**	
PARKS AND RECREATION							
Open Space and Landscape	7.23%	LS	$	15,000,000.00	$	1,084,500.00	Percent of residential area of overall Turion project
Amenities	7.23%	LS	$	25,000,000.00	$	1,807,500.00	Percent of residential area of overall Turion project
Parks and Recreation Subtotal					**$**	**2,892,000.00**	
20% Contingency					**$**	**578,400.00**	
Parks and Recreation Total					**$**	**3,470,400.00**	
Area Subtotal (with Contingency)					**$**	**27,082,800.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**3,385,350.00**	
Total Cost					**$**	**30,468,150.00**	

Turion South

Area 5 (In Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**68**	**AC**					Preliminary development area
CL	**7798**	**LF**					Preliminary and subject to change
Intersections	**21**	**EA**					Preliminary and subject to change
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	68	AC	$	2,500.00	$	170,000.00	Based on preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	158,840	CY	$	2.75	$	436,809.35	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	7942	CY	$	1.50	$	11,912.98	Based on CL and ROW width
Respread Topsoil	7942	CY	$	1.00	$	7,941.99	Based on CL and ROW width
Hot Mix Asphalt (6" over 6" depth)	29,458	SY	$	40.00	$	1,178,302.24	
6" Depth Fly Ash	29,458	SY	$	10.00	$	294,575.56	
4.5' Concrete Sidewalk	15,595	LF	$	52.00	$	810,949.19	2 x CL
6" Mountable Curb and Gutter (2' pan)	15,595	LF	$	32.00	$	499,045.66	2 x CL
Handicap Pedestrian Ramp	84	EA	$	3,500.00	$	294,000.00	
Street Name Sign	126	EA	$	500.00	$	63,000.00	Assumes 6 signs / intersection
Street Light	41	EA	$	10,000.00	$	410,399.39	Assumes 1 street light / 190' of CL
Streets Subtotal					**$**	**4,207,000.00**	
20% Contingency					**$**	**841,400.00**	
Streets Total					**$**	**5,048,400.00**	
DOMESTIC WATER							
8" PVC Water Main	7,798	LF	$	70.00	$	545,831.19	
Valves	102	EA	$	4,000.00	$	407,951.77	3 at intersections, 2 at FH
Water Lowering	63	EA	$	7,000.00	$	441,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	19	EA	$	10,000.00	$	194,939.71	Assumes 1 FH / 400' of CL
Domestic Water Subtotal					**$**	**1,590,000.00**	
20% Contingency					**$**	**318,000.00**	
Domestic Water Total					**$**	**1,908,000.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	LS	$	299,018.78	$	299,018.78	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**300,000.00**	
20% Contingency					**$**	**60,000.00**	
Non-Potable Water Total					**$**	**360,000.00**	
SANITARY SEWER							
Sanitary Sewer Main	7,798	CL LF	$	65.00	$	506,843.24	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	19	EA	$	4,250.00	$	82,849.38	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Subtotal					**$**	**590,000.00**	
20% Contingency					**$**	**118,000.00**	
Sanitary Sewer Total					**$**	**708,000.00**	
STORM SEWER							
Storm Sewer	7,798	CL LF	$	85.00	$	662,795.01	Based on CL of roadway, comparison of similar project estimates
Erosion Control	7,798	CL LF	$	10.00	$	77,975.88	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**741,000.00**	
20% Contingency					**$**	**148,200.00**	
Storm Sewer Total					**$**	**889,200.00**	

Area Subtotal (with Contingency)	**$**	**8,913,600.00**
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)	**$**	**1,114,200.00**
Total Cost	**$**	**10,027,800.00**

ATWELL

Turion South

Area 6 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**7**	**AC**					Preliminary development area
CL	**1050**	**LF**					Approximate based on development area
Intersections	**3**	**EA**					Approximate based on development area
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	7	AC	$	2,500.00	$	17,500.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	21400	CY	$	2.75	$	58,850.00	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	1069	CY	$	1.50	$	1,603.67	Based on CL and ROW width
Respread Topsoil	1069	CY	$	1.00	$	1,069.11	Based on CL and ROW width
Hot Mix Asphalt (6" over 6" depth)	3,499	SY	$	40.00	$	139,956.71	
6" Depth Fly Ash	3,499	SY	$	10.00	$	34,989.18	
4.5' Concrete Sidewalk	2,099	LF	$	52.00	$	109,166.24	2 x CL
6" Mountable Curb and Gutter (2' pan)	2,099	LF	$	35.00	$	73,477.28	2 x CL
Handicap Pedestrian Ramp	12	EA	$	3,500.00	$	42,000.00	
Street Name Sign	18	EA	$	500.00	$	9,000.00	Assumes 6 signs / intersection
Street Light	6	EA	$	10,000.00	$	55,246.07	Assumes 1 street light / 190' of CL
Streets Subtotal					**$**	**573,000.00**	
20% Contingency					**$**	**114,600.00**	
Streets Total					**$**	**687,600.00**	
DOMESTIC WATER							
8" PVC Water Main	1,050	LF	$	70.00	$	73,477.28	
Valves	14	EA	$	4,000.00	$	56,993.51	3 at intersections, 2 at FH
Water Lowering	9	EA	$	7,000.00	$	63,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	3	EA	$	10,000.00	$	26,241.88	Assumes 1 FH / 400' of CL
Domestic Water Subtotal					**$**	**220,000.00**	
20% Contingency					**$**	**44,000.00**	
Domestic Water Total					**$**	**264,000.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	30,781.34	$	30,781.34	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**31,000.00**	
20% Contingency					**$**	**6,200.00**	
Non-Potable Water Total					**$**	**37,200.00**	
SANITARY SEWER							
Sanitary Sewer Main	1,050	CL LF	$	65.00	$	68,228.90	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	3	EA	$	4,250.00	$	11,152.80	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Subtotal					**$**	**80,000.00**	
20% Contingency					**$**	**16,000.00**	
Sanitary Sewer Total					**$**	**96,000.00**	
STORM SEWER							
Storm Sewer	1,050	CL LF	$	85.00	$	89,222.41	Based on CL of roadway, comparison of similar project estimates
Erosion Control	1,050	CL LF	$	10.00	$	10,496.75	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**100,000.00**	
20% Contingency					**$**	**20,000.00**	
Storm Sewer Total					**$**	**120,000.00**	
Area Subtotal (with Contingency)					**$**	**1,204,800.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**150,600.00**	
Total Cost					**$**	**1,355,400.00**	

ATWELL

Turion South

Area 7 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**7**	**AC**					**Preliminary development area**
CL	**1050**	**LF**					Approximate based on development area
Intersections	**3**	**EA**					Approximate based on development area
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	7	AC	$	2,500.00	$	17,500.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	21400	CY	$	2.75	$	58,850.00	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	1069	CY	$	1.50	$	1,603.67	Based on CL and ROW width
Respread Topsoil	1069	CY	$	1.00	$	1,069.11	Based on CL and ROW width
Hot Mix Asphalt (6" over 6" depth)	3,499	SY	$	40.00	$	139,956.71	
6" Depth Fly Ash	3,499	SY	$	10.00	$	34,989.18	
4.5' Concrete Sidewalk	2,099	LF	$	52.00	$	109,166.24	2 x CL
6" Mountable Curb and Gutter (2' pan)	2,099	LF	$	35.00	$	73,477.28	2 x CL
Handicap Pedestrian Ramp	12	EA	$	3,500.00	$	42,000.00	
Street Name Sign	18	EA	$	500.00	$	9,000.00	Assumes 6 signs / intersection
Street Light	6	EA	$	10,000.00	$	55,246.07	Assumes 1 street light / 190' of CL
Streets Subtotal					**$**	**573,000.00**	
20% Contingency					**$**	**114,600.00**	
Streets Total					**$**	**687,600.00**	
DOMESTIC WATER							
8" PVC Water Main	1,050	LF	$	70.00	$	73,477.28	
Valves	14	EA	$	4,000.00	$	56,993.51	3 at intersections, 2 at FH
Water Lowering	9	EA	$	7,000.00	$	63,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	3	EA	$	10,000.00	$	26,241.88	Assumes 1 FH / 400' of CL
Domestic Water Subtotal					**$**	**220,000.00**	
20% Contingency					**$**	**44,000.00**	
Domestic Water Total					**$**	**264,000.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	30,781.34	$	30,781.34	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**31,000.00**	
20% Contingency					**$**	**6,200.00**	
Non-Potable Water Total					**$**	**37,200.00**	
SANITARY SEWER							
Sanitary Sewer Main	1,050	CL LF	$	65.00	$	68,228.90	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	3	EA	$	4,250.00	$	11,152.80	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Subtotal					**$**	**80,000.00**	
20% Contingency					**$**	**16,000.00**	
Sanitary Sewer Total					**$**	**96,000.00**	
STORM SEWER							
Storm Sewer	1,050	CL LF	$	85.00	$	89,222.41	Based on CL of roadway, comparison of similar project estimates
Erosion Control	1,050	CL LF	$	10.00	$	10,496.75	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**100,000.00**	
20% Contingency					**$**	**20,000.00**	
Storm Sewer Total					**$**	**120,000.00**	
Area Subtotal (with Contingency)					**$**	**1,204,800.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**150,600.00**	
Total Cost					**$**	**1,355,400.00**	

Turion South

Area 8 (In-Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

Item	Quantity	Unit		Unit Cost		Cost Per Item	Comments
Area	**7**	**AC**					**Preliminary development area**
CL	**1050**	**LF**					Approximate based on development area
Intersections	**3**	**EA**					Approximate based on development area
STREETS							
Mobilization	1	LS	$	10,000.00	$	10,000.00	
Clear & Grub	7	AC	$	2,500.00	$	17,500.00	Based on total preliminary development area
Traffic Control	1	LS	$	10,000.00	$	10,000.00	
Potholing	1	LS	$	10,000.00	$	10,000.00	
Cut/ Fill Rotation (10' depth)	21400	CY	$	2.75	$	58,850.00	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	1069	CY	$	1.50	$	1,603.67	Based on CL and ROW width
Respread Topsoil	1069	CY	$	1.00	$	1,069.11	Based on CL and ROW width
Hot Mix Asphalt (6" over 6" depth)	3,499	SY	$	40.00	$	139,956.71	
6" Depth Fly Ash	3,499	SY	$	10.00	$	34,989.18	
4.5' Concrete Sidewalk	2,099	LF	$	52.00	$	109,166.24	2 x CL
6" Mountable Curb and Gutter (2' pan)	2,099	LF	$	35.00	$	73,477.28	2 x CL
Handicap Pedestrian Ramp	12	EA	$	3,500.00	$	42,000.00	
Street Name Sign	18	EA	$	500.00	$	9,000.00	Assumes 6 signs / intersection
Street Light	6	EA	$	10,000.00	$	55,246.07	Assumes 1 street light / 190' of CL
Streets Subtotal					**$**	**573,000.00**	
20% Contingency					**$**	**114,600.00**	
Streets Total					**$**	**687,600.00**	
DOMESTIC WATER							
8" PVC Water Main	1,050	LF	$	70.00	$	73,477.28	
Valves	14	EA	$	4,000.00	$	56,993.51	3 at intersections, 2 at FH
Water Lowering	9	EA	$	7,000.00	$	63,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	3	EA	$	10,000.00	$	26,241.88	Assumes 1 FH / 400' of CL
Domestic Water Subtotal					**$**	**220,000.00**	
20% Contingency					**$**	**44,000.00**	
Domestic Water Total					**$**	**264,000.00**	
NON-POTABLE WATER							
Non-Potable Water Delivery	1	EA	$	30,781.34	$	30,781.34	Assumes $4,400 per acre
Non-Potable Water Subtotal					**$**	**31,000.00**	
20% Contingency					**$**	**6,200.00**	
Non-Potable Water Total					**$**	**37,200.00**	
SANITARY SEWER							
Sanitary Sewer Main	1,050	CL LF	$	65.00	$	68,228.90	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	3	EA	$	4,250.00	$	11,152.80	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Subtotal					**$**	**80,000.00**	
20% Contingency					**$**	**16,000.00**	
Sanitary Sewer Total					**$**	**96,000.00**	
STORM SEWER							
Storm Sewer	1,050	CL LF	$	85.00	$	89,222.41	Based on CL of roadway, comparison of similar project estimates
Erosion Control	1,050	CL LF	$	10.00	$	10,496.75	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal					**$**	**100,000.00**	
20% Contingency					**$**	**20,000.00**	
Storm Sewer Total					**$**	**120,000.00**	
Area Subtotal (with Contingency)					**$**	**1,204,800.00**	
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)					**$**	**150,600.00**	
Total Cost					**$**	**1,355,400.00**	

Turion South

Area 9 (In Tract)

Project:	Turion South	Prepared For:	Front Range Investment Holdings, LLC.
Prepared By:	Atwell, LLC	Date:	May 6, 2022

Item	Quantity	Unit	Unit Cost	Cost Per Item	Comments
Area	**14**	**AC**			Preliminary development area
CL	**1605**	**LF**			Preliminary and subject to change
Intersections	**5**	**EA**			Preliminary and subject to change
STREETS					
Mobilization	1	LS	$ 10,000.00	$ 10,000.00	
Clear & Grub	14	AC	$ 2,500.00	$ 35,000.00	Based on preliminary development area
Traffic Control	1	LS	$ 10,000.00	$ 10,000.00	
Potholing	1	LS	$ 10,000.00	$ 10,000.00	
Cut/ Fill Rotation (10' depth)	32,702	CY	$ 2.75	$ 89,931.34	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	1635	CY	$ 1.50	$ 2,452.67	Based on CL and ROW width
Respread Topsoil	1635	CY	$ 1.00	$ 1,635.12	Based on CL and ROW width
Hot Mix Asphalt (6" over 6" depth)	6,065	SY	$ 40.00	$ 242,591.64	
6" Depth Fly Ash	6,065	SY	$ 10.00	$ 60,647.91	
4.5' Concrete Sidewalk	3,211	LF	$ 52.00	$ 166,960.13	2 x CL
6" Mountable Curb and Gutter (2' pan)	3,211	LF	$ 32.00	$ 102,744.69	2 x CL
Handicap Pedestrian Ramp	20	EA	$ 3,500.00	$ 70,000.00	
Street Name Sign	30	EA	$ 500.00	$ 15,000.00	Assumes 6 signs / intersection
Street Light	8	EA	$ 10,000.00	$ 84,493.99	Assumes 1 street light / 190' of CL
Streets Subtotal				**$ 902,000.00**	
20% Contingency				**$ 180,400.00**	
Streets Total				**$ 1,082,400.00**	
DOMESTIC WATER					
8" PVC Water Main	1,605	LF	$ 70.00	$ 112,377.01	Based on assumed CL length
Valves	23	EA	$ 4,000.00	$ 92,107.72	3 at intersections, 2 at FH
Water Lowering	15	EA	$ 7,000.00	$ 105,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	4	EA	$ 10,000.00	$ 40,134.65	Assumes 1 FH / 400' of CL
Domestic Water Subtotal				**$ 350,000.00**	
20% Contingency				**$ 70,000.00**	
Domestic Water Total				**$ 420,000.00**	
NON-POTABLE WATER					
Non-Potable Water Delivery	1	LS	$ 127,522.71	$ 127,522.71	Assumes $4,400 per acre
Non-Potable Water Subtotal				**$ 128,000.00**	
20% Contingency				**$ 25,600.00**	
Non-Potable Water Total				**$ 153,600.00**	
SANITARY SEWER					
Sanitary Sewer Main	1,605	CL LF	$ 65.00	$ 104,350.08	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	4	EA	$ 7,000.00	$ 28,094.25	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Subtotal				**$ 133,000.00**	
20% Contingency				**$ 26,600.00**	
Sanitary Sewer Total				**$ 159,600.00**	
STORM SEWER					
Storm Sewer	1,605	CL LF	$ 85.00	$ 136,457.80	Based on CL of roadway, comparison of similar project estimates
Erosion Control	1,605	CL LF	$ 5.00	$ 8,026.93	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal				**$ 145,000.00**	
20% Contingency				**$ 29,000.00**	
Storm Sewer Total				**$ 174,000.00**	

Area Subtotal (with Contingency)	**$ 1,989,600.00**
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)	**$ 248,700.00**
Total Cost	**$ 2,238,300.00**

Turion South

Area 10 (In Tract)

Project: Turion South
Prepared By: Atwell, LLC
Prepared For: Front Range Investment Holdings, LLC.
Date: May 6, 2022

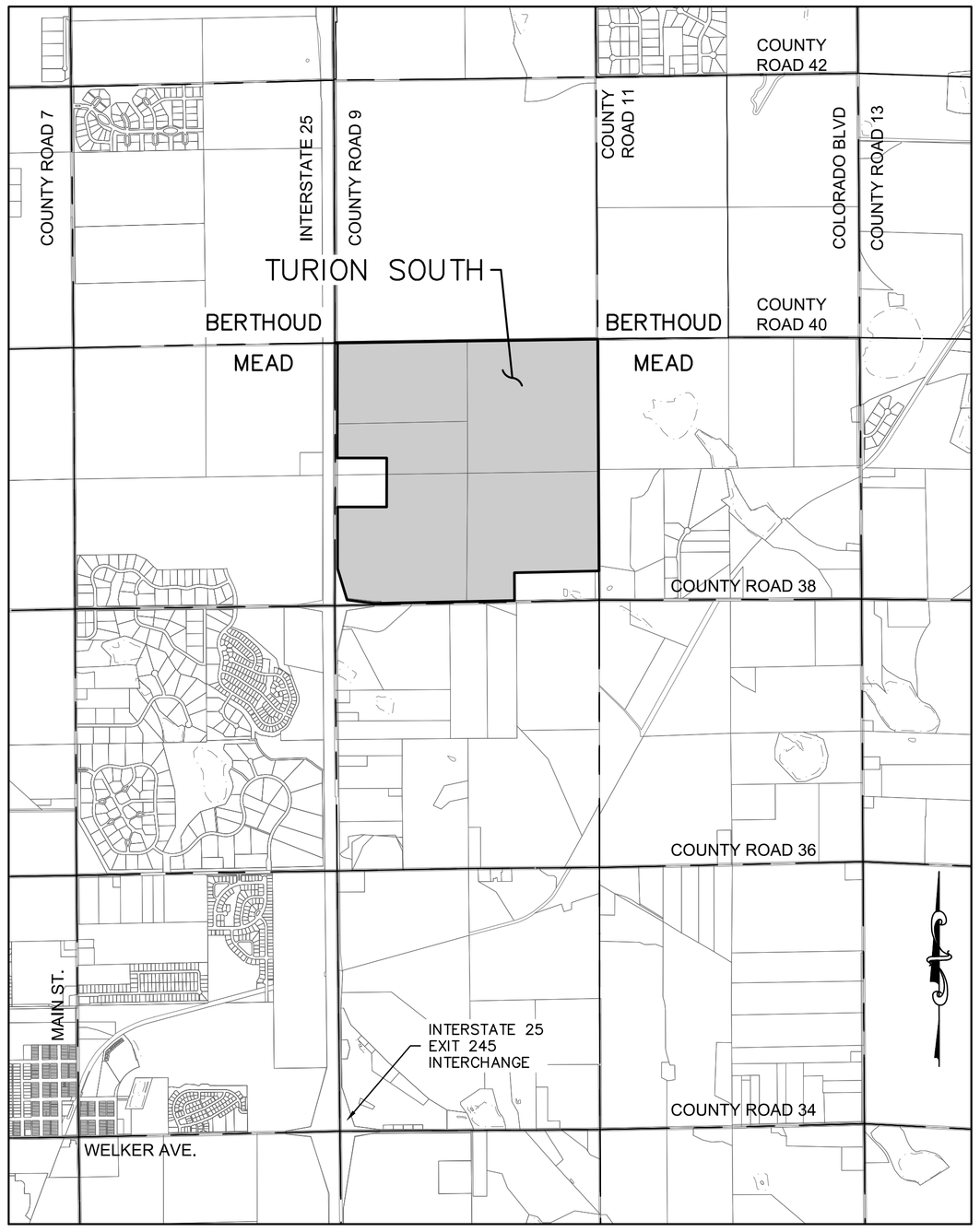
Item	Quantity	Unit	Unit Cost	Cost Per Item	Comments
Area	**29**	**AC**			Preliminary development area
CL	**3325**	**LF**			Preliminary and subject to change
Intersections	**9**	**EA**			Preliminary and subject to change
STREETS					
Mobilization	1	LS	$ 10,000.00	$ 10,000.00	
Clear & Grub	29	AC	$ 2,500.00	$ 72,500.00	Based on preliminary development area
Traffic Control	1	LS	$ 10,000.00	$ 10,000.00	
Potholing	1	LS	$ 10,000.00	$ 10,000.00	
Cut/ Fill Rotation (10' depth)	67,740	CY	$ 2.75	$ 186,286.34	Based on CL and ROW width
Strip Topsoil 6" to Stockpile	3387	CY	$ 1.50	$ 5,080.54	Based on CL and ROW width
Respread Topsoil	3387	CY	$ 1.00	$ 3,387.02	Based on CL and ROW width
Hot Mix Asphalt (6" over 6" depth)	12,563	SY	$ 40.00	$ 502,511.25	
6" Depth Fly Ash	12,563	SY	$ 10.00	$ 125,627.81	
4.5' Concrete Sidewalk	6,651	LF	$ 52.00	$ 345,845.98	2 x CL
6" Mountable Curb and Gutter (2' pan)	6,651	LF	$ 32.00	$ 212,828.29	2 x CL
Handicap Pedestrian Ramp	36	EA	$ 3,500.00	$ 126,000.00	
Street Name Sign	54	EA	$ 500.00	$ 27,000.00	Assumes 6 signs / intersection
Street Light	18	EA	$ 10,000.00	$ 175,023.27	Assumes 1 street light / 190' of CL
Streets Subtotal				**$ 1,813,000.00**	
20% Contingency				**$ 362,600.00**	
Streets Total				**$ 2,175,600.00**	
DOMESTIC WATER					
8" PVC Water Main	3,325	LF	$ 70.00	$ 232,780.95	Based on assumed CL length
Valves	44	EA	$ 4,000.00	$ 174,508.84	3 at intersections, 2 at FH
Water Lowering	27	EA	$ 7,000.00	$ 189,000.00	Assumes 3 per intersection
Fire Hydrant Assembly, 6" DIP, and 6" G.V.	8	EA	$ 10,000.00	$ 83,136.05	Assumes 1 FH / 400' of CL
Domestic Water Subtotal				**$ 680,000.00**	
20% Contingency				**$ 136,000.00**	
Domestic Water Total				**$ 816,000.00**	
NON-POTABLE WATER					
Non-Potable Water Delivery	1	LS	$ 127,522.71	$ 127,522.71	Assumes $4,400 per acre
Non-Potable Water Subtotal				**$ 128,000.00**	
20% Contingency				**$ 25,600.00**	
Non-Potable Water Total				**$ 153,600.00**	
SANITARY SEWER					
Sanitary Sewer Main	3,325	CL LF	$ 65.00	$ 216,153.74	Based on CL of roadway, comparison of similar project estimates
Sanitary Sewer Manholes	8	EA	$ 7,000.00	$ 58,195.24	Assumes 1 MH / 400' of sanitary sewer
Sanitary Sewer Subtotal				**$ 275,000.00**	
20% Contingency				**$ 55,000.00**	
Sanitary Sewer Total				**$ 330,000.00**	
STORM SEWER					
Storm Sewer	3,325	CL LF	$ 85.00	$ 282,662.58	Based on CL of roadway, comparison of similar project estimates
Erosion Control	3,325	CL LF	$ 5.00	$ 16,627.21	Based on CL of roadway, comparison of similar project estimates
Storm Sewer Subtotal				**$ 300,000.00**	
20% Contingency				**$ 60,000.00**	
Storm Sewer Total				**$ 360,000.00**	

Area Subtotal (with Contingency)	**$ 3,835,200.00**
12.5% for Const. Admin/Survey/Engineering/Landscape/Planning (30% of total)	**$ 479,400.00**
Total Cost	**$ 4,314,600.00**

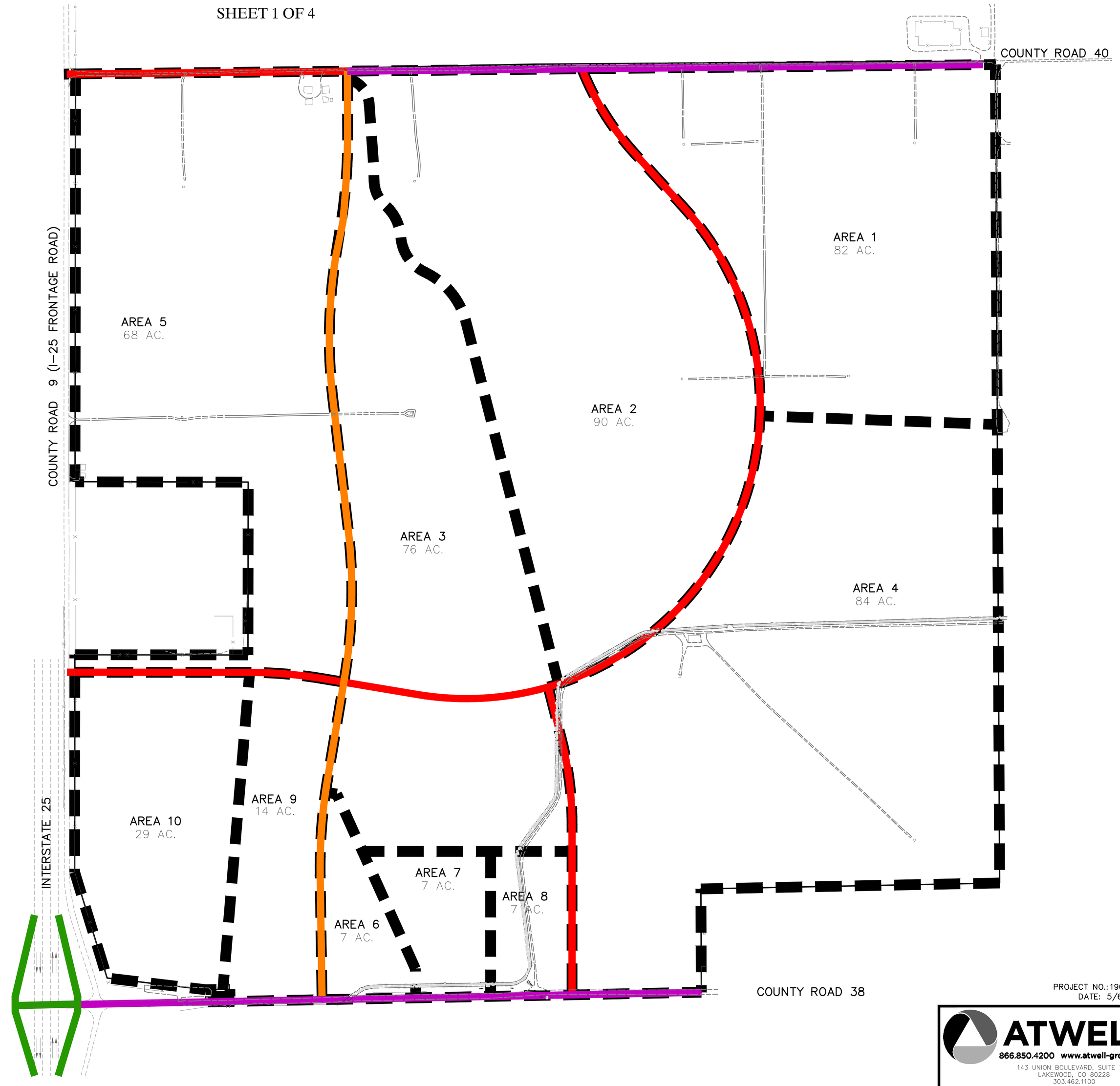
TURION SOUTH DEVELOPMENT

SUBDIVISION AREA MAP EXHIBIT
PUBLIC IMPROVEMENTS - ROAD NETWORK

SHEET 1 OF 4



VICINITY MAP
1"=2000'



LEGEND

- MODIFIED MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- FUTURE INTERCHANGE (BY OTHERS)

300 0 300 600
(IN FEET)
1 inch = 300 ft.

NOTES
ROADWAY NETWORK IS SUBJECT TO CHANGE AS DESIGN CONTINUES.

PROJECT NO.:19003715
DATE: 5/6/2022

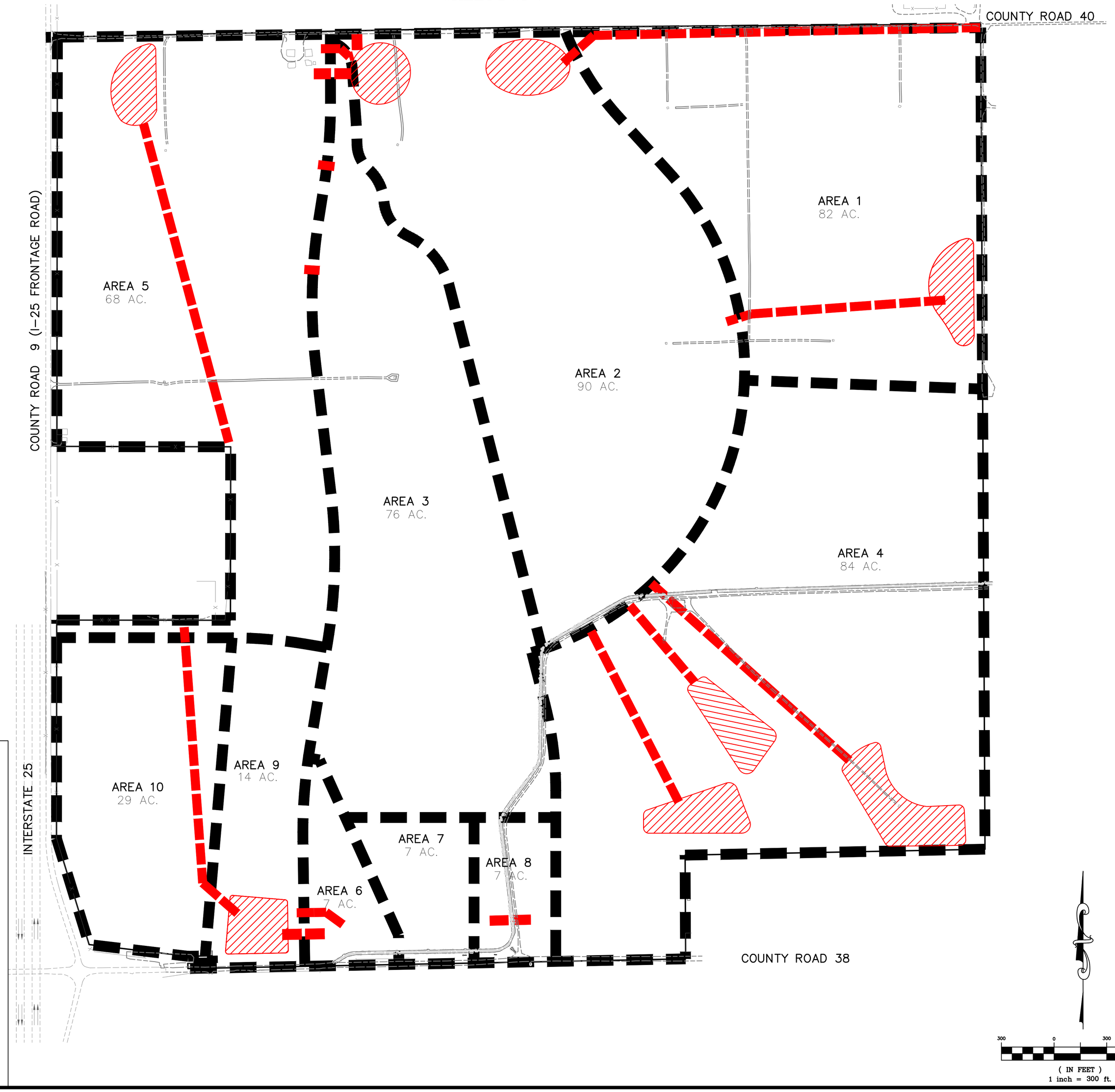
ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100
CONTACT: JEFF FRENCH
JFRENCH@ATWELL-GROUP.COM

CAD FILE: 19003715-SUBDIVISION AREA MAP WITH PUBLIC IMPROVEMENTS - EXTERNAL-MEAD SERVICE.DWG

TURION SOUTH DEVELOPMENT

SUBDIVISION AREA MAP EXHIBIT
PUBLIC IMPROVEMENTS - STORM SYSTEM

SHEET 2 OF 4



LEGEND

STORM INFRASTRUCTURE

PONDS

NOTES

STORM SYSTEM SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. SIZES TO BE DETERMINED IN FUTURE PHASES OF DESIGN. SEE THE LATEST MASTER DRAINAGE REPORT FOR MORE INFORMATION ON THE PONDS.

PROJECT NO.:19003715
DATE: 5/6/2022

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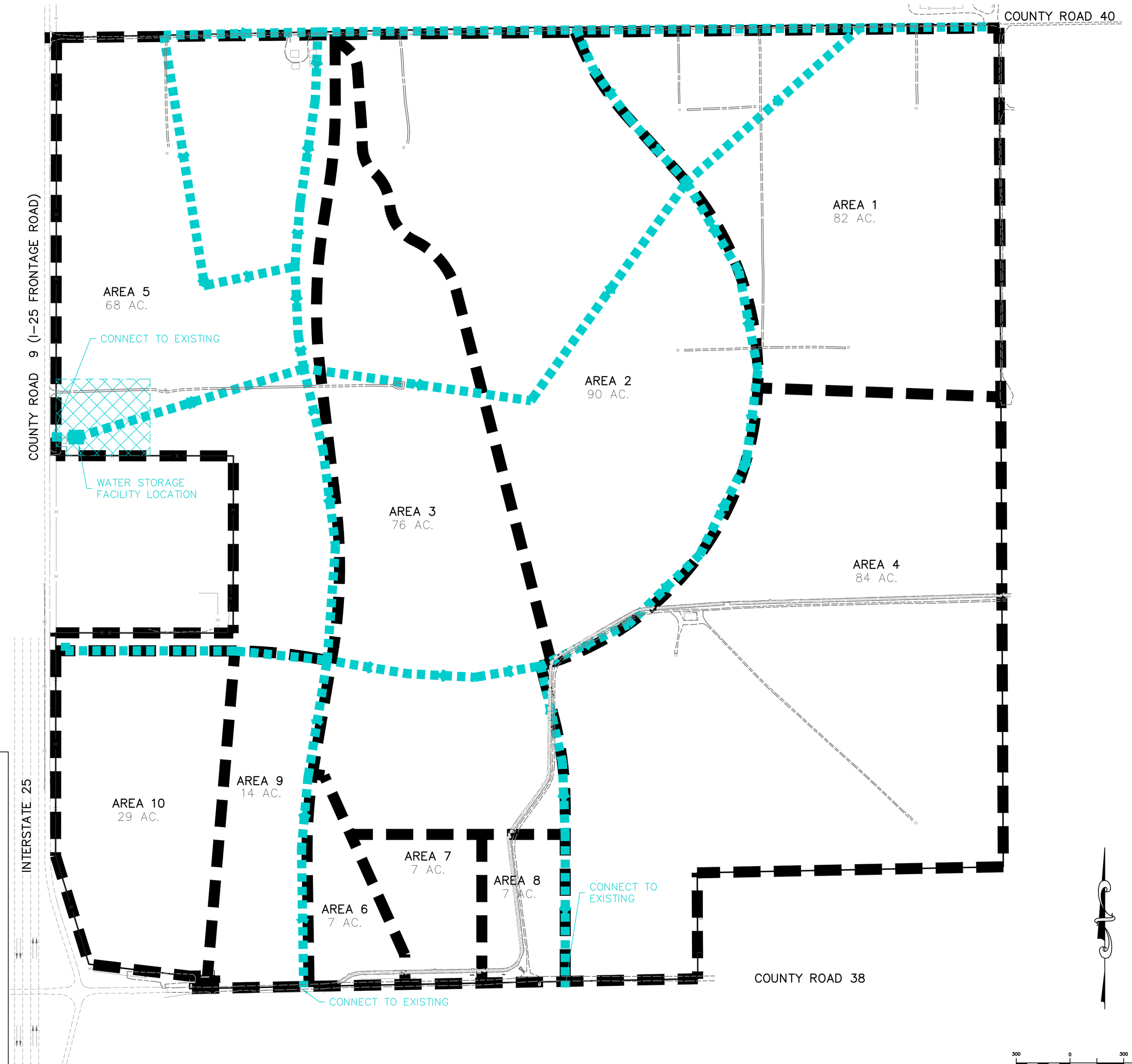
CAD FILE: 19003715-SUBDIVISION AREA MAP WITH PUBLIC IMPROVEMENTS - EXTERNAL-MEAD SERVICE.DWG

TURION SOUTH DEVELOPMENT

SUBDIVISION AREA MAP EXHIBIT
PUBLIC IMPROVEMENTS - WATER SYSTEM

SHEET 3 OF 4



LEGEND

WATERLINE

POTENTIAL STORAGE FACILITY LOCATION

NOTES

WATER SYSTEM SHOWN IS SUBJECT TO CHANGE AS DESIGN CONTINUES. SEE THE LATEST MASTER UTILITY REPORT FOR SIZING OF THE WATER SYSTEM.

(IN FEET)
1 inch = 300 ft.

PROJECT NO.: 19003715
DATE: 5/6/2022

ATWELL
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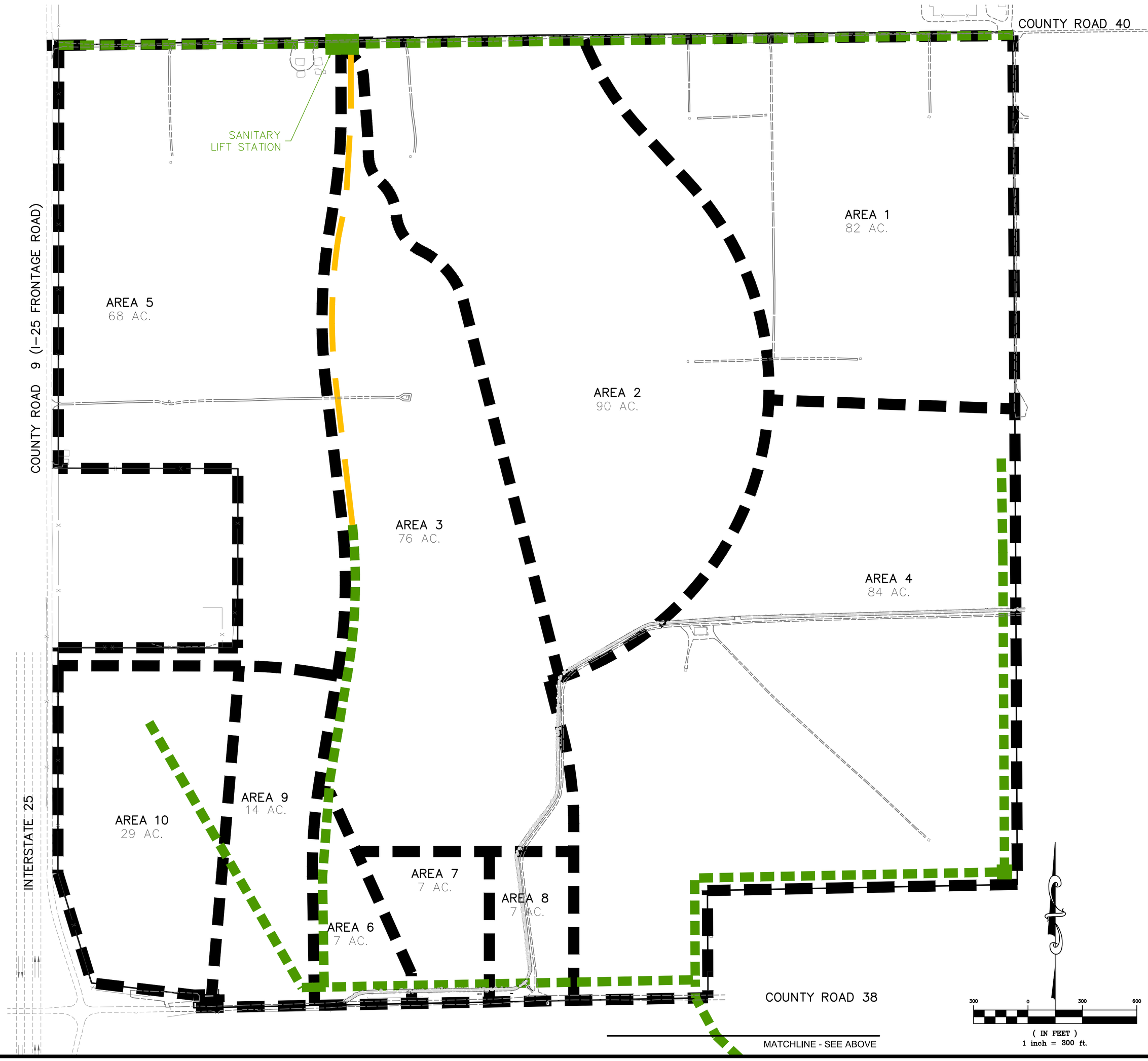
CAD FILE: 19003715-SUBDIVISION AREA MAP WITH PUBLIC IMPROVEMENTS - EXTERNAL-MEAD SERVICE.DWG

TURION SOUTH DEVELOPMENT

SUBDIVISION AREA MAP EXHIBIT

PUBLIC IMPROVEMENTS - SANITARY SEWER SYSTEM

SHEET 4 OF 4



OFFSITE SANITARY SEWER OUTFALL

SCALE: 1"=1500'

LEGEND

- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- POTENTIAL LIFT STATION LOCATION

NOTES

SANITARY SEWER SYSTEM SHOWN IS SUBJECT TO CHANGE AS DESIGN CONTINUES. SEE THE LATEST MASTER UTILITY REPORT FOR SIZING OF THE SANITARY SEWER SYSTEM.

PROJECT NO.: 19003715
DATE: 5/6/2022

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
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CONTACT: JEFF FRENCH
JFRENCH@ATWELL-GROUP.COM

CAD FILE: 19003715-SUBDIVISION AREA MAP WITH PUBLIC IMPROVEMENTS - EXTERNAL-MEAD SERVICE.DWG

	Totals	2022	2023	2024	2025	2026	2027	2028
CAPITAL EXPENDITURES: (Source Atwell)								
Spine Infrastructure	$51,397,200	0	3,023,365	3,023,365	3,023,365	3,023,365	3,023,365	3,023,365
Area 01	$31,317,300	0	2,409,023	2,409,023	2,409,023	2,409,023	2,409,023	2,409,023
Area 02	$32,698,350	0	0	0	0	8,174,588	8,174,588	8,174,588
Area 03	$27,515,700	0	0	0	0	3,439,463	3,439,463	3,439,463
Area 04	$30,468,150	0	0	0	0	0	0	0
Area 05	$10,027,800	0	0	0	0	0	0	0
Area 06	$1,355,400	0	0	0	0	677,700	677,700	0
Area 07	$1,355,400	0	0	0	0	0	0	0
Area 08	$1,355,400	0	0	0	0	0	0	0
Area 09	$2,238,300	0	0	0	0	0	559,575	559,575
Area 10	$4,314,600	0	0	0	0	0	0	0
TOTAL CAPITAL EXEPENDITURES BY YEAR	**$194,043,600**	**0**	**5,432,388**	**5,432,388**	**5,432,388**	**17,724,138**	**18,283,713**	**17,606,013**
TOTAL CAPITAL EXEPENDITURES INFLATED AT 3.0%	**$254,777,578**	**0**	**5,763,220**	**5,936,117**	**6,114,200**	**20,547,133**	**21,831,709**	**21,653,175**
CAPITAL EXPENDITURES FUNDING SOURCES								
DEVELOPER CAPITAL LOANS		0	5,763,220	5,936,117	6,114,200	20,547,133	21,831,709	21,653,175
REPAYENT OF DEVELOPER CAPITAL LOANS		0	0	0	-17,813,537	-20,547,133	-10,421,739	0
NET G.O. BOND PROCEEDS	**$152,890,860**	0	0	0	48,782,410	0	0	0
BOND FUNDS AVAILABLE		0	0	0	30,968,873	10,421,739	0	0
CUMULATIVE LOANS OUTSTANDING (w/o interest)		0	5,763,220	11,699,337	0	0	11,409,970	33,063,145

** Note: The maximum debt authorization is equal to the total inflated capital costs of $254,777,578*

CAPITAL EXPENDITURES: (Source Atwell)	2029	2030	2031	2032	2033	2034	2035	2036
Spine Infrastructure	3,023,365	3,023,365	3,023,365	3,023,365	3,023,365	3,023,365	3,023,365	3,023,365
Area 01	2,409,023	2,409,023	2,409,023	2,409,023	2,409,023	2,409,023	2,409,023	0
Area 02	8,174,588	0	0	0	0	0	0	0
Area 03	3,439,463	3,439,463	3,439,463	3,439,463	3,439,463	0	0	0
Area 04	7,617,038	7,617,038	7,617,038	7,617,038	0	0	0	0
Area 05	0	0	0	0	0	2,506,950	2,506,950	2,506,950
Area 06	0	0	0	0	0	0	0	0
Area 07	677,700	677,700	0	0	0	0	0	0
Area 08	0	0	0	271,080	271,080	271,080	271,080	271,080
Area 09	559,575	559,575	0	0	0	0	0	0
Area 10	0	0	1,078,650	1,078,650	1,078,650	1,078,650	0	0
TOTAL CAPITAL EXEPENDITURES BY YEAR	**25,900,750**	**17,726,163**	**17,567,538**	**17,838,618**	**10,221,580**	**9,289,068**	**8,210,418**	**5,801,395**
TOTAL CAPITAL EXEPENDITURES INFLATED AT 3.0%	**32,810,296**	**23,128,622**	**23,609,302**	**24,692,819**	**14,573,529**	**13,641,309**	**12,418,994**	**9,038,384**
CAPITAL EXPENDITURES FUNDING SOURCES								
DEVELOPER CAPITAL LOANS	32,810,296	23,128,622	23,609,302	24,692,819	14,573,529	13,641,309	12,418,994	9,038,384
REPAYENT OF DEVELOPER CAPITAL LOANS	0	-89,002,062	0	0	0	0	-103,970,605	0
NET G.O. BOND PROCEEDS	0	73,967,410	0	0	0	0	30,141,040	0
BOND FUNDS AVAILABLE	0	0	0	0	0	0	0	0
CUMULATIVE LOANS OUTSTANDING (w/o interest)	65,873,441	15,034,652	38,643,954	63,336,773	77,910,302	91,551,612	73,829,565	82,867,949

** Note: The maximum debt authorization is equal to the total inflated capital costs of $254,777,578*

	2037	2038	2039	TOTAL
CAPITAL EXPENDITURES: (Source Atwell)				
Spine Infrastructure	3,023,365	3,023,365	3,023,365	51,397,200
Area 01	0	0	0	31,317,300
Area 02	0	0	0	32,698,350
Area 03	0	0	0	27,515,700
Area 04	0	0	0	30,468,150
Area 05	2,506,950	0	0	10,027,800
Area 06	0	0	0	1,355,400
Area 07	0	0	0	1,355,400
Area 08	0	0	0	1,355,400
Area 09	0	0	0	2,238,300
Area 10	0	0	0	4,314,600
TOTAL CAPITAL EXEPENDITURES BY YEAR	**5,530,315**	**3,023,365**	**3,023,365**	**194,043,600**
TOTAL CAPITAL EXEPENDITURES INFLATED AT 3.0%	**8,874,532**	**4,997,161**	**5,147,076**	**254,777,578**
CAPITAL EXPENDITURES FUNDING SOURCES				
DEVELOPER CAPITAL LOANS	8,874,532	4,997,161	5,147,076	
REPAYENT OF DEVELOPER CAPITAL LOANS	0	0	0	
NET G.O. BOND PROCEEDS	0	0	0	
BOND FUNDS AVAILABLE	0	0	0	
CUMULATIVE LOANS OUTSTANDING (w/o interest)	91,742,481	96,739,642	101,886,718	

** Note: The maximum debt authorization is equal to the total inflated capital costs of $254,777,578*

EXHIBIT E

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10

Financial Plan

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
Weld County, Colorado
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**GENERAL OBLIGATION BONDS, SERIES 2025A, SERIES 2030A & SERIES 2035A**
**SUBORDINATE BONDS, SERIES 2025B, SERIES 2030B, & SERIES 2035B**
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SERVICE PLAN (Combined Districts / Summary of Results)
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Bond Assumptions	**Series 2025A**	**Series 2030A**	**Series 2035A**	**Series 2025B**	**Series 2030B**	**Series 2035B**	**Total**
Closing Date	12/1/2025	12/1/2030	12/1/2035	12/1/2025	12/1/2030	12/1/2035	
First Call Date	12/1/2030	12/1/2035	12/1/2040	12/1/2030	12/1/2035	12/1/2040	
Final Maturity	12/1/2055	12/1/2060	12/1/2065	12/15/2055	12/15/2060	12/15/2065	
Sources of Funds							
Par Amount	59,235,000	89,140,000	36,325,000	2,923,000	4,833,000	2,082,000	**194,538,000**
Total	59,235,000	89,140,000	36,325,000	2,923,000	4,833,000	2,082,000	**194,538,000**
Uses of Funds							
Project Fund	**$45,947,100**	**$69,279,400**	**$28,121,500**	**$2,835,310**	**$4,688,010**	**$2,019,540**	**$152,890,860**
Debt Service Reserve	0	0	0	0	0	0	**0**
Capitalized Interest	7,108,200	10,696,800	4,359,000	0	0	0	**22,164,000**
Surplus Deposit	4,745,000	7,131,000	2,868,000	0	0	0	**14,744,000**
Costs of Issuance	1,434,700	2,032,800	976,500	87,690	144,990	62,460	**4,739,140**
Total	59,235,000	89,140,000	36,325,000	2,923,000	4,833,000	2,082,000	**194,538,000**
Bond Features							
Projected Coverage at Mill Levy Cap	120x	120x	120x	100x	100x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Non-Rated	Non-Rated	Non-Rated	Non-Rated	Non-Rated	
Average Coupon	4.000%	4.000%	4.000%	7.000%	7.000%	7.000%	
Annual Trustee Fee	$4,000	$4,000	$4,000	$3,000	$3,000	$3,000	
Biennial Reassessment							
Residential	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Commercial	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	

Taxing Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Gallagherization Base	7.15%
Current Assumption	7.15%
Debt Service Mills	
Service Plan Mill Levy Cap	55.664
Maximum Adjusted Cap	55.664
Target Mill Levy - Residential	55.664
Target Mill Levy - Commercial	45.000
Specific Ownership Taxes	6.00%
County Treasurer Fee	1.50%
Operations	
Operations Mill Levy (Mead)	15.000
Town Mill Levy (Mead)	3.000
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TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead Residential - All Phases) Development Summary

D|A|DAV

	Residential								
	SFD - Mead	SFD - Berthoud	Product 3	Product 4	Product 5	Product 6	Product 7	Product 8	Total Residential
Statutory Actual Value (2022)	$588,000	$588,000	$	$	$	$	$	$	
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	54	-	-	-	-	-	-	-	54
2027	162	-	-	-	-	-	-	-	162
2028	216	-	-	-	-	-	-	-	216
2029	216	-	-	-	-	-	-	-	216
2030	216	-	-	-	-	-	-	-	216
2031	216	-	-	-	-	-	-	-	216
2032	216	-	-	-	-	-	-	-	216
2033	216	-	-	-	-	-	-	-	216
2034	216	-	-	-	-	-	-	-	216
2035	112	-	-	-	-	-	-	-	112
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
Total Units	1,840	-	-	-	-	-	-	-	1,840
Total Statutory Actual Value	$1,081,920,000	$	$	$	$	$	$	$	$1,081,920,000

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead Commercial - All Phases) Development Summary

D|A|DAV

	Commercial								
	Comm'l - Mead	Comm'l - Berthoud	Product C	Product D	Product E	Product F	Product G	Product H	Total Commercial
Statutory Actual Value (2022)	$300	$300	$	$	$	$	$	$	
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	47,590	-	-	-	-	-	-	-	47,590
2028	-	-	-	-	-	-	-	-	-
2029	99,171	-	-	-	-	-	-	-	99,171
2030	47,590	-	-	-	-	-	-	-	47,590
2031	-	-	-	-	-	-	-	-	-
2032	99,171	-	-	-	-	-	-	-	99,171
2033	95,180	-	-	-	-	-	-	-	95,180
2034	-	-	-	-	-	-	-	-	-
2035	198,341	-	-	-	-	-	-	-	198,341
2036	95,180	-	-	-	-	-	-	-	95,180
2037	-	-	-	-	-	-	-	-	-
2038	198,341	-	-	-	-	-	-	-	198,341
2039	95,180	-	-	-	-	-	-	-	95,180
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
Total Units	975,744	-	-	-	-	-	-	-	975,744
Total Statutory Actual Value	$292,723,200	$	$	$	$	$	$	$	$292,723,200

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead Residential - All Phases) Assessed Value Calculation

	Vacant Land		Residential				Total
	Cumulative Statutory Actual Value[1]	Assessed Value in Collection Year (2-year lag) 29.00%	Total Residential Units	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag) 7.15%	Assessed Value in Collection Year (2-year lag)
2020	0		0	0	0		
2021	0	*0*	0		0	0	0
2022	0	0	0	0	0	0	0
2023	0	0	0		0	0	0
2024	0	0	0	0	0	0	0
2025	3,175,200	0	0		0	0	0
2026	9,525,600	0	54	0	34,369,386	0	0
2027	12,700,800	920,808	162		139,539,707	0	920,808
2028	12,700,800	2,762,424	216	8,372,382	290,943,726	2,457,411	5,219,835
2029	12,700,800	3,683,232	216		436,835,995	9,977,089	13,660,321
2030	12,700,800	3,683,232	216	26,210,160	611,856,270	20,802,476	24,485,708
2031	12,700,800	3,683,232	216		763,642,587	31,233,774	34,917,006
2032	12,700,800	3,683,232	216	45,818,555	964,283,185	43,747,723	47,430,955
2033	12,700,800	3,683,232	216		1,122,201,669	54,600,445	58,283,677
2034	6,585,600	3,683,232	216	67,332,100	1,350,610,623	68,946,248	72,629,480
2035	0	3,683,232	112		1,435,802,381	80,237,419	83,920,651
2036	0	1,909,824	0	86,148,143	1,521,950,524	96,568,660	98,478,484
2037	0	0	0		1,521,950,524	102,659,870	102,659,870
2038	0	0	0	91,317,031	1,613,267,556	108,819,462	108,819,462
2039	0	0	0		1,613,267,556	108,819,462	108,819,462
2040	0	0	0	96,796,053	1,710,063,609	115,348,630	115,348,630
2041	0	0	0		1,710,063,609	115,348,630	115,348,630
2042	0	0	0	102,603,817	1,812,667,426	122,269,548	122,269,548
2043	0	0	0		1,812,667,426	122,269,548	122,269,548
2044	0	0	0	108,760,046	1,921,427,471	129,605,721	129,605,721
2045	0	0	0		1,921,427,471	129,605,721	129,605,721
2046	0	0	0	115,285,648	2,036,713,119	137,382,064	137,382,064
2047	0	0	0		2,036,713,119	137,382,064	137,382,064
2048	0	0	0	122,202,787	2,158,915,907	145,624,988	145,624,988
2049	0	0	0		2,158,915,907	145,624,988	145,624,988
2050	0	0	0	129,534,954	2,288,450,861	154,362,487	154,362,487
2051	0	0	0		2,288,450,861	154,362,487	154,362,487
2052	0	0	0	137,307,052	2,425,757,913	163,624,237	163,624,237
2053	0	0	0		2,425,757,913	163,624,237	163,624,237
2054	0	0	0	145,545,475	2,571,303,387	173,441,691	173,441,691
2055	0	0	0		2,571,303,387	173,441,691	173,441,691
2056	0	0	0	154,278,203	2,725,581,591	183,848,192	183,848,192
2057	0	0	0		2,725,581,591	183,848,192	183,848,192
2058	0	0	0	163,534,895	2,889,116,486	194,879,084	194,879,084
2059	0	0	0		2,889,116,486	194,879,084	194,879,084
2060	0	0	0	173,346,989	3,062,463,475	206,571,829	206,571,829
2061	0	0	0		3,062,463,475	206,571,829	206,571,829
2062	0	0	0	183,747,809	3,246,211,284	218,966,138	218,966,138
2063	0	0	0		3,246,211,284	218,966,138	218,966,138
2064	0	0	0	194,772,677	3,440,983,961	232,104,107	232,104,107
2065	0	0	0		3,440,983,961	232,104,107	232,104,107
Total			1,840	2,152,914,777			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead Residential - All Phases) Revenue Calculation

	District Mill Levy Revenue				Expenses	Total
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 55.664 Cap 55.664 Target	Debt Mill Levy Collections 99.5%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Debt Service
2020						
2021	0	0.000	0	0	0	0
2022	0	0.000	0	0	0	0
2023	0	55.664	0	0	0	0
2024	0	55.664	0	0	0	0
2025	0	55.664	0	0	0	0
2026	0	55.664	0	0	0	0
2027	920,808	55.664	51,000	3,060	(765)	53,295
2028	5,219,835	55.664	289,104	17,346	(4,337)	302,114
2029	13,660,321	55.664	756,586	45,395	(11,349)	790,633
2030	24,485,708	55.664	1,356,158	81,369	(20,342)	1,417,185
2031	34,917,006	55.664	1,933,902	116,034	(29,009)	2,020,928
2032	47,430,955	55.664	2,626,996	157,620	(39,405)	2,745,211
2033	58,283,677	55.664	3,228,081	193,685	(48,421)	3,373,345
2034	72,629,480	55.664	4,022,633	241,358	(60,339)	4,203,652
2035	83,920,651	55.664	4,648,002	278,880	(69,720)	4,857,162
2036	98,478,484	55.664	5,454,298	327,258	(81,814)	5,699,741
2037	102,659,870	55.664	5,685,887	341,153	(85,288)	5,941,752
2038	108,819,462	55.664	6,027,040	361,622	(90,406)	6,298,257
2039	108,819,462	55.664	6,027,040	361,622	(90,406)	6,298,257
2040	115,348,630	55.664	6,388,662	383,320	(95,830)	6,676,152
2041	115,348,630	55.664	6,388,662	383,320	(95,830)	6,676,152
2042	122,269,548	55.664	6,771,982	406,319	(101,580)	7,076,721
2043	122,269,548	55.664	6,771,982	406,319	(101,580)	7,076,721
2044	129,605,721	55.664	7,178,301	430,698	(107,675)	7,501,325
2045	129,605,721	55.664	7,178,301	430,698	(107,675)	7,501,325
2046	137,382,064	55.664	7,608,999	456,540	(114,135)	7,951,404
2047	137,382,064	55.664	7,608,999	456,540	(114,135)	7,951,404
2048	145,624,988	55.664	8,065,539	483,932	(120,983)	8,428,488
2049	145,624,988	55.664	8,065,539	483,932	(120,983)	8,428,488
2050	154,362,487	55.664	8,549,471	512,968	(128,242)	8,934,198
2051	154,362,487	55.664	8,549,471	512,968	(128,242)	8,934,198
2052	163,624,237	55.664	9,062,440	543,746	(135,937)	9,470,249
2053	163,624,237	55.664	9,062,440	543,746	(135,937)	9,470,249
2054	173,441,691	55.664	9,606,186	576,371	(144,093)	10,038,464
2055	173,441,691	55.664	9,606,186	576,371	(144,093)	10,038,464
2056	183,848,192	55.664	10,182,557	610,953	(152,738)	10,640,772
2057	183,848,192	55.664	10,182,557	610,953	(152,738)	10,640,772
2058	194,879,084	55.664	10,793,511	647,611	(161,903)	11,279,219
2059	194,879,084	55.664	10,793,511	647,611	(161,903)	11,279,219
2060	206,571,829	55.664	11,441,121	686,467	(171,617)	11,955,972
2061	206,571,829	55.664	11,441,121	686,467	(171,617)	11,955,972
2062	218,966,138	55.664	12,127,588	727,655	(181,914)	12,673,330
2063	218,966,138	55.664	12,127,588	727,655	(181,914)	12,673,330
2064	232,104,107	55.664	12,855,244	771,315	(192,829)	13,433,730
2065	232,104,107	55.664	12,855,244	771,315	(192,829)	13,433,730
Total			283,369,929	17,002,196	(4,250,549)	296,121,576

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead
Residential - All Phases) Operations Projection

	Total	Operations Revenue				Total	Town Revenue				Total	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 15.000 Target	Ops Mill Levy Collections 99.5%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Operations	Town Mill Levy 3.000 Target	Ops Mill Levy Collections	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Town	Total District Mills
2020												
2021	0	0.000	0	0	0	0	0.000	0	0	0	0	0.000
2022	0	0.000	0	0	0	0	0.000	0	0	0	0	0.000
2023	0	15.000	0	0	0	0	3.000	0	0	0	0	73.664
2024	0	15.000	0	0	0	0	3.000	0	0	0	0	73.664
2025	0	15.000	0	0	0	0	3.000	0	0	0	0	73.664
2026	0	15.000	0	0	0	0	3.000	0	0	0	0	73.664
2027	920,808	15.000	13,743	825	(206)	14,361	3.000	2,762	166	(44)	2,884	73.664
2028	5,219,835	15.000	77,906	4,674	(1,169)	81,412	3.000	15,660	940	(249)	16,350	73.664
2029	13,660,321	15.000	203,880	12,233	(3,058)	213,055	3.000	40,981	2,459	(652)	42,788	73.664
2030	24,485,708	15.000	365,449	21,927	(5,482)	381,894	3.000	73,457	4,407	(1,168)	76,697	73.664
2031	34,917,006	15.000	521,136	31,268	(7,817)	544,587	3.000	104,751	6,285	(1,666)	109,371	73.664
2032	47,430,955	15.000	707,907	42,474	(10,619)	739,763	3.000	142,293	8,538	(2,262)	148,568	73.664
2033	58,283,677	15.000	869,884	52,193	(13,048)	909,029	3.000	174,851	10,491	(2,780)	182,562	73.664
2034	72,629,480	15.000	1,083,995	65,040	(16,260)	1,132,775	3.000	217,888	13,073	(3,464)	227,497	73.664
2035	83,920,651	15.000	1,252,516	75,151	(18,788)	1,308,879	3.000	251,762	15,106	(4,003)	262,865	73.664
2036	98,478,484	15.000	1,469,791	88,187	(22,047)	1,535,932	3.000	295,435	17,726	(4,697)	308,464	73.664
2037	102,659,870	15.000	1,532,199	91,932	(22,983)	1,601,147	3.000	307,980	18,479	(4,897)	321,562	73.664
2038	108,819,462	15.000	1,624,130	97,448	(24,362)	1,697,216	3.000	326,458	19,588	(5,191)	340,855	73.664
2039	108,819,462	15.000	1,624,130	97,448	(24,362)	1,697,216	3.000	326,458	19,588	(5,191)	340,855	73.664
2040	115,348,630	15.000	1,721,578	103,295	(25,824)	1,799,049	3.000	346,046	20,763	(5,502)	361,307	73.664
2041	115,348,630	15.000	1,721,578	103,295	(25,824)	1,799,049	3.000	346,046	20,763	(5,502)	361,307	73.664
2042	122,269,548	15.000	1,824,873	109,492	(27,373)	1,906,992	3.000	366,809	22,009	(5,832)	382,985	73.664
2043	122,269,548	15.000	1,824,873	109,492	(27,373)	1,906,992	3.000	366,809	22,009	(5,832)	382,985	73.664
2044	129,605,721	15.000	1,934,365	116,062	(29,015)	2,021,412	3.000	388,817	23,329	(6,182)	405,964	73.664
2045	129,605,721	15.000	1,934,365	116,062	(29,015)	2,021,412	3.000	388,817	23,329	(6,182)	405,964	73.664
2046	137,382,064	15.000	2,050,427	123,026	(30,756)	2,142,697	3.000	412,146	24,729	(6,553)	430,322	73.664
2047	137,382,064	15.000	2,050,427	123,026	(30,756)	2,142,697	3.000	412,146	24,729	(6,553)	430,322	73.664
2048	145,624,988	15.000	2,173,453	130,407	(32,602)	2,271,258	3.000	436,875	26,212	(6,946)	456,141	73.664
2049	145,624,988	15.000	2,173,453	130,407	(32,602)	2,271,258	3.000	436,875	26,212	(6,946)	456,141	73.664
2050	154,362,487	15.000	2,303,860	138,232	(34,558)	2,407,534	3.000	463,087	27,785	(7,363)	483,510	73.664
2051	154,362,487	15.000	2,303,860	138,232	(34,558)	2,407,534	3.000	463,087	27,785	(7,363)	483,510	73.664
2052	163,624,237	15.000	2,442,092	146,526	(36,631)	2,551,986	3.000	490,873	29,452	(7,805)	512,520	73.664
2053	163,624,237	15.000	2,442,092	146,526	(36,631)	2,551,986	3.000	490,873	29,452	(7,805)	512,520	73.664
2054	173,441,691	15.000	2,588,617	155,317	(38,829)	2,705,105	3.000	520,325	31,220	(8,273)	543,271	73.664
2055	173,441,691	15.000	2,588,617	155,317	(38,829)	2,705,105	3.000	520,325	31,220	(8,273)	543,271	73.664
2056	183,848,192	15.000	2,743,934	164,636	(41,159)	2,867,411	3.000	551,545	33,093	(8,770)	575,868	73.664
2057	183,848,192	15.000	2,743,934	164,636	(41,159)	2,867,411	3.000	551,545	33,093	(8,770)	575,868	73.664
2058	194,879,084	15.000	2,908,570	174,514	(43,629)	3,039,456	3.000	584,637	35,078	(9,296)	610,420	73.664
2059	194,879,084	15.000	2,908,570	174,514	(43,629)	3,039,456	3.000	584,637	35,078	(9,296)	610,420	73.664
2060	206,571,829	15.000	3,083,085	184,985	(46,246)	3,221,823	3.000	619,715	37,183	(9,853)	647,045	73.664
2061	206,571,829	15.000	3,083,085	184,985	(46,246)	3,221,823	3.000	619,715	37,183	(9,853)	647,045	73.664
2062	218,966,138	15.000	3,268,070	196,084	(49,021)	3,415,133	3.000	656,898	39,414	(10,445)	685,868	73.664
2063	218,966,138	15.000	3,268,070	196,084	(49,021)	3,415,133	3.000	656,898	39,414	(10,445)	685,868	73.664
2064	232,104,107	15.000	3,464,154	207,849	(51,962)	3,620,041	3.000	696,312	41,779	(11,071)	727,020	73.664
2065	232,104,107	15.000	3,464,154	207,849	(51,962)	3,620,041	3.000	696,312	41,779	(11,071)	727,020	73.664
Total			76,360,825	4,581,649	(1,145,412)	79,797,062		15,348,909	920,935	(244,048)	16,025,796	

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead Commercial - All Phases) Assessed Value Calculation

	Vacant Land		Commercial				Total
	Cumulative Statutory Actual Value[1]	Assessed Value in Collection Year (2-year lag) 29.00%	Total Commercial SF	Biennial Reassessment 4.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag) 29.00%	Assessed Value in Collection Year (2-year lag)
2019	0		0		0		
2020	0		0	0	0		
2021	0	0	0		0	0	0
2022	0	0	0	0	0	0	0
2023	0	0	0		0	0	0
2024	0	0	0	0	0	0	0
2025	0	0	0		0	0	0
2026	1,427,700	0	0	0	0	0	0
2027	0	0	47,590		15,762,962	0	0
2028	2,975,130	414,033	0	630,518	16,393,480	0	414,033
2029	1,427,700	0	99,171		50,568,372	4,571,259	4,571,259
2030	0	862,788	47,590	2,022,735	69,318,888	4,754,109	5,616,897
2031	2,975,130	414,033	0		69,318,888	14,664,828	15,078,861
2032	2,855,400	0	99,171	2,772,756	108,358,312	20,102,477	20,102,477
2033	0	862,788	95,180		143,861,622	20,102,477	20,965,265
2034	5,950,230	828,066	0	5,754,465	149,616,087	31,423,910	32,251,976
2035	2,855,400	0	198,341		226,588,657	41,719,870	41,719,870
2036	0	1,725,567	95,180	9,063,546	273,328,600	43,388,665	45,114,232
2037	5,950,230	828,066	0		273,328,600	65,710,710	66,538,776
2038	2,855,400	0	198,341	10,933,144	365,945,650	79,265,294	79,265,294
2039	0	1,725,567	95,180		405,928,144	79,265,294	80,990,861
2040	0	828,066	0	16,237,126	422,165,270	106,124,239	106,952,305
2041	0	0	0		422,165,270	117,719,162	117,719,162
2042	0	0	0	16,886,611	439,051,880	122,427,928	122,427,928
2043	0	0	0		439,051,880	122,427,928	122,427,928
2044	0	0	0	17,562,075	456,613,956	127,325,045	127,325,045
2045	0	0	0		456,613,956	127,325,045	127,325,045
2046	0	0	0	18,264,558	474,878,514	132,418,047	132,418,047
2047	0	0	0		474,878,514	132,418,047	132,418,047
2048	0	0	0	18,995,141	493,873,655	137,714,769	137,714,769
2049	0	0	0		493,873,655	137,714,769	137,714,769
2050	0	0	0	19,754,946	513,628,601	143,223,360	143,223,360
2051	0	0	0		513,628,601	143,223,360	143,223,360
2052	0	0	0	20,545,144	534,173,745	148,952,294	148,952,294
2053	0	0	0		534,173,745	148,952,294	148,952,294
2054	0	0	0	21,366,950	555,540,695	154,910,386	154,910,386
2055	0	0	0		555,540,695	154,910,386	154,910,386
2056	0	0	0	22,221,628	577,762,322	161,106,801	161,106,801
2057	0	0	0		577,762,322	161,106,801	161,106,801
2058	0	0	0	23,110,493	600,872,815	167,551,073	167,551,073
2059	0	0	0		600,872,815	167,551,073	167,551,073
2060	0	0	0	24,034,913	624,907,728	174,253,116	174,253,116
2061	0	0	0		624,907,728	174,253,116	174,253,116
2062	0	0	0	24,996,309	649,904,037	181,223,241	181,223,241
2063	0	0	0		649,904,037	181,223,241	181,223,241
2064	0	0	0	25,996,161	675,900,198	188,472,171	188,472,171
2065	0	0	0		675,900,198	188,472,171	188,472,171
Total			975,744	301,149,218			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead Commercial - All Phases) Revenue Calculation

	District Mill Levy Revenue				Expenses	Total
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 55.664 Cap 45.000 Target	Debt Mill Levy Collections 99.5%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Debt Service
2019						
2020						
2021	0	0.000	0	0	0	0
2022	0	0.000	0	0	0	0
2023	0	45.000	0	0	0	0
2024	0	45.000	0	0	0	0
2025	0	45.000	0	0	0	0
2026	0	45.000	0	0	0	0
2027	0	45.000	0	0	0	0
2028	414,033	45.000	18,538	1,112	(278)	19,373
2029	4,571,259	45.000	204,678	12,281	(3,070)	213,889
2030	5,616,897	45.000	251,497	15,090	(3,772)	262,814
2031	15,078,861	45.000	675,156	40,509	(10,127)	705,538
2032	20,102,477	45.000	900,088	54,005	(13,501)	940,592
2033	20,965,265	45.000	938,720	56,323	(14,081)	980,962
2034	32,251,976	45.000	1,444,082	86,645	(21,661)	1,509,066
2035	41,719,870	45.000	1,868,007	112,080	(28,020)	1,952,068
2036	45,114,232	45.000	2,019,990	121,199	(30,300)	2,110,889
2037	66,538,776	45.000	2,979,274	178,756	(44,689)	3,113,341
2038	79,265,294	45.000	3,549,104	212,946	(53,237)	3,708,813
2039	80,990,861	45.000	3,626,366	217,582	(54,395)	3,789,552
2040	106,952,305	45.000	4,788,789	287,327	(71,832)	5,004,285
2041	117,719,162	45.000	5,270,875	316,253	(79,063)	5,508,065
2042	122,427,928	45.000	5,481,710	328,903	(82,226)	5,728,387
2043	122,427,928	45.000	5,481,710	328,903	(82,226)	5,728,387
2044	127,325,045	45.000	5,700,979	342,059	(85,515)	5,957,523
2045	127,325,045	45.000	5,700,979	342,059	(85,515)	5,957,523
2046	132,418,047	45.000	5,929,018	355,741	(88,935)	6,195,824
2047	132,418,047	45.000	5,929,018	355,741	(88,935)	6,195,824
2048	137,714,769	45.000	6,166,179	369,971	(92,493)	6,443,657
2049	137,714,769	45.000	6,166,179	369,971	(92,493)	6,443,657
2050	143,223,360	45.000	6,412,826	384,770	(96,192)	6,701,403
2051	143,223,360	45.000	6,412,826	384,770	(96,192)	6,701,403
2052	148,952,294	45.000	6,669,339	400,160	(100,040)	6,969,459
2053	148,952,294	45.000	6,669,339	400,160	(100,040)	6,969,459
2054	154,910,386	45.000	6,936,113	416,167	(104,042)	7,248,238
2055	154,910,386	45.000	6,936,113	416,167	(104,042)	7,248,238
2056	161,106,801	45.000	7,213,557	432,813	(108,203)	7,538,167
2057	161,106,801	45.000	7,213,557	432,813	(108,203)	7,538,167
2058	167,551,073	45.000	7,502,099	450,126	(112,531)	7,839,694
2059	167,551,073	45.000	7,502,099	450,126	(112,531)	7,839,694
2060	174,253,116	45.000	7,802,183	468,131	(117,033)	8,153,282
2061	174,253,116	45.000	7,802,183	468,131	(117,033)	8,153,282
2062	181,223,241	45.000	8,114,271	486,856	(121,714)	8,479,413
2063	181,223,241	45.000	8,114,271	486,856	(121,714)	8,479,413
2064	188,472,171	45.000	8,438,841	506,330	(126,583)	8,818,589
2065	188,472,171	45.000	8,438,841	506,330	(126,583)	8,818,589
Total			193,269,395	11,596,164	(2,899,041)	201,966,518

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10 (Mead
Commercial - All Phases) Operations Projection

	Total	Operations Revenue				Total	Town Revenue				Total	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 15.000 Target	Ops Mill Levy Collections 99.5%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Operations	Town Mill Levy 3.000 Target	Ops Mill Levy Collections	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Revenue Available for Town	Total District Mills
2019												
2020												
2021	***0***	0.000	0	0	0	0	0.000	0	0	0	0	0.000
2022	0	0.000	0	0	0	0	0.000	0	0	0	0	0.000
2023	0	15.000	0	0	0	0	3.000	0	0	0	0	63.000
2024	0	15.000	0	0	0	0	3.000	0	0	0	0	63.000
2025	0	15.000	0	0	0	0	3.000	0	0	0	0	63.000
2026	0	15.000	0	0	0	0	3.000	0	0	0	0	63.000
2027	0	15.000	0	0	0	0	3.000	0	0	0	0	63.000
2028	414,033	15.000	6,179	371	(93)	6,458	3.000	1,242	75	(20)	1,297	63.000
2029	4,571,259	15.000	68,226	4,094	(1,023)	71,296	3.000	13,714	823	(218)	14,319	63.000
2030	5,616,897	15.000	83,832	5,030	(1,257)	87,605	3.000	16,851	1,011	(268)	17,594	63.000
2031	15,078,861	15.000	225,052	13,503	(3,376)	235,179	3.000	45,237	2,714	(719)	47,232	63.000
2032	20,102,477	15.000	300,029	18,002	(4,500)	313,531	3.000	60,307	3,618	(959)	62,967	63.000
2033	20,965,265	15.000	312,907	18,774	(4,694)	326,987	3.000	62,896	3,774	(1,000)	65,670	63.000
2034	32,251,976	15.000	481,361	28,882	(7,220)	503,022	3.000	96,756	5,805	(1,538)	101,023	63.000
2035	41,719,870	15.000	622,669	37,360	(9,340)	650,689	3.000	125,160	7,510	(1,990)	130,679	63.000
2036	45,114,232	15.000	673,330	40,400	(10,100)	703,630	3.000	135,343	8,121	(2,152)	141,311	63.000
2037	66,538,776	15.000	993,091	59,585	(14,896)	1,037,780	3.000	199,616	11,977	(3,174)	208,419	63.000
2038	79,265,294	15.000	1,183,035	70,982	(17,746)	1,236,271	3.000	237,796	14,268	(3,781)	248,283	63.000
2039	80,990,861	15.000	1,208,789	72,527	(18,132)	1,263,184	3.000	242,973	14,578	(3,863)	253,688	63.000
2040	106,952,305	15.000	1,596,263	95,776	(23,944)	1,668,095	3.000	320,857	19,251	(5,102)	335,007	63.000
2041	117,719,162	15.000	1,756,958	105,418	(26,354)	1,836,022	3.000	353,157	21,189	(5,615)	368,732	63.000
2042	122,427,928	15.000	1,827,237	109,634	(27,409)	1,909,462	3.000	367,284	22,037	(5,840)	383,481	63.000
2043	122,427,928	15.000	1,827,237	109,634	(27,409)	1,909,462	3.000	367,284	22,037	(5,840)	383,481	63.000
2044	127,325,045	15.000	1,900,326	114,020	(28,505)	1,985,841	3.000	381,975	22,919	(6,073)	398,820	63.000
2045	127,325,045	15.000	1,900,326	114,020	(28,505)	1,985,841	3.000	381,975	22,919	(6,073)	398,820	63.000
2046	132,418,047	15.000	1,976,339	118,580	(29,645)	2,065,275	3.000	397,254	23,835	(6,316)	414,773	63.000
2047	132,418,047	15.000	1,976,339	118,580	(29,645)	2,065,275	3.000	397,254	23,835	(6,316)	414,773	63.000
2048	137,714,769	15.000	2,055,393	123,324	(30,831)	2,147,886	3.000	413,144	24,789	(6,569)	431,364	63.000
2049	137,714,769	15.000	2,055,393	123,324	(30,831)	2,147,886	3.000	413,144	24,789	(6,569)	431,364	63.000
2050	143,223,360	15.000	2,137,609	128,257	(32,064)	2,233,801	3.000	429,670	25,780	(6,832)	448,619	63.000
2051	143,223,360	15.000	2,137,609	128,257	(32,064)	2,233,801	3.000	429,670	25,780	(6,832)	448,619	63.000
2052	148,952,294	15.000	2,223,113	133,387	(33,347)	2,323,153	3.000	446,857	26,811	(7,105)	466,563	63.000
2053	148,952,294	15.000	2,223,113	133,387	(33,347)	2,323,153	3.000	446,857	26,811	(7,105)	466,563	63.000
2054	154,910,386	15.000	2,312,038	138,722	(34,681)	2,416,079	3.000	464,731	27,884	(7,389)	485,226	63.000
2055	154,910,386	15.000	2,312,038	138,722	(34,681)	2,416,079	3.000	464,731	27,884	(7,389)	485,226	63.000
2056	161,106,801	15.000	2,404,519	144,271	(36,068)	2,512,722	3.000	483,320	28,999	(7,685)	504,635	63.000
2057	161,106,801	15.000	2,404,519	144,271	(36,068)	2,512,722	3.000	483,320	28,999	(7,685)	504,635	63.000
2058	167,551,073	15.000	2,500,700	150,042	(37,510)	2,613,231	3.000	502,653	30,159	(7,992)	524,820	63.000
2059	167,551,073	15.000	2,500,700	150,042	(37,510)	2,613,231	3.000	502,653	30,159	(7,992)	524,820	63.000
2060	174,253,116	15.000	2,600,728	156,044	(39,011)	2,717,761	3.000	522,759	31,366	(8,312)	545,813	63.000
2061	174,253,116	15.000	2,600,728	156,044	(39,011)	2,717,761	3.000	522,759	31,366	(8,312)	545,813	63.000
2062	181,223,241	15.000	2,704,757	162,285	(40,571)	2,826,471	3.000	543,670	32,620	(8,644)	567,646	63.000
2063	181,223,241	15.000	2,704,757	162,285	(40,571)	2,826,471	3.000	543,670	32,620	(8,644)	567,646	63.000
2064	188,472,171	15.000	2,812,947	168,777	(42,194)	2,939,530	3.000	565,417	33,925	(8,990)	590,351	63.000
2065	188,472,171	15.000	2,812,947	168,777	(42,194)	2,939,530	3.000	565,417	33,925	(8,990)	590,351	63.000
Total			64,423,132	3,865,388	(966,347)	67,322,173		12,949,373	776,962	(205,895)	13,520,441	

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS
Nos. 1-10
WELD COUNTY, COLORADO
Combined Results
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GENERAL OBLIGATION BONDS, SERIES 2025A
SUBORDINATE BONDS, SERIES 2025B
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SERVICE PLAN
(Mead Development only)

Dated Date 12/01/2025
Delivery Date 12/01/2025

Sources:	SERIES 2025A	SERIES 2025B	Total
Bond Proceeds:			
Par Amount	59,235,000.00	2,923,000.00	62,158,000.00
	59,235,000.00	2,923,000.00	62,158,000.00

Uses:	SERIES 2025A	SERIES 2025B	Total
Project Fund Deposits:			
Project Fund	45,947,100.00	2,835,310.00	48,782,410.00
Other Fund Deposits:			
Capitalized Interest Fund	7,108,200.00		7,108,200.00
Cost of Issuance:			
Other Cost of Issuance	250,000.00		250,000.00
Delivery Date Expenses:			
Underwriter's Discount	1,184,700.00	87,690.00	1,272,390.00
Other Uses of Funds:			
Deposit to Surplus	4,745,000.00		4,745,000.00
	59,235,000.00	2,923,000.00	62,158,000.00

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Dated Date	12/01/2025
Delivery Date	12/01/2025

Sources:	
Bond Proceeds:	
Par Amount	59,235,000.00
	59,235,000.00

Uses:	
Project Fund Deposits:	
Project Fund	45,947,100.00
Other Fund Deposits:	
Capitalized Interest Fund	7,108,200.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,184,700.00
Other Uses of Funds:	
Deposit to Surplus	4,745,000.00
	59,235,000.00

BOND SUMMARY STATISTICS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Dated Date	12/01/2025
Delivery Date	12/01/2025
First Coupon	06/01/2026
Last Maturity	12/01/2055
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.138370%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.168071%
Average Coupon	4.000000%
Average Life (years)	23.072
Weighted Average Maturity (years)	23.072
Duration of Issue (years)	14.844
Par Amount	59,235,000.00
Bond Proceeds	59,235,000.00
Total Interest	54,666,600.00
Net Interest	55,851,300.00
Bond Years from Dated Date	1,366,665,000.00
Bond Years from Delivery Date	1,366,665,000.00
Total Debt Service	113,901,600.00
Maximum Annual Debt Service	9,973,600.00
Average Annual Debt Service	3,796,720.00
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2055	59,235,000.00	100.000	4.000%	23.072	12/27/2048	103,068.90
	59,235,000.00			23.072		103,068.90

	TIC	All-In TIC	Arbitrage Yield
Par Value	59,235,000.00	59,235,000.00	59,235,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,184,700.00	-1,184,700.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	58,050,300.00	57,800,300.00	59,235,000.00
Target Date	12/01/2025	12/01/2025	12/01/2025
Yield	4.138370%	4.168071%	4.000000%

BOND DEBT SERVICE

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)

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Dated Date	12/01/2025
Delivery Date	12/01/2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2026			1,184,700.00	1,184,700.00	
12/01/2026			1,184,700.00	1,184,700.00	2,369,400.00
06/01/2027			1,184,700.00	1,184,700.00	
12/01/2027			1,184,700.00	1,184,700.00	2,369,400.00
06/01/2028			1,184,700.00	1,184,700.00	
12/01/2028			1,184,700.00	1,184,700.00	2,369,400.00
06/01/2029			1,184,700.00	1,184,700.00	
12/01/2029			1,184,700.00	1,184,700.00	2,369,400.00
06/01/2030			1,184,700.00	1,184,700.00	
12/01/2030			1,184,700.00	1,184,700.00	2,369,400.00
06/01/2031			1,184,700.00	1,184,700.00	
12/01/2031			1,184,700.00	1,184,700.00	2,369,400.00
06/01/2032			1,184,700.00	1,184,700.00	
12/01/2032	530,000.00	4.000%	1,184,700.00	1,714,700.00	2,899,400.00
06/01/2033			1,174,100.00	1,174,100.00	
12/01/2033	550,000.00	4.000%	1,174,100.00	1,724,100.00	2,898,200.00
06/01/2034			1,163,100.00	1,163,100.00	
12/01/2034	730,000.00	4.000%	1,163,100.00	1,893,100.00	3,056,200.00
06/01/2035			1,148,500.00	1,148,500.00	
12/01/2035	760,000.00	4.000%	1,148,500.00	1,908,500.00	3,057,000.00
06/01/2036			1,133,300.00	1,133,300.00	
12/01/2036	955,000.00	4.000%	1,133,300.00	2,088,300.00	3,221,600.00
06/01/2037			1,114,200.00	1,114,200.00	
12/01/2037	995,000.00	4.000%	1,114,200.00	2,109,200.00	3,223,400.00
06/01/2038			1,094,300.00	1,094,300.00	
12/01/2038	1,210,000.00	4.000%	1,094,300.00	2,304,300.00	3,398,600.00
06/01/2039			1,070,100.00	1,070,100.00	
12/01/2039	1,260,000.00	4.000%	1,070,100.00	2,330,100.00	3,400,200.00
06/01/2040			1,044,900.00	1,044,900.00	
12/01/2040	1,495,000.00	4.000%	1,044,900.00	2,539,900.00	3,584,800.00
06/01/2041			1,015,000.00	1,015,000.00	
12/01/2041	1,555,000.00	4.000%	1,015,000.00	2,570,000.00	3,585,000.00
06/01/2042			983,900.00	983,900.00	
12/01/2042	1,815,000.00	4.000%	983,900.00	2,798,900.00	3,782,800.00
06/01/2043			947,600.00	947,600.00	
12/01/2043	1,890,000.00	4.000%	947,600.00	2,837,600.00	3,785,200.00
06/01/2044			909,800.00	909,800.00	
12/01/2044	2,175,000.00	4.000%	909,800.00	3,084,800.00	3,994,600.00
06/01/2045			866,300.00	866,300.00	
12/01/2045	2,260,000.00	4.000%	866,300.00	3,126,300.00	3,992,600.00
06/01/2046			821,100.00	821,100.00	
12/01/2046	2,570,000.00	4.000%	821,100.00	3,391,100.00	4,212,200.00
06/01/2047			769,700.00	769,700.00	
12/01/2047	2,675,000.00	4.000%	769,700.00	3,444,700.00	4,214,400.00
06/01/2048			716,200.00	716,200.00	
12/01/2048	3,015,000.00	4.000%	716,200.00	3,731,200.00	4,447,400.00
06/01/2049			655,900.00	655,900.00	
12/01/2049	3,135,000.00	4.000%	655,900.00	3,790,900.00	4,446,800.00
06/01/2050			593,200.00	593,200.00	
12/01/2050	3,505,000.00	4.000%	593,200.00	4,098,200.00	4,691,400.00
06/01/2051			523,100.00	523,100.00	
12/01/2051	3,645,000.00	4.000%	523,100.00	4,168,100.00	4,691,200.00
06/01/2052			450,200.00	450,200.00	
12/01/2052	4,050,000.00	4.000%	450,200.00	4,500,200.00	4,950,400.00
06/01/2053			369,200.00	369,200.00	
12/01/2053	4,215,000.00	4.000%	369,200.00	4,584,200.00	4,953,400.00
06/01/2054			284,900.00	284,900.00	
12/01/2054	4,655,000.00	4.000%	284,900.00	4,939,900.00	5,224,800.00
06/01/2055			191,800.00	191,800.00	
12/01/2055	9,590,000.00	4.000%	191,800.00	9,781,800.00	9,973,600.00
	59,235,000.00		54,666,600.00	113,901,600.00	113,901,600.00
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NET DEBT SERVICE

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2026		2,369,400.00	2,369,400.00	2,369,400.00	
12/01/2027		2,369,400.00	2,369,400.00	2,369,400.00	
12/01/2028		2,369,400.00	2,369,400.00	2,369,400.00	
12/01/2029		2,369,400.00	2,369,400.00		2,369,400.00
12/01/2030		2,369,400.00	2,369,400.00		2,369,400.00
12/01/2031		2,369,400.00	2,369,400.00		2,369,400.00
12/01/2032	530,000.00	2,369,400.00	2,899,400.00		2,899,400.00
12/01/2033	550,000.00	2,348,200.00	2,898,200.00		2,898,200.00
12/01/2034	730,000.00	2,326,200.00	3,056,200.00		3,056,200.00
12/01/2035	760,000.00	2,297,000.00	3,057,000.00		3,057,000.00
12/01/2036	955,000.00	2,266,600.00	3,221,600.00		3,221,600.00
12/01/2037	995,000.00	2,228,400.00	3,223,400.00		3,223,400.00
12/01/2038	1,210,000.00	2,188,600.00	3,398,600.00		3,398,600.00
12/01/2039	1,260,000.00	2,140,200.00	3,400,200.00		3,400,200.00
12/01/2040	1,495,000.00	2,089,800.00	3,584,800.00		3,584,800.00
12/01/2041	1,555,000.00	2,030,000.00	3,585,000.00		3,585,000.00
12/01/2042	1,815,000.00	1,967,800.00	3,782,800.00		3,782,800.00
12/01/2043	1,890,000.00	1,895,200.00	3,785,200.00		3,785,200.00
12/01/2044	2,175,000.00	1,819,600.00	3,994,600.00		3,994,600.00
12/01/2045	2,260,000.00	1,732,600.00	3,992,600.00		3,992,600.00
12/01/2046	2,570,000.00	1,642,200.00	4,212,200.00		4,212,200.00
12/01/2047	2,675,000.00	1,539,400.00	4,214,400.00		4,214,400.00
12/01/2048	3,015,000.00	1,432,400.00	4,447,400.00		4,447,400.00
12/01/2049	3,135,000.00	1,311,800.00	4,446,800.00		4,446,800.00
12/01/2050	3,505,000.00	1,186,400.00	4,691,400.00		4,691,400.00
12/01/2051	3,645,000.00	1,046,200.00	4,691,200.00		4,691,200.00
12/01/2052	4,050,000.00	900,400.00	4,950,400.00		4,950,400.00
12/01/2053	4,215,000.00	738,400.00	4,953,400.00		4,953,400.00
12/01/2054	4,655,000.00	569,800.00	5,224,800.00		5,224,800.00
12/01/2055	9,590,000.00	383,600.00	9,973,600.00		9,973,600.00
	59,235,000.00	54,666,600.00	113,901,600.00	7,108,200.00	106,793,400.00

BOND SOLUTION

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2026		2,369,400	-2,369,400		-7,000	-7,000	
12/01/2027		2,369,400	-2,369,400		46,516	46,516	
12/01/2028		2,369,400	-2,369,400		315,824	315,824	
12/01/2029		2,369,400		2,369,400	1,001,700	-1,367,700	42.28%
12/01/2030		2,369,400		2,369,400	1,679,987	-689,413	70.90%
12/01/2031		2,369,400		2,369,400	2,730,807	361,407	115.25%
12/01/2032	530,000	2,899,400		2,899,400	3,480,069	580,669	120.03%
12/01/2033	550,000	2,898,200		2,898,200	3,480,069	581,869	120.08%
12/01/2034	730,000	3,056,200		3,056,200	3,670,403	614,203	120.10%
12/01/2035	760,000	3,057,000		3,057,000	3,670,403	613,403	120.07%
12/01/2036	955,000	3,221,600		3,221,600	3,871,402	649,802	120.17%
12/01/2037	995,000	3,223,400		3,223,400	3,871,402	648,002	120.10%
12/01/2038	1,210,000	3,398,600		3,398,600	4,083,674	685,074	120.16%
12/01/2039	1,260,000	3,400,200		3,400,200	4,083,674	683,474	120.10%
12/01/2040	1,495,000	3,584,800		3,584,800	4,307,866	723,066	120.17%
12/01/2041	1,555,000	3,585,000		3,585,000	4,307,866	722,866	120.16%
12/01/2042	1,815,000	3,782,800		3,782,800	4,544,659	761,859	120.14%
12/01/2043	1,890,000	3,785,200		3,785,200	4,544,659	759,459	120.06%
12/01/2044	2,175,000	3,994,600		3,994,600	4,794,776	800,176	120.03%
12/01/2045	2,260,000	3,992,600		3,992,600	4,794,776	802,176	120.09%
12/01/2046	2,570,000	4,212,200		4,212,200	5,058,981	846,781	120.10%
12/01/2047	2,675,000	4,214,400		4,214,400	5,058,981	844,581	120.04%
12/01/2048	3,015,000	4,447,400		4,447,400	5,338,082	890,682	120.03%
12/01/2049	3,135,000	4,446,800		4,446,800	5,338,082	891,282	120.04%
12/01/2050	3,505,000	4,691,400		4,691,400	5,632,934	941,534	120.07%
12/01/2051	3,645,000	4,691,200		4,691,200	5,632,934	941,734	120.07%
12/01/2052	4,050,000	4,950,400		4,950,400	5,944,444	994,044	120.08%
12/01/2053	4,215,000	4,953,400		4,953,400	5,944,444	991,044	120.01%
12/01/2054	4,655,000	5,224,800		5,224,800	6,273,568	1,048,768	120.07%
12/01/2055	9,590,000	9,973,600		9,973,600	6,273,568	-3,700,032	62.90%
	59,235,000	113,901,600	-7,108,200	106,793,400	119,769,549	12,976,149	

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2025B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2055 (Stated) Maturity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Dated Date	12/01/2025
Delivery Date	12/01/2025

Sources:	
Bond Proceeds:	
Par Amount	2,923,000.00
	2,923,000.00

Uses:	
Project Fund Deposits:	
Project Fund	2,835,310.00
Delivery Date Expenses:	
Underwriter's Discount	87,690.00
	2,923,000.00

BOND PRICING

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2025B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2055 (Stated) Maturity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2055:					
	12/15/2055	2,923,000.00	7.000%	7.000%	100.000
		2,923,000.00			

Dated Date	12/01/2025	
Delivery Date	12/01/2025	
First Coupon	12/15/2025	
Par Amount	2,923,000.00	
Original Issue Discount		
Production	2,923,000.00	100.000000%
Underwriter's Discount	-87,690.00	-3.000000%
Purchase Price	2,835,310.00	97.000000%
Accrued Interest		
Net Proceeds	2,835,310.00	

CALL PROVISIONS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2025B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2055 (Stated) Maturity
(Phase1 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Call Table: CALL

Call Date	Call Price
12/01/2030	103.00
12/01/2031	102.00
12/01/2032	101.00
12/01/2033	100.00

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS
Nos. 1-10 WELD COUNTY, COLORADO
Combined Results
~~~
GENERAL OBLIGATION BONDS, SERIES 2030A
SUBORDINATE BONDS, SERIES 2030B
~~~
SERVICE PLAN
(Mead Development only)

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:	**SERIES 2030A**	**SERIES 2030B**	**Total**
Bond Proceeds:			
Par Amount	89,140,000.00	4,833,000.00	93,973,000.00
	89,140,000.00	4,833,000.00	93,973,000.00

Uses:	**SERIES 2030A**	**SERIES 2030B**	**Total**
Project Fund Deposits:			
Project Fund	69,279,400.00	4,688,010.00	73,967,410.00
Other Fund Deposits:			
Capitalized Interest Fund	10,696,800.00		10,696,800.00
Cost of Issuance:			
Other Cost of Issuance	250,000.00		250,000.00
Delivery Date Expenses:			
Underwriter's Discount	1,782,800.00	144,990.00	1,927,790.00
Other Uses of Funds:			
Deposit to Surplus	7,131,000.00		7,131,000.00
	89,140,000.00	4,833,000.00	93,973,000.00

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:	
Bond Proceeds:	
Par Amount	89,140,000.00
	89,140,000.00

Uses:	
Project Fund Deposits:	
Project Fund	69,279,400.00
Other Fund Deposits:	
Capitalized Interest Fund	10,696,800.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,782,800.00
Other Uses of Funds:	
Deposit to Surplus	7,131,000.00
	89,140,000.00

BOND SUMMARY STATISTICS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Dated Date	12/01/2030
Delivery Date	12/01/2030
First Coupon	06/01/2031
Last Maturity	12/01/2060
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.138682%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.158444%
Average Coupon	4.000000%
Average Life (years)	23.002
Weighted Average Maturity (years)	23.002
Duration of Issue (years)	14.811
Par Amount	89,140,000.00
Bond Proceeds	89,140,000.00
Total Interest	82,014,800.00
Net Interest	83,797,600.00
Bond Years from Dated Date	2,050,370,000.00
Bond Years from Delivery Date	2,050,370,000.00
Total Debt Service	171,154,800.00
Maximum Annual Debt Service	15,095,600.00
Average Annual Debt Service	5,705,160.00
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	89,140,000.00	100.000	4.000%	23.002	12/01/2053	155,103.60
	89,140,000.00			23.002		155,103.60

	TIC	All-In TIC	Arbitrage Yield
Par Value	89,140,000.00	89,140,000.00	89,140,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,782,800.00	-1,782,800.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	87,357,200.00	87,107,200.00	89,140,000.00
Target Date	12/01/2030	12/01/2030	12/01/2030
Yield	4.138682%	4.158444%	4.000000%

BOND DEBT SERVICE

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)

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Dated Date	12/01/2030
Delivery Date	12/01/2030

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			1,782,800.00	1,782,800.00	
12/01/2031			1,782,800.00	1,782,800.00	3,565,600.00
06/01/2032			1,782,800.00	1,782,800.00	
12/01/2032			1,782,800.00	1,782,800.00	3,565,600.00
06/01/2033			1,782,800.00	1,782,800.00	
12/01/2033			1,782,800.00	1,782,800.00	3,565,600.00
06/01/2034			1,782,800.00	1,782,800.00	
12/01/2034			1,782,800.00	1,782,800.00	3,565,600.00
06/01/2035			1,782,800.00	1,782,800.00	
12/01/2035			1,782,800.00	1,782,800.00	3,565,600.00
06/01/2036			1,782,800.00	1,782,800.00	
12/01/2036			1,782,800.00	1,782,800.00	3,565,600.00
06/01/2037			1,782,800.00	1,782,800.00	
12/01/2037	740,000.00	4.000%	1,782,800.00	2,522,800.00	4,305,600.00
06/01/2038			1,768,000.00	1,768,000.00	
12/01/2038	995,000.00	4.000%	1,768,000.00	2,763,000.00	4,531,000.00
06/01/2039			1,748,100.00	1,748,100.00	
12/01/2039	1,035,000.00	4.000%	1,748,100.00	2,783,100.00	4,531,200.00
06/01/2040			1,727,400.00	1,727,400.00	
12/01/2040	1,310,000.00	4.000%	1,727,400.00	3,037,400.00	4,764,800.00
06/01/2041			1,701,200.00	1,701,200.00	
12/01/2041	1,365,000.00	4.000%	1,701,200.00	3,066,200.00	4,767,400.00
06/01/2042			1,673,900.00	1,673,900.00	
12/01/2042	1,665,000.00	4.000%	1,673,900.00	3,338,900.00	5,012,800.00
06/01/2043			1,640,600.00	1,640,600.00	
12/01/2043	1,735,000.00	4.000%	1,640,600.00	3,375,600.00	5,016,200.00
06/01/2044			1,605,900.00	1,605,900.00	
12/01/2044	2,065,000.00	4.000%	1,605,900.00	3,670,900.00	5,276,800.00
06/01/2045			1,564,600.00	1,564,600.00	
12/01/2045	2,150,000.00	4.000%	1,564,600.00	3,714,600.00	5,279,200.00
06/01/2046			1,521,600.00	1,521,600.00	
12/01/2046	2,510,000.00	4.000%	1,521,600.00	4,031,600.00	5,553,200.00
06/01/2047			1,471,400.00	1,471,400.00	
12/01/2047	2,610,000.00	4.000%	1,471,400.00	4,081,400.00	5,552,800.00
06/01/2048			1,419,200.00	1,419,200.00	
12/01/2048	3,005,000.00	4.000%	1,419,200.00	4,424,200.00	5,843,400.00
06/01/2049			1,359,100.00	1,359,100.00	
12/01/2049	3,130,000.00	4.000%	1,359,100.00	4,489,100.00	5,848,200.00
06/01/2050			1,296,500.00	1,296,500.00	
12/01/2050	3,560,000.00	4.000%	1,296,500.00	4,856,500.00	6,153,000.00
06/01/2051			1,225,300.00	1,225,300.00	
12/01/2051	3,705,000.00	4.000%	1,225,300.00	4,930,300.00	6,155,600.00
06/01/2052			1,151,200.00	1,151,200.00	
12/01/2052	4,175,000.00	4.000%	1,151,200.00	5,326,200.00	6,477,400.00
06/01/2053			1,067,700.00	1,067,700.00	
12/01/2053	4,340,000.00	4.000%	1,067,700.00	5,407,700.00	6,475,400.00
06/01/2054			980,900.00	980,900.00	
12/01/2054	4,860,000.00	4.000%	980,900.00	5,840,900.00	6,821,800.00
06/01/2055			883,700.00	883,700.00	
12/01/2055	5,050,000.00	4.000%	883,700.00	5,933,700.00	6,817,400.00
06/01/2056			782,700.00	782,700.00	
12/01/2056	5,615,000.00	4.000%	782,700.00	6,397,700.00	7,180,400.00
06/01/2057			670,400.00	670,400.00	
12/01/2057	5,840,000.00	4.000%	670,400.00	6,510,400.00	7,180,800.00
06/01/2058			553,600.00	553,600.00	
12/01/2058	6,455,000.00	4.000%	553,600.00	7,008,600.00	7,562,200.00
06/01/2059			424,500.00	424,500.00	
12/01/2059	6,710,000.00	4.000%	424,500.00	7,134,500.00	7,559,000.00
06/01/2060			290,300.00	290,300.00	
12/01/2060	14,515,000.00	4.000%	290,300.00	14,805,300.00	15,095,600.00
	89,140,000.00		82,014,800.00	171,154,800.00	171,154,800.00
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NET DEBT SERVICE

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2031		3,565,600.00	3,565,600.00	3,565,600.00	
12/01/2032		3,565,600.00	3,565,600.00	3,565,600.00	
12/01/2033		3,565,600.00	3,565,600.00	3,565,600.00	
12/01/2034		3,565,600.00	3,565,600.00		3,565,600.00
12/01/2035		3,565,600.00	3,565,600.00		3,565,600.00
12/01/2036		3,565,600.00	3,565,600.00		3,565,600.00
12/01/2037	740,000.00	3,565,600.00	4,305,600.00		4,305,600.00
12/01/2038	995,000.00	3,536,000.00	4,531,000.00		4,531,000.00
12/01/2039	1,035,000.00	3,496,200.00	4,531,200.00		4,531,200.00
12/01/2040	1,310,000.00	3,454,800.00	4,764,800.00		4,764,800.00
12/01/2041	1,365,000.00	3,402,400.00	4,767,400.00		4,767,400.00
12/01/2042	1,665,000.00	3,347,800.00	5,012,800.00		5,012,800.00
12/01/2043	1,735,000.00	3,281,200.00	5,016,200.00		5,016,200.00
12/01/2044	2,065,000.00	3,211,800.00	5,276,800.00		5,276,800.00
12/01/2045	2,150,000.00	3,129,200.00	5,279,200.00		5,279,200.00
12/01/2046	2,510,000.00	3,043,200.00	5,553,200.00		5,553,200.00
12/01/2047	2,610,000.00	2,942,800.00	5,552,800.00		5,552,800.00
12/01/2048	3,005,000.00	2,838,400.00	5,843,400.00		5,843,400.00
12/01/2049	3,130,000.00	2,718,200.00	5,848,200.00		5,848,200.00
12/01/2050	3,560,000.00	2,593,000.00	6,153,000.00		6,153,000.00
12/01/2051	3,705,000.00	2,450,600.00	6,155,600.00		6,155,600.00
12/01/2052	4,175,000.00	2,302,400.00	6,477,400.00		6,477,400.00
12/01/2053	4,340,000.00	2,135,400.00	6,475,400.00		6,475,400.00
12/01/2054	4,860,000.00	1,961,800.00	6,821,800.00		6,821,800.00
12/01/2055	5,050,000.00	1,767,400.00	6,817,400.00		6,817,400.00
12/01/2056	5,615,000.00	1,565,400.00	7,180,400.00		7,180,400.00
12/01/2057	5,840,000.00	1,340,800.00	7,180,800.00		7,180,800.00
12/01/2058	6,455,000.00	1,107,200.00	7,562,200.00		7,562,200.00
12/01/2059	6,710,000.00	849,000.00	7,559,000.00		7,559,000.00
12/01/2060	14,515,000.00	580,600.00	15,095,600.00		15,095,600.00
	89,140,000.00	82,014,800.00	171,154,800.00	10,696,800.00	160,458,000.00

BOND SOLUTION

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2031		3,565,600	-3,565,600		-7,000	-7,000	
12/01/2032		3,565,600	-3,565,600		207,065	207,065	
12/01/2033		3,565,600	-3,565,600		878,350	878,350	
12/01/2034		3,565,600		3,565,600	2,052,077	-1,513,523	57.55%
12/01/2035		3,565,600		3,565,600	3,153,150	-412,450	88.43%
12/01/2036		3,565,600		3,565,600	3,957,717	392,117	111.00%
12/01/2037	740,000	4,305,600		4,305,600	5,168,450	862,850	120.04%
12/01/2038	995,000	4,531,000		4,531,000	5,437,661	906,661	120.01%
12/01/2039	1,035,000	4,531,200		4,531,200	5,437,661	906,461	120.00%
12/01/2040	1,310,000	4,764,800		4,764,800	5,721,371	956,571	120.08%
12/01/2041	1,365,000	4,767,400		4,767,400	5,721,371	953,971	120.01%
12/01/2042	1,665,000	5,012,800		5,012,800	6,020,386	1,007,586	120.10%
12/01/2043	1,735,000	5,016,200		5,016,200	6,020,386	1,004,186	120.02%
12/01/2044	2,065,000	5,276,800		5,276,800	6,335,554	1,058,754	120.06%
12/01/2045	2,150,000	5,279,200		5,279,200	6,335,554	1,056,354	120.01%
12/01/2046	2,510,000	5,553,200		5,553,200	6,667,773	1,114,573	120.07%
12/01/2047	2,610,000	5,552,800		5,552,800	6,667,773	1,114,973	120.08%
12/01/2048	3,005,000	5,843,400		5,843,400	7,017,992	1,174,592	120.10%
12/01/2049	3,130,000	5,848,200		5,848,200	7,017,992	1,169,792	120.00%
12/01/2050	3,560,000	6,153,000		6,153,000	7,387,214	1,234,214	120.06%
12/01/2051	3,705,000	6,155,600		6,155,600	7,387,214	1,231,614	120.01%
12/01/2052	4,175,000	6,477,400		6,477,400	7,776,497	1,299,097	120.06%
12/01/2053	4,340,000	6,475,400		6,475,400	7,776,497	1,301,097	120.09%
12/01/2054	4,860,000	6,821,800		6,821,800	8,186,963	1,365,163	120.01%
12/01/2055	5,050,000	6,817,400		6,817,400	8,186,963	1,369,563	120.09%
12/01/2056	5,615,000	7,180,400		7,180,400	8,619,795	1,439,395	120.05%
12/01/2057	5,840,000	7,180,800		7,180,800	8,619,795	1,438,995	120.04%
12/01/2058	6,455,000	7,562,200		7,562,200	9,076,245	1,514,045	120.02%
12/01/2059	6,710,000	7,559,000		7,559,000	9,076,245	1,517,245	120.07%
12/01/2060	14,515,000	15,095,600		15,095,600	9,557,635	-5,537,965	63.31%
	89,140,000	171,154,800	-10,696,800	160,458,000	181,462,346	21,004,346	

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2030B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2060 (Stated) Maturity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:	
Bond Proceeds:	
Par Amount	4,833,000.00
	4,833,000.00

Uses:	
Project Fund Deposits:	
Project Fund	4,688,010.00
Delivery Date Expenses:	
Underwriter's Discount	144,990.00
	4,833,000.00

BOND PRICING

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2030B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2060 (Stated) Maturity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2060:					
	12/15/2060	4,833,000.00	7.000%	7.000%	100.000
		4,833,000.00			

Dated Date	12/01/2030	
Delivery Date	12/01/2030	
First Coupon	12/15/2030	
Par Amount	4,833,000.00	
Original Issue Discount		
Production	4,833,000.00	100.000000%
Underwriter's Discount	-144,990.00	-3.000000%
Purchase Price	4,688,010.00	97.000000%
Accrued Interest		
Net Proceeds	4,688,010.00	

CALL PROVISIONS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2030B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2060 (Stated) Maturity
(Phase2 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Call Table: CALL

Call Date	Call Price
12/01/2035	103.00
12/01/2036	102.00
12/01/2037	101.00
12/01/2038	100.00

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS
Nos. 1-10 WELD COUNTY, COLORADO
Combined Results
~~~
GENERAL OBLIGATION BONDS, SERIES 2035A
SUBORDINATE BONDS, SERIES 2035B
~~~
SERVICE PLAN
(Mead Development only)

Dated Date	12/01/2035
Delivery Date	12/01/2035

Sources:	**SERIES 2035A**	**SERIES 2035B**	**Total**
Bond Proceeds:			
Par Amount	36,325,000.00	2,082,000.00	38,407,000.00
	36,325,000.00	2,082,000.00	38,407,000.00

Uses:	**SERIES 2035A**	**SERIES 2035B**	**Total**
Project Fund Deposits:			
Project Fund	28,121,500.00	2,019,540.00	30,141,040.00
Other Fund Deposits:			
Capitalized Interest Fund	4,359,000.00		4,359,000.00
Cost of Issuance:			
Other Cost of Issuance	250,000.00		250,000.00
Delivery Date Expenses:			
Underwriter's Discount	726,500.00	62,460.00	788,960.00
Other Uses of Funds:			
Deposit to Surplus	2,868,000.00		2,868,000.00
	36,325,000.00	2,082,000.00	38,407,000.00

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2035A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
~~~

Dated Date	12/01/2035
Delivery Date	12/01/2035

Sources:	
Bond Proceeds:	
Par Amount	36,325,000.00
	36,325,000.00

Uses:	
Project Fund Deposits:	
Project Fund	28,121,500.00
Other Fund Deposits:	
Capitalized Interest Fund	4,359,000.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	726,500.00
Other Uses of Funds:	
Deposit to Surplus	2,868,000.00
	36,325,000.00

BOND SUMMARY STATISTICS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2035A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Dated Date	12/01/2035
Delivery Date	12/01/2035
First Coupon	06/01/2036
Last Maturity	12/01/2065
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.141692%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.191389%
Average Coupon	4.000000%
Average Life (years)	22.373
Weighted Average Maturity (years)	22.373
Duration of Issue (years)	14.495
Par Amount	36,325,000.00
Bond Proceeds	36,325,000.00
Total Interest	32,508,000.00
Net Interest	33,234,500.00
Bond Years from Dated Date	812,700,000.00
Bond Years from Delivery Date	812,700,000.00
Total Debt Service	68,833,000.00
Maximum Annual Debt Service	5,782,400.00
Average Annual Debt Service	2,294,433.33
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2065	36,325,000.00	100.000	4.000%	22.373	04/15/2058	63,205.50
	36,325,000.00			22.373		63,205.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	36,325,000.00	36,325,000.00	36,325,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-726,500.00	-726,500.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	35,598,500.00	35,348,500.00	36,325,000.00
Target Date	12/01/2035	12/01/2035	12/01/2035
Yield	4.141692%	4.191389%	4.000000%

BOND DEBT SERVICE

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2035A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)

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Dated Date	12/01/2035
Delivery Date	12/01/2035

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2036			726,500.00	726,500.00	
12/01/2036			726,500.00	726,500.00	1,453,000.00
06/01/2037			726,500.00	726,500.00	
12/01/2037			726,500.00	726,500.00	1,453,000.00
06/01/2038			726,500.00	726,500.00	
12/01/2038			726,500.00	726,500.00	1,453,000.00
06/01/2039			726,500.00	726,500.00	
12/01/2039			726,500.00	726,500.00	1,453,000.00
06/01/2040			726,500.00	726,500.00	
12/01/2040			726,500.00	726,500.00	1,453,000.00
06/01/2041			726,500.00	726,500.00	
12/01/2041	365,000.00	4.000%	726,500.00	1,091,500.00	1,818,000.00
06/01/2042			719,200.00	719,200.00	
12/01/2042	455,000.00	4.000%	719,200.00	1,174,200.00	1,893,400.00
06/01/2043			710,100.00	710,100.00	
12/01/2043	470,000.00	4.000%	710,100.00	1,180,100.00	1,890,200.00
06/01/2044			700,700.00	700,700.00	
12/01/2044	565,000.00	4.000%	700,700.00	1,265,700.00	1,966,400.00
06/01/2045			689,400.00	689,400.00	
12/01/2045	590,000.00	4.000%	689,400.00	1,279,400.00	1,968,800.00
06/01/2046			677,600.00	677,600.00	
12/01/2046	690,000.00	4.000%	677,600.00	1,367,600.00	2,045,200.00
06/01/2047			663,800.00	663,800.00	
12/01/2047	720,000.00	4.000%	663,800.00	1,383,800.00	2,047,600.00
06/01/2048			649,400.00	649,400.00	
12/01/2048	830,000.00	4.000%	649,400.00	1,479,400.00	2,128,800.00
06/01/2049			632,800.00	632,800.00	
12/01/2049	860,000.00	4.000%	632,800.00	1,492,800.00	2,125,600.00
06/01/2050			615,600.00	615,600.00	
12/01/2050	985,000.00	4.000%	615,600.00	1,600,600.00	2,216,200.00
06/01/2051			595,900.00	595,900.00	
12/01/2051	1,020,000.00	4.000%	595,900.00	1,615,900.00	2,211,800.00
06/01/2052			575,500.00	575,500.00	
12/01/2052	1,150,000.00	4.000%	575,500.00	1,725,500.00	2,301,000.00
06/01/2053			552,500.00	552,500.00	
12/01/2053	1,195,000.00	4.000%	552,500.00	1,747,500.00	2,300,000.00
06/01/2054			528,600.00	528,600.00	
12/01/2054	1,340,000.00	4.000%	528,600.00	1,868,600.00	2,397,200.00
06/01/2055			501,800.00	501,800.00	
12/01/2055	1,390,000.00	4.000%	501,800.00	1,891,800.00	2,393,600.00
06/01/2056			474,000.00	474,000.00	
12/01/2056	1,545,000.00	4.000%	474,000.00	2,019,000.00	2,493,000.00
06/01/2057			443,100.00	443,100.00	
12/01/2057	1,605,000.00	4.000%	443,100.00	2,048,100.00	2,491,200.00
06/01/2058			411,000.00	411,000.00	
12/01/2058	1,770,000.00	4.000%	411,000.00	2,181,000.00	2,592,000.00
06/01/2059			375,600.00	375,600.00	
12/01/2059	1,840,000.00	4.000%	375,600.00	2,215,600.00	2,591,200.00
06/01/2060			338,800.00	338,800.00	
12/01/2060	2,020,000.00	4.000%	338,800.00	2,358,800.00	2,697,600.00
06/01/2061			298,400.00	298,400.00	
12/01/2061	2,100,000.00	4.000%	298,400.00	2,398,400.00	2,696,800.00
06/01/2062			256,400.00	256,400.00	
12/01/2062	2,290,000.00	4.000%	256,400.00	2,546,400.00	2,802,800.00
06/01/2063			210,600.00	210,600.00	
12/01/2063	2,380,000.00	4.000%	210,600.00	2,590,600.00	2,801,200.00
06/01/2064			163,000.00	163,000.00	
12/01/2064	2,590,000.00	4.000%	163,000.00	2,753,000.00	2,916,000.00
06/01/2065			111,200.00	111,200.00	
12/01/2065	5,560,000.00	4.000%	111,200.00	5,671,200.00	5,782,400.00
	36,325,000.00		32,508,000.00	68,833,000.00	68,833,000.00
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NET DEBT SERVICE

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2035A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2036		1,453,000.00	1,453,000.00	1,453,000.00	
12/01/2037		1,453,000.00	1,453,000.00	1,453,000.00	
12/01/2038		1,453,000.00	1,453,000.00	1,453,000.00	
12/01/2039		1,453,000.00	1,453,000.00		1,453,000.00
12/01/2040		1,453,000.00	1,453,000.00		1,453,000.00
12/01/2041	365,000.00	1,453,000.00	1,818,000.00		1,818,000.00
12/01/2042	455,000.00	1,438,400.00	1,893,400.00		1,893,400.00
12/01/2043	470,000.00	1,420,200.00	1,890,200.00		1,890,200.00
12/01/2044	565,000.00	1,401,400.00	1,966,400.00		1,966,400.00
12/01/2045	590,000.00	1,378,800.00	1,968,800.00		1,968,800.00
12/01/2046	690,000.00	1,355,200.00	2,045,200.00		2,045,200.00
12/01/2047	720,000.00	1,327,600.00	2,047,600.00		2,047,600.00
12/01/2048	830,000.00	1,298,800.00	2,128,800.00		2,128,800.00
12/01/2049	860,000.00	1,265,600.00	2,125,600.00		2,125,600.00
12/01/2050	985,000.00	1,231,200.00	2,216,200.00		2,216,200.00
12/01/2051	1,020,000.00	1,191,800.00	2,211,800.00		2,211,800.00
12/01/2052	1,150,000.00	1,151,000.00	2,301,000.00		2,301,000.00
12/01/2053	1,195,000.00	1,105,000.00	2,300,000.00		2,300,000.00
12/01/2054	1,340,000.00	1,057,200.00	2,397,200.00		2,397,200.00
12/01/2055	1,390,000.00	1,003,600.00	2,393,600.00		2,393,600.00
12/01/2056	1,545,000.00	948,000.00	2,493,000.00		2,493,000.00
12/01/2057	1,605,000.00	886,200.00	2,491,200.00		2,491,200.00
12/01/2058	1,770,000.00	822,000.00	2,592,000.00		2,592,000.00
12/01/2059	1,840,000.00	751,200.00	2,591,200.00		2,591,200.00
12/01/2060	2,020,000.00	677,600.00	2,697,600.00		2,697,600.00
12/01/2061	2,100,000.00	596,800.00	2,696,800.00		2,696,800.00
12/01/2062	2,290,000.00	512,800.00	2,802,800.00		2,802,800.00
12/01/2063	2,380,000.00	421,200.00	2,801,200.00		2,801,200.00
12/01/2064	2,590,000.00	326,000.00	2,916,000.00		2,916,000.00
12/01/2065	5,560,000.00	222,400.00	5,782,400.00		5,782,400.00
	36,325,000.00	32,508,000.00	68,833,000.00	4,359,000.00	64,474,000.00

BOND SOLUTION

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2035A
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, 120x, 30-yr. Matrurity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2036		1,453,000	-1,453,000		-7,000	-7,000	
12/01/2037		1,453,000	-1,453,000		31,906	31,906	
12/01/2038		1,453,000	-1,453,000		506,360	506,360	
12/01/2039		1,453,000		1,453,000	587,435	-865,565	40.43%
12/01/2040		1,453,000		1,453,000	1,678,785	225,785	115.54%
12/01/2041	365,000	1,818,000		1,818,000	2,184,660	366,660	120.17%
12/01/2042	455,000	1,893,400		1,893,400	2,272,327	378,927	120.01%
12/01/2043	470,000	1,890,200		1,890,200	2,272,327	382,127	120.22%
12/01/2044	565,000	1,966,400		1,966,400	2,363,500	397,100	120.19%
12/01/2045	590,000	1,968,800		1,968,800	2,363,500	394,700	120.05%
12/01/2046	690,000	2,045,200		2,045,200	2,458,320	413,120	120.20%
12/01/2047	720,000	2,047,600		2,047,600	2,458,320	410,720	120.06%
12/01/2048	830,000	2,128,800		2,128,800	2,556,933	428,133	120.11%
12/01/2049	860,000	2,125,600		2,125,600	2,556,933	431,333	120.29%
12/01/2050	985,000	2,216,200		2,216,200	2,659,490	443,290	120.00%
12/01/2051	1,020,000	2,211,800		2,211,800	2,659,490	447,690	120.24%
12/01/2052	1,150,000	2,301,000		2,301,000	2,766,150	465,150	120.22%
12/01/2053	1,195,000	2,300,000		2,300,000	2,766,150	466,150	120.27%
12/01/2054	1,340,000	2,397,200		2,397,200	2,877,076	479,876	120.02%
12/01/2055	1,390,000	2,393,600		2,393,600	2,877,076	483,476	120.20%
12/01/2056	1,545,000	2,493,000		2,493,000	2,992,439	499,439	120.03%
12/01/2057	1,605,000	2,491,200		2,491,200	2,992,439	501,239	120.12%
12/01/2058	1,770,000	2,592,000		2,592,000	3,112,416	520,416	120.08%
12/01/2059	1,840,000	2,591,200		2,591,200	3,112,416	521,216	120.11%
12/01/2060	2,020,000	2,697,600		2,697,600	3,237,193	539,593	120.00%
12/01/2061	2,100,000	2,696,800		2,696,800	3,237,193	540,393	120.04%
12/01/2062	2,290,000	2,802,800		2,802,800	3,366,961	564,161	120.13%
12/01/2063	2,380,000	2,801,200		2,801,200	3,366,961	565,761	120.20%
12/01/2064	2,590,000	2,916,000		2,916,000	3,501,919	585,919	120.09%
12/01/2065	5,560,000	5,782,400		5,782,400	3,501,919	-2,280,481	60.56%
	36,325,000	68,833,000	-4,359,000	64,474,000	73,311,592	8,837,592	

SOURCES AND USES OF FUNDS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2035B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2065 (Stated) Maturity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Dated Date	12/01/2035
Delivery Date	12/01/2035

Sources:	
Bond Proceeds:	
Par Amount	2,082,000.00
	2,082,000.00

Uses:	
Project Fund Deposits:	
Project Fund	2,019,540.00
Delivery Date Expenses:	
Underwriter's Discount	62,460.00
	2,082,000.00

BOND PRICING

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2035B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2065 (Stated) Maturity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2065:					
	12/15/2065	2,082,000.00	7.000%	7.000%	100.000
		2,082,000.00			

Dated Date	12/01/2035	
Delivery Date	12/01/2035	
First Coupon	12/15/2035	
Par Amount	2,082,000.00	
Original Issue Discount		
Production	2,082,000.00	100.000000%
Underwriter's Discount	-62,460.00	-3.000000%
Purchase Price	2,019,540.00	97.000000%
Accrued Interest		
Net Proceeds	2,019,540.00	

CALL PROVISIONS

TURION SOUTH METROPOLITAN DISTRICTS Nos. 1-10
WELD COUNTY, COLORADO
SUBORDINATE BONDS, SERIES 2035B
55.664 (target) Residential + 45.000 (target) Commercial Mills
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2065 (Stated) Maturity
(Phase3 Growth / 6.00% Residential + 4.00% Commercial Bi-Reassessment)
(Mead Development only)
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Call Table: CALL

Call Date	Call Price
12/01/2040	103.00
12/01/2041	102.00
12/01/2042	101.00
12/01/2043	100.00

EXHIBIT F

CONSOLIDATED SERVICE PLAN FOR
TURION SOUTH METROPOLITAN DISTRICT NOS. 1 – 10

FORM OF TOWN DISTRICT DISCLOSURE NOTICE

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 1

1. What does the District do?

Turion South Metropolitan District No. 1 (the "District"), together with Turion South Metropolitan District Nos. 2 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the

total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 1 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1

TO GENERAL DISCLOSURE AND COMMON QUESTIONS

LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 1

TURION SOUTH METROPOLITAN DISTRICT NO. 1
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 OF SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 81°31'51" EAST 240.07 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 1			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 1	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 2

1. What does the District do?

Turion South Metropolitan District No. 2 (the "District"), together with Turion South Metropolitan District Nos. 1 and 3 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 2 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1

TO GENERAL DISCLOSURE AND COMMON QUESTIONS

LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 2

TURION SOUTH METROPOLITAN DISTRICT NO. 2
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 52°01'28" EAST 301.23 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 2			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4300 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 2	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 3

1. What does the District do?

Turion South Metropolitan District No. 3 (the "District"), together with Turion South Metropolitan District Nos. 1 and 2 and 4 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 3 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1

TO GENERAL DISCLOSURE AND COMMON QUESTIONS

LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 3

TURION SOUTH METROPOLITAN DISTRICT NO. 3
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 35°18'16" EAST 410.93 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 3			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.482.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 3	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 4

1. What does the District do?

Turion South Metropolitan District No. 4 (the "District"), together with Turion South Metropolitan District Nos. 1 – 3 and 5 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 4 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1
TO GENERAL DISCLOSURE AND COMMON QUESTIONS
LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 4

TURION SOUTH METROPOLITAN DISTRICT NO. 4
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 26°04'17" EAST 540.36 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 4			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.482.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS

ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 4	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 5

1. What does the District do?

Turion South Metropolitan District No. 5 (the "District"), together with Turion South Metropolitan District Nos. 1 – 4 and 6 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 5 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1
TO GENERAL DISCLOSURE AND COMMON QUESTIONS
LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 5

TURION SOUTH METROPOLITAN DISTRICT NO. 5
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 20°29'42" EAST 678.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

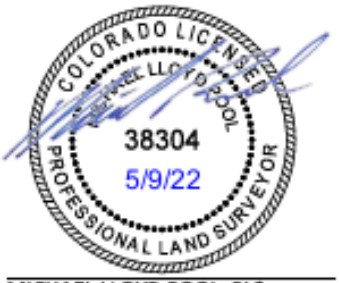
THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 5			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 5	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 6

1. What does the District do?

Turion South Metropolitan District No. 6 (the "District"), together with Turion South Metropolitan District Nos. 1 – 5 and 7 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 6 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1

TO GENERAL DISCLOSURE AND COMMON QUESTIONS

LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 6

TURION SOUTH METROPOLITAN DISTRICT NO. 6
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 16°49'20" EAST 820.49 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 6			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
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AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 6	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 7

1. What does the District do?

Turion South Metropolitan District No. 7 (the "District"), together with Turion South Metropolitan District Nos. 1 – 6 and 8 – 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 7 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1
TO GENERAL DISCLOSURE AND COMMON QUESTIONS
LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 7

TURION SOUTH METROPOLITAN DISTRICT NO. 7
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 14°14'45" EAST 965.06 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 7			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 866.850.4900 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 7	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 8

1. What does the District do?

Turion South Metropolitan District No. 8 (the "District"), together with Turion South Metropolitan District Nos. 1 – 7, 9 and 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 8 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1

TO GENERAL DISCLOSURE AND COMMON QUESTIONS

LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 8

TURION SOUTH METROPOLITAN DISTRICT NO. 8
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 12°20'32" EAST 1111.03 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 8			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.482.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 8	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 9

1. What does the District do?

Turion South Metropolitan District No. 9 (the "District"), together with Turion South Metropolitan District Nos. 1 – 8 and 10, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded, and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquired, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 9 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1
TO GENERAL DISCLOSURE AND COMMON QUESTIONS
LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 9

TURION SOUTH METROPOLITAN DISTRICT NO. 9
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 10°52'49" EAST 1257.99 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 9			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.980.4800 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

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Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Town of Mead O&M Mill Levy	3.000	$96.53
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 9	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING TURION SOUTH METROPOLITAN DISTRICT NO. 10

1. What does the District do?

Turion South Metropolitan District No. 10 (the "District"), together with Turion South Metropolitan District Nos. 1 – 9, were organized on _____, following the results of the Districts' organizational elections and pursuant to the Consolidated Service Plan for Turion South Metropolitan District Nos. 1 – 10, approved by Resolution No. _____ of the Board of Trustees of the Town of Mead (the "Service Plan"). The District has been organized for the purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District, as authorized by the Service Plan. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District's boundaries.

The District's initial boundaries are set forth in **Exhibit 1** attached hereto. It is anticipated that boundary adjustments will be made to the District. Any such boundary adjustment is subject to the provisions of the Service Plan and the prior approval by the owners of the property to be included or excluded and must be considered at a public hearing of the District's board of directors.

The District is authorized to acquire, construct, operate, and maintain certain public improvements, as authorized by the Service Plan. The District may dedicate certain public improvements to the Town of Mead (the "Town"). The operations and maintenance of public improvements dedicated to the Town shall rest with the Town. Public improvements not dedicated to the Town or other appropriate entity shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and fees, rates, tolls, penalties, and charges to fund the construction and operations and maintenance for all improvements generally identified in the Service Plan, subject to limitations set forth in the Service Plan. State law requires fees to be reasonably and rationally related to the costs of the service, program, or facility being provided in exchange for payment of the fee.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit corporations, which may charge fees or assessments separate from and in addition to any fees or assessments payable to the Districts.

2. How much property tax will the District collect to construct improvements and pay for operations?

The District has authority to impose property taxes (mill levies) for the construction, operation, and maintenance of the improvements generally identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within and without its boundaries. To meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy pursuant to the Service Plan.

The mill levy authorized for the District pursuant to the Service Plan may not exceed 70.664 mills for the repayment of debt and the payment of operations and maintenance costs (maximum debt

service mill levy of 55.664 mills and maximum operating mill levy of 15.000 mills), and may be adjusted upwards or downwards over time as permitted in the Service Plan. In addition, various voter limitations exist which may affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also imposes legal limitations that may restrict the taxing and spending authority of the District.

3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?

Special districts are used throughout Colorado to finance public improvements. Because cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts may be organized to finance the construction of these facilities. Special districts may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are used, the costs of improvements within the community is generally spread over 20 to 30 years and are paid through mill levies. Special districts are governed by property owners within the community who are better able to address specific issues of concern to the community than could a larger city or county.

4. How can I be assured the District will not issue too many bonds and create unreasonably high mill levies?

All bonds issued by the District are governed by Colorado laws concerning the process by which bonds are issued by special districts. The organization and operation of the District also are governed by the Service Plan, which limits the mill levy the District may assess for the repayment of debt and the payment of operations and maintenance costs to 70.664 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes (*see paragraph 6 below*). The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 70.664 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar changes. In addition, all debt issued by the District for residential development must be scheduled to mature and be paid in full within forty (40) years after the District first levies a debt service mill levy on residential property, unless a majority of the members of the board of directors of the District are residents of the District and have voted in favor of a full or partial refunding of outstanding debt.

The mill levy limit will remain in place unless and until the Service Plan is amended to permit a change in this limit. This limit, as well as others existing under Colorado law, together with voter approval requirements, are believed adequate to control the tax levies within the District. As noted, however, many of the Service Plan limits and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also often result in a mill levy within the District that is comparable to mill levies in competing developments to further the community as an attractive place to purchase property. Therefore, in the initial stages of the development, it is in the District's and the project developer's interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that initial property taxes do not necessarily reflect the maximum potential mill levy.

5. Who bears the risk that the community may not fully develop?

The District has or will issue debt in the form of bonds, and therefore bondholders will be providing funding to the District for the construction of public improvements authorized by the Service Plan. Property taxes paid by property owners will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the property owners in the District. The property owners also share risk relative to the bonds that are currently limited as noted above in paragraph 5. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements. To the extent that the developer has fronted some of the improvement costs and remains to be repaid, the developer may bear some of the risk as well.

6. What will my tax bill look like?

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to value. Up to five years of market activity may be analyzed. The actual value of the residential property is then multiplied by the assessment rate to determine the assessed valuation of the residential property. The current assessment rate on residential property in Colorado is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of $450,000 would have an assessed value of $32,175 ($450,000 x 7.15%). One mill (0.001) applied to that valuation for assessment produces approximately $32.18 of taxes ($32,175 x 0.001).

It is anticipated that the tax bill for your property will show mill levies for the Town of Mead, Weld County, Johnstown RE-5J School District, Northern Colorado Water Conservancy District, Mountain View Fire Protection District, High Plains Library District, St. Vrain Sanitation District and various other service providers, including the District. According to information available from the Weld County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is 106.069 mills for tax year 2021, for collection in the year 2022. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of $450,000 would be approximately $3,412.77 (assessed value of $32,175 * 106.069 mills).

The maximum mill levy the District is permitted to levy is 70.664 mills (0.070664), and the portion of the annual tax bill levied by the District on a residential property with an actual value of $450,000 would be approximately $2,273.61 (assessed value of $32,175 * 70.664 mills). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries.

Exhibit 2 attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado's taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Weld County Assessor's office directly.

7. Where can I get additional information regarding the District?

This document is not intended to address all issues associated with special districts generally or with the Turion South Metropolitan District No. 10 specifically. The Service Plan contains a full description of the District's purpose and functions. A copy of the District's Service Plan is available in Town Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's general counsel at: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 360, Denver, CO 80134, (303) 292-9100. The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

Dated this ___ day of _____, 202__.

By: _____

Name: _____

Title: _____

EXHIBIT 1
TO GENERAL DISCLOSURE AND COMMON QUESTIONS
LEGAL DESCRIPTION OF TURION SOUTH METROPOLITAN DISTRICT NO. 10

TURION SOUTH METROPOLITAN DISTRICT NO. 10
PARCEL DESCRIPTION

A PORTION OF THE NW1/4 SECTION 35, T4N, R68W, 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A FOUND 3.25" ALUMINUM CAP STAMPED "1994 PLS 7242" AND AT THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "2013 PLS 38345". SAID NORTH LINE BEARS NORTH 89°47'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35;

THENCE SOUTH 09°43'38" EAST 1405.59 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST 150.00 FEET;

THENCE SOUTH 00°00'00" EAST 150.00 FEET;

THENCE SOUTH 90°00'00" WEST 150.00 FEET;

THENCE NORTH 00°00'00" WEST 150.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OF LAND CONTAINS 22,500 SQUARE FEET, OR 0.52 ACRES, MORE OR LESS.

I, MICHAEL LLOYD POOL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

COLORADO LICENSED
MICHAEL LLOYD POOL
38304
5/9/22
PROFESSIONAL LAND SURVEYOR

MICHAEL LLOYD POOL, PLS
COLORADO REG. NO. 38304
FOR AND ON BEHALF OF ATWELL, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

TURION SOUTH METROPOLITAN DISTRICT NO. 10			
SEC. 35 T4N, R68W, 6TH P.M. WELD COUNTY, CO	DATE: 05/09/2022 DRAWN: TWK CHECKED: MLP JOB NO.: 19003715	SHT. 1 OF 2	ATWELL 888.880.4500 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.482.1100

EXHIBIT 2

TO GENERAL DISCLOSURE AND COMMON QUESTIONS
ESTIMATE OF PROPERTY TAXES

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value Without the District

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
Weld County (all funds combined)	15.038	$483.85
School District RE5J-Johnstown (all funds combined)	50.844	$1,635.91
Northern Colorado Water Conservancy District	1.000	$32.18
AIMS Junior College	6.342	$204.05
Mountain View Fire Protection District	16.247	$522.75
High Plains Library District	3.197	$102.86
St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
TOTAL:	**106.069**	**$3,412.77**

Estimated Annual Tax Levied on Residential Property With $450,000 Actual Value With the District (Assuming Maximum Aggregate District Mill Levy)

Taxing Entity	2021**	Annual tax levied
Town of Mead	11.522	$370.72
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St. Vrain Sanitation District	0.473	$15.22
St. Vrain Left Hand Water Conservancy District	1.406	$45.24
Turion South Metropolitan District No. 10	70.664	$2,273.61
TOTAL:	**179.733**	**$5,782.91**

**This estimate of Overlapping Mill Levies is based upon mill levies certified by the Weld County Assessor's office in December 2021 for collection in 2022 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change, and you should contact the Weld County Assessor's office to obtain the most accurate and up to date information.

Agenda Item Summary (AIS)

MEETING DATE: August 8, 2022

SUBJECT: Ordinance 1005 Board of Trustees Public Hearing: Text Amendment to the *Land Use Code*, Section 16-3-150, *Waivers*.

PRESENTED BY: Jason Bradford, Community Development Director
Jennifer Vecchi, Senior Planning Consultant

SUMMARY

Town staff is proposing to repeal and replace Section 16-3-150, *Waivers*, of the *Land Use Code* for the Town of Mead (the "Code"), relating to waivers from the development standards. The proposed revisions create an "Administrative Relief" option for minor modifications to development standards, which would replace the current "Waiver" provisions. Currently, an applicant may request a waiver from land use regulations pursuant to Code Section 16-3-150 ("Waiver") for circumstances that are largely the same as for a variance, pursuant to Code Sec. 16-3-140 ("Variance"). Just like a Variance, a Waiver may be presented to the Board of Trustees.

The Waiver process, as currently outlined in the Code, does not provide an opportunity for an efficient or simplified administrative process. The existing Waiver process is also deficient in that:

- There is no differentiation between major and minor Waivers; and
- There is a lack of clarity as to eligibility for a Waiver; and
- There are no specific exclusions for which regulations are ineligible for a Waiver; and
- There is an inadequate application description or process; and
- There is a lack of clear and specific criteria to provide a consistent and robust basis for evaluation of Waiver requests; and
- There is a lack of clarity regarding the difference between a Waiver and a Variance.

The proposed Amendment (as defined below) will address these issues and provide an efficient administrative process for limited, minor deviations from development standards, with approval on the staff level. The Variance process will remain available for bigger modification requests that fit the applicable criteria currently in Code Sec. 16-3-140.

The proposed revised Administrative Relief amendment is attached, as Exhibit A, to Ordinance No. 1005 ("Amendment").

PROPOSED AMENDMENT OVERVIEW

The purpose of the Administrative Relief Amendment is to provide an efficient process for minor modifications to development regulations and standards that do not substantially alter the intent of those development standards. Administrative Relief must preserve the intent of the development regulations that it modifies. The Amendment proposes to vest the Town Community Development Director ("Director") with limited administrative authority to approve requests for flexibility in the following areas:

A. Topics available for a range of administrative flexibility (as specifically limited in the Amendment)

1. Permitted Uses Definition
2. Setbacks
3. Distance Between Buildings
4. Building Footprints and Lot Coverage
5. Building Height
6. Parking
7. Site Access
8. Lighting, Landscaping, Fencing, and Architectural Treatments
9. Residential Densities

B. Specific exclusions

The following items are not eligible for approval as an Administrative Relief under any circumstance:

1. An application that requires additional right-of-way dedications or public improvements, a traffic study, a drainage study, or engineering documents or studies, or modification of an existing subdivision improvement agreement, annexation agreement, development agreement, site plan agreement, or other similar agreement by and between the Town and property owner;
2. A transfer of density from one phase to another or one site to another (where density by area or phase has been previously approved by the Town);
3. Subdivision related changes (such as lot lines, easements, rights-of-way, internal roadways, vacations and/or drainage systems), which require a replat or plat correction;
4. Deviations from the requirements of the Building Code;
5. Deviations from the Sign Code requirements.

The Director must consider the following when considering an Administrative Relief application:

1. Administrative Relief implements, or does not reduce the potential for implementation of the goals and policies set forth in the Comprehensive Plan; and
2. If the Administrative Relief is consistent with efficient development and preservation of any applicable Development Plan; and
3. If the Administrative Relief will adversely affect reasonable development expectations or the use and enjoyment of adjacent land or the public interest; and
4. If approval of the Administrative Relief is in keeping with the spirit and intent of this Code and will not weaken the purposes of applicable regulations; and
5. If approval of the Administrative Relief will not adversely impact the public health, safety, and welfare.

REVIEW CRITERIA FOR APPROVAL OF LAND USE CODE AMENDMENTS

The criteria by which text amendments to Chapter 16 of the Code must be evaluated are set forth in Section 16-3-160, *Amendments*, which provides as follows:
"For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the text of this Article shall not be amended except:

(1) To correct a manifest error in the text of this Article; or

(2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; or

(3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article; or

(4) To further the implementation of the goals and objectives of the Town Comprehensive Plan."

Only one of the review criteria listed above must be met in order for the proposed amendments to be approved. Staff believes that the proposal meets the following three (3) of the four (4) criteria:

(2) *To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff;*

Adding an administrative option for minor changes to development plans provides the staff with the ability to facilitate the review process quickly and efficiently, without delaying applicants unnecessarily in a heavily regulatory process. The limits of the Administrative Relief are limited and clearly specified, as are the topics that are eligible for consideration.

(3) *To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article;*

Minor modifications can reflect more modern and effective design solutions. It is important to maintain some flexibility within the design review process to accommodate new solutions that may not have been anticipated during the original drafting of the Code.

(4) *To further the implementation of the goals and objectives of the Town Comprehensive Plan;*

One of the key topics in the Comprehensive Plan is to ensure that "design standards are enforced while providing for variety and flexibility." These goals and strategies will be furthered by ensuring that limited and minor changes to appropriate development standards and regulations can be addressed administratively, through the development review process, while meeting the emphasis on quality of design and a positive image of the community at large. The proposed Administrative Relief Amendment will provide the opportunity to adhere to design intent and standards, while maintaining flexibility. These provisions will provide for the speed, flexibility, and efficiency that is demanded by developers and builders in the contemporary business climate.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff finds that the Land Use Code Amendment, as outlined, meets the criteria for approval as set forth in Section 16-3-160, *Amendments*, of the Code and requests that the Board of Trustees approve Ordinance No. 1005, Approving a Text Amendment to Chapter 16-3-150, *Waivers*, of the *Land Use Code* for the Town of Mead via the following motion:

"I MOVE TO APPROVE ORDINANCE NO. 1005, AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO, APPROVING A TEXT AMENDMENT TO SECTION 16-3-150, WAIVERS, OF THE *LAND USE CODE*, REGARDING AN ADMINISTRATIVE RELIEF PROCESS."

ATTACHMENTS

- Ordinance No. 1005
- Proposed Text Amendment: Repeal and Replace Section 16-3-150 (attached as Exhibit A to the Ordinance)
- Planning Commission Resolution No. 5

TOWN OF MEAD, COLORADO
BOARD OF TRUSTEES
ORDINANCE NO. 1005

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING A TEXT AMENDMENT TO SECTION 16-3-150, WAIVERS, OF THE *LAND USE CODE*, REGARDING A PROCESS FOR ADMINISTRATIVE RELIEF

WHEREAS, Section 16-3-160(d) of the Town of Mead Municipal Code ("MMC") sets forth that any amendments to the text of Chapter 16 of the MMC ("Land Use Code") may be initiated by the Board of Trustees, the Planning Commission, Town Staff, or the written application of any property owner or resident of the Town, and any such text amendments shall be reviewed and considered by the Planning Commission and the Board of Trustees, at public hearings, and shall be enacted by ordinance; and

WHEREAS, Town Staff has proposed to repeal and replace Section 16-3-150, Waivers, of the MMC, as shown in **Exhibit A**, attached to this Ordinance ("Text Amendment"); and

WHEREAS, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160, Amendments, of the MMC; and

WHEREAS, in accordance with applicable requirements of the MMC, a notice of the proposed Text Amendment was published no later than fifteen (15) days prior to the public hearing in a newspaper of general circulation; and

WHEREAS, the MMC requires the Board of Trustees to approve, conditionally approve, or deny any proposed text amendment; and

WHEREAS, the Planning Commission made a recommendation by Resolution (Resolution No. 05-PC-2022), to the Board of Trustees, to approve the Text Amendment, during a duly noticed public hearing on July 20, 2022; and

WHEREAS, based upon evidence set forth in the Agenda Item Summary that was presented to the Board of Trustees and other evidence offered and accepted at the public hearing, the Board of Trustees has determined that the approval criteria set forth in Sec. 16-3-160(f)(2), (f)(3) and (f)(4) of the MMC have been satisfied in that the Text Amendment will assist with the accommodation of providing for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; will accommodate innovations in land use and development practices that were not contemplated at the adoption of the Town's existing Code; and will further the implementation of the goals and objectives of the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Trustees of the Town of Mead, 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. Findings. The Board of Trustees finds and determines that it reviewed the Text Amendment in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Text Amendment was held, conducted, and concluded in accordance with Sec. 16-3-160 of the MMC.

Section 3. Approval. The Board of Trustees hereby approves the Text Amendment to repeal and replace Section 16-3-150, Waivers, of the MMC, as shown in **Exhibit A**, attached hereto.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2022.

ATTEST:

By: _____
Mary Strutt

TOWN OF MEAD:

By: _____
Mayor

EXHIBIT A

LAND USE CODE TEXT AMENDMENT

[To begin on the next page]

Section 16-3-150, titled "Waivers," shall be repealed in its entirety and reenacted to read in full as follows.

Sec. 16-3-150. Administrative Relief

A. **Purpose.** The purpose of Administrative Relief is to provide an efficient process for minor modifications to Development Plans. Administrative Relief must preserve the intent of the Comprehensive Plan, the Land Use Code, and the Development Plan that it modifies. If a standard or regulation is not applicable for Administrative Relief, it will be considered a major change and must be processed through the variance application process.

B. **Definitions.** For purposes of this Section 16-3-150. Administrative Relief, the following definitions shall apply:
   1. ***Applicant***. Applicant shall mean an applicant for Administrative Relief pursuant to this Section 16-3-150.
   2. ***Administrative Relief***. Administrative Relief shall mean relief granted pursuant to this Section 16-3-150 in accordance with the purpose described herein.
   3. ***Development Plan.*** Development Plan shall mean a site plan, plat, or a planned unit development (PUD) that has not expired by way of conversion, sunset, or abandonment, whether fully approved by the Town or under review for approval.
   4. ***Director.*** Director shall mean the Town of Mead Community Development Director.

C. **Applicability.** The standards and regulations listed in this subsection are applicable for Administrative Relief, within the limitations specified herein.
   1. ***Permitted Uses*****.** The Director may provide clarity to the definition of a permitted or prohibited land use described in a Development Plan.
   2. ***Setbacks.*** The Director may authorize a reduction to the minimum setback from lot lines of up to twenty percent (20%) of the applicable setback.
   3. ***Distance Between Buildings.*** The Director may authorize a reduction up to ten percent (10%) for the minimum distance between buildings if Building Code requirements are met.
   4. ***Building Footprints and Lot Coverage.*** The Director may authorize an increase or a decrease of up to ten percent (10%) of the area of a building footprint or lot coverage regulation. Such increase or reduction shall not impact applicable Building Code requirements, or open space, parking, and setbacks requirements, or height and density limitations.
   5. ***Heights.*** The Director may authorize an increase to the maximum allowed building height of up to ten percent (10%) in order to accommodate mechanical appurtenances, necessary elements or appurtenances of a specific architectural design, or another purpose, based upon a compelling rationale, provided by the Applicant, which ensures that the modification will meet the intent of the height requirements.
   6. ***Parking.*** The Director may authorize a reduction of up to ten percent (10%) of parking spaces otherwise required under applicable parking regulations. A Parking Study shall

be provided, as part of the submittal package, that demonstrates, to the satisfaction of the Director, that the deviation to the parking regulations is appropriate for the proper function of the development, or that the approved land uses on the property have been substantially changed since the parking was previously established on the property.

7. ***Access.*** The Director, in coordination with the Public Works Director, may authorize changes to the number or type of access locations, access design, and/or internal circulation design pursuant to the standards in the *Design Standards and Construction Specifications.* An Access Study shall be provided, as part of the submittal package, that demonstrates that the access changes are appropriate for the proper function of the development.
8. ***Lighting, Landscaping, Fencing, and Architectural Treatments.*** The Director may authorize changes to lighting, landscaping, fencing, and other architectural design elements of an approved Development Plan. At the sole discretion of the Director, the decision will be based upon a compelling rationale provided by the Applicant, which ensures that the modification will meet the intent of otherwise applicable requirements.
9. ***Residential densities.*** The Director may authorize an increase to residential density regulations of up to five percent (5%), as long as the increase would not result in a density that falls within the density range of another zone, as set forth in Section 16-3-80. - Density and dimensional standards.

D. **Specific Exclusions.** The following items are not eligible for approval as an Administrative Relief:
1. A reduction or modification to right-of-way dedications, on-site or off-site public improvement requirements, engineering documents or studies required to be submitted to the Town, or requirements set forth in annexation agreements, development agreements, public improvement agreements, subdivision improvement agreements, site plan agreements, or similar agreements by and between the Town and a property owner.
2. A transfer of density from one phase to another or one site to another (where density by area or phase has been previously approved by the Town).
3. Subdivision related changes (such as lot lines, easements, rights-of-way, internal roadways, or vacations), which require a replat or plat correction.
4. In no case shall any Administrative Relief deviate from the requirements of the Building Code.

E. **Application Materials.** The following application materials are required for Administrative Relief:
1. A completed Land Use application.
2. Application fee.
3. A letter of intent that provides a compelling rationale for the requested deviation from the applicable standard or regulation, stating all relevant facts and providing documentation.

4. Proof of property ownership or consent by the landowner granting permission for the Applicant to process the application on the landowner's behalf.
5. Any other documents necessary for a review of the application, as required by the Director.

F. **Approval Standards.** The following criteria shall be considered by the Director for approval of Administrative Relief:
1. If the Administrative Relief implements, or does not reduce the potential for implementation of the goals and policies set forth in the Comprehensive Plan; and
2. If the Administrative Relief is consistent with efficient development and preservation of any applicable Development Plan; and
3. If the Administrative Relief will adversely affect reasonable development expectations or the use and enjoyment of adjacent land or the public interest; and
4. If approval of the Administrative Relief is in keeping with the spirit and intent of this Code and will not weaken the purposes of applicable regulations; and
5. If approval of the Administrative Relief will not adversely impact the public health, safety, and welfare.

G. **Application Process.**
1. **Pre-Submittal Consultation.** During the pre-submittal meeting, the Director will make an initial determination as to the proposal's eligibility to be processed for Administrative Relief. At the discretion of the Director, the Applicant may be required to submit a letter of intent and any other documents necessary to make an initial determination, as deemed necessary by the Director.
2. **Application Review.** Upon a determination, by the Director, that the proposed deviation from the Code is eligible for Administrative Relief, the Applicant must submit a formal application within sixty (60) days of the Pre-Submittal Consultation date.
3. **Final Decision.** Upon receipt of a complete application for Administrative Relief, the Director will make a final decision to either approve, conditionally approve, or deny the application. The Director may impose conditions in the granting of an application for Administrative Relief to ensure that the approval of an application for Administrative Relief will have a minimum impact on surrounding properties or as necessary to ensure that other applicable Code regulations are satisfied. The decision will be provided to the Applicant within sixty (60) days of the application submission date unless the Applicant agrees to an alternative date.
4. **Record of Decision.** A copy of the application and final decision will be placed in the project file and a copy will be provided to the Applicant.
5. **Appeal Procedures.** If the application is denied, the Applicant may appeal the final decision in accordance with Section 16-3-140. - Appeals and Variances.

TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 05-PC-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF TEXT AMENDMENT TO SECTION 16-3-150 OF THE *MEAD MUNICIPAL CODE*, REGARDING ADMINISTRATIVE RELIEF

WHEREAS, Section 16-3-160(d) of the Town of Mead Municipal Code ("MMC") sets forth that any amendments to the text of Chapter 16 of the MMC ("Land Use Code") may be initiated by the Board of Trustees, the Planning Commission, Town Staff, or the written application of any property owner or resident of the Town, and any such text amendments shall be reviewed and considered by the Planning Commission and the Board of Trustees, at public hearings, and shall be enacted by ordinance; and

WHEREAS, Town Staff has proposed to repeal and replace Section 16-3-150 of the MMC, regarding Waivers, as shown in **Exhibit A** attached to this Resolution ("Text Amendment"); and

WHEREAS, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 of the MMC; and

WHEREAS, in accordance with applicable requirements of the MMC, the Town Clerk has caused a notice of the Planning Commission public hearing on the Text Amendment to be published no later than fifteen (15) days prior to the hearing in a newspaper of general circulation; and

WHEREAS, the Planning Commission conducted the duly noticed public hearing on July 20, 2022, to consider the Text Amendment; and

WHEREAS, the MMC requires the Planning Commission to make a recommendation to the Board of Trustees to approve, conditionally approve or deny any proposed text amendment; and

WHEREAS, based upon evidence set forth in the Agenda Item Summary that was presented to the Planning Commission and other evidence offered and accepted at the public hearing, the Planning Commission has determined that the approval criteria set forth in Sec. 16-3-160(f)(2), (f)(3) and (f)(4) of the MMC have been satisfied in that the Text Amendment, if approved by the Board of Trustees, will assist with the accommodation of providing for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; will accommodate innovations in land use and development practices that were not contemplated at the adoption of the Town's existing Code; and will further the implementation of the goals and objectives of the Town's Comprehensive Plan; and

WHEREAS, the Planning Commission desires to recommend approval of the Text Amendment to the Board of Trustees.

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

Section 1. Recitals incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Planning Commission.

Section 2. Findings. The Planning Commission finds and determines that it reviewed the Text Amendment in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public

hearing on the Text Amendment was held, conducted and concluded in accordance with Sec. 16-3-160 of the MMC.

Section 3. Recommendation. The Planning Commission recommends that the Board of Trustees approve the Text Amendment.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST: TOWN OF MEAD PLANNING COMMISSION:

By: _____ By: _____

Jeannine Reed, Secretary Ryan Sword, Chair

TOWN OF MEAD SEAL WELD COUNTY, COLORADO

EXHIBIT A

LAND USE CODE TEXT AMENDMENT

[To begin on the next page]

Section 16-3-150, titled **"Administrative Relief," shall be repealed in its entirety and reenacted** to read in full as follows.

Sec. 16-3-150. Administrative Relief

A. **Purpose.** The purpose of Administrative Relief is to provide an efficient process for minor modifications to Development Plans. Administrative Relief must preserve the intent of the Comprehensive Plan, the Land Use Code, and the Development Plan that it modifies. If a standard or regulation is not applicable for Administrative Relief, it will be considered a major change and must be processed through the variance application process.

B. **Definitions.** For purposes of this Section 16-3-150. Administrative Relief, the following definitions shall apply:
   1. ***Applicant***. Applicant shall mean an applicant for Administrative Relief pursuant to this Section 16-3-150.
   2. ***Administrative Relief***. Administrative Relief shall mean relief granted pursuant to this Section 16-3-150 in accordance with the purpose described herein.
   3. ***Development Plan.*** Development Plan shall mean a site plan, plat, or a planned unit development (PUD) that has not expired by way of conversion, sunset, or abandonment, whether fully approved by the Town or under review for approval.
   4. ***Director.*** Director shall mean the Town of Mead Community Development Director.

C. **Applicability.** The standards and regulations listed in this subsection are applicable for Administrative Relief, within the limitations specified herein.
   1. ***Permitted Uses.*** The Director may provide clarity to the definition of a permitted or prohibited land use described in a Development Plan.
   2. ***Setbacks.*** The Director may authorize a reduction to the minimum setback from lot lines of up to twenty percent (20%) of the applicable setback.
   3. ***Distance Between Buildings.*** The Director may authorize a reduction up to ten percent (10%) for the minimum distance between buildings if Building Code requirements are met.
   4. ***Building Footprints and Lot Coverage.*** The Director may authorize an increase or a decrease of up to ten percent (10%) of the area of a building footprint or lot coverage regulation. Such increase or reduction shall not impact applicable Building Code requirements, or open space, parking, and setbacks requirements, or height and density limitations.
   5. ***Heights.*** The Director may authorize an increase to the maximum allowed building height of up to ten percent (10%) in order to accommodate mechanical appurtenances, necessary elements or appurtenances of a specific architectural design, or another purpose, based upon a compelling rationale, provided by the Applicant, which ensures that the modification will meet the intent of the height requirements.
   6. ***Parking.*** The Director may authorize a reduction of up to ten percent (10%) of parking spaces otherwise required under applicable parking regulations. A Parking Study shall

be provided, as part of the submittal package, that demonstrates, to the satisfaction of the Director, that the deviation to the parking regulations is appropriate for the proper function of the development, or that the approved land uses on the property have been substantially changed since the parking was previously established on the property.

7. ***Access.*** The Director, in coordination with the Public Works Director, may authorize changes to the number or type of access locations, access design, and/or internal circulation design pursuant to the standards in the *Design Standards and Construction Specifications.* An Access Study shall be provided, as part of the submittal package, that demonstrates that the access changes are appropriate for the proper function of the development.
8. ***Lighting, Landscaping, Fencing, and Architectural Treatments.*** The Director may authorize changes to lighting, landscaping, fencing, and other architectural design elements of an approved Development Plan. At the sole discretion of the Director, the decision will be based upon a compelling rationale provided by the Applicant, which ensures that the modification will meet the intent of otherwise applicable requirements.
9. ***Residential densities.*** The Director may authorize an increase to residential density regulations of up to five percent (5%), as long as the increase would not result in a density that falls within the density range of another zone, as set forth in Section 16-3-80. - Density and dimensional standards.

D. **Specific Exclusions.** The following items are not eligible for approval as an Administrative Relief:
1. A reduction or modification to right-of-way dedications, on-site or off-site public improvement requirements, engineering documents or studies required to be submitted to the Town, or requirements set forth in annexation agreements, development agreements, public improvement agreements, subdivision improvement agreements, site plan agreements, or similar agreements by and between the Town and a property owner.
2. A transfer of density from one phase to another or one site to another (where density by area or phase has been previously approved by the Town).
3. Subdivision related changes (such as lot lines, easements, rights-of-way, internal roadways, or vacations), which require a replat or plat correction.
4. In no case shall any Administrative Relief deviate from the requirements of the Building Code.

E. **Application Materials.** The following application materials are required for Administrative Relief:
1. A completed Land Use application.
2. Application fee.
3. A letter of intent that provides a compelling rationale for the requested deviation from the applicable standard or regulation, stating all relevant facts and providing documentation.

4. Proof of property ownership or consent by the landowner granting permission for the Applicant to process the application **on the landowner's behalf**.
5. Any other documents necessary for a review of the application, as required by the Director.

F. **Approval Standards.** The following criteria shall be considered by the Director for approval of Administrative Relief:
1. If the Administrative Relief implements, or does not reduce the potential for implementation of the goals and policies set forth in the Comprehensive Plan; and
2. If the Administrative Relief is consistent with efficient development and preservation of any applicable Development Plan; and
3. If the Administrative Relief will adversely affect reasonable development expectations or the use and enjoyment of adjacent land or the public interest; and
4. If approval of the Administrative Relief is in keeping with the spirit and intent of this Code and will not weaken the purposes of applicable regulations; and
5. If approval of the Administrative Relief will not adversely impact the public health, safety, and welfare.

G. **Application Process.**
1. **Pre-Submittal Consultation.** During the pre-submittal meeting, the Director will make **an initial determination as to the proposal's eligibility to be processed for** Administrative Relief. At the discretion of the Director, the Applicant may be required to submit a letter of intent and any other documents necessary to make an initial determination, as deemed necessary by the Director.
2. **Application Review.** Upon a determination, by the Director, that the proposed deviation from the Code is eligible for Administrative Relief, the Applicant must submit a formal application within sixty (60) days of the Pre-Submittal Consultation date.
3. **Final Decision.** Upon receipt of a complete application for Administrative Relief, the Director will make a final decision to either approve, conditionally approve, or deny the application. The Director may impose conditions in the granting of an application for Administrative Relief to ensure that the approval of an application for Administrative Relief will have a minimum impact on surrounding properties or as necessary to ensure that other applicable Code regulations are satisfied. The decision will be provided to the Applicant within sixty (60) days of the application submission date unless the Applicant agrees to an alternative date.
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